

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 20, 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. Discuss and provide staff direction on development concepts for two large tracts of land located in the northern areas of the City. Said tracts are the "Friou Tract", a 524.5 acre site generally located north of CR 280 and approximately 7,500 feet west of Bagdad Road, and the "Sullivan Tract", a 308.5 acre site generally located along the western boundary of Bagdad Road.

Discussion included current zoning; proposed development; alternative Master Plan Community; infrastructure improvement; proposed project Thoroughfare Plan; overall land plan; community benefits including parks, trails and amenity centers; neighborhood parks; entry feature and landscaping; xeriscape landscaping; current city and county thoroughfare plans; water and wastewater needs; and financial summary.

Briefing workshop adjourned at 6:52 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:08 p.m.; Minister Priscilla Imes provided the invocation; and Mayor Thompson led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present.

6. Recognition of Special Guests 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.]

Robert Negrete, 413 Mesa Grande - commented on proposed development workshop.

John Cowman, 306 Sloan, Taylor - commented on census and grants.

James Dean, 2513 Cost Del Sol Drive - commented on Planning and Zoning Commission not considering water usage with recent cases.

Richard Davis, 10760 E. Crystal Falls Parkway - commented on TCEQ Dam #3 safety report.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 8 through 19.

By: Councilmember Chang

Seconded: Councilmember Naudin

Vote: 7 - 0

8. Approval of the minutes for meeting held on August 6, 2026.
9. Authorize Todd Parton, City Manager, to provide sub-consulting services as requested by Tech Coast Consulting Group, LLC, for a municipal client and find that such outside activity will not interfere with the performance of the City Manager duties.
10. Approval of the Interlocal Cooperation Funding Agreement between the City of Leander and the Williamson County Children's Advocacy Center for Fiscal Year 2026 in the amount of \$50,000.00.
11. Approval of Easement Case ESMT-26-0160 to vacate a water easement located within the Lifestyle Leander Subdivision more particularly described as 0.0055 acres out of Williamson Central Appraisal District Parcel R667896, and generally located to the northwest of the intersection of Switcher Road and N. East Street, Leander, Williamson County, Texas.
12. Approval of the purchase of six (6) total police vehicles for the Police Department from Sewell Chevrolet pursuant to Solicitation S24-003 awarded January 4, 2024, in the amount of \$634,142.54; and authorize the City Manager to execute any and all necessary documents.
13. Approval of Change Order No. 4 to Contract No. CIPS24-012 with Patin Construction LLC, for San Gabriel Parkway East Phase 2 (CIP T.11) to run 600 AMP service up the new road right-of-way and bring new service across or under Ronald W. Reagan Boulevard in the amount of \$581,245.00 for a new contract amount of \$7,595,969.00; and authorize the City Manager to execute any and all necessary documents.
14. Award Request for Proposal (RFQ) S26-005 Drainage Criteria Manual to HW Lochner, Inc., and authorize Task Order No. 1 in the amount of \$299,947.00 for planning services and development process of the Drainage Criteria Manual; and authorize the City Manager to execute any and all necessary documents.

15. Approval of the purchase of three (3) Ford trucks for the Public Works Water and Wastewater Department from Sewell Ford of Odesa pursuant to Solicitation S24-003 awarded January 4, 2024, for Sandy Creek Water Treatment Plant operations in the amount of \$160,900.00, and authorize the City Manager to execute any and all necessary documents.
16. Approval of the purchase of one (1) mini excavator from Ewald Kubota for the Public Works Street and Drainage department utilizing the Sourcewell Contract 112624-KBA in the amount of \$79,665.19; and authorizing the City Manager to execute any and all necessary documents.
17. Approval of the purchase of Traffic Signal Management Software from MoboTrex, LLC, to monitor and optimize signal operation proactively, utilizing cooperative purchasing Buyboard Contract 803-26 in the amount of \$84,750.00 for a term of five (5) years for 25 traffic signals throughout the City; and authorize the City Manager to execute any and all necessary documents.
18. Approval of the purchase of Vantage Link Cabinet Monitoring from MoboTrex, LLC., to convert the City's traffic signal management from radio to cellular, utilizing cooperative purchasing Buyboard Contract 803-26 in the amount of \$288,050.00 for a term of 10 years; and authorize the City Manager to execute any and all necessary documents.
19. Approval of a Resolution and contract with EZGO utilizing Omnia Contract R210201 for the acquisition of 93 total golf cars, 90 2-passenger golf cars, two (2) 6-passenger cars, and one (1) hauler with lease financing through PNC Bank in the amount of \$14,662.42/month for a term of 48 months with total lease amount of \$703,796.16; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

20. 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.

