



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 17, 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. Open Meeting.
2. Roll Call.
3. 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 Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding agreements regarding Brushy Creek Regional Utility Authority (BCRUA) and facilities expansion projects, and litigation and agreements related to the Brushy Creek Regional Wastewater Treatment Plant (BCRWWTP); and
 3. Section 551.071 and Section 551.087, 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 purpose; and to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body with which the City is conducting economic development negotiations along with consideration of an Old Town Incentive Chapter 380 Agreement(s) for Project EDA-25-007; and
 4. Section 551.071 and Section 551.087, 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 purpose; and to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body with which the City is conducting economic development negotiations along with consideration of an Old Town Incentive Chapter 380 Agreement(s) for Project EDA-26-01-005; and
 5. Section 551.071 and Section 551.087, 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 purpose; and to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate,

- stay, or expand in or near the territory of the governmental body with which the City is conducting economic development negotiations along with consideration of an Old Town Incentive Chapter 380 Agreement(s) for Project EDA-26-01-006; and
6. Sections 551.071, 551.072, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to deliberate and consult with legal counsel regarding Project EDA-26-01-002 and a letter of intent and memorandum of understanding; and
 7. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Upper Brushy Creek Water Control and Improvement District (WCID) lower water levels at Lakewood Park lake; and
 8. 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. Agreements regarding Brushy Creek Regional Utility Authority (BCRUA) and facilities expansion projects, and litigation and agreements related to the Brushy Creek Regional Wastewater Treatment Plant (BCRWWTP); and
3. Old Town Incentive Chapter 380 Agreement(s) for Project EDA-25-007; and
4. Old Town Incentive Chapter 380 Agreement(s) for Project EDA-26-01-005; and
5. Old Town Incentive Chapter 380 Agreement(s) for Project EDA-26-01-006; and
6. Pending Project EDA-26-01-002 and a letter of intent and memorandum of understanding; and
7. Upper Brushy Creek Water Control and Improvement District (WCID) lower water levels at Lakewood Park lake; and
8. Acquisition of properties for public purposes.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. Welcome 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.]

8. Staff Reports
 - Quarterly traffic signal update including operations, maintenance, and upcoming improvement projects.

CONSENT AGENDA: ACTION

9. Approval of the minutes for the regular City Council meeting held on September 3, 2026.
10. Acceptance of public infrastructure improvements for Edgewood Phase 2, Section 2 (PICP-24-0145) to include streets, drainage, water, and wastewater.
11. Acceptance of public infrastructure improvements for the 675 Kauffman Loop subdivision (PICP-24-0176) to include sidewalks, water and wastewater.
12. Approval of the termination of a drainage easement (ESMT-26-0159) located within the Blockhouse Creek Farm - Leander Subdivision, more particularly described as 0.3127 acres out of Williamson Central Appraisal District Parcel R629336, and generally located at 2501 Niles Drive, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.
13. Approval of an Interlocal Agreement (ILA) between the City of Leander and Capital Area Metropolitan Planning Organization (CAMPO) for development of the Safe Routes to School Plan (CIP T. 66); and authorize the City Manager to execute any and all necessary documents.
14. Approve a Professional Services Agreement to Dianna Tinkler for specialized right-of-way acquisition and real-property negotiation services for an amount not to exceed \$250,000.00 per fiscal year; and authorize the City Manager to execute any and all necessary documents.
15. Approval of an Ordinance to update the Roadway Service Area Map to incorporate the Bar W West Commercial Annexation.
16. Approval of the Planning and Zoning Commission Progress Report for September 2025 to August 2026.
17. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-26-0246 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to LC-2-A (Local Commercial) on one (1) parcel of land 3.85 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R549068; and generally located southeast of the intersection of Kauffman Loop and CR 267, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

18. Conduct a Public Hearing for the City of Leander Fiscal Year 2027 Proposed Budget.
 - Discuss and consider action on an Ordinance adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027; appropriating the various amounts thereof and repealing all ordinances or parts of ordinances in conflict therewith; and providing for an effective date.

City of Leander Impact Statement				
Description	FY 2026	FY 2027	(\$ Change	(%) Change
Proposed Tax Rate FY2026				
Proposed Tax Rate (per \$100 of value)	0.417282	0.417282	0.00%	0.00%
Average Homestead Taxable Value Comparison				
Average Homestead Market Value	525,742	501,383	(24,359)	-4.63%
Tax on Average Homestead	2,194	2,092	(102)	-4.63%
Detailed Tax Rate Comparison				
Maintenance & Operations (M & O) Proposed	0.273604	0.274483	0.09%	0.32%
Interest & Sinking (I&S) Proposed	0.143678	0.142799	-0.09%	-0.61%
M&O Adj No-New Revenue Tax Rate	0.280537	0.294223	0.013686	4.88%
M&O Voter Approval M&O rate	0.290355	0.304520	0.014165	4.88%
Total No-New-Revenue Tax Rate	0.428187	0.430886	0.002699	0.63%
Total Unused Increment Rate	0.004399	0.020667	0.016268	369.81%
Total Voter Approval Tax Rate	0.438432	0.467986	0.029554	6.74%
Certified Values	16,459,964,129	17,096,758,657	636,794,528	3.87%
Total Tax Levy - All Properties	53,477,852.00	56,372,715.00	2,894,863.00	5.41%
M&O Tax Revenue	42,008,755	46,458,419.10	4,449,664	10.59%

19. Conduct a Public Hearing on levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the Fiscal Year 2027; providing for and apportioning each levy for specific purposes; and providing when taxes shall become due and when the same shall become delinquent if not paid.
- Discuss and consider action on the First Reading of an Ordinance levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the Fiscal Year 2027 as described above.

REGULAR AGENDA

20. Consider ratifying appointments related to the City Manager's updated Leadership Team organizational structure, including reclassification of 10 current employees to director positions to take effect on October 1, 2026, and as provided for in the Fiscal Year 2027 proposed budget.
21. Discuss and consider action regarding Comprehensive Plan Case CPA-26-0020 to adopt the Stormwater Master Plan to be included in the Comprehensive Plan, Leander, Williamson and Travis Counties, Texas. *[At the request of City staff, this item has been moved to the October 1, 2026, regular meeting in order to allow the consultant time to incorporate final changes.]*
22. Discuss and consider action on Zoning Case Z-25-0197 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-A (General Commercial) 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.
23. 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 a church, school, or hospital commonly addressed as 11880 Hero Way West, Suite 201, Leander, Williamson County, Texas.

24. Discuss and consider casting the official ballot for the election of Places 1 through 4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool.
25. Discuss and consider action on an Ordinance Article 1.04 Boards, Commissions, and Committees, repealing Division 4. Parks and Recreation Advisory Board and replacing with a new Division 4. Leander Heritage, Recreation, and Culture Advisory Board providing for membership composition, terms, duties, allowance for subcommittees, implementation and funding public art, and budget; repealing Division 5. Historic Preservation Commission; repealing Article 1.14 Public Art Program and Division 2. Public Arts and Culture Commission; providing a severability clause, effective date, and related matters.
26. Council Member Closing Statements.
27. Convene back into Executive Session, if needed, pursuant to:
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28. 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 11 day of September 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC