



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



Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, July 2, 2026  
Briefing Workshop at 6:00 PM  
Regular Meeting at 7:00 PM

**Mayor – Na’Cole Thompson**  
**Place 1 – Stephen Chang**  
**Place 2 – Michael Herrera**  
**Place 3 – Natomi Blair**

**Place 4 – Annette Sponseller**  
**Place 5 – Andrew Naudin**  
**Place 6 – Becki Ross, Mayor Pro Tem**  
**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. Reception honoring Veterans of Leander.

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

2. Open Meeting, Invocation and Pledges of Allegiance.
3. Roll Call.
4. Welcome Guests and Special Visitors.
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.]*

6. Recognitions/Proclamations/Visitors.
  - Proclamation honoring the Veterans of Leander for their service and sacrifices.
  - Proclamation recognizing EPA WaterSense Smart Irrigation Month (July).
  - Proclamation recognizing National Parks and Recreation Month (July).
7. Staff Reports
  - Update on Upper Brushy Creek Water Control and Improvement District (WCID) regarding the lower water levels at Lakewood Park lake.
  - Update on the chlorine conversion planned for preventative maintenance to improve water quality and system operations.

**CONSENT AGENDA: ACTION**

8. Approval of the minutes for the meeting held on June 18, 2026.

9. Approval of the purchase of one (1) vehicle for a new animal services position from Sewell Chevrolet in the amount of \$92,614.50 utilizing Solicitation S24-003, technology hardware cost of \$6,298.17 through the State of Texas Department of Information Resources contract #DIR-CPO-5792 with a \$1,500.00 contingency due to fluctuations in the market relating to technology hardware for a total cost of \$100,412.67; and authorize the City Manager to execute any and all necessary documents.
10. Approval of Task Order No. WWW-BGE-CIPS23-019-01 with BGE, Inc., for professional services relating to the Phase 1 of the Travisso Wastewater Treatment Plant effluent irrigation system audit, assessment and optimization project in the amount of \$88,243.00; and authorize the City Manager to execute any and all necessary documents.
11. Approval of a Resolution of the City of Leander, Texas accepting the petition for the Bar W Ranch West Commercial Annexation Case A-26-0027 and the adjacent right-of-way (ROW) of Kauffman Loop Annexation Case A-25-0028 regarding the voluntary annexation of 9.247 acres ± in size, more particularly described by Williamson Central Appraisal District as Parcel R491371; and north of Kauffman Loop, approximately 775 feet west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
12. Approval of Zoning Case Z-26-0212 to amend the current zoning of GC-2-C (General Commercial) and SFT-2-B (Single-Family Townhouse) to adopt the Life Time Fitness Minor PUD (Planned Unit Development) with the base zoning of LC-3-C (Local Commercial) on two (2) parcels of land 14.037 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and generally located south of Hero Way West, approximately 1,600 feet east of the intersection with N. Bagdad Road, Leander, Williamson County, Texas.
13. Approval of Zoning Case Z-26-0220 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Newton Nursery Minor PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on one (1) parcel of land 5.018 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R516920; and generally located south of San Gabriel Parkway, approximately 800 feet west of the intersection of CR 270, Leander, Williamson County, Texas.
14. Acceptance of public infrastructure improvements for 1012 Municipal Drive (PICP-24-0126) to include: streets and wastewater.
15. Acceptance of public infrastructure improvements associated with Lone Star Landing Phase 1 (PICP-24-0113) Construction Plan consisting of street, drainage, water, wastewater and streetlights improvements.
16. Acceptance of public infrastructure improvements for Lone Star Landing Phase 1 Offsite Water and Wastewater (PICP-23-0099) to include: streets, drainage, water and wastewater improvements.
17. Approval of an Addendum to the Meet and Confer Agreement between the City of Leander and the Leander Law Enforcement Association, effective October 1, 2025, to provide for retiree insurance.

<b>PUBLIC HEARING: ACTION</b>
-------------------------------

18. Conduct a Public Hearing regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0195 as described above.

**REGULAR AGENDA**

19. Discuss and consider action on the Second Reading of an Ordinance regarding Ordinance Case OR-26-0036 to amend the Composite Zoning Ordinance to update Article I, Section 6 to add definitions, modify Article III, Section 20 to update the use matrix, and update Article IV to add use standards for In-Home Day Care regulations, and to provide for related matters; Williamson and Travis Counties, Texas.
20. Discuss and consider action on an Interlocal Agreement (ILA) between the City of Leander and Williamson County for Leander's participation in the design and construction of access and safety improvements near the Harmony School to be included with the Hero Way roadway expansion project with a total reimbursement to be paid to Williamson County by the City in an amount estimated to be \$329,352.63; and authorize the City Manager to execute any and all necessary documents.
21. Discuss and consider action on an Ordinance amending Ordinance No. 25-061-00 to amend the City of Leander's annual budget for Fiscal Year 2026, ensuring alignment with financial priorities and necessary funding adjustments.
22. Council Member Closing Statements.
23. Convene into Executive Session pursuant to:
  1. 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 the acquisition of properties for public purposes and an option agreement for acquisition of real property; and
  2. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, to consult with legal counsel regarding a lease agreement for City operations.

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

1. Acquisition of properties for public purposes and an option agreement for acquisition of real property; and
2. Lease agreement for City operations.

24. 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], 551.0761 [critical infrastructure/cybersecurity systems, policies, and contracts] critical infrastructure 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 26 day of June 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

*Dara Crabtree*





**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Approval of the minutes for the meeting held on June 18, 2026.

**BACKGROUND:**

Attached are the minutes for the meeting held on June 18, 2026.

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

Staff recommends approval of the minutes for the meeting held on June 18, 2026 as presented.

**PRESENTER:**

Dara Crabtree, City Secretary

---

**Fiscal Impact**

---

**Attachments:**

1. Draft Minutes 06.18.2026



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



Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, June 18, 2026  
Briefing Workshop at 6:00 PM  
Regular Meeting at 7:00 PM

**Mayor – Na’Cole Thompson**  
**Place 1 – Stephen Chang**  
**Place 2 – Michael Herrera**  
**Place 3 – Natomi Blair**

**Place 4 – Annette Sponseller**  
**Place 5 – Andrew Naudin**  
**Place 6 – Becki Ross, Mayor Pro Tem**  
**City Manager – Todd Parton**

**BRIEFING WORKSHOP - CONVENE AT 6:00 PM**

1. Open Meeting.

Opened meeting at 6:01 p.m.

2. Roll Call.

Roll call reflected all present with Mayor Pro Tem Ross absent.

3. Discuss and provide direction regarding legislative priorities for the 2027 State and Federal Legislative Program.

Discussion included a timeline of potential state legislative priorities; platforms including preserving a high quality of life; upholding city integrity; ensuring financial stability; fostering economic growth; securing essential public infrastructure; a timeline of potential federal legislative priorities; platforms including safeguard local authority; foster federal policy collaboration with local governments; eliminate unfunded mandates; support emergency management; advocate for direct local funding; improve federal grant and funding opportunities; and continuing to advocate for Leander.

Briefing Workshop adjourned at 6:53 p.m.

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

4. Open Meeting, Invocation and Pledges of Allegiance.

Open meeting at 7:02 p.m; invocation provided by Pastor Joanna Fontaine; and Mayor Thompson led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present with Mayor Pro Tem Ross 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.]*

Jim Bracken, Military Order of Purple Heart, Georgetown, Texas - commented on Leander possibly being designated as a Purple Heart city and the process.

Kat Howell, 11327 Hero Way West - commented on history of Juneteenth.

7. Recognitions/Proclamations/Visitors.

1. Juneteenth Proclamation (June 19).

*[City Council took a brief recess at 7:19 p.m.; reconvened at 7:30 p.m.]*

8. Staff Reports.

1. Amber Erickson, Executive Director of the Williamson County and Cities Health District (WCCHD), will present an overview of the services provided by WCCHD to individuals who live, work, and play in Williamson County.
2. Update on existing, proposed, and future Traffic Signal.
3. Capital Improvement Project update includes Automated Metering Infrastructure (CIP W.42) conversation timeline, benefits to residents, how information is being communicated to residents, and where to find updates on the City's website.

<b>CONSENT AGENDA: ACTION</b>
-------------------------------

*[Mayor Thompson stated Item 10 was pulled from the agenda and will be brought back to a future agenda.]*

Motion: Approve consent agenda items 9, 11 and 12.

By: Councilmember Chang

Seconded: Councilmember Blair

**Vote: 6 - 0**

9. Approval of the minutes for the workshop held on May 27, 2026, and the regular meeting held on June 4, 2026.
10. Approval of a cooperation agreement by and between the City of Leander and the following non-profit organizations: Christian Resource Center, Glad Tidings Church, Hill Country Community Ministries, Leander Church of Christ, Leon Human Foundation, Life Church Leander, Operations Liberty Hill, River of Hope Church, RockPointe Church, Williamson County Amateur Radio Emergency Service (WC-ARES), Veterans of Foreign Wars Post 10427, One Mission Bible Church, and North Way Bible Church for collaboration on mass care and human services following a disaster (including but not limited to sheltering, feeding, and distribution of emergency supplies) and human services (including but not limited to case management, counseling, and recovery assistance) to residents and individuals affected by a disaster within the City of Leander; the surrounding communities, as well as those seeking

refuge from coastal regions in the City of Leander for a term of five (5) years; and authorize the City Manager to execute any and all necessary documents.

11. Award of Solicitation S25-005 for primary depository services to Frost Bank for an initial two (2) year term, with up to three (3) one (1) year renewals; and authorize the City Manager to execute any and all necessary documents.
12. Approval of an Ordinance approving a Letter of Agreement with Pedernales Electric Cooperative, Inc., (PEC) to grant an extension to the franchise approved by Ordinance No. 19-032-00, which grants PEC certain powers, licenses, rights-of-way, privileges and franchise to construct, maintain, operate and use a transmission and distribution system in the City of Leander.

<b>PUBLIC HEARING: ACTION</b>
-------------------------------

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas. *[Postponed due to notification error]*
14. Conduct a Public Hearing regarding Zoning Case Z-26-0212 to amend the current zoning of GC-2-C (General Commercial) and SFT-2-B (Single-Family Townhouse) to adopt the Life Time Fitness Minor PUD (Planned Unit Development) with the base zoning of LC-3-C (Local Commercial) on two (2) parcels of land 14.037 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and generally located south of Hero Way West, approximately 1,600 feet east of the intersection with N. Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0212 as described above.

Public Hearing opened at 8:30 p.m.; Public Hearing closed at 8:33 p.m. Kat Howell, spoke in favor of the request. No one spoke in opposition.

Motion: Approve the zoning change with the Planning and Zoning Commission's recommendation of hours of operation, following a discussion.

By: Councilmember Chang  
Seconded: Councilmember Naudin

**Vote:** 6 - 0

15. Conduct a Public Hearing regarding Zoning Case Z-26-0220 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Newton Nursery Minor PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on one (1) parcel of land approximately 5.018 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R516920; and generally located south of San Gabriel Parkway, approximately 800 feet west of the intersection with CR 270, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0220 as described above.

Public Hearing opened at 8:43 p.m.; Public Hearing closed at 8:43 p.m. No one spoke in favor or opposition to the request.

Motion: Approve Zoning Case Z-26-0220.

By: Councilmember Naudin  
Seconded: Councilmember Chang

**Vote: 6 - 0**

16. Conduct a Public Hearing regarding Ordinance Case OR-26-0036 to amend the Composite Zoning Ordinance to update Article I, Section 6 to add definitions, modify Article III, Section 20 to update the use matrix, and update Article IV to add use standards for In-Home Day Care regulations, and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-26-0036 as described above.

Public Hearing opened at 9:12 p.m.; Public Hearing closed at 9:12 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Ordinance Case OR-26-0036, following a discussion.

By: Mayor Thompson  
Seconded: Councilmember Blair

**Vote: 5 - 1 (Sponseller)**

17. Conduct a Public Hearing regarding the acceptance of the Fiscal Year 2026 Capital Improvement Program (CIP) list of projects approved for funding in the Fiscal Year 2026 Annual Budget.

- Discuss and consider action regarding the acceptance of the Fiscal Year 2026 Capital Improvement Program (CIP) list of projects approved for funding in the Fiscal Year 2026 Annual Budget.

Public Hearing opened at 9:12 p.m.; Public Hearing closed at 9:12 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Fiscal Year 2026 Capital Improvement Program (CIP) list of projects, following a discussion.

By: Councilmember Blair  
Seconded: Councilmember Chang

**Vote: 6 - 0**

**REGULAR AGENDA**

18. Discuss and consider action on an Ordinance regarding a request for a variance to allow the sale of alcoholic beverages to occur within 300 feet of church, school, or hospital on one (1) parcel of land, more particularly described by Williamson Central Appraisal District Business Personal Property Parcel P513515; commonly addressed as 901 Crystal Falls Parkway, Suite 101, Leander, Williamson County, Texas.

Motion: Approve an Ordinance granting a variance to allow the sale of alcoholic beverages within 300 feet of church, school or hospital at 901 Crystal Falls Parkway, Suite 101, Leander, Texas as it will create an undue hardship to expand the business, following a discussion.

By: Councilmember Naudin  
Seconded: Councilmember Herrera

**Vote: 6 - 0**

19. Discuss and consider action on an Ordinance amending development and building permit fees set forth in the fee schedule to clarify the Promotional Event Sign Permit Fees; providing a savings clause; providing severability and open meetings clauses; and providing for related matters.

Motion: Approve Ordinance amending promotional event sign permit fees; and amend to split the permit and application fee not to exceed the \$50, following a discussion.

By: Councilmember Naudin  
Seconded: Councilmember Blair

**Vote: 6 - 0**

20. Discuss and consider action on Task Order DRAIN-KFA-CIPS23-019-02 with K Friese (now known as H.W. Lochner) for updates to the Upper Brushy Creek Watershed 1D Hydrologic & Hydraulic (H&H) Models to reflect the 64-acre drainage threshold, consistent with the County's new floodplain mapping methodology, in the amount of \$229,930.00; and authorize for the City Manager to execute any and all necessary documents.

Motion: Approve Task Order DRAIN-KFA-CIPS23-019-02, following a discussion.

By: Councilmember Naudin  
Seconded: Councilmember Blair

**Vote: 6 - 0**

21. Discuss and consider action on an Ordinance amending Ordinance No. 12-034-00, which consented to the creation of Travis County Municipal Utility District No. 21 and the inclusion of land therein, to amend City consent conditions and related matters; and Third Amendment to the Facilities Agreement with Travis County Municipal Utility District No. 21.

Motion: Approve an Ordinance amending Ordinance No. 12-034-00 and Third Amendment to the Facilities Agreement with Travis County Municipal Utility District No. 21, following a discussion.

By: Mayor Thompson  
Seconded: Councilmember Blair

**Vote: 6 - 0**

22. Discuss and consider action on an Ordinance amending Ordinance No. 12-035-00, which consented to the Creation of Travis County Municipal Utility District No. 19 and the inclusion of land therein, to amend City consent conditions and related matters; and Third Amendment to the Facilities Agreement with Travis County Municipal Utility District No. 19.

Motion: Approve an Ordinance amending Ordinance No. 12-035-00 and Third Amendment to the Facilities Agreement with Travis County Municipal Utility District No. 19.

By: Mayor Thompson  
Seconded: Councilmember Naudin

**Vote:** 6 - 0

23. Discuss and consider action on an Ordinance amending Ordinance No. 12-036-00, which consented to the Creation of Travis County Municipal Utility District No. 20 and the Inclusion of Land Therein, to Amend City Consent Conditions and Related Matters; and Third Amendment to the Facilities Agreement with Travis County Municipal Utility District No. 20.

Motion: Approve an Ordinance amending Ordinance No. 12-036-00 and Third Amendment to the Facilities Agreement with Travis County Municipal Utility District No. 20.

By: Councilmember Blair  
Seconded: Councilmember Naudin

**Vote:** 6 - 0

24. Discuss and consider an ordinance creating and establishing a Mayor's Ad Hoc Committee; providing an effective date; and providing for related matters.

Motion: Approve an Ordinance creating and establishing a Mayor's Ad Hoc Committee, following a discussion.

By: Councilmember Sponseller  
Seconded: Councilmember Blair

**Vote:** 6 - 0

25. Council Member Closing Statements.

Stephen Chang - commented on USA Team in the World Cup.

Michael Herrera - commented on upcoming events.

Natomi Blair - wished everyone Happy Father's Day.

Annette Sponseller - commented on Leander FC soccer program; upcoming events; and wished everyone a Happy Father's Day.

Andrew Naudin - commented on World Cup; daughter completed her doctorate in psychology; this day in 1948 in history the LP was born; and this day in music history in 1994 Beastie Boys third album

debuted at number 1 on Billboard charts.

Na'Cole Thompson - stated dinner came from Jardin's Del Rey; reminded everyone to shop local; and upcoming events.

26. Convene into Executive Session pursuant to:

1. Section 551.071, Texas Government Code, and Rule 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding proposed settlement of Cause No. 24-0818-C369; DeNucci Constructors, LLC v. City of Leander, et al, in the 368th Judicial District Court, Williamson County, Texas; and
2. Section 551.071, Texas Government Code, and Rule 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding the Texas Compassionate Use Program; and
3. 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 the acquisition of properties for public purposes and an option agreement for acquisition of real property; and
4. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, to consult with legal counsel regarding a lease agreement for City operations.

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

1. Cause No. 24-0818-C369; DeNucci Constructors, LLC v. City of Leander, et al, in the 368th Judicial District Court, Williamson County, Texas; and
2. Texas Compassionate Use Program; and
3. Acquisition of properties for public purposes and an option agreement for acquisition of real property; and
4. Lease agreement for City operations.

Recessed into Executive Session at 10:00 p.m.; reconvened into open session at 11:02 p.m.

1. Motion: Approve the settlement agreement between the City and the following parties: Northline Leander Development Company, LP (NLDC), WGI, Inc., Design Workshop, Inc., and Arias & Associates relating to Cause No. 24-0818-C368, DeNucci Constructors, LLC vs City of Leander, et al; and authorize the City Manager to execute the settlement agreement as discussed in Executive Session.

By: Councilmember Blair

Seconded: Councilmember Chang

**Vote:** 6-0

2. No action.
3. No action.
4. No action.

27. Adjournment

Adjourned at 11:06 p.m.

APPROVED

---

MAYOR

ATTEST:

---

CITY SECRETARY



**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Approval of the purchase of one (1) vehicle for a new animal services position from Sewell Chevrolet in the amount of \$92,614.50 utilizing Solicitation S24-003, technology hardware cost of \$6,298.17 through the State of Texas Department of Information Resources contract #DIR-CPO-5792 with a \$1,500.00 contingency due to fluctuations in the market relating to technology hardware for a total cost of \$100,412.67; and authorize the City Manager to execute any and all necessary documents.

**BACKGROUND:**

An additional vehicle is needed to support a new Animal Services Officer position, which was added in response to the City's growing call volumes. The new Animal Control Officer is completing their training and will soon be fully deployed.

These are specialized vehicles that serve as mobile field units designed and built to humanely transport animals, carry equipment, and protect animal control officers in roadside environments. Providing a fully equipped vehicle for each officer ensures that the department is able to respond to simultaneous calls across different areas of the City. Without individual vehicle assignments, the department's ability to respond to calls is limited, reducing the department's ability to promptly respond to citizens' needs, resulting in reduced service levels.

The vehicle quote of \$92,614.50 is made in accordance with the award of Solicitation S24-003 to the Sewell Family of Companies under Contract L00321 for the purchase of fleet vehicles, with the term of the contract expiring January 4, 2030.

The Information Technology hardware quote in the amount of \$6,298.17 is made via the State of Texas Department of Information Resources contract #DIR-CPO-5792. Due to IT-related market fluctuations, a \$1,500.00 contingency is being requested as well.

Local Government Code Sec. 271.012: Cooperative Purchasing Program Participation, provides that 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 the goods or services. BuyBoard Contract #724-23 will be utilized.

This purchase was included in the FY2026 annual budget.

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

City staff recommends that the City Council approve the purchase of one (1) vehicle for a new animal services position from Sewell Chevrolet in the amount of \$92,614.50 utilizing Solicitation S24-003, technology hardware cost of \$6,298.17 through the State of Texas Department of Information Resources contract #DIR-CPO-5792 with a \$1,500.00 contingency due to fluctuations in the market relating to technology hardware for a total cost of \$100,412.67; and authorize the City Manager to execute any and all necessary documents.

**PRESENTER:**

Greg Minton, Police Chief

---

	<b><u>Fiscal Impact</u></b>
<b><u>Amount requested:</u></b>	\$100,412.67
<b><u>Approved in current budget (Yes / No):</u></b>	Yes
<b><u>Expenditure (New / Amended):</u></b>	New
<b><u>Recurring or one-time:</u></b>	One-Time
<b><u>Fund source (Operating / Utility / etc.):</u></b>	Operating

---

**Attachments:**

1. Sewell Animal Services Vehicle



**SEWELL**  
FAMILY OF COMPANIES

Dealership: SEWELL FORD LINCOLN  
Address: 4400 PARKS LEGADO RD, ODESSA, TX 79765, US  
Phone: (432)498-0421

**AUTOMOBILE SALES ORDER**

ODOMETER : 10 MILES

Sold To CITY OF LEANDER Date 06/22/2026 Deal # 555392  
Residence 105 N BRUSHY STREET, LEANDER, TX 78641 RES # \_\_\_\_\_  
Mailing Address \_\_\_\_\_ BUS # (512)528-2773  
Email MRILEY@LEANDERTX.GOV Salesman ABEL CANTU

New X Car 2026 FORD SUPER DUTY F-250 SRW \$ 55,000.00  
Used \_\_\_\_\_  
Rental \_\_\_\_\_ Car No: 1672832 VIN No. [REDACTED]  
Demo \_\_\_\_\_ Accessories PROFIT UPFIT \$ 37,171.00  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Discount \_\_\_\_\_

Subtotal \$ 92,171.00

Rebate(s) \$ \_\_\_\_\_

Trade \$ \_\_\_\_\_

TOTAL SELLING PRICE INCLUDING ACCESSORIES \$ 92,171.00

THE DEALER'S INVENTORY TAX CHARGE IS INTENDED TO REIMBURSE THE DEALER FOR AD VALOREM TAXES ON ITS MOTOR VEHICLE INVENTORY. THE CHARGE, WHICH IS PAID BY THE DEALER TO THE COUNTY TAX ASSESSOR-COLLECTOR, IS NOT A TAX IMPOSED ON A CONSUMER BY THE GOVERNMENT, AND IT IS NOT REQUIRED TO BE CHARGED BY THE DEALER TO THE CONSUMER.

DEALER'S INVENTORY TAX \$ \_\_\_\_\_

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO BUYERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQUIRED BY LAW.

UN CARGO DOCUMENTAL NO ES UN CARGO OFICIAL. LA LEY NO EXIGE QUE SE IMPONGA UN CARGO DOCUMENTAL. PERO ESTE PODRIA COMBRARSE A LOS COMPRADORES PRO EL MANEJO DE LA DOCUMENTACION EN RELACION CON LA VENTA UN CARGO DOCUMENTAL, NO PUEDE EXCEDER UNA CANTIDAD RAZONABLE. ACORDADA PRO LAS PARTES. ESTA NOTIFICACION SE EXIGE POR LEY.

Documentary Fee \$ 225.00

Tax, Title & License: TAX 0.00 TITLE & LIC 180.75 \$ 180.75

Payoff \_\_\_\_\_ \$ \_\_\_\_\_

Auto Insurance \_\_\_\_\_ \$ \_\_\_\_\_

Credit Life & Accident \_\_\_\_\_ \$ \_\_\_\_\_

Other EMISSION CERTIFICATION FEE:\$2.50, INSPECTION FEE:\$35.25 \$ 37.75

Total \_\_\_\_\_ \$ 92,614.50

Trade in \_\_\_\_\_ Co. No. \_\_\_\_\_

Motor No. \_\_\_\_\_ License No. \_\_\_\_\_ \$ \_\_\_\_\_

Cash N/A \_\_\_\_\_

Finance \$ 92,614.50 Payments at 1 Beginning 06/22/2026

Customer Number [REDACTED] Lien to: \_\_\_\_\_

Trade Difference \_\_\_\_\_

Total \_\_\_\_\_ \$ 92,614.50

Insurance \_\_\_\_\_

Title Approved \_\_\_\_\_

Buyer assumes responsibility for any difference in pay-off in excess of amount shown above, and will pay such difference in cash on demand. If not so paid, buyer authorizes dealer to increase the monthly payments and contract balance to cover the difference and finance charges thereon.

R\_FTX\_SO\_SEWFORD\_PP1

Signature \_\_\_\_\_



**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Approval of Task Order No. WWW-BGE-CIPS23-019-01 with BGE, Inc., for professional services relating to the Phase 1 of the Travisso Wastewater Treatment Plant effluent irrigation system audit, assessment and optimization project in the amount of \$88,243.00; and authorize the City Manager to execute any and all necessary documents.

**BACKGROUND:**

The City of Leander's Travisso Wastewater Treatment Plant (WWTP), also known as the Crystal Falls West Water Reclamation Facility, was constructed to support the Travisso subdivision, a 2,100-acre master-planned community consisting of residential neighborhoods, schools, parks, emergency services, and commercial areas. The facility is currently operating at a maximum capacity of 0.60 million gallons per day (MGD) and is permitted by the Texas Commission on Environmental Quality (TCEQ) for a future expansion of up to 0.768 MGD. The City maintains a Texas Land Application Permit (TLAP) that authorizes effluent to be stored and land application at specific sites for irrigation within Travisso (landscaping, parks, greenbelt areas, open space, recreational facility sites, and irrigation fields) as well as irrigation for the Crystal Falls Municipal Golf Course.

As the Travisso development has been constructed in multiple phases, irrigation zones and field configurations have been added or changed over time. Both the Travisso development and the Crystal Falls Golf Course are each entitled to 50% of the available reclaimed effluent. Effective management of irrigation schedules, flow rates, and distribution is necessary to balance effluent availability with irrigation demand and maintain permitted irrigation disposal rates.

At times when reclaimed effluent supply has not met irrigation demand, raw lake water has been used as a supplemental source. These field system variabilities and permit requirements have created the need for a comprehensive audit and optimization of the irrigation distribution system. To address this need, City staff has initiated a multi-phase project that will review current permits, agreements, operational practices, and irrigation infrastructure. The effort will include establishing a complete asset inventory, assessing system performance, developing optimization strategies, and recommending operational or infrastructure improvements to ensure compliance with regulatory requirements and to support long-term, sustainable effluent disposal.

A multi-phase scope of work has been defined for this effort. The four phases are as follows:

- Phase 1 - Data Evaluation of the Existing Irrigation System,
- Phase 2 - Operational Evaluation of the Existing Irrigation System and Operational Infrastructure Recommendations,
- Phase 3 - Execution of Operational Recommendations, and
- Phase 4 - Execution of Infrastructure Recommendations.

This specific proposal from BGE, Inc., (BGE) in the amount of \$88,243.00 is limited to the scope of work required for Phase 1. This initial phase will focus on reviewing existing permits, agreements, and City obligations, as well as establishing an irrigation asset inventory. It is expected to be completed within four (4)

months after a notice to proceed is issued by the City. Findings from Phase 1 will be used to define the scope and cost of future phases related to system optimization and long-term operational improvements.

These services would fall under the Master Professional Service Agreement WWW-BGE-CIPS23-019, which was fully executed on February 15, 2024, between the City of Leander and BGE to perform Water/Wastewater related Engineering Design and Analysis Services.

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

City staff recommends that the City Council approve Task Order No.WWW-BGE-CIPS23-019-01 with BGE, Inc., for professional services relating to the Phase 1 of the Travisso Wastewater Treatment Plant effluent irrigation system audit, assessment and optimization project in the amount of \$88,243.00; and authorize the City Manager to execute all necessary documents.

**PRESENTER:**

Kenley Crowder, Director of Utilities

---

	<b><u>Fiscal Impact</u></b>
<b><u>Amount requested:</u></b>	\$88,243.00
<b><u>Approved in current budget (Yes / No):</u></b>	Yes
<b><u>Expenditure (New / Amended):</u></b>	New
<b><u>Recurring or one-time:</u></b>	One-time
<b><u>Fund source (Operating / Utility / etc.):</u></b>	Utility

---

**Attachments:**

1. Task Order WWWW-BGE-CIPS23-019-01

**TASK ORDER FOR PROFESSIONAL SERVICES**

**TASK ORDER NO. WWW-BGE-CIPS23-019-01**

This will constitute authorization by the City of Leander, Texas (Owner), for BGE, Inc. (Engineer), to proceed with the following described engineering services.

**City of Leander Travisso Wastewater Treatment Plant Effluent Irrigation System Audit, Assessment and Optimization**

**A. PROJECT DESCRIPTION**

The Engineer will perform Travisso Wastewater Treatment Plant Effluent Irrigation System Audit, Assessment and Optimization (Project). The project will include review, reporting and summarization of existing assets, permits and agreements by the various stakeholders involved with the Travisso development.

**B. SCOPE OF SERVICES**

The Engineer will provide design services as described in Exhibit A: Scope of Services.

**C. DELIVERABLES**

The Engineer will provide deliverables as described in Exhibit A: Scope of Services.

**D. BASIS OF COMPENSATION**

The total compensation to perform this work will be on a time and materials basis not to exceed \$88,243.00 as established in Exhibit C: Fee Proposal without prior authorization. The owner shall make payments to the Engineer for performing the engineering services described on a monthly billing basis in accordance with monthly statements submitted by the Engineer and approved by the City. Final payment shall be due upon completion of the services described.

**E. TIME FOR COMPLETION**

The Engineer will work expeditiously to complete the services as described in the attached Exhibit A: Scope of Services.

APPROVED:

CITY OF LEANDER, TEXAS

By \_\_\_\_\_

Title \_\_\_\_\_

Attest \_\_\_\_\_

Date \_\_\_\_\_

ACCEPTED:

BGE, Inc.

By JR Roberts

Title Project Manager

Attest Alyssa W...

Date 6/8/2025

## **EXHIBIT A – SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER**

### **Project Background**

The Travisso Wastewater Treatment Plant Effluent Irrigation System Audit, Assessment and Optimization (Project) includes the review and evaluation of pertinent permitting and operational documentation associated with irrigating the City of Leander's (City's) Travisso development, a 2,100 AC mixed use community consisting of schools, parks, emergency services, and residential living. This community's wastewater is currently serviced by the Crystal Falls Reclamation Facility, a 0.600 million gallon per day (MGD) wastewater treatment plant (WWTP) that is rated for 0.768 MGD at ultimate. The City currently maintains a Texas Land Application Permit (TLAP) through the Texas Commission on Environmental Quality (TCEQ) to store and discharge reclaimed water effluent for irrigation purposes throughout the Travisso development. The City's request to BGE Inc. (Engineer) for professional services is proposed as four (4) phases:

- Phase 1:** Data Evaluation of the Existing Irrigation System
- Phase 2:** Operational Evaluation of the Existing Irrigation System and Operational and Infrastructure Recommendations
- Phase 3:** Execution of Operational Recommendations, and
- Phase 4:** Execution of Infrastructure Recommendations

This proposal is purposed to meet the needs of Phase 1 of this Project.

### **Scope of Services**

The following Scope of Services is proposed for the completion of Phase 1 of the Project. The various tasks and deliverables are to be performed and submitted in accordance with the Project's approved schedule which will be coordinated upon Notice to Proceed.

#### **1. Project Management and Administration**

- a. Project Meetings: The Engineer to provide agenda and meeting minutes. Meetings will include one Notice to Proceed kickoff meeting, three (3) on site monthly meetings with City Staff; one (1) on site meeting with the Crystal Falls Golf Club; one (1) on site meeting with the Travisso Community Association (Homeowners Association).
- b. Site Visits: Two (2) on site visits will be performed throughout the project to perform preliminary reconnaissance and review of infrastructure assets and operational protocols.
- c. Project Administration: The Engineer will prepare and deliver invoices on a monthly basis and provide monthly status reports indicating past month progress and upcoming work. This task also includes incidental phone calls, correspondence and corroborating emails related to project activity.
- d. Subconsultant Management: Engineer will review monthly subconsultant invoices for accuracy and host a kickoff meeting and subsequent meetings related to project findings and developments as needed. The Engineer will coordinate regular data delivery via file transfer protocol (FTP) site to the subconsultant as needed. The Engineer will review and provide comments on the subconsultant's draft and final deliverables, as needed.

- e. **Quality Assurance / Quality Control:** The Engineer will coordinate an impartial, senior third-party person to review calculations and deliverables associated with the Project. The task includes time for the Quality Assurance / Quality Control (QA/QC) resource to perform quality assurance on the draft submittal, participate in two (2) quality control meetings with Project staff to discuss comment resolution, and manage BGE's Quality Control Plan protocol with proper internal documentation. The associated Quality Control Plan documentation can be provided upon request. Scope assumes one (1) draft submittal will occur for this Phase of the Project and rigorous QA/QC congruent to the draft submittal will not be necessary for the final submittal.

## **2. Data Acquisition, Organization and Evaluation**

Data acquisition and organization tasks will generally include gathering, organizing and reviewing all data provided, both hard copy and digital format. Data shall be provided by the City as well as from other sources such as the Crystal Falls Golf Club and Travisso Community Association, if necessary.

- a. **Data Acquisition and Organization:** task will generally include the request, confirmation of receipt, inventorying and organization of the following data:
  1. pertinent metered reclaimed water data
  2. pertinent agreements between the City of Leander and other stakeholders pertaining to reclaimed water consumption use or irrigation demand
  3. pertinent permits associated with wastewater treatment plant effluent (TLAP or Type 1 210 authorization) compliance
  4. pertinent as-built plans for irrigation areas and setups
  5. pertinent as-built plans for storage, pressurization or distribution of reclaimed water as regulated and defined by 30 TAC 210
  6. pertinent Baseline System data
  7. pertinent GIS data
  8. pertinent master plan, comprehensive plan, thoroughfare plan, sidewalk plan, parks and recreation plan, or otherwise any plan or permit that may have intersecting interests with Tasks of this Project (such as MS4 permit)
- b. **Data and Operations Evaluations:** Engineer will review documentation and develop competency for the following data trends:
  1. TLAP permit discharge limitations versus consumption data.
  2. Review of agreements of Travisso Community Association and Crystal Falls Golf Club with particular emphasis on irrigation percentage shares, supply requirements or supply deficits.
  3. Existing versus future irrigation demand, including spray versus drip forecasts, distinguished between end users (such as Crystal Falls Golf Club, Travisso Right-of-Way, Public Parks, etc.). Future irrigation demand in this subtask assumes operations are not optimized and utilize same existing irrigation demand patterns across acreages.
  4. Review of existing facilities and their capacities, including but not limited to: WWTP, pump station, storage, distribution.

### **3. Existing Irrigation Systems Asset Management**

This task is purposed to perform site visits to gather geospatial information on irrigation zones and pertinent irrigation assets owned or operated by City, Travisso Community Association and Crystal Falls Golf Club within the Travisso development. Task will be to conduct site visits and develop geospatial data through GIS applications.

- a. JK Consulting and Design will lead the asset management task. Refer to Exhibit "B" for JK Consulting and Design's Scope.
- b. Geospatial Field Collector Map: BGE will develop a Field Map Mobile Collector to facilitate data capture. Editor licenses will be provided for field personnel from JK Design and Consulting to collect and update asset information directly in the field. BGE will deliver training and ongoing maintenance for the program throughout the project schedule.

### **4. Data Summary Executive Summary (Deliverable)**

- a. Preparation of Executive Summary: Engineer to develop background text, summary tables, GIS exhibits, or otherwise any content necessary to detail and organize findings from Sections 2 and 3. Engineer is limited to provide one draft submittal to the City for review and comments and one final submittal after comments are addressed.

#### **Assumptions and Exclusions**

- a. The Project scope document and associated fee hours were prepared with the assumption that the project duration is four (4) months starting the date of receipt of Notice to Proceed from City.
- b. The City will be responsive to complete delivery of electronic data to BGE as described in Section 2 - Data Acquisition, Organization and Evaluation within four (4) weeks (or 20 business days).
- c. No design, bid or construction phase services from a Texas-licensed professional civil engineer nor irrigator of any kind will be provided
- d. No topographic or boundary survey services of any kind will be provided
- e. No subsurface utility engineering services of any kind will be provided
- f. No geotechnical utility engineering services of any kind will be provided
- g. No operations optimization services will be performed Phase 1 of this Project.
- h. The following will be evaluated in future Phases of the Project:
  - o Planned community expansions versus compliance deficits
  - o Alternative 210 Authorization versus existing TLAP discharge requirements
  - o Review of Baseline System and irrigation schedule setup and functions
  - o Operational and/or Infrastructure Recommendations of any kind

#### **Compensation**

Reference Exhibit "C" for the Project's Fee Schedule. Table 1 summarizes the tasks of the Engineer and JK Consulting and Design for the Scope of Services indicated in this document.

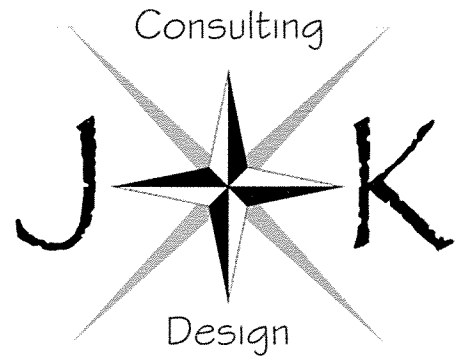
TASK	DESCRIPTION	BGE	JKCD	TOTAL
1	PROJECT MANAGEMENT AND ADMINISTRATION	\$ 18,620.00	-	\$ 18,620.00
2	DATA ACQUISITION, ORGANIZATION AND EVALUATION	\$ 31,135.00	-	\$ 31,135.00
3	EXISTING IRRIGATION SYSTEMS ASSET MANAGEMENT	\$ 11,500.00	\$ 21,250.00	\$ 32,750.00
4	DATA SUMMARY EXECUTIVE SUMMARY (DELIVERABLE)	\$ 5,500.00	-	\$ 5,500.00
5	OTHER DIRECT EXPENSES	\$ 238.00	-	\$ 238.00
<b>TOTAL</b>				<b>\$ 88,243.00</b>

Table 1: Project PS&E Task Summary

**Project Schedule**

The anticipated project duration is four (4) months from the date of Notice to Proceed from City department designated staff. The City anticipates issuing the Notice to Proceed on or before 60 calendar days following the last party's execution signature date on the associated Task Order.

Client: BGE, Inc.	Attn: Joey Roberts
Contact Ph.: 210-288-1540	
Email: jroberts@bgeinc.com	
Project: City of Leander	
Project Location: Leander, TX	
Preparer: Jeffrey Knight	
Cell: 512.316.9630	
Date: 05/28/2026	



### Irrigation Inventory Analysis for City of Leander

**Overview:** JK Consulting and Design, Inc. proposes to perform an inventory analysis of the city owned irrigation systems throughout the city of Leander. This proposal is based on an hourly rate and may or may not include all of the city owned irrigated areas. Inventory progress will be reported periodically to inform all parties of the amount of information that has been gathered.

**Scope:** Information gathered will include:

- Location, type, and functionality of controllers
- Location and type of rain and/or weather-related sensors
- Location, type, and size of water source
- Location, type, and size of backflow prevention assembly
- Location, type, and size of master valve if applicable
- Location, type, and size of flow sensor if applicable
- Valve count based on wires and/or controller programming
- Ohm readings of valves that use conventional wiring
- Location, size, and type of zone valves that can be visually seen
- Valve location of buried (hidden) valves using valve location equipment if time allows
- Method of irrigation (spray, rotor, bubblers, drip)
- Irrigated vegetation (turf, shrubs, trees, planters)
- Irrigated area map
- Mainline and/or wire path if time allows

**Deliverable:** A final inventory list and associated mapped areas shall be provided in a signed and sealed pdf report. A digital file such as Google Earth, Map Marker, or methodology provided by BGE, Inc. showing the locations of previously stated items will be provided.

This initial irrigation analysis is anticipated to provide 10 days' worth of field data. It is recommended to have areas cleared of patrons/pedestrians when irrigation zones will be running to ensure all zones can be operated and inspected without disruption.

**Consulting Fees: \$200.00/hr. for field crew. Not to exceed 100 hours or \$20,000.00**

**Meeting Fees: \$125.00/hr. Not to exceed 10 hours or \$1,250.00**

**Total (maximum) fees: \$21,250.00**

*Additional services, field visits or office related services requested shall be provided as a separate proposal.*

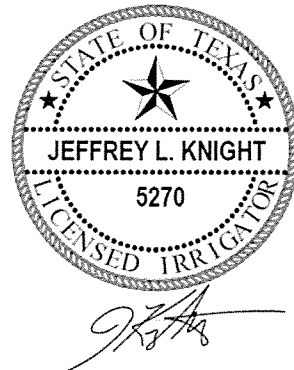
**Meetings:**

**Acceptance of Proposal:** The previously mentioned fees, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment is to be collected upon delivery of submittal and completion of services.

\_\_\_\_\_  
Print

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date of acceptance



Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), MC-178, P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

TASK DESCRIPTION	ENG VII (Sr. Engineer, Sr. PM)	ENG VI (Sr. Engineer II, PM)	ENG IV (Project Engineer I)	ENG II (EIT II)	GIS Manager	Administrative Assistant I	Direct Costs	Other Direct Costs (See 5)	TOTAL LABOR HRS. & COSTS
<b>1 PROJECT MANAGEMENT AND ADMINISTRATION</b>									
a. Project Meetings		5	17	5					\$18,620.00
b. Site Visits		8	14		4				\$4,450.00
c. Project Administration		8	8			4			\$3,300.00
d. Subconsultant Management		7	10	6					\$3,840.00
e. Quality Assurance / Quality Control	8	2	2						\$2,670.00
<b>2 DATA ACQUISITION, ORGANIZATION AND EVALUATION</b>									
a. Data Acquisition and Organization		9	30	66					\$14,880.00
b. Data Evaluation		10	27	54	24				\$16,255.00
<b>3 EXISTING IRRIGATION SYSTEMS ASSET MANAGEMENT</b>									
a. JK Consulting and Design, Inc.							\$21,250.00		\$21,250.00
b. Geospatial Field Collector Map		5			80				\$11,500.00
<b>4 DATA SUMMARY EXECUTIVE SUMMARY (DELIVERABLE)</b>									
a. Preparation of Executive Summary		6	13	9	8				\$5,500.00
a. Mileage								\$ 238.00	\$238.00
<b>HOURS SUB-TOTALS</b>									
CONTRACT RATE PER HOUR	\$240.00	\$220.00	\$155.00	\$125.00	\$130.00	\$75.00			\$449
TOTAL LABOR & MILEAGE COSTS	\$1,920.00	\$13,200.00	\$18,755.00	\$17,500.00	\$15,080.00	\$900.00	\$21,250.00	\$238.00	\$88,243.00
<b>SUBTOTAL</b>									
<b>5 OTHER DIRECT EXPENSES</b>									
Mileage	425	mile	\$	0.56				\$238.00	\$238.00
<b>SUBTOTAL DIRECT EXPENSES</b>									



**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Approval of a Resolution of the City of Leander, Texas accepting the petition for the Bar W Ranch West Commercial Annexation Case A-26-0027 and the adjacent right-of-way (ROW) of Kauffman Loop Annexation Case A-25-0028 regarding the voluntary annexation of 9.247 acres ± in size, more particularly described by Williamson Central Appraisal District as Parcel R491371; and north of Kauffman Loop, approximately 775 feet west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

**BACKGROUND:**

This resolution initiates the voluntary annexation of 9.247 acres ± as described above. It sets a public hearing date for August 20, 2026, and sets dates for the reading of an annexation ordinance for August 20, 2026, and September 3, 2026. The property owner has executed a petition for annexation that also includes a service plan.

A portion of the applicant's property, located at the intersection of Ronald W. Reagan Boulevard and Kauffman Loop, has been annexed into the Leander City limits. This area is also subject to the Bar W Ranch West Development Agreement, originally executed on December 4, 2008, and later amended and restated on October 5, 2015. The agreement established a Municipal Utility District (MUD) and set development regulations, including the timing of annexation for commercial properties. The applicant is requesting annexation to connect to City utilities and intends to develop the property for commercial use. In accordance with the agreement, the property must be annexed by the City of Leander as a condition for development.

Approval of this item does not approve the annexation. Zoning Case Z-26-0214, an application for a commercial minor planned unit development, is associated with this annexation. The Future Land Use Map designates this area as an Activity Center which encourages regional commercial development. Upon completion of the annexation, the next step in the development process is to begin the subdivision process. The tract is located within the City of Leander's water Certificates of Convenience and Necessity (CCN). Leander municipal water and wastewater will serve the property and the utilities are located adjacent to the site. Adequate water and wastewater capacity exist to support this development. The Water and Wastewater Master Plans made an assumption of water usage in the area based on the land use plan and considered a commercial property for this location.

**HISTORY/TIMELINE:**

12/04/2008 - Bar W Ranch West Development Agreement, Approved  
10/05/2015 - Bar W Ranch West Development Agreement, Amended and Restated

**APPLICANT/AGENT:**

Carlson, Brigance & Doering, Inc. (Geoff Guerrero) on behalf of Howard Barkley Wedemeyer (C. Patrick Oles, Jr.)

**RECOMMENDATION:**

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

1. Approve the proposed Resolution; or
2. Deny the proposed Resolution.

Staff recommends Option 1 listed above – approve the resolution. Staff made this recommendation based on the review of the request and evaluation of the expansion of the city’s boundaries in regards to city services, roads, and trails.

**PRESENTER:**

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

---

**Fiscal Impact**

---

**Attachments:**

1. A-26-0027 Att 1 - Resolution Property
2. A-26-0028 Att 2 - Resolution ROW
3. A-26-0027 & A-26-0028 Att 3 - Location Map
4. A-26-0027 & A-26-0028 Att 4 - Aerial Map

**A RESOLUTION OF THE CITY OF LEANDER, TEXAS**

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY OF LEANDER, TEXAS, ACCEPTING THE PETITION FOR ANNEXATION OF 9.247 ACRES, MORE OR LESS, OF LAND LOCATED IN WILLIAMSON COUNTY, TEXAS; SETTING AN ANNEXATION SCHEDULE; PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.**

**WHEREAS**, the owner of certain real property located within Williamson County, Texas, (the, “Subject Property”) has submitted a petition to the City of Leander, Texas, (hereinafter, the “City”), a home-rule City, for annexation of, into the City limits; and

**WHEREAS**, the Subject Property is contiguous and adjacent to the corporate limits of the City; and

**WHEREAS**, the owner of the Subject Property and the City have negotiated and agreed to a service agreement as required by §43.0672 of the *Local Government Code*; and

**WHEREAS**, after a review and consideration of such request and petition for annexation of the Subject Property, the City Council finds that the Subject Property may be annexed pursuant to §43.0671 of the *Local Government Code*; and

**WHEREAS**, the petitioner has agreed and consented to the annexation of the Subject Property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted.

**NOW, THEREFORE, BE IT RESOLVED 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. Proceedings.** The petition for annexation, attached hereto as **Exhibit A**, of the Subject Property described in **Exhibit B**, and the service plan attached hereto as **Exhibit C**, are hereby accepted (all exhibits described herein are incorporated by reference herein for all purposes).

**Section 3. Public Hearing.** A public hearing has been set for the date of **August 6, 2026**. Notice of such hearing shall be posted and the hearing shall be open to the public to accept public comment on the annexation request.

**Section 4. Severability.** Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance 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 Resolution are declared to be severable.

**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, *Chapt. 551, Tex. Gov't. Code*.

**PASSED AND APPROVED** this the \_\_\_ day of \_\_\_\_\_, 2026.

**ATTEST:**

**THE CITY OF LEANDER, TEXAS**

\_\_\_\_\_  
Dara Crabtree, City Secretary

\_\_\_\_\_  
Na’Cole Thompson, Mayor

STATE OF TEXAS                    §  
   §  
COUNTY OF WILLIAMSON       §

**REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF LEANDER  
FOR ANNEXATION OF PROPERTY**

WHEREAS, the undersigned are owner(s) of property located within Williamson County, Texas, such property being more particularly described hereinafter by true and correct legal description (the, “Subject Property”); and

WHEREAS, the undersigned has sought the annexation of the Subject Property by the City of Leander, Texas, (hereinafter sometimes referred to as “City”), in order to obtain the benefits of City services to the Subject Property by the City; and

WHEREAS, the Subject Property is contiguous and adjacent to the corporate limits of the City; and

WHEREAS, the City, pursuant to §43.003, *Tex. Loc. Gov’t. Code* and the request of the property owner, is authorized to annex the Subject Property; and

WHEREAS, pursuant to §43.0672, *Tex. Loc. Gov’t. Code*, the City and the undersigned have negotiated and entered into a written agreement for the provision of services to the Subject Property, said agreement being attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the undersigned agrees and consents to the annexation of the Subject Property by the City and further agrees to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted.

NOW THEREFORE, the undersigned by this Petition and Request:

**SECTION ONE:** Requests the City Council of the City commence annexation proceedings and to annex into the corporate limits of the City of Leander, Texas, of all portions of the Subject Property described as follows:

**SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED BY REFERENCE  
HEREIN FOR ALL PURPOSES.**

**SECTION TWO:** Requests that after annexation the City provide such services as are legally permissible and provided by the City, including sanitation, water and general governmental services as set forth in the written agreement regarding the provision of services attached hereto as **Exhibit A**.

**SECTION THREE:** Acknowledges executing and entering into the agreement, attached hereto as **Exhibit A**, and that such agreement is wholly adequate and acceptable to the undersigned who hereby requests the City Council to proceed with the annexation and to publish notice and hold the requisite public hearing thereon, in accordance with the applicable laws of the State of Texas.

**SECTION FOUR:** Acknowledges that the undersigned understands and agrees that all City services to the Subject Property will be provided by the City on the same terms and conditions as provided to other similarly situated areas of the City and as provided in the written agreement regarding the provision of services attached hereto as **Exhibit A**.

**SECTION FIVE:** Agrees that a copy of this Request and Petition may be filed of record in the offices of the City of Leander and in the real property records of Williamson County, Texas, and shall be notice to and binding upon all persons or entities now or hereafter having any interest in the Subject Property.

FILED, this 9 day of June 2026 with the City Secretary of the City of Leander, Williamson County, Texas.

**Petitioner(s):**

By: Howard Barkley Wedemeyer  
Name: Howard Barkley Wedemeyer  
Title: Land Owner

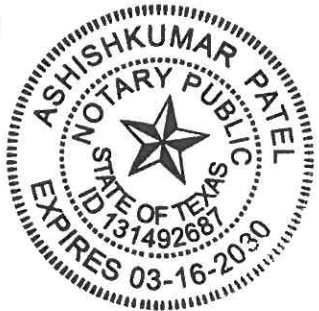
STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This document was acknowledged before me on the 9<sup>th</sup> day of June, 2026 by Howard Wedemeyer

(SEAL)



Ashish  
Notary Public - State of Texas

Exhibit A  
SERVICE AGREEMENT  
(SEE ATTACHED)

**AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES  
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF LEANDER**

This Agreement is entered into by and between the City of Leander, Texas, a municipal corporation (“City”), and Howard Barkley Wedemeyer (the, “Landowner”). The City and the Landowner may be referred to herein singularly as “Party” or collectively as the “Parties.”

**RECITALS**

**WHEREAS**, upon the request of the Landowner, the City intends to institute annexation proceedings for an area of land described more in **Exhibit A** and attached hereto and incorporated by reference herein, less and except any property previously annexed by the City (the, “Subject Property”); and

**WHEREAS**, Section 43.0672, Loc. Gov’t. Code, requires the Parties to enter into a written agreement identifying a list of public services to be provided to the Subject Property and a schedule for the provision of those services that are not otherwise provided on the effective date of the annexation; and

**WHEREAS**, this Agreement is being entered into by and between the Parties to comply with Texas Local Government Code, Chapter 43, Sub-Chapter C-3, Section 43.0672, prior to the City’s consideration of an ordinance annexing the Subject Property, it being understood, acknowledged and agreed by the Parties that annexation of the Subject Property is a condition precedent to this Agreement becoming effective; and

**WHEREAS**, this Agreement shall be deemed effective on the effective date of an ordinance approved by the City annexing the Subject Property (hereinafter, the “Effective Date”); and

**WHEREAS**, the Subject Property is not included in the municipal annexation plan and is exempt from the requirements thereof; and

**WHEREAS**, the infrastructure provided for herein and that are existing are sufficient to service the Subject Property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

**WHEREAS**, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapter 43, Loc. Gov’t. Code*, to annex the Subject Property into the City; and

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

The following services and schedule represent the provision of services agreed to between the Landowner of the Subject Property and the City establishing a program under which the City will provide municipal services to the Subject Property, as required by section 43.0672 of the Texas Local Government Code. The services detailed herein will be provided at a level consistent with service levels provided to other similarly situated areas within the City.

The following services will be provided for the Subject Property on the Effective Date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Agreement, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City. Upon annexation, police protection will be provided to the Subject Property at a level consistent with the service to other areas of the City with similar population density and characteristics. The City's police services include neighborhood patrols, criminal investigations, crime prevention, community services and school programs.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City. The City provides residential solid waste collection services within the City limits for a fee under a contract between the City and private refuse collection operator. The residential solid waste collection services include garbage collection, recycling, bulky item collection and yard waste collection. Commercial solid waste collection services are also available. This service will be provided for a fee to any person within the Subject Property requesting the service after the Effective Date of annexation, provided that a privately owned solid waste management service provider is unavailable. If the Subject Property is already receiving service, the City may not prohibit solid waste collection by the privately owned solid waste management service provider, nor may the City offer solid waste collection services for a period of two (2) years following the Effective Date of the annexation unless a privately owned solid waste management service provider is or becomes unavailable, as established by Texas Local Government Code section 43.0661. If a Landowner uses the services of a privately owned solid waste management service provider or services are available from a privately owned solid waste management service provider during the two (2) years following annexation, the City will not provide solid waste collection services to that Landowner.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of City-owned parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities. Municipal Court and General Administration services will also be available to property owners and residents in the Subject Property on the same basis those facilities are available to current City property owners and residents.

G. Maintenance of other City facilities, buildings, and service.

H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "SFR-1-B" with the intent to rezone the Subject Property upon request of the Landowner or staff. The

Planning & Zoning Commission and the City Council will consider rezoning the Subject Property at future times in response to requests submitted by the Landowner or authorized city staff. The City will impose and enforce its adopted ordinances, including but not limited to, zoning, subdivision development, site development and building code regulations within the Subject Property upon the Effective Date of the annexation. Enforcement will be in accordance with City ordinances. Development plans and plats for projects within the Subject Property will be reviewed for compliance with City standards.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the Subject Property, the plans and schedule for the development of the Subject Property, the following municipal services will be provided on a schedule and at increasing levels of service as provided herein:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the Subject Property, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity (“CCN”) for the Subject Property, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the Subject Property, or portions thereof as applicable, is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City’s water utility system, the Subject Property’s owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the Subject Property as required in City ordinances. Upon acceptance of the water lines within the Subject Property and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the Subject Property’s owner requests and is able to connect to the City’s water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects property, or applicable portions thereof, by the utility holding a wastewater CCN for the Subject Property, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the Subject Property, or portions thereof as applicable, is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City’s wastewater utility system, the Subject Property’s owner shall construct the internal wastewater lines and pay the costs of line

extension and construction of facilities necessary to provide wastewater service to the Subject Property as required in City ordinances. Upon acceptance of the wastewater lines within the Subject Property and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the Subject Property owner requests and is able to connect to the City's wastewater utility system.

C. *Maintenance of streets and rights-of-way as appropriate as follows:*

(i) Provide maintenance services on existing public streets within the Subject Property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

1. Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and
2. Routine maintenance as presently performed by the City.

D. The City will maintain existing public streets within the Subject Property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the Subject Property, as follows:

- (i) As provided in C(i)(1) and C(i)(2) above;
- (ii) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;
- (iii) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and
- (iv) Installation and maintenance of street lighting in accordance with established policies of the City;

E. The outer boundaries of the Subject Property abut existing roadways. The Landowner agrees that no improvements are required on such roadways to service the Subject Property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the Subject Property or redevelopment, the Landowner will be responsible for the development costs the same as a developer in a similarly situated area

under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the Subject Property the same as similarly situated properties. When deemed necessary, capital improvement acquisition or construction will occur in accordance with applicable ordinances and regulations and the adopted capital improvement plans of the City, as applicable and amended, which are incorporated herein by reference.

- (4) **Term.** If not previously expired, this agreement expires at the end of ten (10) years.
- (5) **Property Description.** The legal description of the Subject Property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Agreement is attached.
- (6) **Binding Effect/Authority.** This Agreement binds and inures to the benefit of the Parties and their respective heirs, successors, and permitted assigns. Each Party further warrants that each signatory to this Agreement is legally authorized to bind the respective individual or entity for the purposes established herein.
- (7) **Choice of Law.** This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any dispute shall lie exclusively in Williamson County, Texas.
- (8) **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all signatory Parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.
- (9) **Legal Construction.** If any provision in this Agreement is for any reason found to be unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the Parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the Parties by reason of authorship or origin of language.
- (10) **Entire Agreement.** This Agreement contains the entire Agreement between the Parties relating to the rights herein granted and the obligations herein assumed and cannot be varied except by written agreement of the Parties. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the Party to be charged.

EXECUTED and AGREED to by the Parties this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

THE CITY OF LEANDER, TEXAS

\_\_\_\_\_  
Dara Crabtree, City Secretary

\_\_\_\_\_  
Todd Parton, City Manager

LANDOWNER:

Signature: Howard Barkley Wedemeyer  
Name (print): Howard Barkley Wedemeyer  
Date: June 9, 2026

STATE OF TEXAS §  
COUNTY OF HARRIS §

This document was acknowledged before me on the 9<sup>th</sup> day of June, 2026 by Howard Wedemeyer.

(SEAL)



Ashish Patel  
Notary Public - State of Texas

**EXHIBIT A**  
**Subject Property**  
**[SEE ATTACHED]**



# Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

FirmID#F3791

Reg#10024900

9.247 ACRES

WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453  
WILLIAMSON COUNTY

## LEGAL DESCRIPTION

**A DESCRIPTION OF A 9.247 ACRE TRACT OF LAND OUT OF THE WILLIAM H. MONROE SURVEY, ABSTRACT NUMBER 453, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 972.33 ACRE TRACT CONVEYED TO HOWARD BARKLEY WEDEMEYER BY DEED RECORDED IN VOLUME 343, PAGE 553, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 9.247 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a capped 1/2 inch iron rod found stamped "DIAMOND" on the east right-of-way line of Kauffman Loop (R.O.W. varies), being at the west corner of a called 4.000 acre tract of land conveyed to The City of Leander, Texas by deed recorded in Document Number 2016068767, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), and the southwest corner of Lot 10, Block C, Gateway 29 Final Plat, a subdivision recorded in Document Number 2024037171, O.P.R.W.C.TX.,

**THENCE** N73°14'59"E, over and across said 4.000 acre tract, a distance of 333.54 feet to a calculated point on the northeast line of said 4.000 acre tract, same being the south line of a called 0.624 acre tract (Exhibit A-7) conveyed to Howard Barkley Wedemeyer by deed recorded in Document Number 2008071853, O.P.R.W.C.TX., for the northwest corner and **POINT OF BEGINNING** of therein described tract,

**THENCE** over and across said 972.33 acre tract, the following two (2) courses, numbered 1 and 2,

- 1) N69°54'16"E, a distance of 522.93 feet to a calculated point, for the northeast corner of the herein described tract, and
- 2) S08°07'51"E, a distance of 1,056.02 feet to a calculated point at the beginning of a curve to the right on the north right-of-way line of said Kauffman Loop, from which a 1/2 inch iron rod found at a point of curvature on the north right-of-way line of said Kauffman Loop, bears N89°48'28"E, a distance of 409.83 feet,

**THENCE** over and across said 972.33 acre tract, with the north right-of-way line of said Kauffman Loop, and along said curve to the right, having a radius of 1,250.00 feet, an arc length of 693.44 feet, and a chord that bears N64°51'53"W, a distance of 684.58 feet to a calculated point at the south corner of said 4.000 acre tract,

**THENCE** over and across said 972.33 acre tract, and with the southeast and northeast lines of said 4.000 acre tract, the following two (2) courses, numbered 1 and 2,

- 1) N40°10'53"E, a distance of 332.84 feet to a calculated point at the east corner of said 4.000 acre tract, and
- 2) N36°17'18"W, a distance of 397.81 feet to the **POINT OF BEGINNING** and containing 9.247 acres of land, as shown on the attached sketch.