[City Council took a brief recess at 7:47 p.m.; reconvened at 7:54 p.m.] [City Council took a brief recess at 9:05 p.m.; reconvened at 9:17 p.m.]

Public Hearing opened at 8:10 p.m.; Public Hearing closed at 10:04 p.m.

Spoke in favor of the request was John Cowman, 306 Sloan, Austin; Crystal Cloud, 1513 Uhland Drive; Ammar Ahmed, 541 Covewind Bend; Austin Stelling, 317 Harbors Lane; Deshraj Singh, 221 Camille Street; Hai Knepper, 2013 Cotton Farms; and Minh Tran, 412 Gridiron Cove.

Spoke in opposition of the request was David Reeves, 804 Overlook Bend; Robin Stephens, 1008 Overlook Bend; Karen Robertson, 610 Scenic Path; Carl Norman, 1821 Cross Draw Trail; Matthew Blackwell, 733 Covewind Bend; Terri Puckett, 801 Overlook Bend; Margaret Kapla, 501 Dream Catcher Drive; Eleanor Meltzer, 122 Woodland Trail; Jerry Wick, 137 Woodland Trail; Garland Chiasson, 15104 Apple Springs Hollow; Jeremy Vicars, 135 Woodland Trail; Jenny Schlueter, 123 Lakewood Trail; Trisha Wilson, 1524 Aspinwall Cove; James Dean, 2513 Costa Del Sol Drive; Matt Pitcher, 14801 Ronald Reagan Boulevard; Katherine Khondker, 2809 Oak Chase Cove; Daniel Reed,

708 Palamos Drive; Elizabeth Moore, 137 W. Windemere; Angel Pittman, 1014 Vintage Drive; Julie Beasley, 418 Grand Mesa; Robert Harden, 17716 Chalet Circle; Karen Burns, 29 Fair Oaks Street; Lisa Evans, 15106 Harkey Cove; Kat Howell, 11327 Hero Way W; Cordelia Lovelady, 205 Hernandos Loop; Andrew Sultenfuss, 201 Mesa Vista Drive; Shashi Sukumaran, 713 Covewind Bend; Rizwan Appees, 801 Covewind Bend; Anita Chumnavech, 708 Palamos Drive; Mohan Marchetty, 3141 Durango Hills Drive; and Robin Stephens, 1008 Overlook Bend.

Submitted online written comments in support of the request were Kaitlyn Heideman, 308 N. Baker Circle and Eddie Grier, 210 Mesa Drive.

