

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 6, 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 6:00 p.m.

2. Roll Call.

Roll call reflected all present.

3. Receive and provide direction to staff on the proposed Library Strategic Plan.

The presentation included strategic priorities: optimize current facility; increase staffing efficiencies; develop and improve library collection; expand community engagement and outreach; position the library as a social services connection point; immediate needs; and near-term expansion opportunities.

Workshop adjourned at 6:40 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:00 p.m.; Pastor Buck Giebelhaus with Northpoint Church provided the invocation; and Mayor Thompson led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present.

6. Welcome Special Guest and Visitors.

7. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

Sam Sheik, 2911 A W Grimes Boulevard, Suite #610, Pflugerville, Texas - commented on an upcoming zoning request for the property at 1702 Lone Oak.

8. Recognitions/Proclamations/Visitors.

- Certificate of Recognition Leander 10U Reckoning All-Star Softball Team.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9 through 12.

By: Councilmember Chang

Seconded: Councilmember Blair

Vote: 7 - 0

9. Approval of the minutes for the special meeting held on July 7, 2026, and the regular meeting held on July 16, 2026.
10. Approval of the Brushy Creek Regional Utility Authority (BCRUA) Annual Operating, Debt Service, and Capital Projects Budget for Fiscal Year 2027.
11. Acceptance of public infrastructure improvements for CR 175 Roadway Improvements, to include streets and drainage (PICP-23-0052).
12. Approval of an Interlocal Cooperation Contract agreement between The University of Texas at Austin – ITS - Office of Telecommunication Services and the City of Leander allowing the City to purchase Internet access and related services from the University of Texas System/UT Austin in the amount of \$19,566.24; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

13. Conduct a Public Hearing regarding Special Use Case Z-26-0210 for a Special Use Permit to allow for an in-home day care with up to 12 children on one (1) parcel of land 0.2 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R456282; and more commonly known as 1202 Drake Cove, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0210 as described above.

Public Hearing opened at 7:17 p.m.; Public Hearing closed at 7:27 p.m. Speaking in favor of the request was Anita Chumnanvich, 708 Palamos Drive. Speaking in opposition to the request was Wayne Nowell, 1204 Drake Cove and Bo Rice, 1102 Snow Goose. Not speaking, and only having their position of support read into the record were Gay Glick, 912 Mallard Lake Trail; Mary Monroe, 520 Tula Trail; and Zaida Perez, 1201 Drake Cove. Submitted online position of support via the website public comment portal was Matthew Ruiz, 1012 Clayton Drive. Comments submitted online via the website public comment portal are attached as part of the official record.

Motion: Deny Special Use Case Z-26-0210 for a Special Use Permit to allow for an in-home day care with up to 12 children on one (1) parcel of land 0.2 acres ± in size, located at 1202 Drake Cove,

Leander, Texas, following a discussion.

By: Mayor Pro Tem Ross

Seconded: Councilmember Naudin

Vote: 6 - 1 (Sponseller)

14. 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. *[This item has been postponed until August 20, 2026, regular meeting due to City staff error in missing newspaper notification deadline.]*

REGULAR AGENDA

15. Discuss and consider action on One Leander, a mayoral initiative that creates voluntary leadership opportunities for City Council members through designated areas of focus.

Motion: Approve the framework of One Leander, and bring back to the August 20, 2026, city council meeting to confirm areas of interest for each council member and if each council member will be participating or not in the mayoral initiative, following a discussion.

By: Mayor Pro Tem Ross

Seconded: Mayor Thompson

Vote: 7 - 0

16. Discuss and consider action on appointing a City Council subcommittee to review the current City Council Social Media Policy adopted February 7, 2019, and provide findings and recommended updates at a future, regular City Council meeting.

Motion: Approve appointing Councilmember Naudin and Councilmember Blair to subcommittee to review the current City Council Social Media Policy and provide findings and recommended updates at a future city council meeting.

By: Mayor Thompson

Seconded: Councilmember Chang

Vote: 7 - 0

17. Discuss and consider action to appoint two (2) members of the City Council to a subcommittee to review the existing Council Rules of Procedure and provide its findings and recommendations at a future, regular City Council meeting.

Motion: Approve appointing Councilmember Naudin and Mayor Pro Tem Ross to a subcommittee to review the existing Council Rules of Procedure and provide findings and recommendations at a future council meeting.

By: Councilmember Chang

Seconded: Councilmember Blair

Vote: 7 - 0

18. Discuss and consider action on the approval of the Alexander Tract Phasing Plan associated with Subdivision Case CP-26-0057 which includes the development of 191 single-family lots in two (2) phases on one (1) parcel of land 55.09 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032246; generally located approximately 300 feet south of the intersection of Equine Road and CR 267, Leander, Williamson County, Texas.

Motion: Approve the Alexander Tract Phasing Plan associated with Subdivision Case CP-26-0057 associated with Subdivision Case CP-26-0057 which includes the development of 191 single-family lots in two (2) phases on one (1) parcel of land 55.09 acres $\pm$ in size, located approximately 300 feet south of the intersection of Equine Road and CR 267, Leander, Texas, following a discussion.