Surveyed by:

12/22/25

Eric J. Dannheim, R.P.L.S. NO. 6075  
Carlson, Brigance & Doering, Inc.  
Reg. # 10024900  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160  
edannheim@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)  
DATE OF SURVEY: JUNE 07, 2021

J:\AC3D\5753\Survey\FIELD NOTES\M&B - 9.247 AC - OUTSIDE LEANDER CITY LIMITS.doc

5501 West William Cannon • Austin, Texas 78749 • Phone (512)280-5160 • aaron@cbdeng.com

# SKETCH TO ACCOMPANY FIELD NOTES

LOT 10, BLOCK C      LOT 9, BLOCK C      LOT 8, BLOCK C  
 GATEWAY 29 FINAL PLAT  
 DOC. NO. 2024037171  
 HOWARD BARKLEY WEDEMEYER  
 (0.624 AC - EXHIBIT A-7)  
 DOC. NO. 2008071853

**POINT OF BEGINNING**  
 N73°14'59"E 333.54'  
**POINT OF COMMENCEMENT**

LEADER CITY LIMITS  
 THE CITY OF LEANDER, TEXAS  
 (4,000 AC.)  
 DOC. NO. 2016068767

9.247  
 ACRES

N40°10'53"E 332.84'  
 WILLIAM H. MONROE SURVEY,  
 ABSTRACT NUMBER 453

S08°07'51"E 1056.02'

LEADER CITY LIMITS  
 HOWARD BARKLEY WEDEMEYER  
 (972.33 AC.)  
 VOL. 343, PG. 553

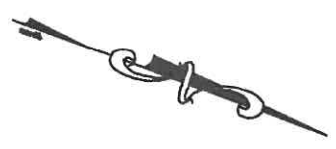
CITY OF LEANDER EUJ  
 HOWARD BARKLEY WEDEMEYER  
 (972.33 AC.)  
 VOL. 343, PG. 553

KAUFFMAN LOOP  
 C1  
 (R.O.W. VARIES)

N89°48'28"E 409.83'

NO CAP

SCALE: 1" = 200'



- LEGEND**
- CAPPED 1/2" IRON ROD FOUND
  - ◆ STAMPED "DIAMOND" (UNLESS NOTED)
  - ▲ CALCULATED POINT

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C1	1250.00	693.44	N64°51'53"W	684.58	31°47'05"



*EW*  
 12/22/25

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

**Carlson, Brigrance & Doering, Inc.**

Civil Engineering  
 2501 West Whitnall  
 Fort Worth, TX 76104  
 Phone No. (817) 280-5100

REG. # 10024960

Surveying  
 Austin, Texas 78745  
 Phone No. (512) 280-5100

FIRM ID #13191

J:\AC3D\5753\Survey\M&B - 9.247 AC - OUTSIDE LEANDER CITY LIMITS

**A RESOLUTION OF THE CITY OF LEANDER, TEXAS**

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY OF LEANDER, TEXAS, TO PROVIDE NOTICE OF ANNEXATION OF RIGHT-OF-WAY CONSISTING OF A PORTION OF KAUFMAN LOOP OWNED AND MAINTAINED BY WILLIAMSON COUNTY, TEXAS; PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.**

**WHEREAS**, the City of Leander (the, "City") desires to annex a portion of Kaufman Loop owned and maintained by Williamson County, Texas, that is contiguous to a parcel of land that is being annexed simultaneously by petition of the landowners; and

**WHEREAS**, Texas municipalities may annex right-of-way if the city provides notice of the intent to annex the right-of-way at least 61 days prior to the annexation and the owner of the right-of-way does not submit a written objection to the proposed annexation pursuant to Texas Local Government Code § 43.1055; and

**NOW, THEREFORE, BE IT RESOLVED 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. Annexation of Right-of-Way.** The City desires to annex that portion of Kaufman Loop owned and owned and maintained by Williamson County, Texas, as described and depicted on **Exhibit A** attached hereto and incorporated by reference herein for all purposes.

**Section 3. Severability.** Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance 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 Resolution are declared to be severable.

**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, *Chapt. 551, Tex. Gov't. Code.*

**PASSED AND APPROVED** this the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ATTEST:**

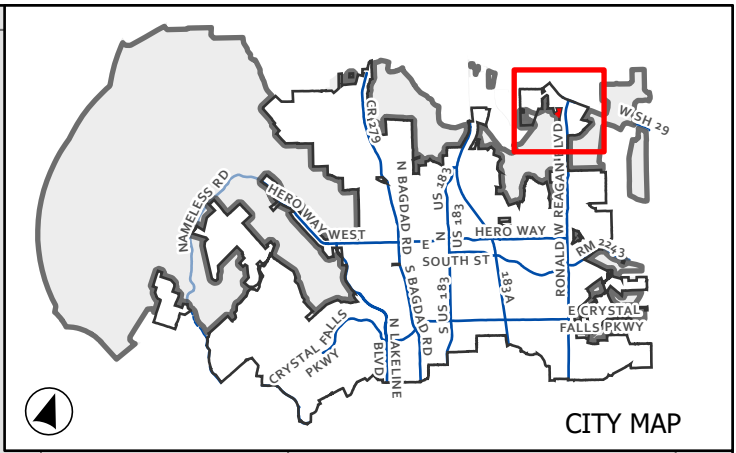
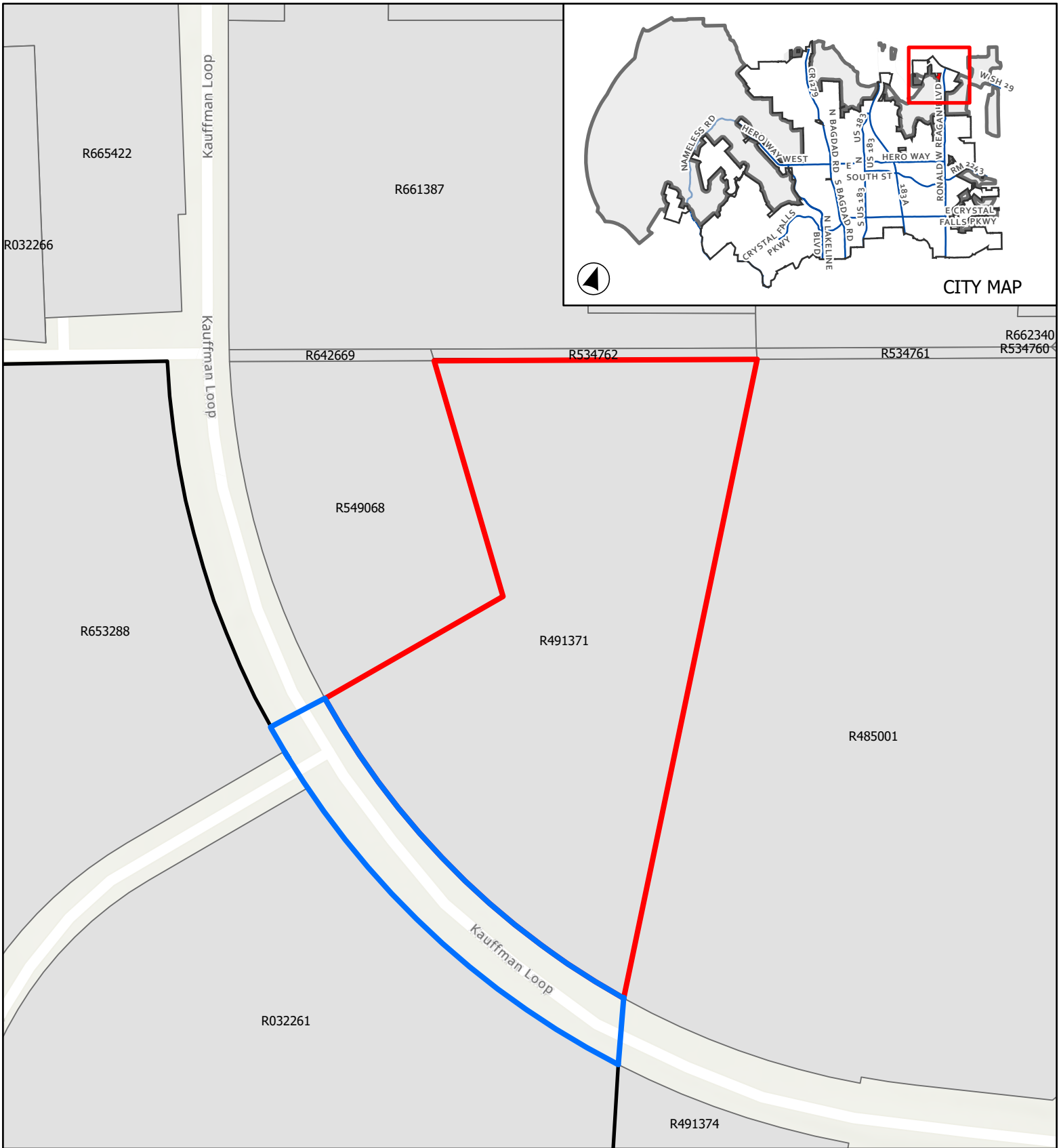
**THE CITY OF LEANDER, TEXAS**

\_\_\_\_\_  
Dara Crabtree, City Secretary

\_\_\_\_\_  
Na'Cole Thompson, Mayor

**Exhibit A**

Being all that right of way named Kaufman Loop tha is adjacent to the parcel identified as R491371 by the Williamson County Central Appraisal District and depicted on the attached map.



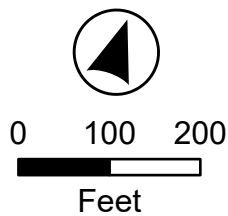
CASE: A-26-0027 & A-26-0028

ATTACHMENT 2

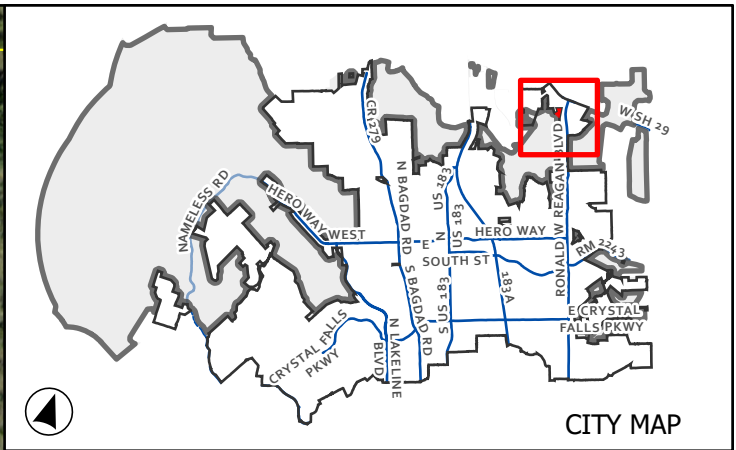
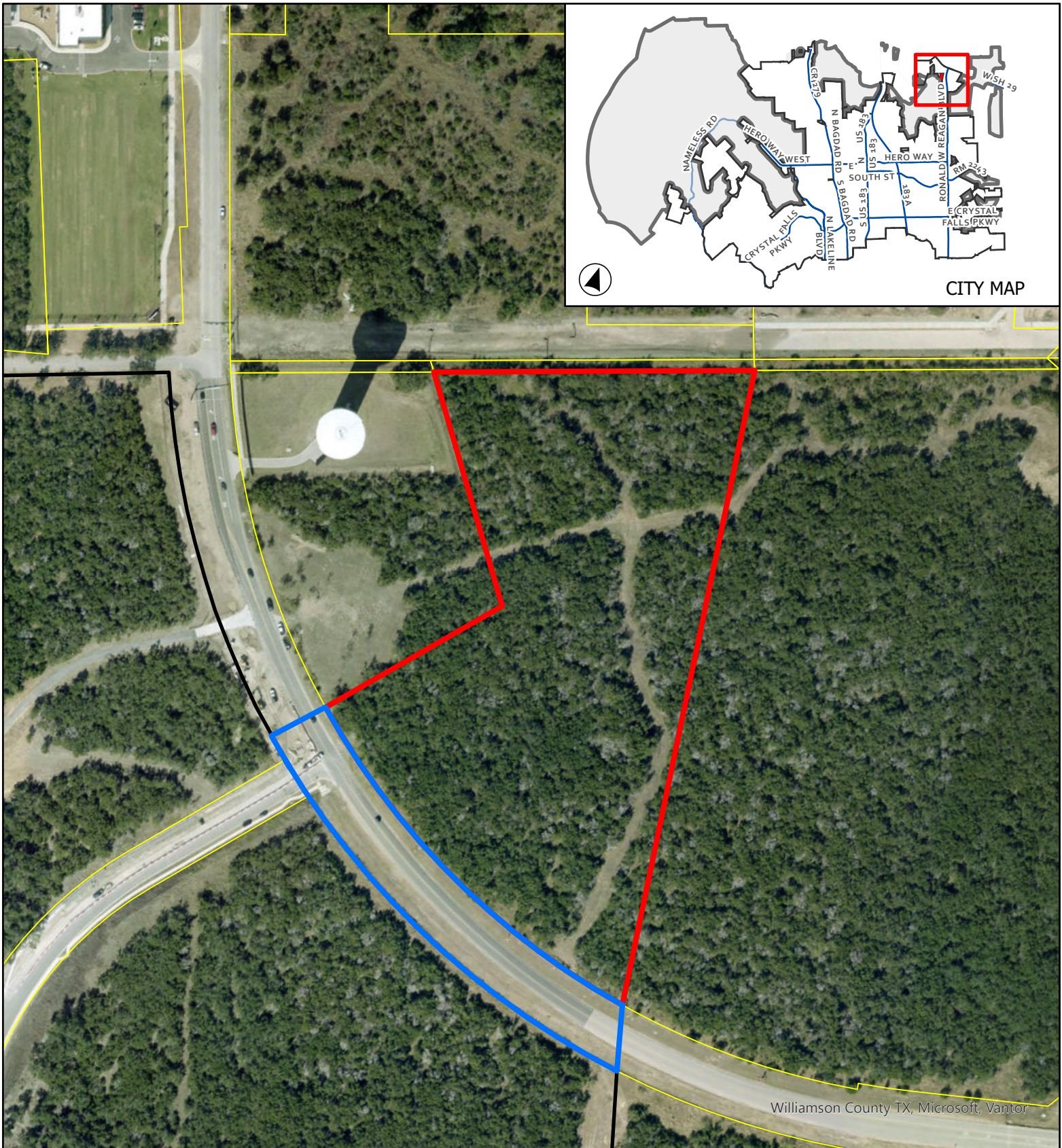
BAR W WEST COMMERCIAL & ROW VOLUNTARY ANNEXATION

Location 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.



- City Limits
- ETJ
- Subject Boundary
- ROW Boundary



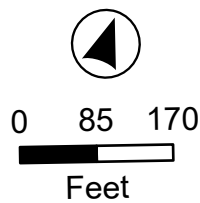
CASE: A-26-0027 & A-26-0028

ATTACHMENT 3

BAR W WEST COMMERCIAL  
& ROW VOLUNTARY ANNEXATION

### 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
- Williamson County Parcels
- Subject Boundary
- ROW Boundary



**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Approval of Zoning Case Z-26-0212 to amend the current zoning of GC-2-C (General Commercial) and SFT-2-B (Single-Family Townhouse) to adopt the Life Time Fitness Minor PUD (Planned Unit Development) with the base zoning of LC-3-C (Local Commercial) on two (2) parcels of land 14.037 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and generally located south of Hero Way West, approximately 1,600 feet east of the intersection with N. Bagdad Road, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is the final step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to allow for a fitness center with unlimited hours of operation and outdoor entertainment uses. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Multi-Use Corridor – Priority Corridor identified by the Comprehensive Plan.

Ordinance 21-052-00 was approved to rezone two (2) parcels of land from SFU-2-B (Single-Family Urban) to GC-2-C (General Commercial) and SFT-2-B (Single-Family Townhome) as part of the Greenlight Village development. The associated preliminary plat was approved May 9, 2024, and the previous developer has chosen not to pursue this project.

The LC (Local Commercial) use component currently includes reduced hours of operation, and the applicant is requesting to remove this limitation. Under the existing LC use component, hours of operation open to the general public are 5:00 a.m. to 10:00 p.m. Sunday through Thursday, and 5:00 a.m. to 11:00 p.m. on Friday and Saturday.

Additionally, the Type 2 Site Component does not permit outdoor uses or amplified sound. The applicant is requesting relief from this requirement to allow an outdoor pool deck with amplified sound, as well as a playground. As part of the proposal, all amplified sound would be oriented away from nearby residential properties.

**GENERAL INFORMATION:**

- Current Zoning: GC-2-C (General Commercial), SFT-2-B (Single-Family Townhome).
- Proposed Zoning: Life Time Leander Minor PUD (Planned Unit Development) with a base zoning district of LC-2-C (Local Commercial).
- Size and Location: The property is located at 11675 Hero Way West, including approximately 14.037 acres.

- Surrounding Area: This property is located north of the Masonwood South Street Villas Subdivision and east of Massey Services, Inc, Cappelliera’s Barber Salon and Leander Veterinary Clinic. The property is located west of Freehill Hero Way.

Previous Zoning Cases:

The following zone cases were previously submitted for this property:

- 21-Z-010 requested a zone change from SFU-2-B to GC-2-C and SFT-2-B and was approved on June 17, 2021.

**PROPOSED ZONING DISTRICT:**

**USE COMPONENT**

**LC – Local Commercial:**

*Features:* Any use in LO (Local Office) plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast.

*Intent:* Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

**SITE COMPONENT**

**TYPE 2:**

*Features:* drive-thru service lanes; uses not to exceed 40,000 square feet.

*Intent:*

1. The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
2. This component is intended to be utilized with the majority of LO (Local Office) and LC (Local Commercial) use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
3. This component is intended to be utilized with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components when adjacent to residential districts and additional compatibility standards are warranted.
4. This component is generally not intended to be utilized with HC (Heavy Commercial), and HI (Heavy Industrial) use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
5. Compliance with Type 1 standards shall also be deemed as compliance with this component.

**ARCHITECTURAL COMPONENT**

**TYPE C (non-residential only):**

*Features:* Three (3) or more architectural features.

*Intent:*

1. The Type C architectural component is intended to be utilized only in the LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components for intermediate quality development.
2. Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.

3. This component is not intended for the majority of the LO (Local Office) and LC (Local Commercial) use components except those that may be adjacent to less restricted districts.

**COMPREHENSIVE PLAN:**

**Applicable Comprehensive Plan goal statements**

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.  
Applicable Future Land Use categories

**MULTI-USE CORRIDOR**

The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate buffer yards are required to ensure compatibility with adjacent Neighborhood Residential.

**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.

The applicant sent letters to all residents within the five hundred (500') foot boundary. No responses have been received. Please see the full report from the applicant attached as Exhibit #8.

**HISTORY/TIMELINE:**

- 07/29/1999 – Annexation
- 02/17/2022 – Concept Plan Approval
- 05/04/2023 – Zoning Approval
- 05/09/2024 – Preliminary Plat Approval
- 05/14/2026 – Planning & Zoning, 1st Public Hearing
- 06/18/2026 – City Council, 2nd Public Hearing & 1st Reading of the Ordinance

**APPLICANT/AGENT:**

Life Time (Natalie Nye) on behalf of Leander Hero Holdings (Muralidhar Bandlapalli).

**RECOMMENDATION:**

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

1. Approve the proposed zoning case;

2. Deny the proposed zoning case;
3. Approve the Planning & Zoning recommendation to modify the hours of operation to 8:00 am - 10:00 pm for the uses with outdoor amplified sound and 4:00 am - 12:00 am for the main business; or
4. Approve an alternative request that may include modifications to the development standards in regards to the hours, amplified sound, or allowed/prohibited uses.

Staff recommends Option 1 listed above – Approve the proposed zoning case. Staff made this recommendation based on the position of the outdoor pool deck; Brushy Creek serves as a buffer between the proposed use and the residential properties to the south. Please reference Exhibit 10. In addition, the Noise Ordinance does not allow outdoor amplified sound between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday, and between the hours of 11:30 p.m. and 7:00 a.m., Friday and Saturday.

During the meeting of May 14, 2026, the Planning & Zoning Commission recommended approval with the modification that hours of operation are 8:00 am - 10:00 pm for the uses with outdoor amplified sound and 4:00 am - 12:00 am for the main business. The City Council approved the request with the Planning & Zoning Commission's recommendation during the June 18, 2026, meeting.

**PRESENTER:**

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

---

**Attachments:**

1. Z-26-0212 Att 1 Letter of Intent - Life Time Leander
2. Z-26-0212 Att 2 Current Zoning - Life Time Leander
3. Z-26-0212 Att 3 FLU Map - Life Time Leander
4. Z-26-0212 Att 4 Public Notification - Life Time Leander
5. Z-26-0212 Att 5 Proposed Zoning - Life Time Leander
6. Z-26-0212 Att 6 Aerial Map - Life Time Leander
7. Z-26-0212 Att 6a Aerial Map - Life Time Leander
8. Z-26-0212 Att 7 Utilities Map - Life Time Leander
9. Z-26-0212 Att 8 PUD Notes - Lifetime Leander
10. Z-26-0212 Att 8 PUD Notes - Lifetime Leander Redline
11. Z-26-0212 Att 9 Neighborhood Outreach- Life Time Leander
12. Z-26-0212 Att 10 Distance Exhibit - Life Time Leander
13. Z-26-0212 Att 11 Ordinance - Life Time Leander
14. Z-26-0212 Att 12 P & Z minutes 05/14/2026
15. Z-26-0212 Att 13 Life Time Leander Presentation



March 24, 2026

RE: Life Time – Rezoning Letter of Intent

Members of the Leander Planning and Zoning Commission and City Council,

Life Time is submitting a Minor PUD rezoning application for an approximately 14-acre parcel on Hero Way. The property is currently split zoned with General Commercial along the street frontage and Single-Family Townhomes in the rear. Life Time is requesting that the property be rezoned to one zoning district – Local Commercial (LC-3-C) with the intent to construct and operate a fitness center known as Life Time.

Life Time is proposing to construct an approximately 100,000 square foot health and fitness center with an outdoor pool and amenity deck. Beyond fitness studios and a fitness floor, Life Time will operate a café, spa, salon, and childcare services on the premises. Hours of operation for the proposed use are 4am to 12am. Additional information on the programming and hours of the outdoor amenities below:

Life Time – Outdoor Amenities

Pool deck – approximately 45,000 square feet

- 1 combined lap and leisure pool (lap swimming section and leisure/zero depth entry area)
- Outdoor bistro food service and seating
- Pool deck lounge chairs and cabanas
- Hours: 6am-10pm
  - o Lap swimming
  - o Family swim hours are more limited (typically 10am-6pm)

Kid’s Academy – approximately 3,000 square feet

- Outdoor shaded turf area serving the Kid’s Academy (childcare)
- Hours: 8am-8pm

Thank you for your consideration. Please contact me at [nnye@lt.life](mailto:nnye@lt.life) should you have any questions.

Sincerely,

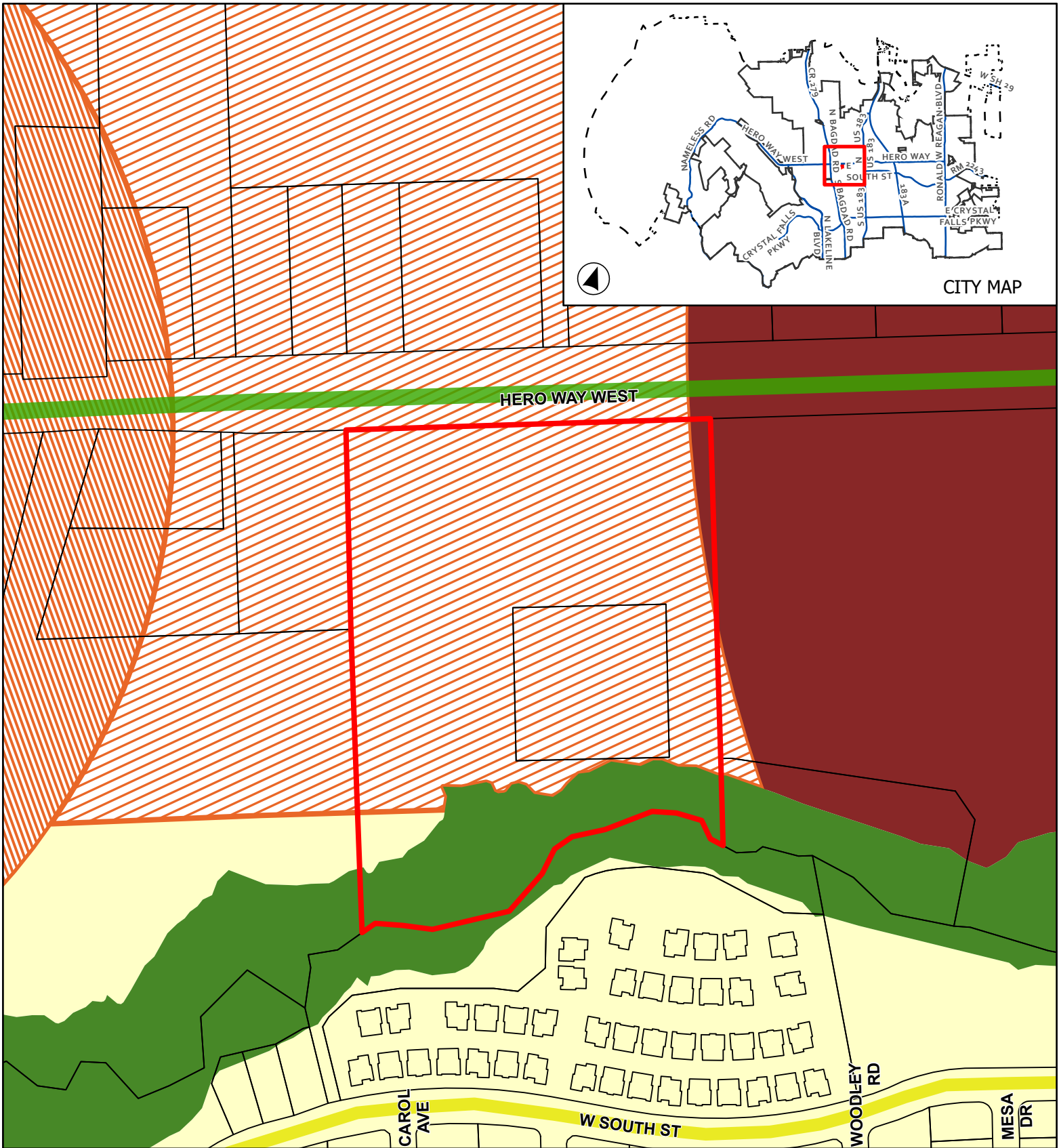
*Natalie Nye*

Natalie Nye



Senior Associate Development Manager  
Life Time Property Development





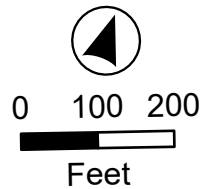
CASE: Z-26-0212

ATTACHMENT 3

LIFE TIME LEADER  
MINOR PUD

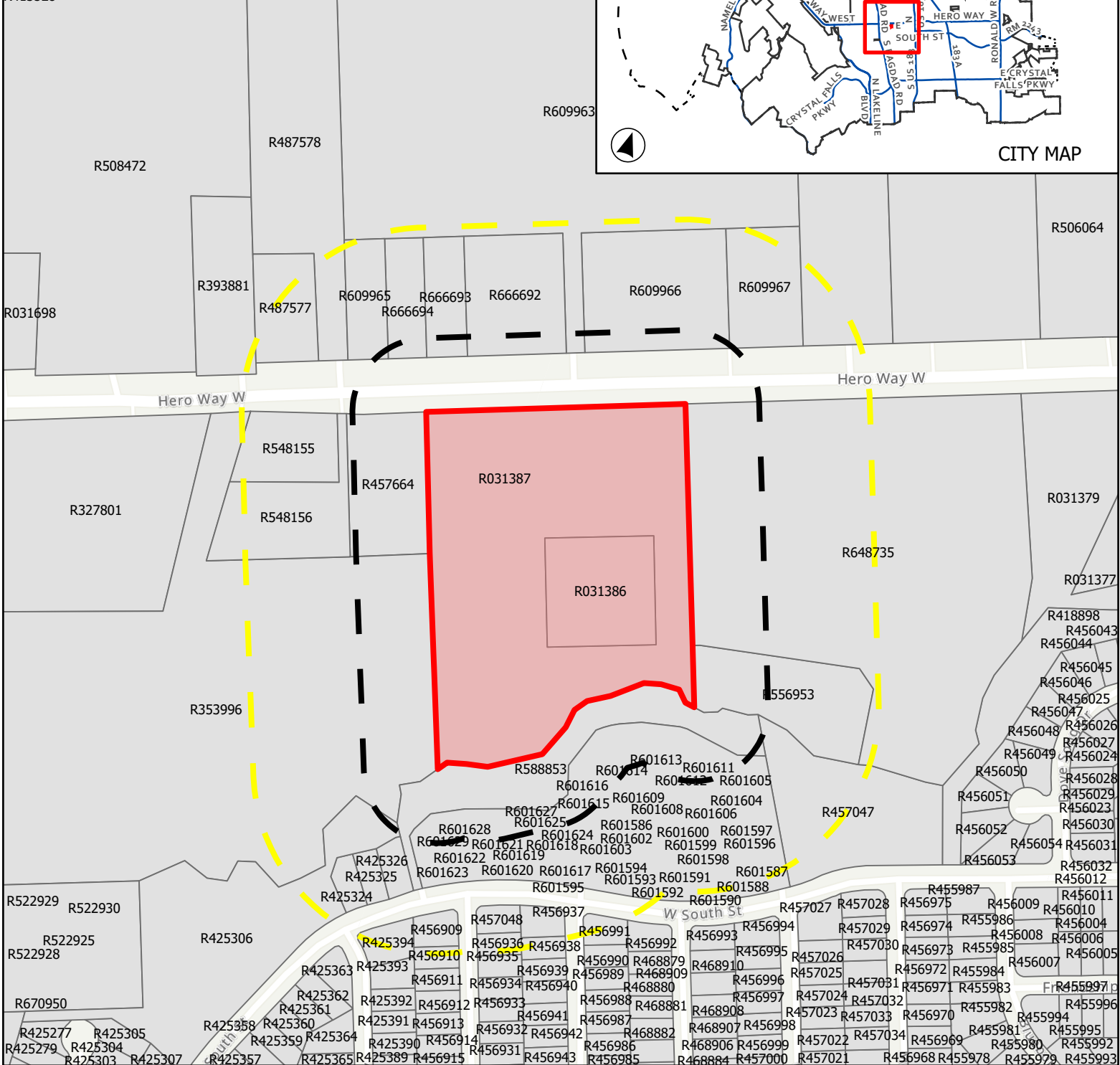
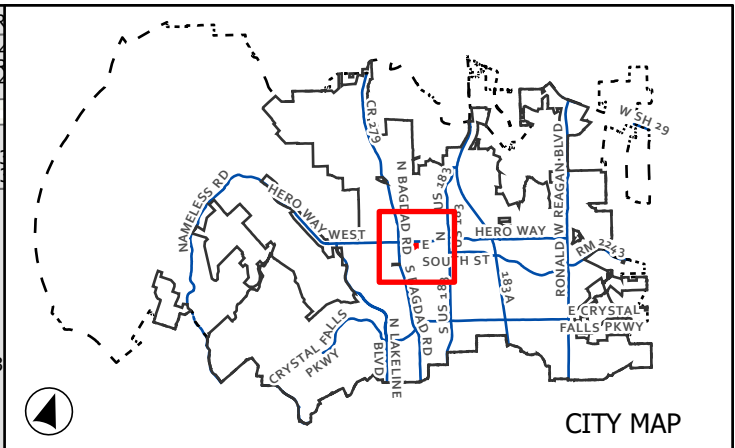
# Future Land Use Map

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.



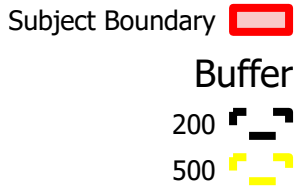
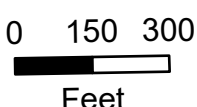
- |   |  |                           |  |
|---|--|---------------------------|--|
| Neighborhood Residential                |  | ETJ Boundary              |  |
| Multi-Use Corridor - Priority Corridor  |  | Leander City Limits       |  |
| Neighborhood Center - Priority Corridor |  | Subject Boundary          |  |
| Activity Center                         |  | Arterial 6 Lane, Existing |  |
| Greenway                                |  | Collector, Existing       |  |

R413580 R459483 R437105 R437129 R424929 R424946 R413600  
 R459465 R459484 R437106 R437111 R424947 R413583  
 R459464 R459485 R437086 R437107 R437110 R437131 R424948 R413582  
 R459463 R459486 R437085 R437108 R437109 R424927 R424927 R413581 R413602  
 R413527 Northcreek Blvd R413545 Northcreek Blvd  
 R413531 R413534 R413537 R413539 R413543 R413547 R413549 R413552  
 R413530 R413533 R413535 R413538 R413541 R413546 R413550 R413553  
 R413529 R413532 R413536 R413540 R413542 R413544 R413548 R413551 R413554

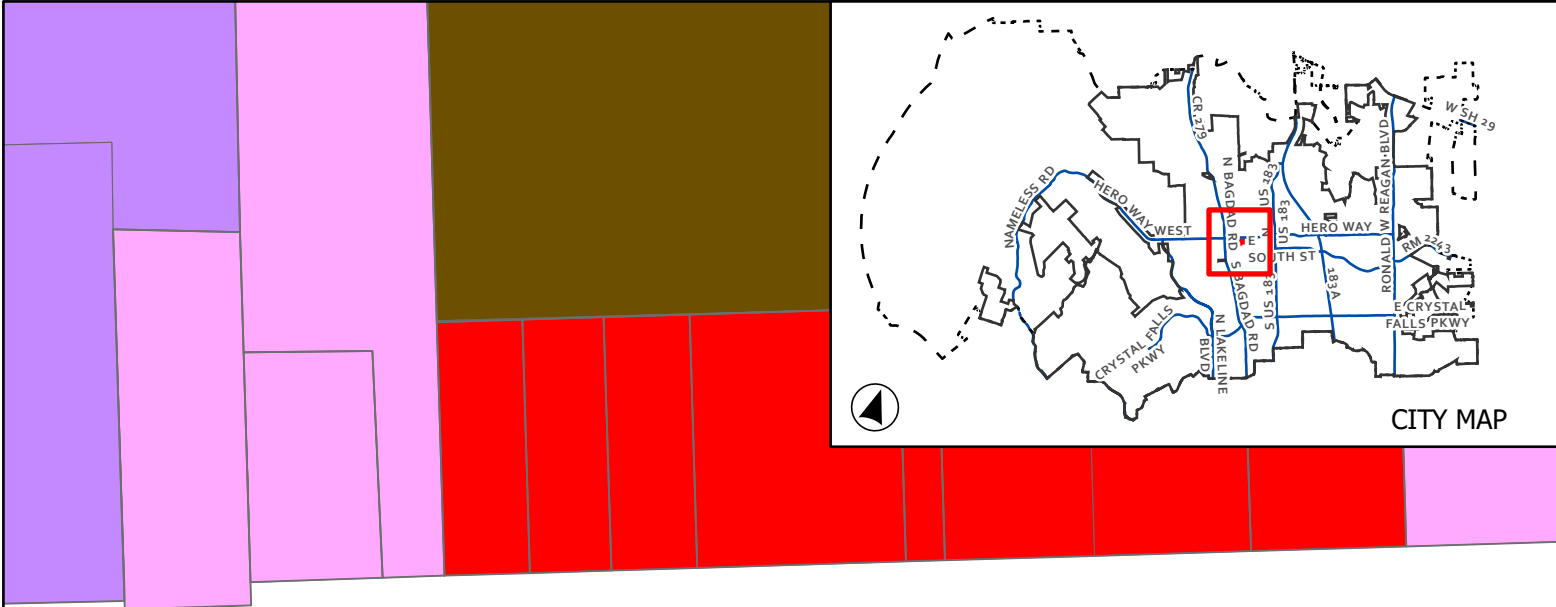
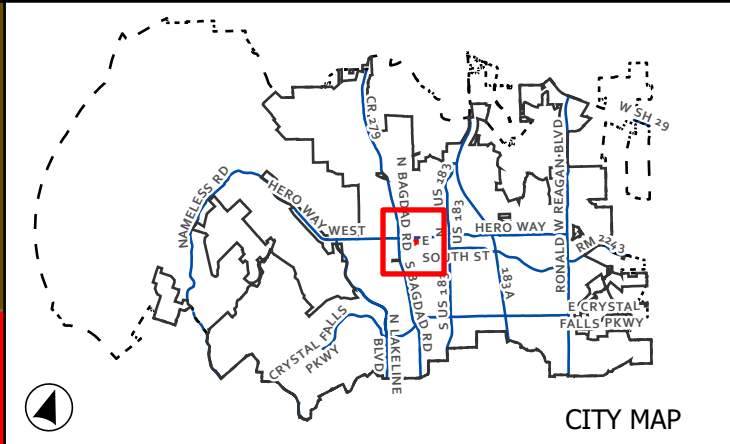


CASE: Z-26-0212 ATTACHMENT 4 LIFE TIME LEANDER MINOR PUD

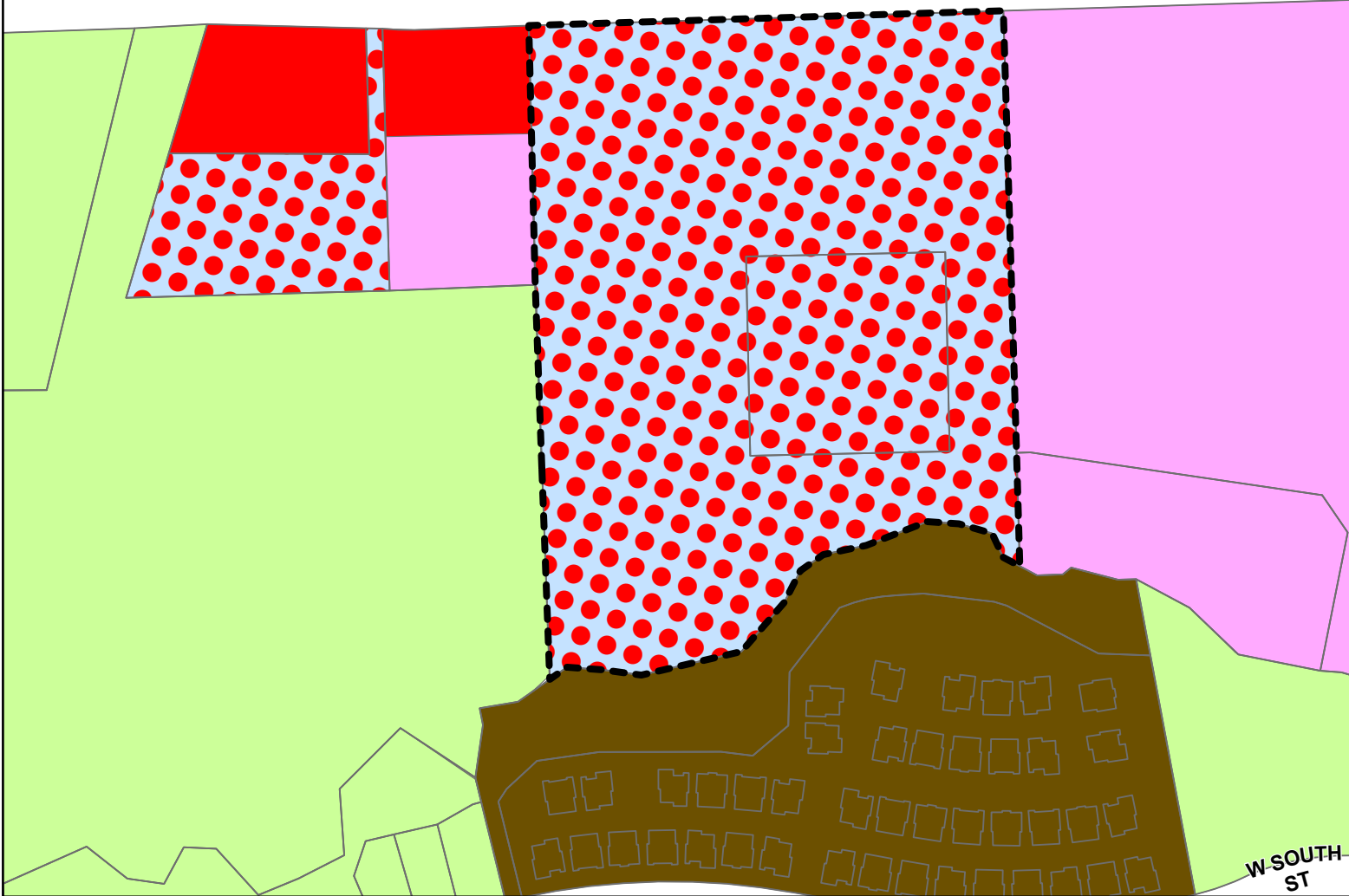
Public Notification



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.



HERO WAY WEST



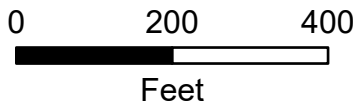
CASE: Z-26-0212

ATTACHMENT 5

LIFE TIME LEADER  
MINOR PUD

Proposed Zoning

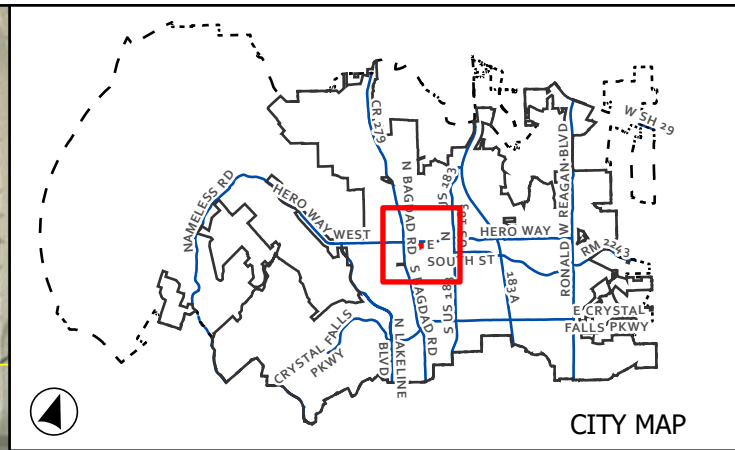
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



Proposed Zoning

- SFU - Single-Family Urban
- MF - Multi-Family
- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - General Commercial

- City Limits
- ETJ
- Subject Boundary



CITY MAP

HERO WAY WEST



Williamson County TX, Microsoft, Vantor

CASE: Z-26-0212

ATTACHMENT 6

**LIFE TIME LEADER  
MINOR PUD**

**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.





0 70 140

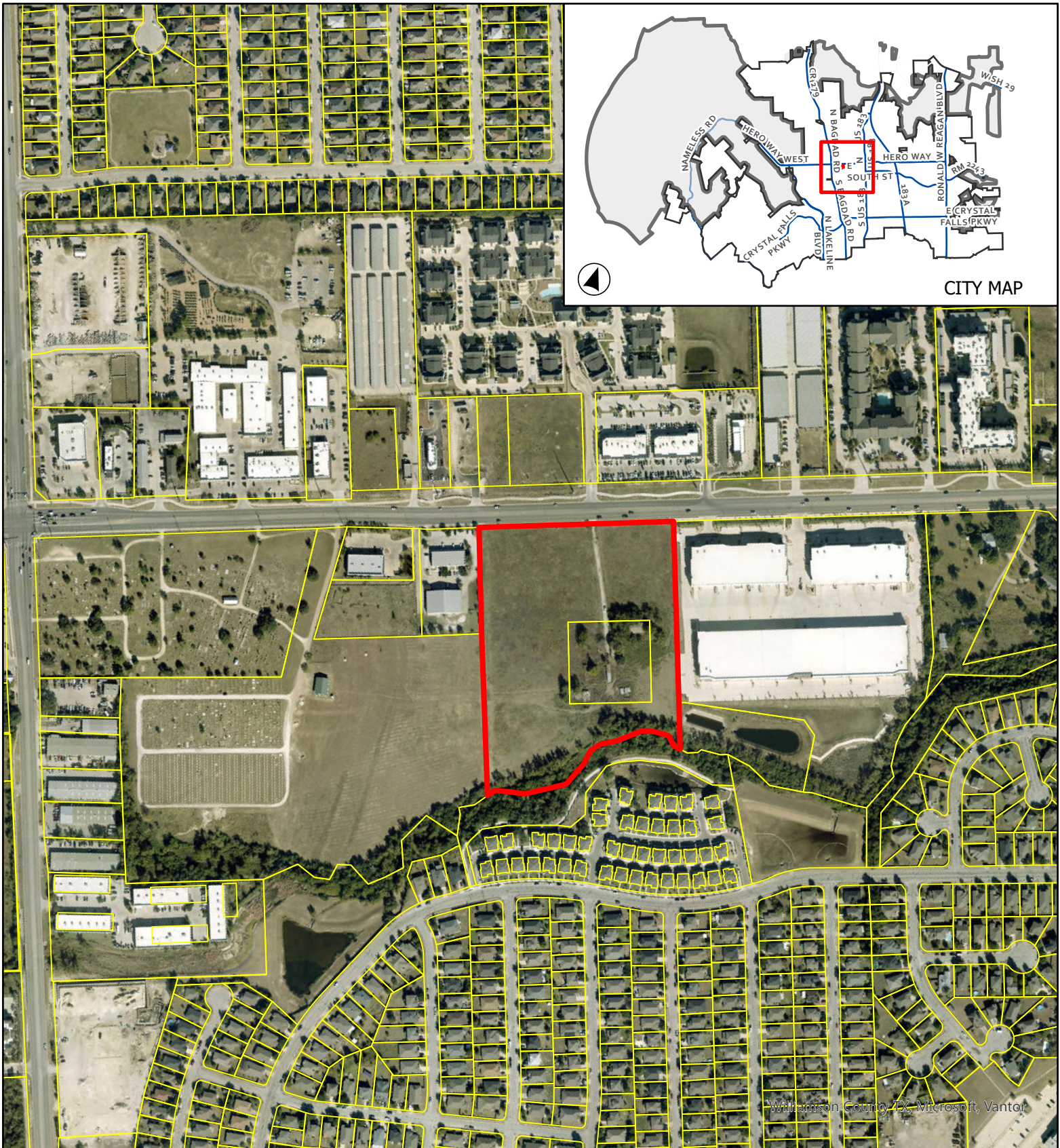


Feet

Leander City Limits 

Williamson County Parcels 

Subject Boundary 



CASE: Z-26-0212

ATTACHMENT 6a

LIFE TIME LEADER MINOR PUD

### 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.




0 187.5 375

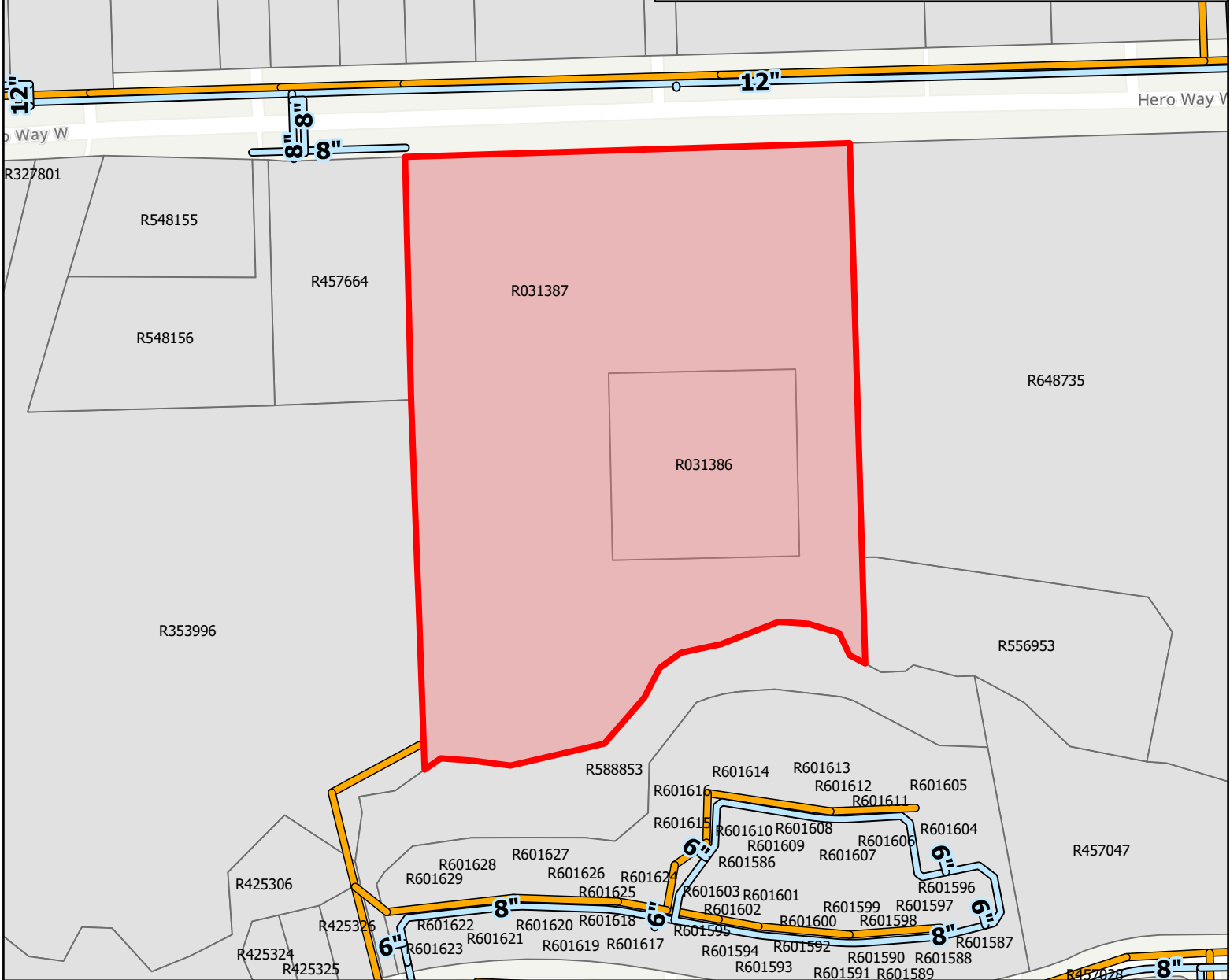
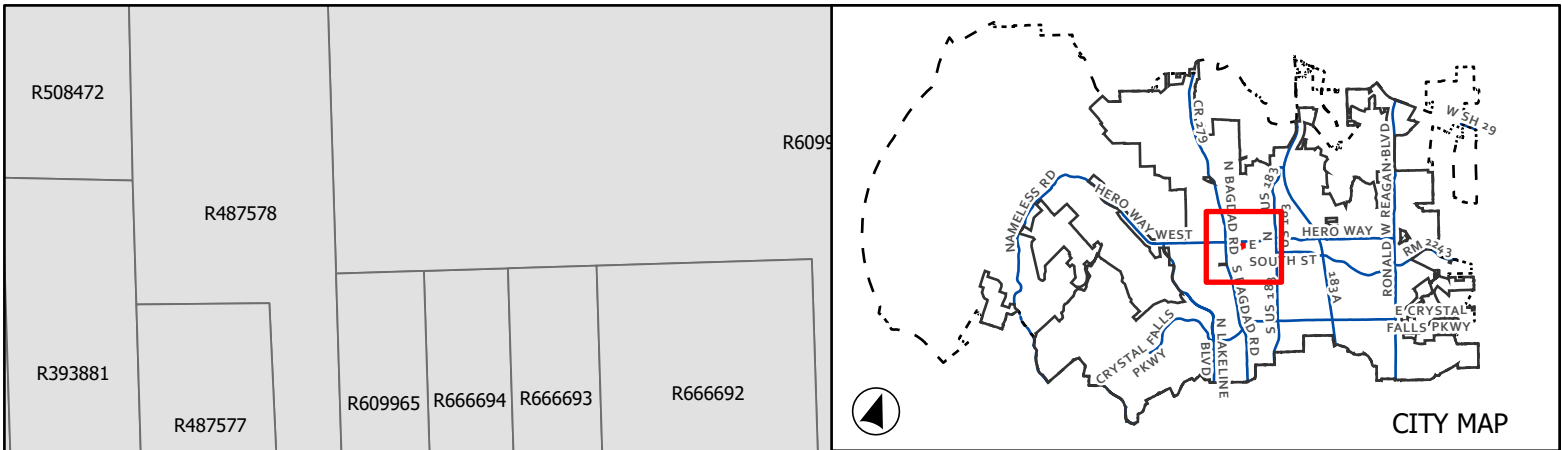


Feet

Leander City Limits 

Williamson County Parcels 

Subject Boundary 



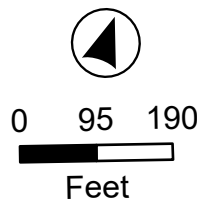
CASE: Z-26-0212

ATTACHMENT 7

LIFE TIME LEANDER MINOR PUD

# Utilities 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.



Waste Water Line Subject Boundary   
 Water Main Line

## EXHIBIT A

### Life Time Leander Minor Planned Unit Development

#### A. Purpose and Intent

1. The Life Time Leander Minor PUD is comprised of approximately 14 acres, as shown in Exhibit B. The development of this property includes Fitness Center known as Life Time.

#### B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

LC-2-C (Local Commercial)

#### C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the LC (Local Commercial) use component.
2. Outdoor uses such as an outdoor pool deck with amplified sound systems and a playground area shall be allowed. The outdoor amplified sound systems shall be installed with the sound directed towards Hero Way West.
3. Hours of operation to the general public shall be as listed below:
  - a. Between 4:00 a.m. - 12:00 a.m. for the main business operations
  - b. Between 8:00 a.m. - 10:00 p.m. for the uses with outdoor amplified sound

## EXHIBIT A

### Life Time Leander Minor Planned Unit Development

#### A. Purpose and Intent

1. The Life Time Leander Minor PUD is comprised of approximately 14 acres, as shown in Exhibit B. The development of this property includes Fitness Center known as Life Time.

#### B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

LC-2-C (Local Commercial)

#### C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the LC (Local Commercial) use component.
2. Outdoor uses such as an outdoor pool deck with amplified sound systems and a playground area shall be allowed. The outdoor amplified sound systems shall be installed with the sound directed towards Hero Way West.
- ~~3. The hours of operation for this site shall be unlimited.~~
3. Hours of operation to the general public shall be as listed below:
  - a. Between 4:00 a.m. - 12:00 a.m. for the main business operations
  - b. Between 8:00 a.m. - 10:00 p.m. for the uses with outdoor amplified sound

**APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS**

**\*This summary is only required for a PUD or a Minor PUD\***

- 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 within 500' were sent a letter on April 14, 2026 notifying them of the proposed rezoning.

The informational letter and list of addresses is attached.

- 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.

All property owners and HOA's within 500' were notified.

- 3. What concerns were raised during these communications?

No issues or concerns have been raised up until this point.

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

No modifications were made to the application as no neighbor concerns were raised.

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

Signature: Natalie Nye

Date 5-6-26



**April 14, 2026**

**Notice of Rezoning Application**  
**Property Address: 11675 Hero Way West**

Dear Neighbor,

This letter is being provided to notify surrounding property owners of a rezoning application submitted by Life Time for the property located at **11675 Hero Way West**.

Life Time is requesting approval of a **Minor Planned Unit Development (PUD) rezoning** for an approximately 14-acre parcel on Hero Way. The property is currently split zoned, between General Commercial and Single-Family Townhome zoning. Life Time is requesting that the property be rezoned to a single zoning district — **Local Commercial (LC-3-C)** with the intent to construct and operate a Life Time health and fitness center.

Life Time is proposing to construct an approximately 100,000-square-foot health and fitness center with an outdoor pool and amenity deck. In addition to fitness studios and a fitness floor, the facility is expected to include a café, spa, salon, and childcare services for members.

**Planning and Zoning Commission Hearing Information**

**Date:** May 14, 2026  
**Time:** 6 p.m.  
**Location:** 201 N. Brushy Street Leander, TX 78641

The Planning and Zoning Commission will review the rezoning request at the meeting listed above. A site development plan application will follow as the project advances through the review process.

If you have questions regarding the proposed project, please feel free to contact us.

Sincerely,

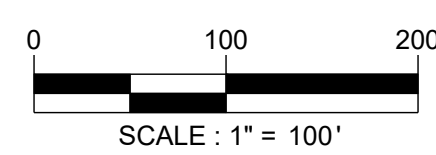
*Natalie Nye*

Natalie Nye

nnye@lt.life  
Sr. Associate Development Manager  
Life Time Property Development



**LIFE TIME**  
**CONCEPT PLAN**  
 March 24, 2026



2P CONSULTANTS, LLC  
 411 W. MAIN STREET, SUITE 310  
 ROUND ROCK, TEXAS 78664  
 512-344-9664  
 TBPE FIRM #-19351

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS**

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE LIFE TIME LEANDER MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF LC-2-C (LOCAL COMMERCIAL); 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 14.037 acres ±; being more particularly described in Exhibit "B"; generally located south of Hero Way West, approximately 1,600 feet east of the intersection with N. Bagdad Road; identified by Williamson Central Appraisal District tax identification number R031386 and R031387; more particularly described in Instrument Number 2019118853; recorded in the Official Public Records of Williamson County, Texas.

**SECTION 4. Property Rezoned.** The Zoning Ordinance is hereby amended by creating the Life Time Leander Minor PUD (Planned Unit Development) with the base zoning district of LC-2-C (Local Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A and "B," which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not

amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

**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 18<sup>th</sup> day of June, 2026.  
**FINALLY PASSED AND APPROVED** on this the 2<sup>nd</sup> day of July, 2026.

**ATTEST:**

**THE CITY OF LEANDER, TEXAS:**

\_\_\_\_\_  
Dara Crabtree, City Secretary

\_\_\_\_\_  
Na’Cole Thompson, Mayor



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



Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, May 14, 2026  
Regular Meeting at 6:00 PM

**Place 1 – Donnie Mahan, Chair**  
**Place 2 – Joseph Morales**  
**Place 3 – Karen Lewis**  
**Place 4 – Jay Coats**

**Place 5 – James Oliver**  
**Place 6 – Laura Lantrip, Vice-Chair**  
**Place 7 – Tyler Bray**  
**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 present except Commissioner Jay Coats; arrived at 6:17 p.m.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the May 7, 2026 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 6-10.

By: Board Member Oliver  
Seconded: Board Member Lewis

**Vote:** 6 - 0 {Commissioner Coats not present for vote.}

6. Approval of the minutes for meeting held on April 28, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0190 The Shoppes at Leander; on four (4) parcels of land 14.793 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R501146, R579460, R491364, and R511667, generally located northeast of the intersection of N. Bagdad Road and W. San Gabriel Parkway, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Subdivision Case PICP-24-0139 Leander Business Center Public Waterline Construction Plan; on one (1) parcel of land 10.249 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031713, commonly known as 80 Mockingbird Hill, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Site Development Case SD-23-0081 TXB Leander; on one (1) parcel of land 16.21 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R620136, commonly known as 8101 RM 2243, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Site Development Case SD-24-0235 The Shoppes at Monarch; on one (1) parcel of land 1.206 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R616289, commonly known as 3260 US 183, Leander, Williamson County, Texas.

**PUBLIC HEARING: ACTION**

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0195 as described above.

Public Hearing opened at 6:24 p.m.; Public Hearing closed at 6:24 p.m.; following discussion.

Submitted via website in opposition of the request:  
 Justin Darden 1021 Overlook Bnd, Leander, Texas 78641  
 Terri Puckett 801 Overlook Bnd, Leander, Texas 78641

Motion to approve Zoning Case Z-25-0195.

By: Board Member Lantrip  
 Seconded: Board Member Oliver

**Vote: 7 - 0**

12. Conduct a Public Hearing regarding Zoning Case Z-26-0212 to amend the current zoning of GC-2-C (General Commercial) and SFT-2-B (Single-Family Townhome) to adopt the Life Time Leander Minor PUD (Planned Unit Development) with the base zoning of LC-2-C (Local Commercial) on two (2) parcels of land approximately 14.037 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R031386 and R031387; and located at 11675 Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0212 as described above.

Public Hearing opens at 6:55 p.m.; Public Hearing closed at 6:55 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to approved Zoning case Z-26-0212 with the modification that hours of operation are 8:00 a.m. -

10:00 p.m. for the uses with outdoor amplified sound and 4:00 a.m. - 12:00 a.m. for the main business.

By: Board Member Mahan  
Seconded: Board Member Oliver

**Vote: 7 - 0**

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0220 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Newton Nursery Minor PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on one (1) parcel of land approximately 5.018 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R516920; and generally located south of San Gabriel Parkway, approximately 800 feet west of the intersection with CR 270, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0220 as described above.

Public Hearing opened at 7:10 p.m.; Public Hearing closed at 7:10 p.m.; following discussion.

No one wished to speak to speak in favor or opposition of the request.

Motion to approve Zoning Case Z-26-0220.

By: Board Member Lantrip  
Seconded: Board Member Oliver

**Vote: 7 - 0**

## REGULAR AGENDA

Chair Mahan reopened consent agenda due to scrivener's error of date on minutes posted. Minutes will be brought to the next meeting.

Motion to approve consent agenda items 7-10.