Submitted online written comments in opposition of the request was Robert Harden, 17716 Chalet Circle; Sarah Harden, 17716 Chalet Circle; Julie Beasley, 418 Mesa Grande; Patrick Robertson, 610 Senic Path; Cheri Goulet-Cyr, 709 Overlook Bend; Marla Taylor-Landers, 1015 Overlook Bend; Katherine Khondker, 2809 Oak Chase Cove; John E. Swint, Jr., 1010 Overlook Bend; Christopher Kinman, 1112 Laurel Glen Boulevard; Christina Charles, 2016 Harvest Dance Drive; Michael DiVincent, 825 CR 290; Sofia Hernandez, 2212 Adonai Trail; Monica Miller, 1805 Sonoma Cove; Mary Osborn, 1804 Vintage Drive; Laurie Miller, 15351 English River Loop; Rizwan A, 801 Covewind Bend; Shaurya Agrawal, 704 Covewind Bend; Elizabeth Moore, 137 W. Windemere; Justin Darden, 1021 Overlook Bend; Michael Santorufu, 308 Harbors Lane; Layna Copeland, 202 Katherine Way; Sabrina Sozanksy, 1809 Erie Drive; Cristina Bonnington, 11102 Froke Cedar Trail, Austin; Heather Jackman, 210 Mesa Vista Drive; Stephanie Reyes Rand, 413 Star Thistle Street; Rachel Giannini, 123 W. Windemere; Matthew Giannini, 123 W. Windemere; Ashaq Rehman, 725 Covewind Bend; Jessica Ozbirn, 1201 Rutherford Drive; Ekta Patel, 845 Villa Rialto View; Hayli McKnight, 3213 Port Anne Way; Lenae Rowland, 33 Fair Oaks Street; Garland Chiasson, 15104 Apple Springs Hollow; Jason Pittman, 1014 Vintage Drive; Rosalinda Cobb, 604 Promis Land Court; Olivia Holmes, 1013 Overlook Bend; Cordelia Lovelady, 205 Hernandos Loop; Ashok Jayavijayan, 604 Covewind Bend; Barinarayanan Sankaran, 724 Covewind Bend; Poornima Kannan, 600 Covewind Bend; Badrinarayanan Sankaran, 724 Covewind Bend; Susan Rix, 1004 Overlook Bend; Hemalatha Selvaraj, 713 Covewind Bend; Raihan Khondker, 2809 Oak Chase Cove; Britton Green, 208 Dawning Field Drive; Nathaniel Woodward, 11623 Johnson Road; Sharon Barnes, 139 Woodland Trail; Jennifer Ross, 1009 Hernderson Drive; Mollie Elam, 7740 183A Toll Road; Mario Garcia, 516 Canadian Springs Drive; and Emily Bean, 400 Hummingbird Lane.

Submitted online or at the meeting a position of support of the request only for the record were Ashton Whaley, 421 Alsatian Lane; Stephen Oh, 709 Leeward Pass; Naushir Maredia, 725 Estuary Drive; Nabil Manasiya, 709 Estuary Drive; Thong Juynh, 11333 Mountain Top Circle; Lawrence Knepper, 2013 Cotton Farm Trail; Rama Vyata, 724 Leeward Pass; Rahu Argula, 537 Covewind Bend; Rachael Holladay, 101 Quarterhorse Court, Liberty Hill; Mukesh Sivaj, 301 Summer Alcove Way, Austin; Nidhi Malik, 1013 Sundrops Street; and Richa Dubey, 3600 Prairie Heights Drive.

Submitted online or at the meeting a position of opposition of the request only for the record were Laura Hoglund, 1409 Lions Lair; Lindsey Hufstader, 1009 Azul Lagoon; Arelen Keros, 2017 Mazarro Drive; Erin Kenneu, 109 Northern Harrier Court; Kayla Hand, 24401 Fawn Drive; Michael Allen, 1019 Overlook Bend; Heather Just, 1302 Dillon Lake Bend; Sharon Ezell, 1110 Country Road 282, Liberty Hill; Samantha DiVincent, 2017 Hawkes Cove; Jessica McKee, 315 Copper Lane; Amy Masters, 15122 Honeycomb Drive; Katherine McClellan, 2116 Grand Lake Parkway; Liesel Nobles, 905 Richardson Lane; Kayla Bridwaters, 102 Grant Court; Samuel McClellan, 2116 Grand Lake Parkway; Emily Kaszczuk, 2505 Marble Slab Lane; Karen Shafer, 1010 Washburn Drive; Sara Moore, 1805 Muhly Bush Bend; Dale Vannoy, 1011 Overlook Bend; Megan Moller, 1810 Indian Lodge Drive; Toni Allen, 301 Silver Creek Drive; Ed Allen, 301 Silver Creek Drive; Tiffany Esteban, 822 Tozaz Lane; Mark Moore; Angelina Huston, 170 Copper Lane; Lisa Simmons, 2065 Country Road 280; Erin Wilson, 317 Callahan Lane; Spana Desai, 908 Feather Reed Drive; Beth Duncan, 615 Sunny Brook Drive; Naushir Maredia, 725 Estuary Drive; Lacey Schnell, 1101 Tremont, Cedar Park; Eduardo Rubio, 2400 Burberry

