



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 24, 2025
Workshop at 5:30 PM
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Tara LeDay**

**Place 5 – James Oliver, Chair
Place 6 – Laura Lantrip
Place 7 – Scott Calame, Vice-Chair
Staff Liaison – Robin Griffin**

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

WORKSHOP - CONVENE AT 5:30 PM

1. Workshop regarding the Capital Improvement Program (CIP).

REGULAR MEETING – CONVENE AT 6:00 PM

2. Call to Order.
3. Roll Call.
4. Director's report to the Planning & Zoning Commission on action taken by City Council on the July 17, 2025 meeting.
5. Review of meeting protocol.
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.]

CONSENT AGENDA: ACTION

7. Approval of the minutes for meeting held on July 10, 2025.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0114 to amend the Leander Springs 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.

- Discuss and consider action regarding Zoning Case Z-24-0114 as described above.
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

REGULAR AGENDA

9. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
10. Adjournment

CERTIFICATION

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 Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 18th day of July 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
7/24/2025

AGENDA SUBJECT:

Workshop regarding the Capital Improvement Program (CIP).

BACKGROUND:

The City Charter tasks the Commission with reviewing a draft of the capital improvements plan. The City of Leander's Capital Improvement Program (CIP) is a five-year plan, updated each fiscal year, that identifies major capital improvement needs in Leander. A capital improvement is a major, non-routine expenditure for new construction or improvements to streets, existing buildings, parks, facilities, water and wastewater infrastructure, as well as land purchases or major equipment. These projects are typically large in monetary value, have a long life expectancy and result in the creation or improvement of a City asset. The Fiscal Year CIP Plan for 2024 can be found here: <https://www.leandertx.gov/DocumentCenter/View/2032>.

The City prepares a CIP budget, as well as an Annual Budget for adoption by the City Council at the beginning of each fiscal year in October. While the CIP spans multiple years, capital projects planned in the first year of each CIP budget are also part of the city's annual operating budget.

Section 10.09. Capital Improvements Program.

The council shall adopt a capital improvements plan and the construction and capital projects of the city shall conform with such adopted plan, as amended. The capital improvements plan may be amended at anytime and shall be reviewed and considered for amendment by the council not less often than every two years.

The capital improvements plan, or elements or portions thereof, shall be initially prepared and drafted by personnel and/or consultants under the supervision of the city manager. A draft of the capital improvements plan shall be submitted to the planning commission which shall hold one or more public hearings on such plan and make recommendations for the approval of the plan, with or without amendments. The planning commission shall then forward the proposed capital improvements plan or elements or portions thereof to the city manager, who shall thereupon submit such plan, or element or portion thereof, to the council with the recommendations of the city manager and planning commission. Not less frequently than every two years thereafter, the city manager shall cause the review and preparation of any proposed amendments to the capital improvements plan and submit such proposed amendments to the planning commission for its review, approval and recommendations as provided above for the initial plan.

This workshop will include a brief presentation of the CIP and a discussion regarding the Commission's responsibility in the process. The August 14 agenda will include action on the CIP.

HISTORY/TIMELINE:

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

PRESENTER:

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

Gina Ellison, PE, Executive Director of Public Works

Tony Bettis, PMP, CIP Program Manager

Attachments:



EXECUTIVE SUMMARY
7/24/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on July 10, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 7-10-2025 P & Z minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 10, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Tara LeDay**

**Place 5 – James Oliver, Chair
Place 6 – Laura Lantrip
Place 7 – Scott Calame, Vice-Chair
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 except Commissioner Donnie Mahan and Commissioner Tara LeDay.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the July 1, 2025 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.

By: Board Member Calame

Seconded: Board Member Morales

Vote: 5 - 0

6. Approval of the minutes for meeting held on June 26, 2025.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0131 Bar W Ranch West Phase 8; on three (3) parcels of land 80.373 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R544597, R652645, and R532717, generally located

south of the intersection of Stamp Iron Avenue and Bar W Ranch Boulevard, Leander, Williamson County, Texas.

REGULAR AGENDA

8. Adjournment
Meeting adjourned at 6:02 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
7/24/2025

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0114 to amend the Leander Springs 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-24-0114 as described above.

BACKGROUND:

This request is the first 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 original PUD Zoning request (18-TOD-Z-013) was approved on August 2, 2018. Per the property owner's request, this ordinance expired on November 17, 2018 if the developer did not close on the property prior to the expiration date. Upon expiration, the zoning reverted the CD (Conventional Development) Sector.

A new developer submitted a PUD Zoning request (20-TOD-Z-014) with a similar development and 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 380 agreement. The phasing required that a Certificate of Completion was issued for the Crystal Lagoon by December 31, 2023 in order to maintain the entitlements. If the deadline is not met, then additional development permits may not be issued until the PUD is amended. **If the PUD is not amended, then the following uses are allowed: 35,000 square feet of Commercial. Commercial means commercial, office, and retail uses.**

- **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 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 reviews.
- **Mass Grading (including lagoon)** – Applicant requested this change to start the Crystal Lagoon. While mass grading is generally not supported by City ordinances, staff worked with the applicant to allow the grading if environmental concerns were addressed. Still in review. Application submitted 11/15/2022 and an extension was approved by the City 10/19/2023 after four reviews. The PUD must be amended prior to final approval.

- **Phase 1 Construction Plans** – Plans only include extension of a perimeter road and driveway access to Toll 183A. Application submitted 11/10/2022. Application period extended 08/10/2023 after six reviews. Seventh review completed 10/23/2024 and the application is expired.
- **Leander Springs Final Plat** – The official recorded map of the property to be developed, showing boundaries, lots, public streets, easements and other significant public facilities and features which are necessary to serve the development. Application submitted 01/17/2023. Sixth review completed by the city 01/03/2025 and all comments are cleared. The final plat is pending recordation.
- **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 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. Pending final submission from applicant as of 12/12/2023 after four 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 multi-family. There is no deadline for the completion of the lagoon.
- **Multi-Family** – This proposal includes 1,200 apartment unit as part of a vertical mixed-use building.
- **Building Height** – The building height is proposed to be limited to thirty-five (35') feet at the southern and western boundaries. The original PUD included a height limit of sixty (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 (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

Proposed Zoning: Leander Springs Planned Unit Development with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

Size and Location: The property is generally located southwest of the intersection of 183A Toll Road and RM 2243, including approximately 77.90 acres.

Surrounding Area: This property is located at the southwest 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 zone cases were previously submitted for this property:

- 07-Z-018 requested a zone 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 zone 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.

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 twenty-five (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 of 10% of primary building or 120 square feet; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 square feet; multi-family provides at least 100% of units with an enclosed garage parking space.

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. 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.
3. 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.
4. 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.
5. 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.
6. Compliance with Type 1 standards shall also be deemed as compliance with this component.

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited

outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

1. A Type 3 site component is intended to be utilized with LO (Local Office) and LC (Local Commercial) use components where adjacent to less restricted districts to provide for a land use transition.
2. This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
3. 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.
4. Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 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) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) 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.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) 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.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR (Single-Family Rural), SFE (Single-Family Estate), SFS (Single-Family Suburban), SFU (Single-Family Urban) and SFC (Single-Family Compact) components.

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 prioritized 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 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 bufferyards 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 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.

Desired Mix: 70-100% Non-Residential, 0-30% 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.

Please see the full report from the applicant attached as Exhibit 10.

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, Public Hearing postponed due to notification error

APPLICANT/AGENT:

Applicant/Agent: REIT Group Leander Springs Holdings, LLC. (Ravinder Katta).

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the proposed PUD Amendment;
2. Deny the proposed PUD Amendment; or
3. Approve an alternative request which includes additional higher standards within the PUD document with regards to the design elements to be adopted throughout the site. These may include items such as pedestrian amenities (benches, sidewalk seating, pet waste stations), alternative lighting (pedestrian lighting, landscape lighting), landscaping standards (street trees, hardscape standards), building materials (proposed material palette), or similar standards.

If the Commission determines that this development is unique and beneficial to the city, Staff recommends Option 3 listed above - Approve an alternative request which includes additional higher standards within the PUD document with regards to the design elements to be adopted throughout the site. These may include items such as pedestrian amenities (benches, sidewalk seating, pet waste stations), alternative lighting (pedestrian lighting, landscape lighting), landscaping standards (street trees, hardscape standards), building materials (proposed material palette), or similar standards.

If the Commission chooses Option 2 listed above – Deny the proposed PUD Amendment, the recommendation will be forwarded to the City Council for action. If the case is denied, 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.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments:

1. Z-24-0114 Att 1 - Letter of Intent
2. Z-24-0114 Att 2 - Current Zoning - Leander Springs PUD
3. Z-24-0114 Att 3 - FLU Map - Leander Springs PUD
4. Z-24-0114 Att 4 - Public Notification - Leander Springs PUD
5. Z-24-0114 Att 5 - Proposed Zoning - Leander Springs PUD
6. Z-24-0114 Att 6 - Aerial Map - Leander Springs PUD
7. Z-24-0114 Att 7 - Utilities Map - Leander Springs PUD
8. Z-24-0114 Att 8 - PUD Notes
9. Z-24-0114 Att 9 - PUD Redline Notes 07.17.2025
10. Z-24-0114 Att 10 - Neighborhood Outreach



MEMORANDUM

To: City of Leander Development Services

From: iLand Development Group
8871 183A Toll Fr Rd.
Leander TX 78641

Date: 6/1/2025

Subject: Leander Springs PUD Amendment No. 2 Summary

The following Memo is a summary of the Leander Springs PUD Amendment Updates.

Leander Springs PUD 01.29.2021 - proposed amendment 2

Leander Springs PUD Amendment:

The Leander Springs PUD Amendment is meant to update the language as it relates to Phasing, Lagoon and Hotel delivery. We have also removed all references to the Lagoon as a **Crystal** Lagoon. Moving forward, all references to this structure will be Lagoon.

On page 1 of the PUD, section B. 3., we are proposing "The lagoon is considered a non-essential use and will need to comply with water conservation requirements."

On page 2 of the PUD, section D. 3., we are proposing a reduction of a maximum number of multi-family units from 1,600 to 1,200 units.

On page 4 of the PUD, we are proposing per section 4. B., that the maximum height of structures on the southern and western boundaries be reduced from 60 feet to 35 feet in height.

On page 6, section G. 1. b., we are proposing to add Mason Creek Trail from Horizon Lake Park will enter from the west on either Tracts L, M, or A to the internal sidewalk system and connect to the Brushy Creek Trail system to the north along FM 2243.

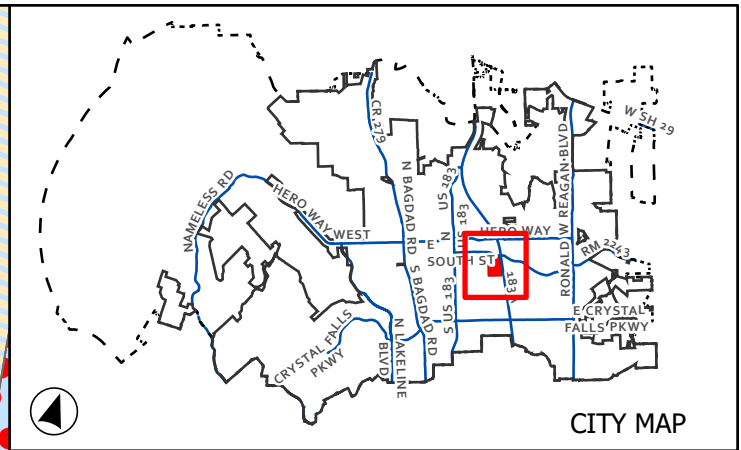
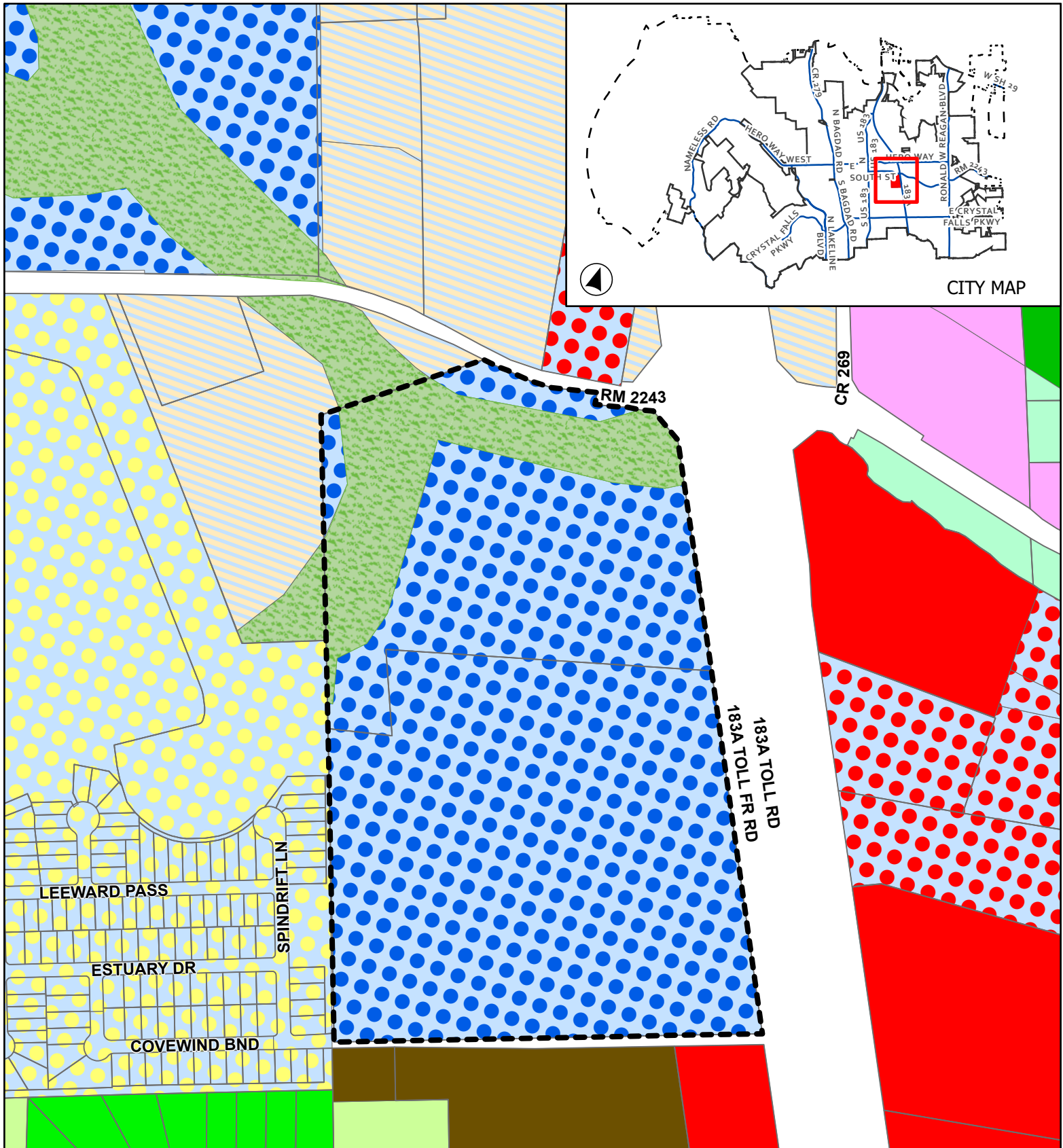
On page 8 of the PUD we are proposing the removal of the date required for the Certificate of Completion for Lagoon delivery.

On page 9 of the PUD we are proposing the removal of the time the Hotel construction shall commence and when a Certificate of Occupancy will be delivered.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Conklin", written over a horizontal line.

Pete Conklin
COO iLand Development Group



CASE: Z-24-0114

ATTACHMENT 2

LEANDER SPRINGS
MAJOR AMENDMENT
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.

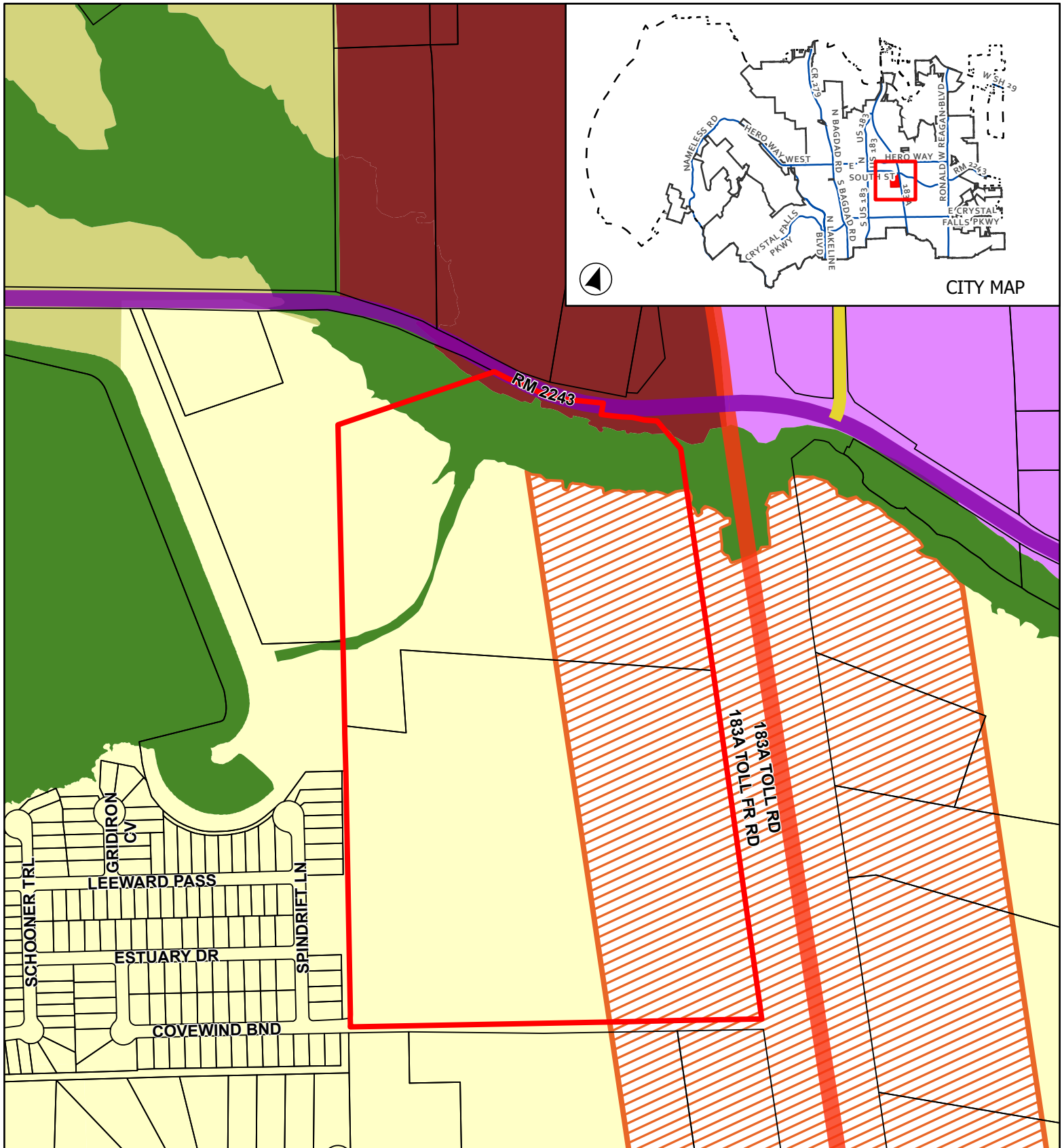
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Feet

City Limits
ETJ
Subject Boundary
Proposed Zoning
SFR - Single-Family Rural
SFE - Single-Family Estate