By: Board Member Oliver  
Seconded: Board Member Lewis

**Vote: 7 - 0**

14. Adjournment  
Meeting adjourned at 7:11 p.m.

APPROVED

---

CHAIR

ATTEST:

---

STAFF LIAISON



June 18, 2026

# City of Leander City Council Meeting

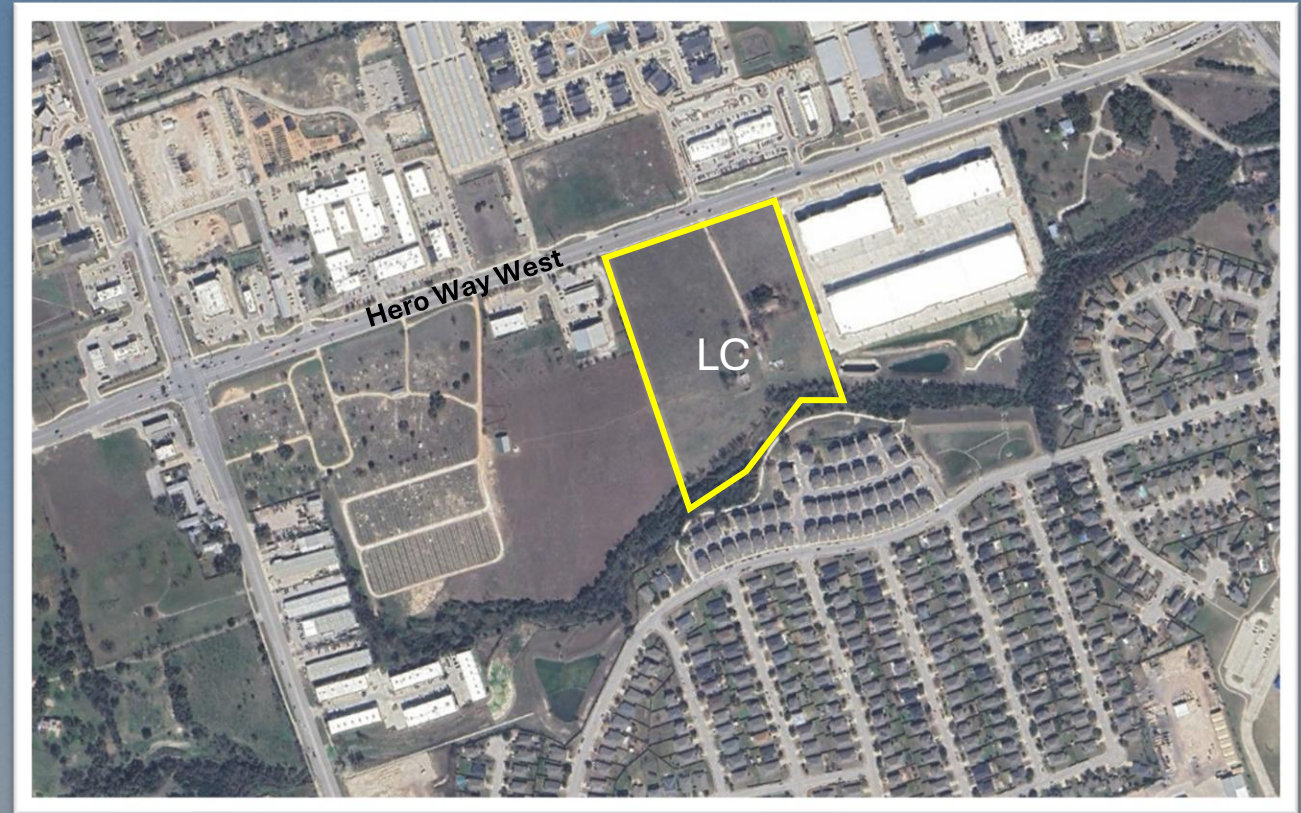
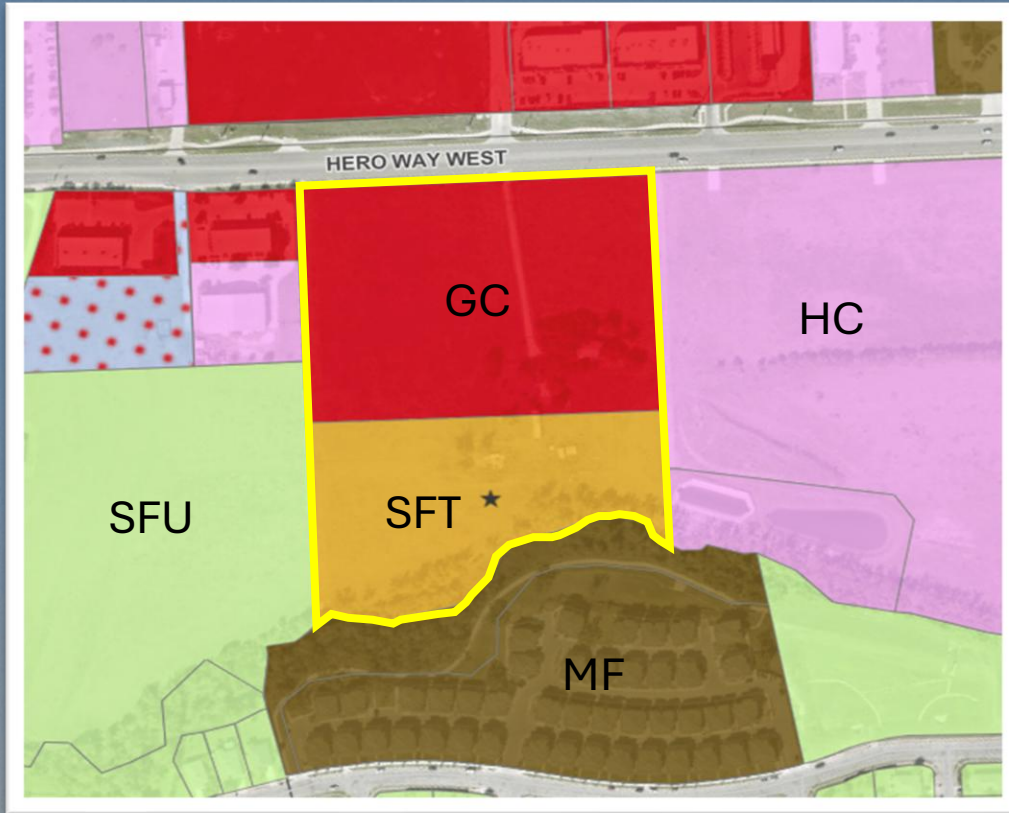
Minor PUD Zoning  
Life Time Leander – 11675 Hero Way W.

Applicant: Life Time Inc.

Representatives: Natalie Nye, Colin O'Brien

# Request

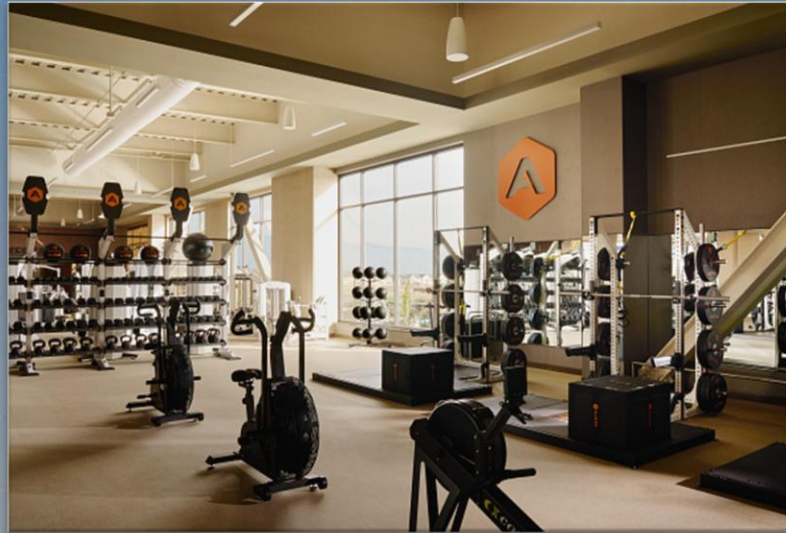
Proposed Zoning for Entire Site: Local Commercial Zoning District (LC-2-C)



# Request

## Proposed Allowable Uses:

1. All uses permitted in the Local Commercial use component.
  1. Life Time uses: fitness, personal services, day care, restaurant
2. Outdoor uses such as an outdoor pool deck with amplified sound systems and a play area for children.
3. Hours of operation for this site shall be limited to:
  - 4am – 12am for main business hours
  - 8am – 10pm for uses with outdoor amplified sound



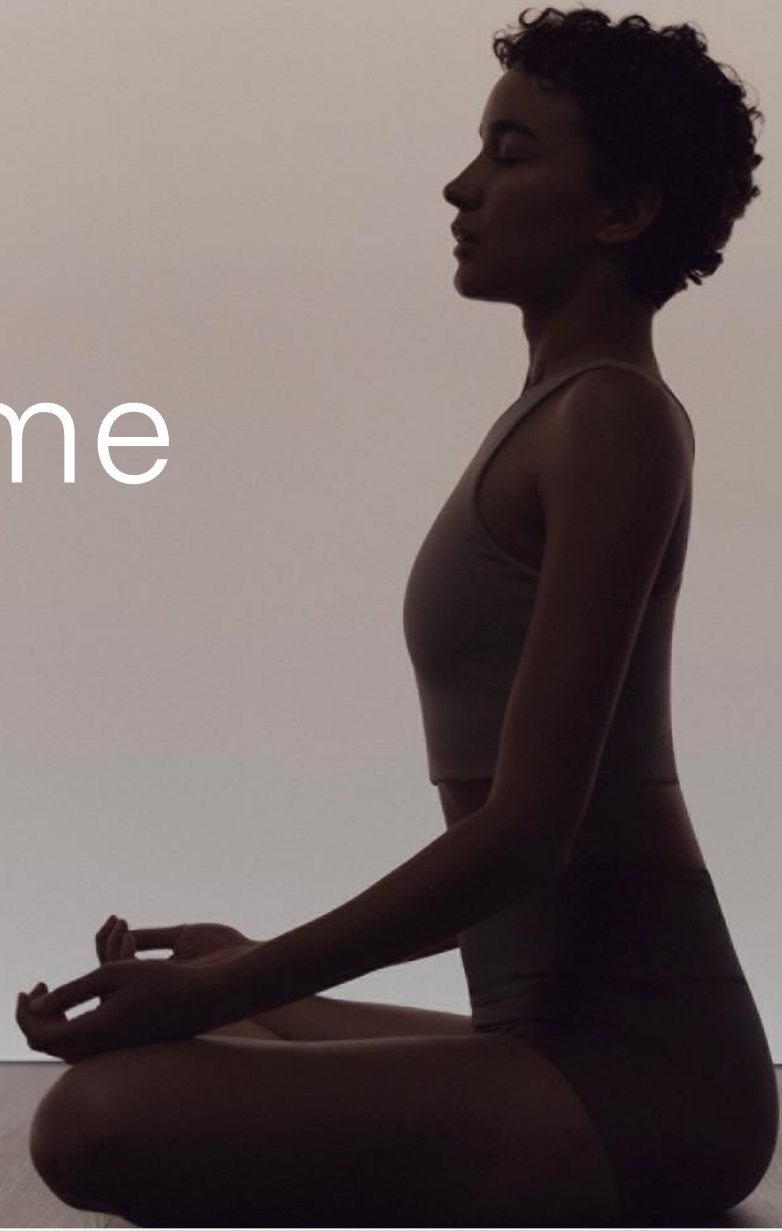
# Concept Site Plan



# Buffered Outdoor Uses



# About Life Time



# Our Commitment

For 30 years, Life Time has been committed to help improve the way people *live, work, play* and think about all aspects of their health. There is something for everyone.

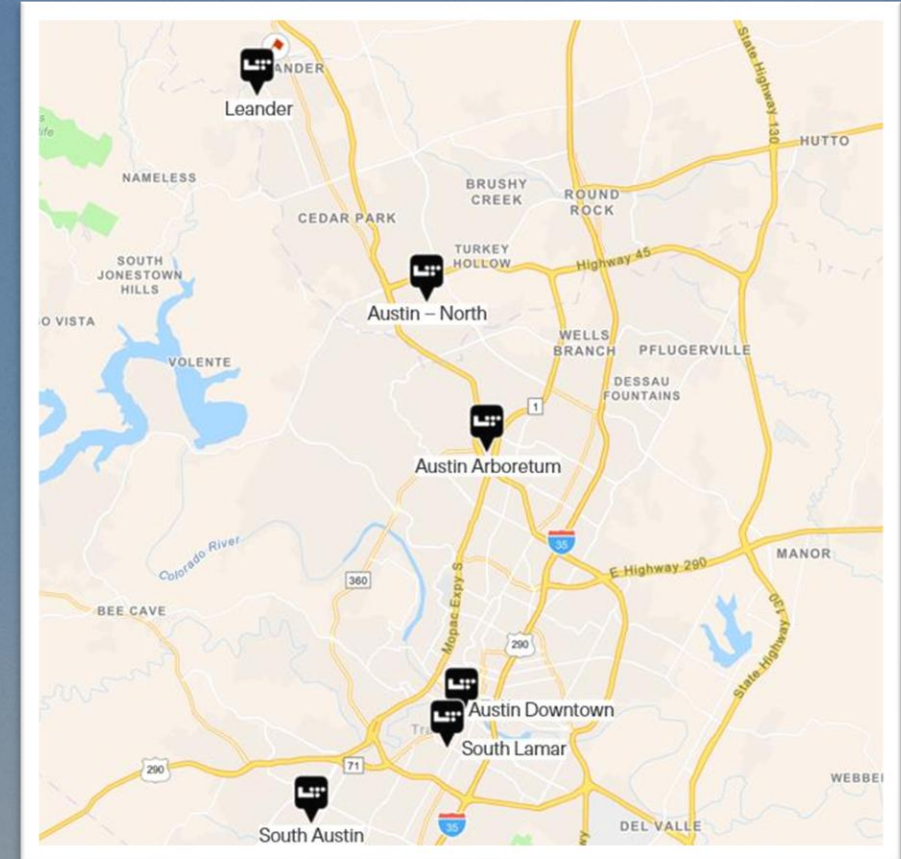
We are the only *Healthy Way of Life Company*.

# Our Clubs



# 185+ Athletic Resorts Nationwide

## 5 Austin Metro Destinations



# Life Time in Austin, TX

*Austin – Arboretum (2018)*



*Austin – North (2005)*



*Austin – South (2007)*



*Austin – Downtown*



*Austin – South Lamar (2025)*



# What We Offer



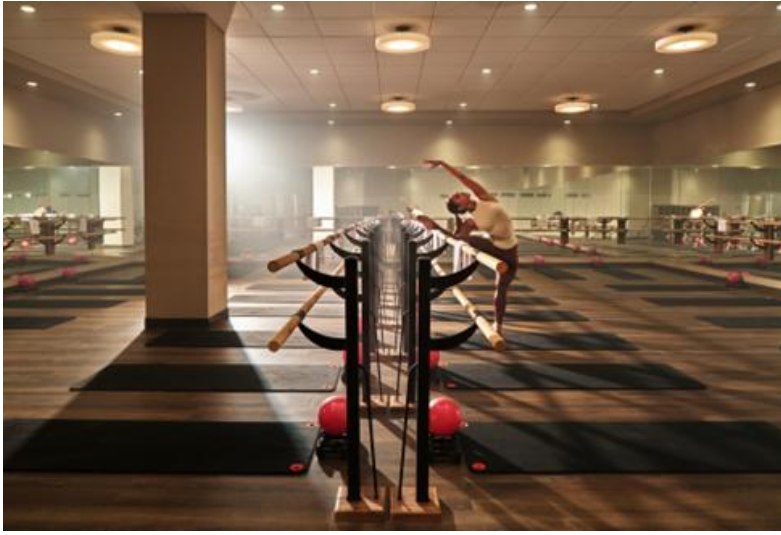


# Fitness Floor

---

State of the art equipment.





# Group Fitness

Best instructors. Wide variety of classes. Extensive class offerings daily.





# LifeCafe

---

Developed by chefs,  
approved by trainers.





# LifeSpa

---

Hair, Body, Nails -  
luxury spa treatments



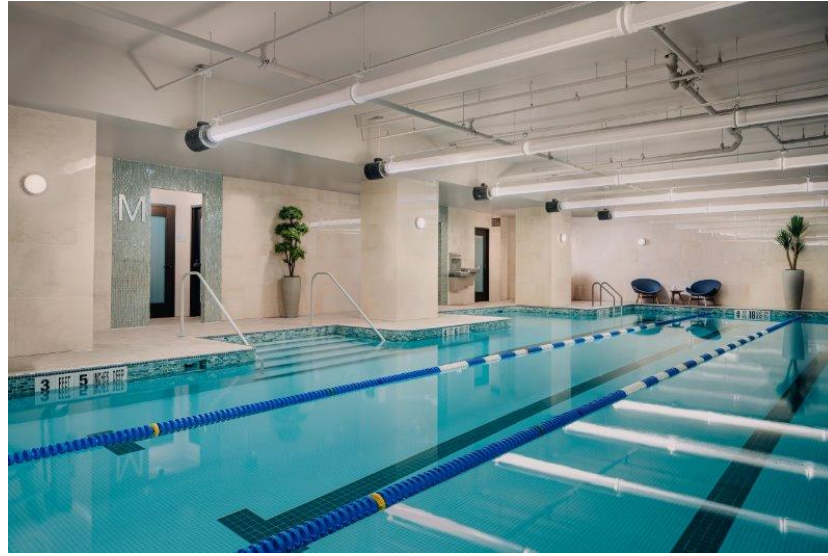
# KIDS ACADEMY



3 months through 11 years. Members receive 2 hours of daily care with a junior membership.



# Pool Decks



Swim laps before basking in the sun. Or just enjoy a drink and a bite from our poolside bistro. Life Time is the epicenter of all things aquatic.



# Minor PUD Zoning Request

- Request to rezone a split zoned parcel to LC-2-C
  - Local Commercial District allows for Life Time primary and accessory uses with Staff support
  - Type 2 allows for accessory outdoor uses needed for Life Time
  - Type C Architectural component needed for commercial development
- Neighboring properties informed with no objections received
- No significant waivers requested
- Zoning change aligns with the Comprehensive Plan
- Planning and Zoning Commission recommended approval at the 5/14/26 meeting



**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Approval of Zoning Case Z-26-0220 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Newton Nursery Minor PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on one (1) parcel of land 5.018 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R516920; and generally located south of San Gabriel Parkway, approximately 800 feet west of the intersection of CR 270, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is the final step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to bring the site into compliance with the pre-existing and current landscape nursery use.

In 2016, this site was annexed into the city and assigned an interim zoning designation of SFR-1-B (Single-Family Rural). Prior to this annexation and zoning assignment, the site existed as the Circle D landscape nursery. In 2025, the property was sold and became Newton Nursery. In October 2025, a Code Enforcement case (CE-25-03923) was filed for the site due to an expansion of the business office without permitting. During the enforcement inspection, it was additionally noted that the new owner had not filed for a Certificate of Occupancy.

The Minor PUD request would allow the property owner to remediate the Code Enforcement case and bring the existing use and expansion into compliance. The developer will additionally provide screening for all areas abutting adjacent properties and rights-of-way per the Composite Zoning Ordinance, Article VI, Section 1(d). Additionally, any existing storage or future proposed storage would not be allowed within the required LC-2-A setbacks.

**GENERAL INFORMATION:**

- Current Zoning: Interim SFR-1-B (Single-Family Rural)
- Proposed Zoning: Minor Planned Unit Development with base zoning of LC-2-A (Local Commercial)
- Size and Location: The property is located at 1310 San Gabriel Parkway, including approximately 5.018 acres.
- Surrounding Area: To the north of this property and across San Gabriel Parkway is Bryson Phase 14 subdivision and to the east is a large residential lot. To the south is a non-residential use (Believers Church) and the west is undeveloped but within the San Gabriel Industrial Minor PUD and will be developed in the future under General Commercial uses.

**PROPOSED ZONING DISTRICT:**

**USE COMPONENT**

**LC – Local Commercial:**

*Features:* Any use in LO (Local Office) plus retail sales and services, restaurants, banks, nursery or greenhouse,

grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sunday — Thursday, 5:00 a.m. to 11:00 p.m. Friday and Saturday

*Intent:* Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

## **SITE COMPONENT**

### **TYPE 2:**

*Features:* Accessory buildings greater than 20% of the primary building or 120 square feet; drive-thru service lanes; uses not to exceed 40,000 square feet.

*Intent:*

1. The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
2. This component is intended to be utilized with the majority of LO (Local Office) and LC (Local Commercial) use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
3. This component is intended to be utilized with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components when adjacent to residential districts and additional compatibility standards are warranted.
4. This component is generally not intended to be utilized with HC (Heavy Commercial), and HI (Heavy Industrial) use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the landowner.

## **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. 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.
3. This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
4. 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.

## **COMPREHENSIVE PLAN:**

### **Applicable Comprehensive Plan goal statements**

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

## **Applicable Future Land Use categories**

### **EMPLOYMENT CENTER**

The Employment Center future land use category is for primary jobs and business in strategic locations. These areas are intended for regional-serving appropriate land use types of agricultural employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. The future land use map includes five (5) Employment Centers — Heritage Grove, Hero Way North, Hero Way South, Hero Way East, and FM 1431 Employment Centers. Horizontal mixed use is only supported in the Hero Way South Employment Center.

Desired Mix: 100% Non-residential uses.

### **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 feet 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.

Neighborhood outreach was conducted via letters on January 20, 2026; additionally, Newton Nurseries set up a website and contact number for additional communication opportunities. To date, no comments or concerns have been raised regarding the zoning request.

Please see the full report from the applicant attached as Exhibit 8.

### **HISTORY/TIMELINE:**

04/21/2016 – Annexation

05/14/2026 – Planning & Zoning, 1st Public Hearing

06/18/2026 – City Council, 2nd Public Hearing & 1st Reading of the Ordinance

### **APPLICANT/AGENT:**

Westwood (Hollis Scheffler) on behalf of Newton Nurseries Leander Operating, LLC (Megan Tervo)

### **RECOMMENDATION:**

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

1. Approve the proposed zoning case;
2. Deny the proposed zoning case; or
3. Approve an alternative request that may include modifications to the development standards and/or the addition of allowable or prohibited uses.

Staff recommends Option #1 listed above – approval of the proposed zoning case. Staff made this recommendation based on the surrounding land uses and required screening. Additionally, the zoning request is compatible with the Future Land Use map designation and would bring the existing use into compliance while remediating the Code Enforcement violation.

During the meeting of May 14, 2026, the Planning & Zoning Commission recommended approval. The City Council approved the request during the June 18, 2026, meeting.

**PRESENTER:**

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

---

**Attachments:**

1. Z-26-0220 Att 1 Letter of Intent - Newton Nursery Minor PUD
2. Z-26-0220 Att 2 Current Zoning - Newton Nursery Minor PUD
3. Z-26-0220 Att 3 FLU Map - Newton Nursery Minor PUD
4. Z-26-0220 Att 4 Public Notification - Newton Nursery Minor PUD
5. Z-26-0220 Att 5 Proposed Zoning - Newton Nursery Minor PUD
6. Z-26-0220 Att 6 Aerial Map - Newton Nursery Minor PUD
7. Z-26-0220 Att 6a Aerial Map - Newton Nursery Minor PUD
8. Z-26-0220 Att 7 Utility Map - Newton Nursery Minor PUD
9. Z-26-0220 Att 8 Neighborhood Outreach - Newton Nursery Minor PUD
10. Z-26-0220 Att 9 Minor PUD Notes - Newton Nursery Minor PUD
11. Z-26-0220 Att 10 Ordinance - Newton Nursery Minor PUD
12. Z-26-0212 Att 11 P & Z minutes 05142026

March 26, 2026  
WW No.: 0076719.00

**Development Services**  
**City of Leander**  
P.O. Box 319  
Leander, Texas 78646

Re: **Newton Nursery**  
**PUD Zoning Change Application Letter of Intent**  
*Leander, Williamson County, Texas*

To Whom It May Concern:

On behalf of the owner, Westwood Professional Services is submitting this application as intent to request a Minor PUD zoning change for the following properties, R516920, AW0125 AW0125 - Chambers, T. Sur., ACRES 5.018. The intent of the Minor PUD zoning change is to change the zoning of the property from Single Family Rural (SFR-1-B) to Local Commercial (LC-2-A) to allow for the desired use of a nursery. A nursery is not permitted within the current zoning, SFR-1-B. A nursery would be a conforming use under LC.

The property in question is located at 1360 San Gabriel Pkwy, Leander, TX 78641. The property is south of San Gabriel Parkway across from the intersection of San Gabriel and Firebush Road. The existing property was previously developed as a nursery. It is currently zoned for SFR-1-B. The properties to the south and west are undeveloped and zoned as PUD General Commercial. One residential home is located east and is zoned as SFR. Lastly, a small portion of a neighborhood development is located to the north and is zoned for PUD Mixed Use.

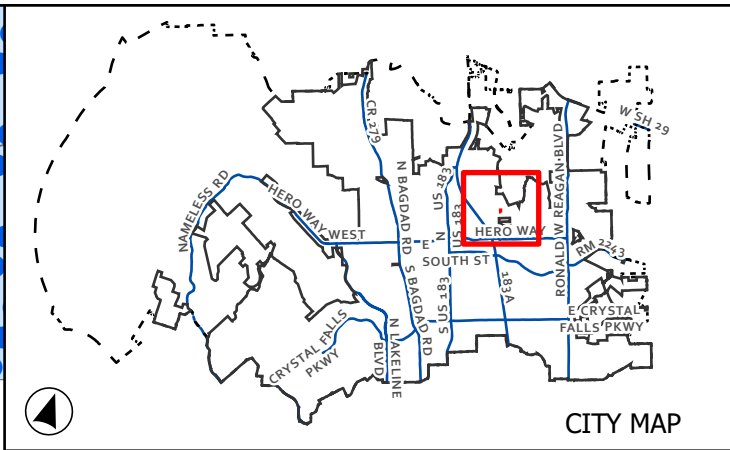
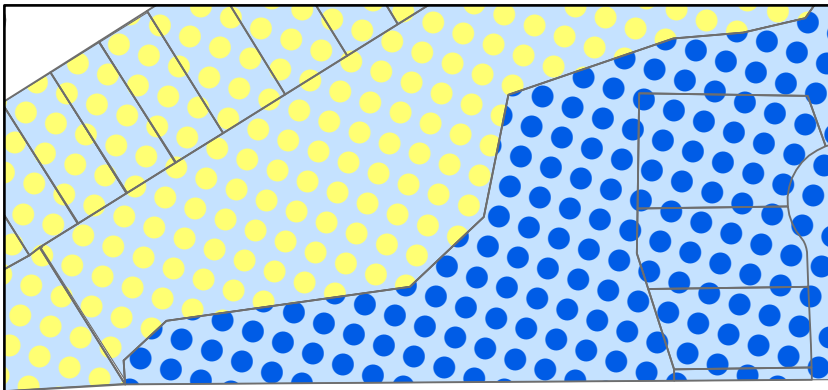
If you have any questions or require additional information, please reach out at your convenience.

Sincerely,

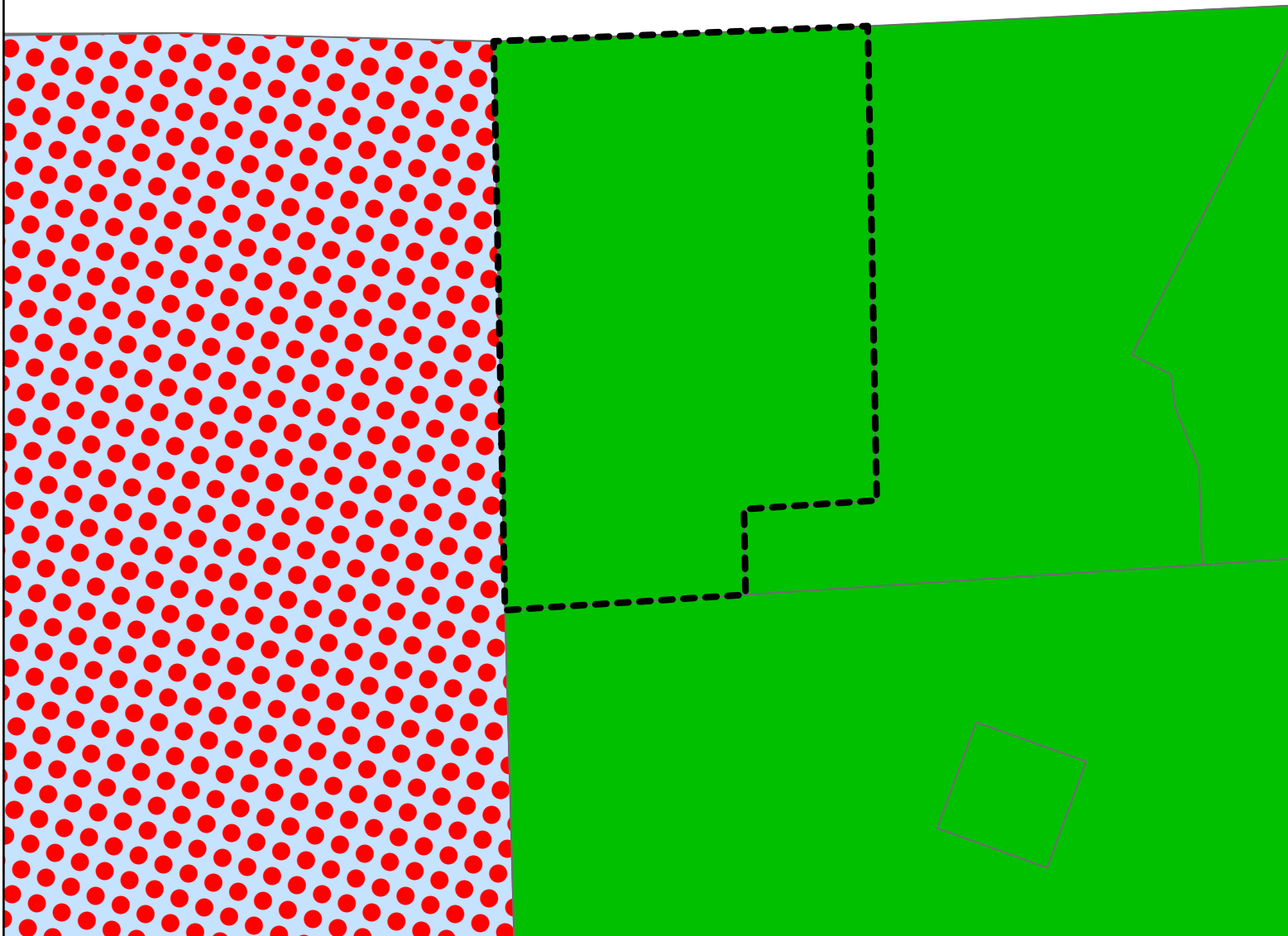


Hollis A. Scheffler, P.E.

R0076719.00\_Letter of Intent



E SAN GABRIEL PKWY



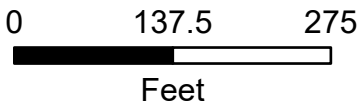
CASE: Z-26-0220

ATTACHMENT 2

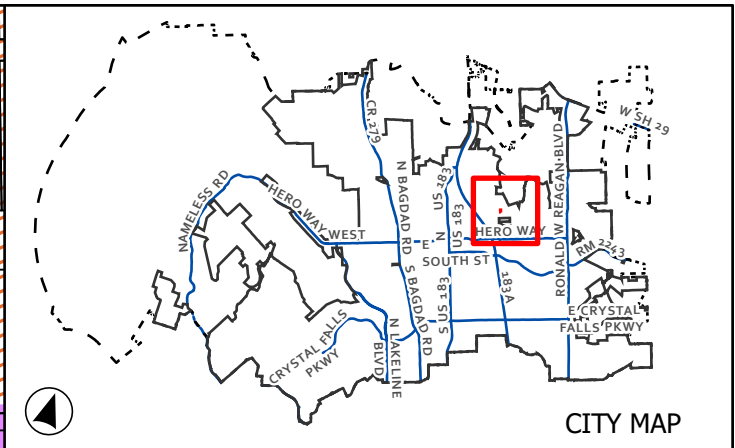
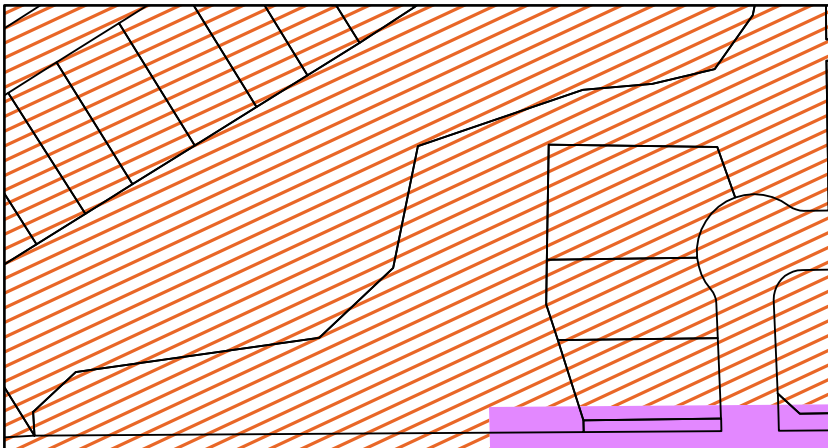
NEWTON NURSERY MINOR PUD

### 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.

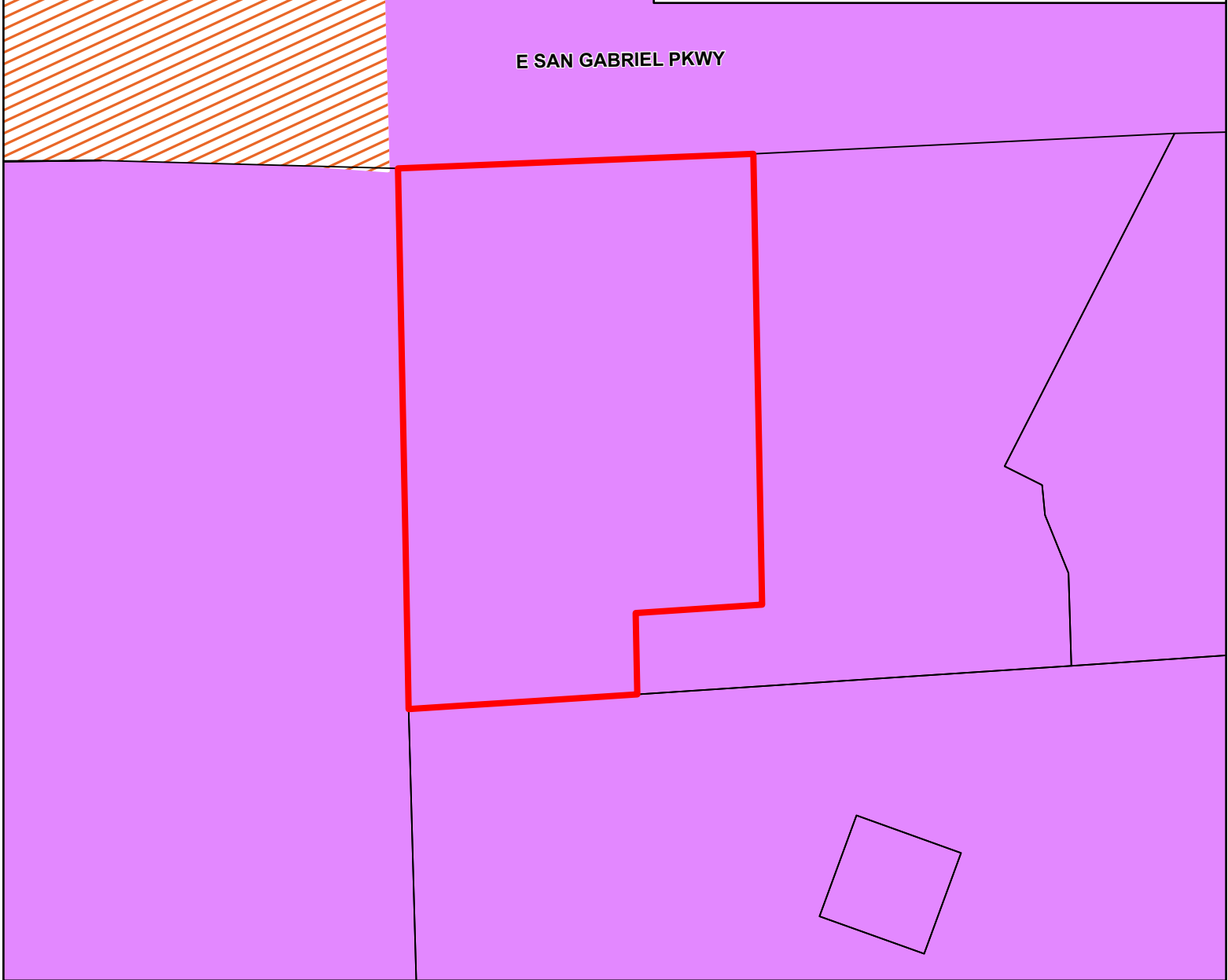


- City Limits
- ETJ
- Subject Boundary
- Current Zoning**
- SFR - Single-Family Rural
- PUD - Single-Family
- PUD - Mixed Use
- PUD - General Commercial



CITY MAP

E SAN GABRIEL PKWY



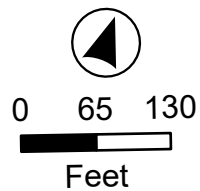
CASE: Z-26-0220

ATTACHMENT 3

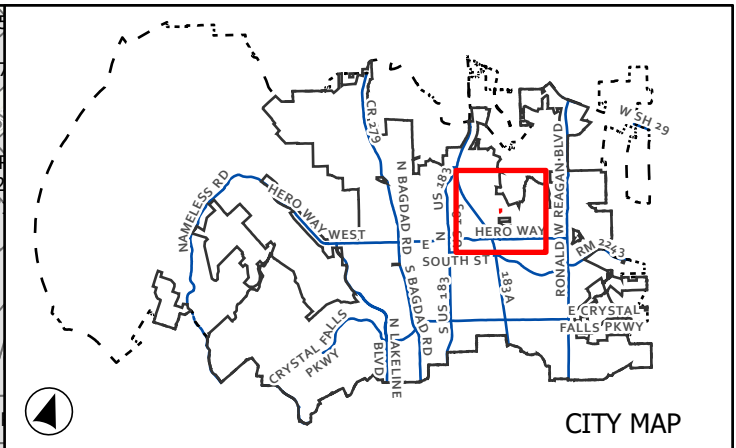
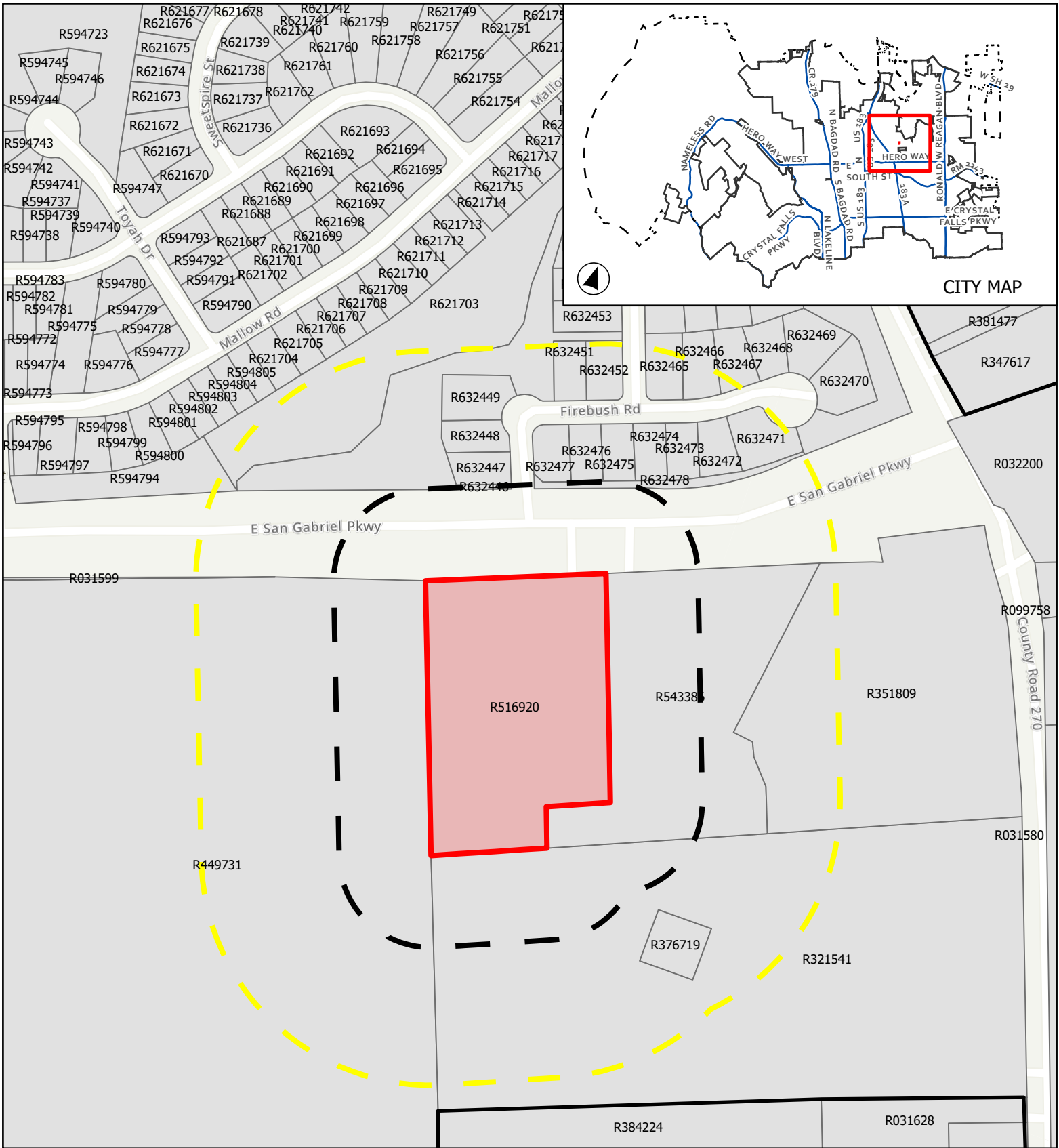
NEWTON NURSERY  
MINOR PUD

Future Land Use 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.



- ETJ Boundary [ - - - ]
- Leander City Limits [ ]
- Subject Boundary [ ]
- Multi-Use Corridor [ / / / / ]
- Employment Center [ ]



CITY MAP

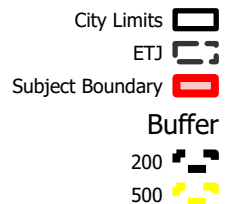
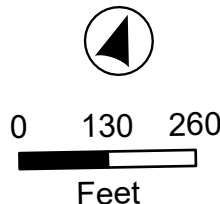
CASE: Z-26-0220

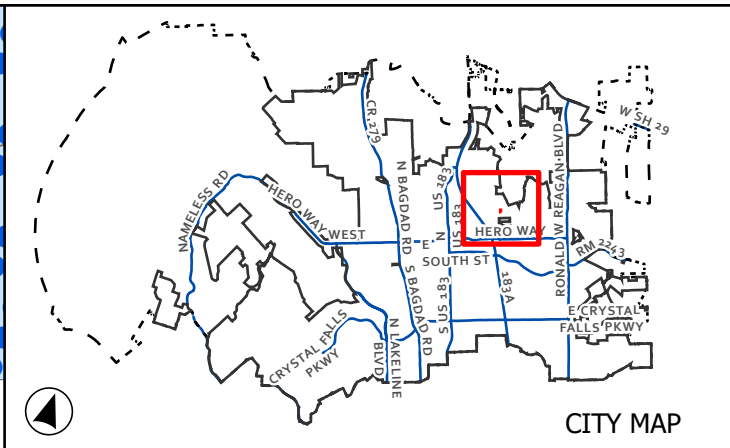
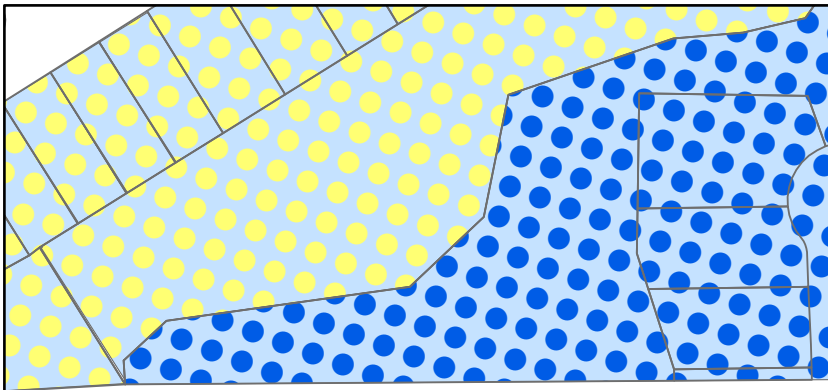
ATTACHMENT 4

NEWTON NURSERY MINOR PUD

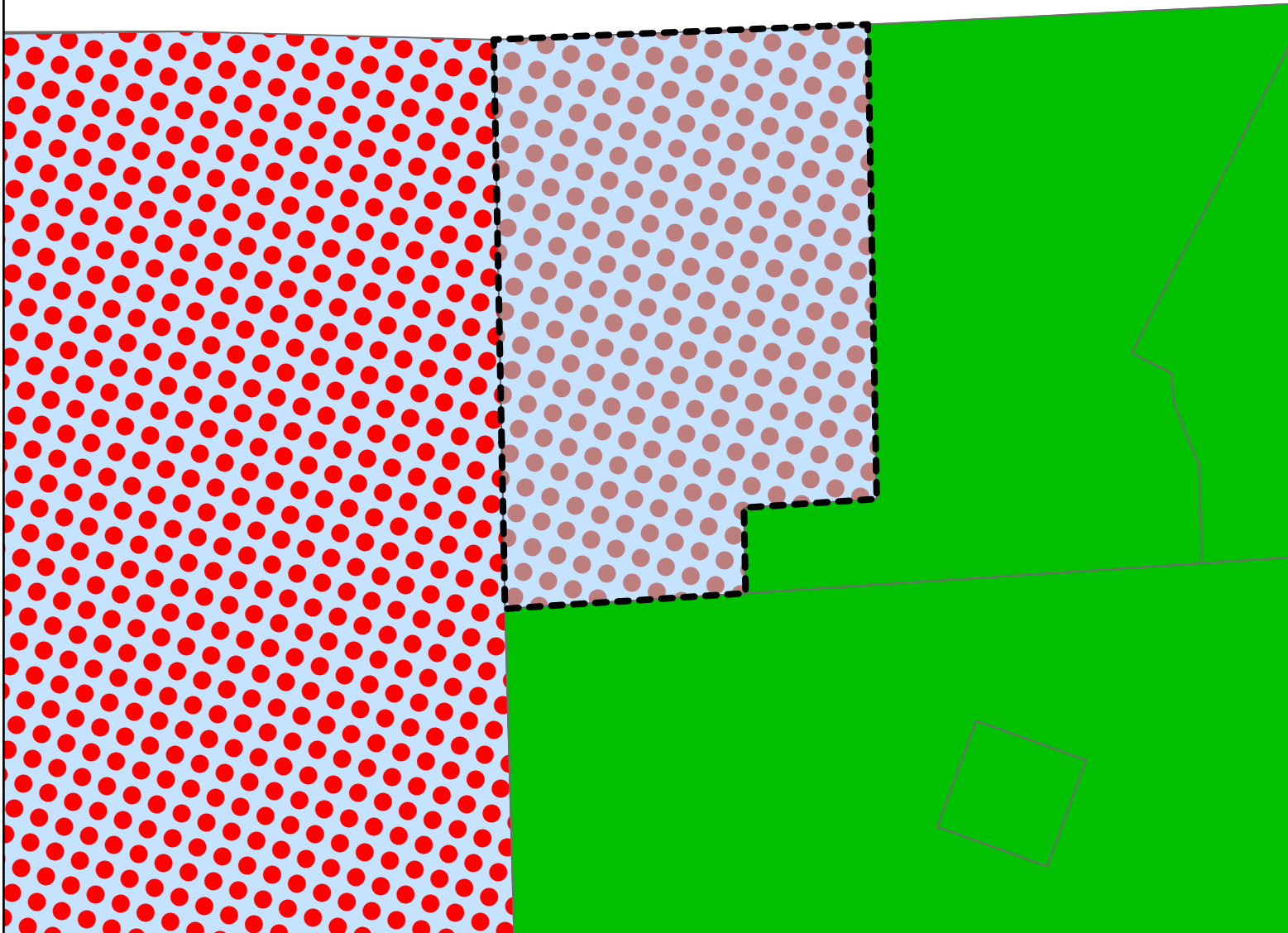
# Public Notification

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.





E SAN GABRIEL PKWY



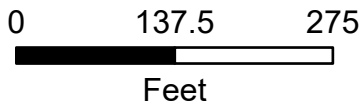
CASE: Z-26-0220

ATTACHMENT 5

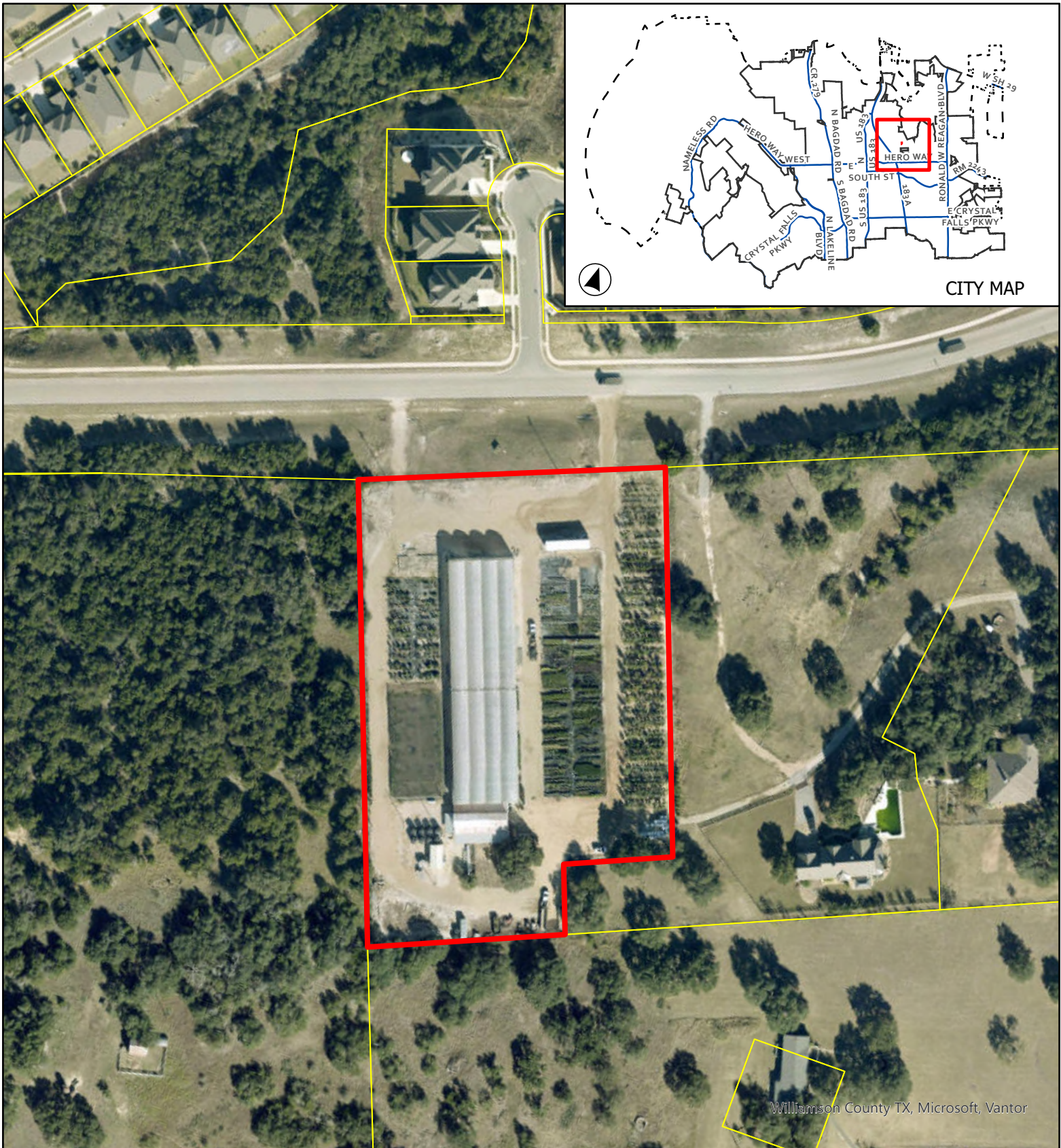
NEWTON NURSERY MINOR PUD

### Proposed 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
- PUD - Single-Family
- PUD - Mixed Use
- PUD - Local Commercial
- PUD - General Commercial



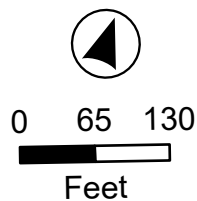
CASE: Z-26-0220

ATTACHMENT 6

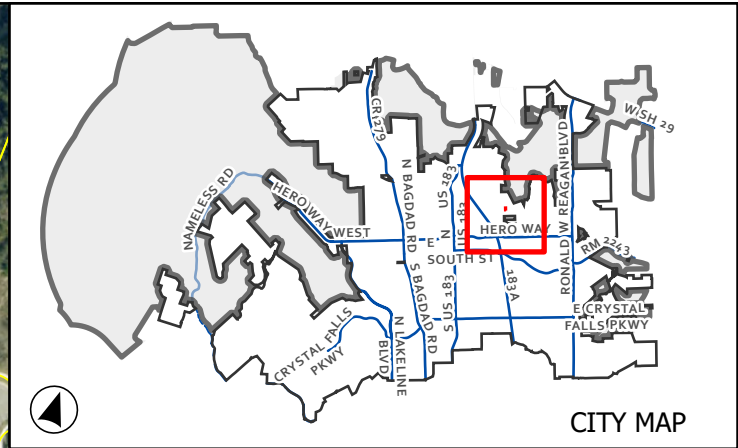
NEWTON NURSERY MINOR PUD

### 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
- Williamson County Parcels
- Subject Boundary



CITY MAP



Williamson County TX, Microsoft, Vantor

CASE: Z-26-0220

ATTACHMENT 6a

NEWTON NURSERY MINOR PUD

### 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.





0 90 180



Feet

Leander City Limits 

Williamson County Parcels 

Subject Boundary 



**APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS**

\*This summary is only required for a PUD or a Minor PUD\*

- 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.

Newton Nursery has sent out letters via mail to notify neighbors about upcoming changes January 20th, 2026.

See uploaded attachments for list of property owners within 500 feet of the property, letter sent to neighboring properties, and certified mail receipts for the letters sent. No concerns have been raised.

- 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.

Neighboring property owners have been notified of the upcoming changes. Please see attachment for list of names and addresses notified.

- 3. What concerns were raised during these communications?

No concerns were raised during communications with neighboring properties.

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

No conditions were added or modified following communications with neighboring properties.

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

Signature:  Date: 4/08/2026



Dear neighbor,

We hope this letter finds you well! We are writing to inform you about a proposed zoning change that may affect your neighborhood.

**Proposed Zoning Change Details:**

- **Current Zoning Classification:** Single Family Rural, SFR-1-B
- **Proposed Zoning Classification:** Local Commercial, LC-3-B
- **Location:** 1310 E San Gabriel Parkway, Leander, TX 78641
- **Reason for Change:** Meet zoning regulations for the existing Nursery.

For more information, please visit our website at

**<https://newtonnurseries.com/wholesale-nursery-austin/> or contact us at 512-528-8001.**

We appreciate your attention to this important matter and look forward to your participation.

Sincerely,

Newton Nurseries Holdings, LLC  
1360 E. San Gabriel Pkwy  
Leander, TX. 78641  
[lcoello@newnurseries.com](mailto:lcoello@newnurseries.com)  
[newtonnurseries.com](http://newtonnurseries.com)

## EXHIBIT A

### Newton Nursery Minor Planned Unit Development

#### A. Purpose and Intent

1. The Newton Nursery Minor PUD is comprised of approximately 5.018 acres, as shown in Exhibit B. The development of this property includes a nursery.

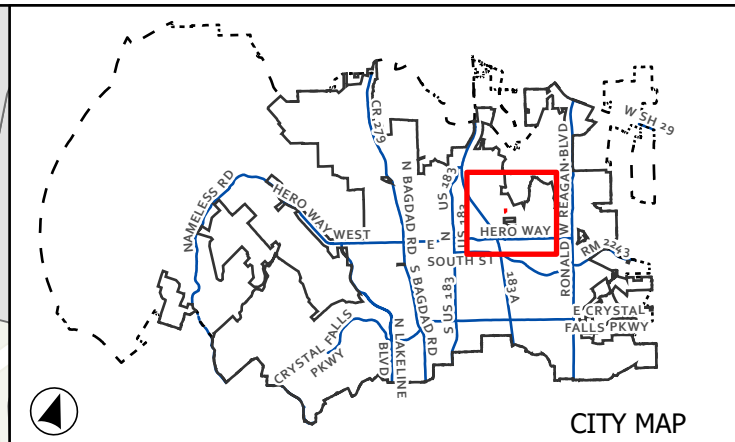
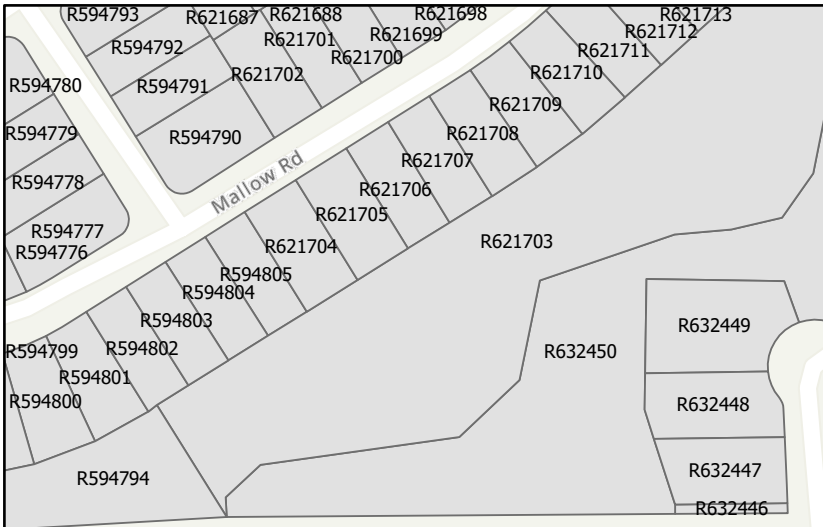
#### B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

LC-2-A (Local Commercial)

#### C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the LC (Local Commercial) use component.
2. Outdoor storage of plants and landscaping materials associated with a nursery are permitted with the condition that such storage is screened from view from adjacent properties and any street in accordance with the Screening Requirements of Art. VI, Sec. 1. Such storage is not permitted within required setbacks.



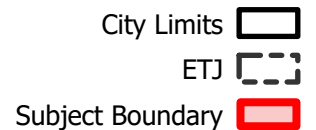
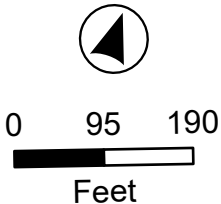
CASE: Z-26-0220

EXHIBIT B

NEWTON NURSERY MINOR PUD

Location 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.



**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS**

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE NEWTON NURSERY MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF LC-2-A (LOCAL COMMERCIAL); 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 5.018 acres ±; being more particularly described in Exhibit "B"; located south of San Gabriel Parkway, approximately 800 feet west of the intersection with CR 270; identified by Williamson Central Appraisal District tax identification number R516920; more particularly described in Instrument Number 2025070083; recorded in the Official Public Records of Williamson County, Texas.

**SECTION 4. Property Rezoned.** The Zoning Ordinance is hereby amended by creating the Newton Nursery Minor PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A" and "B" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance

and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

**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, Chapter 551, Loc. Gov't. Code.

**PASSED AND APPROVED** on First Reading this the 18<sup>th</sup> day of June, 2026.  
**FINALLY PASSED AND APPROVED** on this the 2<sup>nd</sup> day of July, 2026.

**ATTEST:**

**THE CITY OF LEANDER, TEXAS:**

\_\_\_\_\_  
Dara Crabtree, City Secretary

\_\_\_\_\_  
Na'Cole Thompson, Mayor



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, May 14, 2026  
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan, Chair**  
**Place 2 – Joseph Morales**  
**Place 3 – Karen Lewis**  
**Place 4 – Jay Coats**

**Place 5 – James Oliver**  
**Place 6 – Laura Lantrip, Vice-Chair**  
**Place 7 – Tyler Bray**  
**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 present except Commissioner Jay Coats; arrived at 6:17 p.m.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the May 7, 2026 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 6-10.

By: Board Member Oliver  
Seconded: Board Member Lewis

**Vote:** 6 - 0 {Commissioner Coats not present for vote.}

6. Approval of the minutes for meeting held on April 28, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0190 The Shoppes at Leander; on four (4) parcels of land 14.793 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R501146, R579460, R491364, and R511667, generally located northeast of the intersection of N. Bagdad Road and W. San Gabriel Parkway, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Subdivision Case PICP-24-0139 Leander Business Center Public Waterline Construction Plan; on one (1) parcel of land 10.249 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031713, commonly known as 80 Mockingbird Hill, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Site Development Case SD-23-0081 TXB Leander; on one (1) parcel of land 16.21 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R620136, commonly known as 8101 RM 2243, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Site Development Case SD-24-0235 The Shoppes at Monarch; on one (1) parcel of land 1.206 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R616289, commonly known as 3260 US 183, Leander, Williamson County, Texas.

**PUBLIC HEARING: ACTION**

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0195 as described above.

Public Hearing opened at 6:24 p.m.; Public Hearing closed at 6:24 p.m.; following discussion.

Submitted via website in opposition of the request:  
 Justin Darden 1021 Overlook Bnd, Leander, Texas 78641  
 Terri Puckett 801 Overlook Bnd, Leander, Texas 78641

Motion to approve Zoning Case Z-25-0195.

By: Board Member Lantrip  
 Seconded: Board Member Oliver

**Vote: 7 - 0**

12. Conduct a Public Hearing regarding Zoning Case Z-26-0212 to amend the current zoning of GC-2-C (General Commercial) and SFT-2-B (Single-Family Townhome) to adopt the Life Time Leander Minor PUD (Planned Unit Development) with the base zoning of LC-2-C (Local Commercial) on two (2) parcels of land approximately 14.037 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R031386 and R031387; and located at 11675 Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0212 as described above.

Public Hearing opens at 6:55 p.m.; Public Hearing closed at 6:55 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to approved Zoning case Z-26-0212 with the modification that hours of operation are 8:00 a.m. -

10:00 p.m. for the uses with outdoor amplified sound and 4:00 a.m. - 12:00 a.m. for the main business.