Lane; Jessica Scoville, 384 Housefinch Loop; Mandy Gegoux, 2140 Grand Lake Parkway; Nabil Manasiya, 709 Estuary Drive; Melissa Mendes, 613 Germander Road; Joe Feise, 1216 Volente Lane; Kerry Ryder, 608 Riva Ridge Drive; Rose Meyer, 1641 West Broade; Kelly Marco, 2216 Legend Trail; Jennifer Baade, 2603 Raindance; Chinell Darling, 1210 Fairview Circle; Karen Puleski, 829 Melda Street; Rebekah Tuchenhage, 1408 Comfort Street; Saoi Sandepp Mandela, 2928 Hadley Way; Claira Migl, 1104 Canadian Cove; Ravi Sankar Are, 1224 Nobel Prairie Run; Angel Pittman, 1014 Vintage Drive; Cherie Horne, 1029 Hillrose Drive; Vanessa Davenport, 921 Flanagan Drive; Emily Dillman, 901 Ridgerock Cove; Lindsey Apunte, 1210 Yountville Drive; Eliabeth Murphy, 118 Forest Trail; Jason Holmes, 1013 Overlook Bend; Amber Tatum, 505 Hillsborough Cove; Bertha Olsen, 313 Carol Avenue; Ted St. Clair, 2036 Cotton Farm Trail; Morgan Newman, 150 W. Windemere; Nickey Lawrence, 1201 Live Oak Road; Jean Tolman, 1908 Limerick Lane; Jeremy Cobb, 604 Promise Land Court; Anna Stevenson, 204 John Webster Street; Kimberly Derbes, 2736 Garnet Ridge Drive; Mary Jackson, 4109 Belisario Court; Nathaniel Woodward, 111623 Johnson Road; LaShanna Sterrett, 301 Glen Valley Lane; Michelle Delphia, 2403 Elkhorn Ranch Road; Daniel Martillotti, 204 Oakwood Trail; Ryan O'Neill, 134 Woodland Trail; Alan Rudnai, 133 Forest Trail; Bryan Jay, 5131 Voyage Trace; Angel Pittman, 1014 Vintage Drive; Leeza Oierney, 1507 Horizon Pak Boulevard; LaDonna Lewis, 1404 Itzel Bend; Sara Hill, 700 Young Ranch Road; Chris Scheider, 1913 Sorvino Walk; Gay Glick, 912 Mallard Lake Trail; Fosburys, 800 Overlook Bend; Amber O'Rand, 122 Creek Meadow Cove; Manoj Iyer, 1705 E. New Hope Drive; Billie Chiasson, 15104 Apple Springs Hollow; Erin Diehl, 403 Brentwood Drive; Jeffrey Deihl, 403 Brentwood Drive; Craig and Feliza Conway, 122 Forest Trail; Chadwick Bohannan, 1401 S. Brook Drive; Sara Bohannan, 1401 S. Brook Drive; Cindy Hoelscher, 15104 Zyanya Cove; Mark Moore, 137 W. Windemere; and Maureen Saval, 3603 Lajitas.

Motion: to deny Zoning Case Z-25-0195 to amend the Leander Springs PUD, following a discussion.

By: Councilmember Sponseller

Seconded: Councilmember Chang

Vote: 7-0

21. Conduct a Public Hearing regarding the Bar W Ranch West Commercial Annexation Case A-26-0027 and the adjacent right-of-way (ROW) of Kauffman Loop Annexation Case A-26-0028 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.

- Discuss and consider action regarding Annexation Case A-26-0027 as described above.
- Discuss and consider action regarding Annexation Case A-26-0028 as described above.

Public Hearing opened at 7:28 p.m.; Public Hearing closed at 7:28 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Annexation Case Z-26-0027.

By: Mayor Pro Tem Ross

Seconded: Councilmember Chang

Vote: 7 - 0

Motion: Approve Annexation Case Z-26-0028.

By: Mayor Pro Tem Ross

Seconded: Councilmember Chang

Vote: 7 - 0

22. Conduct a Public Hearing regarding Zoning Case Z-26-0214 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch West Commercial Minor PUD (Planned Unit Development) with the base zoning of GC-3-A (General Commercial) on three (3) parcels of land 29.036 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R491371, R485001, and R451803; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0214 as described above.

Public Hearing opened at 7:31 p.m.; Public Hearing closed at 7:31 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-26-0214, following a discussion.

