



**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.

CONSENT AGENDA: ACTION

[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.

PUBLIC HEARING: ACTION

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 $\pm$ 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 $\pm$ 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 $\pm$ 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

h m Thompson

MAYOR

ATTEST:

Dana Crabtree

CITY SECRETARY