By: Board Member Mahan  
Seconded: Board Member Oliver

**Vote: 7 - 0**

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0220 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Newton Nursery Minor PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on one (1) parcel of land approximately 5.018 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R516920; and generally located south of San Gabriel Parkway, approximately 800 feet west of the intersection with CR 270, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0220 as described above.

Public Hearing opened at 7:10 p.m.; Public Hearing closed at 7:10 p.m.; following discussion.

No one wished to speak to speak in favor or opposition of the request.

Motion to approve Zoning Case Z-26-0220.

By: Board Member Lantrip  
Seconded: Board Member Oliver

**Vote: 7 - 0**

## REGULAR AGENDA

Chair Mahan reopened consent agenda due to scrivener's error of date on minutes posted. Minutes will be brought to the next meeting.

Motion to approve consent agenda items 7-10.

By: Board Member Oliver  
Seconded: Board Member Lewis

**Vote: 7 - 0**

14. Adjournment  
Meeting adjourned at 7:11 p.m.

APPROVED

---

CHAIR

ATTEST:

---

STAFF LIAISON





**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Acceptance of public infrastructure improvements for 1012 Municipal Drive (PICP-24-0126) to include: streets and wastewater.

**BACKGROUND:**

Approximately \$36,230.00 in required public infrastructure improvements for streets and wastewater for a new commercial development at 1012 Municipal Drive (PICP-24-0126) have been installed, inspected, and is substantially completed. The proposed street and wastewater improvements are in accordance with City ordinance and the master plans, and will provide the site with necessary roadway access and public wastewater service.

All documentation required for acceptance of this project has been received, including record drawings, a 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 (2) year term maintenance bond.

The maintenance bond will commence its two (2) year term upon City Council acceptance, as anticipated, on July 2, 2026, which will provide warranty and maintenance coverage for the public infrastructure improvements through July 2, 2028. 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:**

City staff recommends that City Council accept the public infrastructure improvements for 1012 Municipal Drive (PICP-24-0126) to include: streets and wastewater.

**PRESENTER:**

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

---

**Fiscal Impact**

---

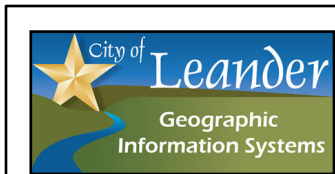
**Attachments:**




1. 1012 Municipal Dr Acceptance Documents

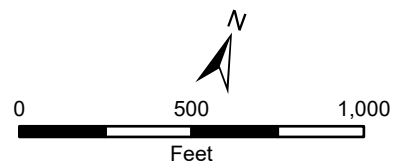


**SUBDIVISION ACCEPTANCE**

1012 Municipal Drive - PICP-24-0126



-  Accepted Subdivision
-  City Limits
-  Extra-Territorial Jurisdiction



# Engineer's Concurrence for Project Acceptance

Project: 1012 Municipal Drive PICP Date: 11/6/2025

City of Leander Issued Permit Number: PICP-24-0126

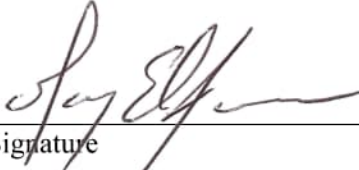
<u>Owner's Name &amp; Address</u>	<u>Consultant Engineer's Name &amp; Address</u>
<u>Bagdadcorner, LLC</u>	<u>Eli Engineering, PLLC</u>
<u>7 Skytop Road</u>	<u>700 Theresa Cove</u>
<u>Edison, NJ 08820</u>	<u>Cedar Park, TX 78613</u>

On this date, I, the undersigned Professional Engineer in the State of Texas, or my representative, have made a visual inspection of the above referenced project. No discrepancies from the approved construction plans or deficiencies in construction were visible or brought to my attention. I, therefore, certify that all improvements are in substantial compliance with the approved construction plans and all City, State, and Federal requirements, including the City of Leander Subdivision Ordinance and Composite Zoning Ordinance.

If applicable, for closeout of public improvement construction project (PICP) permits, I additionally certify that all project closeout procedures with other governmental entities have been completed and finalized with each entity prior to submittal of my concurrence letter to the City of Leander.



(SEAL)

  
Signature  
Gary Eli Jones  
Typed Name  
Eli Engineering, PLLC  
Engineering Firm Name  
Firm #: 17877  
Registered Engineering Firm Number

MAINTENANCE BOND  
Subdivision Improvements

THE STATE OF TEXAS                    §

COUNTY OF WILLIAMSON                §

KNOW ALL BY THESE PRESENTS, that Trinity Constructors Inc \_\_\_\_\_ as Principal, whose address is 806 House Wren Loop Pflugerville, TX 78660 and \_\_\_\_\_ Insurors Indemnity Company a Corporation organized under the laws of the State of Texas , 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 Three Thousand Six Hundred Twenty Three Dollars.(\$3,623.00) 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 Permit No PICIP 24-0126/ 1012 Municipal Driver PICIP / Streets, Drainage Waster Water (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 3<sup>rd</sup> day of February, 2026.

Principal

By: Justin Blackburn

Title: CEO

Address: 806 House Wren Loop,  
Pflugerville, TX 78660

Surety

By: JD Stensson

Title: Attorney-in-fact

Address: 225 South Fifth Street  
Waco, TX 76701

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

Assured Partners of Texas - 1120 S. Capital of Texas Hwy  
Bldg 3, Suite 300 Austin, TX 78746

(Seal)

**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY  
Waco, Texas**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**Number:** CNB-26-0006501-00

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of TEXAS, and authorized and licensed to do business in the State of TEXAS and the United States of America, does hereby make, constitute and appoint

JD Steanson of the City of Austin, State of TEXAS

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge, and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to -wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

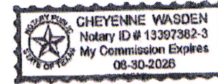
Attest: Tammy Tieperman  
Tammy Tieperman, Secretary

By: Dave E. Talbert  
Dave E. Talbert, President

State of Texas  
County of McLennan

On the 1st day of January, 2025, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President, and Corporate Secretary, respectively, of Insurors Indemnity Company, and acknowledged said Power of Attorney to be the voluntary act and deed of the Company.

Cheyenne Warden  
Notary Public, State of Texas



Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this \_\_\_\_\_  
06th day of March 2026

Tammy Tieperman  
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY,  
PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TEXAS 76703 OR EMAIL US AT  
[BONDDEPT@INSURORSINDEMNITY.COM](mailto:BONDDEPT@INSURORSINDEMNITY.COM).



Phone: 877 816 2800

PO Box 32577  
Waco, Texas 76703-4200

## IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

You may call Insurors Indemnity Company's toll-free telephone number for information or to make a complaint at:

1-877-816-2800

You may also write to Insurors Indemnity Company at:

P.O. Box 32577  
Waco, TX 76703-4200  
Or  
225 South Fifth Street  
Waco, TX 76701

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

1-800-252-3439

You may write the Texas Department of Insurance at:

Consumer Protection (111-1A)  
P.O. Box 149091  
Austin, TX 78714-9091  
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

### ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Insurors Indemnity Company's para informacion o para someter una queja al

1-877-816-2800

Usted tambien puede escribir a Insurors Indemnity Company:

P.O. Box 32577  
Waco, TX 76703-4200  
O  
225 South Fifth Street  
Waco, TX 76701

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:

Consumer Protection (111-1A)  
P.O. Box 149091  
Austin, TX 78714-9091  
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concemiente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

### UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

May 10, 2026

Mr. Zach Whitlock, P.E.  
City of Leander Engineering  
201 N. Brushy Street  
Leander, Texas 78641

Attn., Engineering Department

The following is the information as applicable for final closeout of this project.

Final Plat Legal Name as Recorded: Municipal Drive Short Form Final Plat Subdivision  
Name on Approved Construction Documents: 1012 Municipal Drive PICP-24-0126  
Name on Bank Bond for Fiscal Posting: Insurors Indemnity Companies

<b>COSTS CATEGORIES</b>	<b>AMOUNT</b>
Streets	\$22,080
Drainage	\$500
Water	0
Wastewater	\$8,895
Streetlights	0
Landscape Improvements	\$4,755
<b>TOTAL</b>	<b>\$36,230</b>

Add other relevant information. For example of related items such as a maintenance bond and how much of the value is applied to said item.

Total Improvements =	\$36,230
Maintenance Bond (10%) =	\$3,623

Construction Inspection fees paid per Council approved changes on 8/17/2023 based on area of improvements.

Inspection Fees Paid	\$2,885.00
Inspection Fees Owed to City	0.00

Prepared by:

Gary Eli Jones, P.E.  
Eli Engineering, PLLC  
700 Theresa Cove  
Cedar Park, TX 78613  
512-658-8095  
[gejtexas@gmail.com](mailto:gejtexas@gmail.com)  
Firm #: 17877



May 12, 2026

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

STATE OF TEXAS  
COUNTY OF

Date: 03/25/2026

Developer: BAGDADCORNER, LLC

Contractor/Material  
Provider ("Affiant"): Trinity Constructors, Inc.

Project: Shops at Bagdad Corner - **Scope of work under Permit No. PICP 24-0126** / 1012 Municipal Drive PICP

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies 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. Affiant understands that a portion or all of the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

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 March, 2026.

Initialed: JB

**AFFIANT:**

Signature: \_\_\_\_\_

Typed Name: Justin Blackburn

Title: CEO

STATE OF TEXAS  
COUNTY OF Travis

BEFORE ME the undersigned authority on this day personally appeared Justin Blackburn, 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 March 2026

[SEAL]



Kelli Blackburn  
Notary in and for the State of Texas

Name: Kelli Blackburn

My commission expires: 02/12/2030

Initialed: JB



**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Acceptance of public infrastructure improvements associated with Lone Star Landing Phase 1 (PICP-24-0113) Construction Plan consisting of street, drainage, water, wastewater and streetlights improvements.

**BACKGROUND:**

Approximately \$2,581,725.55 of public infrastructure improvements for Lone Star Landing Phase 1 have been installed, inspected, and are substantially completed. All documentation required for acceptance of this project has been received, including a RAS letter, engineer's concurrence letter, final cost summary, maintenance bond, affidavit of all bills paid, record drawings, electronic files, inspection reports, and certified test results. The extension of public infrastructure is in accordance with applicable City ordinances and master plans and will promote the future development of this 21.7 acre residential subdivision.

The maintenance bond will be valid for a two (2) year period upon City Council acceptance, as anticipated, on July 2, 2026, which will provide warranty and maintenance coverage for the public infrastructure improvements through July 2, 2028. 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:**

City staff recommend that City Council accept the public infrastructure improvements associated with Lone Star Landing Phase 1 (PICP-24-0113) Construction Plan consisting of: street, drainage, water, wastewater and streetlights improvements.

**PRESENTER:**

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

---

**Fiscal Impact**

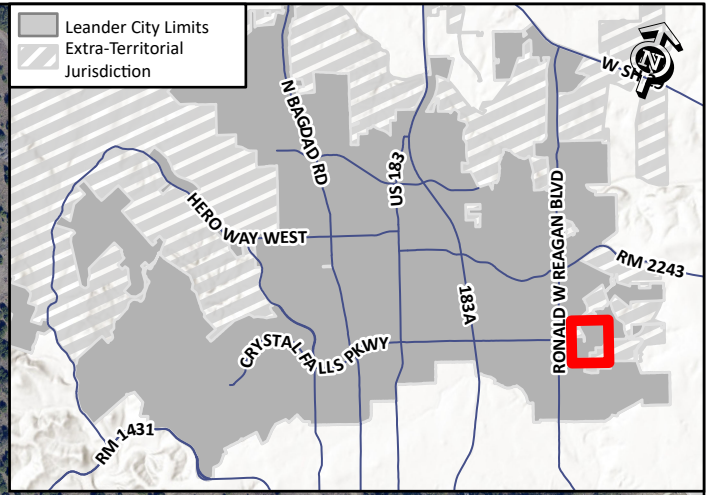
---

**Attachments:**

1. Lone Star Landing Ph 1 Acceptance Documents



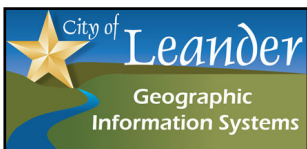
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the appraisal district website for official property data. No responsibility is assumed for damages or other liabilities due to the accuracy,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






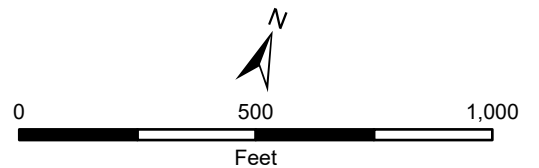
Esri, CCIAR, USGS

**SUBDIVISION ACCEPTANCE**

Lone Star Landing Ph 1 - PICP-24-0113



-  Accepted Subdivision
-  City Limits
-  Extra-Territorial Jurisdiction



TDLR / TAS

June 9, 2026

Review &

**TAS ROW/Sidewalk Improvements Inspection - Approved**  
**LONE STAR LANDING PHASE 1 - PICP-24-0113**

Inspection

Texas Lone Star Landing LLC  
c/o Gary Jones

Services

Subject: **TDLR/TAS ROW Inspection performed for 800 CR 177, Leander TX 78641**

...

Established 1997

Mr. Jones,

...

Development Associates of Texas, Inc. is pleased to submit this report documenting the Field Survey (Inspection) performed to evaluate TAS compliance of the Right of Way (ROW) improvements. The scope of this inspection specifically included accessible routes in and around Texas Lone Star Landing.

8213-A

**Project Location:**

Shoal Creek

800 CR 177, Leander TX 78641

Blvd Suite 102

Right-of-way accessible routes for Texas Lone Star Landing.

Austin, Texas

Located at AW0122 AW0122 - Carr, A. Sur., ACRES 21.728

78757

**Conditions Observed:**

June 8, 2026 at 11:45 AM

The pedestrian infrastructure completed at the time of inspection included sidewalks, curb ramps, mailbox landings, and associated accessible routes serving the public right-of-way. Driveways had not yet been constructed, as they are typically installed during the final stages of individual lot development.

...

**Findings:**

(512) 459-2121

- **TAS 406 – Curb Ramps:**

No issues were detected with the placement, profile, running slopes, or cross-slopes of the newly installed curb ramps. All observed elements were found to be compliant.

[mark@devassoc.net](mailto:mark@devassoc.net)

Martelle@

- **TAS 206 / 403.2 – Accessible Routes:**

Accessible routes (sidewalks) were observed throughout the development, measured where required, and confirmed to be TAS compliant. No running slopes exceeding 5% or cross-slopes exceeding 1.5% were identified. Curb ramps were constructed with either scored concrete or inset pavers, both meeting TAS requirements.

Debra@

Accounting@

...

[www.devassoc.net](http://www.devassoc.net)



TDLR / TAS

Review &

Inspection

Services

...

Established 1997

...

8213-A

Shoal Creek

Blvd Suite 102

Austin, Texas

78757

...

(512) 459-2121

[mark@devassoc.net](mailto:mark@devassoc.net)

Martelle@

Debra@

Accounting@

...

[www.devassoc.net](http://www.devassoc.net)



-End of Report-

Please feel free to reach out with any questions or concerns regarding these findings.  
Sincerely, Development Associates of Texas, Inc.



*Martelle Luedecke*

Martelle Luedecke, AIA, RAS#1770

**Development Associates of Texas, Inc. Since 1997**

[www.DevAssoc.net](http://www.DevAssoc.net)

(512) 459-2121

**Engineer's Concurrence  
for Project Acceptance**

Project: LONE STAR LANDING PHASE 1 Date: 6/5/2026

City of Leander Issued Permit Number: PICP-24-0113 *PICP-25-0237, PICP-PICP-26-0286*

**Owner's Name & Address**

TRI POINTE HOMES TEXAS, INC  
16340 BRIARWICK DR. SUITE 170  
AUSTIN, TX 78729

**Consultant Engineer's Name & Address**

GARY ELI JONES, P.E.  
700 THERESA COVE  
CEDAR PARK, TX 78613

On this date, I, the undersigned Professional Engineer in the State of Texas, or my representative, have made a visual inspection of the above referenced project. No discrepancies from the approved construction plans or deficiencies in construction were visible or brought to my attention. I, therefore, certify that all improvements are in substantial compliance with the approved construction plans and all City, State, and Federal requirements, including the City of Leander Subdivision Ordinance and Composite Zoning Ordinance.

If applicable, for closeout of public improvement construction project (PICP) permits, I additionally certify that all project closeout procedures with other governmental entities have been completed and finalized with each entity prior to submittal of my concurrence letter to the City of Leander.



06/05/2026

(SEAL)

A handwritten signature in black ink, appearing to read "Gary Eli Jones".

Signature

Gary Eli Jones

Typed Name

ELI ENGINEERING, PLLC

Engineering Firm Name

17877

Registered Engineering Firm Number

June 5, 2026

City of Leander  
201 N. Brushy Street  
Leander, Texas 78641  
Attn., Ashish Pant, P.E.  
Senior Engineer

The following is the information as applicable for closeout of this project.

Final Plat Legal Name as Recorded: Texas Lone Star Landing Subdivision  
Name on Approved Construction Documents: Lone Star Landing Phase One  
Project Number: PICP-24-0113  
Name on Bank Bond for Fiscal Posting: Swiss Re Corporate Solutions America Insurance Corp.

<b>COSTS CATEGORIES</b>	<b>AMOUNT</b>
Streets	\$659,139.80
Drainage / Erosion Control	\$1,081,643.39
Water	\$245,346
Wastewater	\$460,736.36
Streetlights	\$134,860
<b>TOTAL</b>	<b>\$2,581,725.55</b>

Add other relevant information. For example of related items such as a maintenance bond and how much of the value is applied to said item.

Total Improvements =	\$2,581,725.55
Maintenance Bond (10%) =	\$ 258,172.56
Total Improvements =	\$2,581,725.55
Currently Paid Inspection Fees =	\$ 38,415
Remaining Insp. Fees to be Paid =	\$0 (Fees Based area of property)

Submitted by:



Gary Eli Jones, P.E.  
Eli Engineering, PLLC  
700 Theresa Cove  
Cedar Park, Tx 78613  
512-658-8095 / [gejtexas@gmail.com](mailto:gejtexas@gmail.com)  
Firm #: 17877

06/05/2026

MAINTENANCE BOND  
Subdivision Improvements

Bond Number: 2377879

THE STATE OF TEXAS                   §

COUNTY OF WILLIAMSON               §

KNOW ALL BY THESE PRESENTS, that Liberty Civil Construction, LLC  
as Principal, whose address is 2937 Hero Way, Leander, TX 78641 and  
Swiss Re Corporate Solutions America Insurance Corporation a Corporation organized under the  
laws of the State of Missouri, 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 Two Hundred Fifty-eight Thousand One Hundred Seventy-two & 56/100  
(\$ 258,172.56 ) 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 \_\_\_\_\_  
Lone Star Landing Phase One Public Improvement Construction Plans, Project # PICP -24-0113  
(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.

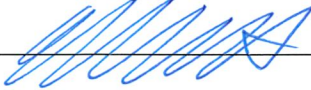
This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

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 14th day of May, 2026.

Liberty Civil Construction, LLC  
Principal

Swiss Re Corporate Solutions America Insurance Corporation  
Surety

By: 

By: 

Title: Michael Ehrhardt, President

Title: Kimberly Rochelle Gonzalez, Attorney-in-Fact

Address: 2937 Hero Way

Address: 1200 Main St., Suite 800

Leander, TX 78641

Kansas City, MO 64105

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

Acrisure, LLC

32335 US Highway 281 S, Suite 1201, Bulverde, TX 78163

(Seal)

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
SWISS REINSURANCE AMERICA CORPORATION ("SRAC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and SRAC, a corporation organized and existing under the laws of the State of New York and having its principal office in the City of Armonk, New York, each does hereby make, constitute, and appoint:

JOHN R. WARD, THOMAS DOUGLAS MOORE, EMILY ALLISON MIKESKA, ALLYSON W. DEAN, TROY RUSSELL KEY, DEBRA LEE MOON, ANDREA ROSE CRAWFORD, SANDRA LEE RONEY, FAITH ANN HILTY, ANDREW GARETH ADDISON, ELIZABETH ORTIZ, ANA OWENS, ANDREW PATRICK CLARK, KIMBERLY ROCHELLE GONZALEZ, CRYSTAL GAIL LANGHORN, STEVEN WAYNE LEWIS, SHERI RENEE ALLEN, PEGGY GRADEL HOGAN, TERESA AYALA, KELLI A GORHAM, MARK ROBERT ADAMS, CORY KIPER, ROSS RUDOLPH LARIS AND BAILEE MARIE ISLAS JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds, consents of surety, or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED FIFTY MILLION (250,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and SRAC at a meeting duly called and held on the 7th of November 2025:

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By [Signature]
David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of SRAC

By [Signature]
Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of SRAC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and SRAC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 26th day of January, 20 26.

State of Illinois
County of Cook



Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Swiss Reinsurance America Corporation

On this 26th day of January, 20 26, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of SRAC, and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of SRAC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature]
Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and SRAC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and SRAC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 14th day of May, 20 26.

[Signature]
Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and SRAC

**IMPORTANT NOTICE**

In order to obtain information or make a complaint:

You may contact **Jeffrey Goldberg, Vice President - Claims**, at **1-800-338-0753**.

You may call **Swiss Re Corporate Solutions America Insurance Corporation** or **Swiss Re Corporate Solutions Premier Insurance Corporation's** toll-free number for information or to make a complaint at:

**1-800-338-0753**

You may also write to **Swiss Re Corporate Solutions America Insurance Corporation** or **Swiss Re Corporate Solutions Premier Insurance Corporation** at the following address:

**1200 Main Street, Suite 800  
Kansas City, MO 64105**

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

**1- 800-252-3439**

You may write the **Texas Department of Insurance**:

**P.O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)**

**PREMIUM OR CLAIM DISPUTES:**

Should you have a dispute concerning your premium or about a claim you should first contact the **Swiss Re Corporate Solutions America Insurance Corporation** or **Swiss Re Corporate Solutions Premier Insurance Corporation**. If the dispute is not resolved, you may contact the Texas Department of Insurance.

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

**AVISO IMPORTANTE**

Para obtener informacion o para someter un queja:

Puede comunicarse con **Jeffrey Goldberg, Vice President - Claims**, al **1-800-338-0753**.

Usted puede llamar al numero de telefono gratis de **Swiss Re Corporate Solutions America Insurance Corporation** o **Swiss Re Corporate Solutions Premier Insurance Corporation's** para informacion o para someter una queja al:

**1-800-338-0753**

Usted tambien puede escribir a **Swiss Re Corporate Solutions America Insurance Corporation** o **Swiss Re Corporate Solutions Premier Insurance Corporation** al:

**1200 Main Street, Suite 800  
Kansas City, MO 64105**

Puede escribir al **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) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)**

**DISPUTAS SOBRE PRIMAS O RECLAMOS:**

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Swiss Re Corporate Solutions America Insurance Corporation** o **Swiss Re Corporate Solutions Premier Insurance Corporation** primero. Si no se resuelve la disputa, puede entonces comunicarse con el Departamento de Seguros de Texas.

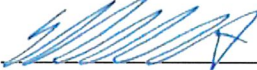
**UNA ESTE AVISO A SU POLIZA:**

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



SUBSCRIBED AND SWORN TO BY Affiant on this 9<sup>th</sup> day of June, 2026.

**AFFIANT:**

Signature: 

Typed Name: Michael Ehrhardt

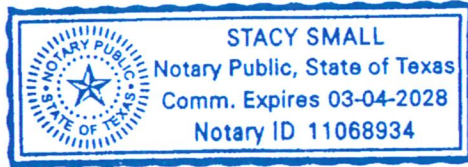
Title: President

STATE OF TEXAS                    '  
  '  
COUNTY OF WILLIAMSON        '

BEFORE ME the undersigned authority on this day personally appeared, Michael Ehrhardt, 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 9<sup>th</sup> day of June, 2026.

[SEAL]



  
Notary in and for the State of Texas

Name: Stacy Small

My commission expires: 03/04/2028

Initialed: 



**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Acceptance of public infrastructure improvements for Lone Star Landing Phase 1 Offsite Water and Wastewater (PICP-23-0099) to include: streets, drainage, water and wastewater improvements.

**BACKGROUND:**

Approximately \$1,743,610.00 of off-site public infrastructure improvements for this project have been installed, inspected, and are substantially completed. All documentation required for acceptance of this project has been received, including engineer's concurrence letter, final cost summary, maintenance bond, affidavit of all bills paid, record drawings, electronic files, and certified test results. The extension of public infrastructure is in accordance with city ordinance and master plans and will promote future development of this 21.7 acre residential subdivision.

The maintenance bond will be valid for a two (2) year period upon City Council acceptance, as anticipated, on July 2, 2026, which will provide warranty and maintenance coverage for the public infrastructure improvements through July 2, 2028. 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:**

City staff recommend that the City Council accept the public infrastructure improvements for Lone Star Landing Phase 1 Offsite Water and Wastewater (PICP-23-0099) to include: streets, drainage, water and wastewater improvements.

**PRESENTER:**

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

---

**Fiscal Impact**

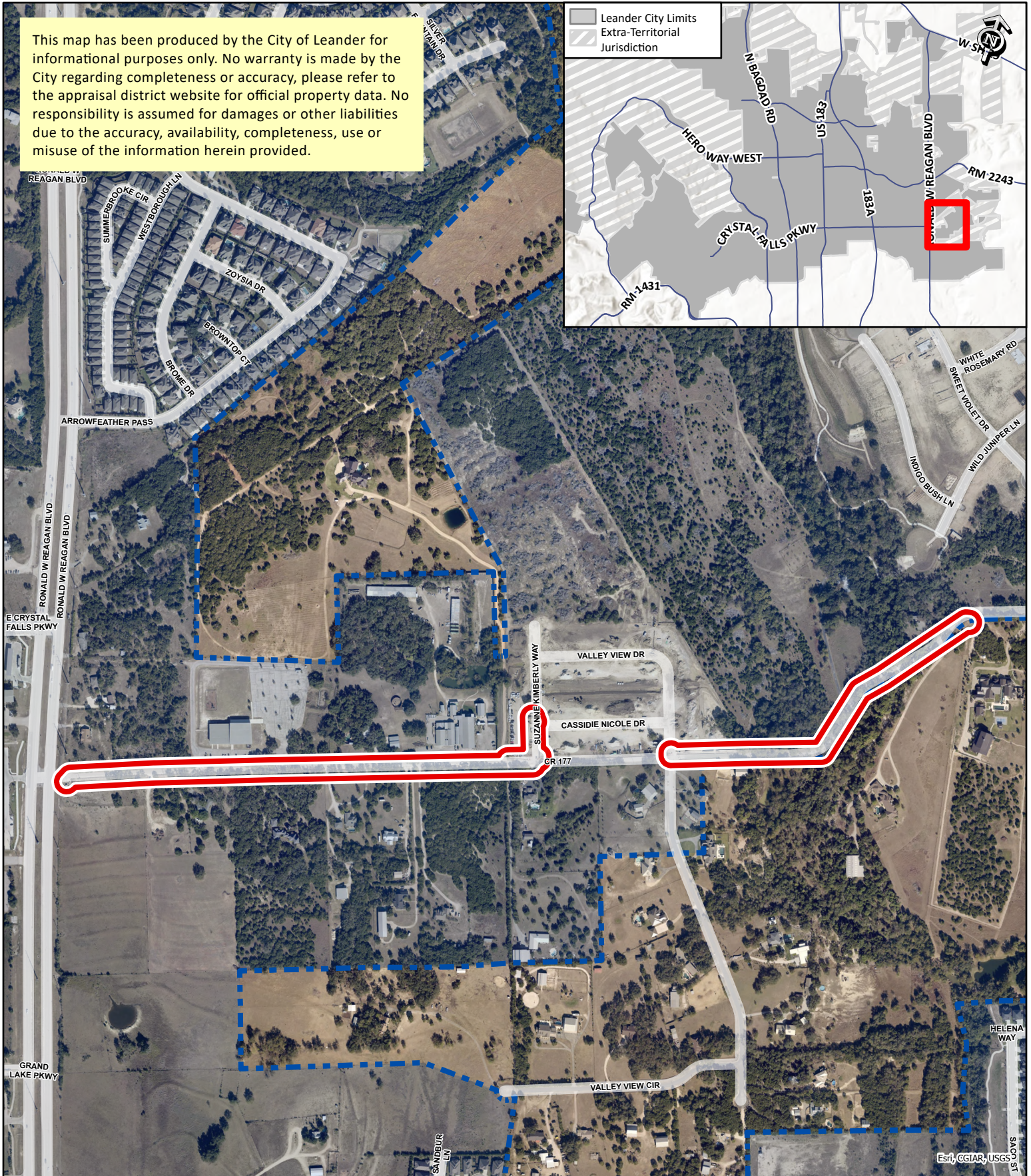
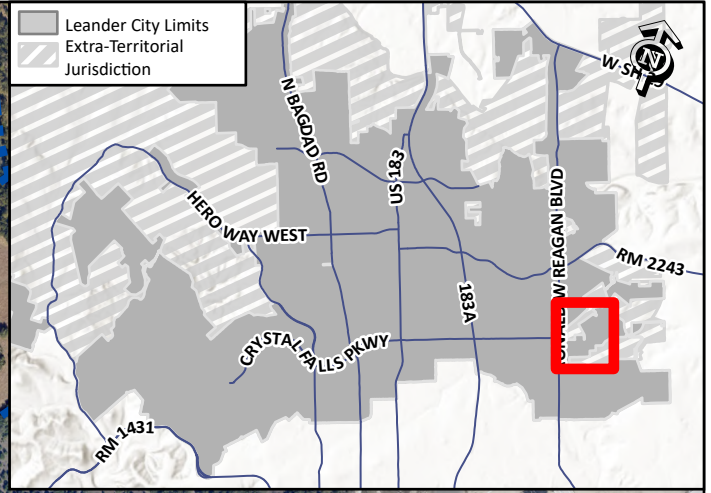
---

**Attachments:**

1. Lonestar Landing Ph 1 OS W & WW Acceptance Docs

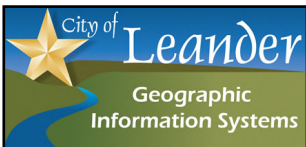





This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the appraisal district website for official property data. No responsibility is assumed for damages or other liabilities due to the accuracy,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

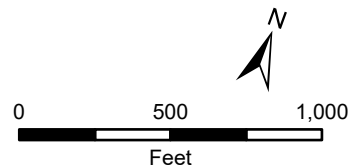


**SUBDIVISION ACCEPTANCE**

Lone Star Landing Ph 1 Offsite W & WW - PICP-23-0099



-  Accepted Subdivision
-  City Limits
-  Extra-Territorial Jurisdiction



# Engineer's Concurrence for Project Acceptance

**Project:** Lone Star Landing Phase One Offsite Water & Wastewater **Date:** March 12, 2026

**City of Leander Issued Permit Number:** PICP-23-0099

**Owner's Name & Address**

TRI POINTE HOMES TEXAS, INC  
16340 BRIARWICK DR. SUITE 170  
AUSTIN, TX 78729

**Consultant Engineer's Name & Address**

GARY ELI JONES, P.E.  
700 THERESA CV  
CEDAR PARK, TX 78613

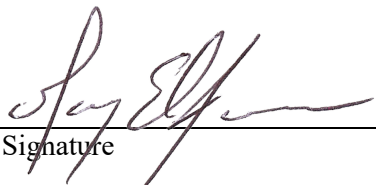
On this date, I, the undersigned Professional Engineer in the State of Texas, or my representative, have made a visual inspection of the above referenced project. No discrepancies from the approved construction plans or deficiencies in construction were visible or brought to my attention. I, therefore, certify that all improvements are in substantial compliance with the approved construction plans and all City, State, and Federal requirements, including the City of Leander Subdivision Ordinance and Composite Zoning Ordinance.

If applicable, for closeout of public improvement construction project (PICP) permits, I additionally certify that all project closeout procedures with other governmental entities have been completed and finalized with each entity prior to submittal of my concurrence letter to the City of Leander.



3/12/26

(SEAL)

  
\_\_\_\_\_  
Signature

GARY ELI JONES  
\_\_\_\_\_  
Typed Name

ELI ENGINEERING, PLLC  
\_\_\_\_\_  
Engineering Firm Name

17877  
\_\_\_\_\_  
Registered Engineering Firm Number

May 21, 2026

City of Leander  
201 N. Brushy Street  
Leander, Texas 78641  
Attn., Ashish Pant, P.E.  
Senior Engineer

The following is the information as applicable for closeout of this project.

Final Plat Legal Name as Recorded: Texas Lone Star Landing Subdivision  
Name on Approved Construction Documents: Lone Star Landing Phase One Offsite Water & Wastewater  
Project Number: PICP-23-0099  
Name on Bank Bond for Fiscal Posting: Swiss Re Corporate Solutions America Insurance Corp.

<b>COSTS CATEGORIES</b>	<b>AMOUNT</b>
Streets	\$119,367
Drainage / Erosion Control	\$8,938
Water	\$659,155
Wastewater	\$956,150
Streetlights	
<b>TOTAL</b>	<b>\$1,743,610</b>

Add other relevant information. For example of related items such as a maintenance bond and how much of the value is applied to said item.

Total Improvements =	\$1,743,610
Maintenance Bond (10%) =	\$174,361
Total Improvements =	\$1,743,610
Currently Paid Inspection Fees =	\$ 38,377.50
Remaining Insp. Fees to be Paid =	\$0 (Fees Based area of property)

Submitted by:



Gary Eli Jones, P.E.  
Eli Engineering, PLLC  
700 Theresa Cove  
Cedar Park, Tx 78613  
512-658-8095 / gejtexas@gmail.com



05/21/2026



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.

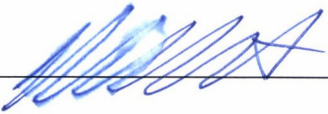
The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where 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 23rd day of March, 2026.

Liberty Civil Construction, LLC  
Principal


By: 

Title: Michael Ehrhardt, President

Address: 2937 Hero Way

Leander, TX 78641

Swiss Re Corporate Solutions America Insurance Corporation  
Surety

By: 

Title: Kimberly Rochelle Gonzalez, Attorney-in-Fact

Address: 1200 Main St., Suite 800

Kansas City, MO 64105

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

Acrisure, LLC - Bryan Moore

32335 US Highway 281 S, Suite 1201, Bulverde, TX 78163

(Seal)

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
SWISS REINSURANCE AMERICA CORPORATION ("SRAC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and SRAC, a corporation organized and existing under the laws of the State of New York and having its principal office in the City of Armonk, New York, each does hereby make, constitute, and appoint:

JOHN R. WARD, THOMAS DOUGLAS MOORE, EMILY ALLISON MIKESKA, ALLYSON W. DEAN, TROY RUSSELL KEY, DEBRA LEE MOON, ANDREA ROSE CRAWFORD, SANDRA LEE RONEY, FAITH ANN HILTY, ANDREW GARETH ADDISON, ELIZABETH ORTIZ, ANA OWENS, ANDREW PATRICK CLARK, KIMBERLY ROCHELLE GONZALEZ, CRYSTAL GAIL LANGHORN, STEVEN WAYNE LEWIS, SHERI RENEE ALLEN, PEGGY GRADEL HOGAN, TERESA AYALA, KELLI A GORHAM, MARK ROBERT ADAMS, CORY KIPER, ROSS RUDDOLPH LARIS AND BAILEE MARIE ISLAS JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds, consents of surety, or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED FIFTY MILLION (250,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and SRAC at a meeting duly called and held on the 7th of November 2025:

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By [Signature] David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of SRAC

By [Signature] Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of SRAC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and SRAC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 26th day of January, 2026.

State of Illinois
County of Cook



Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Swiss Reinsurance America Corporation

On this 26th day of January, 2026, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of SRAC, and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of SRAC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature]
Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and SRAC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and SRAC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 23rd day of March, 2026.

[Signature]
Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and SRAC

**IMPORTANT NOTICE**

In order to obtain information or make a complaint:

You may contact **Jeffrey Goldberg, Vice President - Claims**, at **1-800-338-0753**.

You may call **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation's** toll-free number for information or to make a complaint at:

**1-800-338-0753**

You may also write to **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation** at the following address:

**1200 Main Street, Suite 800  
Kansas City, MO 64105**

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

**1- 800-252-3439**

You may write the **Texas Department of Insurance**:

**P.O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)**

**PREMIUM OR CLAIM DISPUTES:**

Should you have a dispute concerning your premium or about a claim you should first contact the **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation**. If the dispute is not resolved, you may contact the Texas Department of Insurance.

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

**AVISO IMPORTANTE**

Para obtener informacion o para someter un queja:

Puede comunicarse con **Jeffrey Goldberg, Vice President - Claims**, al **1-800-338-0753**.

Usted puede llamar al numero de telefono gratis de **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation's** para informacion o para someter una queja al:

**1-800-338-0753**

Usted tambien puede escribir a **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** al:

**1200 Main Street, Suite 800  
Kansas City, MO 64105**

Puede escribir al **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) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)**

**DISPUTAS SOBRE PRIMAS O RECLAMOS:**

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** primero. Si no se resuelve la disputa, puede entonces comunicarse con el Departamento de Seguros de Texas.

**UNA ESTE AVISO A SU POLIZA:**

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
SWISS REINSURANCE AMERICA CORPORATION ("SRAC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and SRAC, a corporation organized and existing under the laws of the State of New York and having its principal office in the City of Armonk, New York, each does hereby make, constitute, and appoint:

JOHN R. WARD, THOMAS DOUGLAS MOORE, EMILY ALLISON MIKESKA, ALLYSON W. DEAN, TROY RUSSELL KEY, DEBRA LEE MOON, ANDREA ROSE CRAWFORD, SANDRA LEE RONEY, FAITH ANN HILTY, ANDREW GARETH ADDISON, ELIZABETH ORTIZ, ANA OWENS, ANDREW PATRICK CLARK, KIMBERLY ROCHELLE GONZALEZ, CRYSTAL GAIL LANGHORN, STEVEN WAYNE LEWIS, SHERI RENEE ALLEN, PEGGY GRADEL HOGAN, TERESA AYALA, KELLI A. GORHAM, MARK ROBERT ADAMS, CORY KIPER, ROSS RUDOLPH LARIS AND BAILEE MARIE ISLAS JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds, consents of surety, or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED FIFTY MILLION (250,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and SRAC at a meeting duly called and held on the 7th of November 2025:

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation, and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By [Signature] David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of SRAC

By [Signature] Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of SRAC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and SRAC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 26th day of January, 20 26.

State of Illinois
County of Cook



Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Swiss Reinsurance America Corporation

On this 26th day of January, 20 26, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of SRAC, and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of SRAC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature] Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and SRAC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and SRAC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 23rd day of March, 20 26.

[Signature] Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and SRAC

## IMPORTANT NOTICE

In order to obtain information or make a complaint:

You may contact **Jeffrey Goldberg, Vice President - Claims**, at **1-800-338-0753**.

You may call **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation's** toll-free number for information or to make a complaint at:

**1-800-338-0753**

You may also write to **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation** at the following address:

**1200 Main Street, Suite 800  
Kansas City, MO 64105**

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

**1- 800-252-3439**

You may write the **Texas Department of Insurance**:

**P.O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)**

### **PREMIUM OR CLAIM DISPUTES:**

Should you have a dispute concerning your premium or about a claim you should first contact the **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation**. If the dispute is not resolved, you may contact the Texas Department of Insurance.

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

## AVISO IMPORTANTE

Para obtener informacion o para someter un queja:

Puede comunicarse con **Jeffrey Goldberg, Vice President - Claims**, al **1-800-338-0753**.

Usted puede llamar al numero de telefono gratis de **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation's** para informacion o para someter una queja al:

**1-800-338-0753**

Usted tambien puede escribir a **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** al:

**1200 Main Street, Suite 800  
Kansas City, MO 64105**

Puede escribir al **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) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)**

### **DISPUTAS SOBRE PRIMAS O RECLAMOS:**

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** primero. Si no se resuelve la disputa, puede entonces comunicarse con el Departamento de Seguros de Texas.

### **UNA ESTE AVISO A SU POLIZA:**

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



SUBSCRIBED AND SWORN TO BY Affiant on this 21<sup>st</sup> day of May, 2026.

**AFFIANT:**

Signature: 

Typed Name: Michael Ehrhardt

Title: President

STATE OF TEXAS                    '

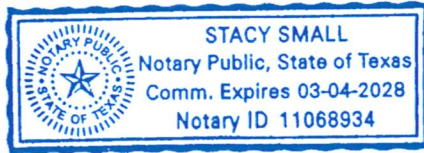
'

COUNTY OF WILLIAMSON        '

BEFORE ME the undersigned authority on this day personally appeared, Michael Ehrhardt, 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 21<sup>st</sup> day of May, 2026.

[S E A L]



  
Notary in and for the State of Texas

Name: Stacy Small

My commission expires: 03/04/2028

Initialed: 



**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Approval of an Addendum to the Meet and Confer Agreement between the City of Leander and the Leander Law Enforcement Association, effective October 1, 2025, to provide for retiree insurance.

**BACKGROUND:**

Last session, the Texas Legislature passed House Bill 4144. The bill enacted Texas Government Code, Chapter 607, Subchapter D, which applies to a firefighter or peace officer who retires from a fire department or law enforcement agency with at least 50 firefighters or peace officers, respectively.

The bill requires the affected City or other political subdivision to provide a firefighter or peace officer with a “critical illness supplemental income benefit or comparable health benefit plan coverage” if they are diagnosed with one of 11 cancers, a heart attack, or a stroke (as defined in the workers’ compensation disease presumption statute, Texas Government Code Sections 607.055 and 607.056) within three (3) years of retirement. In the alternative, the City may provide a peace officer who retires from the political subdivision a health benefit plan that is comparable in coverage and cost to the retiree as the health benefit plan the political subdivision provided to the retiree on the day before the date the retiree retired. The proposed Appendix C provides for retirees from the police department to be covered under the City’s medical insurance program through the third anniversary date of their separation from the City after January 1, 2026. The medical coverage expires on the last day of the month at the end of the three (3) years.

Appendix C to the current agreement, mirrors Article 12 of the Labor Agreement between the City and Leander Professional Fire Fighters Association, International Association of Fire Fighters, Local 4298 approved October 16, 2025. Pursuant to this addendum, the City will provide to retirees of the Leander Police Department, at no cost to the retiree, with continuous coverage under the City's medical insurance program through the third anniversary date of their separation from the City for police officers retiring after January 1, 2026. The medical coverage expires on the last day of the month at the end of the three (3) years. This benefit is limited to the retiree and is not extended to spouses or dependents.

On June 17, 2026, the Leander Law Enforcement Association representatives consisting of Carlos Gonzales, David White and Brian Johns met with the City representatives Todd Parton and Christy Davis, Greg Minton was absent, and unanimously approved Appendix C as presented.

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

City staff recommends that the City Council approve the Addendum to the Meet and Confer Agreement between the City of Leander and the Leander Law Enforcement Association, effective October 1, 2025, to provide for retiree insurance.

**PRESENTER:**

Todd Parton, City Manager

---

**Fiscal Impact**

---

**Attachments:**

1. Meet and Confer Agreement 2025 with Appendix C 06.17.2026

**MEET AND CONFER AGREEMENT  
BETWEEN  
THE CITY OF LEANDER  
AND  
THE LEANDER LAW ENFORCEMENT ASSOCIATION**

October 1, 2025

Through

September 30, 2028

## TABLE OF CONTENTS

ARTICLE I – DEFINITIONS .....	2
ARTICLE II – AUTHORITY, RECOGNITION, AND DURATION .....	4
ARTICLE III – MANAGEMENT RIGHTS .....	6
ARTICLE IV – BASE SALARY .....	8
ARTICLE V – ADDITIONAL COMPENSATION .....	9
ARTICLE VI – SICK LEAVE PAYOUT PROGRAM .....	11
ARTICLE VII – DISCIPLINE .....	12
ARTICLE VIII – FORCE REDUCTION AND REINSTATEMENT .....	14
ARTICLE IX - POLICE CHIEF SELECTION INPUT .....	15
ARTICLE X – REOPENER PROVISION .....	15
ARTICLE XI – SAVINGS CLAUSE, PREEMPTION, AMENDMENT, FORCE MAJEURE; JURISDICTION AND VENUE .....	16
APPENDIX A – PAY PLAN.....	18
APPENDIX B – COMPENSATION SURVEY DATA.....	21
<b>APPENDIX C – RETIREE INSURANCE.....</b>	<b>29</b>

**THIS AGREEMENT** (as defined below) is entered into by the Leander Law Enforcement Association and the City of Leander, Texas. It is the intent and purpose of this Agreement to foster effective cooperation between the City and Police Officers. This Agreement has been reached by the Parties through the process of meet and confer, as set forth in Texas Local Government Code, Chapter 142. The Parties agree as follows:

## **ARTICLE I – DEFINITIONS**

The following terms, abbreviations, and acronyms shall have the meanings stated below whenever referenced or used throughout this Agreement. The terms not defined herein shall be construed in accordance with their customary usage and meaning. When necessary for a reasonable construction of this Agreement, words in the singular shall include the plural, words in the plural shall include the singular, and words used or defined in one tense or form shall include other tenses or derivative forms and genders. The words "shall" or "will" are mandatory and the word "may" is permissive.

- **Agreement** shall mean this Meet and Confer Agreement entered into by the City of Leander, Texas, and the Leander Law Enforcement Association.
- **Association** shall mean the Leander Law Enforcement Association.
- **Benchmark Cities** shall mean the law enforcement agencies listed in Appendix B.
- **City** shall mean the City of Leander, Texas.
- **City Council** shall mean the City Council of the City of Leander, Texas.
- **City Manager** shall mean the person appointed by the City Council pursuant to Section 7.01 of the Charter of the City of Leander, Texas, or designee.
- **Days** shall mean calendar days, unless otherwise specified.
- **Fiscal Year** shall mean the period beginning October 1 and ending September 30.
- **Multiple Call-Out** shall mean when:
  - Officer has been cleared from prior call-out
  - Officer called back out; and
  - An additional call-out occurs more than four (4) hours from the immediately preceding call-out.
- **Parties** shall mean the City of Leander and the Leander Law Enforcement Association collectively. Each shall be referred to individually by the term "Party."

- **Personnel Policy** shall mean the personnel policy approved by the City Council and the employee handbook or other personnel manual approved by the City Manager as authorized by the personnel policy, as both may be amended from time to time.
- **Police Chief** shall mean the head of the Police Department, or designee, and shall include persons appointed to the position on an interim basis.
- **Police Department or Department** shall mean the Police Department of the City of Leander, Texas.
- **Police Officer** shall mean a person who is a peace officer under Article 2.12, Code of Criminal Procedure, who is employed by the City and subject to Texas Local Government Code, Chapter 143. The term "Police Officer" does not include employees exempt pursuant to Texas Local Government Code, Section 142.058(b).
- **TLGC** shall mean the Texas Local Government Code.

## **ARTICLE II – AUTHORITY, RECOGNITION, AND DURATION**

### **Section 1. Authority**

The City and the Association have voluntarily met and reached agreement on the conditions set out in this Agreement pursuant to the provisions of the TLGC, Chapter 142, Subchapter B.

### **Section 2. Recognition**

The City recognizes the Association as the sole and exclusive bargaining agent for all covered Police Officers, excluding the Police Chief and the Assistant Police Chief, and excluding any employees exempt under Texas Local Government Code §142.058, subsection (b), in accordance with Subchapter B of Chapter 142 of the Texas Local Government Code. The Parties understand and agree the provisions of this agreement do not extend to employees outside of the Department.

### **Section 3. Duration and Continuity**

This Agreement shall be effective beginning October 1, 2025, (the “**Commencement Date**”), upon ratification by the covered employees pursuant to a vote conducted by the Association and upon approval of the City by its City Council, in accordance with Chapter 142 of the TLGC.

The City and Association agree to initiate negotiations for a successor agreement no later than one hundred twenty (120) days prior to the expiration of the current agreement. If neither the Association nor the City submits a letter of intent to negotiate a new agreement, this Agreement shall continue to be in effect until such time it is renegotiated.

The City presently intends to continue this Agreement each fiscal year through its term, to pay all payments due, and to fully and promptly perform all the obligations of the City under this Agreement. All obligations of the City shall be paid only out of current revenues, reasonably anticipated and appropriated for such purpose by the City Council, in compliance with the Texas Constitution, Article XI, Sections 5 and 7. In making funding determinations in the fiscal year of this agreement following ratification, the City Council may consider operational and administrative costs, including its debt service obligations, the increases in other employee personnel costs, and the obligations arising under this agreement. In the event that the City Council fails to appropriate funds in an upcoming fiscal year of this Agreement in an amount sufficient to meet the City obligations hereunder, this entire Agreement shall terminate and becomes null and void on the first date that such funding is not met pursuant to this Agreement.

### **Section 4. Complete Agreement**

This Agreement constitutes the entire Agreement between the City and Association; and no party is bound by any contract, condition, or stipulation, understanding or

representation not contained herein. It is understood and agreed that this Agreement may only be amended in writing by mutual consent of the City and the Association.

**Section 5. Applicability**

Unless otherwise specified, this Agreement applies to all Police Officers employed by the City, excluding the Police Chief and Assistant Police Chief.

## **ARTICLE III – MANAGEMENT RIGHTS**

### **Section 1. Department Management**

Except as provided for by State or Federal law, or as expressly modified, delegated, or abridged by the provisions of this Agreement, the City shall retain the sole, exclusive, and vested right, prerogative, power and authority to manage the Department and the workforce in the Department in all respects, including, but not limited to:

1. the right to hire, train, promote, demote, discipline, suspend, discharge, reprimand, assign, reassign, transfer, retain, or lay off employees;
2. the right to establish, eliminate, or modify the qualifications and minimum requirements for hiring, training, promotions, transfers, and job assignments and reassignments;
3. the right to establish, eliminate, classify, reclassify, or modify the number and types of positions and job classifications;
4. the right to assign and direct the work of Police Officers, including the scheduling and assignment and reassignment of duties, responsibilities and hours of work;
5. the right to establish, eliminate, or modify the methods, processes, means and personnel by which operations are to be carried out;
6. the right to establish, eliminate, modify, review, and enforce rules and standards governing job performance, personal conduct and appearance, uniforms and equipment, safety, training, education, attendance, discipline, and efficiency;
7. the right to establish, abolish, or modify processes and procedures for investigating and reviewing Police Officer conduct and complaints, relating to that conduct; and
8. the right to determine the wages, salaries, rates of pay, hours of work, and other terms of employment of the Police Officers and employees in the Department.

### **Section 2. Management Rights Retained**

Except as provided for by State or Federal law or as expressly modified, delegated, or abridged by the provisions of this Agreement, the exclusive rights of management not expressly mentioned or described by this Article are nevertheless retained by the City and are not to be interpreted as having been diminished, waived, or ceded in any respect. If this Agreement does not, by its terms, expressly and specifically restrict, modify, or abridge a particular right or prerogative of management, then the City retains such right or prerogative of management, solely and exclusively subject to State or Federal law.

The City, through its City Manager, reserves the right to make or change any act or decision to which it is entitled to, pursuant to local, state, and federal laws and City policies and procedures, and the exercise of that right will not be limited by any written or unwritten past practice or policy. The City's exercise of such right will not be contrary to this Agreement or the City's Personnel Policy.

## **ARTICLE IV – BASE SALARY**

### **Section 1. Wages**

Subject to all the other provisions of this Agreement, the wages of the Police Officers covered by this Agreement shall be paid during the term of this Agreement, in accordance with the wage rates, terms, and conditions described in the structured pay plan attached in Appendix A, which is incorporated for reference, as may be amended each fiscal year.

In the event the Police Department is authorized to create any additional sworn rank, below Assistant Chief, the Parties shall meet to discuss an amendment to this Agreement specifying the salary for such rank.

### **Section 2. Effective Start Date of Pay Plan**

Each Police Officer's base salary will be adjusted according to the pay plan in Appendix A, that is equal to or greater than the Police Officer's expected salary as of the Commencement Date unless otherwise agreed to by both parties.

### **Section 3. Salary Survey and Market Adjustments**

City staff will survey salary competitiveness, based on Benchmark Cities, every two (2) years, starting in 2025 (the "**Compensation Survey**"). The results of each survey shall be shared with Association leadership and shall be included in the Agreement as Appendix B.

City Management will include adjustments based on the Compensation Survey to maintain a minimum competitive officer salary targeted at ninety-five percent (95%) of the median of the Benchmark Cities. Steps and salaries consistent with each completed **Compensation Survey**, and each fiscal year budget submitted to the City Council shall reflect the results of the Compensation Survey and this paragraph.

A positive market adjustment to the pay plan that is approved by City Council shall not be considered an amendment to this Agreement.

## **ARTICLE V – ADDITIONAL COMPENSATION**

### **Section 1. Certification Pay**

Any Police Officer who has completed their new hire probationary period shall be eligible for additional compensation according to the certification tier held at the following levels (“**Certification Pay**”):

- Certification Tier 1            \$100/month
- Certification Tier 2            \$150/month
- Certification Tier 3            \$200/month

Officers may hold multiple certification tiers up to a maximum (annually) of \$2400.

Each certification shall be assigned a tier level in writing by the Police Chief in his sole discretion and shall be agreed upon by the Police Chief with input from the Association, consistent with the approved budget. Tier levels shall be published by the Police Chief at least annually or as needed.

Adjustments to tier levels or eligibility shall not be considered an amendment to this Agreement.

Possession of a certification alone does not guarantee Certification Pay. Police Officers that hold a position that requires certification and are eligible for Certification Pay must submit their certification verifying completion of requirements to the Professional Standards Division and the Police Chief. Police Officers shall only be eligible for Certification Pay for active certifications. When a new tier is earned, pay for that tier will be effective the first full pay period following the Chief’s and Professional Standard Division’s verification of qualification for Certification Pay.

To remain eligible, Police Officers must consistently perform the duties associated with the certification. Annual qualification reviews and determinations are conducted by the Professional Standards Division.

### **Section 2. On-Call Pay**

On-Call shall be defined as being required to remain available to answer calls, respond to scenes in a timely manner, and being subjected to maintaining a limited distance away from City premises to maintain a minimum response time to the police station or call out locations.

Police Officers designated to serve in an on-call status outside of regular work hours shall be considered “on-call” and eligible for the below listed additional compensation:

- Daily Stipend                    \$50/per day/ while “on-call”
- Individual Call-out            Minimum 4 hours pay

Each call-out, regardless of time spent on the call-out, will be compensated at a minimum of four (4) hours pay at the overtime rate. Multiple call-outs in a single day shall be treated as “independent call outs” and shall be compensated at the minimum (four) 4 hours of pay at the overtime rate for each call-out that occurs in a single day.

**Section 3. Fitness Incentive Program**

In 2023, the Leander Police Department adopted the Row Standard fitness evaluation adopted by the Texas Department of Public Safety, which utilizes rowers to measure an officers VO2max, a key indicator of Police Officers’ cardiovascular fitness and endurance.

Police Officers who successfully meet the fitness standard measured by the Annual Row Standard fitness evaluation set by the Police Chief in writing (the “**Fitness Standard Assessment**”) shall be eligible for the below listed additional compensation:

- Fitness Stipend                      \$100/month

This incentive must be renewed annually upon successfully passing the annual Fitness Standard Assessment.

## **ARTICLE VI – SICK LEAVE PAYOUT PROGRAM**

### **Section 1. Sick Leave Accrual**

During the term of this Agreement, Police Officers shall accrue sick leave according to the Leander Personnel Policy, Section 6.3.7 Vacation Accrual Chart for full-time employees, as amended from time to time.

### **Section 2. Sick Leave Accrual Maximum**

Sick leave for Police Officers shall not be limited or capped; provided that payment of sick leave upon termination is governed by the City's Personnel Policy, as modified by Article VI, Section 3 below.

### **Section 3. Sick Leave Payout**

Upon honorable separation of employment or retirement after completing a minimum of ten (10) years of service with the City, Police Officers shall be eligible for payout of accrued sick leave up to a maximum of seven hundred twenty (720) hours.

## **ARTICLE VII – DISCIPLINE**

### **Section 1. Disciplinary Window of Action**

Administrative action resulting from a complaint must be initiated within one hundred eighty (180) days from the date the City and/or Police Chief becomes aware of the incident.

Failure to begin administrative action by the City or the Police Chief on an incident during this time frame shall result in documentation of the investigation only and shall result in no discipline against the officer.

Discovery of criminal culpability of any kind is exempt from this requirement.

### **Section 2. Written Reprimand**

After one-year, written reprimands shall be documented in the Police Officer's annual review and promptly removed from the Police Officer's Department personnel file, provided no additional related infractions occur within that time period, unless the written reprimand is required to remain in the Department personnel file under applicable law.

Written reprimands are intended to be corrective and not permanently punitive. After a year with no reprimands against a Police Officer, written reprimands that occurred more than one year ago shall not be considered in: a) a Police Officer's eligibility for promotion; or b) assessment of a discipline on any sustained findings of misconduct; or as otherwise provided for by State law.

### **Section 3. Alternative to Suspension**

Police Officers that receive disciplinary unpaid suspension are permitted the option to forfeit an equivalent number of accrued hours from vacation or compensatory time in an amount equal to the time of the suspension (up to the maximum established in this Section) under the following conditions:

- This option is limited to a ONE-TIME option for the lifetime of employment at City.
- A maximum of THREE (3) DAYS of vacation or compensatory time can be exchanged.
- Police Officers shall be required to submit decision in writing through an HR initiated form.
- The exchange will be based on your current hours of assignment (e.g., eight-hour shift/twelve-hour shift).
- Leave balance cannot cause leave balance to go into a negative.
- No holiday or sick time can be used.

Police Officers must inform the Police Chief that they wish to use this option before the discipline is imposed. Failure to do so will result in the imposition of the original discipline.

**Section 4. Notice given during Administrative Investigations**

The City shall provide any Police Officer under any investigation with a pamphlet, to be provided by the Leander Law Enforcement Association, that outlines the Police Officers' options available to them through the Association.

**Section 5. Notification of Disciplinary Interview**

Police Officers that are the subject of an administrative interview that may lead to discipline shall be provided no less than the greater of ninety (96) hours or four (4) business days' notice prior to any scheduled interview.

**Section 6. Grievance Procedures**

Police Officers shall be notified, in writing, within two (2) business days:

1. That they are the subject of a written grievance against them, or, if they themselves filed a grievance; or
2. If the Police Officer filed the grievance, written confirmation that of receipt of grievance.
3. The expected timeline for investigation into the grievance.

Investigations into all grievances shall be completed within thirty (30) days, absent an extension. The City shall notify the Police Officers who filed the grievance and who are the subject of the grievance shall be notified in writing of an extension prior to expiration of the thirty (30) day period. The notice shall include the reason for the extension. Extensions are allowed only by mutual agreement. Extensions shall not be unreasonable and agreement to an extension cannot be held back by either party.

Any such request for an extension must be made in writing and be approved by the Human Resources Director and must state the reason for the request. The officer who is subject of the grievance shall be provided a copy of any such request and response from the Human Resources Director.

**Section 7. Disciplinary Review and Appeal**

The City Manager will review proposed discipline against a Police Officer prior to it being imposed, and such review will be limited to determining whether all appropriate persons have signed off on the proposed discipline. Police Officers may appeal discipline to the City Manager in accordance with the procedure set forth in all applicable City policies. On appeal, the City Manager shall review the investigation, and any other facts and information determined appropriate to render a decision on the appeal.

## **ARTICLE VIII – FORCE REDUCTION AND REINSTATEMENT**

### **Section 1. Layoff Policy**

In the event that the City vacates or abolishes a Police Department position, the Police Officer who holds that position shall be demoted to a position within the Police Department below the vacated or abolished position.

If one or more positions of equal rank is vacated or abolished, the Police Officer with the least seniority in that position shall be demoted first. If a position in the lowest classification is abolished or vacated and a reduction in force occurs, the Police Officer with the least seniority shall be the first terminated.

### **Section 2. Recall Policy**

In the event of terminations under Article VIII, Section 1, a Reinstatement List shall be developed with the last Police Officer terminated being the first Police Officer at the top of the list for potential rehire should the position be reauthorized.

Police Officers who were demoted solely due to layoff policy shall be restored to their former classifications.

## **ARTICLE IX – CHIEF OF POLICE SELECTION**

### **Section 1. Process**

The Police Chief selection process will be comprehensive and managed by the City Manager and Human Resources Department as ordered by the City Council. The Association will provide input on a candidate profile used to recruit and evaluate candidates. If the City elects to utilize a candidate panel or similar session as part of the selection process, one Association board member designated by the Association President shall be included as a panel participant. In addition, the Association will be provided with the opportunity to meet finalists separately and provide its feedback which will be taken into consideration of the final selection.

## **ARTICLE X – REOPENER PROVISION**

### **Section 1. Contract Reopener**

Both parties may request to reopen specific provisions of this Agreement during its term, only with mutual consent, and for the purpose of addressing unforeseen operational or fiscal changes.

All remaining Articles shall remain in full effect during the reopener proceedings.

### **Section 2. Procedure**

The request shall be made in writing, detailing the specific Article, section or provision to be discussed.

Once negotiations are concluded, the agreed terms of the reopener shall be incorporated into the Agreement as an amendment pursuant to Article XI, Section 3.

## **ARTICLE XI – SAVINGS CLAUSE, PREEMPTION, AMENDMENT; FORCE MAJEURE; JURISDICTION AND VENUE**

### **Section 1. Savings Clause**

If any provision of this Agreement is rendered invalid by a court of competent jurisdiction, such invalidity shall not affect any other provision of this Agreement, which shall continue to be in full force and effect for the duration of the Agreement, and the Parties shall meet as soon as possible to attempt, in good faith, to agree on a substitute provision. If the Parties are unable to agree within thirty (30) days following commencement of the initial meeting, then the matter shall be postponed until Meet and Confer negotiations are resumed. The thirty (30) day deadline may be extended by mutual agreement by the Parties. To this end, the provisions of this Agreement are severable.