By: Councilmember Blair

Seconded: Councilmember Naudin

Vote: 7 - 0

23. Conduct a Public Hearing regarding Zoning Case Z-26-0235 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the EMI (PUD) Addition Minor Planned Unit Development with the base zoning of GC-3-A (General Commercial) on one (1) parcel of land 5.35 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 513805; and generally located approximately 800 feet north of the intersection of FM 1431 and Vista Rock Drive, Leander, Travis County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0235 as described above.

Public Hearing opened at 7:33 p.m.; Public Hearing closed at 7:33 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-26-0235.

By: Councilmember Chang

Seconded: Councilmember Naudin

Vote: 7 - 0

24. Conduct a Public Hearing regarding Zoning Case Z-25-0197 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-A (General Commercial) and on Zoning Case Z-26-0239 for a Special Use Permit to allow for one (1) food truck on one (1) parcel of land 1.67 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031577; and generally located northeast of the intersection of Ronald W. Reagan Boulevard and CR 177, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0197 as described above.
- Discuss and consider action regarding Zoning Case Z-26-0239 as described above.

Public Hearing opened at 7:37 p.m.; Public Hearing closed at 7:37 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-25-0197, following a discussion.

By: Councilmember Herrera
Seconded: Councilmember Sponseller

Vote: 5 - 2 (Thompson, Ross)

Motion: Approve Zoning Case Z-25-0239 Special Use Permit for two (2) years for one (1) food truck, following a discussion.

By: Councilmember Sponseller
Seconded: Councilmember Herrera

Vote: 5 - 2 (Thompson, Ross)

[Per the Council Rules of Procedure at 11:00 p.m., if more than two items remain on the regular agenda the city council can vote to table the remaining items until the next regular meeting.]

Motion: Table Regular Agenda Items 26, 30, 31, and 32 along with Executive Session Items 1, 2, and 5.

By: Mayor Thompson
Seconded: Councilmember Chang

Vote: 6 - 1 (Sponseller)

REGULAR AGENDA

25. Discuss and consider action on a Special Event Application for the Leander Diwali Festival to be held on October 17, 2026, at Devine Lake Park, including a request for a sponsorship of \$37,000, and authorizing towing associated with the event, and authorize the City Manager to execute any and all necessary documents.

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

26. Discuss and consider action on an Interlocal Agreement (ILA) between the City of Leander and Williamson County for the County's participation in the design and right-of-way acquisition costs of Leander's Crystal Falls Parkway Extension Capital Improvements Program Project T.63; and authorize the City Manager to execute any and all necessary documents.

This item was moved to the September 3, 2026, regular meeting agenda.

27. Discuss receiving No-New-Revenue and Voter-Approval tax rate calculations; take action to consider a proposed tax rate; and schedule a public hearing date for the proposed tax rate.

Motion: Accept the tax rate calculations for 2026 as presented.

By: Mayor Thompson
Seconded: Councilmember Chang

Vote: 7 - 0 (Roll Call Vote: Yes: Chang, Herrera, Blair, Sponseller, Naudin, Ross, Thompson. No: None.)

Motion: Approve the proposed tax rate of \$0.467986.

By: Mayor Thompson

Seconded: Councilmember Chang

Vote: 7 - 0 (Roll Call Vote: Yes: Chang, Herrera, Blair, Sponseller, Naudin, Ross, and Thompson. No: None.)

Motion: Approve calling a public hearing on the tax rate on September 17, 2026.

By: Mayor Thompson

Seconded: Councilmember Chang

Vote: 7 - 0 (Roll Call Vote: Yes: Chang, Herrera, Blair, Sponseller, Naudin, Ross, and Thompson. No: None.)

28. Discuss and provide direction regarding an update on the status of the General Obligation Refunding Bonds, Series 2026; the expiration of the parameters ordinance adopted on March 19, 2026; and the Municipal Advisor's recommendation regarding an alternative refunding strategy for 2027.

No action taken.

29. Discuss and consider action on a Resolution authorizing the Brushy Creek Regional Utility Authority, Inc., (BCRUA) to execute a Financing Agreement with the Texas Water Development Board relating to the sale of \$36,240,000.00 Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds, Proposed Series 2026 (Brushy Creek Regional Water Treatment and Distribution Project). Brushy Creek Regional Water Treatment and Distribution Project).