SFS - Single-Family Suburban
SFU - Single-Family Urban
MF - Multi-Family
GC - General Commercial
HC - Heavy Commercial
HI - Heavy Industrial
PUD - Single-Family
PUD - Mixed Use
PUD - General Commercial
PUD - Heavy Commercial
OS - Open Space
CD - Conventional Sector



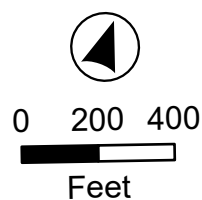
CASE: Z-24-0114

ATTACHMENT 3

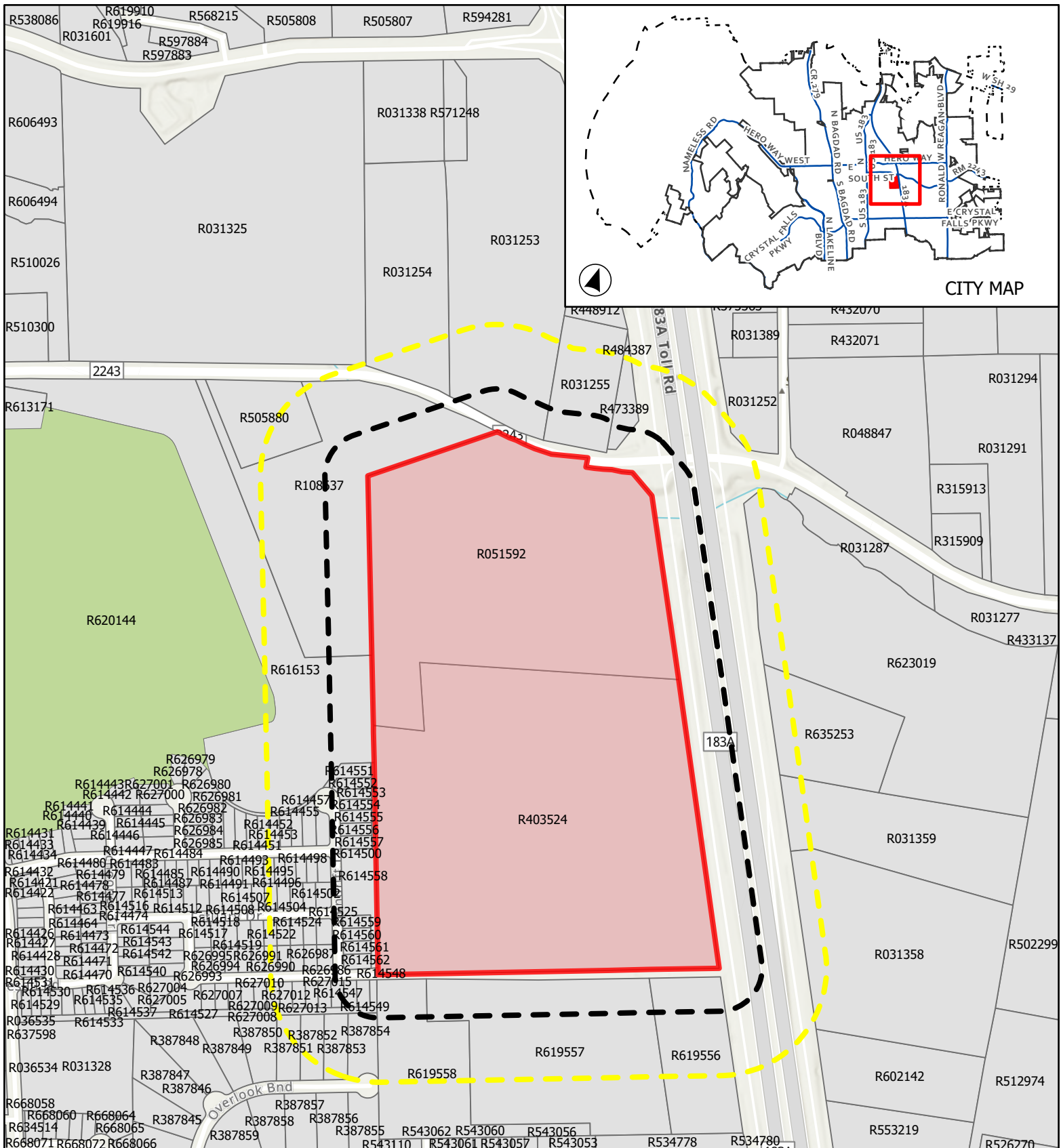
LEANDER SPRINGS
MAJOR AMENDMENT
EXISTING PUD

Future Land Use Map

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- | | |
|-----------------------------|--|
| ETJ Boundary | Neighborhood Residential |
| Leander City Limits | Multi-Use Corridor - Priority Corridor |
| Subject Boundary | Activity Center |
| Access Controlled, Existing | Employment Center |
| Arterial 4 Lane, Existing | Urban Mixed Use |
| Collector, Existing | Greenway |



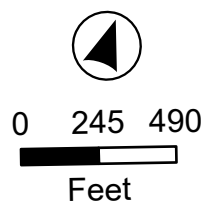
CASE: Z-24-0114

ATTACHMENT 4

LEANDER SPRINGS
MAJOR AMENDMENT
EXISTING PUD

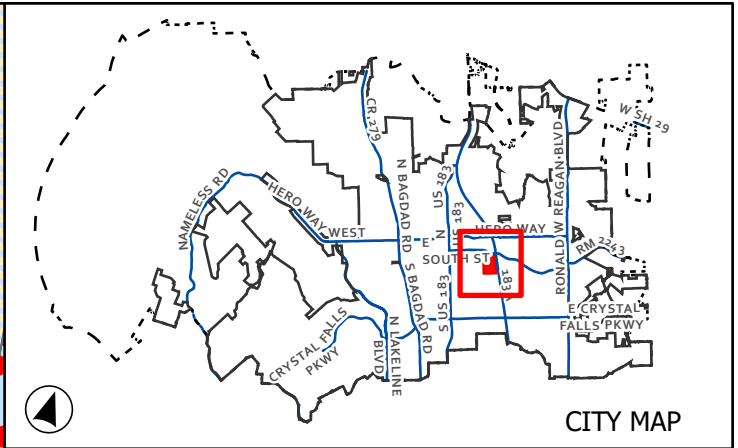
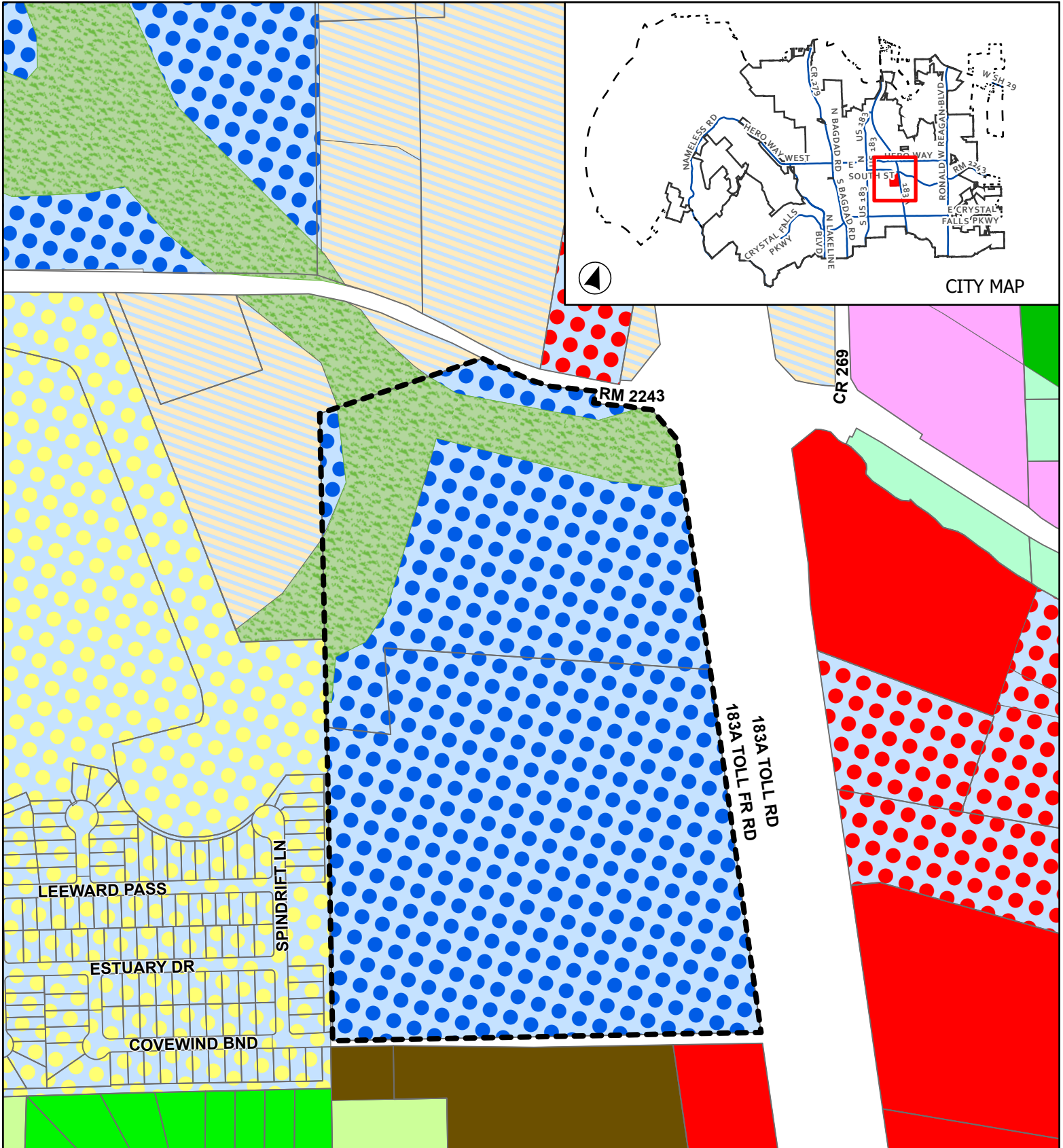
Public Notification

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City Limits
ETJ
Subject Boundary

Notification Buffer
200'
500'



CASE: Z-24-0114

ATTACHMENT 5

LEANDER SPRINGS
MAJOR AMENDMENT
EXISTING PUD

Proposed Zoning

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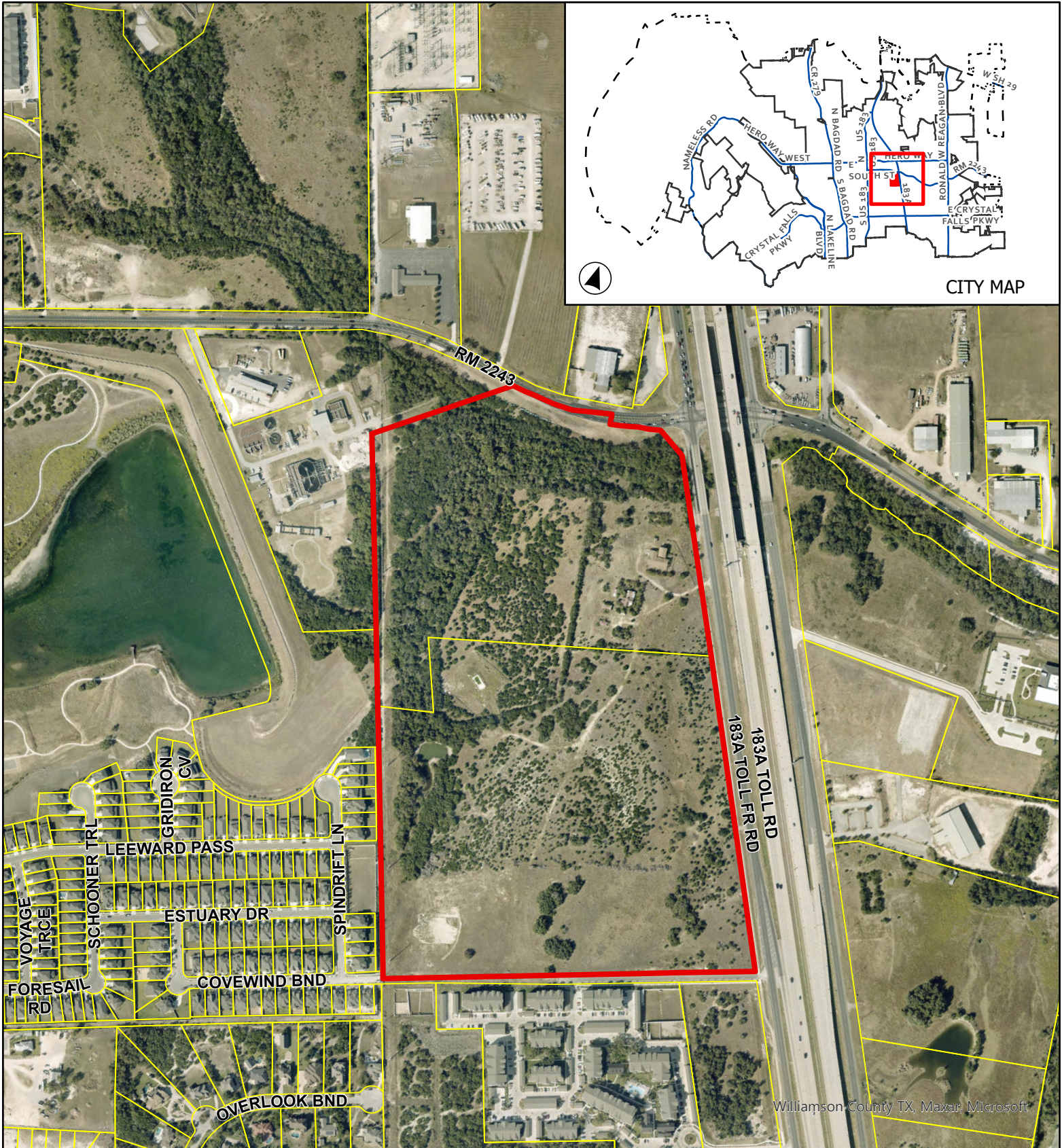
0 400 800
Feet

City Limits
 ETJ
 Subject Boundary

Proposed Zoning
 SFR - Single-Family Rural
 SFE - Single-Family Estate

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

PUD - Single-Family
 PUD - Mixed Use
 PUD - General Commercial
 PUD - Heavy Commercial
 OS - Open Space
 CD - Conventional Sector



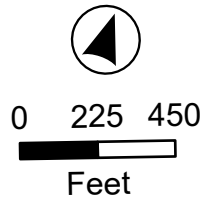
CASE: Z-24-0114

ATTACHMENT 6

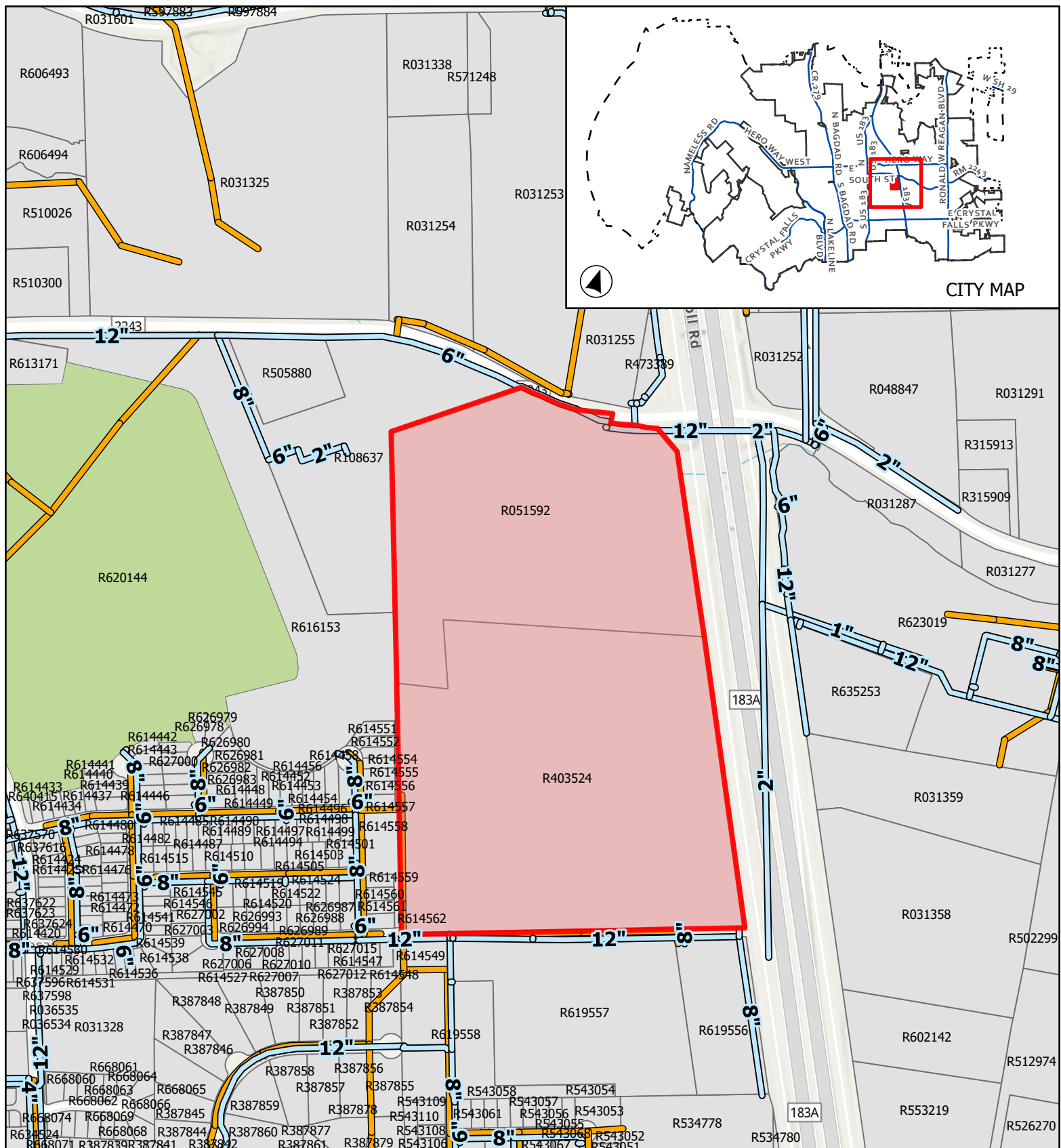
LEANDER SPRINGS
MAJOR AMENDMENT
EXISTING PUD

Aerial Map

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- Leander City Limits
- Subject Boundary



CASE: Z-24-0114

LEANDER SPRINGS

Utilities Map

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0 240 480

Feet



 Subject Boundary

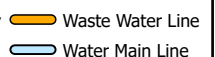


EXHIBIT A

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 development of this Property is planned as a high quality mixed use development, with recreational improvements and a mixture of uses suitable to the TOD area of Leander.

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 Zoning Ordinance as permitted uses in this PUD.
 - MF-2-A (Multi-Family)
 - GC-3-A (General Commercial)
3. “**Lagoon**” is defined as a crystalline lagoon, no less than four (4) acres in size, that is built and maintained using a patented technology with a minimum amount of additives and energy, located on an approximately 13.1 acre site, including the ancillary and related boardwalk and adjacent landscaping features, restaurants and shops operated with as part of the Lagoon, as more particularly described in this PUD. The lagoon is considered a non-essential use and will need to comply with water conservation requirements.