### **Section 2. Preemption Provision**

Pursuant to Texas Local Government Code, Section 142.067, the provisions of this Agreement shall supersede the provisions of any statute, executive order, Department order, local ordinance, or personnel policy which are in conflict herewith. The Parties expressly agree that each provision of this Agreement involving or creating a conflict shall have the effect of superseding the statutory standard or result which would otherwise be obtained in the absence of this Agreement. It is understood and agreed that unless specifically modified by this Agreement, state law, executive orders, local ordinance, the City's Personnel Policy and administrative rules and the Department's rules, regulations, and orders shall continue to apply to employees covered by this Agreement.

### **Section 3. Amendment Clause**

This Agreement may not be changed or altered in any manner except by mutual written agreement. The Parties agree that upon mutual agreement additional provisions may be negotiated and added as Amendments or as a Restated Agreement. Any Amendments of this Agreement shall be in writing, shall contain an effective date, and shall be dated and signed by authorized representatives of the respective Parties. All Amendments shall be ratified in the same manner as provided by state law for original ratification.

### **Section 4. Force Majeure**

Neither the Association nor the City will be liable for any failure or delay in this Agreement due to any cause beyond its reasonable control, including acts of war, epidemics, acts of God, earthquakes, floods, embargos, riots, sabotage, cyber-attacks, labor shortages or disputes, governmental acts, including, but not limited to, measures taken to address or contain disease outbreaks, or failure of the Internet (not resulting from the negligence or willful misconduct of either party), provided that the delayed party:


- a. gives the other party prompt notice of such cause, and
- b. uses its reasonable efforts to promptly correct such failure or delay in performance.

**Section 5. Jurisdiction and Venue**

The parties agree that any dispute under this Agreement shall be brought in a court of competent jurisdiction in Williamson County, Texas, and that this Agreement shall be governed by Texas law, except for the conflict of law provisions.

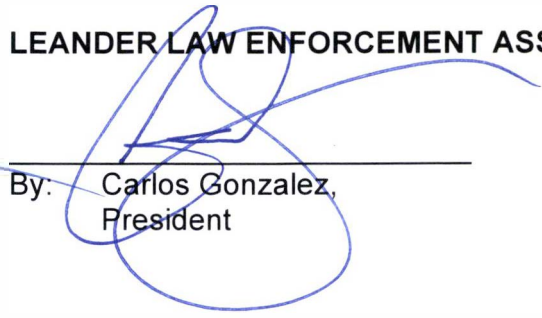
**IN WITNESS WHEREOF**, the Parties have executed this Agreement in duplicate originals by their duly authorized representatives, to be effective on the **1<sup>st</sup> day of October, 2025**.

**CITY OF LEANDER**



By: Todd Parton,  
City Manager

**LEANDER LAW ENFORCEMENT ASSN.**



By: Carlos Gonzalez,  
President

**ATTEST:**



Dara Crabtree, City Secretary

**APPENDIX A – PAY PLAN**

City of Leander Police Department  
Step Plan

Effective 6/28/2025

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15
<b>Police Officer</b>	\$73,876	\$75,723	\$77,616	\$79,556	\$81,545	\$83,584	\$85,673	\$87,815	\$90,011	\$92,261	\$94,567	\$96,932	\$99,355	\$101,839	\$104,385
Hourly	\$35.52	\$36.41	\$37.32	\$38.25	\$39.21	\$40.19	\$41.19	\$42.22	\$43.28	\$44.36	\$45.47	\$46.61	\$47.77	\$48.97	\$50.19
<b>Police Corporal</b>			\$85,378	\$87,512	\$89,700	\$91,942	\$94,241	\$96,597	\$99,012	\$101,487	\$104,024	\$106,625	\$109,290	\$112,023	\$114,823
Hourly			\$41.05	\$42.08	\$43.13	\$44.21	\$45.31	\$46.45	\$47.61	\$48.80	\$50.02	\$51.27	\$52.55	\$53.86	\$55.21
<b>Police Sergeant</b>					\$98,670	\$101,137	\$103,665	\$106,257	\$108,913	\$111,636	\$114,427	\$117,287	\$120,220	\$123,225	\$126,306
Hourly					\$47.44	\$48.63	\$49.84	\$51.09	\$52.37	\$53.68	\$55.02	\$56.39	\$57.80	\$59.25	\$60.73
<b>Police Lieutenant</b>							\$114,031	\$116,882	\$119,804	\$122,799	\$125,869	\$129,016	\$132,241	\$135,548	\$138,936
Biweekly							\$4,385.81	\$4,495.47	\$4,607.85	\$4,723.04	\$4,841.12	\$4,962.16	\$5,086.20	\$5,213.39	\$5,343.70

**APPENDIX B – COMPENSATION SURVEY DATA**

City of Leander, Texas  
 FY 2025 Salary Survey - Police Department

Leander Job Class	Survey Job Class	Participant Organization	Average Minimum	Average Midpoint	Average Maximum	Match Notes
-------------------	------------------	--------------------------	-----------------	------------------	-----------------	-------------

Assistant Police Chief						
------------------------	--	--	--	--	--	--

Assistant Police Chief	Allen	\$194,103	\$206,642	\$219,181	
Assistant Police Chief	Baytown	\$154,620	\$159,328	\$164,036	
Assistant Chief of Police	Cedar Park	\$141,867	\$160,314	\$178,761	
Assistant Chief of Police	Farmers Branch	\$113,636	\$147,736	\$181,835	
Assistant Chief of Police	Flower Mound	\$159,993	\$172,827	\$185,660	
Assistant Police Chief	Georgetown	\$150,696	\$162,687	\$174,678	
Assistant Chief of Police	League City	\$120,693	\$147,849	\$175,005	
Assistant Police Chief	Lewisville	\$173,678	\$173,678	\$173,678	2 APC's, actual avg
Assistant Police Chief	Mansfield	\$156,314	\$160,222	\$164,129	
Assistant Police Chief	North Richland Hills	\$158,511	\$163,362	\$168,213	
Assistant Police Chief	Pflugerville	\$119,228	\$149,035	\$178,842	
Assistant Police Chief	Richardson	\$195,609	\$195,609	\$195,609	flat rate
No Match	Round Rock	-	-	-	
Assistant Chief of Police	San Marcos	\$142,334	\$177,923	\$213,512	
Assistant Chief of Police	Sugar Land	\$164,689	\$173,470	\$182,250	
Assistant Police Chief	The Colony	\$143,164	\$154,568	\$165,971	

**Public Sector Average:** \$152,609 \$167,017 \$181,424

**Leander Rate:** \$127,150 \$165,308 \$203,466

**Variance (\$):** -\$25,459    -\$1,709    \$22,042

**Variance (%):** -16.68%    -1.02%    12.15%

**City of Leander, Texas  
FY 2025 Salary Survey - Police Department**

Leander Job Class	Survey Job Class	Participant Organization	Average Minimum	Average Midpoint	Average Maximum	Match Notes
-------------------	------------------	--------------------------	-----------------	------------------	-----------------	-------------

Police Lieutenant						
-------------------	--	--	--	--	--	--

Police Lieutenant	Allen	\$131,413	\$139,855	\$148,296
Police Lieutenant	Baytown	\$124,363	\$126,870	\$129,376
Police Lieutenant	Cedar Park	\$121,477	\$132,984	\$144,490
Police Lieutenant	Farmers Branch	\$131,648	\$137,072	\$142,496
Police Lieutenant	Flower Mound	\$125,153	\$128,970	\$132,787
Police Lieutenant	Georgetown	\$108,659	\$123,146	\$137,633
Police Lieutenant	League City	\$119,212	\$125,456	\$131,699
No Match	Lewisville	-	-	-
Police Lieutenant	Mansfield	\$116,643	\$122,622	\$128,600
Police Lieutenant	North Richland Hills	\$123,328	\$128,139	\$132,949
Police Lieutenant	Pflugerville	\$106,997	\$115,518	\$124,039
Police Lieutenant	Richardson	\$131,436	\$136,788	\$142,140
Police Lieutenant	Round Rock	\$137,280	\$145,974	\$154,668
No Match	San Marcos	-	-	-
Police Lieutenant	Sugar Land	\$119,743	\$128,231	\$136,718
Police Lieutenant	The Colony	\$120,941	\$128,890	\$136,839

**Public Sector Average:** \$122,735 \$130,037 \$137,338

**Leander Rate:** \$101,287 \$112,525 \$123,763

**Variance (\$):** -\$21,448    -\$17,511    -\$13,575

**Variance (%):** -17.47%    -13.47%    -9.88%

**City of Leander, Texas**  
**FY 2025 Salary Survey - Police Department**

Leander Job Class	Survey Job Class	Participant Organization	Average Minimum	Average Midpoint	Average Maximum	Match Notes
-------------------	------------------	--------------------------	-----------------	------------------	-----------------	-------------

Police Sergeant						
-----------------	--	--	--	--	--	--

Police Sergeant	Allen	\$114,461	\$121,814	\$129,166
Police Sergeant	Baytown	\$106,080	\$109,325	\$112,569
Police Sergeant	Cedar Park	\$103,836	\$115,852	\$127,867
Police Sergeant	Farmers Branch	\$113,150	\$117,813	\$122,476
Police Sergeant	Flower Mound	\$111,072	\$116,220	\$121,368
Police Sergeant	Georgetown	\$96,640	\$110,356	\$124,072
Police Sergeant	League City	\$102,388	\$109,267	\$116,146
Police Sergeant	Lewisville	\$118,349	\$121,324	\$124,299
Police Sergeant	Mansfield	\$100,761	\$105,925	\$111,089
Police Sergeant	North Richland Hills	\$105,545	\$111,501	\$117,456
Police Sergeant	Pflugerville	\$92,935	\$105,332	\$117,728
Police Sergeant	Richardson	\$113,539	\$118,156	\$122,772
Police Sergeant	Round Rock	\$100,006	\$110,760	\$121,513
Police Sergeant	San Marcos	\$89,528	\$98,000	\$106,471
Police Sergeant	Sugar Land	\$104,149	\$110,772	\$117,395
Police Sergeant	The Colony	\$103,423	\$110,223	\$117,022

**Public Sector Average:** \$104,741   \$112,040   \$119,338

**Leander Rate:** \$85,259   \$96,970   \$108,680

**Variance (\$):** -\$19,482   -\$15,070   -\$10,658

**Variance (%):** -18.60%   -13.45%   -8.93%

**City of Leander, Texas  
FY 2025 Salary Survey - Police Department**

Leander Job Class	Survey Job Class	Participant Organization	Average Minimum	Average Midpoint	Average Maximum	Match Notes
-------------------	------------------	--------------------------	-----------------	------------------	-----------------	-------------

Police Corporal						
-----------------	--	--	--	--	--	--

Police Corporal	Allen	\$99,229	\$107,936	\$116,642
No Match	Baytown	-	-	-
Police Corporal	Cedar Park	\$87,126	\$101,286	\$115,446
Police Corporal	Farmers Branch	\$96,408	\$102,461	\$108,513
No Match	Flower Mound	-	-	-
No Match	Georgetown	-	-	-
No Match	League City	-	-	-
No Match	Lewisville	-	-	-
No Match	Mansfield	-	-	-
No Match	North Richland Hills	-	-	-
Police Corporal	Pflugerville	\$84,869	\$96,189	\$107,509
No Match	Richardson	-	-	-
No Match	Round Rock	-	-	-
Police Corporal	San Marcos	\$77,421	\$87,549	\$97,677
No Match	Sugar Land	-	-	-
No Match	The Colony	-	-	-

**Public Sector Average:** \$89,011   \$99,084   \$109,157

**Leander Rate:** \$78,749   \$89,180   \$99,611

**Variance (\$):** -\$10,262   -\$9,904   -\$9,546

**Variance (%):** -11.53%   -10.00%   -8.75%

**City of Leander, Texas  
FY 2025 Salary Survey - Police Department**

Leander Job Class	Survey Job Class	Participant Organization	Average Minimum	Average Midpoint	Average Maximum	Match Notes
-------------------	------------------	--------------------------	-----------------	------------------	-----------------	-------------

Police Officer						
----------------	--	--	--	--	--	--

Police Officer	Allen	\$93,785	\$102,015	\$110,244
Patrol Officer	Baytown	\$71,676	\$83,720	\$95,763
Police Officer	Cedar Park	\$72,270	\$89,159	\$106,048
Police Officer	Farmers Branch	\$81,981	\$94,369	\$106,757
Police Officer	Flower Mound	\$81,078	\$90,407	\$99,736
Police Officer	Georgetown	\$70,000	\$86,262	\$102,523
Police Officer	League City	\$77,987	\$89,419	\$100,850
Police Officer	Lewisville	\$83,682	\$94,703	\$105,724
Police Officer	Mansfield	\$75,190	\$85,577	\$95,964
Police Officer	North Richland Hills	\$82,620	\$91,570	\$100,520
Police Officer	Pflugerville	\$72,142	\$86,002	\$99,861
Police Officer	Richardson	\$82,565	\$94,017	\$105,468
Police Officer	Round Rock	\$75,920	\$89,960	\$104,000
Police Officer	San Marcos	\$66,879	\$79,953	\$93,026
Police Officer	Sugar Land	\$75,605	\$88,856	\$102,107
Police Officer	The Colony	\$80,847	\$90,995	\$101,142

**Public Sector Average:** \$77,764   \$89,811   \$101,858

**Leander Rate:** \$71,843   \$83,356   \$94,869

**Variance (\$):** -\$5,921   -\$6,455   -\$6,990

**Variance (%):** -7.61%   -7.19%   -6.86%

**City of Leander, Texas  
FY 2025 Salary Survey - Police Department**

Leander Job Class	Survey Job Class	Participant Organization	Average Minimum	Average Midpoint	Average Maximum	Match Notes
-------------------	------------------	--------------------------	-----------------	------------------	-----------------	-------------

Police Cadet						
--------------	--	--	--	--	--	--

Police Recruit	Allen	\$85,465	\$87,174	\$88,883	
No Match	Baytown	-	-	-	
No Match	Cedar Park	-	-	-	
No Match	Farmers Branch	-	-	-	
Police Recruit	Flower Mound	\$77,022	\$77,022	\$77,022	
No Match	Georgetown	-	-	-	
Police Officer - Non Certified	League City	\$54,259	\$66,123	\$77,987	
No Match	Lewisville	-	-	-	
Police Recruit	Mansfield	\$75,190	\$75,190	\$75,190	flat rate
Police Cadet	North Richland Hills	\$70,624	\$70,624	\$70,624	flat rate
No Match	Pflugerville	-	-	-	
No Match	Richardson	-	-	-	
Police Cadet	Round Rock	\$64,542	\$64,542	\$64,542	flat rate
Police Cadet	San Marcos	\$58,795	\$58,795	\$58,795	flat rate
Police Officer - Recruit	Sugar Land	\$62,130	\$62,130	\$62,130	flat rate
Police Recruit	The Colony	\$77,866	\$77,866	\$77,866	

**Public Sector Average:** \$69,544   \$71,052   \$72,560

**Leander Rate:** \$59,322   \$59,322   \$59,322

**Variance (\$):** -\$10,222   -\$11,730   -\$13,238

**Variance (%):** -14.70%   -16.51%   -18.24%

## City of Leander, TX FY 2025 Salary Survey Summary - Police Department

Benchmark Position	Leander Current			Market Average			Variance (%)		
	Minimum	Midpoint	Maximum	Minimum	Midpoint	Maximum	Minimum	Midpoint	Maximum
Assistant Police Chief	\$127,150	\$165,308	\$203,466	\$152,609	\$167,017	\$181,424	-16.68%	-1.02%	12.15%
Police Lieutenant	\$101,287	\$112,525	\$123,763	\$122,735	\$130,037	\$137,338	-17.47%	-13.47%	-9.88%
Police Sergeant	\$85,259	\$96,970	\$108,680	\$104,741	\$112,040	\$119,338	-18.60%	-13.45%	-8.93%
Police Corporal	\$78,749	\$89,180	\$99,611	\$89,011	\$99,084	\$109,157	-11.53%	-10.00%	-8.75%
Police Officer	\$71,843	\$83,356	\$94,869	\$77,764	\$89,811	\$101,858	-7.61%	-7.19%	-6.86%
Police Cadet	\$59,322	\$59,322	\$59,322	\$69,544	\$71,052	\$72,560	-14.70%	-16.51%	-18.24%

**APPENDIX C – RETIREE INSURANCE**

In accordance with Texas House Bill 4144 (89<sup>th</sup> legislation), the City will provide retirees only, at no cost, with continuous coverage under the City's medical insurance program through the third anniversary date of their separation from the City for police officers retiring after January 1, 2026. The medical coverage expires on the last day of the month at the end of the three (3) years.

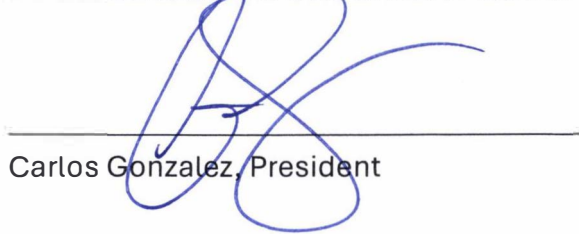
**IN WITNESS WHEREOF**, the Parties have executed this Appendix C in duplicate by their duly authorized representatives, to be effective on June 17, 2026.

**CITY OF LEANDER**



Todd Parton, City Manager

**LEANDER LAW ENFORCEMENT ASSOC.**



Carlos Gonzalez, President

ATTEST:



Dara Crabtree, City Secretary



**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Conduct a Public Hearing regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0195 as described above.

**BACKGROUND:**

This request is the second step in the zoning process. The applicant has submitted a request to amend the Leander Springs PUD language to reflect changes to the development as it relates to project phasing, the lagoon, hotel and multi-family elements. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Multi-Use Corridor identified by the Comprehensive Plan.

The original PUD Zoning request (18-TOD-Z-013) was approved on August 2, 2018, and, at the request of the property owner in possession of the tract at that time, a provision was included in the PUD that stipulated that the PUD ordinance would expire on November 17, 2018, should the prospective developer of the time fail to close on the property prior to that date. The PUD further provided that, in the event expiration was triggered, the zoning classification for the property would revert to the CD (Conventional Development) Sector.

A different developer submitted a PUD Zoning request (20-TOD-Z-014) with a similar development concept that was approved on February 4, 2021. This version of the PUD included a timeline for project completion as part of the phasing plan that was tied to a Chapter 380 economic development agreement. The phasing required that a Certificate of Completion be issued for the Crystal Lagoon by December 31, 2023, in order to maintain the entitlements. Since the deadline was not met, additional development permits may not be issued until the PUD is amended. If the PUD is not amended, then the development is limited to 35,000 square feet of Commercial development. Commercial is defined as commercial, office, and retail uses.

Following the Planning and Zoning Commission meeting held on May 14, 2026, it was noted that the applicant did not properly notify all homeowner associations (HOAs) within 500 feet of the site. The case was postponed to allow the applicant additional time to notify the HOA before the public hearings.

**ACTIVE APPLICATIONS**

- PUD, Concept Plan, & Preliminary Plat – Initial project approval. Presented to P&Z Commission 10/22/2020. Postponed by the applicant 11/19/2020. Approved by the City 02/04/2021.
- Minor Site Development – Onsite water well testing by the applicant. Application submitted 03/22/2022. Permit issued 5/18/2022 after three (3) reviews.

- Concept Plan & Preliminary Plat Minor Amendment No. 1 – Applicant hired a new engineer that suggested changes to the street network and proposed to remove detention ponds. Application submitted 06/14/2022. Administratively approved by the City 10/05/2022 after four (4) reviews.
- Traffic Impact Analysis – This analyzes potential traffic increases as a result of development, buildout, and phasing, on the property. Application submitted 03/01/2023. Approved on 09/27/2024.
- Minor Amendment to the PUD (administrative) – Includes changes to the street types and on-street parking. Application submitted 06/28/2023. Administratively approved by the City 09/12/2023 after two (2) reviews.
- Concept Plan & Preliminary Plat Minor Amendment No. 2 – Includes street name changes, updates to blocks, changes to the tree plan, removal of a waterline, updates to LUE count, and upsizing of a wastewater line. Application submitted 08/15/2023. Administratively approved on 12/19/2023 after four (4) reviews.

Currently, the zoning is limited to 35,000 square feet of commercial uses. This PUD would allow for the following uses:

- Lagoon – A lagoon may be constructed prior to or concurrently with the construction of the first phase of the multi-family. There is no deadline for the completion of the lagoon.
- Multi-Family – This proposal includes 1,200 apartment units as part of a vertical mixed-use building.
- Building Height – Allows for increased height for hotel and office uses that are internal to the site. The original PUD included a height limit of 60 feet at the southern and western boundaries.
- Trail System – Adds a connection to the Brushy Creek Trail system.

### **GENERAL INFORMATION:**

#### **Current Zoning:**

Leander Springs PUD with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

#### **Proposed Zoning:**

Leander Springs PUD Amendment #2 with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

#### **Size and Location:**

The property is generally located south-west of the intersection of 183A Toll Road and RM 2243, including approximately 77.90 acres.

#### **Surrounding Area:**

This property is located at the south-west corner of 183A Toll Rd. and RM 2243. To the west is the Horizon Lake subdivision, and to the south is the Parkside Village multi-family.

**Previous Zoning Cases:**The following zoning cases were previously submitted for this property:

- 07-Z-018 requested a zoning change from SFR-1-B (Single-Family Rural), SFS-2-B (Single-Family Suburban) and SFU-2-B (Single-Family Urban) to TOD (Transit Oriented Development), CD (Conventional Development) Sector.
- 18-TOD-Z-013 Leander Springs PUD requested a zoning change from PUD/TOD (Planned Unit Development/ Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning districts: GC-3-A (General Commercial), MF-2-A (Multi-Family) and SFT-2-A (Single-Family Townhouse) and was approved on 08/02/2018.
- 20-TOD-Z-014 requested a zone change from PUD/TOD-CD (Planned Unit Development/Transit Oriented Development-Conventional Development Sector) to Planned Unit Development (PUD) with the

base zoning district of GC-3-A (General Commercial) and MF-2-A (Multi-Family) and was approved on 02/04/2021.

- Z-23-0078 requested an amendment to the PUD zoning to include updated street sections and was approved on 09/12/2023.
- Z-24-0114 requested an amendment to the PUD to remove the phasing deadlines and reduce the multi-family units to 1,200. This request was denied by the City Council on August 21, 2025.

## **PROPOSED ZONING DISTRICT:**

### **USE COMPONENT**

#### **MF – Multi-Family:**

*Features:* Apartments  
*Intent:* Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than 25 acres of contiguous land having a multi-family component. Access should be provided by a collector or higher classification street.

#### **GC – GENERAL COMMERCIAL:**

*Features:* Any use in LC (Local Commercial) plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 square feet.

*Intent:* Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

### **SITE COMPONENT**

#### **TYPE 2:**

*Features:* Accessory buildings greater than 10% of the primary building or 120 square feet; multi-family provides at least 100% of units with an enclosed garage parking space.

*Intent:*

1. The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
2. Compliance with Type 1 standards shall also be deemed as compliance with this component.

#### **TYPE 3:**

*Features:* Accessory buildings up to 30% of the primary building; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors.

*Intent:*

1. A Type 3 site component is intended to be utilized with LO (Local Office) and LC (Local Commercial) use components adjacent to less restricted districts to provide for a land use transition.
2. This component is intended to be combined with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
3. 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. 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.
3. This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
4. 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.

### **COMPREHENSIVE PLAN:**

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritize investments and incentives.
- Pursue signature regional attractions, destinations, and events.

Applicable Future Land Use categories

### **MULTI-USE CORRIDOR**

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses. Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential areas such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors. These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate buffer yards are required to ensure compatibility with adjacent neighborhood residential.

### **NEIGHBORHOOD CENTER**

- The Neighborhood Center future land use category is intended for areas that will be developed mostly as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or adjacent residential uses. Site design should be neighborhood-focused, prioritizing walkability, screening, light shielding, street landscaping, compatible height, etc. Typical uses include personal services, day care centers, small offices, fitness centers, restaurants, and retail plazas. Upper-story residential is recommended to create density to support retail, yet height is limited for compatibility and scale. At the intersection of arterials and highways, more substantial retail centers and regional uses are appropriate. These locations may include hotels, vertical mixed-use, grocery stores. Neighborhood Centers are daily

activity nodes that see high traffic and turning movements, elevating access as a critical site consideration. Street relationship to the site should be safe, pedestrian-friendly, and supportive of the use type with adequate driveways.

**PUBLIC NOTIFICATION:**

In addition to the notice mailed on behalf of the City to all property owners within 200 feet, 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 feet as per Article X, Section 3(d) of the Composite Zoning Ordinance. Any Homeowner’s Association located within 500 feet are also required to be contacted.

The applicant reached out to the property owners by mailing out letters on April 28, 2026, and scheduled two (2) neighborhood meetings for May 7 and May 12, 2026, at Lakewood Park. No feedback had been received at the time of posting. Additional updates will be provided during the meeting.

Following the May 28, 2026, Planning and Zoning Meeting, the applicant reached out to the Overlook Estates HOA for a meeting at Lakewood Park on June 4, 2026.

Please see the full report from the applicant attached as Exhibit 8.

**HISTORY/TIMELINE:**

- 11/16/2017 – Comprehensive Plan Amendment Approved
- 08/02/2018 – Zoning Approved
- 11/17/2018 – Comprehensive Plan Amendment and Zoning Expired
- 02/04/2021 – Zoning Amendment Approved
- 03/10/2022 – Concept Plan and Preliminary Plat Approved
- 10/05/2022 – Preliminary Plat Minor Revision #1 Approved
- 09/12/2023 – Zoning Minor Amendment Approved
- 12/12/2023 – Preliminary Plat Minor Revision #2 Comments Cleared Awaiting Applicant Action
- 12/31/2023 – Zoning Entitlements Expired
- 06/26/2025 – Planning & Zoning Commission, Public Hearing postponed due to notification error
- 07/24/2025 – Planning & Zoning Commission Denied
- 08/21/2025 – City Council Denied
- 05/14/2026 – Planning & Zoning Commission Approved
- 06/04/2026 – City Council Postponed due to notification error
- 06/25/2026 - Planning & Zoning Commission, Public Hearing

**APPLICANT/AGENT:**

iLand Development Group (Pete Conklin) on behalf of Stallion Texas Real Estate Fund, LLC., Stallion Texas Real Estate Fund II – REIT, LLC. Austerra Stable Income Fund, LP., and Austerra Stable Growth Fund, LP. (Vincent Balagia)

**RECOMMENDATION:**

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

1. Approve the proposed PUD Amendment;
2. Deny the proposed PUD Amendment; or
3. Approve an alternative request which could include a reduction in density and/or additional higher standards within the PUD document with regard to the design elements to be adopted throughout the site.

This project is consistent with the comprehensive plan and all staff comments have been addressed and under this

basis, staff would recommend approval. However, the City water resolution requires the City Council to determine whether the project is unique and beneficial prior to approving.

If the City Council chooses Option 2 listed above – Deny the proposed PUD Amendment, the applicant has the option to develop under the current zoning, which only allows for 35,000 square feet of commercial or to submit an updated request for review.

During the meeting of May 14, 2026, the Planning & Zoning Commission recommended approval. The case was postponed due to a notification error. The Commission held a second public hearing on June 25, 2026. Additional updates will be provided during this meeting.

**PRESENTER:**

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

---

**Attachments:**

1. Z-25-0195 Att 1 Letter of Intent - Leander Springs
2. Z-25-0195 Att 2 Current Zoning - Leander Springs
3. Z-25-0195 Att 3 FLU Map - Leander Springs
4. Z-25-0195 Att 4 Public Notification - Leander Springs
5. Z-25-0195 Att 5 Aerial Map - Leander Springs
6. Z-25-0195 Att 5a Aerial Map - Leander Springs
7. Z-25-0195 Att 6 Utilities Map - Leander Springs
8. Z-25-0195 Att 7 Leander Springs PUD Notes Staff Clean 04.22.2026
9. Z-25-0195 Att 8 Neighborhood Outreach - Leander Springs
10. Z-25-0195 Att 9 - Ordinance - Leander Springs PUD
11. Leander-Springs-P&Z-Presentation

## Letter of Intent

### Leander Springs Planned Unit Development – Major Amendment No. 2

**Case No. Z-25-0195 Property Address:** 8871 183A Toll Frontage Road, Leander, TX 78641

**Parcel:** R051592 **Applicant:** Ravi Katta, Reit Group Leander Springs Holdings, LLC

**Developer/Owner:** Leander Springs LLC / Stallion Texas Real Estate Fund LLC

---

### Summary of the Proposed Development

Leander Springs is an approximately 77.9-acre mixed-use Planned Unit Development (PUD) located within the Transit-Oriented Development (TOD) area of Leander, Texas, situated at the intersection of 183A Toll Road and FM 2243. The property is currently zoned as a PUD with base zoning designations of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

The project is envisioned as a high-quality, destination-oriented mixed-use development designed to serve both Leander residents and the broader region. The development program includes:

- **A signature recreational Lagoon** — a clear-water, man-made recreational lagoon of no less than four (4) acres in size, set within an approximately 13.1-acre site. The Lagoon will feature a boardwalk, adjacent landscaping, and integrated restaurant and retail uses, serving as the centerpiece amenity of the development.
- **Commercial, Retail, Office, and Restaurant Uses** — a minimum of 100,000 square feet of commercial development in Phase 1, scaling up through subsequent phases, with a cumulative target exceeding 400,000 square feet of commercial space across all phases.
- **A Full-Service Hotel** — a minimum five-story, 275-room, nationally branded upscale hotel of approximately 90,000 square feet, with on-site dining, a bar, fitness center, pool, and a minimum of 10,000 square feet of conference and banquet space.
- **Multi-Family Residential** — up to 1,200 multi-family dwelling units, developed in phases and tied to commercial development milestones to ensure the mixed-use character of the project is maintained. All multi-family parking is provided via structured parking.
- **Vertical Mixed-Use Development** — integration of residential and ground-floor commercial uses within the same structures where appropriate.

Development is planned in three phases, with Phase 1 anchored by the Lagoon and initial commercial development, followed by expanded commercial and residential phases in Phases 2 and 3. All phases include public rights-of-way, internal street infrastructure, and utility improvements necessary to serve the property.

The development is consistent with the City of Leander's TOD goals and is intended to create a unique destination that activates the area with year-round uses, generates employment, and supports the city's long-term growth vision.

---

### **Summary of the Proposed PUD Amendment (Amendment No. 2)**

Leander Springs LLC respectfully submits this application for a Major Amendment to the Leander Springs PUD Ordinance. The proposed Amendment No. 2 builds upon the original PUD and Amendment No. 1, and includes the following changes:

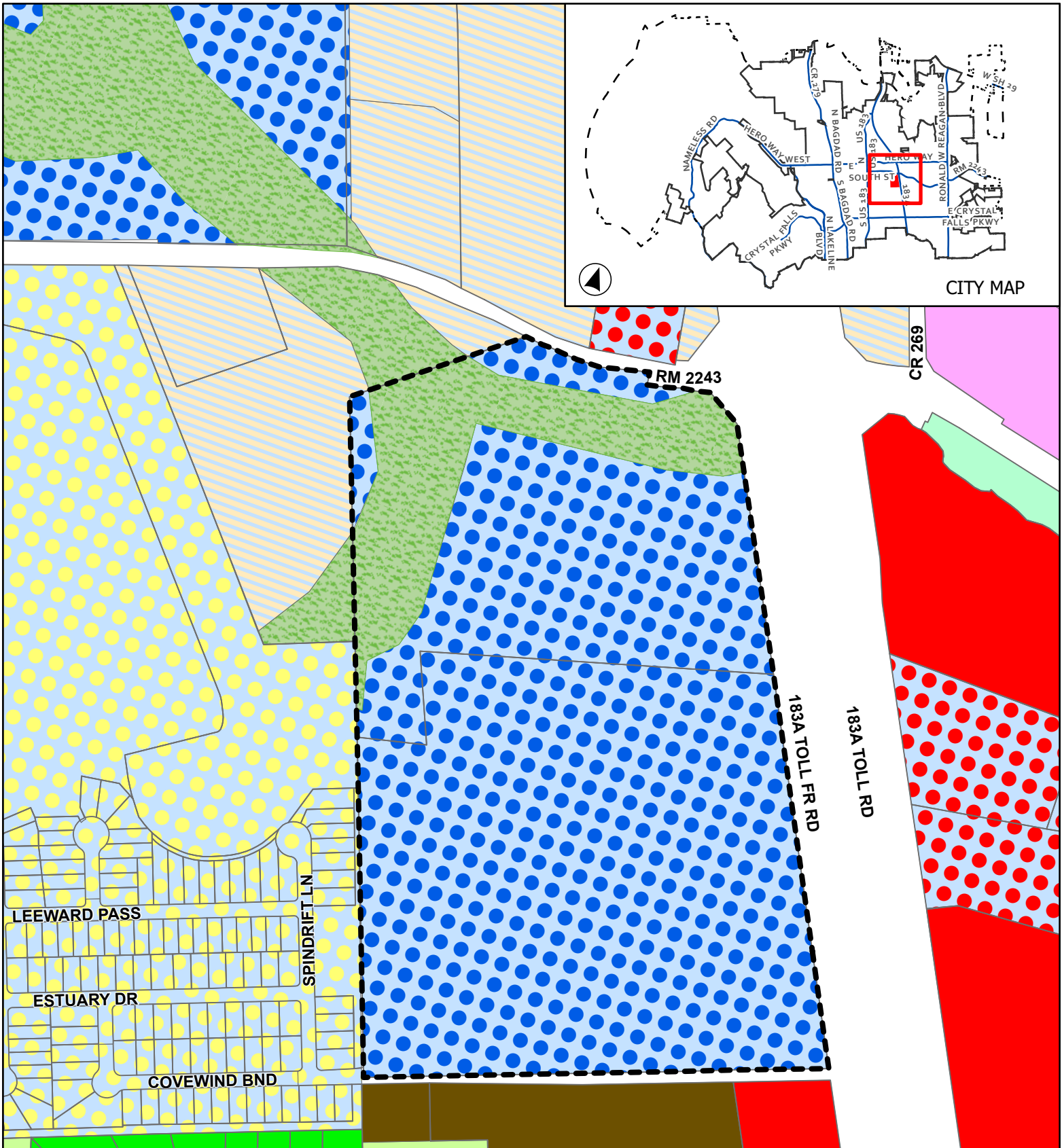
1. **Updated Street Cross-Sections (Exhibit H):** Amendment No. 2 introduces updated street section standards for internal roadways within the PUD, replacing the previously referenced street cross-section exhibits (Exhibits E-1 through E-7). The updated cross-sections reflect refined design standards and are depicted in Exhibit H – Leander Springs PUD Amendment 1 Cross Section Updates.
2. **Revised Development Standards and PUD Notes:** Various updates to the PUD Notes (Exhibit A) are proposed to clarify development standards, phasing requirements, and permitted uses. Detailed redline responses to the City's comments will be provided in Microsoft Word format per staff direction.
3. **Exhibit Revisions:** Exhibits F and G (previously included in the PUD packet) are proposed to be removed, and Exhibit H is proposed as the replacement cross-section reference.
4. **Development Agreement Update:** In conjunction with this amendment, the applicant intends to work with City staff to update the development agreement to reflect current project conditions, including confirmation of masonry standards and updated entity information.
5. **Comprehensive Plan Amendment:** As per the confirmation of Robin, the applicant acknowledges that a Comprehensive Plan Amendment is not required as it supports vertical mixed-use development. It does not support the Multi-Family (MF) use component on the first floor, which is not applicable to this development.

The applicant respectfully requests that the Planning and Zoning Commission and City Council consider this amendment in support of the continued development of Leander Springs as a premier mixed-use destination for the City of Leander.

---

*Submitted by:* **Ravi Katta** Reit Group Leander Springs Holdings, LLC. 301 Santaluz Ln, Austin, TX 78732

*On behalf of:* **Leander Springs LLC / Stallion Texas Real Estate Fund LLC**



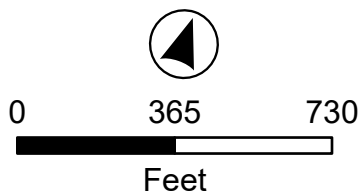
CASE: Z-25-0195

ATTACHMENT 2

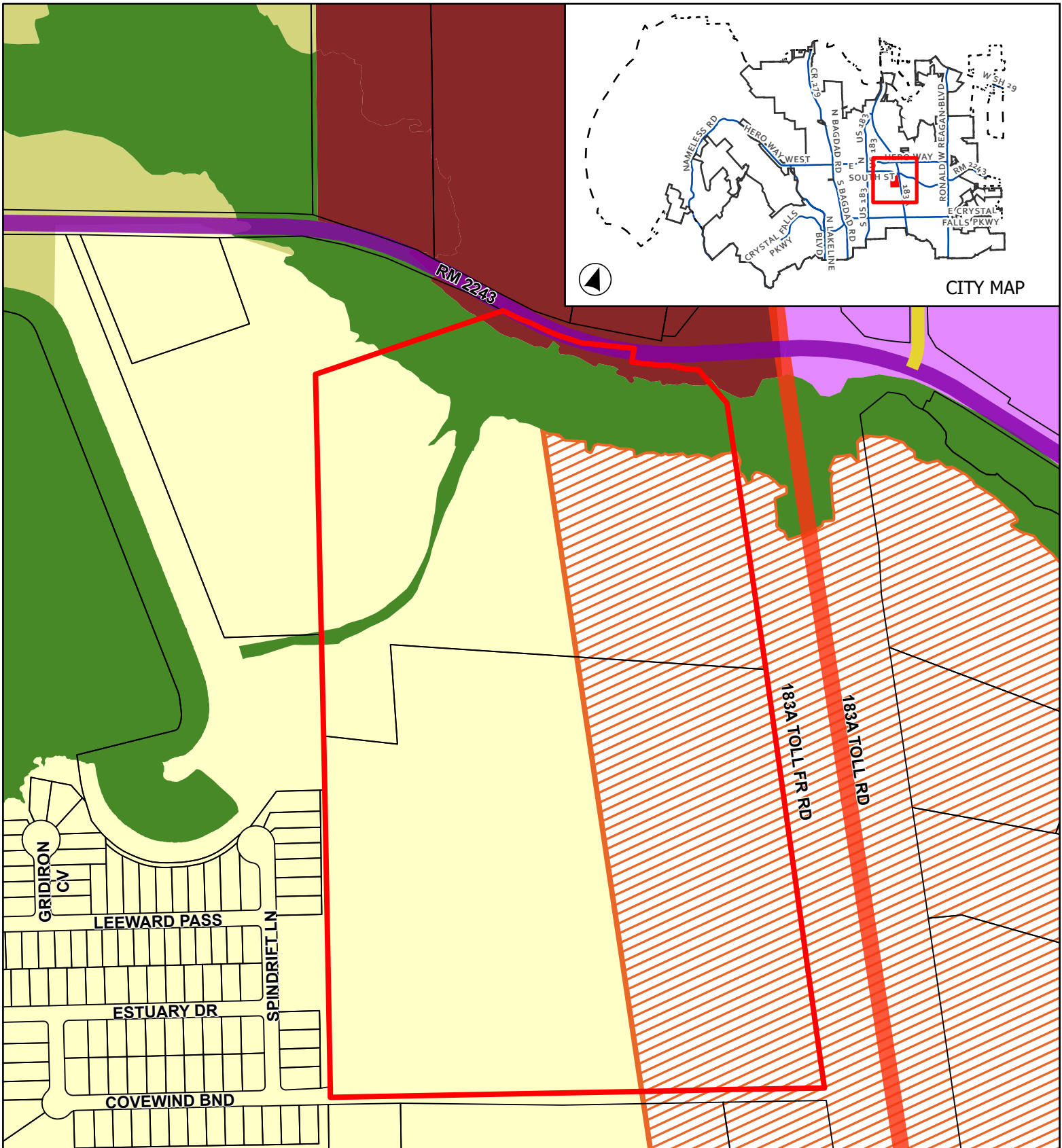
**LEANDER SPRINGS  
MAJOR AMENDMENT TO  
AN EXISTING PUD**

**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	GC - General Commercial	
ETJ	HC - Heavy Commercial	
Subject Boundary	HI - Heavy Industrial	
<b>Current Zoning</b>	PUD - Single-Family	
SFE - Single-Family Estate	PUD - Mixed Use	
SFS - Single-Family Suburban	PUD - General Commercial	
SFU - Single-Family Urban	OS - Open Space	
MF - Multi-Family	CD - Conventional Sector	



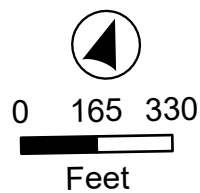
CASE: Z-25-0195

ATTACHMENT 3

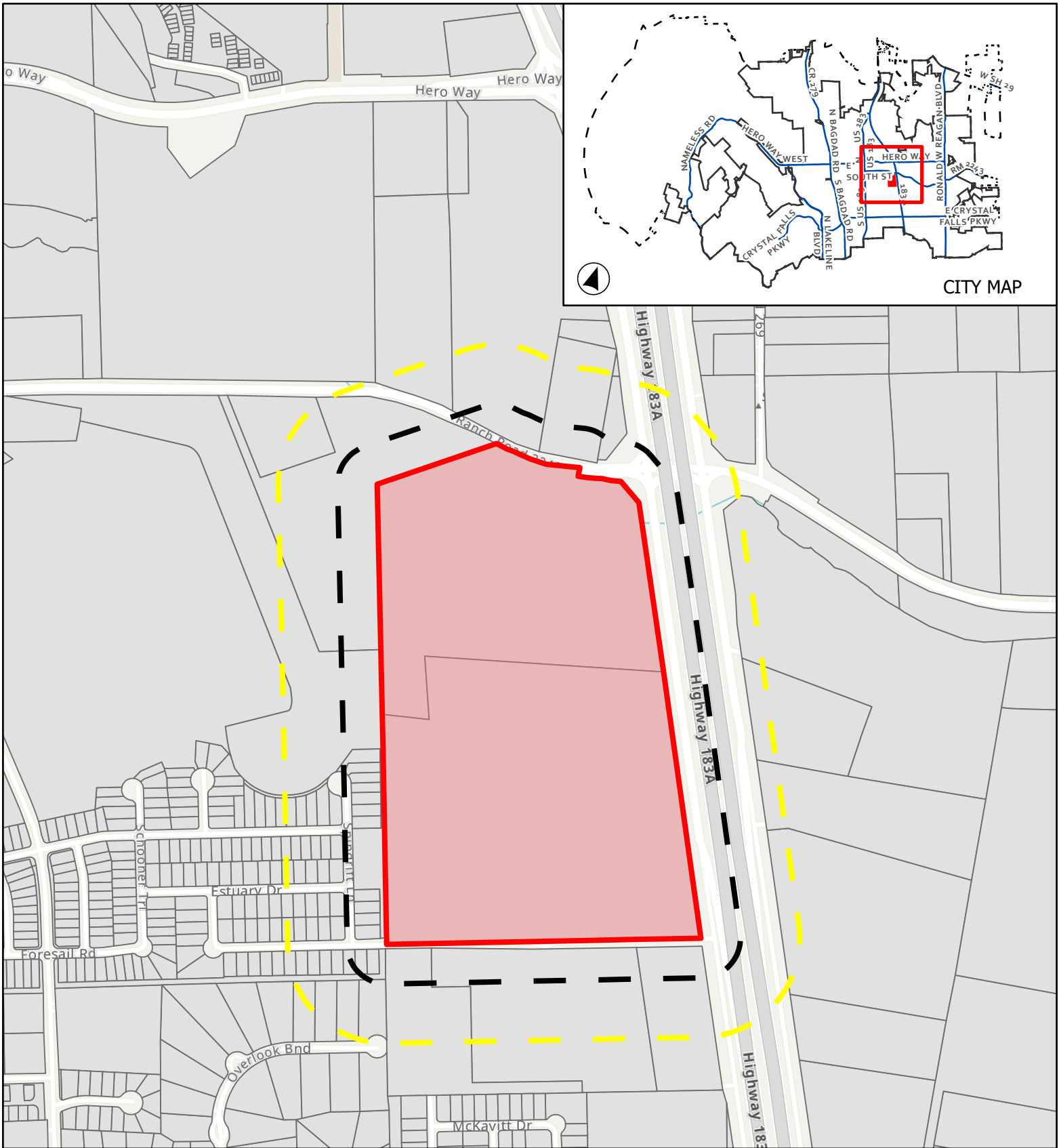
**LEANDER SPRINGS  
MAJOR AMENDMENT  
TO AN EXISTING PUD**

**Future Land Use 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.



- |  |  |                             |  |
|--|--|-----------------------------|--|
| Neighborhood Residential               |  | ETJ Boundary                |  |
| Multi-Use Corridor - Priority Corridor |  | Leander City Limits         |  |
| Activity Center                        |  | Subject Boundary            |  |
| Employment Center                      |  | Access Controlled, Existing |  |
| Urban Mixed Use                        |  | Arterial 4 Lane, Existing   |  |
| Greenway                               |  | Collector, Existing         |  |



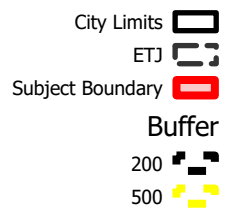
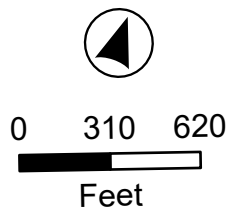
CASE: Z-25-0195

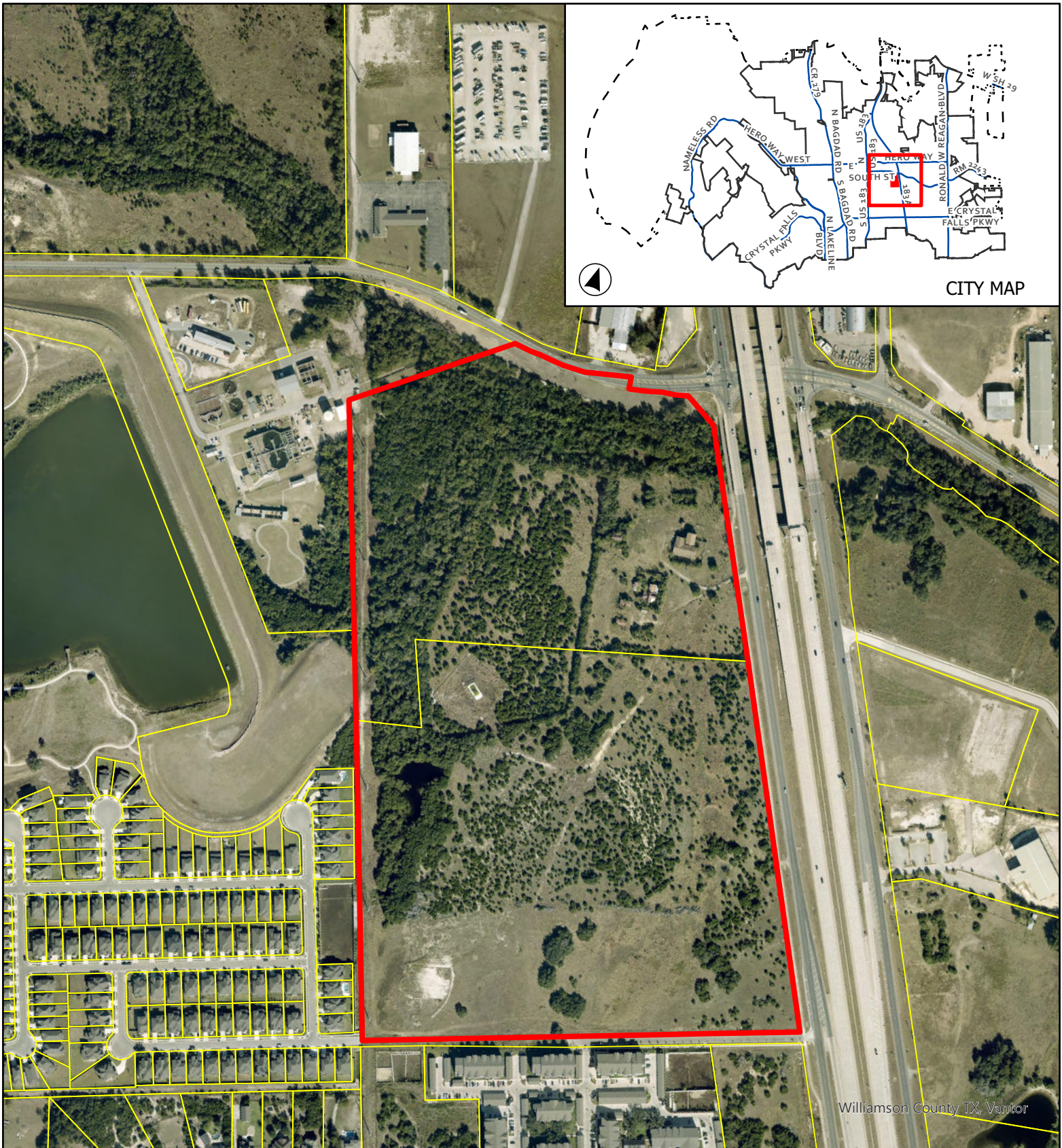
ATTACHMENT 4

LEANDER SPRINGS MAJOR  
AMENDMENT TO AN EXISTING  
PUD

## Public Notification

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.





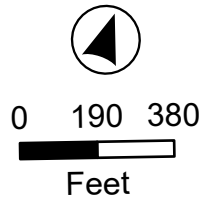
CASE: Z-25-0195

ATTACHMENT 5

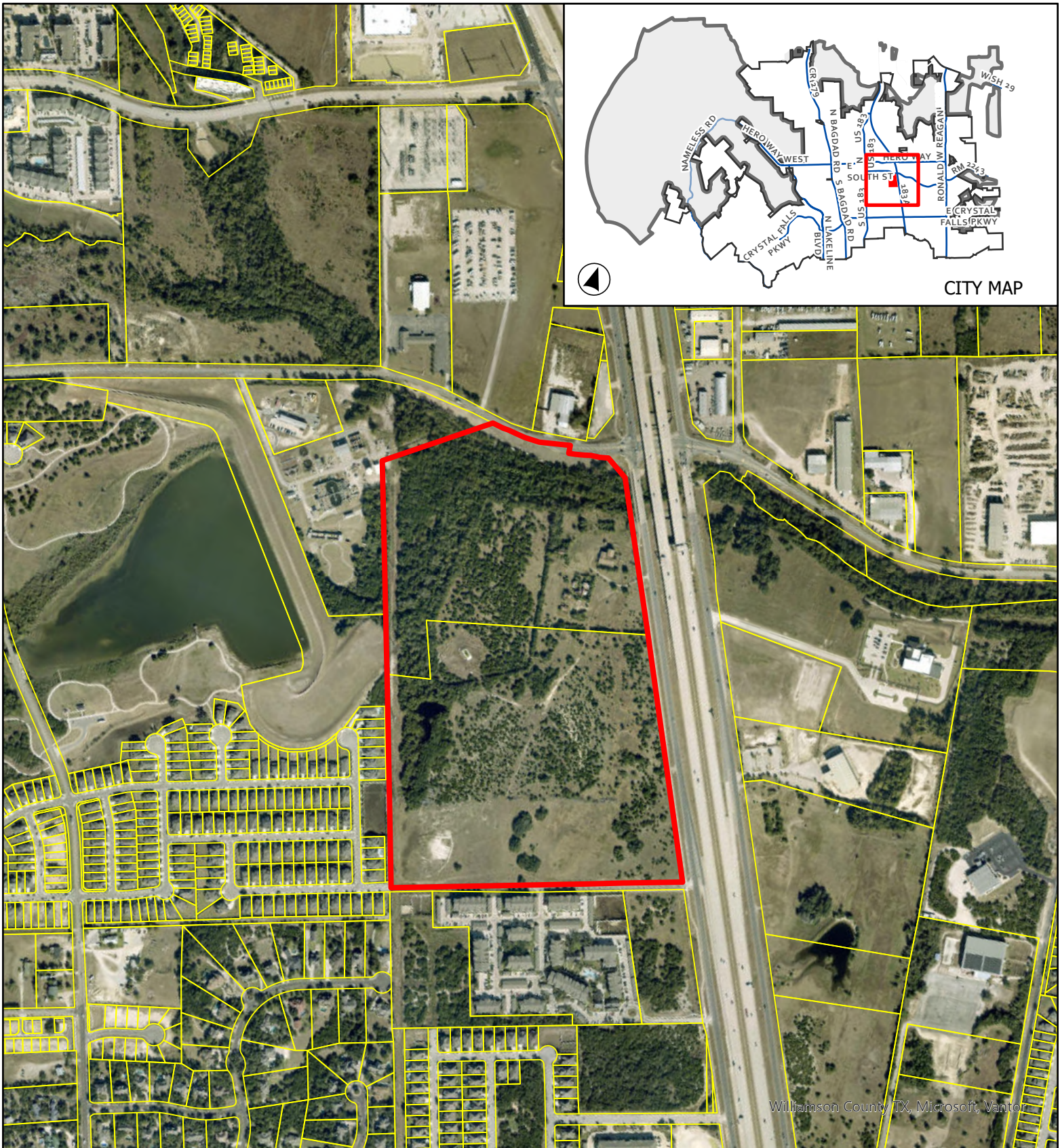
**LEANDER SPRINGS  
MAJOR AMENDMENT  
TO AN EXISTING PUD**

### 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
- Williamson County Parcels
- Subject Boundary



CASE: Z-25-0195

ATTACHMENT 5a

LEANDER SPRINGS MAJOR AMENDMENT TO AN EXISTING PUD

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.



0 285 570

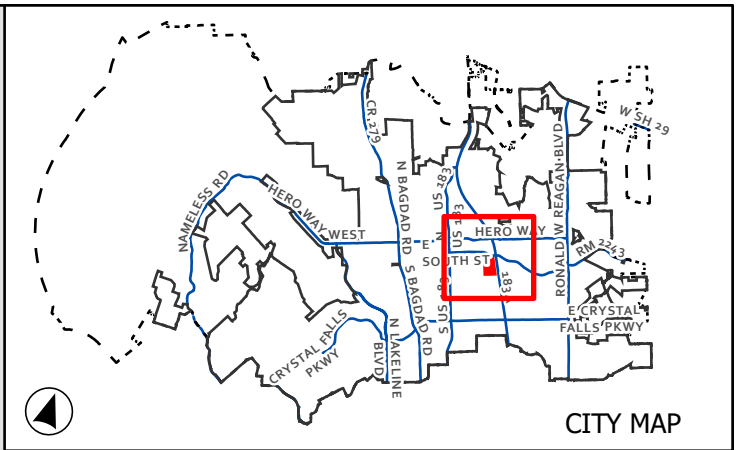
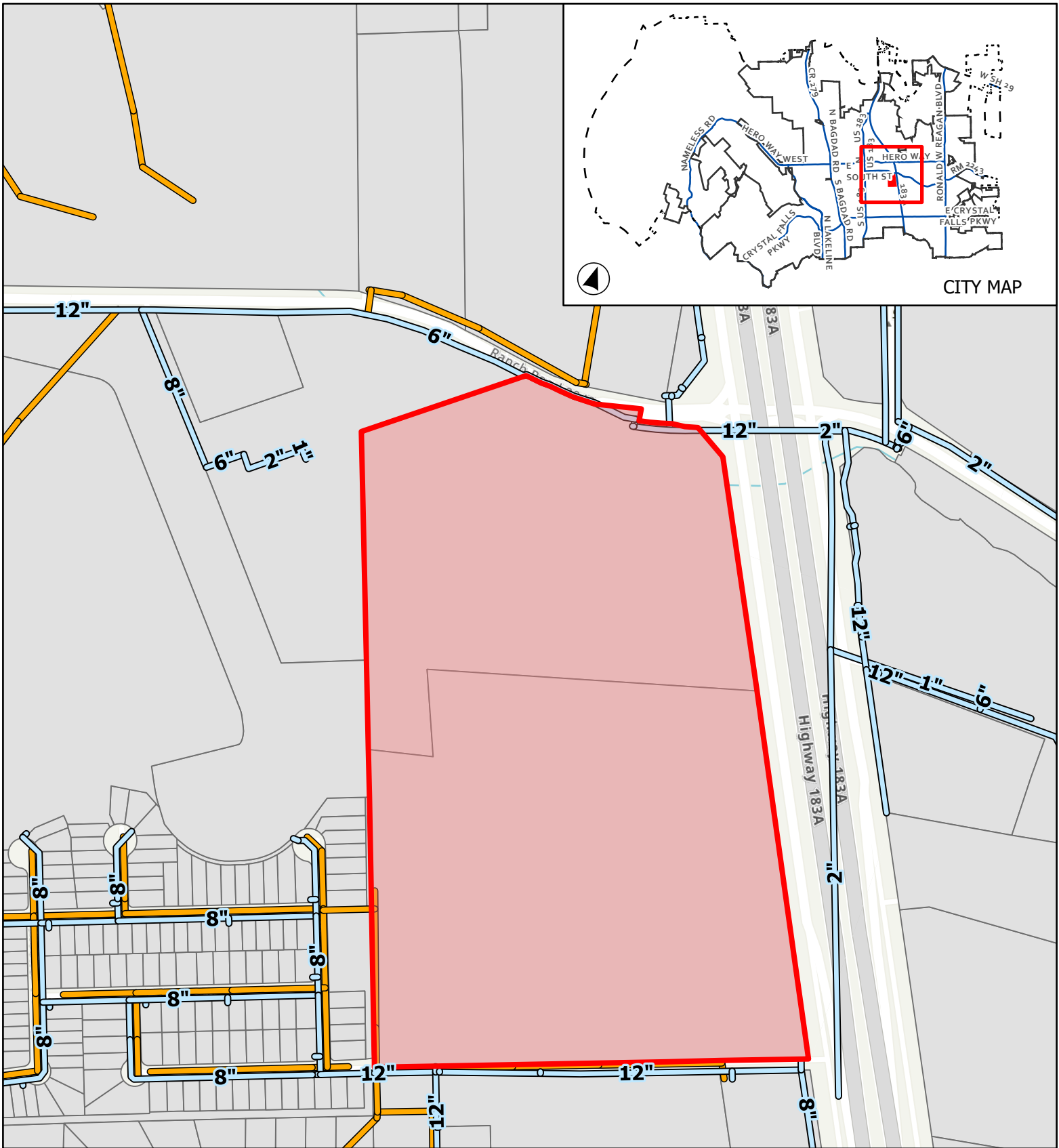


Feet

Leander City Limits

Williamson County Parcels

Subject Boundary



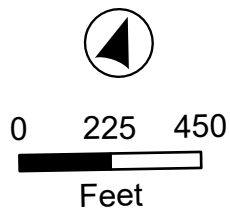
CASE: Z-25-0195

ATTACHMENT 6

**LEANDER SPRINGS MAJOR  
AMENDMENT TO AN EXISTING  
PUD**

### Utilities 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.



- Waste Water Line
- Water Main Line
- City Limits
- ETJ
- Subject Boundary

## EXHIBIT A

### Leander Springs Planned Unit Development

#### A. Purpose and Intent

The Leander Springs PUD (the “PUD”) is composed of approximately 77.9 acres, as described in **Exhibit B, Field Notes** attached to this PUD Ordinance (the “**Property**”). The PUD has been designed to create a unique destination for Leander residents, with a unique blend of residential, hotel, office, retail, restaurant, and recreational uses. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout & Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the Property.

#### B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance as permitted uses in this PUD.

MF-2-A (Multi-Family)

GC-3-A (General Commercial)

#### C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

#### D. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the base zoning districts with the addition of a Lagoon, except the following prohibited uses:
  - a. Funeral home, including embalming and crematory facilities associated with an onsite funeral home or cemetery
  - b. Manufactured housing sales and accessory building sales
  - c. Office/warehouse including painting, plumbing or similar commercial services
  - d. Outdoor commercial fueling and washing of vehicles
  - e. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
  - f. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop
  - g. Wholesale activities
2. A “Lagoon” is defined as a man-made recreational water amenity designed and maintained for swimming and non-motorized water activities, that meets the following criteria:

- a. Minimum of four (4) acres in size;
  - b. Built and maintained using patented technology with a minimum amount of additives and energy;
  - c. Located on Tract “G” as identified on **Exhibit C**;
  - d. The Lagoon is considered a non-essential use and will need to comply with water conservation requirements as established by City Ordinances.
  - e. The Lagoon shall be constructed with impervious liners and finishes, utilize NSF/ANSI 50–certified or EPA-approved treatment and recirculation systems, and comply with CDC Artificial Swimming Lagoon guidance and Texas Administrative Code § 265.154 for water quality, safety, and operations.
3. The maximum number of multi-family units shall be limited to 1,200 units .
  4. Multi-family units may only be located in the upper floors of vertical mixed-use buildings and shall include the following:
    - a. Building Types: Vertical mixed-use buildings shall include ninety (90%) percent ground floor of retail, service, or office uses. Residential uses are only permitted on the upper floors. Multi-family amenities such as leasing offices, laundry facilities, and gyms shall not count towards the retail, service, or office requirements.
    - b. Parking: All parking shall be provided using structured parking as part of a Wrapped Building.
    - c. Public Space: Public spaces such as parks and plazas shall be integrated into the project.
      - i. Plazas and open spaces shall create focal points with major circulation routes and pedestrian corridors to establish strong identity and structure for the design.
      - ii. View corridors shall be maintained to provide views of amenities and identifying different spaces in the area.
      - iii. Strong relationships shall be emphasized through the use of open space and framed view corridors.
  5. The construction and operation of outdoor retail and entertainment venues are only permitted in Tract “G” as shown in **Exhibit C**. Such uses shall be prohibited within two hundred feet (200’) of any adjoining residential district.
  6. Mobile Food Establishments and Farmers’ Markets shall be permitted on any Tract within this PUD in compliance with the Composite Zoning Ordinance.