Motion: Approve a Resolution authorizing the BCRUA to execute a Financing Agreement with the Texas Water Development Board relating to the sale of \$36,240,000.00 Brushy Creek Regional Utility Authority, Inc. City of Leander, Texas Contract Revenue Bonds Proposed Series 2026 (Brushy Creek Regional Water Treatment and Distribution Project).

By: Councilmember Chang

Seconded: Councilmember Blair

Vote: 7 - 0

30. Discuss and consider action on an Ordinance providing for the Parks and Recreation Advisory Board to assume the duties of the Historical Preservation Commission and the Public Arts and Culture Commission; abolishing the Historical Preservation Commission and the Public Arts and Culture Commission; changing the name of the new board to Parks, Recreation, and Arts Advisory Board moving the definition of "Culture" from the duties to the definitions section of Section 4.14.001, Division 1, Article 1.14, Public Arts Program; authorizing the Parks and Recreation Advisory Board to create subcommittees to carry out board duties; making finding of fact; providing for severability; and providing for an effective date and open meetings clause.

This item was moved to the September 3, 2026 regular meeting agenda.

31. Direction to City staff to establish an annual process to solicit community input that would lead to an annualized focus group screening process.

This item was moved to the September 3, 2026 regular meeting agenda.

32. Discuss and consider action on affirming participation by individual City Council members in the One Leander initiative and the designated area of focus for each City Council member.

This item was moved to the September 3, 2026 regular meeting agenda.

33. Council Member Closing Statements.

Stephen Chang - thanked everyone for coming out tonight.

Natomi Blair - expressed her appreciation for the dialogue tonight.

Annette Sponseller - commented on email from a citizen expressing appreciation of staff that assisted them.

Andrew Naudin - commented on this day in music history, in 1969 was last time all four Beatles were together in Abbey Road studios; and take care of your mental health.

Na'Cole Thompson - stated tonight's dinner came from Popeye's Louisiana Kitchen; and thanked everyone that came out tonight.

34. 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. Sections 551.071 and 551.076, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding deployment of security devices and contracts related to security devices; 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; and
5. 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.

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

1. 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. Sections 551.071 and 551.076, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding deployment of security devices and contracts related to security devices; and

3. Acquisition of properties for public purposes and an option agreement for acquisition of real property; and
4. Lease agreement for City operations; and
5. Acquisition of properties for public purposes.

Convened into Executive Session at 11:03 p.m.; reconvened into open session at 11:33 p.m

1. Tabled until September 3, 2026, regular meeting.
2. Tabled until September 3, 2026, regular meeting.
3. Motion: Approve the form of Option Agreement with Northline Commerce, LLC discussed in executive session, approved by the City Attorney and City Manager; and authorize the City Manager to execute the agreement.

By: Mayor Pro Tem Ross
Seconded: Councilmember Chang

Vote: 7 - 0

4. Motion: Authorize the City Manager to execute a Triple Net Office Leed Building Lease Agreement by and between St. John Properties and the City of Leander for 39,348 rentable area in a mixed-use office building located at 1133 Main Street, Leander, Texas and pay the security deposit as discussed in executive session.

By: Mayor Pro Tem Ross
Seconded: Councilmember Chang

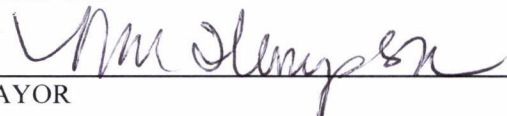
Vote: 7 - 0

5. Tabled until September 3, 2026, regular meeting.

35. Adjournment

Adjourned at 11:35 p.m.

APPROVED


MAYOR

ATTEST:


CITY SECRETARY



[illegible]

[illegible]

Hayli	McKnight	Yes	Leander	Planning and Zoning Commission	7/2/2026	2-25-0195	I am AGAINST this item.	Yes. But only want my written comments added to the meeting record.	We have cities in Texas who are running out of water, and someone decides we need a big, fancy lagoon?
Laure	Miller	No	Leander	City Council	7/2/2026	18	I am AGAINST this item.	Yes. But only want my written comments added to the meeting record.	All I see is more concrete and more strain on our resources. I do not want this thing built here or anywhere.
Monica	Miller	Yes	Leander	Planning and Zoning Commission	7/2/2026	18	I am AGAINST this item.	Yes. But only want my written comments added to the meeting record.	I am against the proposal to build a 4 acre lagoon and to take the water from the aquifer. Water is scarce and is getting scarcer. With the tremendous growth we are experiencing there are too many demands upon the water supply. We need to leave resources for future generations. There is ample natural beauty here. We do not need a man made spectacle that will be available to the few and drain resources from the many.
Elizabeth	Moore	Yes	Leander	City Council	6/2/2026	2-25-0195 (Leander Springs)	I am AGAINST this item.	Yes. But only want my written comments added	We need to take care of our water supply and ecosystem in Leander because it is fragile as it is. These developers come in with their extravagant projects and do not care about our community nor care that they are stressing our infrastructure and systems. We've already had similar proposals before that have been shot down and this is no different. The people have spoken and do not want this. Please see the attached one-page pdf
May (Eda)	Osborn	Yes	Leander	City Council	7/2/2026	Agenda Item 18 Leander Springs Development	I am AGAINST this item.	Yes. But only want my written comments added to the meeting record.	Please vote against thisWe respectfully urge the Leander City Council to vote "against" the proposed development of Leander Springs Lagoon. Our community is already experiencing critical infrastructure strain and environmental stress. This development would exacerbate existing problems while trespassing irreplaceable natural resources that define our community's character and quality of life. KST CONCERNS **Infrastructure Already at Capacity**
									Our city's infrastructure is currently unable to support existing demand: - **Water Supply** - **Wastewater Treatment** - **Road Congestion** - **Emergency Services** (Response time increases, understaffing) REQUESTED ACTION We respectfully request that the Leander City Council: 1. **Vote AGAINST the proposed development** of Leander Springs Lagoon 2. **Conduct a comprehensive infrastructure capacity study** before approving any major developments 3. **Establish a moratorium** on new large-scale developments until infrastructure catches up with current demand
Jessica	Osborn	Yes	Leander	City Council	7/2/2026	Item 18, Leander Springs	I am AGAINST this item.	Yes. But only want my written comments added to the meeting record.	Please consider these comments against the lagoon that is planning to be built for this property, and please consider how the traffic in the nearby neighborhood will change the air at home!?"feeling that Leander has the lagoon built is too big. The water will never when a company can just come in and use millions of gallons. That's a waste. The traffic coming through that nearby neighborhood will be much more than before, and create more pollution for the residents. We're already having this huge complex, it is a time where to one in the economy has money to spend to stay there. The water in the lagoon will waste, and the road through the neighborhood will just become a cement thoroughfare.
Ella	Patel	Yes	Leander	City Council	7/2/2026	18	I am AGAINST this item.	Yes. But only want my written comments added	Do not put into the lower franty aquifer for this project.
Jason	Potman	Yes	Leander	City Council	7/2/2026	Leander lagoon	I am AGAINST this item.	Yes. But only want my written comments added to the meeting record.	This is a terrible project that makes no sense at all. Once lakem allowed to water my lawn 7 days a week and wash my car, then we may have enough water to have something like this. Profits of a company should not dictate if we destroy our aquifer.

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| Jennifer | Ross | Yes | Leander | City Council | 8/20/2026 | 2-25-0135 | I am AGAINST this item. | Yes. But I only want my written comments added to the meeting record.