C. Conceptual Site Layout & Land Use Plan

1. A **Conceptual Site Layout & 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.

2. This PUD zoning document does not constitute plat or site plan approval of the attached plan(s).

D. Allowable / Prohibited Uses

1. The allowable uses shall include a mixture of residential and commercial uses consistent with the base zoning districts, except as modified by this document.
2. Timing of development and unit density for MF-2-A Zoning District can be found in Section I in this **Exhibit A**.
3. A maximum of 1,200 multi-family units may be developed within this PUD; provided that the multi-family units are subject to the phasing and residential unit caps set forth in Section I, Development Phasing and may not exceed the residential unit limits set forth for each phase. A multi-family unit is defined as a dwelling unit within a multi-family structure. All density limitations in the Composite Zoning Ordinance shall not apply to the Property and are hereby replaced by the phasing and residential unit caps set forth in this **Exhibit A**.
4. All parking for multi-family shall be provided using structured parking.
5. Hotels may be constructed within this PUD, overlooking the Tract “G” Lagoon. A minimum of one (1) hotel that meets the requirements of this section shall be constructed by the deadline set forth in Development Phasing, Section I, Phase 2 (the “Hotel”). The Hotel shall have a minimum of five (5) stories, two hundred seventy-five (275) rooms, approximately 90,000 square feet, and shall be a full-service nationally branded and franchised or managed upscale hotel constructed on the Property in accordance with City-approved plans. To qualify as a full-service, upscale, select service hotel, the Hotel shall include the following amenities: on-site food and beverage service (room service); on-site restaurant; on-site bar; fitness center; pool; and a minimum of 10,000 square feet of conference and banquet space. Phase 4 of the PUD may not proceed if a Certificate of Occupancy for the Hotel is not issued as set forth in Section I. Any additional hotel that is developed as part of this development, shall not be required to include the above amenities.
6. The construction and operation of outdoor retail and entertainment venues are permitted in Tract “G”. Such uses shall be prohibited within two hundred feet (200’) of any adjoining residential district.
7. The following uses shall be prohibited:
 - a. Auto fuel sales and washing
 - b. Auto repair and maintenance uses
 - c. Funeral home, including embalming and crematory facilities associated with an onsite funeral home or cemetery.

- d. Manufactured housing sales and accessory building sales
 - e. Office/warehouse including painting, plumbing or similar commercial services
 - f. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals excluding facilities such as a Tri-Track station, as defined by the State of Texas Transportation Code.
 - g. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop (small engine repair shops and motorcycle repair shops shall not be permitted within one-hundred fifty feet (150') of a residential district unless such repairs are conducted totally within a fully enclosed building)
 - h. Wholesale activities with less than 3,500 square feet of gross area of business
8. Development of this PUD shall be a mixed-use development. Buildings that have first floor retail, office, and/or commercial uses authorized by this PUD with residential uses on the floors above retail shall be referred to herein as Vertical Mixed Use Development. As part of this design approach, some Vertical Mixed Use Development shall have only first floor retail, and some shall have a combination of first floor retail, office, and commercial uses authorized by this PUD . **Exhibit E, Ground Floor Retail** identifies the streets that will have only first floor retail frontage within the Vertical Mixed Use Development. Uses associated with multi-family development such as leasing offices, laundry facilities, fitness facilities, or similar uses may not be located on the ground floor of Vertical Mixed Use Development.
9. One hundred percent (100%) of the Lagoon beach front shall be commercial ground floor uses.
10. Food trucks, mobile food units, mobile food establishments, temporary retail establishments and farmers' markets (all as defined and regulated by state law) shall be permitted on any Tract within this PUD in compliance with the Composite Zoning Ordinance.

E. Outdoor Event Standards

- 1. Outdoor entertainment 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.
- 2. No more than twelve (12) outdoor entertainment events with an audience of 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.

F. Development Standards

- 1. Under the base zoning GC-3-A, the following modifications shall apply:
 - a. Article V, Section 3, (b)(2)(ii) shall be modified to include "outdoor entertainment venues involving 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”. Such outdoor entertainment venues shall be located exclusively on Tracts “G” and “H” within this PUD.

2. Multi-family that is part of Vertical Mixed Use Development shall be developed on Tracts identified as MF-2-A / GC-3-A on **Exhibit C**. Street front ground floor shall be developed as described in Section D.8 of this PUD. Article III, Section 19(b) shall be waived to allow horizontal and vertical mixed use as established within this PUD.
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. Under the base zoning GC-3-A, the following height modifications shall apply except within twenty-five (25’) feet of the PUD’s southern and western border. Buildings within twenty-five (25’) feet of the southern and western border shall comply with the thirty-five (35’) feet height limit.
 - i. Ninety (90’) feet maximum for all uses except those identified in ii. and iii. below,
 - ii. Ninety-five (95’) feet maximum for hotel use,
 - iii. One hundred twenty (120’) feet maximum for office use,
 - iv. Any office building exceeding ninety-five (95’) feet in height shall be located at least fifty (50’) feet from the southern and western boundaries of the PUD.
 - b. The structures located within the MF-2-A zoned property within fifty feet (50’) of the southern and western boundaries of the Property shall be limited to a maximum of thirty-five feet (35’) in height.
 - c. No structures within the MF-2-A zoned property shall exceed six (6) stories or seventy-two feet (72’) in height.
 - 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 may be zero feet (0’).
 - b. All other buildings shall comply with the setbacks listed in the Composite Zoning Ordinance.
 - c. Structures constructed on Tracts “C”, “F” and “I” shall be constructed a maximum of ten feet (10’) from the internal development street paralleling 183A.

6. Street Network

- a. This PUD is intended to create a unique destination that is designed to focus buildings and user experience inwards towards a central Lagoon. As such, the PUD requires that buildings are oriented inward, creating a pedestrian-friendly active edge along this lagoon.
- b. Due to the walkable, urban setting established with this PUD, roadways depicted on **Exhibit D, Street Exhibit** and street cross sections are established to encourage slow traffic speeds, street parking and walkability in **Exhibits E-1** through **E-7, Street Cross Sections**.
- c. Street Types for all thoroughfares within this PUD are identified on **Exhibit E, Street Exhibit**.
- d. Curb extensions/bulb outs shall be constructed at all intersections in order to create pedestrian scaled roadway crossings and encourage slower vehicular travel speeds.
- e. In locations where street intersections exceed four hundred feet (400') a mid-block pedestrian crossing with curb extensions/bulb outs shall be installed mid-block.
- f. Parallel or head-in, on-street parking spaces may be provided along all internal streets.
- g. Sidewalks of at least twelve feet (12') wide shall be adjacent to all building frontages only if the building incorporates a commercial use on the ground floor.
- h. Sidewalks at least twelve feet (12') wide shall be provided between the building facade and the parking lot, with trees in grates or planter boxes every thirty feet (30'), only if the building incorporates a commercial use on the ground floor.

7. 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.

G. Parkland/Recreation Improvements

1. 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. The Lagoon, at least four (4) acres in size, shall be constructed, installed, and operated on Tract "G" as shown on **Exhibit C**.
 - a. Lagoon
 - i. 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.
 - ii. This Lagoon shall be constructed during the first phase of development as established in Section I, Development Phasing, Phase 1.

- b. Brushy Creek Main Branch Trail
 - i. Approximately 7.4 acres of open space 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. Construction of a ten feet (10') wide all weather trail shall be constructed within the corridor. The trail corridor and constructed trail shall be dedicated to the City as part of the parkland dedication and improvements. Mason Creek Trail from Horizon Lake Park will enter from the west on either Tracts L, M, or A to the internal sidewalk system and connect to the Brushy Creek Trail system to the north along FM 2243.

H. Landscape Requirements

- 1. In the event a building is sited with a zero (0) foot setback, Article VI – Site Standards within the Composite Zoning Ordinance shall be modified as follows:
 - a. Landscape requirements may be planted in the associated right-of-way, street, or easement within landscape planting beds, pedestrian courtyards, greenways or similar type of areas.
 - b. Landscaped areas less than four feet (4') in width may count towards the landscape area requirements so long as the landscape area contributes to landscaping and scale of the associated street.

2. Street trees shall be planted along all streets within this PUD to the following standards:
 - a. Street trees shall be planted along all streets at a spacing not to exceed forty feet (40') on center not including 183A Toll Road and FM 2243. Street trees with a mature height not less than thirty-five feet (35') shall be planted as part of Phase 1 along the southern border of Tract K within four hundred feet (400') of the southwest corner of the property at a spacing not to exceed twenty five feet (25'). These trees shall be Arizona Cypress, Escarpment Live Oaks, or similar tree species listed in the Leander Preferred Plant List or Austin Grow Green Guide. The spacing may be modified to accommodate the tree species spread according to industry standards.
 - b. The species of street trees may be, but are not required to be, consistent on both sides of the street on a block.
 - c. The property owners' association shall be responsible for the maintenance of the street trees and sidewalks located along internal streets, not including 183A Toll Road and FM 2243.

I. Development Phasing

1. The Property shall be developed in accordance with the phasing and deadlines set forth in this section. Certificate of Occupancy means the final Certificate of Occupancy issued by the City for occupancy or use of a building or structure. Certificate of completion means the final certificate of completion issued by the City for completion of site improvements. Commercial Development means commercial, office, and retail uses and structures authorized by this PUD.

DEADLINE	PHASE 1 Phase 1 consists of the following uses and structures which are subject to the phasing requirements described below: A. The Lagoon B. A minimum of thirty-five thousand (35,000) square of Commercial Development that is not part of Vertical-Mixed Use Development (the “Phase 1 Commercial Development”) C. A maximum of three hundred fifty two (352) multi-family units that are part of Vertical Mixed-Use Development
No deadline.	The site development permit application for the <u>Lagoon</u>, Phase 1 Commercial Development, and first three hundred fifty two (352) units of multi-family may be submitted for concurrent review. If they are not submitted for concurrent review, then they shall be submitted in the following order, and construction of the <u>Lagoon</u> shall commence concurrently with or before the construction of the Multi- Family units: a. <u>Lagoon</u> b. Commercial Development c. Multi-family
	Certificates of occupancy may not be issued for any multi-family units until after the certificate of completion is issued for the Lagoon. No more than three hundred fifty two (352) multi-family units may be permitted during Phase 1, and only if they are part of a Vertical Mixed Use Development. Phase 1 must be complete and have certificates of occupancy or certificates of completion, as appropriate, issued before more than three hundred fifty two (352) multi-family units will be permitted. The first floor retail portion of the Vertical Mixed Use Development shall obtain a Certificate of Occupancy for up to fifty percent (50%) of the Phase 1 Commercial Development prior to permits being issued for Phase 2.
	Development of Tracts "G" and "H" shall be constructed as identified on Exhibit G, Phasing Plan including the construction of the utility infrastructure and streets located within the public rights-of-ways necessary to service Phase 1 of the Property. Temporary all weather surface parking comprised of concrete, asphalt, or similar material approved by the Planning Director and City Engineer may be constructed on Tracts “E”, “D”, “J”, “K”, and “L” for the exclusive use of the users of Phase 1. The surface parking shall be removed when Tracts “E”, “D”, “J”, “K”, and “L” develop for their designated uses.

DEADLINE	PHASE 2 Phase 2 consists of the following uses and structures which are subject to the phasing requirements described below: a. A minimum of one-hundred thousand (100,000) square feet of Commercial Development (the “Phase 2 Commercial Development”) b. A maximum of three hundred (300) multi-family units
Within 5 years of the first Certificate of Occupancy issued for Phase 1 (Phase 2 Commercial Development only)	One or more Certificates of Occupancy for a minimum of one hundred thousand (100,000) square feet of Commercial Development shall be obtained. No more than three-hundred (300) multi-family units may be approved for Phase 2. Building permits for multi-family structures may not be issued until fifty percent (50%) of the Phase 2 Commercial Development (excluding Hotels <u>and the Lagoon</u>) has been issued a Certificate of Occupancy.
	HOTEL Hotel development can begin at any time and is subject to the phasing deadlines set forth below. Hotel construction shall commence no later than five years after the issuance of the first certificates of occupancy.
DEADLINE	PHASE 3 Phase 3 consists of the following uses and structures, which are subject to the phasing requirements described below. A. Two-hundred fifty (250) units of multi-family units for each one-hundred thousand (100,000) square feet of Commercial Development up to a maximum of one thousand two hundred (1200) multi-family units, subject to the limits and phasing requirements below. B. Minimum square footage of Commercial Development as defined here (the “Phase 3 Commercial Development”)
No deadline	For each additional two hundred fifty (250) units of multi-family for which a Certificate of Occupancy has been requested after Phase 2, certificates of occupancy must be issued for an additional one hundred thousand (100,000) square feet of Phase 3 Commercial Development after the Phase 2 Commercial Development.
	A maximum of one thousand two hundred (1200) multi-family units may receive building permits.

J. Subdivision Process

1. The Concept Plan and Preliminary Plat may be submitted for concurrent review and approval.
2. The Hotel, the Commercial Development, and the Lagoon must each be located on tax parcels that do not include multi-family development, and for which zoning does not allow multi-family development or two-family development, as shown in **Exhibit C**, unless the Commercial Development is part of Vertical Mixed-Use Development. Commercial Development, the Hotel, and the Lagoon must be located on separate tax parcels from Multi-Family Development or two-family development (except for Multi-family Development that is part of Vertical-Mixed Use) prior to the issuance of a building permit, and the separate tax parcel must be created before the issuance of a building permit for the Commercial Development, the Hotel, or the Lagoon, respectively.