**E. Development Standards**

1. Phasing Requirements – For the purpose of this phasing plan, Commercial Development means commercial, office, and retail uses and structures authorized by this PUD.
  - a. **Phase 1**
    - i. This phase shall include the Lagoon and a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
    - ii. No more than three hundred fifty-two (352) multi-family units may be

- developed as part of this phase.
    - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for the Lagoon.
  - b. **Phase 2**
    - i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
    - ii. No more than an additional three hundred (300) multi-family units may be developed as part of this phase.
    - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 1.
  - c. **Phase 3**
    - i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
    - ii. No more than an additional three hundred (300) multi-family units may be developed as part of this phase.
    - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 2.
  - d. **Phase 4**
    - i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
    - ii. No more than an additional two hundred forty eight (248) multi-family units may be developed as part of this phase.
    - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 3.
- 2. Under the base zoning GC-3-A, the following modifications shall apply:
  - a. Article V, Section 3, (b)(2)(ii) shall be modified to allow outdoor entertainment venues involving:
    - i. Substantial outdoor facilities, noise generation, water fountains, swimming pools, water slides, splash pads and similar or supporting facilities are permitted as well as minor outdoor facilities such as recreational equipment, ropes courses, zip lines, play fields, and other similar facilities.
    - ii. Such outdoor entertainment venues shall be located exclusively on Tracts “G” and “H” within this PUD.
    - iii. Any events that generate noise including those involving outdoor amplified sound systems shall be installed with the sound directed towards 183A Toll Road and/or FM 2243. All outdoor activities and events shall comply with the Noise Ordinance.
    - iv. No more than twelve (12) outdoor entertainment events with an audience of two thousand (2,000) or more attendees shall be allowed each year. A “Special Event Permit” must be obtained from the City for each of these events.
- 3. Buildings constructed on Tracts “C”, “F” and “I” shall be designed with dual side front

façades with store fronts facing towards the internal street network as well as 183A Toll Road. Doorways shall be provided along the internal street network to provide pedestrian connectivity to the street front.

4. Height
  - a. Buildings may take advantage of the height exceptions granted by the Composite Zoning Ordinance.
  - b. Building height may not exceed ninety-five feet (95') for hotels constructed within Tracts "B", "D", "E", and "G" as shown on **Exhibit C**.
  - c. Building height may not exceed one-hundred twenty feet (120') for offices constructed within Tracts "B", "D", "E", and "G" as shown on **Exhibit C**.
  - d. Parking garage heights may be of a height equal to the height of the adjoining building serviced by the subject parking garage.
  
5. Building setbacks
  - a. Building setbacks along all internal development streets shall be a minimum of ten feet (10').
  - b. All other buildings shall comply with the setbacks listed in the Composite Zoning Ordinance.
  
6. Paving Setbacks
  - a. A minimum paving setback of fifteen feet (15') shall be established for parking lots constructed along 183A Toll Road.
  - b. All other paving shall comply with the Composite Zoning Ordinance.
  
7. Street Network
  - a. All private and public streets shall comply with **Exhibit D Street Exhibit**.
  - b. Curb extensions/bulb outs shall be constructed at all intersections in order to create pedestrian scaled roadway crossings and encourage slower vehicular travel speeds.
  - c. In locations where blocks exceed four hundred feet (400'), a mid-block pedestrian crossing with curb extensions/bulb outs shall be installed mid-block.
  - d. Parallel or head-in, on-street parking spaces may be provided along all internal streets.
  - e. Sidewalks at least twelve feet (12') wide shall be adjacent to all building frontages.
  - f. Sidewalks at least twelve feet (12') wide shall be provided between the building and the parking lot, with trees in grates or planter boxes every thirty feet (30').

#### **F. Parkland/Recreation Improvements**

- a. The parkland/recreation elements of this PUD shall be composed of two (2) key program elements. These elements are the Lagoon and a segment of the Brushy Creek Main Branch Trail.
- b. Lagoon
  - i. The Lagoon, at least four (4) acres in size, shall be constructed, installed, and operated on Tract "G" as shown on **Exhibit C**.
  - ii. Although the location, size, and shape of the Lagoon may change, it will include increased recreation improvements to include water sports, public

- access, and associated pedestrian amenities.
  - iii. This Lagoon shall be constructed during the first phase of development.
- c. Brushy Creek Main Branch Trail
- i. Approximately 7.4 acres of parkland shall be dedicated to the City of Leander as public parkland and land dedication of the Brushy Creek Main Branch Trail identified on the Leander Trails Master Plan 2011 provides a critical east-west pedestrian link.
  - ii. Construction of a ten feet (10') wide all weather trail shall be constructed within the corridor as part of Phase 2. The trail corridor and constructed trail shall be dedicated to the City as part of the parkland dedication and improvements. The Mason Creek Trail from Horizon Lake Park will be connected to the Brushy Creek Trail system to the north along FM 2243.

**G. Subdivision Process**

- 1. The Concept Plan and Preliminary Plat may be submitted for concurrent review and approval.

# EXHIBIT B

## Field Notes

EXHIBIT B

77.9044 ACRES  
PUD MIXED USE  
ZONING DESCRIPTION

### DESCRIPTION

TRACT 1: 31.3453 ACRES OR 1,365,403 SQ. FT. OUT OF THE E.D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 275.31 ACRE TRACT CONVEYED TO CARL STEVENS AND WIFE, AGNES STEVENS IN DEED DATED APRIL 29, 1959, RECORDED IN VOLUME 430, PAGE 528, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND

TRACT 2: 46.5590 ACRES OR 2,028,114 SQ. FT. OUT OF THE E.D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 52.45 ACRE TRACT CONVEYED TO LEANDER DEVELOPERS 4, LTD, RECORDED IN DOCUMENT NO.2005077774, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 5.936 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2005094695 AND DOCUMENT NO. 2005101487, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SAID 77.9044 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a ½" iron pin found on the West R.O.W. of Highway 183A at the Southwest corner of said 5.936 acre tract conveyed to Williamson County for R.O.W. being the Southeast corner of the remainder of said 52.45 acre tract also being the Northeast corner of a 29.0385 acre tract conveyed to Leander 30 L.P. and William K. Burba in Doc. No. 2017013760, Official Public Records of Williamson County, Texas and the Northwest corner of 0.9615 acre tract conveyed to Williamson County for R.O.W., being described by deed most recently recorded in said Doc. No. 2017013760, for the Southeast corner of this tract and the **POINT OF BEGINNING**

**THENCE**, S68°59'26"W with the North line of said 29.0385 acre tract, a distance of 1,594.40 feet to a ½" iron pin found being on the East line of a 118.778 acre tract conveyed to James M. Zanzi Trustee of the James M. Zanzi Revocable Trust in Doc. No. 2011001781 Official Public Records of Williamson County, Texas for the Southwest corner of said 52.45 acre tract and this tract.

**THENCE**, N20°40'12"W with the East line of said 118.778 acre tract, a distance of 1,135.88 feet to a ½" iron pin found being the West common corner of said 54.25 acre tract and the remainder of said 275.31 acre tract.

**THENCE**, N20°40'50"W passing the Northeast corner of said 118.778 acre tract, same being the Southeast corner of a tract conveyed to the City of Leander (no deed found) in all a distance of 1,136.69 feet to a fence post found being the Southwest corner of a 3.91 acre tract conveyed to the City of Leander in Vol. 1476, Pg. 825 of the Real Property Records of Williamson County, Texas and the

Southeast corner of the a 6.88 acre tract conveyed to the City of Leander in Vol. 1183, Pg. 883 of the Real Property Records of Williamson County, Texas for the Northwest corner of this tract.

**THENCE**, N50°52'47"E with the Southeast line of said 3.91 acre tract, a distance of 653.43 feet to a ½" iron pin set on the South R.O.W. of F.M. 2243 at the East corner of said 3.91 acre tract

**THENCE**, with the South R.O.W. of F.M. 2243 the following two (2) courses:

- 1) S81°19'01"E, a distance of 14.61 feet to a 1/" iron pin set at a point of curve to the left.
- 2) With said curve to the left, whose elements are R=994.93 feet, L=358.08 feet, whose chord bears N88°39'09"E, 356.15 feet to a ½" iron pin found being the Northern Southwest corner of said 10.974 acre tract conveyed for right of way.

**THENCE**, with the South line of said 10.974 acre tract conveyed for right of way being the South R.O.W. of F.M. 2243 the following three(3) courses:

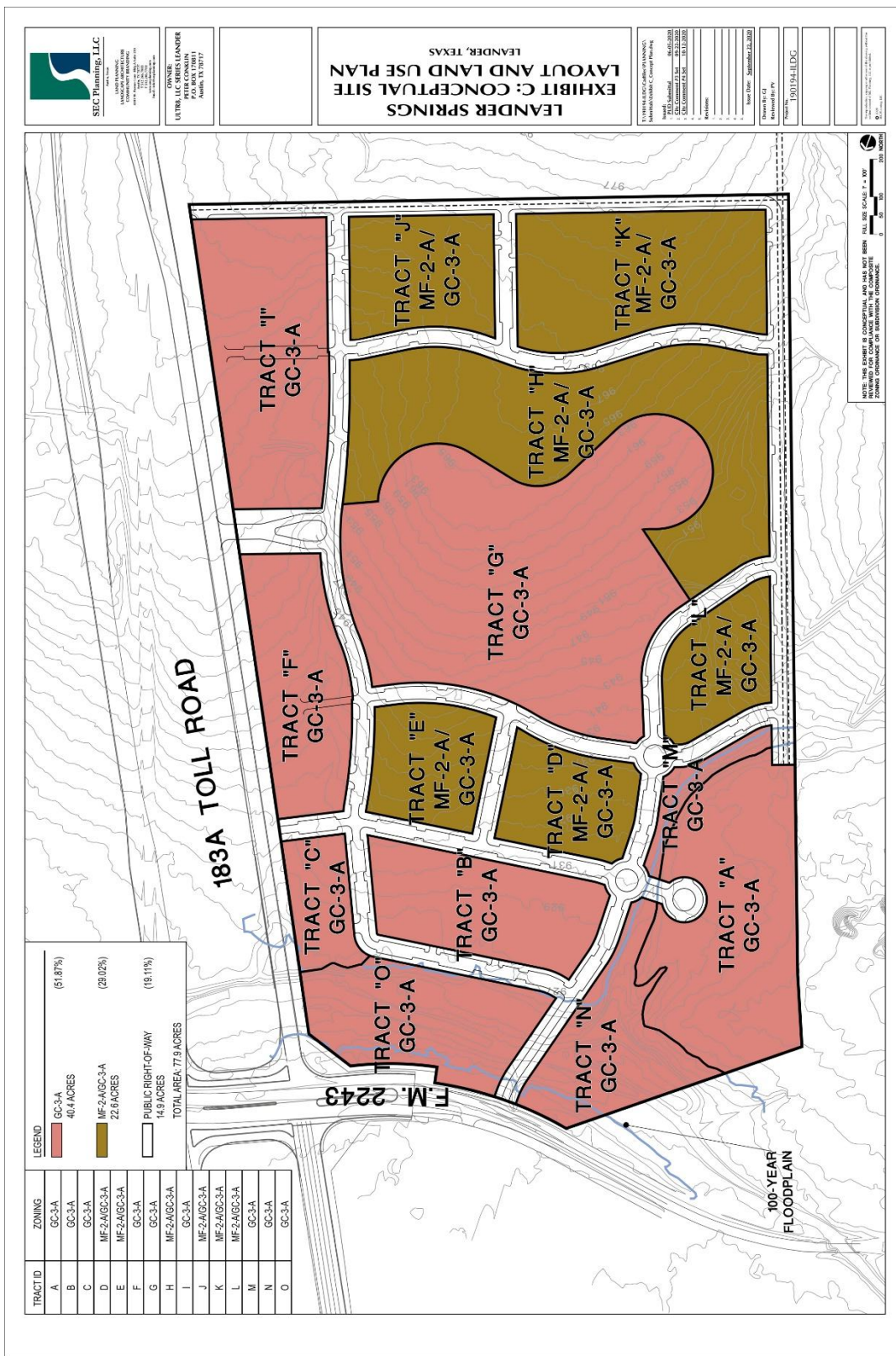
- 1) S11°46'23"E, a distance of 42.51 feet to a ½" iron pinset.
- 2) With a curve to the left, whose elements are R=887.69 feet, L=230.99 feet, whose chord bears N70°43'56"E, 230.34 feet concrete monument found.
- 3) S72°30'10"E, a distance of 139.47 feet to a ½" iron pin set being the intersection of South R.O.W. of F.M. 2243 and the West R.O.W. of Highway 183A for the Northeast corner of this tract.

**THENCE**, S28°13'00"E with the West R.O.W. Highway 183A, a distance of 865.11 feet to a ½" iron pin found being the East common corner of said remainder of 275.31 acre tract and remainder of said 52.45 acre tract

**THENCE**, S28°12'09"E with the West R.O.W. of Highway 183A at 504.9 feet pass a concrete highway monument found in all a distance of 1,365.36 feet to the **POINT OF BEGINNING** and containing 3,393,517 square feet or 77.9044 acres, more or less.

# EXHIBIT C

## Conceptual Site Layout and Land Use Plan



# EXHIBIT D

## ROAD CROSS-SECTION NARRATIVE

This narrative details the proposed changes to the street exhibits for the Leander Springs development and explains how these changes meet and exceed the intentions set forth by the Leander Springs Planned Unit Development (PUD) agreement, **specifically sections F.6 and Exhibits D and E-1 through E-7**. This document will elaborate on the encouragement of slowing traffic speeds, enhanced street parking, and walkability.



### ROADWAY DESIGN

A main concern for the roadway system is the safety of the drivers and pedestrians traveling along the roads. Some of the roadways originally proposed in the PUD had a narrow 10-foot travel lane. Slightly increasing this width will provide safer roadways, especially since this development will have larger vehicles traveling on the road. Naturally, with wider roads, traffic speeds may increase. To counteract this, the roadways have been designed with more bends to encourage slower speeds. Additionally, some of the roadways needed to be widened in order to meet the fire lane code for aerial access. To meet this fire code, some of the on-street parking had to be removed.



### ON-STREET PARKING

Parking along the internal roads is important for ease of access to retail and other amenities provided within this development. The parallel parking spaces along these roads have been increased to nine feet, from the originally proposed seven feet. The intent is to provide a more comfortable on-street parking experience while keeping larger vehicles, like pick-up trucks and SUVs, in mind. The substandard for street parking in Texas is seven feet, therefore this dense development will benefit from more spacious parallel parking.



### PEDESTRIAN EXPERIENCE

Well-designed streetscapes also play a role in creating more inviting, safe, and enjoyable spaces to explore, while greatly enhancing the walkability and aesthetics of a development. The proposed street sections will align with the PUD's intent and guidelines while incorporating landscape elements, such as trees, plants, and greenery to create a sense of place and improve the overall visual appeal of the different streetscape profiles. Simple changes in landscape and hardscape materials can often serve as a method of indirect traffic slowing and calming, so the design team will strategically implement these practices where opportunities provide or are deemed necessary.

The design vision will improve the pedestrian experience in several ways and will comply with the PUD guidelines. For example, the placement of trees and other vegetation in the landscape buffers (width varies) between the roadway and the sidewalks can provide shade and shelter from natural elements, allowing more protection on hot or rainy days. Landscape features can also help define the edges of the sidewalk, crafting clear pedestrian zones and ultimately reducing the risk of collisions with vehicles. In addition, the use of different types of paving materials and textures will help create a sense of movement, direction, and destinations throughout Leander Springs.

As for aesthetics, the use of plants and other vegetation will add color, texture, and appeal to the streetscape while keeping the materiality and color palette of the Leander Springs development. The design team will incorporate a variety of different landscape elements to transform a functional thoroughfare into a vibrant and welcoming public space for both pedestrians and vehicles.



### TRAIL CONNECTIVITY AND OVERALL DESIGN

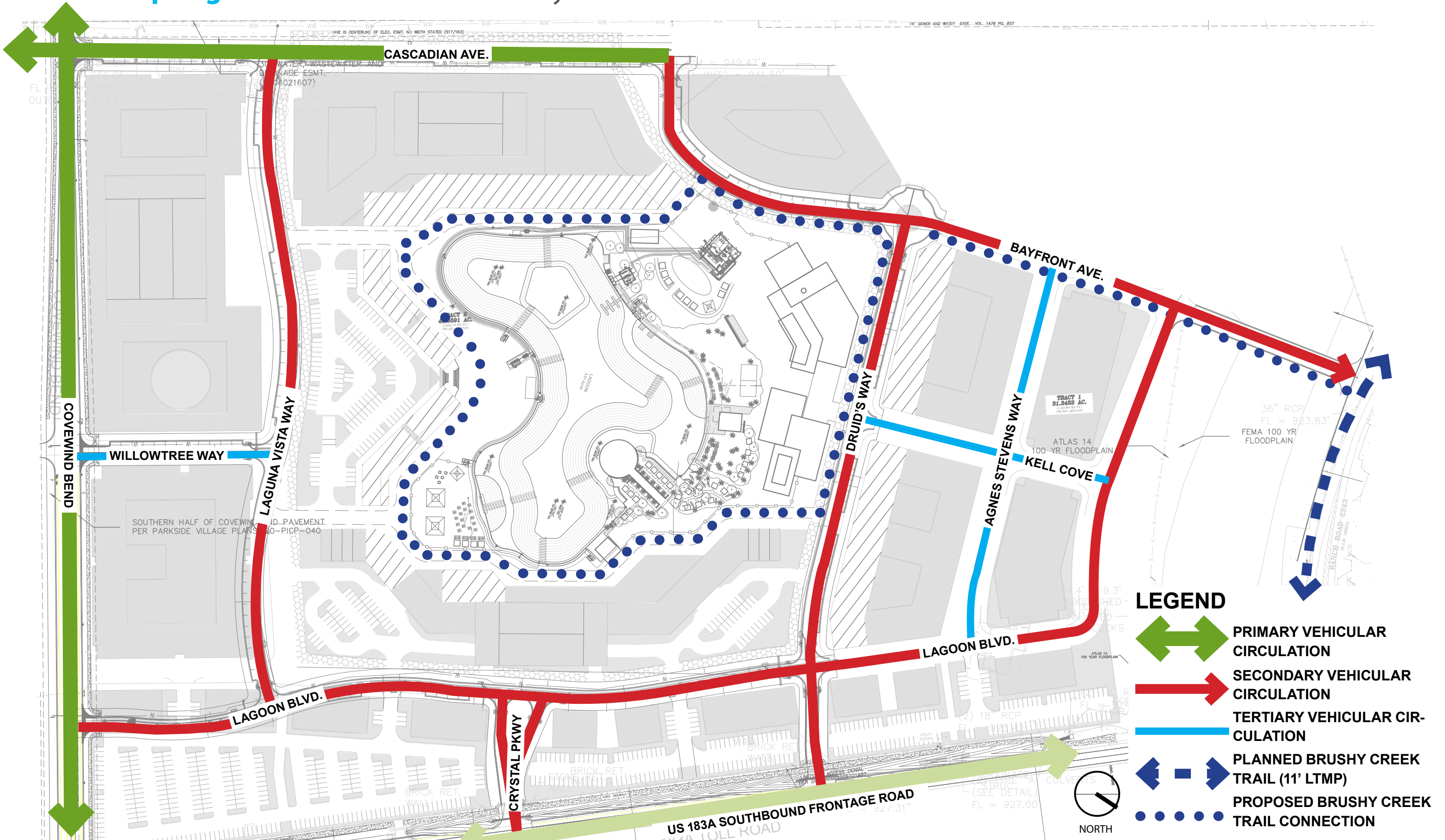
Leander Springs is set in a prime location within the Regional Trail network. It has the opportunity to offer a direct connection to and from the proposed Brushy Creek Trail extension and provide a critical east-west pedestrian link within the Regional Trail network. The design team has created a trail experience within Leander Springs that complements the existing and proposed trail network and embraces the vision of the PUD and its guidelines. Internal to the project, the design of the trail expansion focuses on circulation and access to the various retail, commercial, and recreational opportunities while activating the pedestrian edge of the lagoon. Safe crossings where interactions with vehicles occur will be addressed with proper signage, lighting (for nighttime), and traffic-calming measures.

## TABLE OF CONTENTS

---

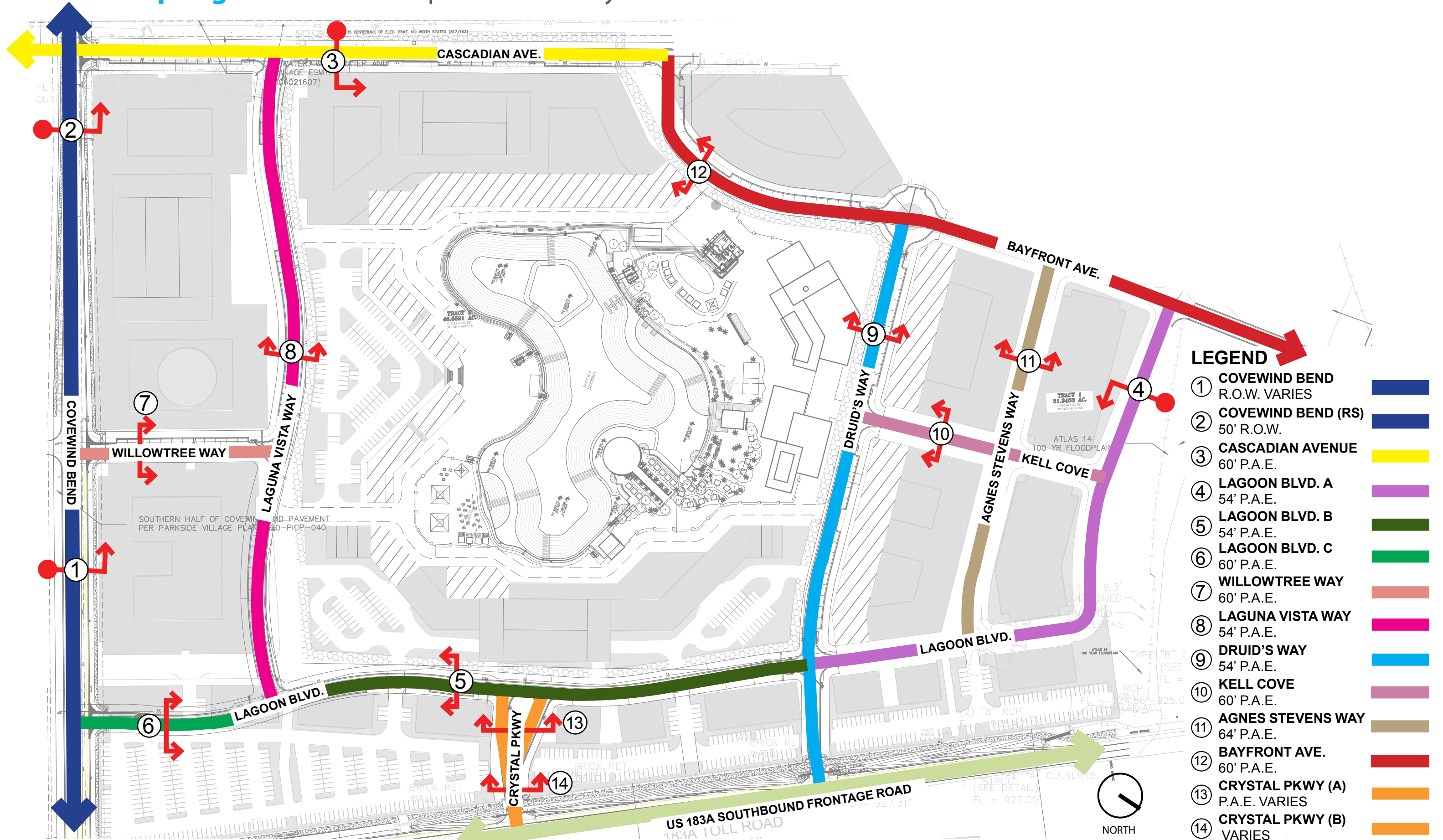
Circulation Heirarchy Diagram	4
Streetscape Sections Key	5
Steetscape Sections	6 - 18
- Covewind Bend	6
- Covewind Bend (Res. Section)	7
- Legrand Avenue	8
- Lagoon Blvd. A (54' ROW)	9
- Lagoon Blvd. B (54' ROW)	10
- Lagoon Blvd. C (60' ROW)	11
- Willow Tree Way	12
- Laguna Vista Way	13
- Druid's Way	14
- Kell Cove	15
- Agnes Stevens Way	16
- Bayfront Ave.	17
- Crystal Pkwy. (A)	18
- Crystal Pkwy. (B)	19

# Leander Springs PAL - Circulation Hierarchy



NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

# Leander Springs PAL - Streetscape Sections Key



LEGEND	
①	COVEWIND BEND R.O.W. VARIES
②	COVEWIND BEND (RS) 50' R.O.W.
③	CASCADIAN AVENUE 60' P.A.E.
④	LAGOON BLVD. A 54' P.A.E.
⑤	LAGOON BLVD. B 54' P.A.E.
⑥	LAGOON BLVD. C 60' P.A.E.
⑦	WILLOWTREE WAY 60' P.A.E.
⑧	LAGUNA VISTA WAY 54' P.A.E.
⑨	DRUID'S WAY 54' P.A.E.
⑩	KELL COVE 60' P.A.E.
⑪	AGNES STEVENS WAY 64' P.A.E.
⑫	BAYFRONT AVE. 60' P.A.E.
⑬	CRYSTAL PKWY (A) P.A.E. VARIES
⑭	CRYSTAL PKWY (B) VARIES

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

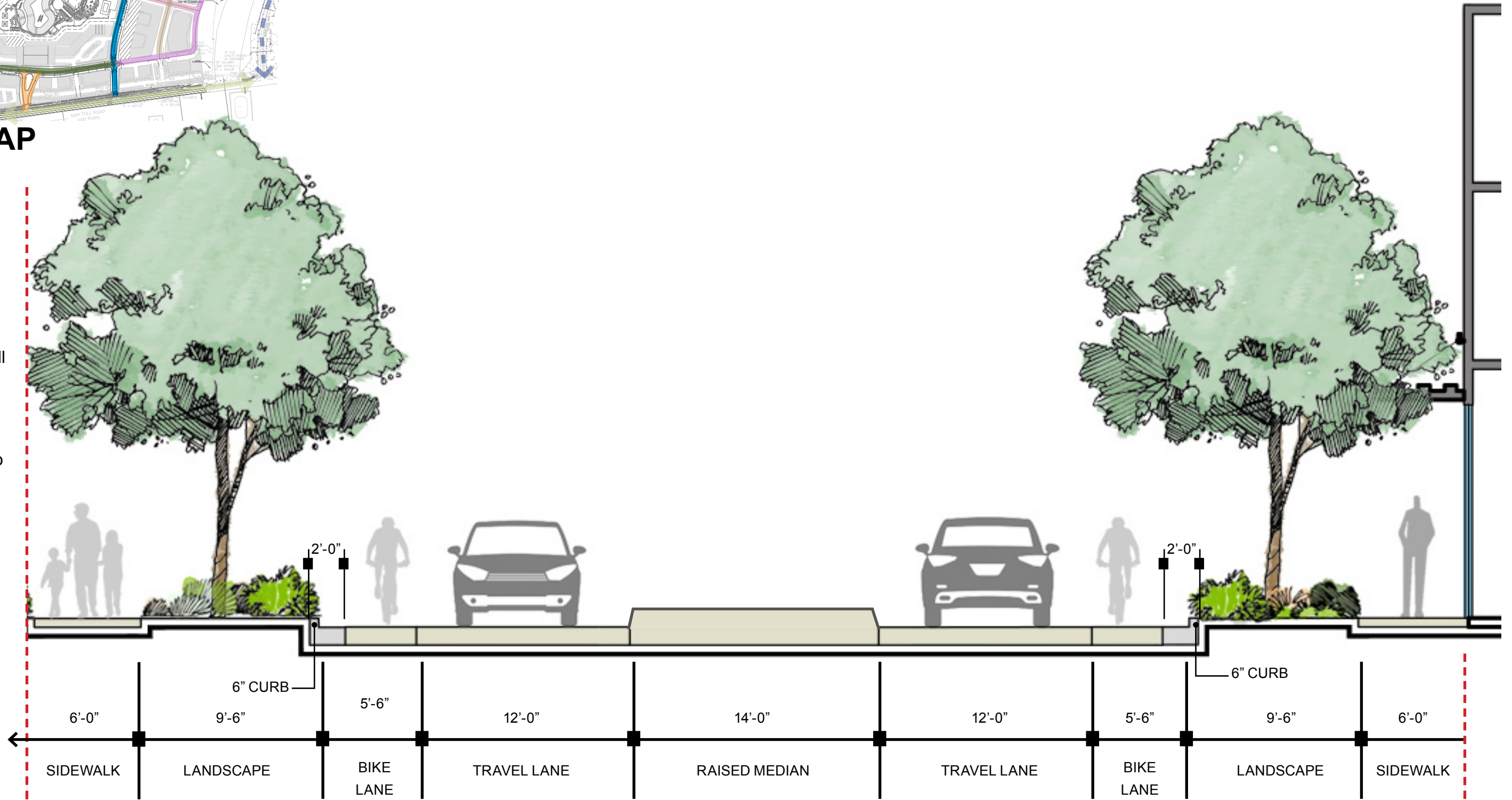
# Leander Springs PAL - ① COVEWIND BEND (Public Street)

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 6



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



R.O.W. = VARIES

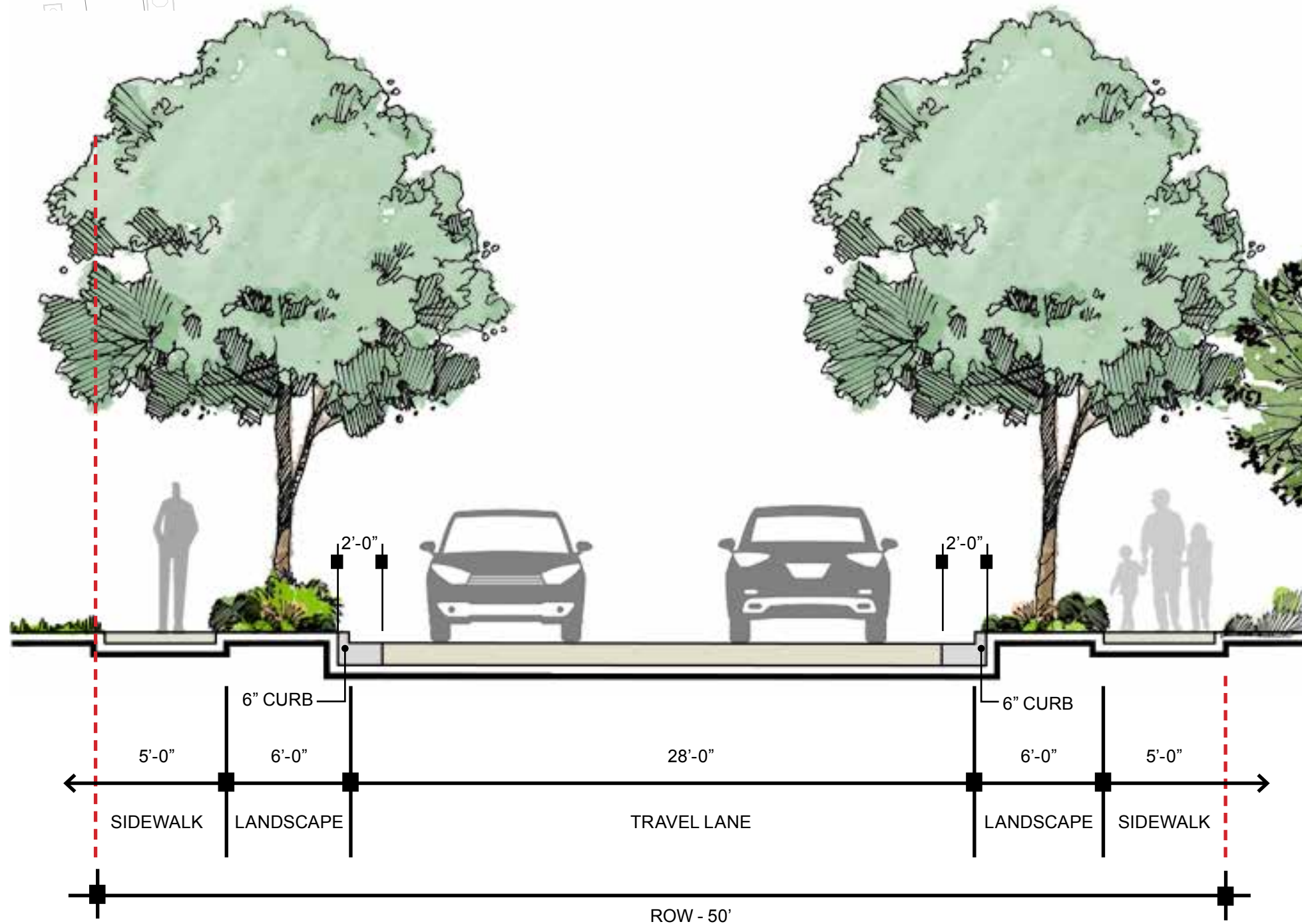
# Leander Springs PAL - ② COVEWIND BEND (Public Street)

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 6



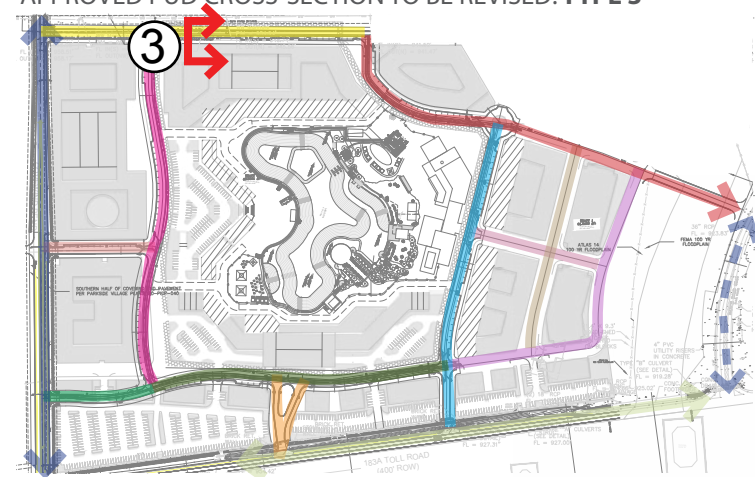
## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



# Leander Springs PAL - ③ CASCADIAN AVE. [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 3

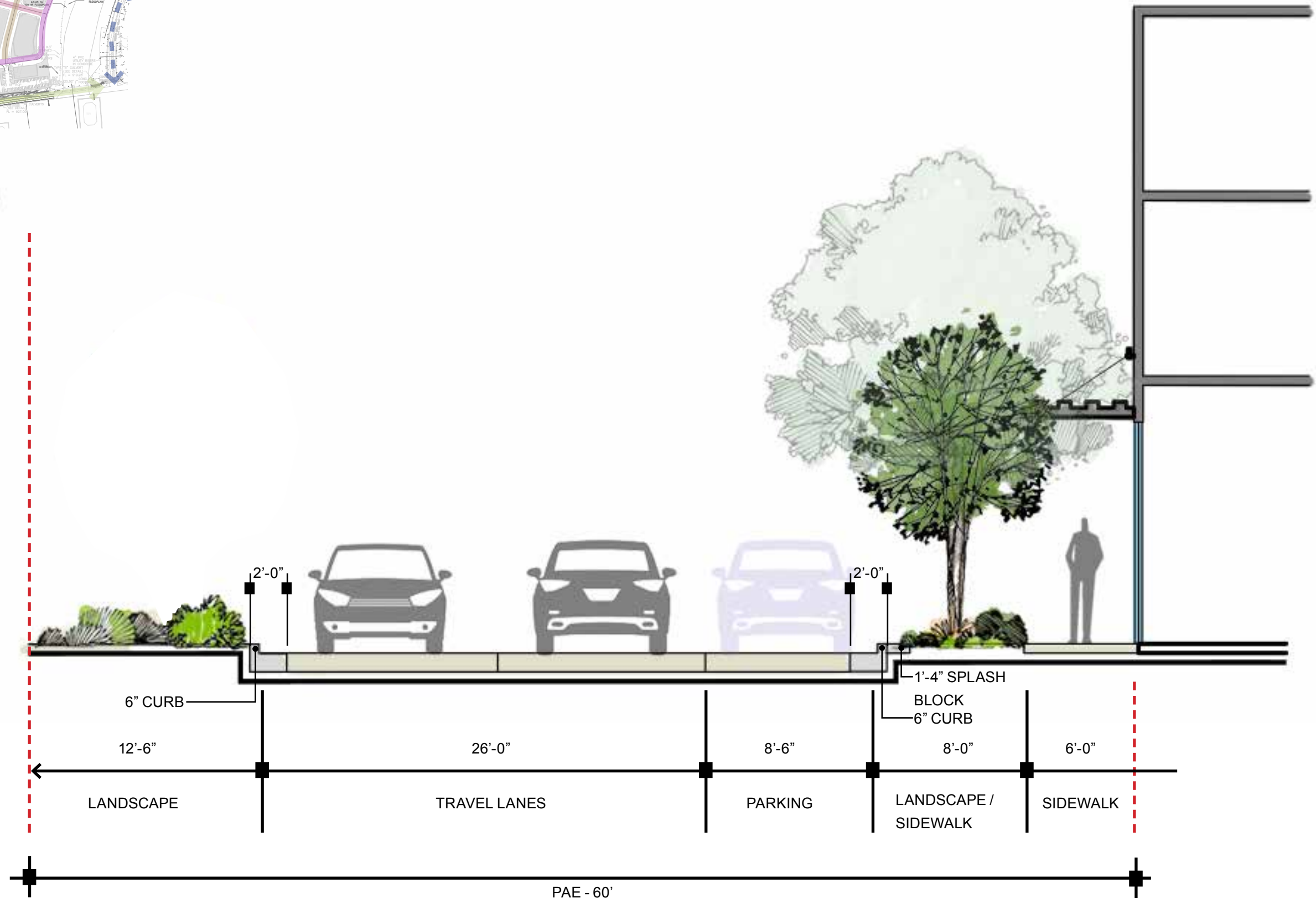


**KEY MAP**

**NOTE:**

1. Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

2. No Trees shall be placed in the PEC Transmission Easement



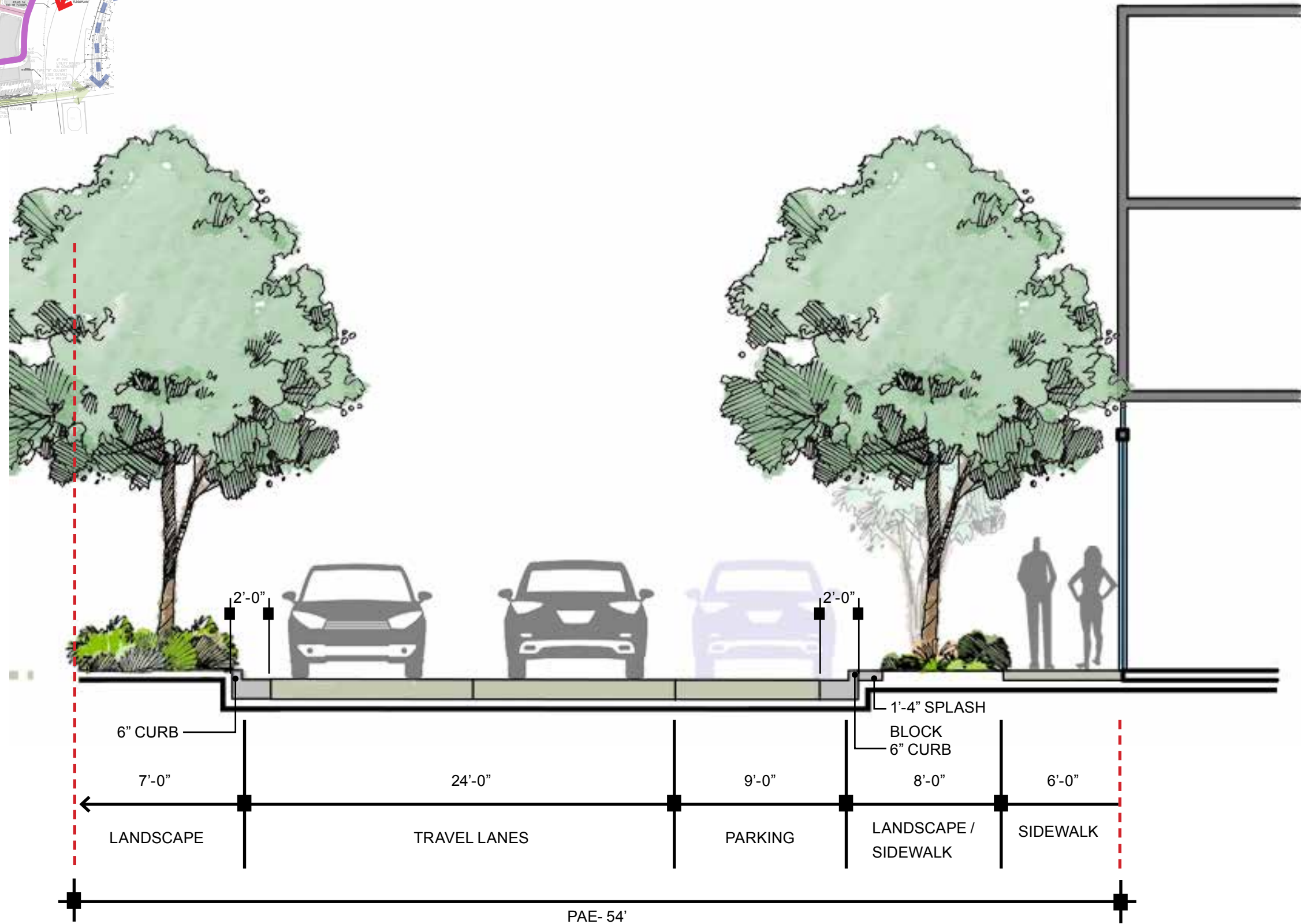
# Leander Springs PAL - ④ LAGOON BLVD. A [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



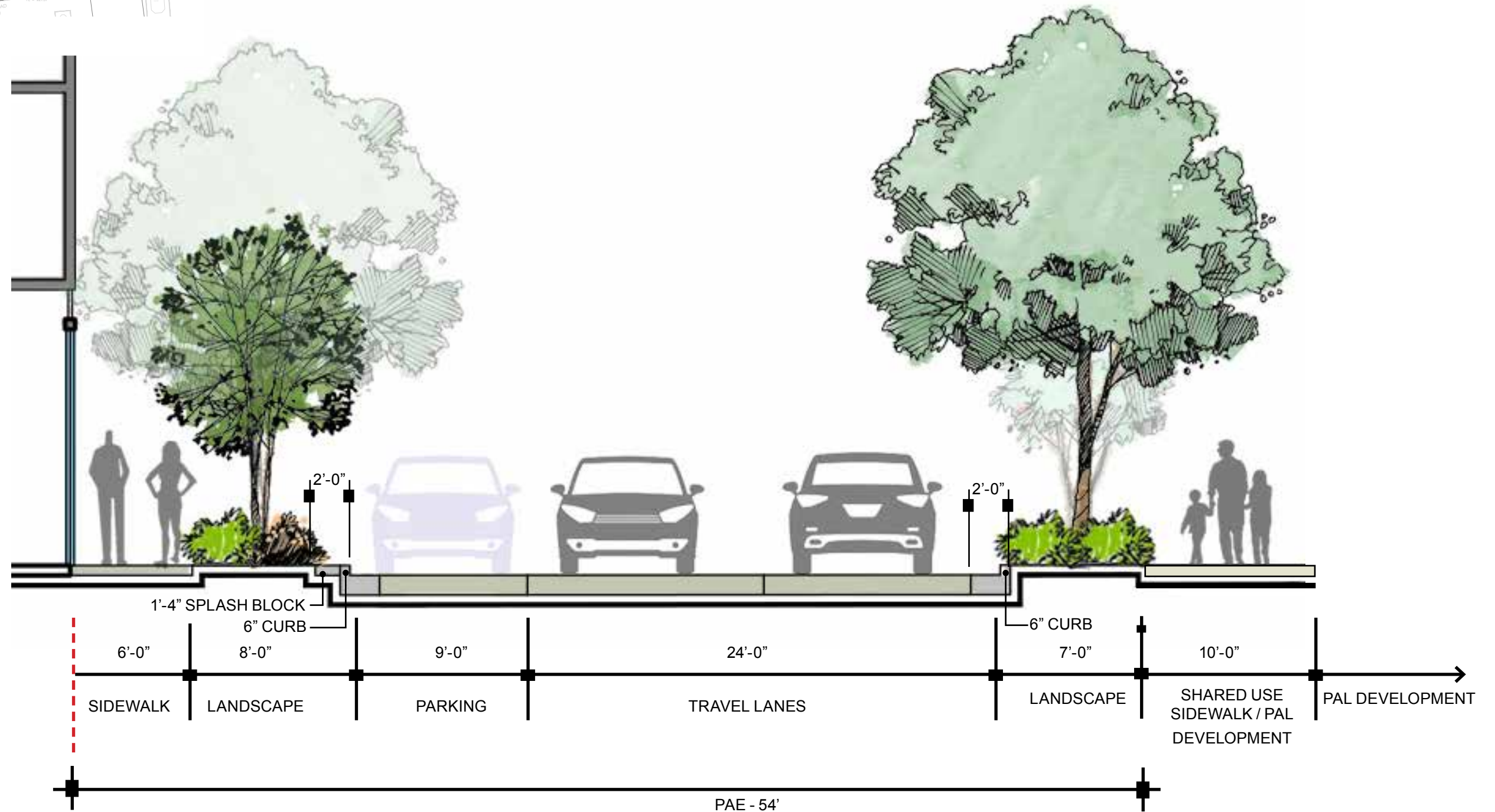
# Leander Springs PAL - ⑤ LAGOON BLVD. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2 & 5



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



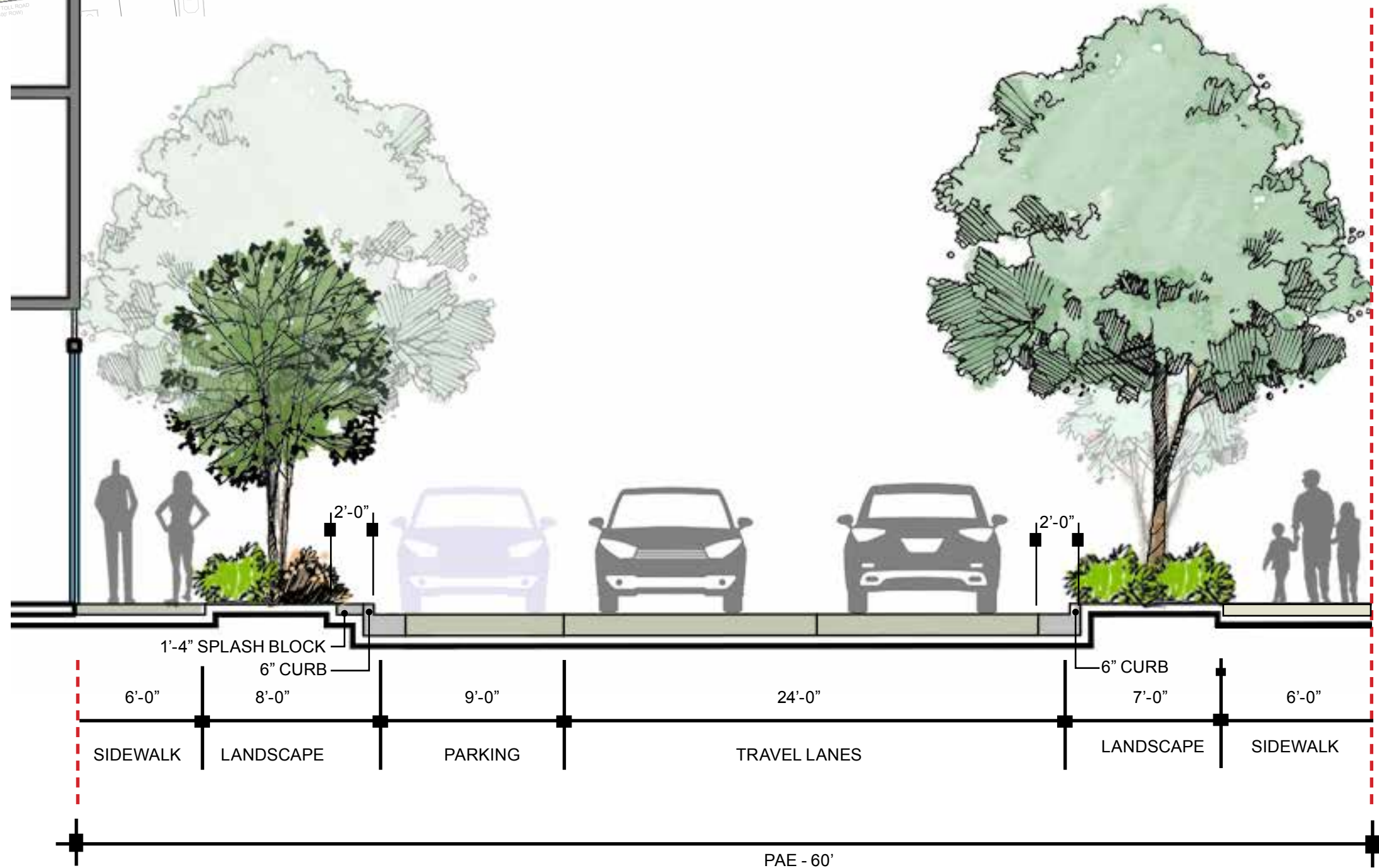
# Leander Springs PAL - ⑥ LAGOON BLVD. C [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



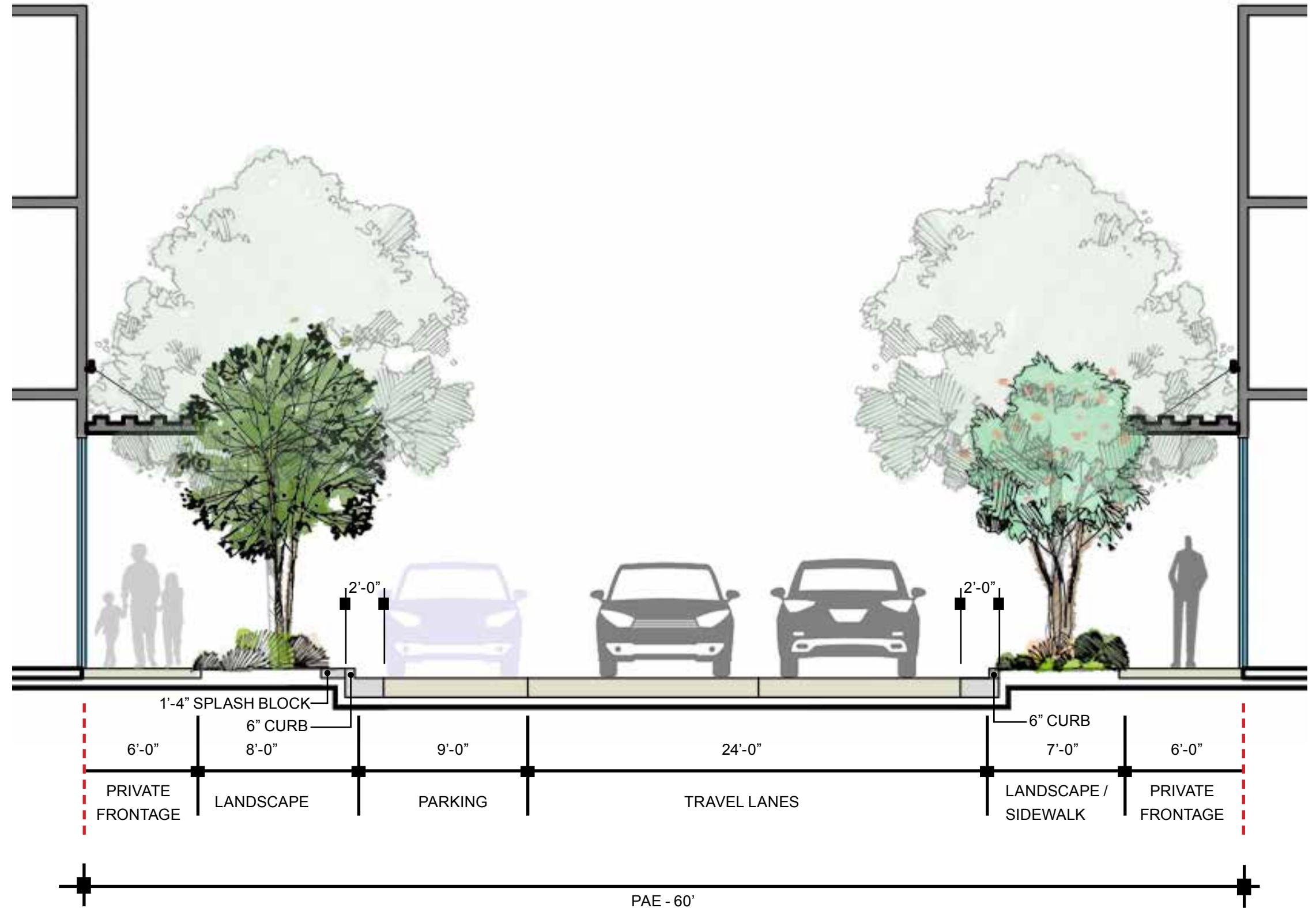
# Leander Springs PAL - ⑦ WILLOWTREE WAY [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



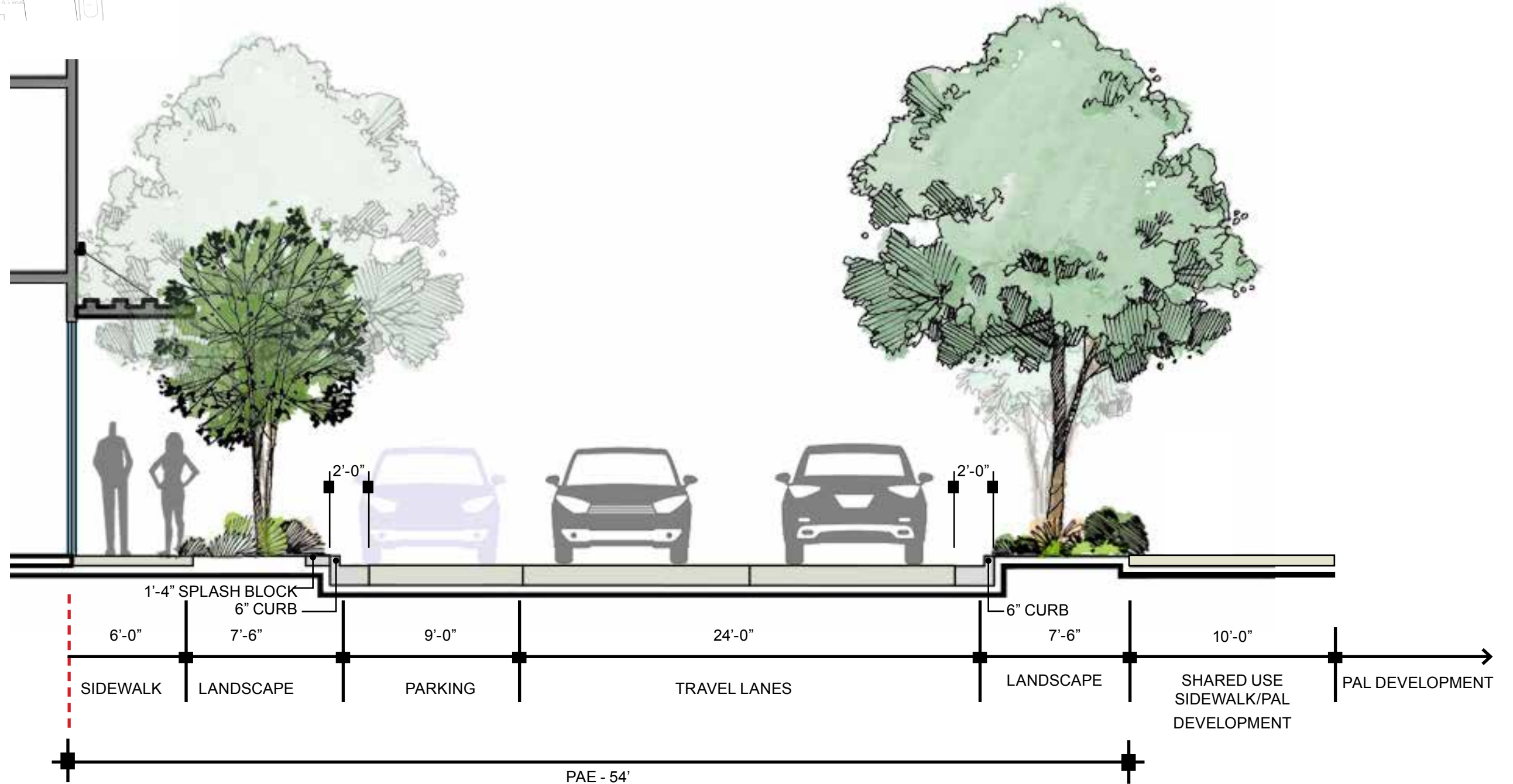
# Leander Springs PAL - ⑧ LAGUNA VISTA WAY [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 4



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



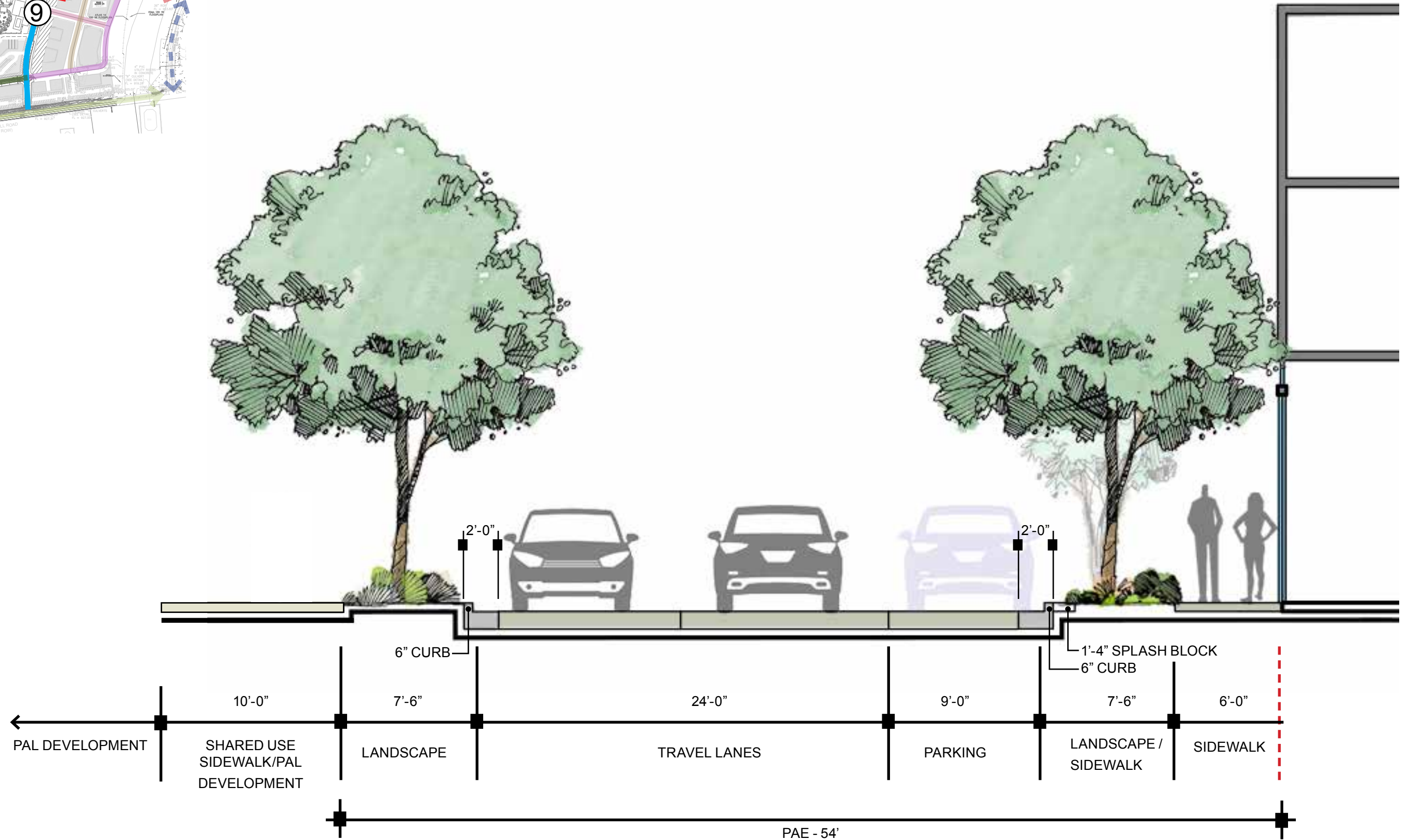
# Leander Springs PAL - ⑨ DRUID'S WAY [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 4