 | <p>I am opposed to 2-25-0135 because I have serious concerns about whether Leander's current infrastructure
and water supply can adequately support a development of this size. Our community is already experiencing the effects of rapid growth, and I believe the City should prioritize reliable water availability, adequate road capacity, emergency services, and other essential infrastructure before approving additional large-scale development. I respectfully ask the City Council to carefully evaluate the cumulative impact this project would have on existing residents and to require clear evidence that sufficient water and infrastructure capacity are available before moving forward with 2-25-0135.</p> <p>I am writing again to please request that you vote NO on the Leander Springs project for several reasons. First and foremost, the water usage required would be vulgar and detrimental to our community and the surrounding area. The Leander City Engineer estimated that the impact from such a large development. We need to be good stewards of our environment as well as consider the negative impact that it would have on our property owners. Furthermore, Leander Springs was intended to support. The traffic, noise and congestion would be awful (BAD", already BAD). The infrastructure could not support it, it can't! Support what we have now.</p> <p>We have lived here since 1999 and have seen this area explode which is good and bad. I don't see the peace and quiet I used to have but appreciate having normal, everyday things (such as HEB) readily available so I am not against development that makes sense and serves the community. I do feel that the population has grown too much for our area and we don't need to add to it with this project. The population is already out of control up here (Leander/Berry Hill) as it stands, no more please. I see no positives or benefits at all from this project. We don't NEED anything like that here.</p> <p>Please consider the long term and bigger picture and vote NO on Leander Springs.</p> <p>Thank you
John and Leslie Rowland
Ridgmar Landing</p> |
| Badrinaranya Sankaran | Yes | Leander | City Council | 7/27/2026 | 2-25-0135 | I am AGAINST this item. | Yes. But I only want my written comments added to the meeting record. | <p>Zoning Code 2-25-0135 (Leander Springs PUD Amendment)</p> <p>and the Leander City Council.</p> <p>To the Honorable Mayor and Members of the Leander City Council,</p> <p>My name is Badrinayagan Sankaran, and my family and I reside on Cowwood Blvd in Leander. I am writing as a homeowner and father of three young children regarding the proposed Leander Springs PUD amendment, specifically the plan to connect Cowwood Blvd directly to the 183A frontage road.</p> <p>My family has been involved in this development, Cowwood Blvd, I proposed to serve as the direct connection. This makes the route especially significant for our family. Our children, like many others in the neighborhood, have grown up on Cowwood Blvd, and it has been a source of pride and stability for us. The proposed connection to the frontage road is a critical link that would improve our quality of life and provide a direct route to a commercial highway that would introduce cut-through and make traffic, traveled at higher speeds into a safe where children live and play.</p> <p>In addition to traffic and safety concerns, I share my neighbors' broader concerns about how a large-scale commercial and entertainment development will affect the quality of life in adjacent residential areas. Before approving 2-25-0135, I respectfully ask the Council to consider and address the following:</p> <ul style="list-style-type: none">Access to Emergency Services: I am concerned that emergency response times to a residential area, especially in a high-traffic corridor, will be significantly impacted. I request that the Council ensure that emergency vehicles and police can access the area safely and efficiently.Impact on Local Businesses: The proposed development could introduce increased traffic and noise, which may negatively impact local businesses and residents in the area.Impact on the Environment: The development could lead to increased noise, light pollution, and potential impacts on the local ecosystem. I request that the Council consider measures such as sound barriers, reduced speeds, and aesthetic lighting to mitigate these impacts.Impact on the Community: The development could lead to increased traffic and noise, which may negatively impact the quality of life in the area. I request that the Council consider measures such as sound barriers, reduced speeds, and aesthetic lighting to mitigate these impacts.Impact on the Community: The development could lead to increased traffic and noise, which may negatively impact the quality of life in the area. 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City Council Member	City Council	Date	Item	Comments
Michael Santofino	Leander	7/2/2026	Z-25-0195	Yes. But only want my written comments added to the meeting record. I am AGAINST this item.
Michael Santofino	Leander	7/2/2026	Z-25-0195	Yes. But only want my written comments added to the meeting record. I am AGAINST this item.
Hemalatha Sobana	Leander	7/2/2026	Z-25-0195	Yes. But only want my written comments added to the meeting record. I am AGAINST this item.
Sabrina	Leander	7/2/2026	18	Yes. But only want my written comments added to the meeting record. I am AGAINST this item.
Maria	Taylor-Landis	7/2/2026	Leander Springs Area Item 18 Case Number Z-25-Item 0195	Yes. But only want my written comments added to the meeting record. I am AGAINST this item.
Jerry	Wick	8/20/2026	Z-25-0195	Yes. But only want my written comments added to the meeting record. I am AGAINST this item.
Nathanial Woodward	Planning and Zoning Commission	8/20/2026	Leander Springs	Yes. But only want my written comments added to the meeting record. I am AGAINST this item.

10:10



Anita's post

June 25 Planning and Zoning:

Leander Springs will present for a second time this year for their 4 acre lagoon project. The agenda packet still includes the plan to provide water for the lagoon by well water.



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

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