LIST OF EXHIBITS

Exhibit A – Planned Unit Development (PUD) document

Exhibit B – Field Notes

Exhibit C – Conceptual Site Layout and Land Use Plan

Exhibit D – Street Exhibit

Exhibit E-1 through E-7 – Street Cross Sections

Exhibit F – Ground Floor Retail

Exhibit G – Phasing Plan

Exhibit H – Leander Spring PUD Amendment 1 Cross Section Updates

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

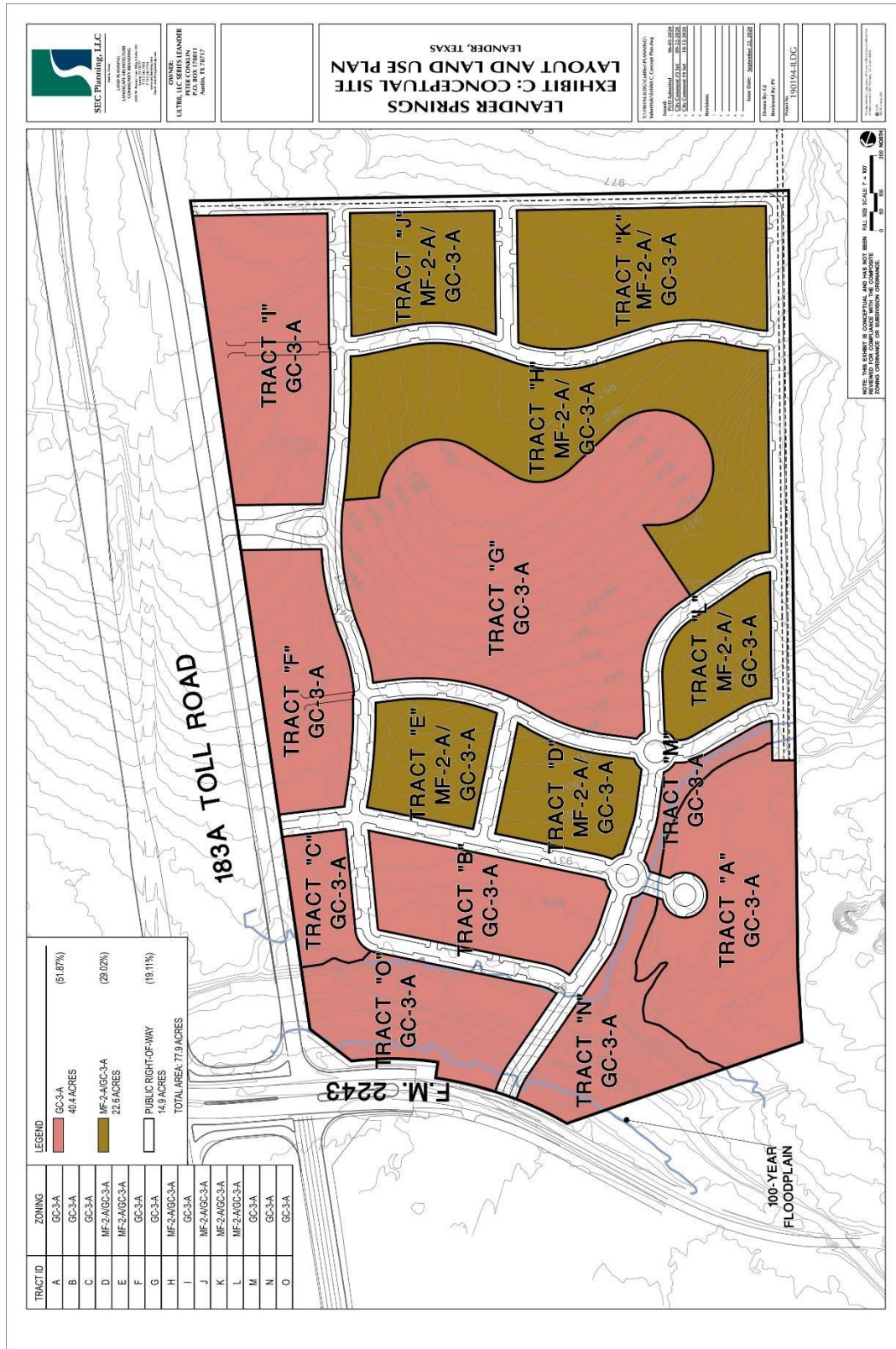


EXHIBIT D
Street Exhibit

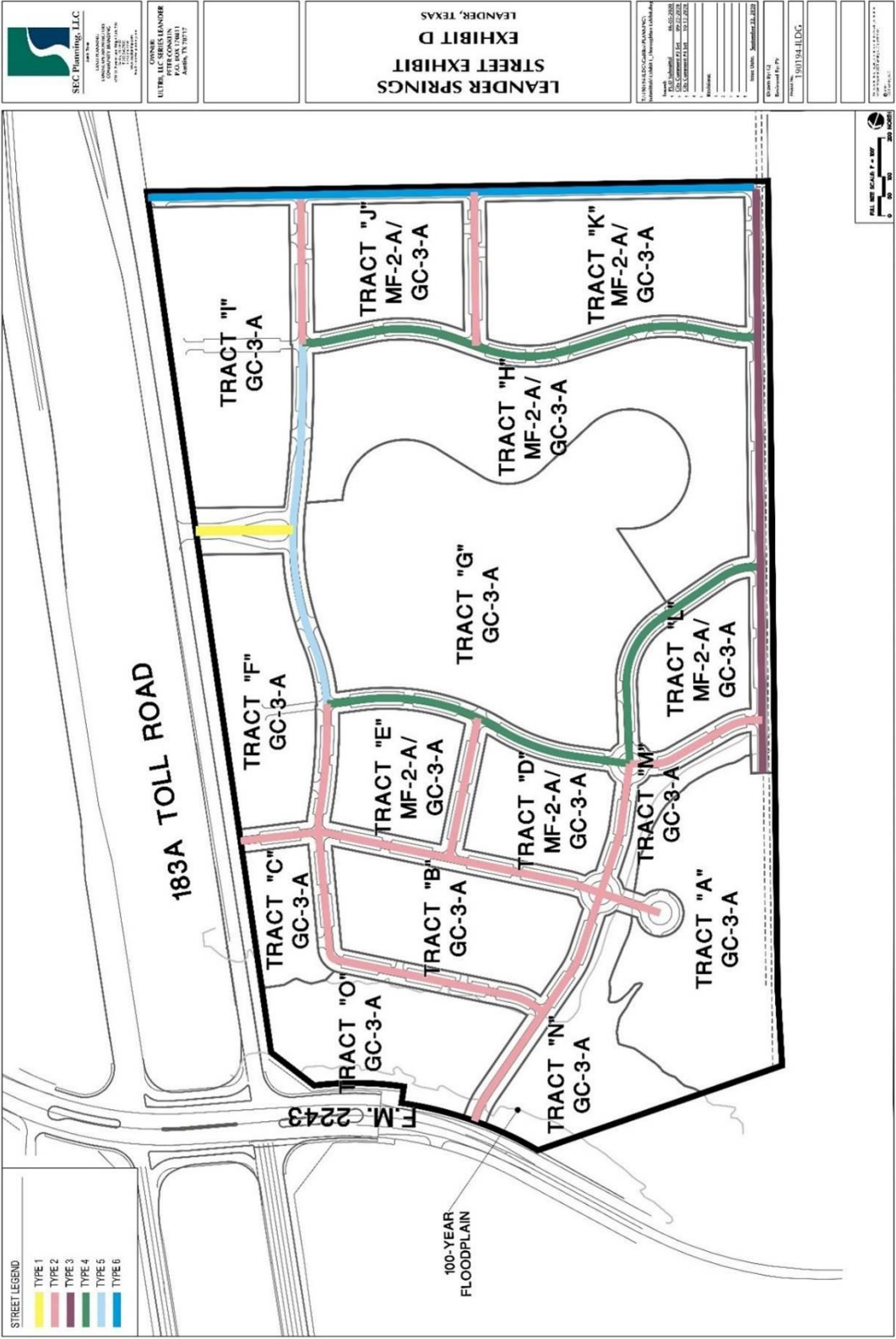
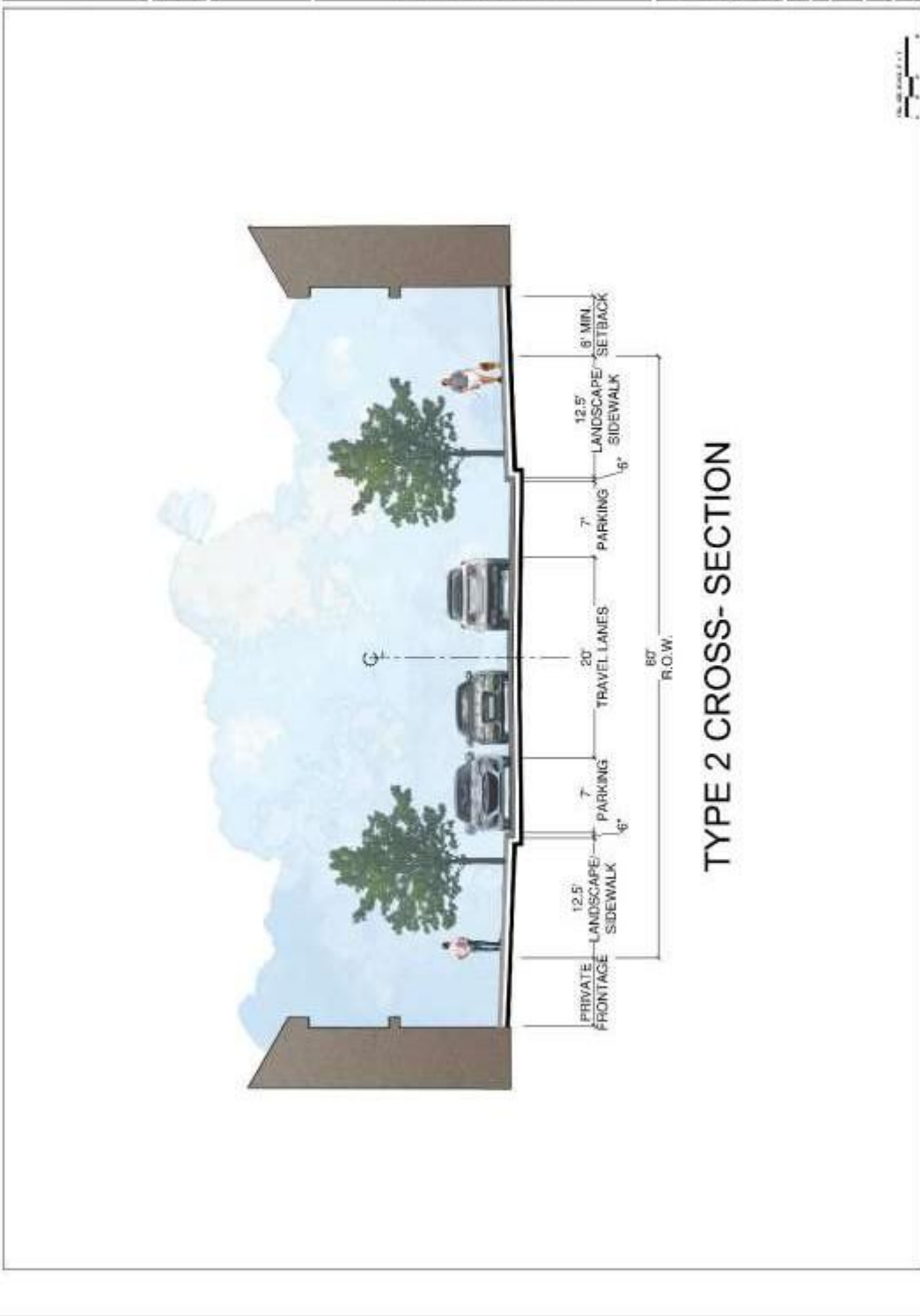
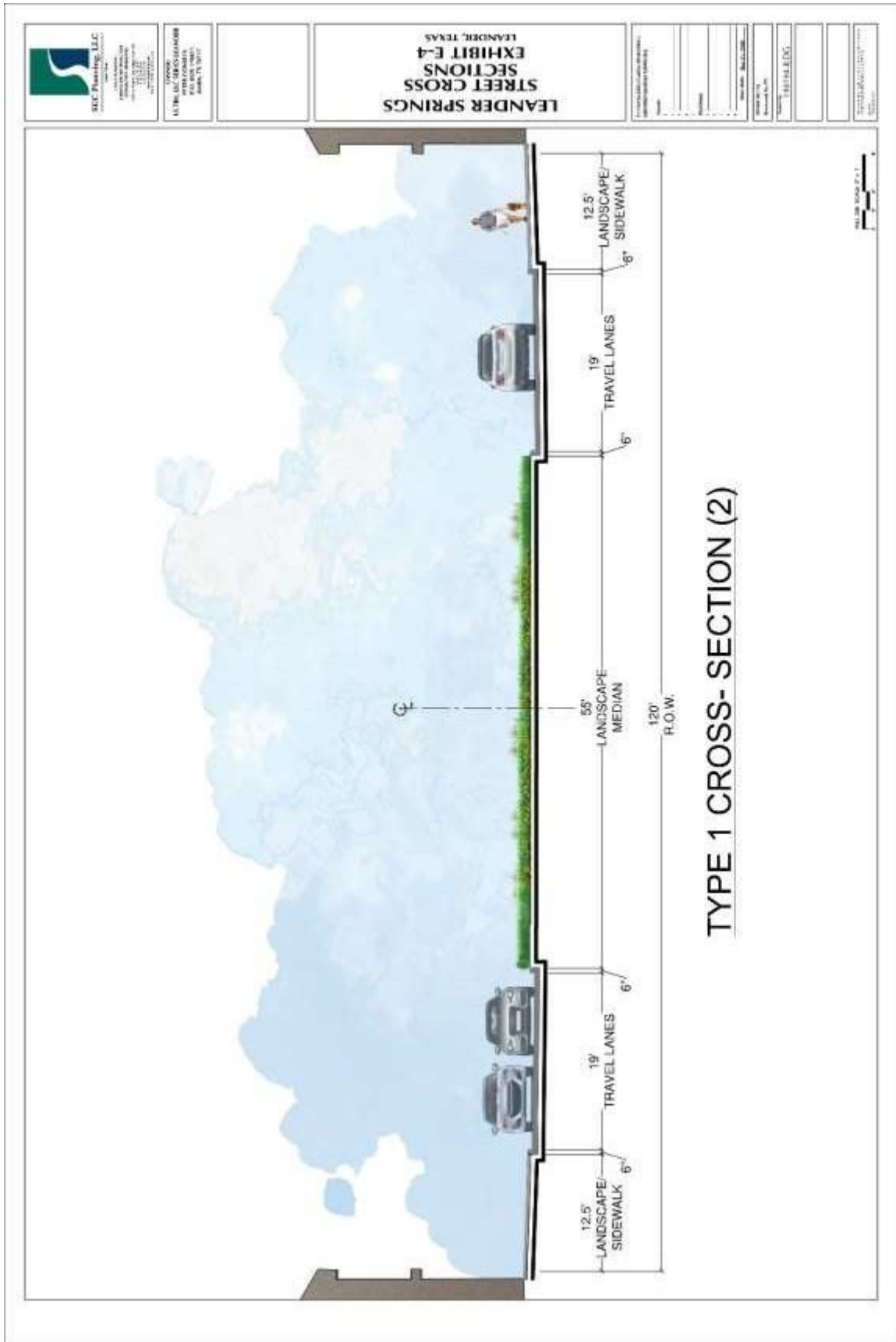


EXHIBIT E-1 through E-7
Street Cross Sections









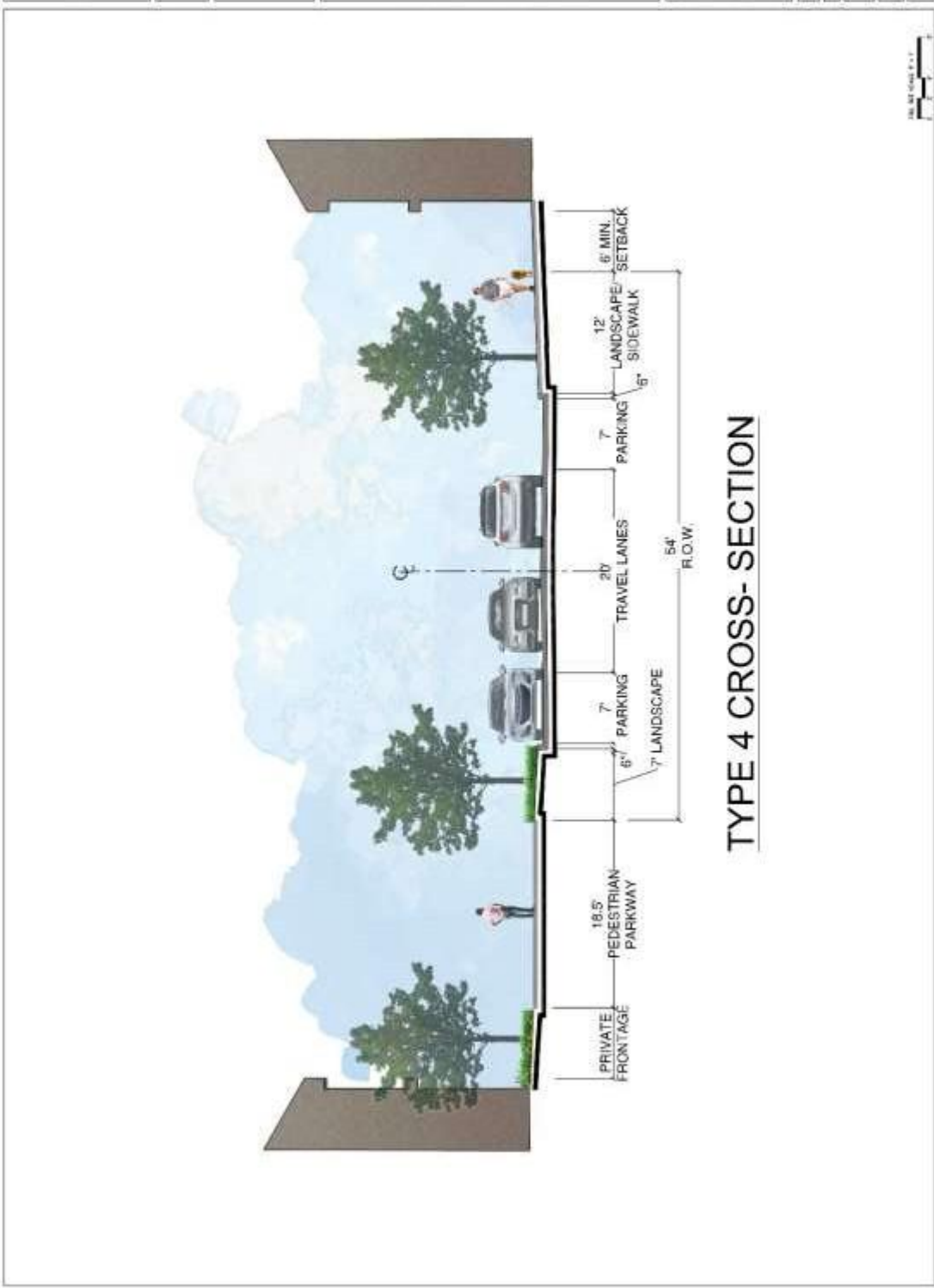
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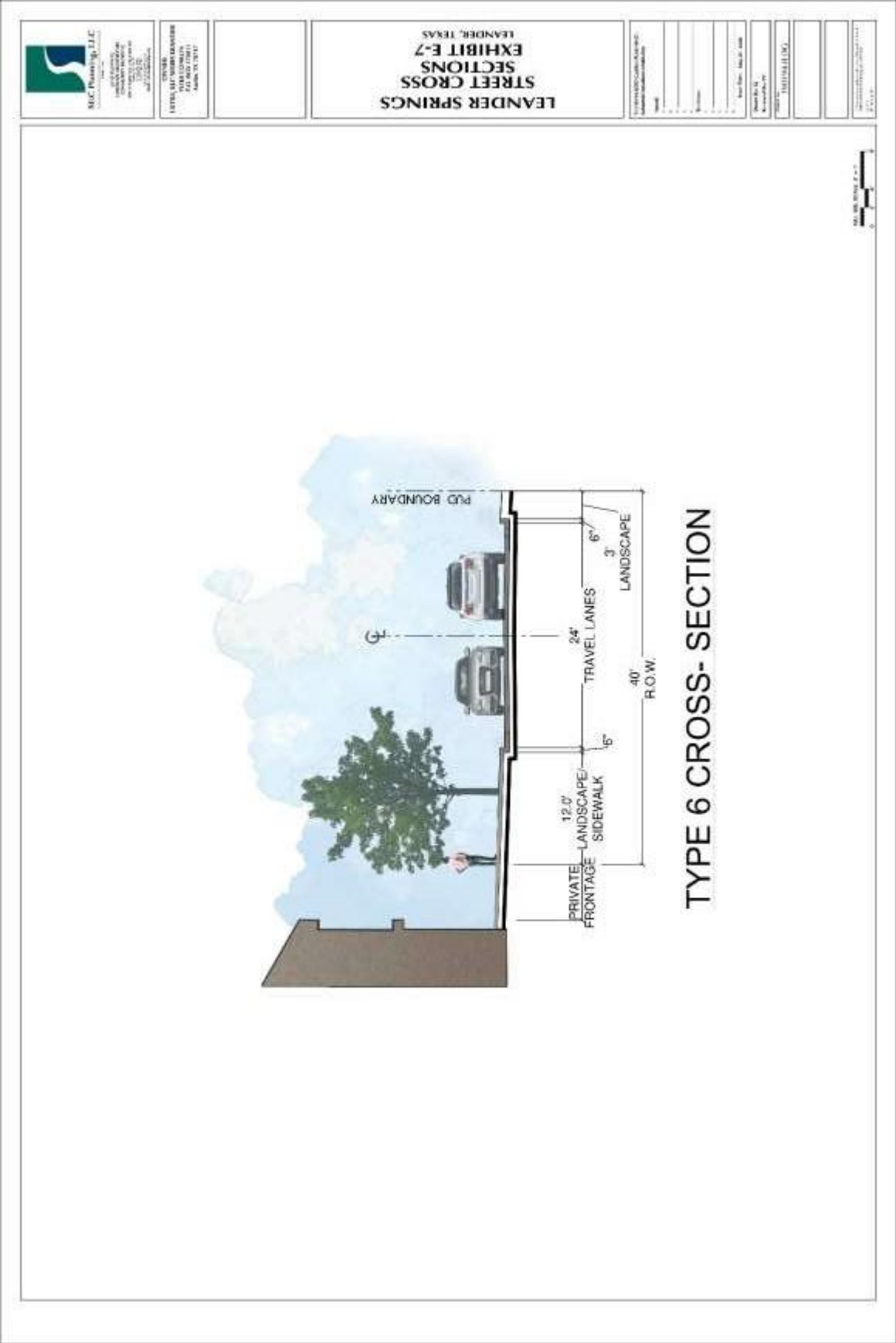


SSC Planning, LLC
10000 N. Mopac Expressway, Suite 100
Austin, TX 78753
Phone: (512) 440-1111
Fax: (512) 440-1112
www.sscplanning.com

**LEANDER SPRINGS
STREET CROSS
SECTIONS
EXHIBIT E-5
LEANDER, TEXAS**

Project Name	2020 LEANDER
Project No.	2020-001
Revision No.	1.0
Revision Date	10/10/2020
Revision Description	1.0
Author	J. S. S. S.
Checker	J. S. S. S.
Engineer	J. S. S. S.
Scale	1" = 10'
Sheet No.	10/10/2020
Sheet Total	10/10/2020





PROJECT
 LEANDER SPRINGS
 10000 N. Mopac Expressway, Suite 100
 Austin, TX 78753

DATE
 10/1/2014

**LEANDER SPRINGS
 STREET CROSS
 SECTIONS
 EXHIBIT E-7
 LEANDER, TEXAS**

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
PROJECT NO.	10011794.11 (M)
SCALE	1" = 10'
DATE	10/1/2014
BY	10/1/2014
CHECKED	10/1/2014
APPROVED	10/1/2014

EXHIBIT F **Ground Floor Retail**

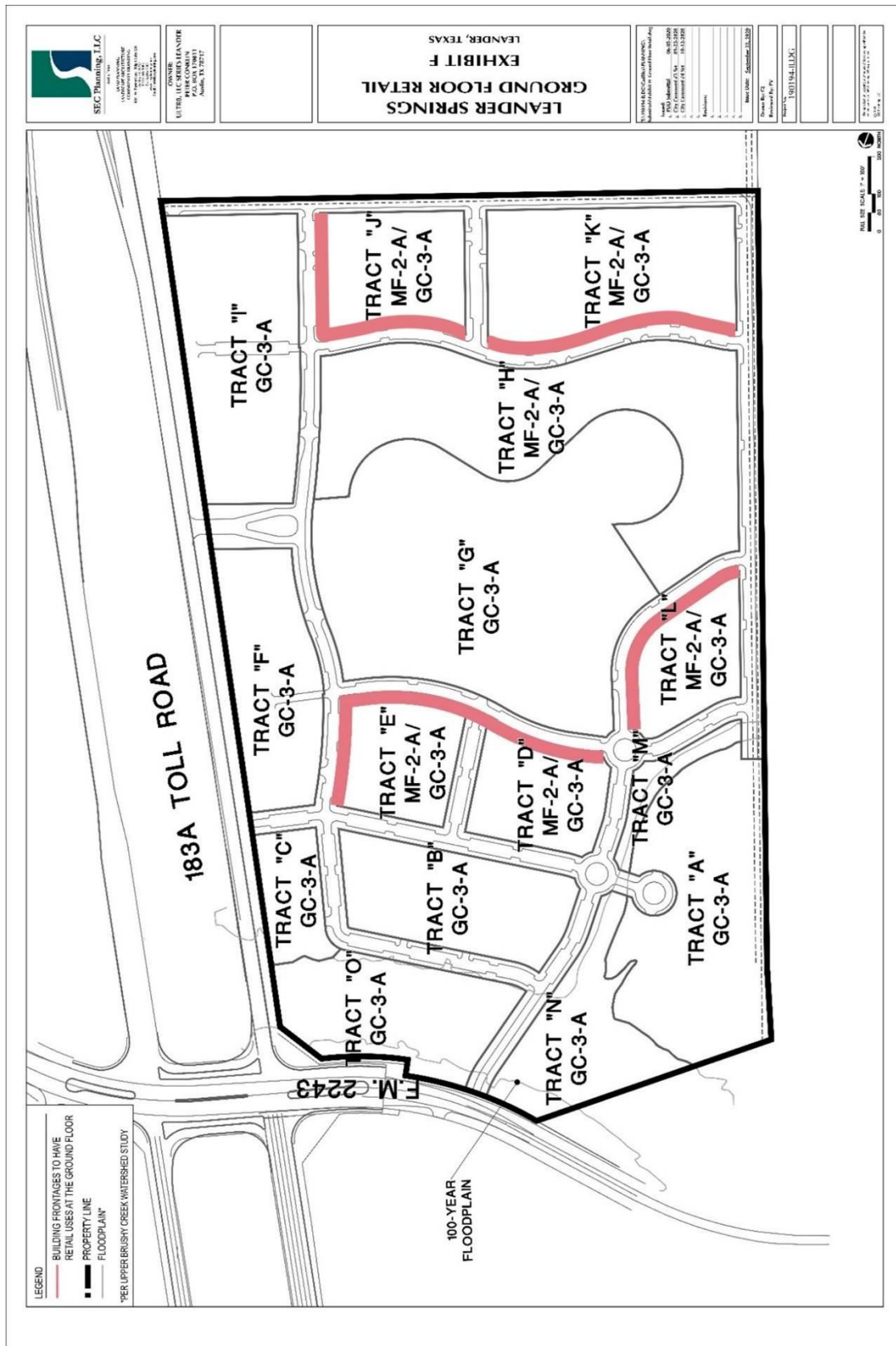


EXHIBIT G

Phasing Plan

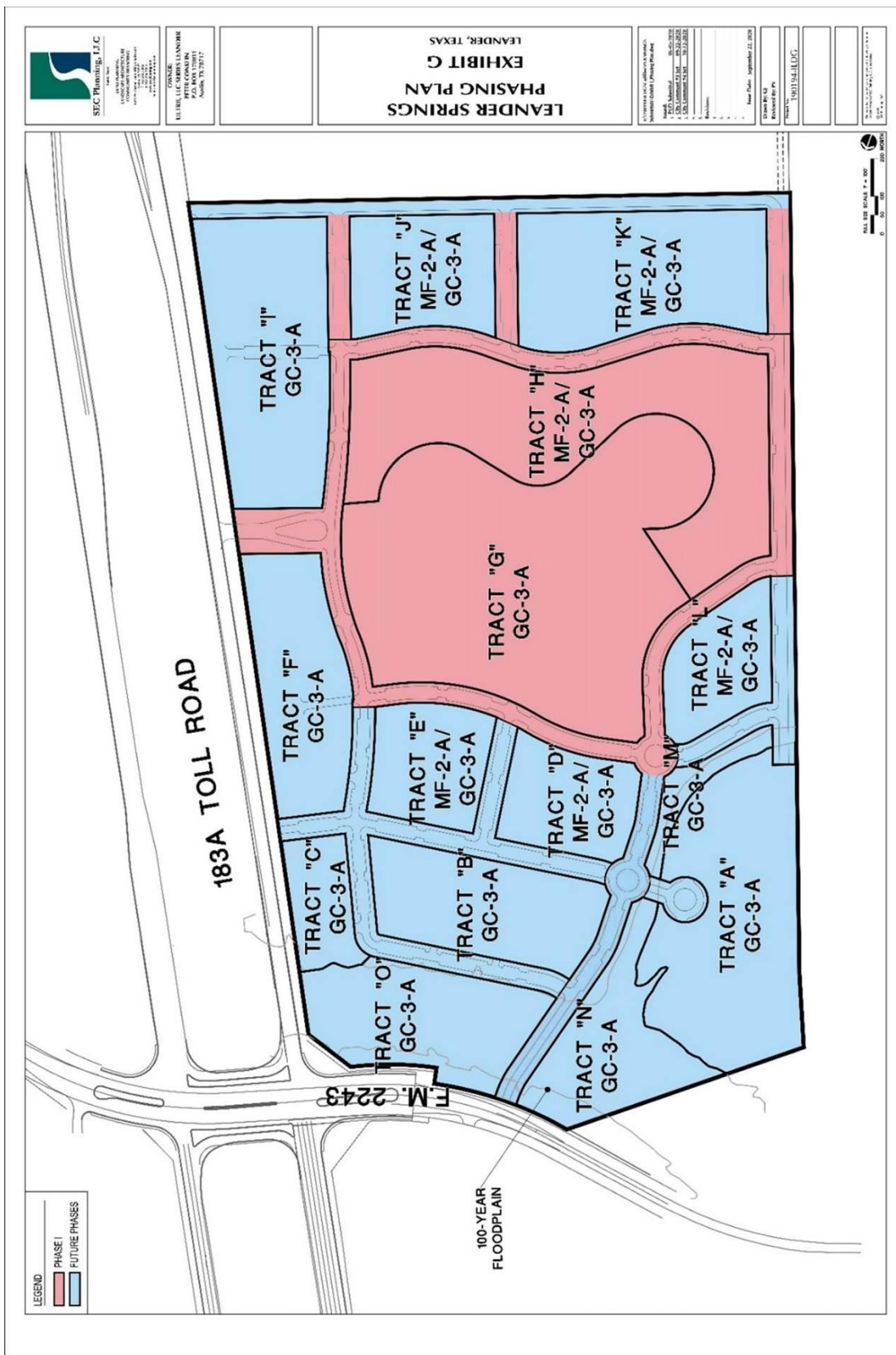


EXHIBIT H

Leander Spring PUD Amendment 1 Cross Section Updates



5301 Southwest Parkway, Bldg. 3, Ste 100, Austin, TX 78735
Contact: Joey Gallegos 210.367.6270
joey.gallegos@Kimley-Horn.com

**Leander Springs PUD
Cross-Section Narrative
and Exhibits**



Kimley»Horn



LEANDER SPRINGS

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

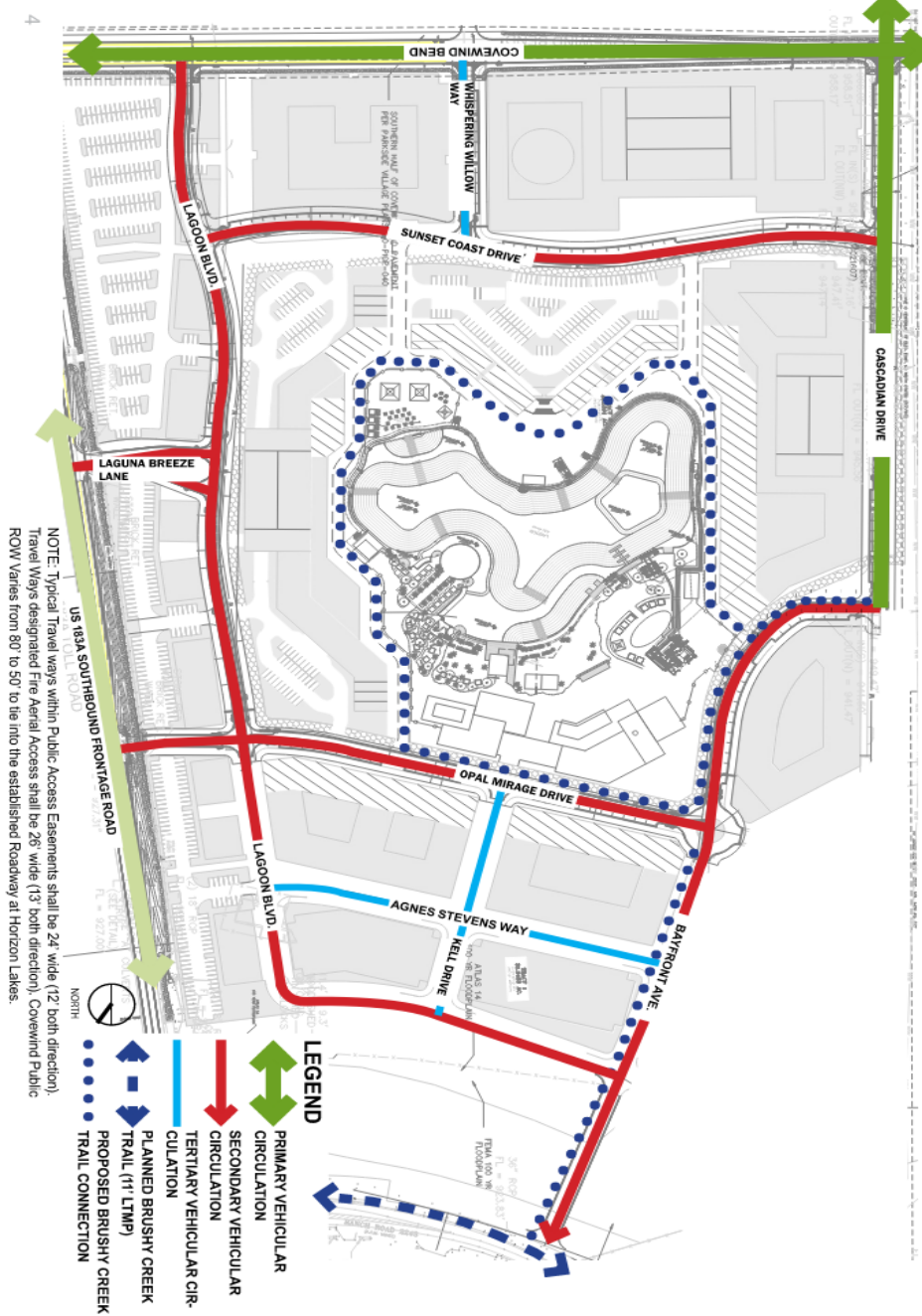
Leander Springs is set in a prime location within the Regional Trail network. It has the opportunity to offer a direct connection to and from the proposed Brushy Creek Trail extension and provide a critical east-west pedestrian link within the Regional Trail network. The design team has created a trail 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.



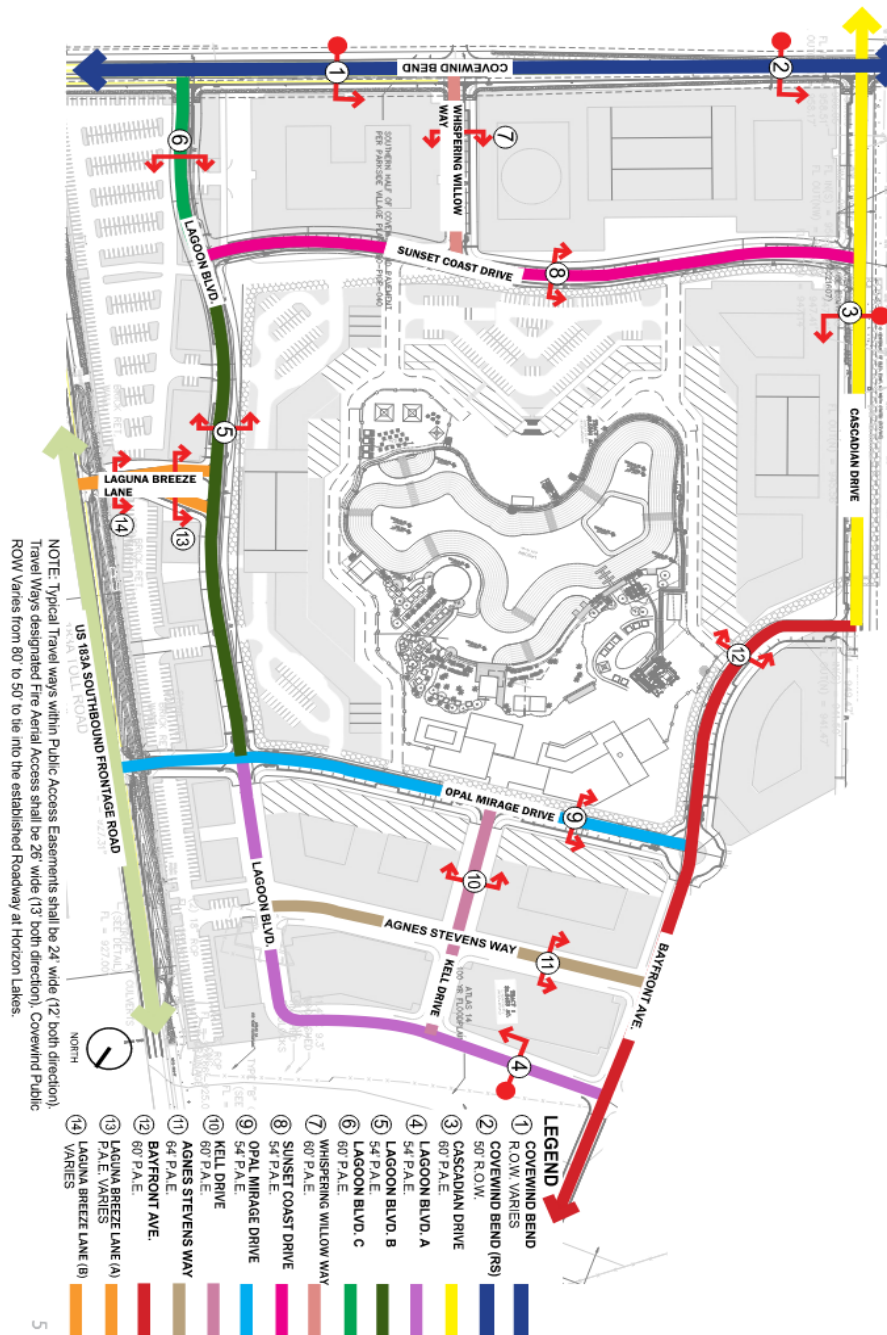
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Leander Springs PAL - Circulation Hierarchy



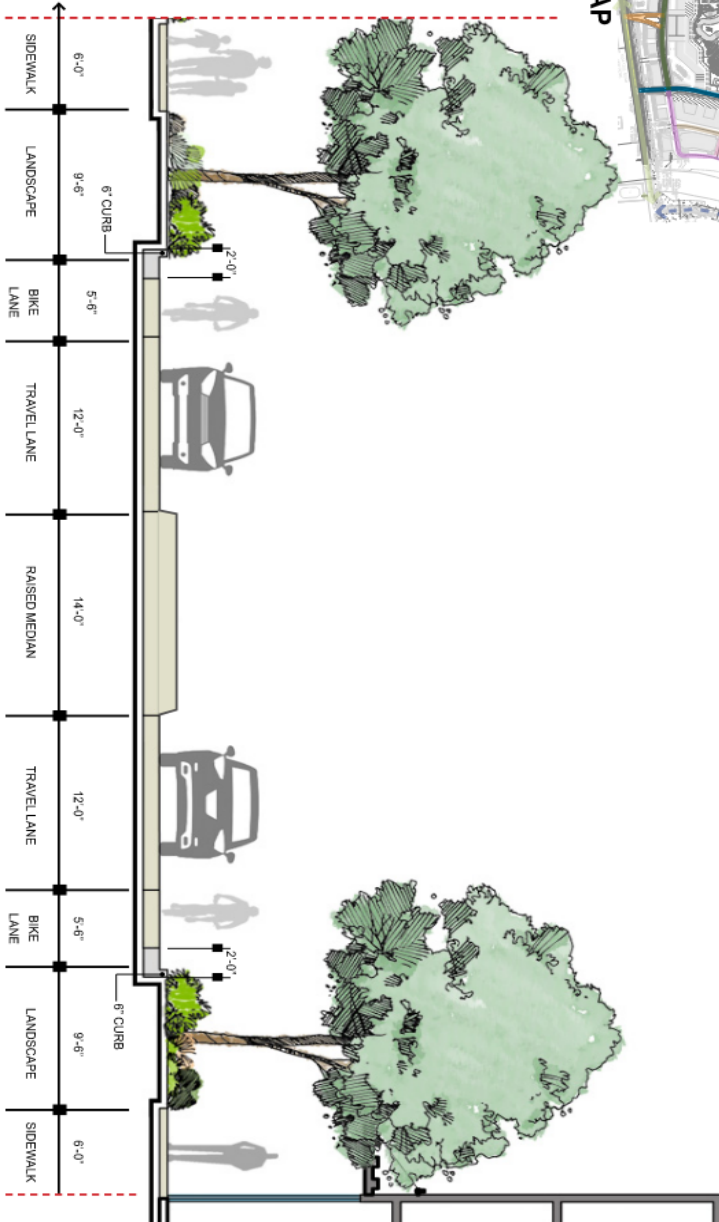
Leander Springs PAL - Streetscape Sections Key



Leander Springs PAL - ① COVERWIND BEND (Public Street)
APPROVED PUD CROSS SECTION TO BE REVISED, TYPE 6



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.



R.O.W. = VARIES

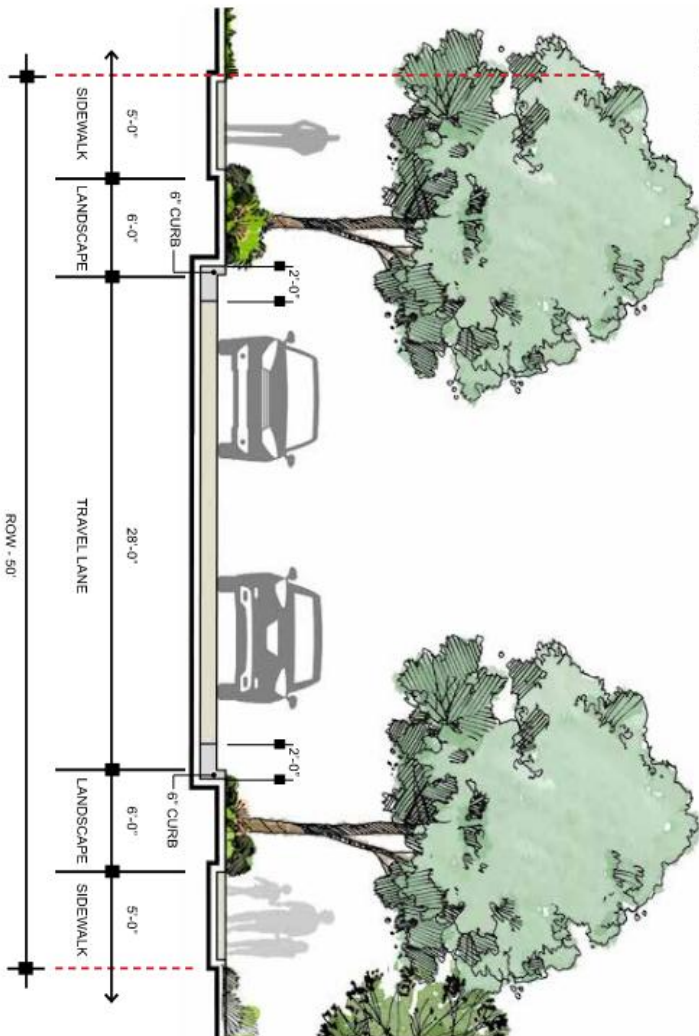
Leander Springs PAL - ② COVEWIND BEND (Public Street)

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 DRIVE [60' PAE - Private Street]