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



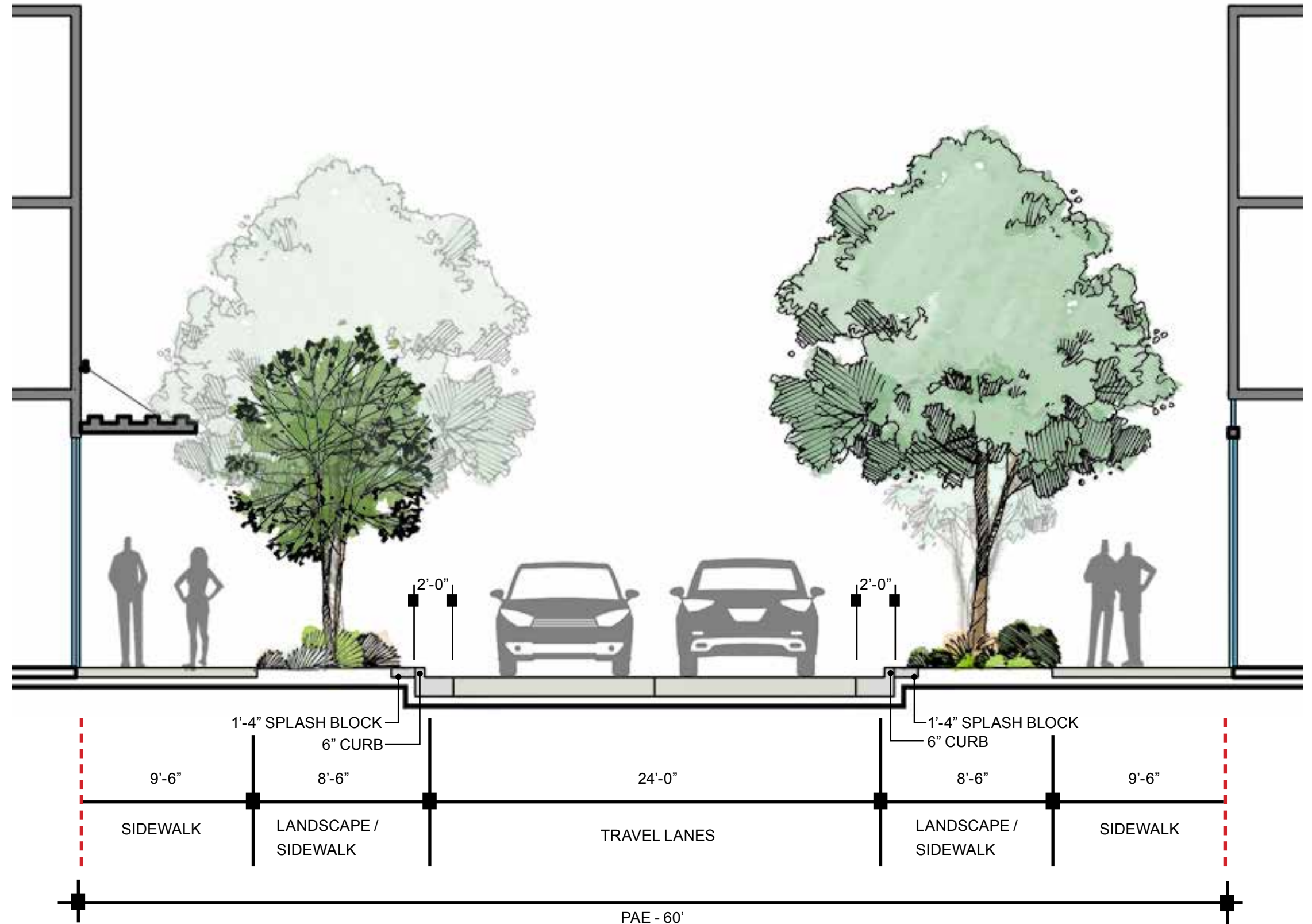
# Leander Springs PAL - ⑩ KELL COVE [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



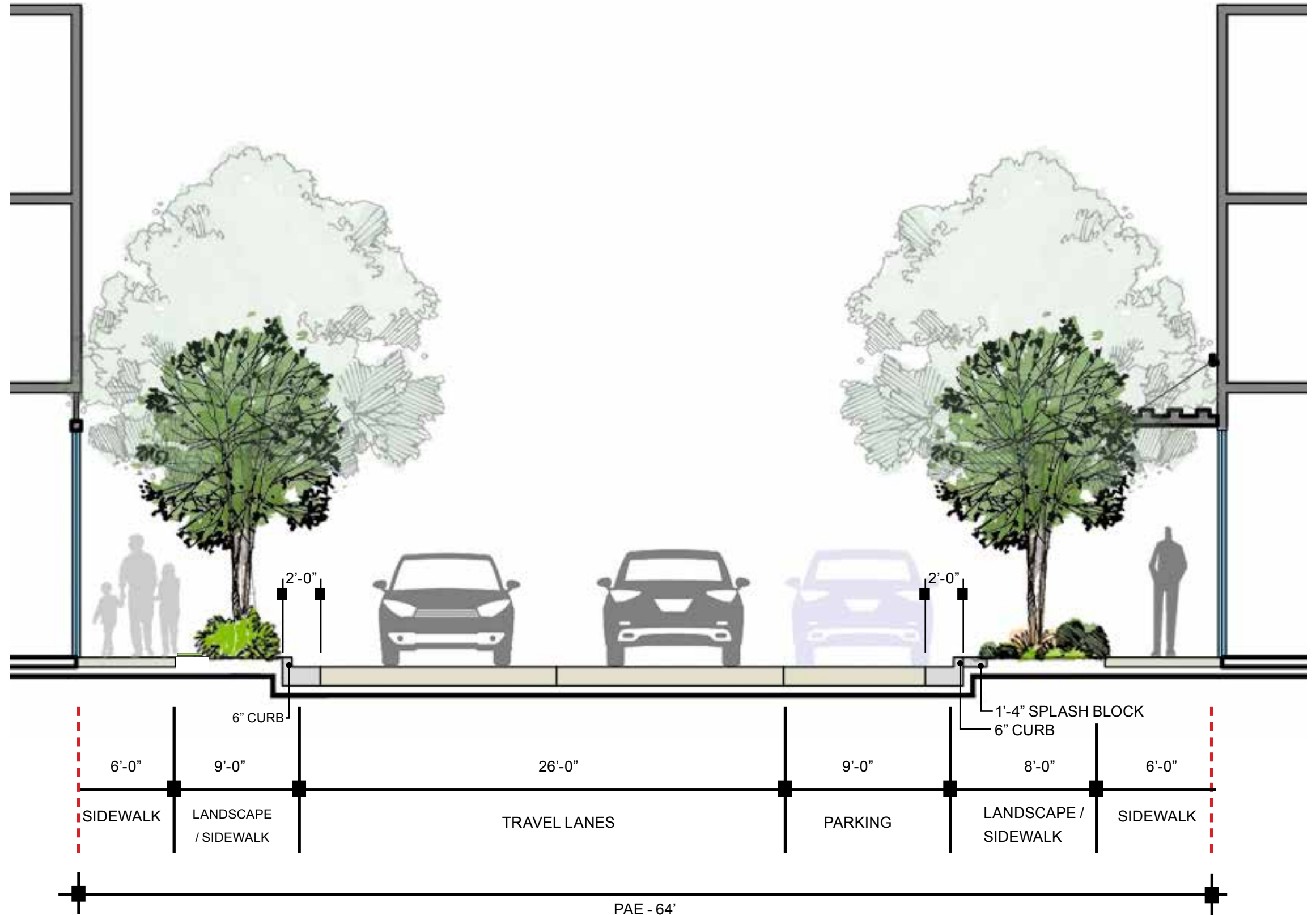
# Leander Springs PAL - 11 AGNES STEVENS WAY [64' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



# Leander Springs PAL - 12 BAYFRONT AVE. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2 & 4



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

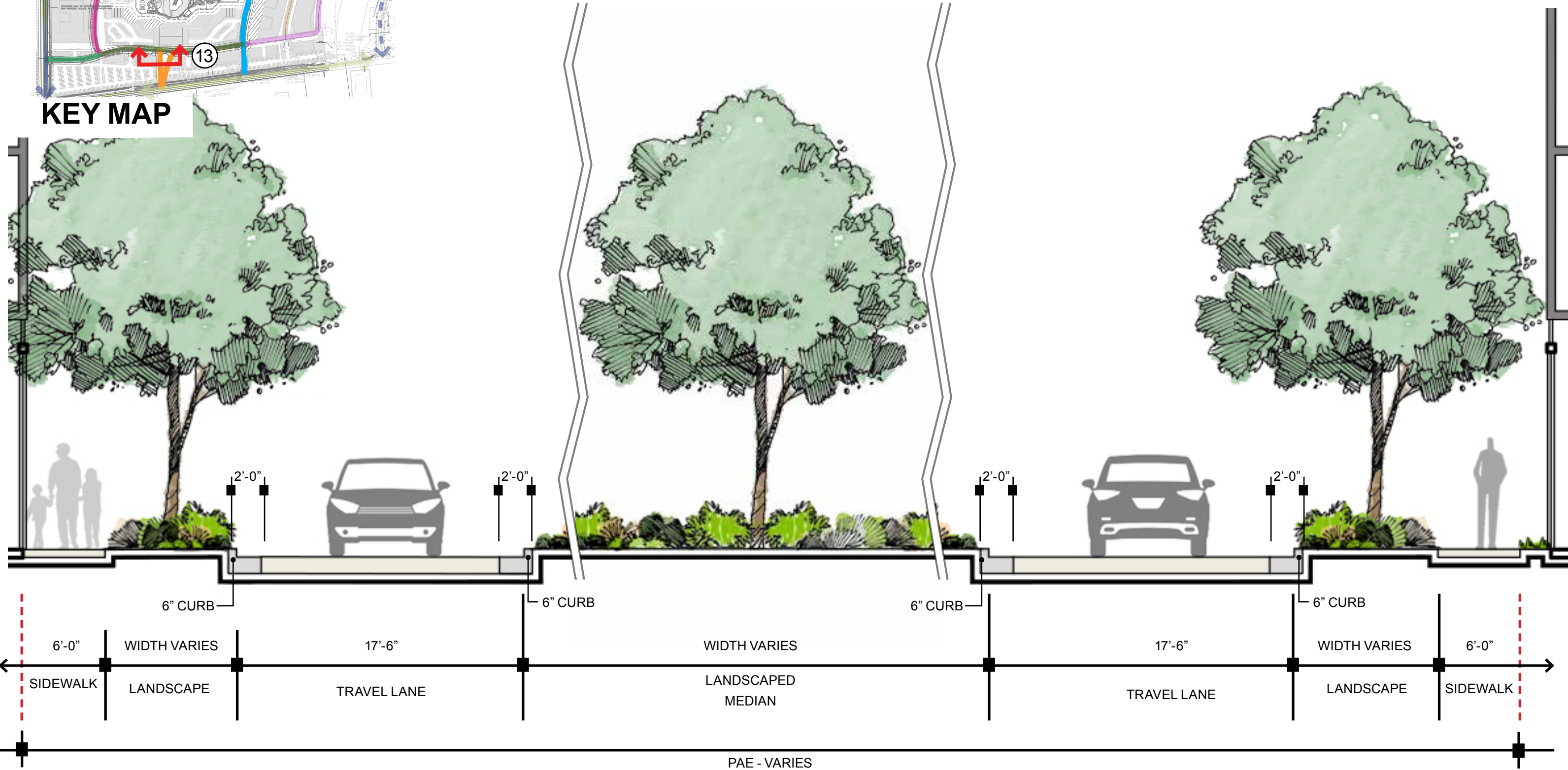


# Leander Springs PAL - ⑬ CRYSTAL PKWY. (A) [PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 1



KEY MAP

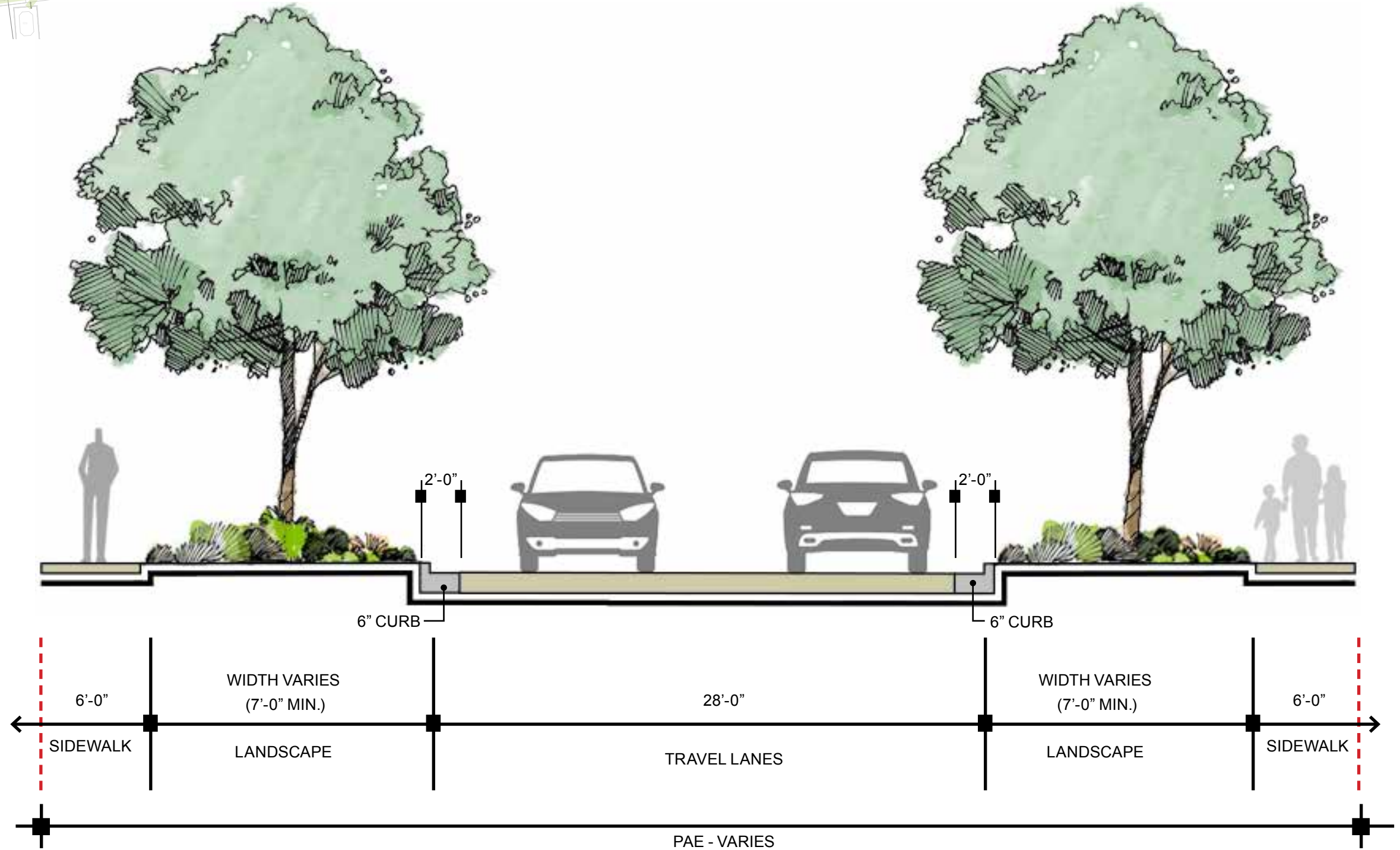


# Leander Springs PAL - ①④ CRYSTAL PKWY. (B) [PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 1



KEY MAP



**APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS**

**\*This summary is only required for a PUD or a Minor PUD\***

- 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.

**When:** Property owners were notified via a physical mailing sent on **April 28, 2026** and also scheduled two neighborhood open house meetings scheduled for 7<sup>th</sup> and 12<sup>th</sup> at *Lakewood Park*.

**How:** Information was shared through a comprehensive "**Leander Springs Project - Community Update**" newsletter and - Intend to address any questions and concerns neighbors might have.

**Information Shared:** The mailing detailed the PUD amendment refinements, including density reduction, the "Lagoon-first" commitment, water sustainability through a dedicated well, and enhanced regional trail connectivity.

**Communication Process:** Physical mails were sent and having two open house meetings to address any questions/concerns.

**Attachments:** A copy of the newsletter dated April 28, 2026, is attached to this submittal.

- 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.

**Notified Parties:** All homeowners of record within a **500' radius** of the project site at 8871 183A Toll Rd. Frontage.

**HOA Engagement:** The mailing list included 60 residents of the adjacent residential neighborhood with in **500' radius** and - efforts are ongoing including inviting them for neighborhood open house meeting.

- 3. What concerns were raised during these communications?

**Status:** Direct feedback is currently being gathered as we enter the open-house phase of our outreach.

**Preemptive Engagement:** The outreach was designed to address primary concerns historically associated with the project, - including **scale (density), environmental sustainability, and long-term community impacts**.

**Upcoming Meetings:** Specific concerns will be further documented and addressed during our two scheduled private – neighborhood open houses on **May 7th** and **May 12th** at the Live Oak Pavilion - *Lakewood Park*.

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

In anticipation of neighborhood feedback and based on preliminary staff discussions, the following specific modifications have – been incorporated into the PUD amendment:

**Density Reduction:** Reduced the maximum multi-family unit count from **1,600 down to 1,200 units**.

**Gated Phasing:** Added a development standard requiring the **Lagoon to be fully completed** before any residential certificates of occupancy are issued.

**Water Resource Protection:** Modified the plan to utilize a **dedicated well from the Lower Trinity Aquifer**, ensuring zero – reliance on the City of Leander's water system.

**Community Connectivity:** Added the **Mason Creek Trail** link to connect Horizon Lake Park with the Brushy Creek Trail – system to improve public regional trail access.

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

Signature:  Ravi Katta Date 05 / 06 / 2026

# Dear Neighbors,

As the developers of **Leander Springs**, we understand this project will shape not just a site plan, but the character and livability of nearby neighborhoods for generations.

Our proposed PUD amendment is about being better neighbors—reducing density, improving compatibility with surrounding homes, and protecting the quality of life residents value today.

Based on feedback from neighbors and City staff, we've refined the plan to address concerns about scale, sustainability, and long-term impacts. The updates are designed to safeguard nearby property values, respect existing neighborhoods, and create a destination the community can be proud of—while responsibly contributing millions in revenue to support essential City services such as public safety, infrastructure, and parks.

The following updates reflect our commitment to balancing growth with responsibility and progress with respect for our neighbors:

**Substantial Density Reduction:** We are proposing a reduction in the maximum number of multi-family residential units from 1,600 down to 1,200 units, to be built over a 10+ year period. Also adding 100,000 sq ft of commercial space around the lagoon for restaurants and other lagoon amenities. This lowering of overall density ensures the project better aligns with adjacent neighborhoods.

**Hard Commitment to Amenities:** We are firm in our commitment that Leander Springs will build the Lagoon first. Per our updated development standards, no certificates of occupancy for multi-family units will be issued until the Lagoon is fully completed.

**Environmental Responsibility:** The Lagoon is designated as a "non-essential use," meaning it must strictly comply with all City of Leander water conservation requirements. It will feature advanced treatment and recirculation systems and will be supplied by a dedicated well from the Lower Trinity Aquifer, with no reliance on the City's water system and no expected adverse impact on surrounding wells.

**Regional Trail Connectivity:** We are proposing a critical east-west pedestrian link through the heart of the project. The Mason Creek Trail from Horizon Lake Park will connect to our internal sidewalk system, providing a continuous link to the Brushy Creek Trail system to the north.

## Join Us for a Conversation

We want to ensure you have a clear understanding of these improvements. We invite you to join us for private neighborhood meetings on May 7th and 12th to learn the specifics & ask questions.

### Neighborhood Open House Meetings:

**Meeting 1:** May 7th | 7:00 PM | Live Oak Pavilion - Lakewood Park

**Meeting 2:** May 12th | 7:00 PM | Live Oak Pavilion - Lakewood Park

Overall, these changes are designed to provide a more walkable, less dense, and more compatible project that respects the character of our surrounding neighborhoods while delivering the retail and recreational amenities Leander deserves.

We look forward to seeing you soon.

## Sincerely,

**Ravi Katta | Leander Springs Project Lead | 408.644.7111 (m)**



**REIT Group**

**Leander Springs Holdings**

8871 183A Toll Rd. Frontage | Leander, TX 78641

April 28, 2026

RE: Community Update Regarding the

**Leander Springs Project**

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS**

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY AMENDING THE LEANDER SPRINGS PUD (PLANNED UNIT DEVELOPMENT) TO UPDATE THE LANGUAGE AS IT RELATES TO PHASING AND TIMING OF THE DEVELOPMENT, REDUCE THE TOTAL NUMBER OF APARTMENTS, AND MODIFY THE PHASING REQUIREMENTS; 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 77.90 acres ±; being more particularly described in Exhibit "B"; generally located southwest of the intersection of 183A Toll Road and RM 2243; identified by Williamson Central Appraisal District tax identification numbers R403524 and R051592; more particularly described in Instrument Numbers 2025017115 and 2025017116; recorded in the Official Public Records of Williamson County, Texas.

**SECTION 4. Property Rezoned.** The Zoning Ordinance is hereby amended by amending the Leander Springs PUD (Planned Unit Development) to change update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements. The PUD shall be developed and occupied in accordance with this

Ordinance, the PUD plan attached as Exhibits “A,” “B,” “C,” and “D” which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

**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 18<sup>th</sup> day of June, 2026.  
**FINALLY PASSED AND APPROVED** on this the 2<sup>nd</sup> day of July, 2026.

**ATTEST:**

**THE CITY OF LEANDER, TEXAS:**

\_\_\_\_\_  
Dara Crabtree, City Secretary

\_\_\_\_\_  
Na’Cole Thompson, Mayor



Leander Springs  
Live, Work, Play

# Leander Springs

City of Leander · PUD Amendment Presentation · June , 2026

# Project Overview

79-Acre Master-Planned Community at 183A & 2243, Leander TX

1,200

Multifamily Units

1,028,052

SF Commercial

275

Room Hotel

20,000

SF Conference Center

21

Acres Parkland

4

Acre Lagoon

✔ Permits: 15 of 26 Approved — 4 comments cleared, 7 ready to submit





# PUD Amendment: Key Changes

Proposed modifications to the approved Planned Unit Development

## Residential Reduction

Multifamily units reduced from  
1,600 → 1,200 total;  
Phase 1 reduced from  
400 → 352 units

## Lagoon Classification

Classified as 'non-essential use,'  
subject to water conservation  
requirements

## Trail Connectivity

Mason Creek Trail connection  
to Brushy Creek Trail system  
added

## Deadline Removals

Lagoon completion date and  
hotel construction deadlines  
removed

## Occupancy Condition

No multifamily certificates of occupancy until lagoon certificate of  
completion is issued

# Development Context

Key factors affecting timeline since 2020

## Site Plan Redesign

2 Preliminary Plat revisions, re-engineering, and a PUD amendment caused an 18-month delay

## Macro-Recessionary Pressures (2023–2024)

Bank failures caused 2 lenders to withdraw loan proposals

## City Slow-Growth Agenda

Adopted to address water supply concerns, impacting approval timelines

## COVID-19 Impact (2020–2021)

Nationwide adverse effect on real estate development and investment

## Interest Rate Escalations

Rapid rate hikes compressed margins and slowed investment decisions



# Approved Site Plan

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.  
 Registrant's Name: Timothy Pellowski, Texas Registration Number: 18457



© 2022, STG Design, Inc.  
 ALL RIGHTS RESERVED  
 stgdesign.com

FOR REFERENCE ONLY






Leander Springs  
 CONCEPT MASTER PLAN - v35

02/22/23

MP-110

# Overall Site Plan & Key Features



-  4ac Lagoon
-  Arrival / Beach Area
-  Hammock Grove & Swim-Up Bar
-  Amphitheater & Entertainment Beach
-  Kiddie Pool

# Market Opportunity

## Texas' Fastest-Growing City



### Explosive Growth

Leander ranks among Texas' fastest-growing cities, creating a ready and expanding market.



### Top-Rated Schools

Leander ISD: 200 sq mi, 43K+ students, 50 schools — a top draw for families.



### Prime Connectivity

Direct 183A Toll Road access; 183 North Mobility Project completing 2026.



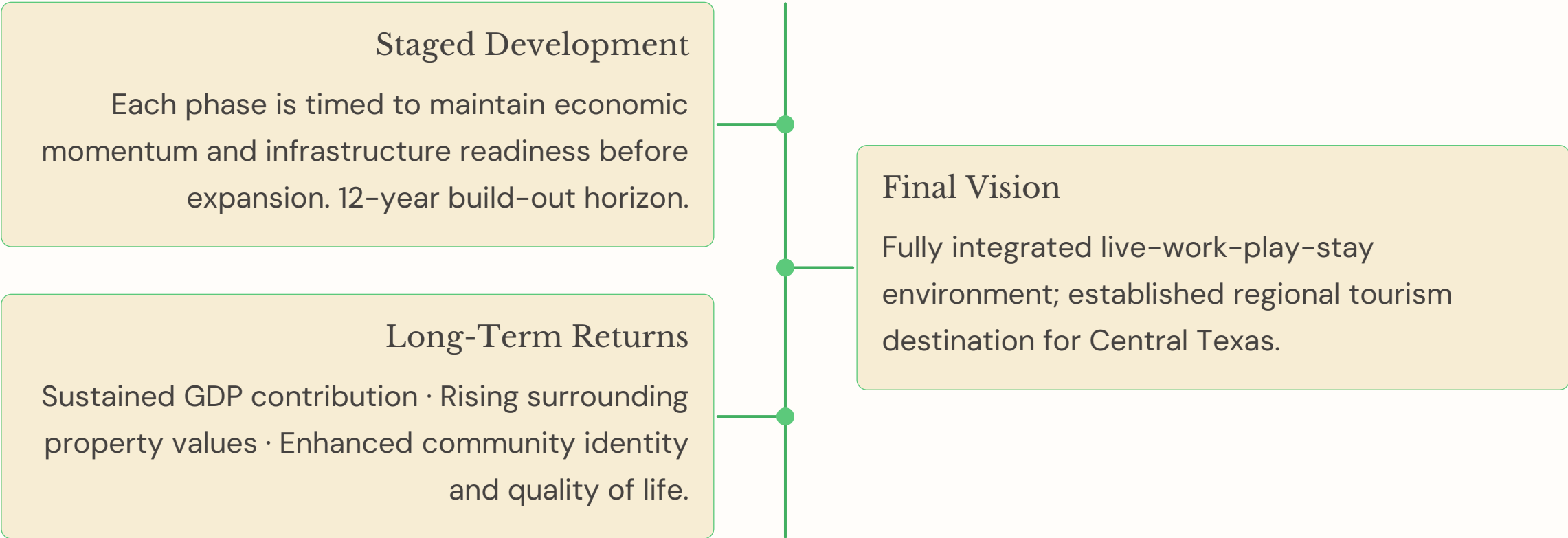
### Entertainment Proximity

Minutes from Cedar Park Center; Leander Springs becomes the live-work-play anchor.



# Project Timeline

## Staged development through full build-out — 2038



# Economic Impact

Independent analysis — Leander Springs, Leander TX

**2,614**

Total Permanent Jobs

**15,511**

Construction Job-Years

**\$66K**

Avg Direct Salary

**\$54K**

Avg Indirect Salary

**\$110.6M**

Yearly sales tax revenue

**\$779M**

New Taxable Property Value

**\$98.2M**

Net Fiscal Benefit

**\$225.2M**

All Districts Combined

# Financial Highlights

Projected economic contribution at full build-out



**City Net Benefit: \$98.2M**  
Net fiscal benefit for the City of Leander alone

**All Districts: \$225.2M**  
Combined net benefit across all local taxing districts

# Texas City (Lago Mar) - Lagoon Economic Impact

1

## Key Components

- 7,000+ residential units
- 12-acre Crystal Lagoon
- Retail, dining & entertainment venues
- Event programming (Lagoonfest, concerts, festivals)
- Planned hotel and resort development

2

## Economic Impact Drivers

- **Real Estate:** Higher home values, accelerated buildout, premium lagoon pricing
- **Tourism:** Paid admissions, event-driven activity, hospitality demand
- **Commercial:** Restaurants, bars, retail, entertainment revenue
- **Jobs:** Construction employment + permanent hospitality & operations roles

3

## Fiscal Impact to the City

- Property tax growth from residential & commercial development
- Sales tax from retail, entertainment & events
- Future hotel occupancy tax from planned hotels & tourism

4

## Regional Economic Impact

- Long-term impact: **hundreds of millions to billions of dollars**
- Sustained job creation and tourism activity
- Comparable Texas lagoon developments confirm scale

5

## Strategic Impact

- Reduces reliance on petrochemical industry
- Introduces tourism and hospitality sector
- Enhances quality of life and regional competitiveness

6

## Economic Transformation

- Lago Mar functions as a catalyst for economic transformation
- Substantial real estate growth and increased municipal revenues
- Creation of a destination-based economy for Texas City

# Sustainable Water Strategy

Fully independent of municipal supply — Lower Trinity Aquifer

## Independent Well System

Water sourced from Lower Trinity Aquifer (~800 ft deep), on-site well. Zero draw on city water supply.

## Massive Aquifer Reserve

907 million acre-feet in storage. Aquifer depth in Leander: 700–1,000 ft. Neighboring wells unaffected.

## Minimal Evaporation Loss

Net water loss: only 8–9 acre-feet (2.7M gallons) per year — offset by evaporation control technology.

## VWater Technology

Keeps lagoon pristine and chemical-free. 50–80% evaporation reduction via Monolayer Evaporation Suppressants.

✔ Zero impact on municipal water supply — fully independent well system.





# Lower Trinity Aquifer

A reliable, independent, and sustainable water source



## Closed-Loop System

The lagoon operates entirely on its own recirculating system. No effect on home water pressure, showers, sinks, or appliances.



## Responsible Management

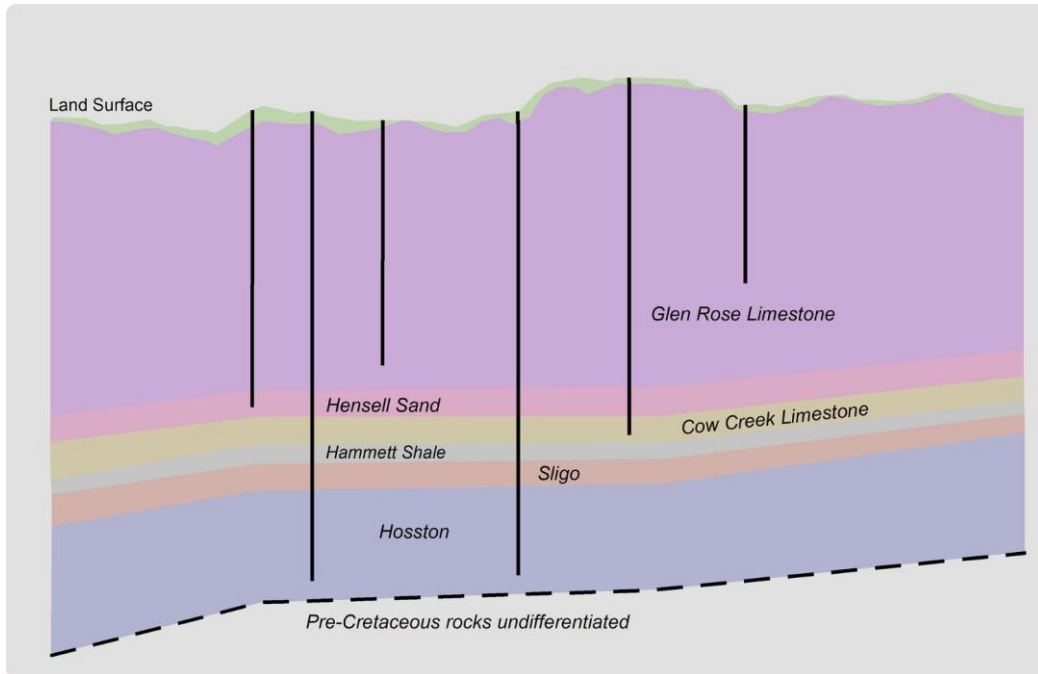
Efficient recirculation, filtration, and minimized evaporation loss ensure environmentally conscious use of this natural resource.



## Evaporation by the Numbers

A 4-acre lagoon in Central Texas loses ~8–9 acre-feet/year to evaporation (net of rainfall) — ~2.5–3M gallons annually. Reduced 50–80% via Monolayer Evaporation Suppressants.

# Lower Trinity Aquifer — Schematic Cross Section

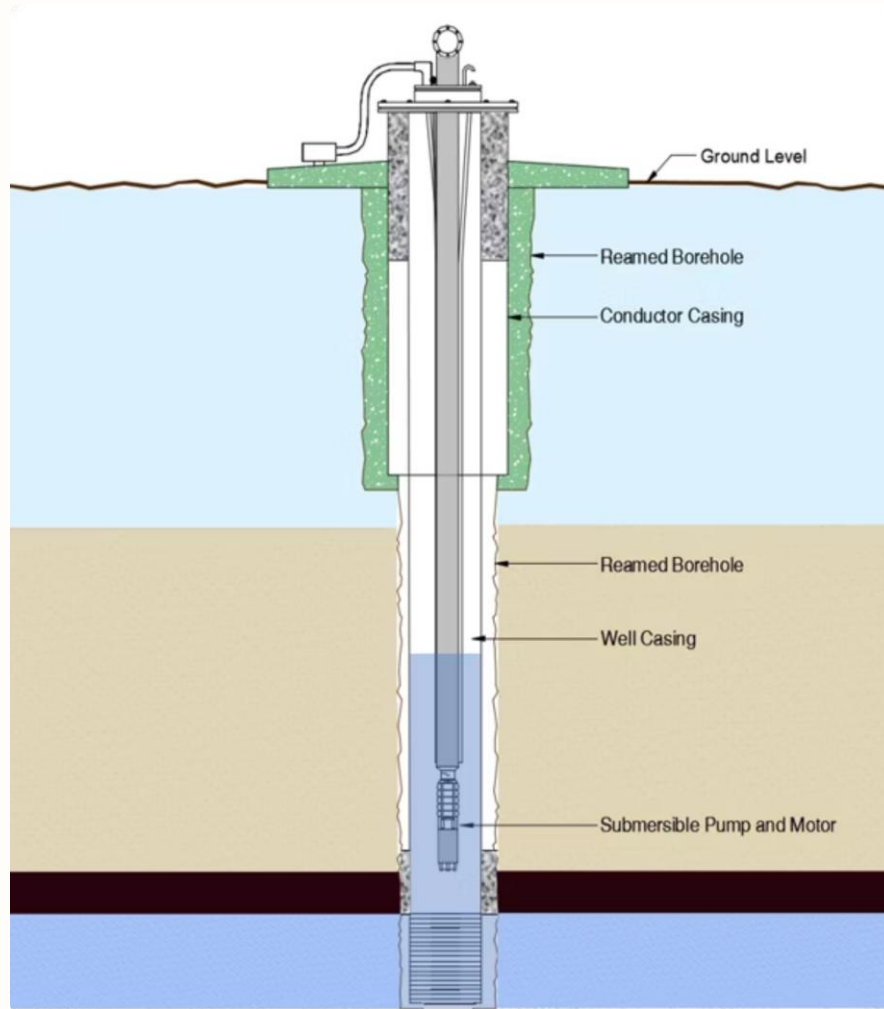


Target Aquifer: Lower Trinity (Hosston)

## Key Aquifer Facts

- **Target aquifer:** Lower Trinity (Hosston)
- The Trinity is a major aquifer spanning much of Central and North Texas, underlying parts of **61 counties**
- The Lower Trinity historically was under-utilized (deeper and assumed low yield), but recent tests show it can produce significant water
- A 2020 Hays County test of three Lower Trinity wells (~1,500–1,600 ft deep) pumped **170 gpm** from each well
- **907 million acre-feet** of groundwater in storage
- Depths in Leander: **700 to 1,000 feet**
- Water levels approx. 500–550 feet below ground level — confined and pressurized
- Neighboring wells in shallower aquifers will **not** be impacted

# Conceptual Well Diagram



## Well Production Capacity

The maximum production rate for the well is estimated to be between **100 gallons per minute (gpm)** and **120 gpm** for a continuous duration of up to 5 months under current conditions.

### Lagoon Fill Time

Less than **2 months** to fill the lagoon with well water at full production rate.

### Ongoing Maintenance

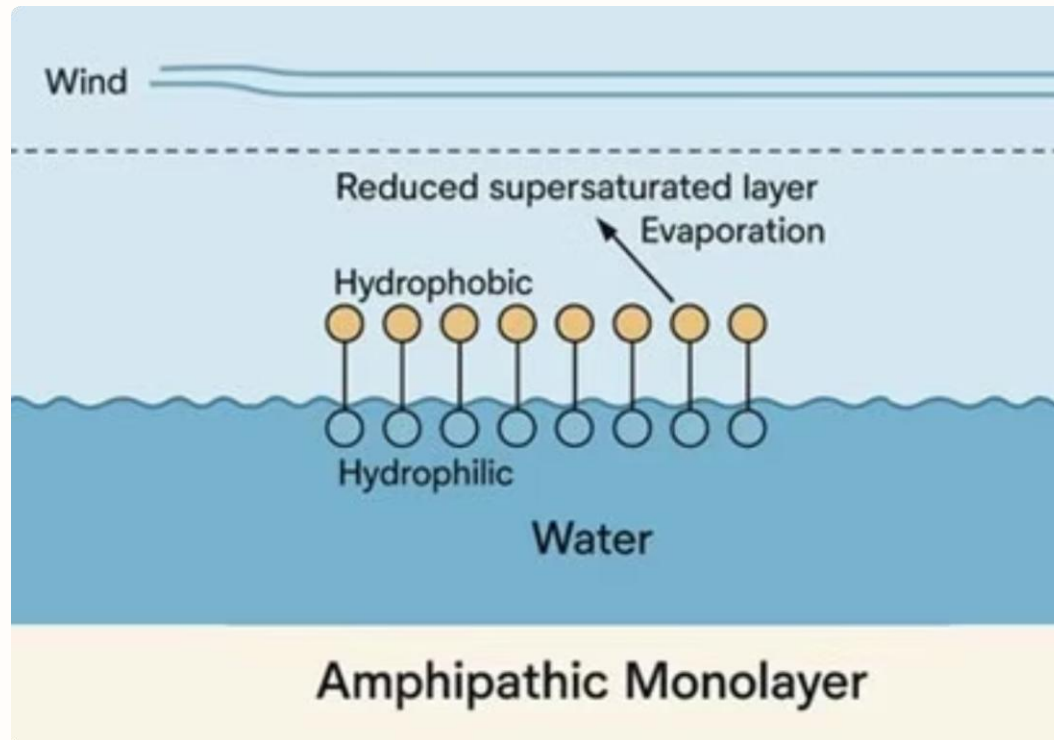
Only **5–15 gpm** needed from the well to compensate for evaporation without any water-saving technologies.

### Evaporation Technology

Patented technology reduces water loss due to evaporation by **50% to 80%**, dramatically lowering ongoing water needs.

# Evaporation Control Technology

Proprietary systems reduce water loss by 50%+



## Monolayer Suppressants (If deployed)

Biodegradable amphipathic monolayers create a molecular "roof" one molecule thick above the water surface — achieving 50%+ evaporation reduction based on application frequency.

## Water Optimized Depth Design

Lagoon depth engineered for best-performing balance between surface area and depth, incorporating safety angles for bathers.

## Water Wind Velocity Optimization

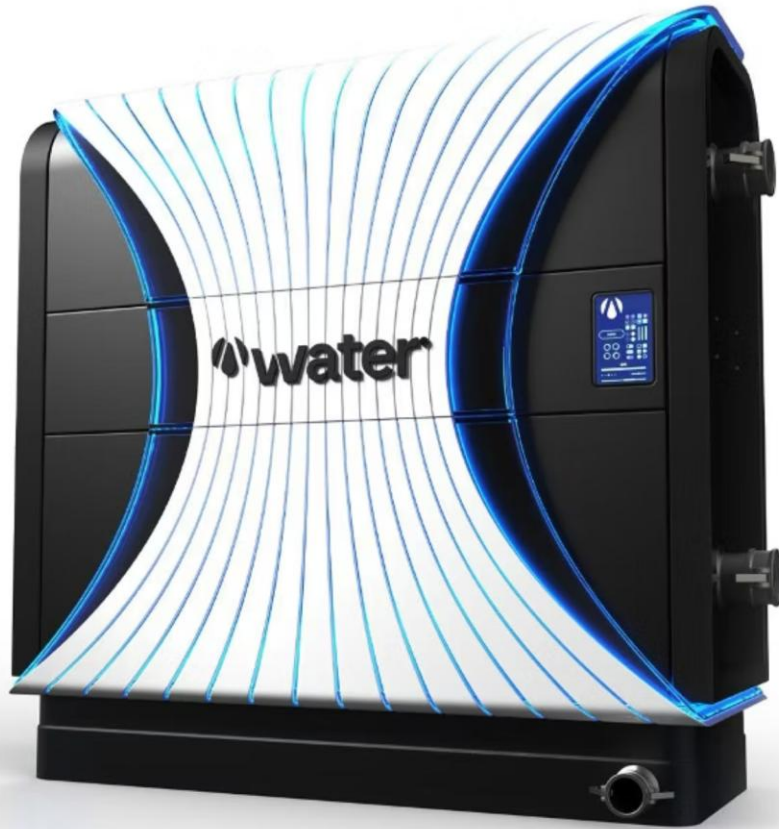
Lagoon orientation leverages surrounding structures to minimize wind velocity — a key driver of evaporation.

 **water**<sup>®</sup>  
**BEACH**

**CRAFTING DREAMS.  
LUXURY REALIZED.**



# WHO IS VVATER?



**VWater** is an Austin, Texas-based company with award-winning VWater Beaches, Farady Reactors, and advanced water treatment technologies with over 60 years of experience in numerous markets from Real Estate & Aquatics, Industrial Water Treatment, Wastewater, Sewerage Water & Drinking Water to Ultra-pure medical grade systems.

VWater's advanced technologies are chemically free, membrane-free, & filter-free, providing a safer, more cost-efficient, & peace-of-mind solution.



VWater offers enhanced safety, operational efficiency, and reduced costs for any aquatic center.

- **Lower OpEx:** 20-35% cost savings compared to traditional treatments
- **Energy-Efficient:** Reduces energy consumption by up to 40%
- **Healthier Water:** Chemical-free for healthy skin, eyes, and lungs
- **Hassle-Free Maintenance:** Eliminates chemical dosing and filter replacement requirements

Contaminant	VWater ALTEP	Chlorine	UV -C	Regenerative Media
<b>Microorganism/Virus</b>				
Adenovirus	✓	✗	✗	✗
Amoeba	✓	—	✓	✓
Protozoa	✓	—	—	✓
Cryptosporidium species	✓	—	✗	✓
Giardia species	✓	—	✗	✓
E. coli	✓	✓	✓	—
Faecal Coliform Bacteria	✓	✓	✗	—
Coliform Bacteria	✓	✓	✓	—
Giardia Muris	✓	✗	✗	✓
Microcystins	✓	—	✓	—
Legionella	✓	—	✗	✗
Somatic coliphages	✓	✗	✓	✗
<b>Persistent Pharmaceutical Residue</b>				
Pesticides General	✓	✗	✗	✗
Trihalomethanes	✓	✗	✗	✗



# ENDLESS PARADISE

Your VWater Beach is a year-round playground providing residents with temperature-controlled microclimates adaptable for any weather or activity. Whether they snorkel through warm tropical waters, skate across an icy pond, or just meet their run club to train around the water, offer your community activities worth social currency. Create an adaptable luxury wonderland designed to generate revenue all year long.



## TROPICAL HOT BAY

In those cooler seasons, transform your VWater Beach areas into an inviting escape with heated water, allowing for year-round beach enjoyment.



## DIVE BAR

Appeal to guests' adventurous side with a unique deep-water experience designed for SCUBA training, snorkeling, or free diving.



## WINTER WONDERLAND

In northern climates, you can freeze over your VWater Beach to convert it into an ice rink. Maintain a revenue stream no matter the weather with ice skating, hockey and more seasonal activities.



## RECOVERY ZONE

For those in search of some serene healing, opt for this designated area infused with various types of atomic oxygens released through millions of bubbles to revitalize, rejuvenate and energize the body.







**ACCREDITED/APPROVED  
CERTIFIED/MEMBER**



**MEETS OR EXCEEDS**



# The Investment Case

## A Generational Opportunity for Leander

### Economic Catalyst

\$225.2M net benefit across all taxing districts · \$110.6M Yearly sales tax revenue · 2,614 permanent jobs created

### Sustainable by Design

Independent Lower Trinity Aquifer well · Zero municipal water impact · 50%+ evaporation reduction via VWater and other technologies.

### Community Legacy

21 acres of parkland · Trail connectivity · Live-work-play-stay environment that defines Leander's future

✓ **Action Requested:** City Council approval of the PUD amendment and continued support through the Chapter 380 Agreement economic incentives.





**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Discuss and consider action on the Second Reading of an Ordinance regarding Ordinance Case OR-26-0036 to amend the Composite Zoning Ordinance to update Article I, Section 6 to add definitions, modify Article III, Section 20 to update the use matrix, and update Article IV to add use standards for In-Home Day Care regulations, and to provide for related matters; Williamson and Travis Counties, Texas.

**BACKGROUND:**

This request is the final step in the ordinance process. A workshop with the City Council was held in April to discuss potential updates to the ordinance to provide clarification to the requirements for In-Home Day Care facilities. Currently, the Composite Zoning Ordinance allows for In-Home Day Care to take care of five (5) or fewer children. This use is allowed in all single-family residential zoning districts. Day Care Centers are allowed in the LC (Local Commercial) use component and all other more intense use components and allow for 12 or more children.

Texas Senate Bill 599 was passed September 1, 2025, with the intent to establish regulatory uniformity for In-Home Day Care. The City Building and Fire Codes regulating fire safety requirements for a family home are now preempted by the regulations established in Chapter 42, Texas Human Resources Code, and HHSC regulations, which are found in Title 26, Chapter 742, Texas Administrative Code (TAC).

Several options were discussed during the workshop with the City Council. Based on this discussion, staff developed updates to the code including:

1. Definition of In-Home Day Care, and
2. Allowance for up to an additional six (6) children for after-school care with additional requirements:
  - a. Address parking,
  - b. Maintain traffic flow,
  - c. Provide hours of operation, and
  - d. Create standards for outdoor play areas.

**EXISTING ORDINANCE REFERENCES:**

**COMPOSITE ZONING ORDINANCE – ARTICLE I, SECTION 6**

***Day Care Center*** means a child care facility that provides care less than 24 hours a day for more than twelve (12) children under age fourteen (14) and licensed by the State of Texas.

***Dwelling*** means any building or portion thereof which is designed for or used exclusively for residential purposes, including single-family, two-family and multi-family dwellings, but not including hotels, motels, campers, trailers, or other similar structures.

**Dwelling Unit** means a residential unit designed to accommodate one (1) household for living, sleeping, eating, cooking and sanitation.

**COMPOSITE ZONING ORDINANCE – ARTICLE III, SECTION 1  
SECTION 1: SFR – SINGLE-FAMILY RURAL**

- a. **Statement of Intent:** The Single-Family Rural use component is intended for the 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.
- b. **Conforming Uses:** Certain uses listed in this use component may also need to be supported by an appropriate site component to be permitted. A building or premise shall be used only for the following purposes:
  - 1. Single-family dwelling of not less than sixteen hundred (1,600) square feet of living area; accessory dwelling with a minimum living area of four hundred (400) square feet; and a maximum living area of nine hundred (900) square feet or 40% of the gross living area of the primary dwelling, whichever is greater. However, for lots greater than three acres in size, there is no limit to the maximum size of the accessory dwelling.
  - 2. Community services including community center, civic organizations, fraternal organizations, and cemetery / mausoleum not including a crematory or embalming facilities
  - 3. Golf courses (public and private) and all associated improvements and activities, but not including miniature golf courses, golf practice ranges (unless associated with a golf course), or similar forms of commercial amusement
  - 4. Day care (in home) for 5 or fewer children
  - 5. Emergency services including fire, police and EMS stations
  - 6. Family Home and Group Home-Class 1
  - 7. Home occupations (see Article IV, Section 8 for Use Standards)

**COMPOSITE ZONING ORDINANCE – ARTICLE III, SECTION 14  
SECTION 14: LO – LOCAL OFFICE**

- a. **Statement of Intent:** The Local Office use component allows for the development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a commercial street or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development.
- b. **Conforming Uses:** Certain uses listed in this use component may also need to be supported by an appropriate site component in order to be permitted. A building or premise shall be used only for the following purposes:
  - 1. Any residential use if such use was established on the property as of September 1, 2005, the effective date of this ordinance.
  - 2. Group Home-Class 3 with approval of a Special Permit, Family Home, Group Home-Class 1 and Group Home-Class 2.
  - 3. Community services including community center and civic and fraternal organizations.
  - 4. Day care centers and group day care homes.

**COMPOSITE ZONING ORDINANCE – ARTICLE III, SECTION 1  
PARKING REQUIREMENTS**

**d. Enclosed Garage and Parking**

1. Dwelling units with three or more bedrooms and lots having an accessory dwelling: A minimum of two garage-enclosed parking spaces and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided per lot.
2. Dwelling units with two or less bedrooms and not having an accessory dwelling: A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided for each lot.
3. Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.

**COMPOSITE ZONING ORDINANCE – ARTICLE VI, SECTION 3  
PARKING REQUIREMENTS**

**CIVIC USES**

Educational &Elementary Schools	greater of 1:4 seats in auditorium or 2:classroom
Daycare      Secondary Schools, colleges	greater of 1:4 seats in auditorium or 10:classroom
Facilities      Day Care Center	1:400 sq. ft.

**PROPOSED ORDINANCE CHANGES**

**PROPOSED DEFINITIONS:**

**Day Care, In-Home** is a child care operation provided within the caregiver’s personal residence. It may serve up to six (6) children under the age of fourteen (14), plus up to six (6) additional school-age children (ages five (5) to thirteen (13)) when additional requirements listed in this ordinance are met. The total number of children present at any time, including those legally related to or in the custody of the provider, may not exceed twelve (12). This use requires registration with the Texas Health and Human Services Commission.

**PROPOSED STANDARDS**

**All in-home day care facilities:**

- All day care facilities must be licensed by the State and follow the basic rules required for these facilities.
- Outdoor play areas, playground equipment, and pools must be in the side or back yard. These areas must be screened from neighboring properties by a solid fence that is at least six (6) feet tall.
- Day care centers in residential neighborhoods can only be open from 6:00 a.m. to 7:00 p.m. Day cares in other types of zoning districts can be open at any hours unless another rule says otherwise.
- The home being used must still follow all the rules of this ordinance and must continue to look and feel like a normal house in the neighborhood.
- Parking areas must follow the rules in this ordinance and meet the parking standards listed in Article III.
- Any changes to the building, including outdoor play areas or additions, must follow the rules in this ordinance, and the home must continue to meet all requirements.

**All In-Home Day Care Facilities with the addition of an additional six (6) children:**

- A permit is required if your in-home day care has more than six (6) children.

- A site plan that shows how cars will move during drop-off and pick-up times. Cars waiting in line cannot block driveways or intersections. If additional changes are made that increase the impervious cover, a site development permit is required.
- There must be off-street parking spaces for employees and visitors.
- Outdoor play areas must be on the side or back of the main house and must be at least twenty (20') feet away from the property line.

**RESEARCH – SURROUNDING CITIES**

	<b>CEDAR PARK</b>	<b>GEORGETOWN</b>	<b>ROUND ROCK</b>	<b>TAYLOR</b>	<b>HUTTO</b>	<b>PFLUGERVILLE</b>	<b>LEANDER</b>	<b>LEANDER</b>
<b>Number of Children allowed</b>	6 or fewer under 14, after school care for not more than 6 additional	6 or fewer under 14, plus no more than 6 children ages 5 to 13, no more than 12 at any time	6 or fewer	6 or fewer	6 or fewer	6 or fewer	5 or fewer	6 or fewer under 14, plus no more than 6 children ages 5 to 13, no more than 12 at any time
<b>Site Improvement Requirements</b>	Conditional Use requirement that there is adequate space provided on site for temporary parking, drop-off, and pick-up during peak times.	No	No	No	No	No	No	No
<b>Can the garage be converted?</b>	No	No	Yes	Special Use Permit required	Yes	Yes	No	No

**HISTORY/TIMELINE:**

04/16/2026 City Council Workshop

05/28/2026 Planning & Zoning Commission, 1st Public Hearing

06/18/2026 City Council, 2nd Public Hearing & 1st Reading of the Ordinance

**APPLICANT/AGENT:**

City of Leander

**RECOMMENDATION:**

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

1. Approve the proposed Ordinance Amendments;
2. Deny the proposed Ordinance Amendments;
3. Approved the Planning & Zoning Commission recommendation to update the ordinance to allow a maximum of six (6) children as part of an in-home day care;or
4. Approve an alternative request that may include modifications to proposed Ordinance Amendments.

City staff recommends that the City Council approve Option 1 listed above – Approve the proposed Ordinance Amendments.

The Planning and Zoning Commission recommended approval of up to six (6) children as part of an in-home day care with a 5-1 vote (Commissioner Oliver opposing and Commissioner Bray recusing) during the May 28, 2026 meeting. The City Council approved this ordinance update as presented by staff during the June 18, 2026, meeting.

**PRESENTER:**

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

---

**Attachments:**

1. OR-26-0036 Att 1 Day Care Ordinance Redline
2. OR-26-0036 Att 2 Day Care Ordinance
3. OR-26-0036 Att 3 P & Z minutes 05/28/2026

**Proposed Definitions:**

Day Care, In-Home is a child care operation provided within the caregiver's personal residence. It may serve up to six (6) children under the age of fourteen (14), plus up to six (6) additional school-age children (ages five (5) to thirteen (13)) when additional requirements listed in this ordinance are met. The total number of children present at any time, including those legally related to or in the custody of the provider, may not exceed twelve (12). This use requires registration with the Texas Health and Human Services Commission.

**NEW SECTION**

---

**SECTION 9. In-Home Day Care.**

- (a) Intent. The intent of this section is to establish regulations for the operation of an In-Home Day Care that supports small-scale child care, preserves neighborhood character, and ensures compliance with state requirements.
- (b) General Requirements.
- (1) All day care facilities shall be licensed by the State and meet the minimum requirements for such facilities.
  - (2) Outdoor play or instruction areas, playground equipment, and pools shall be located in the side or rear yards and screened from adjacent property by an opaque fence no less than six (6) feet in height.
  - (3) Day care facilities in residential zoning districts may only operate between the hours of 6:00 a.m. and 7:00 p.m. Hours of operation are not limited for day care facilities in other Non-Residential Zoning Districts unless otherwise stated in the ordinance.
  - (4) The parking, site requirements (including outdoor play areas and any additions), and the dwelling shall continue to meet with requirements established by this ordinance.
- (c) In-Home Day Care Occupancy
- (1) Six (6) or fewer children are permitted under the age of 14.
  - (2) Additional school-age children (age five (5) to thirteen (13)) are permitted if the following requirements are met:
    - i. A permit is required for an In-Home Day Care that exceeds six (6) children.
    - ii. A site plan shall be provided demonstrating the traffic circulation during drop-off and pick up of children as part of the permitting process. Traffic queuing shall not block driveways or intersections. If additional improvements are required, a site development permit is required.
    - iii. Off-street parking shall be provided for employees and visitors.
    - iv. Outdoor play areas shall be located to the side or rear of the primary dwelling and shall be a minimum of twenty (20') feet from the property line.

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS**

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE COMPOSITE ZONING ORDINANCE TO UPDATE ARTICLE I, SECTION 6 TO ADD DEFINITIONS, MODIFY ARTICLE III, SECTION 20 TO UPDATE THE USE MATRIX, AND UPDATE ARTICLE IV TO ADD USE STANDARDS FOR IN-HOME DAY CARE REGULATIONS; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the Planning & Zoning Commission held a public hearing on the proposed amendments to Section 14.02.001, Article 14.02, Chapter 14, Leander Code of Ordinances (the “Composite Zoning Ordinance”), and forwarded its recommendation on the amendments to the City Council; and

**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 proposed amendments and finds that the adoption of the amendments promotes the public health, safety, and welfare; and

**WHEREAS**, this ordinance is adopted pursuant to the City’s zoning authority;

**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 Article I, Section 6.** Article I, Section 6 of the Composite Zoning Ordinance is hereby amended to add the following definition:

**Day Care, In-Home** is a child care operation provided within the caregiver’s personal residence. It may serve up to six (6) children under the age of fourteen (14), plus up to six (6) additional school-age children (ages five (5) to thirteen (13)) when additional requirements listed in this ordinance are met. The total number of children present at any time, including those legally related to or in the custody of the provider, may not exceed twelve (12). This use requires licensing with the Texas Health and Human Services Commission.

**SECTION 3 Amendment of Article III, Section 1(b)(4).** Article 1, Section 1(b)(4) of the Composite Zoning Ordinance is hereby amended in its entirety to read as follows:

(4) Day Care, In-Home

**SECTION 4. Amendment of Article III, Section 20.** Article III, Section 20 of the Composite Zoning Ordinance is hereby amended as follows. Language that is stricken through is repealed.

USE MATRIX																		
Use	SFR	SFE	SFS	SFU	SFC	SFL	CH	TH	NR	SFT	SFU/MH	TF	MF	LO	LC	GC	HC	HI
Day Care for 6 or fewer children	P	P	P	P	P	P					P	P		P	P	P	P	P
In Home Day Care for 6 or fewer children	P	P	P	P	P	P												
In Home Day Care for 12 or fewer children	P	P	P	P	P	P												

**SECTION 5. Amendment of Article IV.** Article IV of the Composite Zoning Ordinance is hereby amended to add the following section as Section 9 to read as follows and to renumber the existing Sections 9 through 13 to Sections 10 through 14:

**SECTION 9. In-Home Day Care.**

- (a) Intent. The intent of this section is to establish regulations for the operation of an In-Home Day Care that supports small-scale child care, preserves neighborhood character, and ensures compliance with state requirements. Dwellings that are modified to accommodate an In-Home Day Care must comply with the requirements of this ordinance applicable to the property upon which the dwelling is located.
- (b) General Requirements.
  - (1) All day care facilities shall be licensed by the State and meet the minimum requirements for such facilities.
  - (2) Outdoor play or instruction areas, playground equipment, and pools shall be located in the side or rear yards and screened from adjacent property by an opaque fence no less than six (6) feet in height.
  - (3) Day care facilities in residential zoning districts may only operate between the hours of 6:00 a.m. and 7:00 p.m. Hours of operation are not limited for day care facilities in other Non-Residential Zoning Districts unless otherwise stated in the ordinance.
- (c) In-Home Day Care Occupancy
  - (1) An In-Home Day Care serving six (6) or fewer children under the age of 14 is permitted without a permit.
  - (2) An In-Home Day Care serving up to an additional six (6) school-age children (age five (5) to thirteen (13)) are permitted if the following requirements are met:
    - i. A permit is required for an In-Home Day Care that exceeds six (6) children.

- ii. A site plan shall be provided demonstrating the traffic circulation during drop-off and pick up of children as part of the permitting process. Traffic queuing shall not block driveways or intersections. If additional improvements are required, a site development permit is required.
- iii. Off-street parking shall be provided for employees and visitors.
- iv. Outdoor play areas shall be located to the side or rear of the primary dwelling and shall be a minimum of twenty (20') feet from the property line.

**SECTION 6. Conflicting Ordinances.** The Composite Zoning Ordinance is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

**SECTION 7. Savings Clause.** All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**SECTION 8. 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 9. 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 18<sup>th</sup> day of June, 2026.  
**FINALLY PASSED AND APPROVED** on this the 2<sup>nd</sup> day of July, 2026.

**ATTEST:**

**THE CITY OF LEANDER, TEXAS:**

\_\_\_\_\_  
 Dara Crabtree, City Secretary

\_\_\_\_\_  
 Na’Cole Thompson, Mayor



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, May 28, 2026  
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan, Chair**  
**Place 2 – Joseph Morales**  
**Place 3 – Karen Lewis**  
**Place 4 – Jay Coats**

**Place 5 – James Oliver**  
**Place 6 – Laura Lantrip, Vice-Chair**  
**Place 7 – Tyler Bray**  
**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 May 21, 2026 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, 9, 10, and 11.

By: Board Member Bray  
Seconded: Board Member Oliver

**Vote: 7 - 0**

Motion to deny consent agenda item 8 for further legal review.

By: Board Member Bray  
Seconded: Board Member Oliver

**Vote: 4-3** Board Member Lewis, Board Member Lantrip, Board Member Oliver.

6. Approval of the minutes for meetings held on April 23, 2026 and May 14, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0202 Hub Commercial Short Form Final Plat; on one (1) parcel of land 3.978 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R346169, generally located southeast of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICIP-24-0124 Bagdad Retail Outlet Construction Plans; on one (1) parcel of land 2.044 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R031686, generally located northeast of the intersection of N. Bagdad Road and Middle Brook Drive, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case PICIP-24-0140 Messina Commercial Construction Plans; on three (3) parcels of land 2.05 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R032239, R616531, and R616532, generally located northeast of the intersection of US 183 and Huddleston Road, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Subdivision Case PICIP-24-0184 Hub Commercial Development; on one (1) parcel of land 3.978 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R346169, generally located southeast of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Site Development Case SD-24-0285 Hub Commercial; on one (1) parcel of land 3.978 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R346169, generally located southeast of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.

<b>PUBLIC HEARING: ACTION</b>
-------------------------------

12. Conduct a Public Hearing regarding Ordinance Case OR-26-0036 to amend the Composite Zoning Ordinance to update Article I, Section 6 to add definitions, modify Article III, Section 20 to update the use matrix, and update Article IV to add use standards for In-Home Day Care regulations, and to provide for related matters; Williamson & Travis Counties, Texas. Applicant: City of Leander.

- Discuss and consider action regarding Ordinance Case OR-26-0036 as described above.

Public Hearing opened at 6:11 p.m.; Public Hearing closed at 6:11 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Board Member Bray recused at 6:23 p.m.