By: Mayor Thompson
Seconded: Councilmember Chang

Vote: 6 - 1 (Sponseller)

19. Discuss and consider action regarding Tree Removal Case TRP-25-0046 regarding the removal of two (2) Heritage Trees associated with the Burleson Phases 1, 5 through 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Motion: Approve Tree Removal Case TRP-25-0046 regarding the removal of two (2) Heritage Trees associated with the Burleson Phases 1, 5 through 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Texas.

By: Mayor Thompson
Seconded: Councilmember Blair

Vote: 6 - 1 (Sponseller)

20. Discuss and consider action regarding Tree Removal Case TRP-26-0056 for the removal of one (1) Heritage Tree associated with the Reagan Ridge (SD-25-0321), generally located southeast of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Williamson County, Texas.

Motion: Approve Tree Removal Case TRP-26-0056 for the removal of one (1) Heritage Tree associated with the Reagan Ridge (SD-25-0321), generally located southeast of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Texas, following a discussion.

By: Councilmember Chang
Seconded: Mayor Thompson

Vote: 6 - 1 (Sponseller)

21. Discuss and consider action regarding Ordinance Case OR-26-0037 to amend Chapter 3 – Building Regulations, Article 3.10 Flood Damage Prevention of the Code of Ordinances based on the Community Assistant Visit (CAV) by Texas Water Development Board (TWDB) for continuation of the City's participation in Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP), and to provide for related matters; Williamson and Travis Counties, Texas.

This item was pulled from the agenda and will be brought back on a future agenda.

22. Discuss and consider action to award Solicitation CIPS26-002 to Austin Engineering Company, Inc. for the Ronald Reagan Pump Station and Ground Storage Tank project (CIP W.46) construction services in the amount of \$20,757,750.00; and authorize the City Manager to execute any all necessary documents; and authorize the City Manager to approve change orders not to exceed \$50,000.00 with a total amount of change orders not to exceed 25% of the original contract amount.

Motion: Approve award Solicitation CIPS26-002 to Austin Engineering Company, Inc. for the Ronald Reagan Pump Station and Ground Storage Tank project (CIP W.46) construction services in the amount of \$20,757,750.00; and authorize the City Manager to execute any all necessary documents; and authorize the City Manager to approve change orders not to exceed \$50,000.00 with a total amount of change orders not to exceed 25% of the original contract amount, following a discussion.

By: Mayor Thompson

Seconded: Councilmember Blair

Vote: 7 - 0

23. Council Member Closing Statements.

Michael Herrera - commented on school starting soon; recent Let's Talk Series on e-Bikes; and watch out for the kids.

Natomi Blair - wished happy birthday to her youngest son; upcoming Purple Heart events at VFW; and best wishes to educators for the new school year.

Annette Sponseller - commented on upcoming events; reminded everyone to have patience with back-to-school traffic; Cap Metro station closure on August 24-25; and wished youngest son a happy 18th birthday.

Andrew Naudin - stated today in history in 1991 Ted Burner debuts world wide web (www) internet; and today in music history in 1982 the movie *The Wall* opened in New York City.

Na'Cole Thompson - stated dinner came from Panda Express; reminded everyone to shop and eat locally; and thanked everyone for coming out tonight.

24. 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; and
3. 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
4. Section 551.074 Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional regarding personnel matters covering the appointment, employment, evaluation, discipline, or dismissal of a public officer or employment; City Manager.

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; and
3. Acquisition of properties for public purposes; and
4. Personnel matters.

Convened into Executive Session at 8:30 p.m.; reconvened into open session at 9:29 p.m.

1. No action.
2. No action.
3. Motion: Approve an agreement for the acquisition of property for public purpose located in the Charles Cochran Survey, Abstract No. 134, Williamson County and authorize the city manager to execute any and all necessary documents as discussed in executive session.

By: Mayor Pro Tem Ross

Seconded: Councilmember Chang

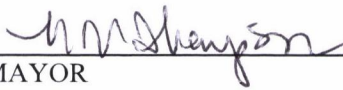
Vote: 7 - 0

4. No action.

25. Adjournment

Adjourned 9:30 p.m.

APPROVED


MAYOR

ATTEST:


CITY SECRETARY



From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #10825 for Public Comments Request
Date: Tuesday, August 4, 2026 2:39:33 PM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

First Name	Danylo
Last Name	Glushko
	Yes

Do you live within
Leander city limits?

Home Address 624 Acuff Ln

City Leander

State Tx

Zip Code 78641

Phone Number 2549139875

Email Address

My comments apply to
the following regular
meeting: City Council

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to
the following meeting
date: 8/6/2026

My agenda item or
case number: Special Use Case Z-26-0210

My position on the
above agenda item or
case number: I am FOR this item.

I want to include
comments at the
meeting: Yes. But I only want my written comments added to the meeting
record.

My written comments I strongly support approval of this Special Use Permit.
I have seen the classroom Ashanthi Perera built at 1202 Drake
Cove. She converted her garage into it years ago and put her
own capital into that conversion. It is a real classroom: low
shelves the children reach themselves, child-sized tables, a
defined circle-time area. Every child in the program uses that
room, every day. The State of Texas inspected it, measured it,

and licensed it for twelve children, which is the maximum any home-based program in Texas is permitted to serve. What is before you is not a question of whether this program is safe or well run. It has held a full state license since 2022, and across eleven state inspections the record shows zero high-risk deficiencies, zero corrective actions, and zero complaints. The question is a parking count. And I find it absurd that the answer to a parking count is to tear out the wall of a room full of children.

Ms. Perera owns one vehicle. The ordinance asks for two enclosed spaces, which means one of them would sit permanently empty. To create that empty space, she would have to demolish the classroom and move twelve children into her living room. That is not a neutral trade. It makes the school materially worse, it puts children in the middle of a family home instead of a room built for them, and it destroys an investment she already made, all to shelter a vehicle that does not exist. I respectfully ask the Council to approve the permit and let this classroom stay a classroom.

I want to upload a file with this form:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #10837 for Public Comments Request
Date: Wednesday, August 5, 2026 11:58:49 AM

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Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

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- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
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Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

First Name Makenzie

Last Name Glushko

Yes

Do you live within
Leander city limits?

Home Address 624 Acuff Ln

City Leander

State TX

Zip Code 78641

Phone Number 5129192826

Email Address

My comments apply to
the following regular
meeting: City Council

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to
the following meeting
date: 8/6/2026

My agenda item or
case number: Special Use Case Z-26-0210

My position on the
above agenda item or
case number: I am FOR this item.

I want to include
comments at the
meeting: Yes. But I only want my written comments added to the meeting
record.

My written comments I support Special Use Case Z-26-0210. Leander is a rapidly
growing community, and there is a significant need for additional
high-quality childcare options for local families. Allowing this
small, professionally operated Montessori program will provide
an important community service while giving children access to
an excellent early learning environment. The proposed use is
limited in scale and can help meet a critical need without

requiring families to travel farther for childcare. I encourage the City Council to approve this Special Use Permit and support the families who depend on quality early education.

I want to upload a file
with this form:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #10806 for Public Comments Request
Date: Monday, August 3, 2026 10:08:39 AM

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Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

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Comments on non-agenda items:

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First Name Angela

Last Name Nowell

Yes

Do you live within
Leander city limits?

Home Address 1204 Drake Cove

City Leander

State Texas

Zip Code 78641

Phone Number 5125504240

Email Address

My comments apply to
the following regular
meeting: City Council

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to
the following meeting
date: 8/6/2026

My agenda item or
case number: Z-26-0210

My position on the
above agenda item or
case number: I am AGAINST this item.

I want to include
comments at the
meeting: Yes. But I only want my written comments added to the meeting
record.

My written comments *Field not completed.*

I want to upload a file
with this form: [Letter of Opposition for Case Z260210.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

To the Mayor, City Council, Planning and Zoning Committee,

Case number Z-26-0210

Zoning, CCRs, and HOA Restrictions

I respectfully request that you deny any variance, Special Use Permit, or other approval that would allow this daycare operation to continue in our residential cul-de-sac.

This request is based on land-use and zoning concerns, not a personal dispute. The property is located in a residential neighborhood subject to CCRs, HOA restrictions, and city zoning requirements that limit uses to those compatible with single-family residential living. The homeowner has long been aware that the neighborhood of CCRs, City regulations, and residential restrictions were in place. Those restrictions have been in place since 2005 and were never removed. The HOA has formally opposed this use, and the neighborhood has consistently maintained that a commercial daycare operation is not appropriate in this setting.

Traffic and Safety Impacts

For more than fifteen years, this use has created traffic congestion, blocked driveways, excessive vehicle activity, and ongoing safety concerns that are incompatible with a residential neighborhood. No homeowner should be forced to contend with repeated driveway blockages, access conflicts, or the constant movement of daycare traffic at their own property. The CCRs, residential zoning restrictions, and HOA opposition all support denying any request that would expand or continue this nonconforming use.

Emergency Preparedness

Safety has also been a serious concern. During the 2011 neighborhood evacuation for the Moonglow fire, I personally went to the daycare residence to confirm that the children were being evacuated. The homeowner was unaware of the emergency and had to contact numerous parents to retrieve the children, which raised serious concerns about preparedness and emergency response.

Final Request for Denial

These issues are not new. The city has already heard repeated concerns from residents and has been made aware of the traffic, safety, and compatibility problems this use creates in a residential area.

I have followed the rules and invested everything in this home. Please do the same by protecting our residential neighborhood and denying this request.

Thank you,

Angela Nowell

1204 Drake Cove, Leander

The only neighbor directly affected by this preschool.

April 24
8:31 AM





April 24
8:31AM



April 24
12:48 PM



2

May 14
12:34 PM



△.vivint



May 19



May 19
3:17 PM



2

May 22
8:38 AM





May 22
8:42 AM





June 12
12:37 PM



3
2