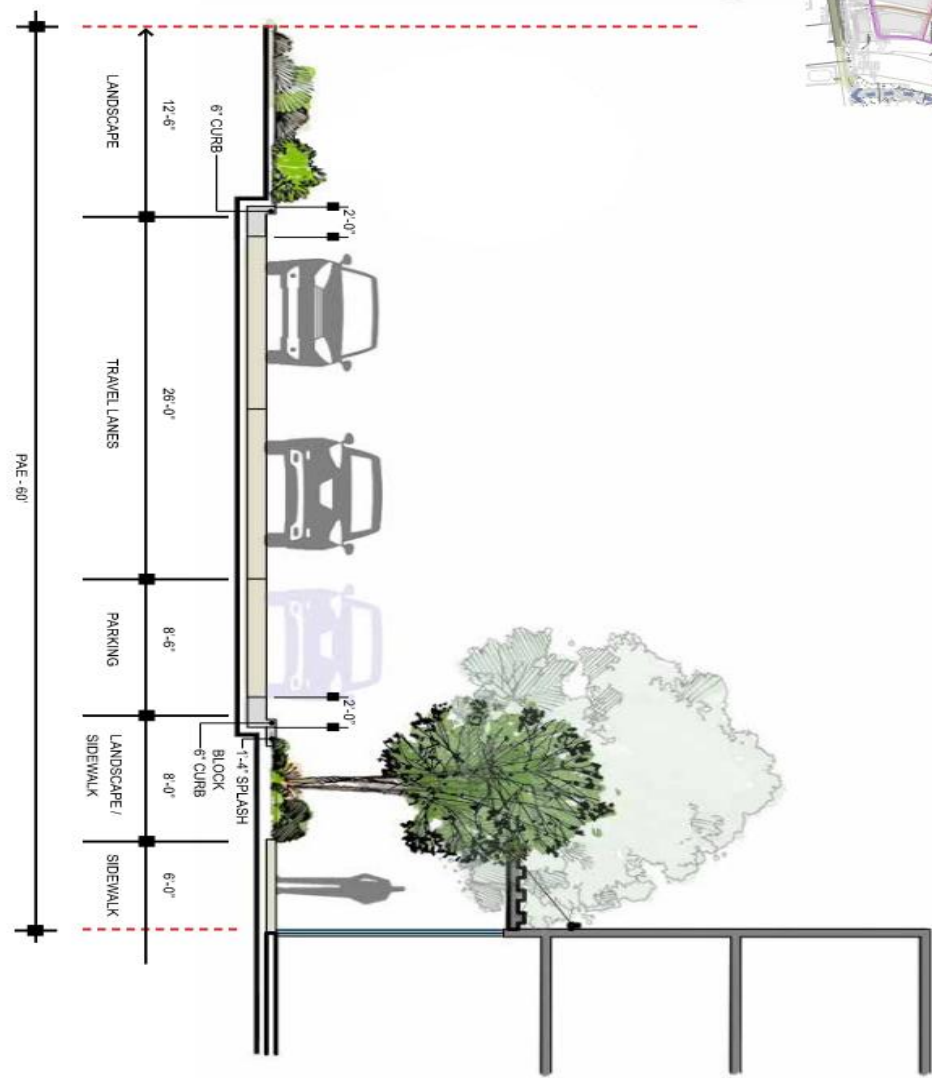
APPROVED PUD CROSS SECTION TO BE RENAMED TYPE 3



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). Cowwind Public ROW varies from 80' to 50' to the into the established Roadway at Horizon Lakes.
2. No Trees shall be placed in the PEC Transmission Easement



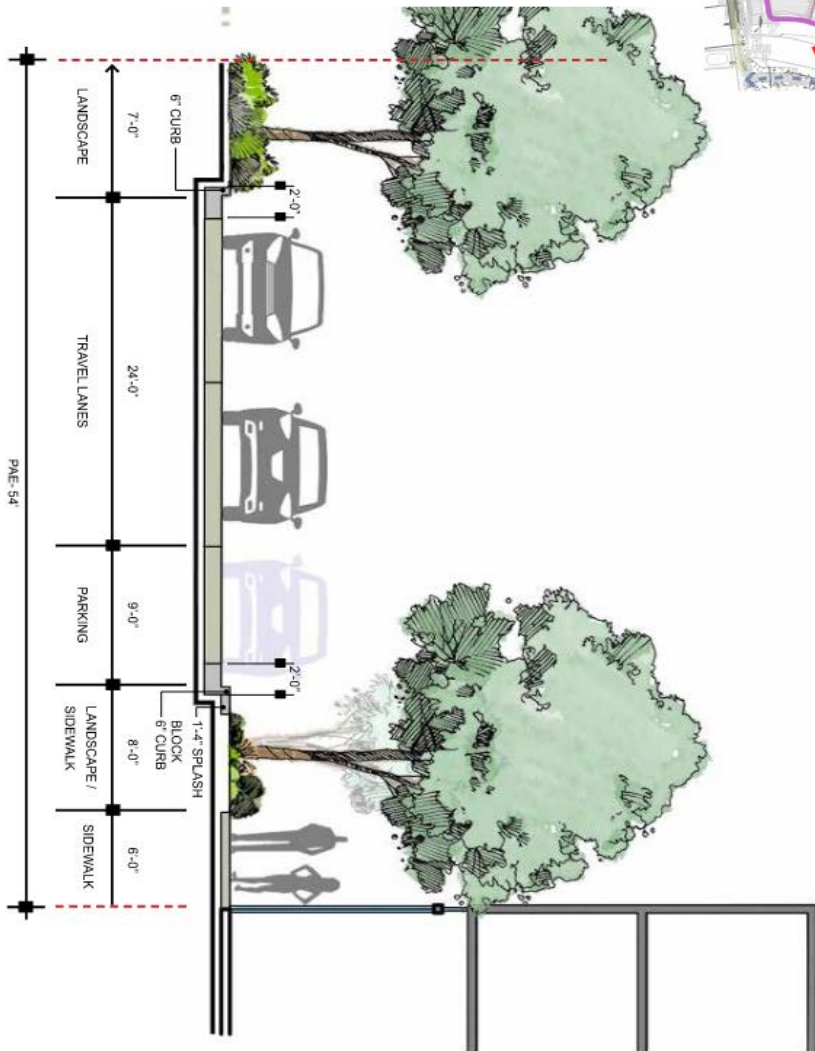
Leander Springs PAL - ④ LAGOON BLVD. A [54' PAE - Private Street]

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 the into the established Roadway at Horizon Lakes.



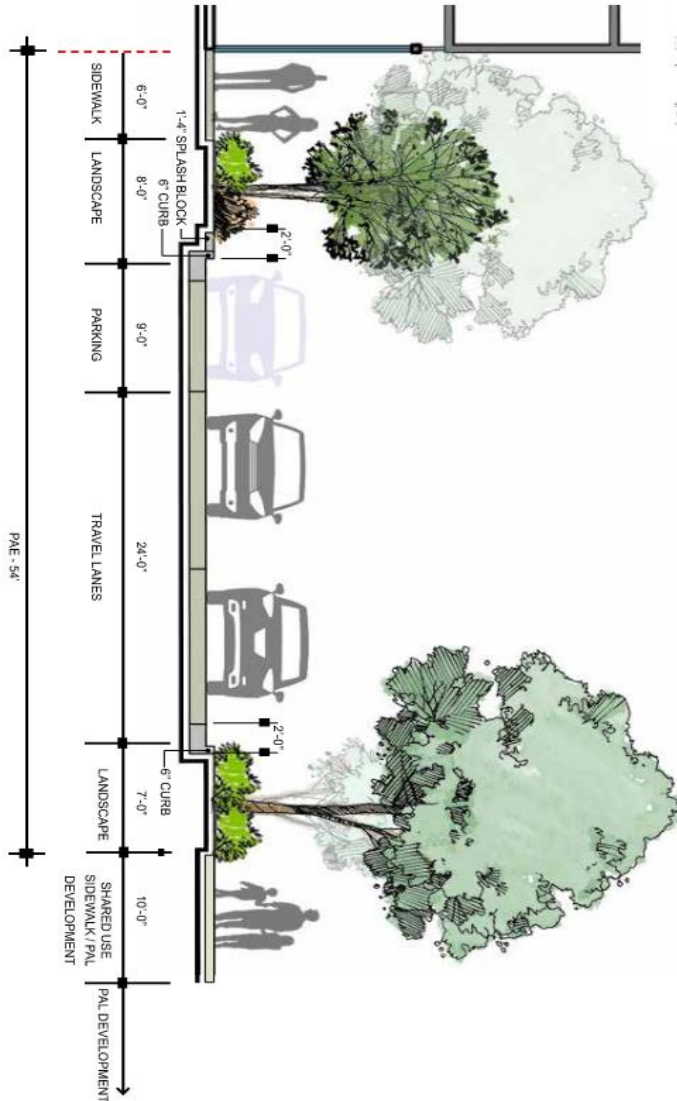
Leander Springs PAL - ⑤ LAGOON BLVD. [54' PAE - Private Street]

APPROVED PUD CROSS SECTION TO BE REBID. TYPE 2 & 3



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). Covered Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



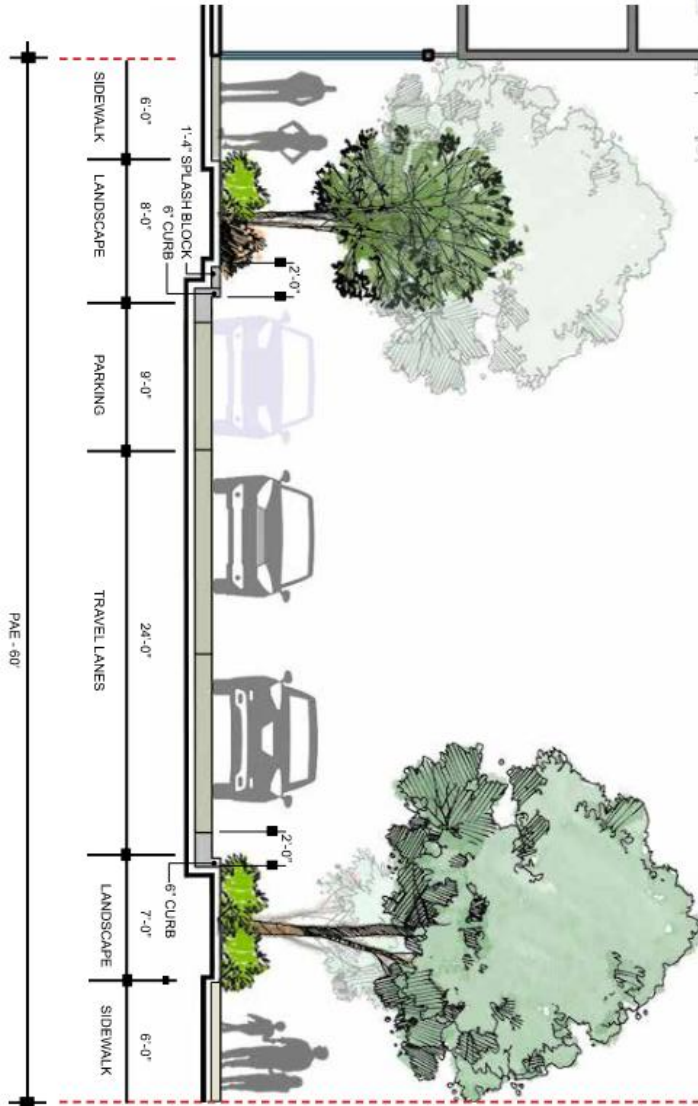
Leander Springs PAL - ⑥ LAGOON BLVD. C [60' PAE - Private Street]

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). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

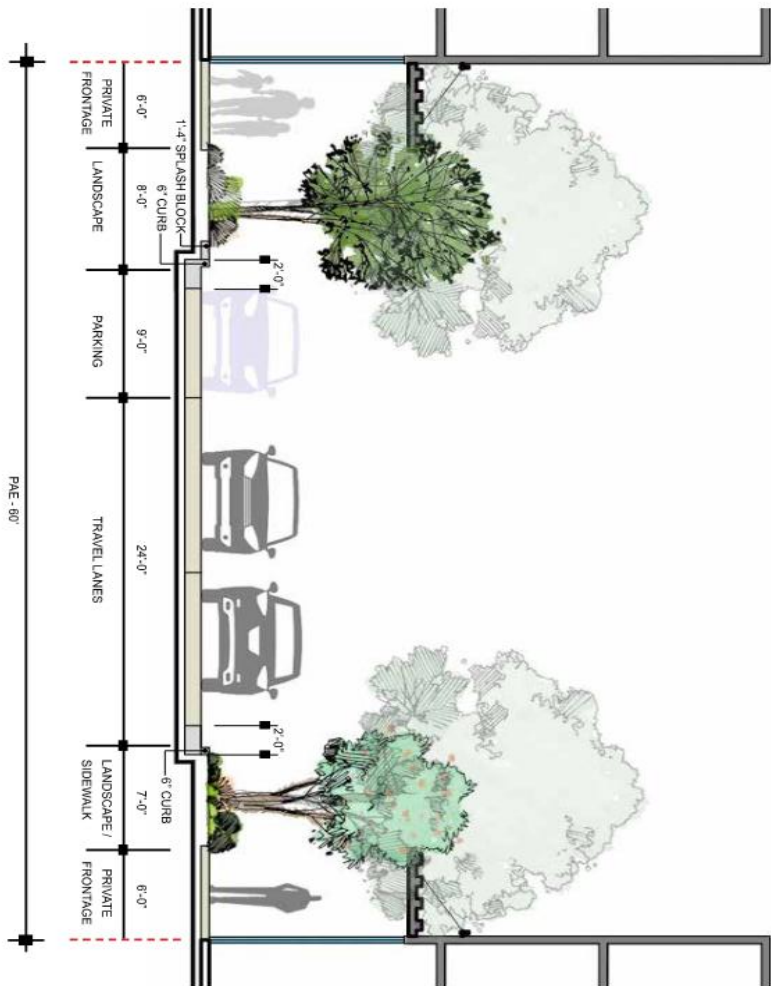


Leander Springs PAL - ⑦ [WHISPERING WILLOW WAY PAE - Private Street]

APPROVED PLUD CROSS-SECTION TO BE REVISED - TYPE 2



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). Covered Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



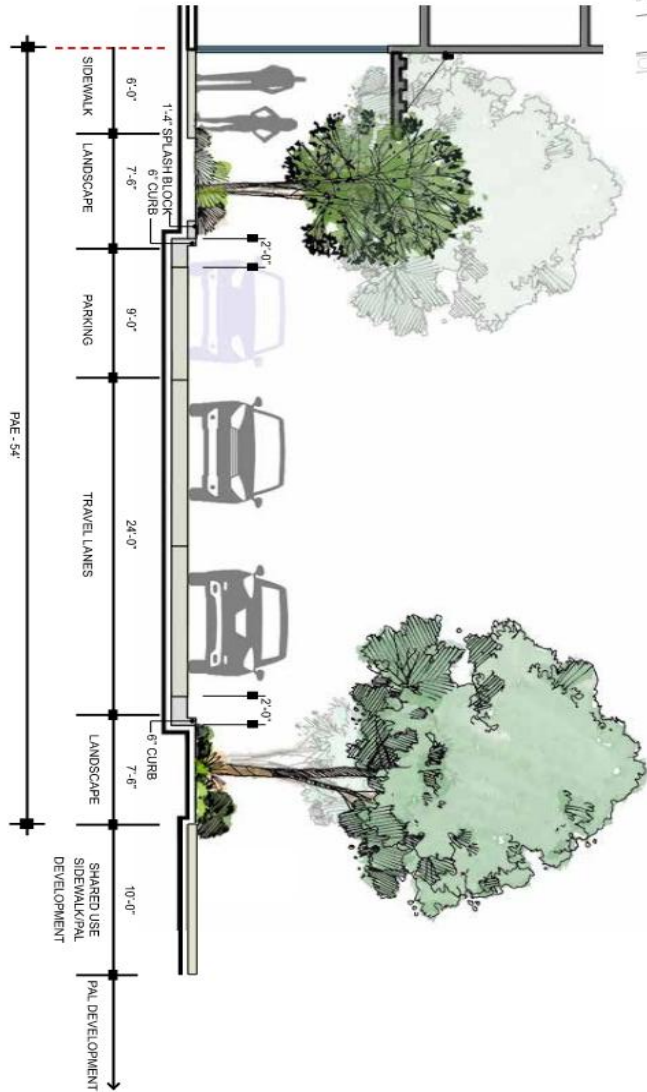
Leander Springs PAL - ⑧ SUNSET COAST DRIVE [54' PAE - Private Street]

APPROVED PUD CROSS SECTION TO BE REVISION 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). Covenanted Public ROW Varies from 80' to 50' to the into the established Roadway at Horizon Lakes.



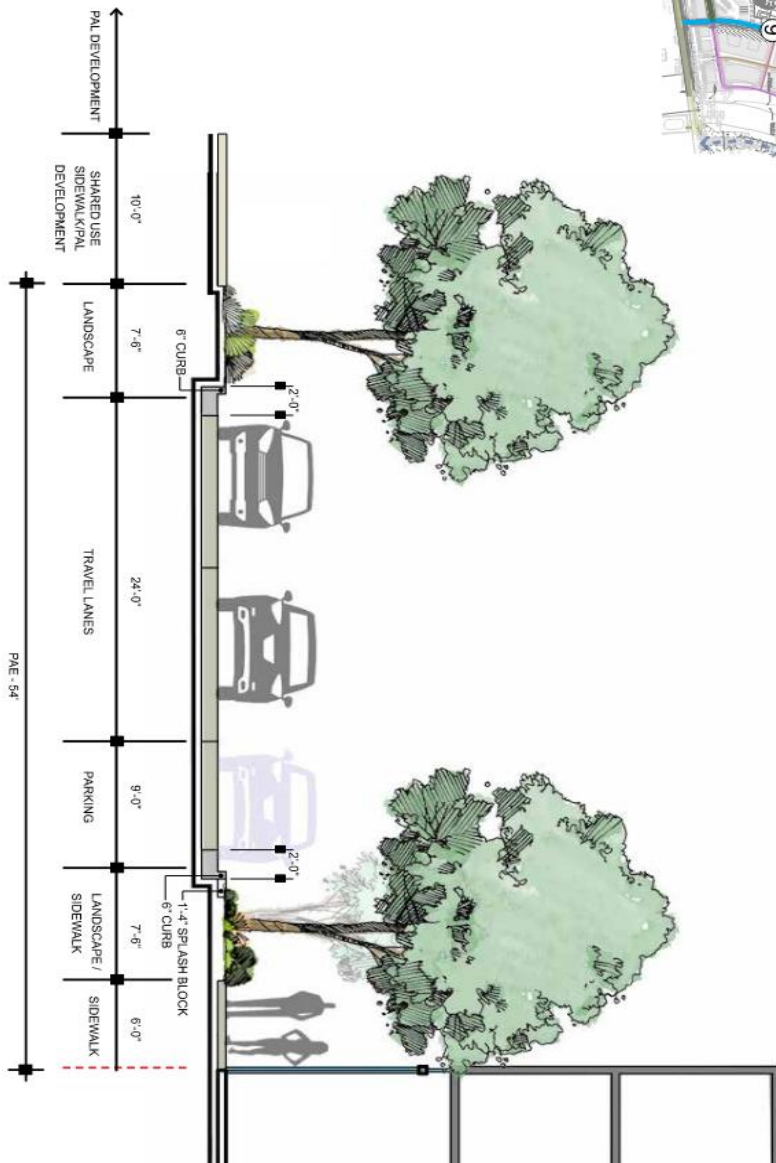
Leander Springs PAL - ⑨ OPAL MIRAGE DRIVE [54' PAE - Private Street]

APPROVED PLUD 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). Covenand Public ROW Varies from 80' to 50' to the into the established Roadway at Horizon Lakes.



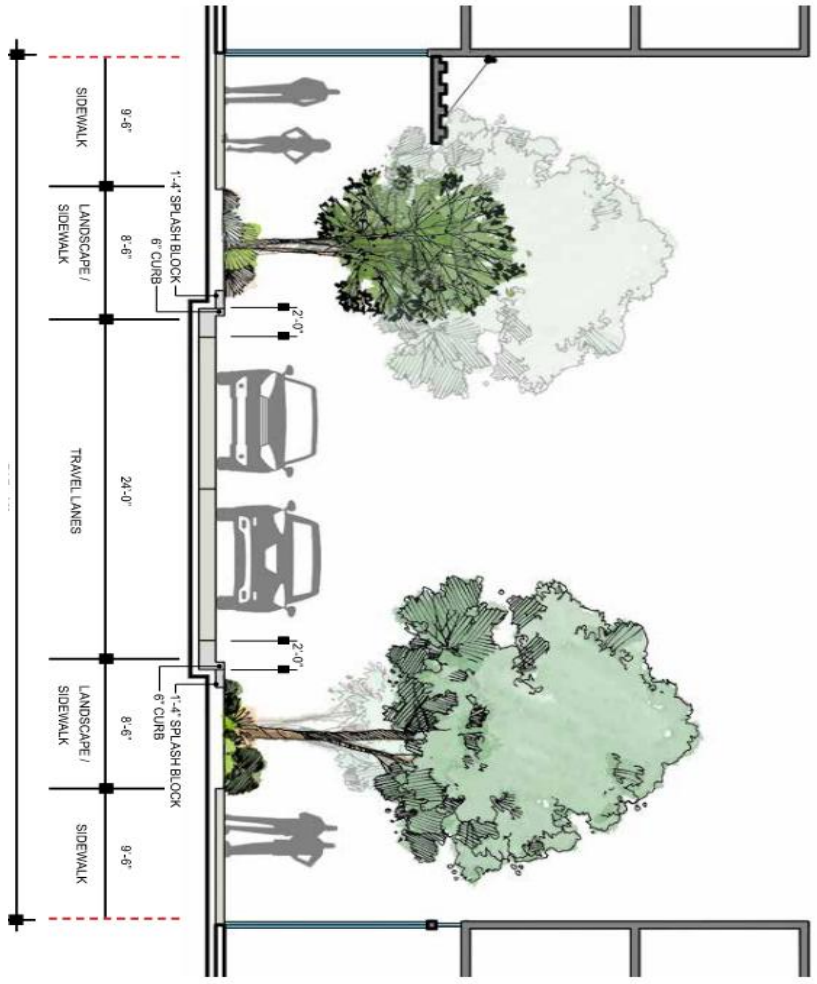
Leander Springs PAL - ⑩ KELL DRIVE [60' PAE - Private Street]

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). Covenant Public ROW Varies from 80' to 50' to the into the established Roadway at Horizon Lakes.



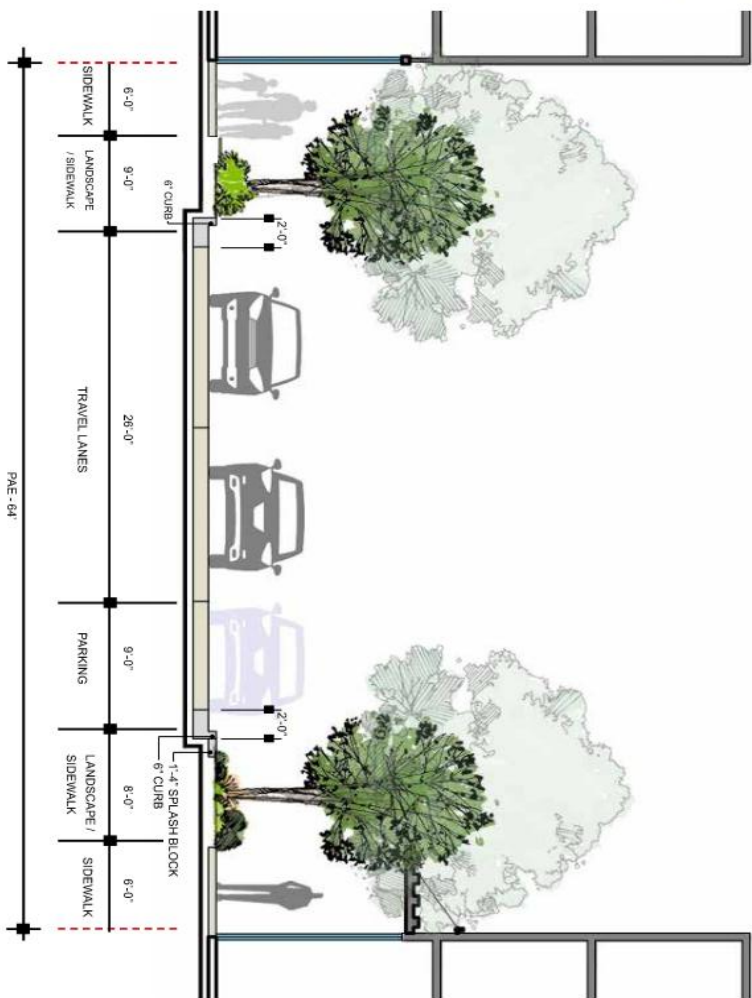
Leander Springs PAL - ⑪ AGNES STEVENS WAY [64' PAE - Private Street]

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). Covered Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



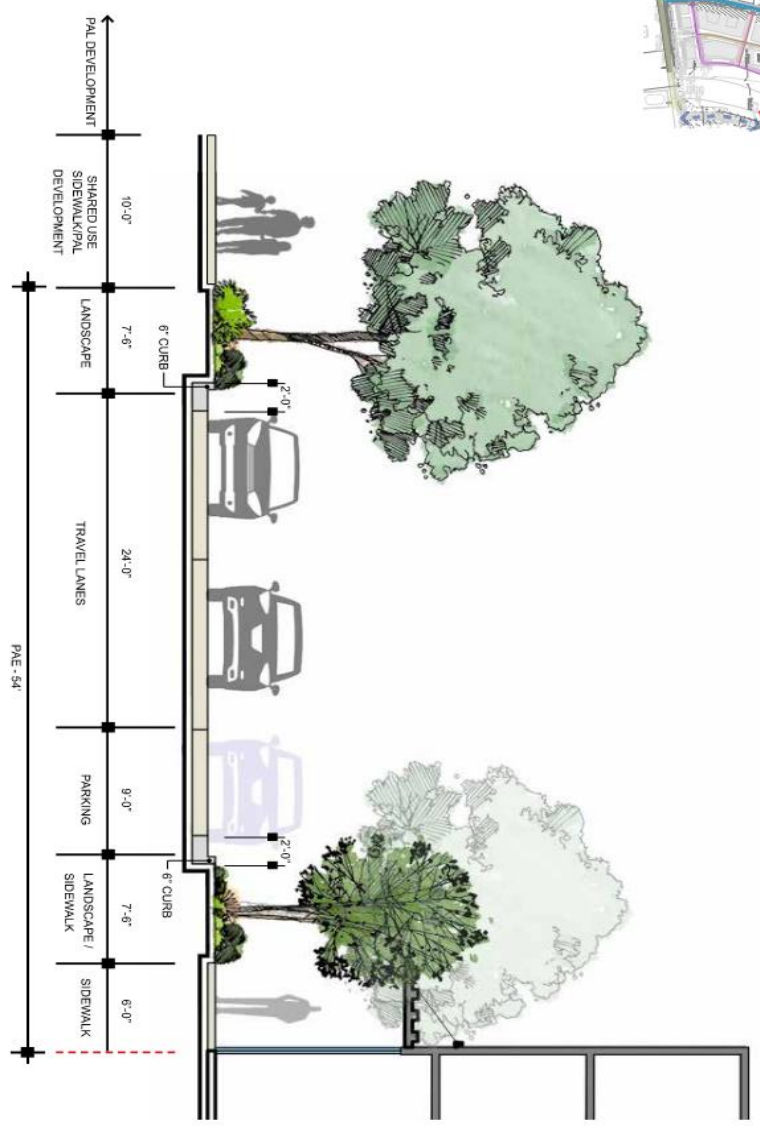
Leander Springs PAL - ⑫ BAYFRONT AVE. [54' PAE - Private Street]

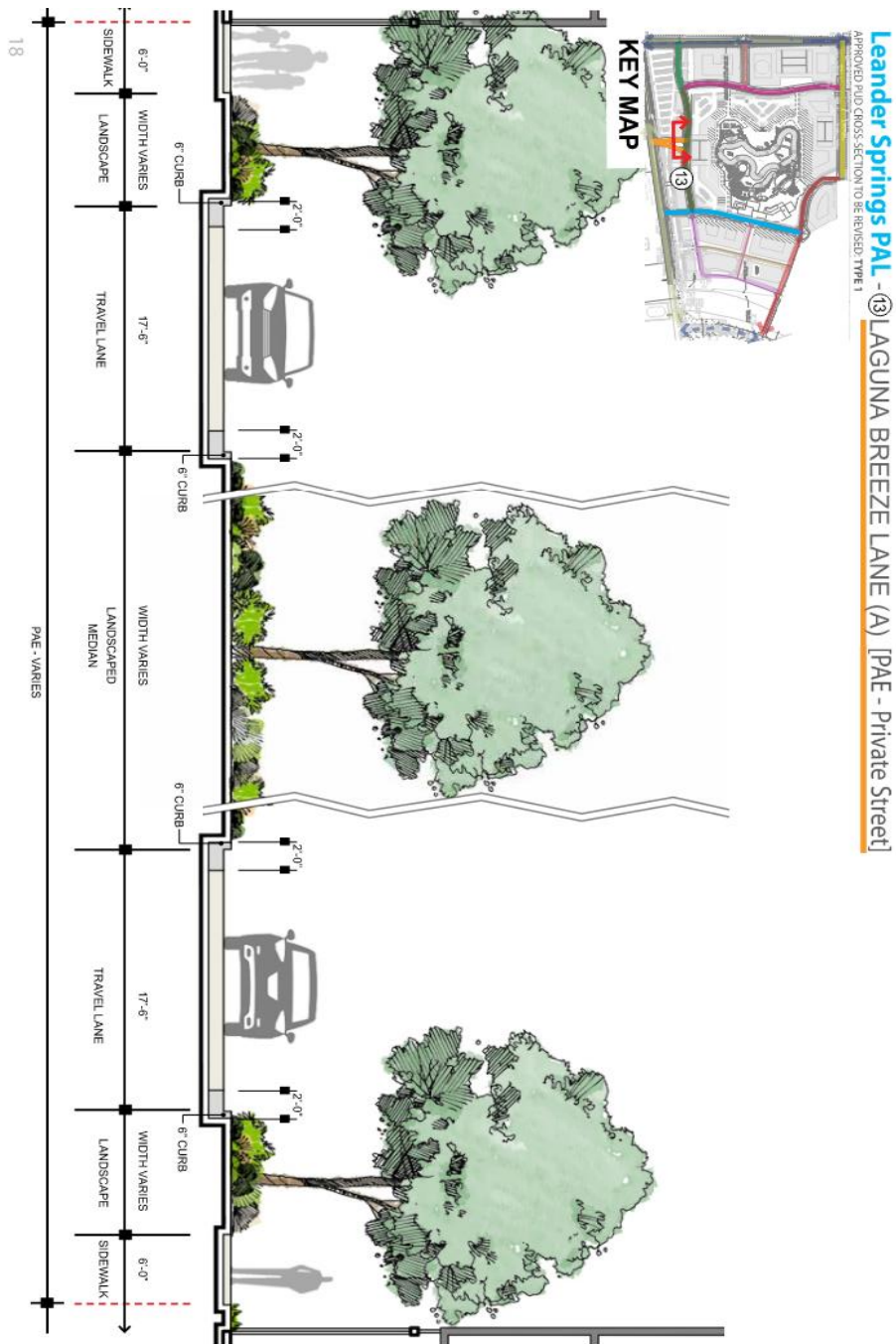
APPROVED PLD CROSS SECTION TO BE REVISED TYPE 2 & 4



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). Coward Public ROW Varies from 80' to 50' to be into the established Roadway at Horizon Lakes.





Leander Springs PAL - (14) LAGUNA BREEZE LANE (B) [PAE - Private Street]

APPROVED PUD CROSS SECTION TO BE REVISED TYPE 1

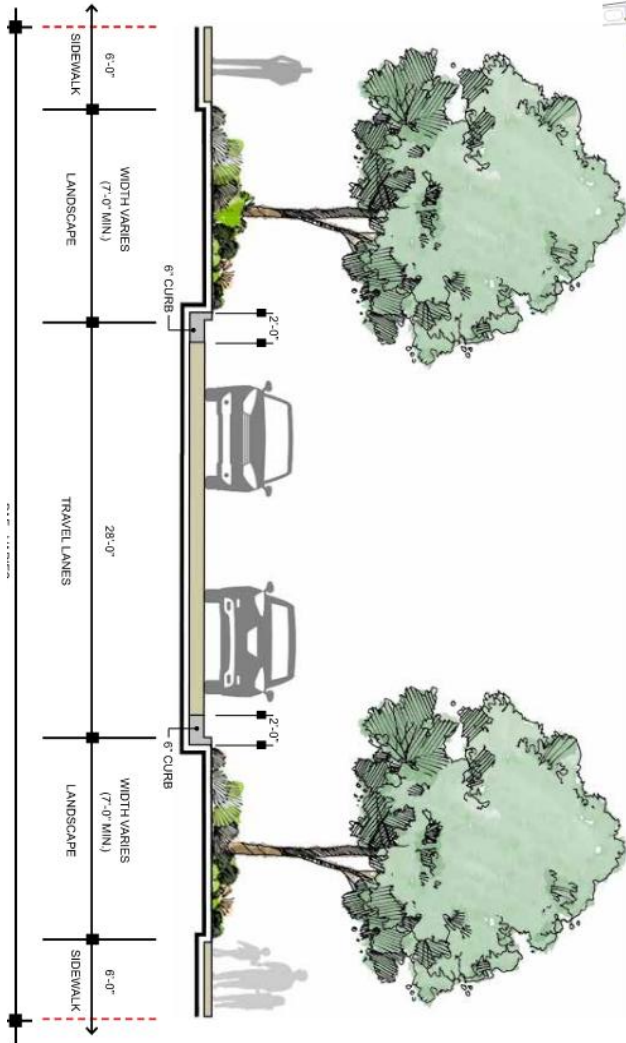


EXHIBIT A

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 development of this Property is planned as a high quality mixed use development, with recreational improvements and a mixture of uses suitable to the TOD area of Leander.

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 Zoning Ordinance as permitted uses in this PUD.
 - MF-2-A (Multi-Family)
 - GC-3-A (General Commercial)
3. Notwithstanding anything contained herein to the contrary, if a certificate of completion is not issued for the ~~Crystal~~ Lagoon ~~by the deadline~~as set forth in Section I, Development Phasing, then no further development permits may be issued for the Property until the PUD is amended; provided that development approvals for completion of the Phase 1 Commercial Development may be issued.
4. **“Crystal Lagoon”** is defined as a crystalline lagoon, no less than four (4) acres in size, that is built and maintained using a patented technology with a minimum amount of additives and energy, located on an approximately 13.1 acre site, including the ancillary and related boardwalk and adjacent landscaping features, restaurants and shops operated with as part of the ~~Crystal~~ Lagoon, as more particularly described in this PUD. The lagoon is considered a non-essential use and will need to comply with water conservation requirements.

C. Conceptual Site Layout & Land Use Plan

1. A **Conceptual Site Layout & 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.

2. This PUD zoning document does not constitute plat or site plan approval of the attached plan(s).

D. Allowable / Prohibited Uses

1. The allowable uses shall include a mixture of residential and commercial uses consistent with the base zoning districts, except as modified by this document.
2. Timing of development and unit density for MF-2-A Zoning District can be found in Section I in this **Exhibit A**.
3. A maximum of 1,600 multi-family units may be developed within this PUD; provided that the multi-family units are subject to the phasing and residential unit caps set forth in Section I, Development Phasing and may not exceed the residential unit limits set forth for each phase. A multi-family unit is defined as a dwelling unit within a multi-family structure. All density limitations in the Composite Zoning Ordinance shall not apply to the Property and are hereby replaced by the phasing and residential unit caps set forth in this **Exhibit A**.
4. All parking for multi-family shall be provided using structured parking.
5. Hotels may be constructed within this PUD, overlooking the Tract "G" ~~Crystal~~ Lagoon. A minimum of one (1) hotel that meets the requirements of this section shall be constructed by the deadline set forth in Development Phasing, Section I, Phase 2 (the "Hotel"). The Hotel shall have a minimum of five (5) stories, two hundred seventy-five (275) rooms, approximately 90,000 square ~~feet~~feet, and shall be a full-service nationally branded and franchised or managed upscale hotel constructed on the Property in accordance with City-approved plans. To qualify as a full-service, upscale, select service hotel, the Hotel shall include the following amenities: on-site food and beverage service (room service); on-site restaurant; on-site bar; fitness center; pool; and a minimum of 10,000 square feet of conference and banquet space. Phase 4 of the PUD may not proceed if a ~~certificate~~ Certificate of ~~occupancy~~ Occupancy for the Hotel is not issued ~~by the deadline~~as set forth in Section I. Any additional hotel that is developed as part of this development, shall not be required to include the above amenities.
6. The construction and operation of outdoor retail and entertainment venues are permitted in Tract "G". Such uses shall be prohibited within two hundred feet (200') of any adjoining residential district.
7. The following uses shall be prohibited:
 - a. Auto fuel sales and washing
 - b. Auto repair and maintenance uses
 - c. Funeral home, including embalming and crematory facilities associated with an onsite funeral home or cemetery.

- d. Manufactured housing sales and accessory building sales
 - e. Office/warehouse including painting, plumbing or similar commercial services
 - f. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals excluding facilities such as a Tri-Track station, as defined by the State of Texas Transportation Code.
 - g. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop (small engine repair shops and motorcycle repair shops shall not be permitted within one-hundred fifty feet (150') of a residential district unless such repairs are conducted totally within a fully enclosed building)
 - h. Wholesale activities with less than 3,500 square feet of gross area of business
8. Development of this PUD shall be a mixed-use development. Buildings that have first floor retail, office, and/or commercial uses authorized by this PUD with residential uses on the floors above retail shall be referred to herein as Vertical Mixed Use Development. As part of this design approach, some Vertical Mixed Use Development shall have only first floor retail, and some shall have a combination of first floor retail, office, and commercial uses authorized by this PUD . **Exhibit F, Ground Floor Retail** identifies the streets that will have only first floor retail frontage within the Vertical Mixed Use Development. Uses associated with multi-family development such as leasing offices, laundry facilities, fitness facilities, or similar uses may not be located on the ground floor of Vertical Mixed Use Development.
9. One hundred percent (100%) of the ~~Crystal~~ Lagoon beach front shall be commercial ground floor uses.
10. Food trucks, mobile food units, mobile food establishments, temporary retail establishments and farmers' markets (all as defined and regulated by state law) shall be permitted on any Tract within this PUD in compliance with the Composite Zoning Ordinance.

E. Outdoor Event Standards

- 1. Outdoor entertainment 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.
- 2. No more than twelve (12) outdoor entertainment events with an audience of 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.

F. Development Standards

- 1. 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~~include "outdoor entertainment venues involving 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”. Such outdoor entertainment venues shall be located exclusively on Tracts “G” and “H” within this PUD.

2. Multi-family that is part of Vertical Mixed Use Development shall be developed on Tracts identified as MF-2-A / GC-3-A on **Exhibit C**. Street front ground floor shall be developed as described in Section D.8 of this PUD. ~~Article III, Section 19(b) shall be waived to allow horizontal and vertical mixed use as established within this PUD.~~
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. Under the base zoning GC-3-A, the following height modifications shall apply except within twenty-five (25’) feet of the PUD’s southern and western border. Buildings within twenty-five (25’) feet of the southern and western border shall comply with the thirty-five (35’) ~~feet~~ height limit.
 - i. Ninety (90’) ~~foot-feet~~ maximum for all uses except those identified in ii. and iii. below,
 - ii. Ninety-five (95’) ~~foot-feet~~ maximum for hotel use,
 - iii. One hundred twenty (120’) ~~feet~~ maximum for office use,
 - iv. Any office building exceeding ninety-five (95’) feet in height shall be located at least fifty (50’) feet from the southern and western boundaries of the PUD.
 - b. The structures located within the MF-2-A zoned property within fifty feet (50’) of the southern and western boundaries of the Property shall be limited to a maximum of ~~thirty-five five (5) stories or sixty feet (3560’)~~ in height.
 - c. No structures within the MF-2-A zoned property shall exceed six (6) stories or seventy-two feet (72’) in height.
 - 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~~may be zero feet (0’).
 - b. All other buildings shall comply with the setbacks listed in the Composite Zoning Ordinance.
 - c. Structures constructed on Tracts “C”, “F” and “I” shall be constructed a maximum of ~~ten+0~~ feet (10’) from the internal development street paralleling 183A.