Motion to approve Ordinance Case OR-26-0036.

By: Board Member Oliver

Seconded: Board Member Mahan

**Vote:** 2 - 4 Board Member Lantrip, Board Member Morales, Board Member Lewis, Board Member Coats

Motion failed.

Motion to approve Ordinance Case OR-26-0036 to approve six (6) children and update the draft ordinance to remove the extra requirements for day care with twelve (12) children.

By: Board Member Morales  
Seconded: Board Member Lantrip

**Vote:** 5 - 1 Board Member Oliver

**REGULAR AGENDA**

13. Adjournment  
Robin Griffin received confirmation from Legal that multiple extensions are allowed specific to Subdivision Applications only. Commission took motion to approve consent agenda item 8 at 6:29 p.m.

Motion to approve consent agenda item 8.

By: Board Member Lantrip  
Seconded: Board Member Lewis

**Vote:** 7 - 0

Meeting adjourned at 6:30 p.m.

APPROVED

---

CHAIR

ATTEST:

---

STAFF LIAISON



**EXECUTIVE SUMMARY**  
**7/2/2026**

---

**AGENDA SUBJECT:**

Discuss and consider action on an Interlocal Agreement (ILA) between the City of Leander and Williamson County for Leander's participation in the design and construction of access and safety improvements near the Harmony School to be included with the Hero Way roadway expansion project with a total reimbursement to be paid to Williamson County by the City in an amount estimated to be \$329,352.63; and authorize the City Manager to execute any and all necessary documents.

**BACKGROUND:**

Harmony School opened a campus in the City of Leander for the 2025-2026 school year. The drive approach to the campus is located on the north side of Hero Way, a narrow, two-lane rural roadway section which has been greatly impacted during peak school hours. As an interim measure, the City of Leander purchased and placed temporary traffic signals at the driveway utilizing fees paid by the Harmony School for traffic mitigation. These temporary signals helped minimize traffic congestion this past school year but are not a long-term solution and are inadequate to accommodate school growth.

Since access to the Harmony School via this driveway during construction of the Williamson County Hero Way (RM 2243) Phase 1A Roadway Expansion Project has been identified as a significant traffic and safety concern City and County representatives have developed a workable solution. This solution may be completed prior to the start of Harmony School's 2026–2027 school year.

The proposed solution includes constructing a portion of the ultimate roadway pavement, supplemented by temporary pavement, to create a dedicated turn bay and extended driveway connection to Harmony School. This configuration is intended to improve access and safety by shifting school-related traffic off of Hero Way during construction. As provided in the interlocal agreement (ILA), the work will be completed by the County's contractor, helping expedite project timelines and reduce overall costs.

This ILA is separate and distinct from the prior ILAs with the County associated with Hero Way Phase 1A improvements and Hero Way Utility relocations. However, to save overall project costs, the City requested that the County include this work effort as a change order associated with the Hero Way Phase 1A project which is currently under construction. The total cost for this additional work is estimated to be \$329,352.63 and is scheduled to be completed before the start of this coming school year. As noted in the Agreement, 75% of this cost will be paid by the City upon the execution of this agreement and the remaining 25%, including any adjustments to reflect actual costs, will be paid by the City to County upon the opening of the extended driveway connection to Harmony School.

**HISTORY/TIMELINE:**

11/04/2021 - City Council approved an ILA authorizing funding participation for right-of-way (ROW) acquisition, design, and construction of improvements along Hero Way as a part of the Hero Way (RM 2243) Roadway Expansion Project.

10/16/2025 - City Council approved an ILA for the County's participation in the design, utility relocation, and

construction of the relocation of City utilities within the County's roadway project, and for the City's reimbursement to the County of those design and construction costs.

**APPLICANT/AGENT:**

**RECOMMENDATION:**

City staff recommends that the City Council approve the interlocal agreement (ILA) for Leander's participation in the design and construction of access and safety improvements near the Harmony School to be included with the Hero Way roadway expansion project with a total reimbursement to be paid to Williamson County by the City in an amount estimated to be \$329,352.63.

**PRESENTER:**

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

---

	<b><u>Fiscal Impact</u></b>
<b><u>Amount requested:</u></b>	\$329,352.63
<b><u>Approved in current budget (Yes / No):</u></b>	Yes
<b><u>Expenditure (New / Amended):</u></b>	New
<b><u>Recurring or one-time:</u></b>	One-time
<b><u>Fund source (Operating / Utility / etc.):</u></b>	Capital Projects Intersection Improvements

---

**Attachments:**

1. ILA Harmony School Turn

**INTERLOCAL AGREEMENT  
REGARDING THE PARTICIPATION OF THE CITY OF LEANDER, TEXAS, AND  
WILLIAMSON COUNTY, TEXAS IN THE DESIGN AND CONSTRUCTION OF  
HARMONY SCHOOL DRIVEWAY IMPROVEMENTS WITH  
THE HERO WAY ROADWAY EXPANSION PROJECT**

THE STATE OF TEXAS                   §  
  §                   KNOW ALL BY THESE PRESENTS:  
COUNTY OF WILLIAMSON           §

**THIS INTERLOCAL AGREEMENT** (“**Agreement**”) is entered into between the City of Leander, Texas (“**City**”), a Texas home-rule municipality, and Williamson County, a political subdivision of the State of Texas (“**County**”). In this Agreement, City and the County are sometimes individually referred to as a “**Party**” and collectively referred to as the “**Parties.**”

**WHEREAS**, V.T.C.A., Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any two or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the parties;

**WHEREAS**, on November 4, 2021 and October 16, 2025, the City approved the interlocal agreements authorizing funding participation for ROW acquisition, design and construction of improvements along Hero Way between 183A and Southwest Bypass, as a part of the Hero Way (RM 2243) Roadway Expansion project; a project under the County’s Long Range Transportation Plan (“**County Project**”);

**WHEREAS**, the County has hired a contractor and is currently constructing Phase 1A of the County Project. About three (3) miles of the County Project is within the City’s corporate limits and under and along that area are City-owned and operated water and wastewater facilities (city facilities);

**WHEREAS**, in the 2025 interlocal agreement it was agreed that using the same contractor for the utility relocation and overall road expansion maximizes efficiencies in the various aspects of road expansions which benefit City and County residents and funding for participation in the County Project was approved;

**WHEREAS**, access to the Harmony School driveway has been identified as an issue on Hero Way. A solution to the access issue which includes adding turn lanes on Hero Way has been identified and can be implemented by the contractor for the County Project prior to the start of the 2026-2027 school year;

**WHEREAS**, implementing the solution will increase the cost of the County Project and therefore will increase the participation amount approved under previous interlocal agreements;

**WHEREAS**, the County has initiated processing a change order into the current construction contract to improve access to the Harmony School driveway in the location shown in Exhibit “A” attached hereto (“**Change Order**”); and,

**WHEREAS**, the City desires to cooperate with the County to address the access issue at the Harmony School driveway and help maintain the construction schedule of the County Project.

**NOW, THEREFORE**, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the County and City agree as follows:

**I.  
PURPOSE**

**1.01 General.** The purpose of this Agreement is to provide consent for the County’s contractors to design and construct the solution identified to provide improved access to the Harmony School driveway from Hero Way and to approve an addition to the City’s Participation Cost in the County Project.

**II.  
DESIGN AND CONSTRUCTION OF CHANGE ORDER**

**2.01 Design of Change Order.** The County shall be responsible for ensuring their contractor’s engineering, design, and construction of the Change Order as shown on Exhibit A. At a minimum the Change Order includes the following:

- Changes to the traffic control plans to incorporate early construction of some permanent pavement and drainage;
- Construction of additional temporary turn lanes to improve access to the Harmony School Driveway; and
- Construction work shall be completed before the beginning of the 2026-2027 school year.

**2.02 Design and Construction Costs.** The City shall be responsible for all actual costs associated with the design and construction of Change Order work to implement the solution to improve access to the Harmony School driveway (“City of Leander Participation Cost”). The estimated City of Leander Participation Cost is \$329,353.63.

**2.03 Construction Plans.** The Change Order plans and specifications, including any amendments, for the improvements shall be provided to the City for review and comment prior to construction.

**2.04 Inspection.** City may inspect all aspects of the Change Order. Upon receipt of notification from the City that City’s inspectors determine the construction by the County is not in accordance with the approved project plans, the County shall cease construction until the deficiency can be identified and a corrective plan of construction can be implemented with the agreement of City.

**2.05 Permits.** The County shall be responsible for obtaining permits, if any, required for the construction of the Change Order. All permit fees required by City are waived.

**2.06 Insurance, Bonds, and Warranties.** The County shall require the contractor for the County Project to name the City as an additional insured on any policies related to the County Project. The County shall require all performance and maintenance bonds in favor of the City in amounts satisfactory to the City. All applicable warranties shall be transferred to City upon final completion and acceptance of the County Project.

### **III. CITY OBLIGATIONS**

**3.01 Permission to Construct.** City agrees to allow the County to construct the Change Order on and within City property and within the City's territorial limits.

**3.02 City Payment.** The City shall pay the County for the Change Order for all actual design and construction costs related to the Harmony School driveway improvements added to the County Project identified in Exhibit "B" attached hereto (together "City of Leander Participation Cost"), currently estimated AS THREE HUNDRED TWENTY NINE THOUSAND, THREE HUNDRED FIFTY THREE and 63/100 Dollars (\$329,353.63). The County will submit a payment request up to the City of Leander Participation Cost using the following payment schedule: 75% upon execution of this Agreement, 25% including any adjustments to reflect actual costs upon the opening of the new driveway.

The payment request will be submitted in a timely manner with proper documentation to support the expenditures. The City shall make a good faith effort to remit payment to the County, up to the total City of Leander Participation Cost, within thirty (30) days after receipt date of the reimbursement request from the County.

**3.03 NO LIABILITY OR WARRANTY OF SERVICES. CITY AGREES AND ACKNOWLEDGES THAT THE COUNTY DOES NOT ASSUME ANY LIABILITY FOR, OR WARRANT, THE SERVICES THAT A THIRD PARTY PROVIDES PURSUANT TO THIS AGREEMENT OR CONSTRUCTION AGREEMENT. CITY AGREES AND ACKNOWLEDGES THAT THE COUNTY SHALL NOT BE LIABLE FOR ANY CLAIM OR CAUSE OF ACTION THAT CITY MAY HAVE NOW OR IN THE FUTURE AGAINST AN ENGINEER OR THIRD PARTY FOR ANY DAMAGES OF ANY NATURE WHATSOEVER ALLEGEDLY SUSTAINED BY CITY, OR ANYONE HAVING A CLAIM BY, THROUGH OR UNDER CITY RELATED IN ANY WAY, DIRECTLY OR INDIRECTLY, WITH THE SERVICES PROVIDED BY A THIRD-PARTY PURSUANT THIS AGREEMENT.**

**3.04 Annexation.** The City may, at its election, annex such sections of the County Project as allowed by law during the term of this Agreement. For the avoidance of doubt, the County's approval of this Agreement shall constitute a request for the City to annex the subject right-of-way under the Texas Local Government Code. Within 90 days of request by the City, the County shall provide all such documentation and authorizations as are necessary to effect such annexation(s).

**3.05 Texas Prompt Payment Act Compliance.** Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date Customer receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the City Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by City in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of City's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

**3.06 County's Right to Audit.** City agrees that County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of City which are directly pertinent to the services to be performed and amounts expended under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. City agrees that County shall have access during normal working hours to all necessary City facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. County shall give City reasonable advance notice of intended audits.

#### **IV. DISPUTES**

##### **4.01 Material Breach; Notice and Opportunity to Cure.**

(a) In the event that one Party believes that another Party has materially breached one of the provisions of this Agreement, the non-defaulting Party will make written demand to cure and give the defaulting Party up to 30 days to cure such material breach or, if the curative action cannot reasonably be completed within 30 days, the defaulting Party will commence the curative action within 30 days and thereafter diligently pursue the curative action to completion. Notwithstanding the foregoing, any matters specified in the default notice that may be cured solely by the payment of money must be cured within 10 days after receipt of the notice. This applicable time period must pass before the non-defaulting Party may initiate any remedies available to the non-defaulting party due to such breach.

(b) Any non-defaulting Party will mitigate direct or consequential damages arising from any breach or default to the extent reasonably possible under the circumstances.

(c) The Parties agree that they will negotiate in good faith to resolve any disputes and may engage in non-binding mediation, arbitration, or other alternative dispute resolution methods as recommended by the laws of the State of Texas.

**4.02 Equitable Relief.** In recognition that failure in the performance of the Parties' respective obligations could not be adequately compensated in monetary damages alone, the Parties agree that after providing notice and an opportunity to cure in accordance with Section 4.01

above, the Parties shall have the right to request any court, agency or other governmental authority of appropriate jurisdiction to grant any and all remedies which are appropriate to assure conformance to the provisions of this Agreement. The defaulting Party shall be liable to the other for all costs actually incurred in pursuing such remedies, including reasonable attorney's fees, and for any penalties or fines as a result of the failure to comply with the terms including, without limitation, the right to obtain a writ of mandamus or an injunction requiring the governing body of the defaulting party to levy and collect rates and charges or other revenues sufficient to pay the amounts owed under this Agreement.

**4.03 Agreement's Remedies Not Exclusive.** The provisions of this Agreement providing remedies in the event of a Party's breach are not intended to be exclusive remedies. The Parties retain, except to the extent released or waived by the express terms of this Agreement, all rights at law and in equity to enforce the terms of this Agreement.

## V. GENERAL PROVISIONS

**5.01 Authority.** This Agreement is made in part under the authority conferred in Chapter 791, *Texas Government Code*.

**5.02 Term.** This Agreement shall commence upon execution of this Agreement and shall end upon the completion of the County Project and acceptance of the public improvements by the City.

**5.03 Severability.** The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement will not be affected and this Agreement will be construed as if the invalid portion had never been contained herein.

**5.04 Payment from Current Revenues.** Any payments required to be made by a Party under this Agreement will be paid from current revenues or other funds lawfully available to the Party for such purpose.

**5.05 Cooperation.** The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

**5.06 Entire Agreement.** This Agreement contains the entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter and only relates to those portions of the County Project shown in Exhibit A.

**5.07 Amendments.** Any amendment of this Agreement must be in writing and will be effective if signed by the authorized representatives of the Parties.

**5.08 Applicable Law; Venue.** This Agreement will be construed in accordance with Texas law. The venue for any action arising hereunder will be in Williamson County, Texas.

**5.09 Notices.** Any notices given under this Agreement will be effective if (i) forwarded to a Party by hand-delivery; (ii) transmitted to a Party by confirmed telecopy; or (iii) deposited with the U.S. Postal Service, postage prepaid, certified, to the address of the Party indicated below:

**LEANDER:** City of Leander  
Attn: City Manager  
105 N. Brushy Street  
Leander, Texas 78641

**COUNTY:** 710 S. Main Street  
Georgetown, Texas 78626  
Attn: Steven Snell  
Telephone: (512) 943-1550  
Facsimile: (512) 943-1662

**5.10 Counterparts; Effect of Partial Execution.** This Agreement may be executed simultaneously in multiple counterparts, each of which will be deemed an original, but all of which will constitute the same instrument.

**5.11 Authority.** Each Party represents and warrants that it has the full right, power, and authority to execute this Agreement.

**5.12 Effective Date.** This Agreement is executed to be effective on the date the last Party signs this Agreement.

**5.13 No Joint Venture.** The County Project is the sole project of the County and is not a joint venture or other partnership with the City.

*(SIGNATURES ON FOLLOWING PAGE)*

**THE CITY OF LEANDER, TEXAS**

By: \_\_\_\_\_  
Na’Cole Thompson, Mayor

**ATTEST:**

\_\_\_\_\_  
Dara Crabtree, City Secretary

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON      §

**THIS INSTRUMENT** was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2026, by Na’Cole Thompson, Mayor of the City of Leander, Texas, on behalf of said City.

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

**WILLIAMSON COUNTY, TEXAS**

By: \_\_\_\_\_  
County Judge

**ATTEST:**

By: \_\_\_\_\_  
Nancy Rister, County Clerk

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

**THIS INSTRUMENT** was acknowledged before me on this \_\_\_\_\_, by Steven Snell, County Judge of Williamson County, Texas, on behalf of said County.

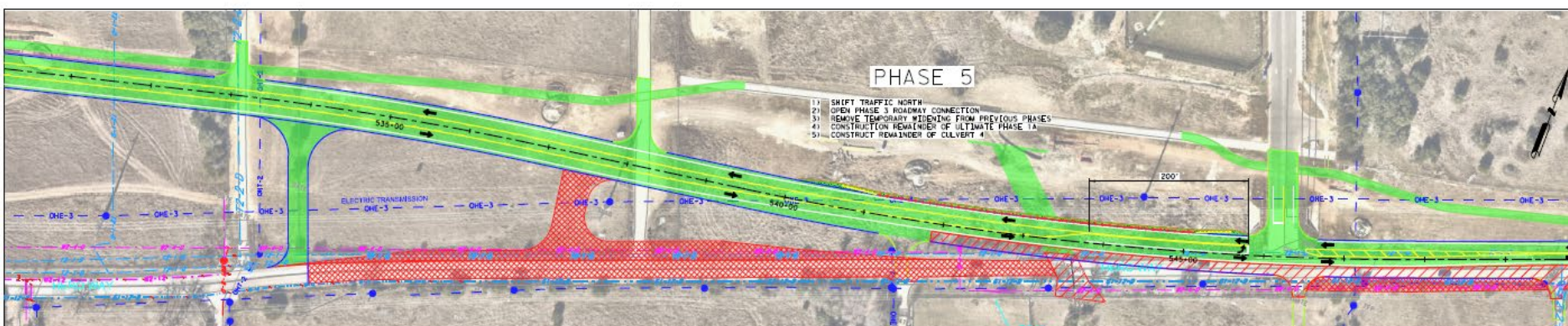
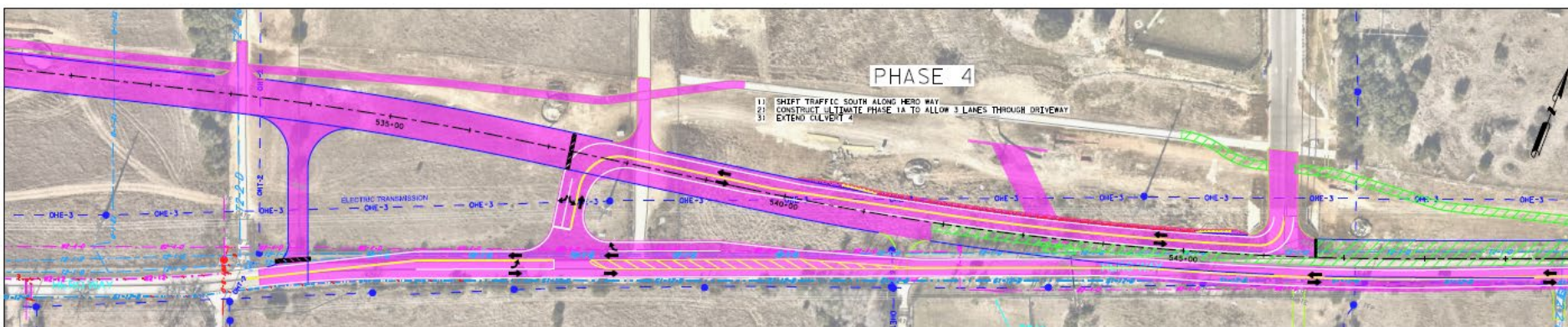
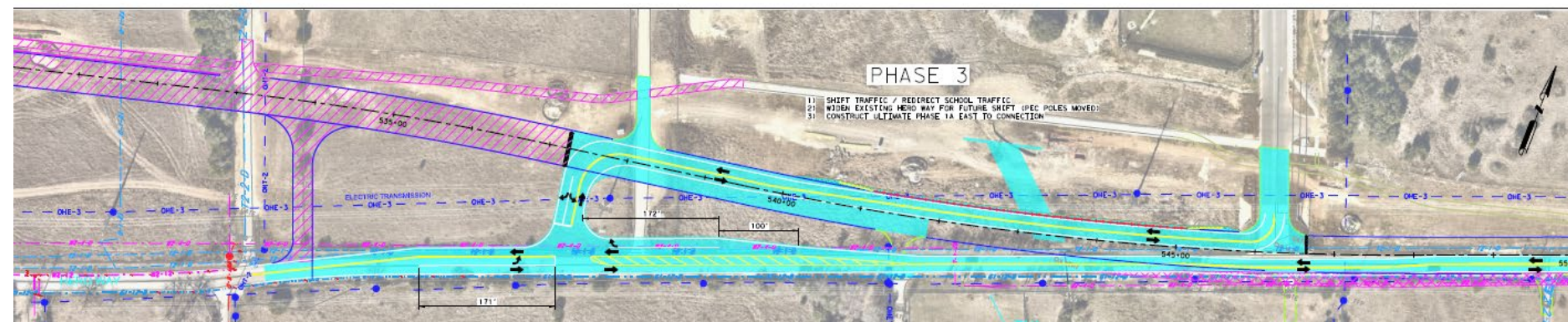
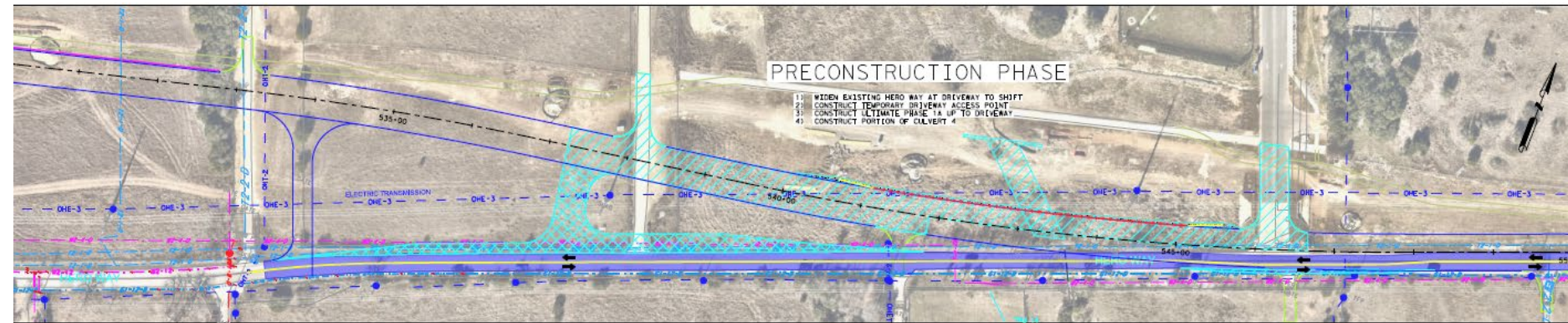
\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit “A” – Change Order**

**Exhibit “B” - City of Leander Participation Cost**

# Exhibit A

## Change Order



# Exhibit B

## City of Leander Participation Cost

Design Cost: \$69,288.98

PRIME PROVIDER NAME: BGE, Inc  
 PROJECT NAME: RM 2243  
 Phase 1A Construction Phase Services  
 5/8/2026

PRIME PROVIDER: BGE, Inc.

TASK DESCRIPTION	PRINCIPAL/ DIRECTOR	SENIOR PROJECT MANAGER	QC MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	GRADUATE ENGINEER	SENIOR DESIGN TECHNICIAN	ADMIN / CLERICAL	TOTAL HRS. & COSTS	COST PER TASK	NO OF DWGS	HRS PER SHEET
CONTRACT RATE PER HOUR	\$ 350.40	\$ 283.94	\$ 326.23	\$ 265.82	\$ 235.61	\$ 195.00	\$ 157.08	\$ 198.16	\$ 102.70				
<b>FUNCTION CODE 160 (163) – ROADWAY DESIGN</b>													
<b>MISCELLANEOUS (ROADWAY)</b>													
TCP GENERAL NOTES					2	2	2			6	\$ 1,175.38	1	6
TCP CONSTRUCTION SEQUENCE / NARRATIVE			2		4	8				14	\$ 3,154.90	5	3
TCP TYPICAL SECTIONS - 4 Phases			2	2	2	6	8	8		28	\$ 5,667.24	4	7
TCP PHASING LAYOUTS - 4 Phases		8	4	2	12	60	24	20		130	\$ 26,368.52	9	14
QUANTITIES			1	2	2	8	16			29	\$ 5,402.37		
SUMMARY SHEETS			1		2	2	12	12		29	\$ 5,450.33		
COST ESTIMATE	1		2	2	4	6	12			27	\$ 5,531.90		
QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)		2	8	4						14	\$ 4,241.00		
PREPARE SUBMITTAL		2			2	6	8	12		30	\$ 5,843.66		
										0	\$ -		
HOURS SUB-TOTALS	1	12	20	12	30	98	82	52	0	307		19	
SUBTOTAL FC 160 (163)	\$350.40	\$3,407.28	\$6,524.60	\$3,189.84	\$7,088.30	\$19,110.00	\$12,880.56	\$10,304.32	\$0.00	\$62,835.30	\$62,835.30		
<b>FUNCTION CODE 145 (164) – MANAGING CONTRACTED/DONATED PE</b>													
<b>PROJECT MANAGEMENT AND ADMINISTRATION</b>													
CLIENT COORDINATION MEETINGS (UP TO 2)	2				4					6	\$ 1,643.24		
PREPARE AND DOCUMENT CORRESPONDENCE		2		4	8				12	26	\$ 4,748.44		
HOURS SUB-TOTALS	2	2	0	4	12	0	0	0	12	32		0	
SUBTOTAL FC 145 (145, 164)	\$700.80	\$567.88	\$0.00	\$1,063.28	\$2,827.32	\$0.00	\$0.00	\$0.00	\$1,232.40	\$6,391.68	\$6,391.68		
<b>TOTAL HOURS</b>													
	3	14	20	16	42	98	82	52	12	339			
CONTRACT RATE PER HOUR	\$ 350.40	\$ 283.94	\$ 326.23	\$ 265.82	\$ 235.61	\$ 195.00	\$ 157.08	\$ 198.16	\$ 102.70				
SUBTOTAL LABOR EXPENSES	\$ 1,051.20	\$ 3,975.16	\$ 6,524.60	\$ 4,253.12	\$ 9,895.62	\$ 19,110.00	\$ 12,880.56	\$ 10,304.32	\$ 1,232.40	\$69,226.98			
<b>DIRECT EXPENSES</b>													
	QUANTITY	COST/UNIT	UNIT	TOTAL									
MILEAGE	80	0.725	mile	\$ 58.00									
Photocopies B/W (11"x17")	40	0.10	each	\$ 4.00									
Photocopies B/W (8 1/2"x11")			each	\$ -									
SUBTOTAL DIRECT EXPENSES				\$ 62.00									
<b>GRAND TOTAL</b>													
				\$ 69,288.98									

## Exhibit B Cont.

### City of Leander Participation Cost

Construction Cost (Change Order): \$260,063.85



P.O. Box 1057  
Round Rock, TX 78680  
(512) 244-0600  
Fax (512) 244-6085

25100 - Hero Way (RM 2243 Realignment Ph 1A)  
CP 003 - Harmony TCP Striping - Rev 1

5/19/2026

BID ITEM	Tech Spec	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
1	500-7001	PAVEMENT MARKING MOBILIZATIONS (ADD'L)	2	EA	\$ 3,675.00	\$ 7,350.00
2	500-7001	ASPHALT MOBILIZATIONS (ADD'L)	1	EA	\$ 6,000.00	\$ 6,000.00
3	500-7001	TRAFFIC CONTROL MOBILIZATIONS (ADD'L)	1	EA	\$ 2,600.00	\$ 2,600.00
4	502-7001	BARRICADES, SIGNS AND TRAFFIC HANDLING	24	MO	\$ 1,110.00	\$ 26,640.00
5	508-7001	CONSTRUCTION DETOURS	2040	SY	\$ 100.00	\$ 204,000.00
6	<del>512-7009</del>	<del>PORT CTB (FUR &amp; INST)(LOW PROF)(TY 1)</del>	<del>1340</del>	<del>LF</del>	<del>\$ 40.00</del>	<del>\$ 53,600.00</del>
7	<del>512-7010</del>	<del>PORT CTB (FUR &amp; INST)(LOW PROF)(TY 2)</del>	<del>120</del>	<del>LF</del>	<del>\$ 50.00</del>	<del>\$ 6,000.00</del>
8	<del>512-7067</del>	<del>PORT CTB (REMOVE)(LOW PROF)(TY 1)</del>	<del>1340</del>	<del>LF</del>	<del>\$ 28.00</del>	<del>\$ 37,520.00</del>
9	<del>512-7058</del>	<del>PORT CTB (REMOVE)(LOW PROF)(TY 2)</del>	<del>120</del>	<del>LF</del>	<del>\$ 32.00</del>	<del>\$ 3,840.00</del>
10	677-7001	ELIM EXT PAV MRK & MRKS (4")	1750	LF	\$ 1.25	\$ 2,187.50
11	662-7008	WK ZN PAV MARK NON REMOV (W) 6" (SLD)	2625	LF	\$ 0.50	\$ 1,312.50
12	662-7010	WK ZN PAV MARK NON REMOV (W) 8" (DOT)	41	LF	\$ 0.60	\$ 24.60
13	662-7012	WK ZN PAV MARK NON REMOV (W) 8" (SLD)	298	LF	\$ 0.50	\$ 149.00
14	662-7017	WK ZN PAV MRK NON-REMOV (W)24"(SLD)	44	LF	\$ 10.50	\$ 462.00
15	662-7018	WK ZN PAV MRK NON-REMOV (W)(ARROW)	2	EA	\$ 105.00	\$ 210.00
16	662-7038	WK ZN PAV MRK NON-REMOV (Y)6"(SLD)	2490	LF	\$ 0.50	\$ 1,245.00
17	662-7041	WK ZN PAV MARK NON REMOV (Y) 24" (SLD)	181	LF	\$ 10.50	\$ 1,900.50
18	662-7068	WK ZN PAV MARK REMOV (W) 6" (SLD)	1961	LF	\$ 1.35	\$ 2,647.35
19	662-7072	WK ZN PAV MARK REMOV (W) 8" (SLD)	61	LF	\$ 2.00	\$ 122.00
20	662-7077	WK ZN PAV MARK REMOV (W) 24" (SLD)	22	LF	\$ 10.50	\$ 231.00
21	662-7082	WK ZN PAV MARK REMOV (W) (ARROW)	2	EA	\$ 160.00	\$ 320.00
22	662-7100	WK ZN PAV MARK REMOV (Y) 6" (SLD)	1972	LF	\$ 1.35	\$ 2,662.20

<b>TOTAL PROPOSAL</b>					<del>\$ 361,023.65</del>	\$260,063.65
-----------------------	--	--	--	--	--------------------------	--------------

This quotation is good for 30 days. If you have any question, please call our office at 512-244-0600.  
Thank you for your business!



**EXECUTIVE SUMMARY**  
**7/2/2026**

**AGENDA SUBJECT:**

Discuss and consider action on an Ordinance amending Ordinance No. 25-061-00 to amend the City of Leander's annual budget for Fiscal Year 2026, ensuring alignment with financial priorities and necessary funding adjustments.

**BACKGROUND:**

This Budget Amendment review evaluates the City’s financial performance through the first nine (9) months of the fiscal year and identifies adjustments needed to maintain alignment with operational priorities and capital project objectives. This process authorizes the City Manager to address unanticipated expenditures, reallocate resources as necessary, and fund emerging priorities. This budget amendment recognizes \$3,990,242.00 in funding adjustments to the FY 2026 budget and includes corresponding expenditure allocations across multiple City funds to align resources with operational needs as outlined below.

<b>Expenditure by Fund</b>	<b>\$ Amount</b>
01 - General Fund	\$ 1,941,112
05 - Golf Fund	\$ 13,353.00
14 - Vehicle Reserve Fund - General	\$ 1,328,336
20 - Utility Fund	\$ 609,000.00
21 - Vehicle Reserve Fund - Utility	\$ 16,674.00
25 - Water Impact Fees Fund	\$ 40,000.00
40 - Capital Projects Fund - General	\$ 41,767.00
<b>Total</b>	<b>\$ 3,990,242.00</b>

Fund sources for this budget amendment include higher-than-budgeted excess revenues as well as prior-year expenditure commitments for projects and contracts that were closed out after their original allocations were rolled back into their respective fund balances.

**Major Funds:**

The General Fund has currently exceeded over \$1,000,000.00 in additional revenues which have come in higher than initial projections at the beginning of the fiscal year. The General Fund also has available funding of over \$1,200,000.00 from unexpended balances in the Non-Departmental accounts. The General Fund Balance currently totals \$30,182,205.00.

The Golf Fund has currently exceeded \$24,000.00 in additional revenues which have come in higher than initial projections at the beginning of the fiscal year. The Golf Fund also has available funding of over \$40,000.00 from unexpended balances in the Non-Departmental accounts. The Golf Fund Balance currently totals \$4,744,313.

The Utility Fund has available funding of over \$56,000.00 from unexpended balances in the Non-Departmental accounts. The Utility Fund Balance currently totals \$317,448,749.

A detailed breakdown of revenue sources for the proposed budget amendment is provided below.

<b>Revenue Sources</b>	<b>\$ Amount</b>
General Fund Excess Revenue	\$990,878.00
General Fund Balance	\$950,234.00
Vehicle Reserve Fund Balance - General	\$1,328,336.00
Golf Reserve Fund	\$13,353.00
Utility Fund Balance	\$609,000.00
Vehicle Reserve Fund Balance - Utility	\$16,674.00
Water Impact Fees Fund Balance	\$40,000.00
Capital Project Fund Balance	\$41,767.00
<b>Total</b>	<b>\$3,990,242.00</b>

The total budget amendment of \$3,909,242.00 includes:

- \$282,981.00 in recurring costs for new positions, position reclassifications, and contracts/services.
- \$3,707,261.00 in one-time expenditures for vehicle replacements, contracts/services, and capital expenditures.

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

City Council's options are to:

1. Approve the Ordinance as presented,
2. Table/postpone consideration to a specific date, or
3. Deny the Ordinance as presented.

City staff recommends approval of the ordinance amending the FY 2026 Budget.

**PRESENTER:**

Otis E. Williams, Chief Financial Officer

	<b><u>Fiscal Impact</u></b>
<b><u>Amount requested:</u></b>	\$3,990,242.00
<b><u>Approved in current budget (Yes / No):</u></b>	No
<b><u>Expenditure (New / Amended):</u></b>	Amended
<b><u>Recurring or one-time:</u></b>	Both
<b><u>Fund source (Operating / Utility / etc.):</u></b>	Various

**Attachments:**

1. Presentation
2. Ordinance and Exhibit A
3. FY26 Budget Amendment Requests

City of  
*Leander*



# Budget Amendment Review

---

**Fiscal Year 2026**

Otis Williams, Chief Financial Officer

July 2, 2026

# FY 2026 Budget Amendment – General Fund



## General Fund Expenditure Requests

Category	Cost
Recurring Personnel Costs	\$219,628
One-Time Contracts/Services	\$635,250
One-Time Special Events	\$136,000
<b>Total Expenditures</b>	<b>\$990,878</b>
One-Time Capital Expenses/Carryovers from Fund Balance	\$950,234
<b>Overall Total Expenditures</b>	<b>\$1,941,112</b>

# FY 2026 Budget Amendment – General Fund



Expenditures	Adopted Budget	Budget Adjustment	Amended Budget
City Manager	\$1,104,688	<b>\$58,000</b>	\$1,162,688
City Secretary	\$609,618	<b>\$242,300</b>	\$851,918
Finance	\$2,351,737	<b>\$114,349</b>	\$2,466,086
Communications	\$469,965	<b>\$58,000</b>	\$527,965
City Council	\$145,095	<b>\$20,000</b>	\$165,095
Human Resources	\$1,381,633	<b>\$44,734</b>	\$1,426,367
Information Technology	\$2,769,534	<b>\$37,000</b>	\$2,806,534
Facilities Operations	\$1,052,496	<b>\$50,000</b>	\$1,102,496
Engineering	\$4,511,091	<b>\$50,000</b>	\$4,561,091
Parks and Recreation	\$4,639,765	<b>\$251,763</b>	\$4,891,528
Police	\$17,445,641	<b>\$171,000</b>	\$17,616,641
Fire	\$16,986,642	<b>\$216,966</b>	\$17,203,608
Non-Departmental	\$10,077,541	<b>\$627,000</b>	\$10,704,541
<b>Total Budget Adjustments</b>		<b>\$1,941,112</b>	

# FY 2026 Budget Amendment – Other Funds



## Other Funds Expenditure Requests

Fund	Category	Adopted Budget	Budget Adjustment	Amended Budget
Golf Fund	Recurring Personnel Costs	\$3,246,379	<b>\$13,353</b>	\$3,259,732
Vehicle Reserve Fund – General	One-Time Capital Expenses	\$2,920,000	<b>\$1,328,336</b>	\$4,248,336
Utility Fund	One-Time Capital Expenses	\$49,105,850	<b>\$609,000</b>	\$49,714,850
Vehicle Reserve Fund – Utility	One-Time Capital Expenses	\$0	<b>\$16,674</b>	\$16,674
Water Impact Fees Fund	One-Time Contracts/Services	\$31,076,000	<b>\$40,000</b>	\$31,116,000
Capital Projects Fund – General	One-Time Capital Expenses	\$10,761,197	<b>\$41,767</b>	\$10,802,964
<b>Total Budget Adjustments</b>			<b>\$2,049,130</b>	

# Overall FY 2026 Budget Amendment



## Overall Funds

Fund	Adopted Budget	Budget Adjustment	Amended Budget
General Fund	\$81,127,780	<b>\$1,941,112</b>	\$83,086,603
Golf Fund	\$3,246,379	<b>\$13,353</b>	\$3,259,732
Vehicle Reserve Fund – General	\$2,920,000	<b>\$1,328,336</b>	\$4,248,336
Utility Fund	\$49,105,850	<b>\$609,000</b>	\$49,714,850
Vehicle Reserve Fund – Utility	\$0	<b>\$16,674</b>	\$16,674
Water Impact Fees Fund	\$31,076,000	<b>\$40,000</b>	\$31,116,000
Capital Projects Fund – General	\$10,761,197	<b>\$41,767</b>	\$10,802,964
<b>Overall Total Budget Adjustments</b>		<b>\$3,990,242</b>	

Note: Overall Total includes \$282,981 in Recurring Costs and \$3,707,261 in One-Time Expenditures.

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS**

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS,  
AMENDING ORDINANCE NO. 25-061-00 ADOPTING THE  
ANNUAL BUDGET OF THE CITY OF LEANDER, TEXAS FOR  
FISCAL YEAR 2026.**

**WHEREAS**, a proposed budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 for the City of Leander, Texas was duly filed with the City Secretary and was duly presented to the Mayor and City Council; and

**WHEREAS**, the City Council approved and adopted the FY 2026 budget; and

**WHEREAS**, the City Council desires to amend the budget to account for changes that were unanticipated prior to adoption of the budget.

**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. Budget Amendment.** The FY 2026 Budget is hereby amended as shown in Exhibit A.

**SECTION 3. Open Meetings.** 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, *Chapter 551, Texas Government Code*.

**PASSED and APPROVED** on this 2 day of July 2026.

**ATTEST:**

**CITY OF LEANDER, TEXAS**

\_\_\_\_\_  
Dara Crabtree, City Secretary

\_\_\_\_\_  
Na’Cole Thompson, Mayor

Account	Department	Expenditure Request	Category	One Time/ Recurring	Funding Source	Amendment
<b>GENERAL FUND</b>						
01-01-6999	City Manager	Rail Grade Separation Grant Support Services	Contracts/Services	One-Time	Excess Revenues	58,000
01-02-5628	City Secretary	Election Equipment, Fees, and Personnel Cost	Contracts/Services	One-Time	Excess Revenues	242,300
01-03	Finance	Director of Financial Services, 1 Full-Time (Reclass from Deputy Chief Financial Officer)	Personnel Costs	Recurring	Excess Revenues	8,300
01-03	Finance	Director of Budget and Strategic Planning, 1 Full-Time (Reclass from Budget Manager)	Personnel Costs	Recurring	Excess Revenues	8,300
01-03	Finance	Payroll Specialist, 1 Full-Time (New Position)	Personnel Costs	Recurring	Excess Revenues	20,799
01-03-5204	Finance	Adaptive Planning Extension and Integration (Contract Amendment)	Contracts/Services	One-Time	Excess Revenues	76,950
01-04-5600	Communications	Branding Strategy (FY25 Carryover and Contract Amendment)	Contracts/Services	One-Time	Excess Revenues	58,000
01-05-5600	City Council	City Council Meetings Technology Equipment	Capital Expenses	One-Time	01-00-3100 (Fund Balance)	20,000
01-09-6320	Human Resources	Employee Fitness Center at Leander Activity Center	Capital Expenses	One-Time	01-00-3100 (Fund Balance)	44,734
01-10-5254	Information Technology	IT Furniture for Office Renovation	Capital Expenses	One-Time	01-00-3100 (Fund Balance)	37,000
01-13-5503	Facilities Operations	Facility Maintenance and Repair Improvements	Capital Expenses	One-Time	01-00-3100 (Fund Balance)	50,000
01-22-5600	Engineering	Engineering Services and Contract Labor	Contracts/Services	One-Time	Excess Revenues	50,000
01-23	Parks and Recreation	Senior Activity Center Supervisor, 1 Full-Time (Reclass from Pay Grade 10 to 11)	Personnel Costs	Recurring	Excess Revenues	40,043
01-23	Parks and Recreation	Senior Activity Center Assistant Supervisor, 1 Full-Time (New Position)	Personnel Costs	Recurring	Excess Revenues	18,399
01-23	Parks and Recreation	Senior Activity Center Specialists, 4 Part-Time (New Positions)	Personnel Costs	Recurring	Excess Revenues	27,590
01-23	Parks and Recreation	Senior Activity Center Facilities Services Technician, 1 Part-Time (New Position)	Personnel Costs	Recurring	Excess Revenues	3,784
01-23	Parks and Recreation	Executive Director of Parks, Recreation, and Community Services, 1 Full-Time (Reclass from Director of Parks and Recreation)	Personnel Costs	Recurring	Excess Revenues	25,947
01-23-6309	Parks and Recreation	Liberty Fest - 250 Celebration	Special Events	One-Time	Excess Revenues	121,000
01-23-6314	Parks and Recreation	Senior Activity Center Dedication Ceremony	Special Events	One-Time	Excess Revenues	15,000
01-40-5503	Police	Police Station HVAC System Replacement	Capital Expenses	One-Time	01-00-3100 (Fund Balance)	171,000
01-50-5525	Fire Administration	PURVIS Alerting System Replacement at Fire Station No. 2	Capital Expenses	One-Time	01-00-3100 (Fund Balance)	80,000
01-50-5525	Fire Administration	Doors Installation at Fire Stations No. 1, 2, and 5	Capital Expenses	One-Time	01-00-3100 (Fund Balance)	70,500
01-56	Fire Marshal	Risk Reduction Coordinator, 1 Full-Time (New Position)	Personnel Costs	Recurring	Excess Revenues	66,466
01-53-5503	Non-Departmental	Council Chambers Furniture Replacement	Capital Expenses	One-Time	01-00-3100 (Fund Balance)	75,000
01-53-5600	Non-Departmental	Facility Master Plan (FY25 Carryover)	Carryover	One-Time	01-00-3100 (Fund Balance)	402,000
01-53-5600	Non-Departmental	Williamson County Children's Advocacy Center	Contracts/Services	Recurring	Excess Revenues	50,000
01-53-5600	Non-Departmental	Grant Support Services	Contracts/Services	One-Time	Excess Revenues	100,000
<b>Total Recurring Personnel Costs</b>						<b>219,628</b>
<b>Total One-Time Contracts/Services</b>						<b>635,250</b>
<b>Total One-Time Special Events</b>						<b>136,000</b>
<b>Total One-Time Capital Expenses/Carryovers from Fund Balance</b>						<b>950,234</b>
<b>Overall Total Expenditures</b>						<b>1,941,112</b>

Account	Department	Expenditure Request	Category	One Time/ Recurring	Funding Source	Amendment
<b>GOLF FUND</b>						
05-31	Pro Shop	Assistant Golf Professional, 1 Full-Time (Reclass from 1 Part-Time Golf Shop Attendant)	Personnel Costs	Recurring	Excess Revenues	4,259
05-31	Pro Shop	Community Engagement Manager, 1 Full-Time (Reclass from Tournament Event Coordinator)	Personnel Costs	Recurring	Excess Revenues	9,094
<b>Total Expenditures</b>						<b>13,353</b>
<b>VEHICLE RESERVE FUND - GENERAL</b>						
14-41-7000	Police	Vehicle Outfitting for 6 Police Vehicles	Capital Expenses	One-Time	14-00-3100 (Fund Balance)	314,400
14-50-7300	Fire	Price Increase for 2 Fire Engines: FD161 and FD162 (FY26 Purchase)	Capital Expenses	One-Time	14-00-3100 (Fund Balance)	238,452
14-50-7300	Fire	1 Fire Marshal Truck Replacement: FD173 (FY25 Carryover)	Capital Expenses	One-Time	14-00-3100 (Fund Balance)	91,430
14-50-7300	Fire	2 Fire Brush Truck Replacements: FD091 and FD092 (FY24 Carryover)	Capital Expenses	One-Time	14-00-3100 (Fund Balance)	618,054
14-50-7300	Fire	Change Order for 2 Fire Trucks/Spec Updates: FD084 and FD085 (FY23 Purchase)	Capital Expenses	One-Time	14-00-3100 (Fund Balance)	66,000
<b>Total Expenditures</b>						<b>1,328,336</b>
<b>UTILITY FUND</b>						
20-02-5757	Water Maintenance	Sandy Creek Water Treatment Plant Flood Damage Claims	Capital Expenses	One-Time	20-00-3100 (Fund Balance)	609,000
<b>Total Expenditures</b>						<b>609,000</b>
<b>VEHICLE RESERVE FUND - UTILITY</b>						
21-02-7000	Water Maintenance	Vehicle Damage Replacement	Capital Expenses	One-Time	21-00-3100 (Fund Balance)	16,674
<b>Total Expenditures</b>						<b>16,674</b>
<b>WATER IMPACT FEES FUND</b>						
25-31-5681	Water	Professional Services for HW Lochner	Contracts/Services	One-Time	25-00-3100 (Fund Balance)	40,000
<b>Total Expenditures</b>						<b>40,000</b>
<b>CAPITAL PROJECTS FUND</b>						
40-04-8350	Fire Admin & Training Facility	Fire Blast Panel Renovation (FY25 Carryover)	Capital Expenses	One-Time	40-00-3100 (Fund Balance)	41,767
<b>Total Expenditures</b>						<b>41,767</b>

Account	Department	Expenditure Request	Category	One Time/ Recurring	Funding Source	Amendment
<b>Overall FY2026 Budget Amendments</b>						<b>TOTAL</b>
General Fund						1,941,112
Golf Fund						13,353
Vehicle Reserve Fund - General						1,328,336
Utility Fund						609,000
Vehicle Reserve Fund - Utility						16,674
Water Impact Fees Fund						40,000
Capital Projects Fund						41,767
<b>Overall Total Budget Amendments</b>						<b>3,990,242</b>

**FY 2026 Budget Amendment Requests**

DEPARTMENT	DESCRIPTION	ONE-TIME or RECURRING	AMENDMENT FY 2026 CHANGE
<b>01- General Fund</b>			
<b>City Manager</b>	<p><b>Rail Grade Separation Grant Project - GL 01-01-6999</b>                      This budget amendment is for grant application and professional engineering services assistance to develop a preliminary conceptual design and estimated costs for the TxDOT Off-System Rail Grade Separation Grant Program to address safety and mobility at the rail crossing of Crystal Falls Parkway and US 183.</p>	One-Time	\$58,000
<b>City Secretary</b>	<p><b>Election Equipment, Fees, and Personnel Cost - GL 01-02-5628</b>                      This budget amendment provides additional funding for the City Secretary's Office to cover increased costs associated with administering elections. Election related costs include required voting equipment, facility and operational expenses, and personnel needed to administer each election.</p>	One-Time	\$242,300
<b>Finance</b>	<p><b>Director of Financial Services, 1 Full-Time (Position Reclassification) - GL 01-03</b>                      This budget amendment reclassifies the Deputy Chief Financial Officer position to Director of Financial Services that will manage fiscal operations and internal controls.</p>	Recurring	\$8,300
<b>Finance</b>	<p><b>Director of Budget Reclassification, 1 Full-Time (Position Reclassification) - GL 01-03</b>                      This budget amendment reclassifies the Budget Manager position to Director of Budget to align with the expanded scope of responsibilities required to support the City's budget operations, capital planning efforts, and the management of grants.</p>	Recurring	\$8,300
<b>Finance</b>	<p><b>Payroll Specialist, 1 Full-Time (New Position) - GL 01-03</b>                      This budget amendment establishes one (1) new FTE Payroll Specialist position to support the City's growing workforce. The City has expanded to more than 500 FTEs, and payroll processing demands now exceed the capacity of the current single position responsible for this function. Adding an additional Payroll Specialist is essential to maintaining accurate, timely payroll operations, ensuring compliance with regulatory requirements, and supporting the increased volume of employee transactions associated with continued organizational growth.</p>	Recurring	\$20,799
<b>Finance</b>	<p><b>Adaptive Planning Extension and Integration - GL 01-03-5204</b>                      This budget amendment authorizes funding for the expansion and integration of the Adaptive Planning budget software. The enhancement includes the addition of forecasting modules, capital planning capabilities, and other advanced budgeting tools necessary to support the City's growing operational and financial management needs.</p>	One-Time	\$76,950
<b>Communications</b>	<p><b>Branding Strategy - GL 01-04-5600</b>                      This budget amendment is a carryover for the Branding Strategy that was awarded to CivicBrand and approved for an amount of \$39,500 in FY 2025. The new budget amendment includes an additional request of \$18,500 for a Visual Identity Implementation Plan and Comprehensive Place Brand Implementation Plan. The Visual Identity Implementation Plan will provide a strategic development of a phase implementation prioritization plan for branding. The Comprehensive Place Brand Implementation Plan provides strategic alignment with the Comprehensive Plan efforts and a place brand plan that will shape policy, communications, partnerships, and long-term strategic decisions. Staff will bring forward a contract amendment for consideration of City Council approval.</p>	One-Time	\$58,000
<b>City Council</b>	<p><b>City Council Meetings Technology Equipment - GL 01-05-5600</b>                      This budget amendment is for technology equipment upgrades in the Council Chambers to allow for virtual meetings.</p>	One-Time	\$20,000
<b>Human Resources</b>	<p><b>Employee Fitness Center at Leander Activity Center - GL 01-09-6320</b>                      This budget amendment provides funding to establish an employee fitness center at the Leander Activity Center. As the City's workforce continues to grow, providing accessible wellness resources supports employee health, reduces workplace stress, and can help lower long term healthcare and injury related costs.</p>	One-Time	\$44,734
<b>Information Technology</b>	<p><b>IT Furniture for Office Renovation - GL 01-10-5254</b>                      This budget amendment provides funding for IT furniture associated with the office renovation project. Although the renovation was initiated in the prior fiscal year, the related furniture and equipment costs were incurred in the current fiscal year and therefore require additional budget authority.</p>	One-Time	\$37,000
<b>Facilities Operations</b>	<p><b>Facility Maintenance and Repair - GL 01-13-5503</b>                      This budget amendment provides additional funding for facility maintenance and repair to ensure City buildings remain safe, functional, and operational.</p>	One-Time	\$50,000

**FY 2026 Budget Amendment Requests**

DEPARTMENT	DESCRIPTION	ONE-TIME or RECURRING	AMENDMENT FY 2026 CHANGE
<b>01- General Fund</b>			
<b>Engineering</b>	<b>Engineering Services and Contract Labor - GL 01-22-5600</b> This budget amendment is to request additional contract services for professional engineering services with the Engineering Department.	One-Time	\$50,000
<b>Parks and Recreation</b>	<b>Senior Activity Center Supervisor, 1 Full-Time (Pay Grade Reclassification) - GL 01-23</b> This budget amendment is a pay grade reclassification for the Senior Activity Center Supervisor position from Pay Grade 10 to 11. This request is to help meet the overall needs of the Senior Activity Center for increasing community demand and support in operating hours. This will enable the Senior Activity Center to extend weekday hours to 8:00 pm and provide weekend service from 8:00 am to 4:00 pm, improving program capacity and overall service availability.	Recurring	\$40,043
<b>Parks and Recreation</b>	<b>Senior Activity Center Assistant Supervisor, 1 Full-Time (New Position) - GL 01-23</b> This budget amendment is to request one new full-time position of Senior Activity Center Assistant Supervisor. This request is to help meet the overall needs of the Senior Activity Center for increasing community demand and support in operating hours. This will enable the Senior Activity Center to extend weekday hours to 8:00 pm and provide weekend service from 8:00 am to 4:00 pm, improving program capacity and overall service availability.	Recurring	\$18,399
<b>Parks and Recreation</b>	<b>Senior Activity Center Specialists, 4 Part-Time (New Positions) - GL 01-23</b> This budget amendment is to request four new part-time positions of Senior Activity Center Specialists. This request is to help meet the overall needs of the Senior Activity Center for increasing community demand and support in operating hours. This will enable the Senior Activity Center to extend weekday hours to 8:00 pm and provide weekend service from 8:00 am to 4:00 pm, improving program capacity and overall service availability.	Recurring	\$27,590
<b>Parks and Recreation</b>	<b>Senior Activity Center Facilities Services Technician, 1 Part-Time (New Position) - GL 01-23</b> This budget amendment is to request one new part-time position of Facilities Services Technician for the Senior Activity Center. This request is to help meet the overall needs of the Senior Activity Center for increasing community demand and support in expanded operating hours.	Recurring	\$3,784
<b>Parks and Recreation</b>	<b>Executive Director of Parks, Recreation, and Community Services, 1 Full-Time (Position Reclassification) - GL 01-23</b> This budget amendment reclassifies the Director of Parks and Recreation position to Executive Director of Parks, Recreation, and Community Services. This position reclassification will align with the organizational structure in overseeing Parks and Recreation, Facilities Operations, Golf, and Library.	Recurring	\$25,947
<b>Parks and Recreation</b>	<b>Liberty Fest/250 Celebration - GL 01-23-6309</b> This budget amendment will cover one-time expenditures for special activities and event needs for the 250th Anniversary of the United States in conjunction with Liberty Fest.	One-Time	\$121,000
<b>Parks and Recreation</b>	<b>Senior Activity Center Dedication Ceremony - GL 01-23-6314</b> This budget amendment will cover one-time expenditures for event supplies and food for the Senior Activity Center Dedication Ceremony.	One-Time	\$15,000
<b>Police</b>	<b>Police Headquarter-HVAC System Replacement - GL 01-40-5503</b> This budget amendment provides funding to replace the HVAC system at the Police Headquarters. Replacing the HVAC system is essential to maintaining proper climate control, protecting critical equipment, and ensuring a safe, functional working environment for police personnel.	One-Time	\$171,000
<b>Fire</b>	<b>PURVIS Alerting System Replacement at Fire Station No. 2 - GL 01-50-5525</b> This budget amendment is to replace the PURVIS Alerting System at Fire Station No. 2 which will provide the necessary lighting and other building notifications for personnel to quickly respond to calls for service.	One-Time	\$80,000
<b>Fire</b>	<b>Doors Installation at Fire Stations No. 1, 2, and 5 - GL 01-50-5525</b> This budget amendment is to install doors to bedrooms that currently do not have doors attached at Fire Stations No. 1, 2, and 5.	One-Time	\$70,500
<b>Fire</b>	<b>Risk Reduction Coordinator, 1 Full-Time (New Position) - GL 01-56</b> This budget amendment is for a new full-time position of Risk Reduction Coordinator in the Fire Department to help expand the program for community impact and risk reduction.	Recurring	\$66,466
<b>Non-Departmental</b>	<b>Council Chambers Furniture Replacement - GL 01-53-5503</b> This budget amendment is to request funding to replace the tables, chairs, and any other furniture needs in the Council Chambers as the current furniture is overused and not in good condition.	One-Time	\$75,000
<b>Non-Departmental</b>	<b>Facility Master Plan - GL 01-53-5600</b> This budget amendment is a carryover for the Facility Master Plan that was approved in FY 2025. Parkhill is the firm that is currently developing the Facility Master Plan in which work has already commenced including the drafting of buildings/floor plans for all departmental operations and fire station location analysis.	One-Time	\$402,000

**FY 2026 Budget Amendment Requests**

DEPARTMENT	DESCRIPTION	ONE-TIME or RECURRING	AMENDMENT FY 2026 CHANGE
<b>01- General Fund</b>			
Non-Departmental	<b>Williamson County Children's Advocacy Center - GL 01-53-5600</b> This budget amendment is to provide funds for the Williamson County Children's Advocacy Center per the Interlocal Funding Agreement with the Williamson County Children's Advocacy Center which provides a safe place to report child abuse, reduce emotional trauma for children and non-offending family members, and extend professional services that protect the integrity of an investigation.	Recurring	\$50,000
Non-Departmental	<b>Grant Support Services - GL 01-53-5600</b> This budget amendment provides funding for grant application assistance from grant consultants to develop technical grant applications including but not limited to grants from the US Department of Transportation, Federal Railroad Administration, Federal Emergency Management Agency (FEMA), and Texas Water Development Board.	One-Time	\$100,000
<b>Total Expenditures for the General Fund</b>			<b>\$1,941,112</b>

**FY 2026 Budget Amendment Requests**

DEPARTMENT	DESCRIPTION	ONE-TIME or RECURRING	AMENDMENT FY 2026 CHANGE
<b>05 - Golf Fund Balance</b>			
Pro Shop	<b>Assistant Golf Professional, 1 Full-Time (Position Reclassification) GL 05-31</b> This budget amendment provides funding for the reclassification of an existing Part-Time Golf Shop Attendant to a Full-Time Assistant Golf Professional to help meet operational demands of the Crystal Falls Golf Club.	Recurring	\$4,259
Pro Shop	<b>Community Engagement Manager, 1 Full-Time (Position Reclassification) 05-31-5120</b> This budget amendment provides funding for the reclassification of an existing Tournament and Event Coordinator to the new role of Community Engagement Manager. This role has evolved from a sales and marketing role into a more substantial community engagement role encompassing a variety of functions beyond those related to tournament and event coordination.	Recurring	\$9,094
<b>Total Expenditures for the Golf Fund Balance</b>			<b>\$13,353</b>
<b>14 - Vehicle Reserve Fund</b>			
Police	<b>Vehicle Outfitting for 6 Police Vehicles - GL 14-41-7000</b> This budget amendment provides funding to outfit six Police Department vehicles with the necessary equipment required for deployment.	One-Time	\$314,400
Fire	<b>Price Increase for 2 Fire Engines: FD161 and FD162 - GL 14-50-7300</b> This budget amendment provides additional funding for the FD161 and FD162 fire engines to cover cost escalation beyond the amounts originally budgeted. This is due to market conditions and manufacturer price adjustments since the initial purchase authorization.	One-Time	\$238,452
Fire	<b>1 Fire Marshal Truck Replacement: FD173 (FY 2025 Carryover) - GL 14-50-7300</b> This budget amendment provides funding for the purchase of a new Fire Marshal truck to support fire inspections, investigations, and emergency response operations that is a carryover from FY 2025 as a previously approved order.	One-Time	\$91,430
	<b>2 Fire Brush Truck Replacements: FD091 and FD092 (FY 2024 Carryover) - GL 14-50-7300</b> This budget amendment provides funding for the purchase of two brush trucks to support fire response and emergency operations that are carryovers from FY 2024 as previously approved orders.	One-Time	\$618,054
	<b>Change Order for 2 Fire Trucks/Spec Updates: FD084 and FD085 (FY23 Purchase) - GL 14-50-7300</b> This budget amendment provides funding for a change order related to the FD084 and FD085 vehicle replacements that were previously purchased in FY 2023. The change order reflects additional costs identified during the final specification and procurement process that were not included in the original budgeted amount.	One-Time	\$66,000
<b>Total Expenditures for the Vehicle Reserve Fund</b>			<b>\$1,328,336</b>
<b>20 - Utility Fund</b>			
Water Maintenance	<b>Sandy Creek Water Treatment Plant Flood Damage - GL 21-02-7000</b> This budget amendment provides funding for Sandy Creek flood damages that were originally budgeted in the prior fiscal year but not completed, requiring the remaining work to be carried forward into the FY 2026 budget.	One-Time	\$609,000
<b>Total Expenditures for Utility Fund</b>			<b>\$609,000</b>
<b>21- Utility Vehicle Fund</b>			
Water Maintenance	<b>Vehicle Damage Replacement (Traffic Accident) - GL 21-02-7000</b> This budget amendment provides funding for the replacement of a Water Maintenance vehicle that was totaled in a traffic accident. The amount requested represents the net difference between the funds still needed to purchase a new vehicle and the insurance proceeds received for the loss.	One-Time	\$16,674
<b>Total Expenditures for Utility Fund</b>			<b>\$16,674</b>
<b>25 - Water Impact Fees Fund</b>			
Water Impact Fees	<b>Professional Services for HW Lochner - GL 25-31-5681</b> This budget amendment is to request funding for professional engineering services related to water infrastructure.	One-Time	\$40,000
<b>Total Expenditures for Water Impact Fees Fund</b>			<b>\$40,000</b>
<b>40 - Capital Projects</b>			
Capital Projects	<b>Fire Blast Panel Renovation (FY 2025 Carryover) - GL 40-04-8350</b> This budget amendment is to request funding for renovations to the fire blast panel at the Fire Administration Building/Training Facility. This was a previously approved capital project that is a carryover from FY 2025 to be completed.	One-Time	\$41,767
<b>Total Expenditures for Capital Projects Fund</b>			<b>\$41,767</b>