6. Street Network

- a. This PUD is intended to create a unique destination that is designed to focus buildings and user experience inwards towards a central ~~Crystal~~ Lagoon. As such, the PUD ~~will place and orient many buildings~~ requires that buildings are oriented inward, creating a pedestrian-friendly active edge along this lagoon.
- b. Due to the walkable, urban setting established with this PUD, roadways depicted on **Exhibit D, Street Exhibit** and street cross sections are established to encourage slow traffic speeds, street parking and walkability in **Exhibits E-1** through **E-7, Street Cross Sections**.
- c. Street Types for all thoroughfares within this PUD are identified on **Exhibit E, Street Exhibit**.
- d. Curb extensions/bulb outs shall be constructed at all intersections in order to create pedestrian scaled roadway crossings and encourage slower vehicular travel speeds.
- e. In locations where street intersections exceed ~~400~~ four hundred feet (400') a mid-block pedestrian crossing with curb extensions/bulb outs shall be installed mid-block.
- f. Parallel or head-in, on-street parking spaces ~~shall~~ may be provided along all internal private streets.
- g. Sidewalks of at least ~~12~~ twelve feet (12') wide shall be adjacent to all building frontages only if the building incorporates a commercial use on the ground floor.
- h. Sidewalks at least ~~12~~ twelve feet (12') wide shall be provided between the building facade and the parking lot, with trees in grates or planter boxes every ~~30~~ thirty feet (30'), only if the building incorporates a commercial use on the ground floor.

7. 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.

G. Parkland/Recreation Improvements

1. The parkland/recreation elements of this PUD shall be composed of two (2) key program elements. These elements are the ~~Crystal~~ Lagoon and a segment of the Brushy Creek Main Branch Trail. The ~~Crystal~~ Lagoon, at least four (4) acres in size, shall be constructed, installed, and operated on Tract "G" as shown on **Exhibit C**.
 - a. ~~Crystal~~ Lagoon
 - i. Although the location, size, and shape of the ~~Crystal~~ Lagoon may change, it will include increased recreation improvements to include water sports, public access, and associated pedestrian amenities. The water associated with the ~~Crystal~~ Lagoon shall be managed and treated by a patented technology system and be sustainable for recreational uses.~~ed~~

~~technology system and be sustainable for recreational uses.~~

~~ii. This Crystal Lagoon shall be constructed during the first phase of development by the deadlines established in Section I, Development Phasing, Phase 1.~~

~~iii. Public access to the Crystal Lagoon shall be provided. Seventy (70%) percent of the Crystal Lagoon frontage shall be public access. The remaining thirty (30%) may be private access.~~

~~The Crystal Lagoon shall be open for use by the public, provided that the Crystal Lagoon may be closed to the public for special events and/or maintenance for up to fifty (50) days each year and for temporary closures for repair or due to casualty or other force majeure events that will exceed more than 50 days using commercially reasonable and diligent efforts. For purposes of this subsection, “open to the public” means that the use of the Crystal Lagoon shall not be restricted to one or more users; provided, however, the owner or operator of the Crystal Lagoon shall have the right to charge fees to users of the Crystal Lagoon based on rates established by the owner or operator of the Crystal Lagoon in its sole discretion.~~

~~iv. Leander residents shall receive a discount on general admission prices of forty percent of the costs available to the general public.~~

b. Brushy Creek Main Branch Trail

- i. Approximately 7.4 acres of open space 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. Construction of a ten feet (10') wide all weather trail shall be constructed within the corridor. The trail corridor and constructed trail shall be dedicated to the City as part of the parkland dedication and improvements. Mason Creek Trail from Horizon Lake Park will enter from the west on either Tracts L, M, or A to the internal sidewalk system and connect to the Brushy Creek Trail system to the north along FM 2243.

H. Landscape Requirements

1. In the event a building is sited with a zero (0) foot setback, Article VI – Site Standards within the Composite Zoning Ordinance shall be modified as follows:
 - a. Landscape requirements may be planted in the associated right-of-way, street, or easement within landscape planting beds, pedestrian courtyards, greenways or similar type of areas.
 - b. Landscaped areas less than four feet (4') in width may count towards the landscape area requirements so long as the landscape area contributes to landscaping and scale of the associated street.

2. Street trees shall be planted along all streets within this PUD to the following standards:
 - a. Street trees shall be planted along all streets at a spacing not to exceed forty feet (40') on center not including 183A Toll Road and FM 2243. Street trees with a mature height not less than thirty-five feet (35') shall be planted as part of Phase 1 along the southern border of Tract K within four hundred feet (400') of the southwest corner of the property at a spacing not to exceed twenty five feet (25'). These trees shall be Arizona Cypress, Escarpment Live Oaks, or similar tree species [listed in the Leander Preferred Plant List or Austin Grow Green Guide](#). The spacing may be modified to accommodate the tree species spread [according to industry standards](#).
 - b. The species of street trees may be, but are not required to be, consistent on both sides of the street on a block.
 - c. The property owners' association shall be responsible for the maintenance of the street trees and sidewalks located along internal streets, not including 183A Toll Road and FM 2243.

I. Development Phasing

1. The Property shall be developed in accordance with the phasing and deadlines set forth in this section. Certificate of ~~occupancy~~ Occupancy means the final ~~certificate~~ Certificate of ~~occupancy~~ Occupancy issued by the City for occupancy or use of a building or structure. Certificate of completion means the final certificate of completion issued by the City for completion of site improvements. Commercial Development means commercial, office, and retail uses and structures authorized by this PUD.

<u>DEADLINE</u>	<u>PHASE 1</u> <u>Phase 1 consists of the following uses and structures which are subject to the phasing requirements described below:</u> <u>A. The Lagoon</u> <u>B. A minimum of thirty-five thousand (35,000) square of Commercial Development that is not part of Vertical-Mixed Use Development (the “Phase 1 Commercial Development”)</u> <u>C. A maximum of four-hundred Three Hundred Fifty Two (400352) multi-family units that are part of Vertical Mixed-Use Development</u>
	<u>The site development permit application for the Lagoon, Phase 1 Commercial Development, and first Three Hundred Fifty Two (352) four-hundred (400)-units of multi-family may be submitted for concurrent review. If they are not submitted for concurrent review, then they shall be submitted in the following order, and construction of the Lagoon shall commence concurrently with or before the construction of the Multi- Family units:</u> <u>a. Lagoon</u> <u>b. Commercial Development</u> <u>c. Multi-family</u> <u>Certificates of occupancy may not be issued for any multi-family units until after the certificate of completion is issued for the Lagoon. No more than Three Hundred Fifty Two (352) four-hundred (400)-multi-family units may be permitted during Phase 1, and only if they are part of a Vertical Mixed Use Development. Phase 1 must be complete and have certificates of occupancy or certificates of completion, as appropriate, issued before more than Three Hundred Fifty Two (352) four-hundred (400)-multi-family units will be permitted. The first floor retail portion of the Vertical Mixed Use Development shall obtain a Certificate of Occupancy for up to fifty percent (50%) of the Phase 1 Commercial Development prior to permits being issued for Phase 2.</u> <u>Development of Tracts "G" and "H" shall be constructed as identified on Exhibit G, Phasing Plan including the construction of the utility infrastructure and streets located within the public rights-of-ways necessary to service Phase 1 of the Property.</u> <u>Temporary all weather surface parking comprised of concrete, asphalt, or similar material approved by the Planning Director and City Engineer may be constructed on Tracts “E”, “D”, “J”, “K”, and “L” for the exclusive use of the users of Phase 1. The surface parking shall be removed when Tracts “E”, “D”, “J”, “K”, and “L” develop for their designated uses.</u>

DEADLINE	PHASE 2 Phase 2 consists of the following uses and structures which are subject to the phasing requirements described below: a. A minimum of one-hundred thousand (100,000) square feet of Commercial Development (the “Phase 2 Commercial Development”) b. A maximum of two-h<u>Three Hundred fifty (250300)</u> multi-family units
Within 5 years of the first Certificate of Occupancy issued for Phase 1 (Phase 2 Commercial Development only)	One or more certificates<u>Certificates</u> of occupancy<u>Occupancy</u> for a minimum of one hundred thousand (100,000) square feet of Commercial Development shall be obtained. No more than <u>Three Hundred (300)</u> two-hundred fifty (250) multi-family units may be approved for Phase 2. Building permits for multi-family structures may not be issued until fifty percent (50%) of the <u>Phase 2</u> Commercial Development (excluding Hotels and the Crystal Lagoon) is occupied. Occupancy means that the space in the Commercial Development is leased or owned by an occupant using the space for its intended use consistent with the PUD, or actively preparing the space for such use. <u>has been issued a Certificate of Occupancy.</u> HOTEL Hotel development can begin at any time and is subject to the phasing deadlines set forth below. Hotel construction shall commence <u>no later than upon the earlier to occur of</u> five years after the issuance of the first certificates of occupancy or no later than 12/31/2028.
DEADLINE	PHASE 3 Phase 3 consists of the following uses and structures, which are subject to the phasing requirements described below. A. Two-hundred fifty (250) units of multi-family units for each one-hundred thousand (100,000) square feet of Commercial Development up to a maximum of one thousand two hundred (1200) multi-family units, subject to the limits and phasing requirements below. B. Minimum square footage of Commercial Development as defined here (the (“Phase 3 Commercial <u>Development</u>”))
<u>After Phase 2 Within 10 years of the Certificate of Occupancy issued for Phase 1 (Phase 3 Commercial Development only)</u>	Certificates of occupancy for additional multi-family units in excess of the six-hundred fifty (650) units allowed in Phases 1 and 2 may be approved as long as <u>For each additional two hundred fifty (250) units of multi-family for which a</u> certificate<u>Certificate</u> of occupancy<u>Occupancy</u> has been requested <u>after Phase 2,</u> certificates of occupancy have been issued for the Phase 2 Commercial Development and <u>Certificates of</u> occupancy<u>Occupancy must be issued</u> for an additional one hundred thousand (100,000) square feet of <u>Phase 3</u> Commercial Development has been issued after the Phase 2 Commercial Development. A maximum of one thousand two hundred (1200) multi-family units may receive building permits during the first (ten) 10 years (including all Phases) of the PUD approval.

<u>After</u> <u>01/29/2031</u> <u>40</u> <u>years of the</u> <u>Certificate of</u> <u>Occupancy</u> <u>issued for</u> <u>Phase 1</u>	<u>PHASE 4</u> <u>Phase 4 consists of the following uses and structures and are subject to the phasing requirements described below:</u> <u>A. Up to four hundred (400) multi-family units</u> <u>Up to four hundred (400) additional multi-family units may be approved for a total of one thousand six hundred (1600) multi-family units within the development, provided that thirty-five percent (35%) of the Commercial Development (excluding the Hotel and the Lagoon) must be occupied, a Certificate of Occupancy has been issued for the Hotel, and certificates of occupancy have been issued for the Phase 3 Commercial Development.</u> <u>Tracts "J" and "K" shall be the last tracts developed for multi family uses.</u>
---	---

J. Subdivision Process

1. The Concept Plan and Preliminary Plat may be submitted for concurrent review and approval.
2. The Hotel, the Commercial Development, and the Crystal Lagoon must each be located on tax parcels that do not include multi-family development, and for which zoning does not allow multi-family development or two-family development, as shown in **Exhibit C**, unless the Commercial Development is part of Vertical Mixed-Use Development. Commercial Development, the Hotel, and the Crystal Lagoon must be located on separate tax parcels from Multi-Family Development or two-family development (except for Multi-family Development that is part of Vertical-Mixed Use) prior to the issuance of a building permit, and the separate tax parcel must be created before the issuance of a building permit for the Commercial Development, the Hotel, or the Crystal Lagoon, respectively.

LIST OF EXHIBITS

Exhibit A – Planned Unit Development (PUD) document

Exhibit B – Field Notes

Exhibit C – Conceptual Site Layout and Land Use Plan

Exhibit D – Street Exhibit

Exhibit E-1 through E-7 – Street Cross Sections

Exhibit E – Ground Floor Retail

Exhibit G – Phasing Plan

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

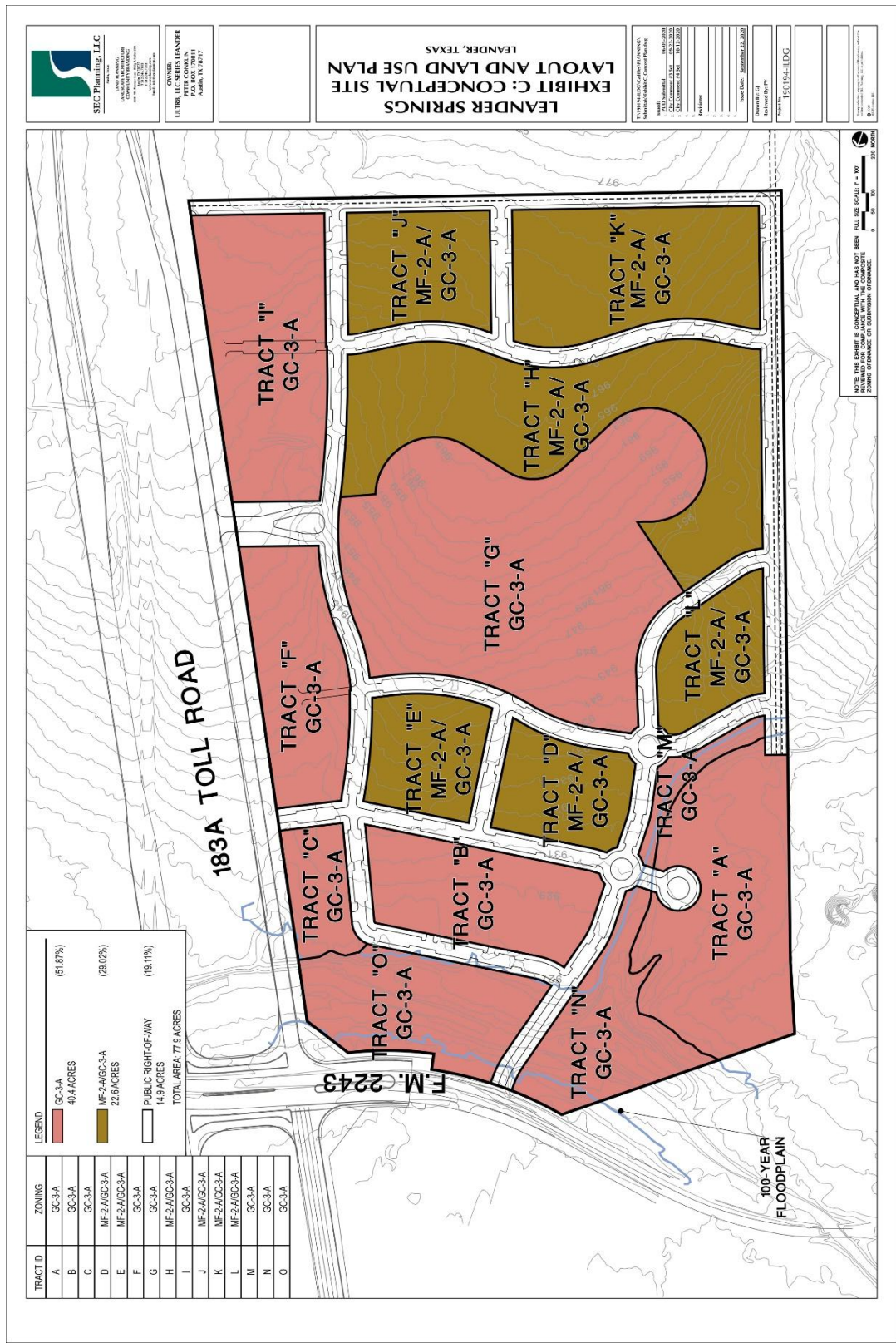


EXHIBIT D
Street Exhibit

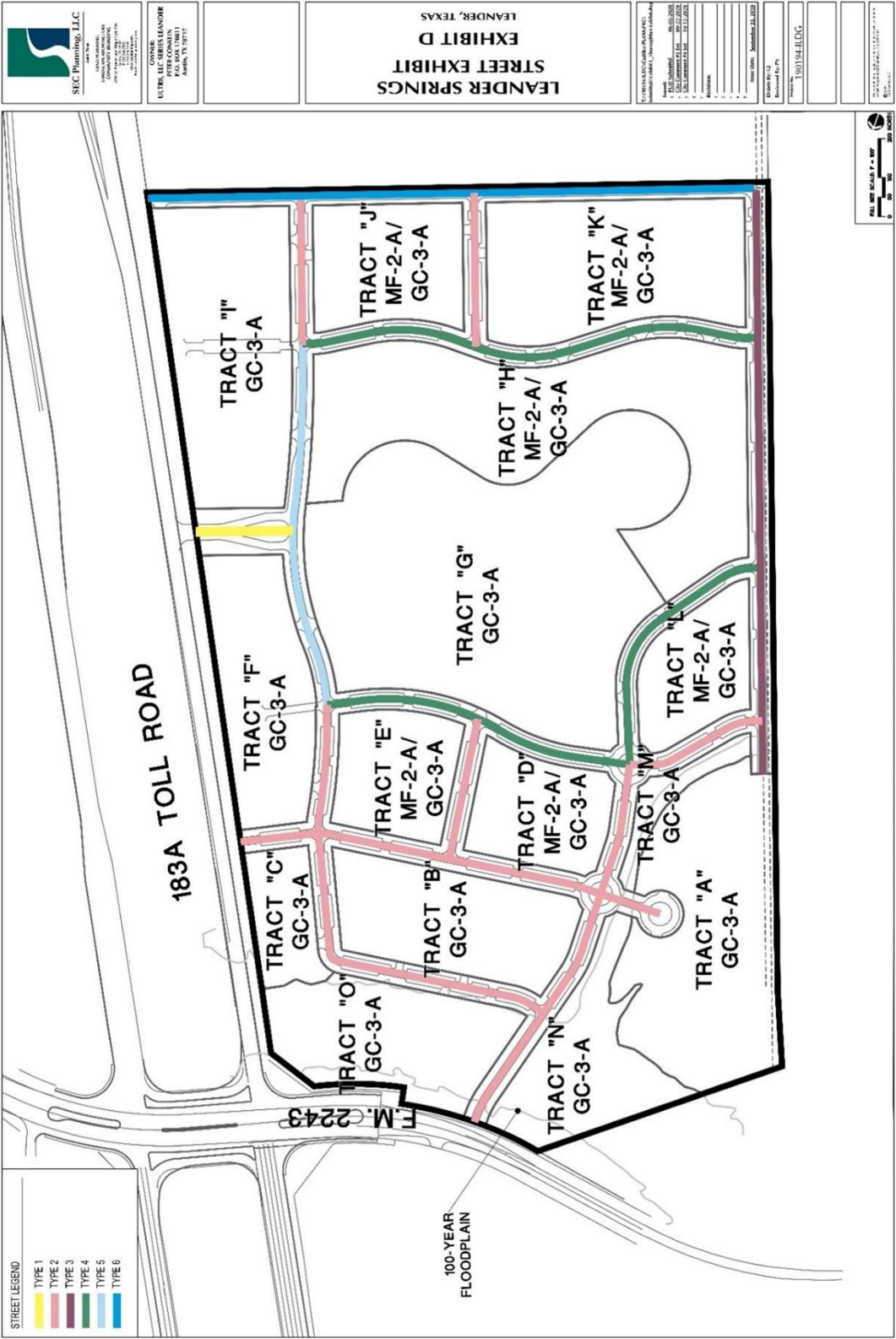
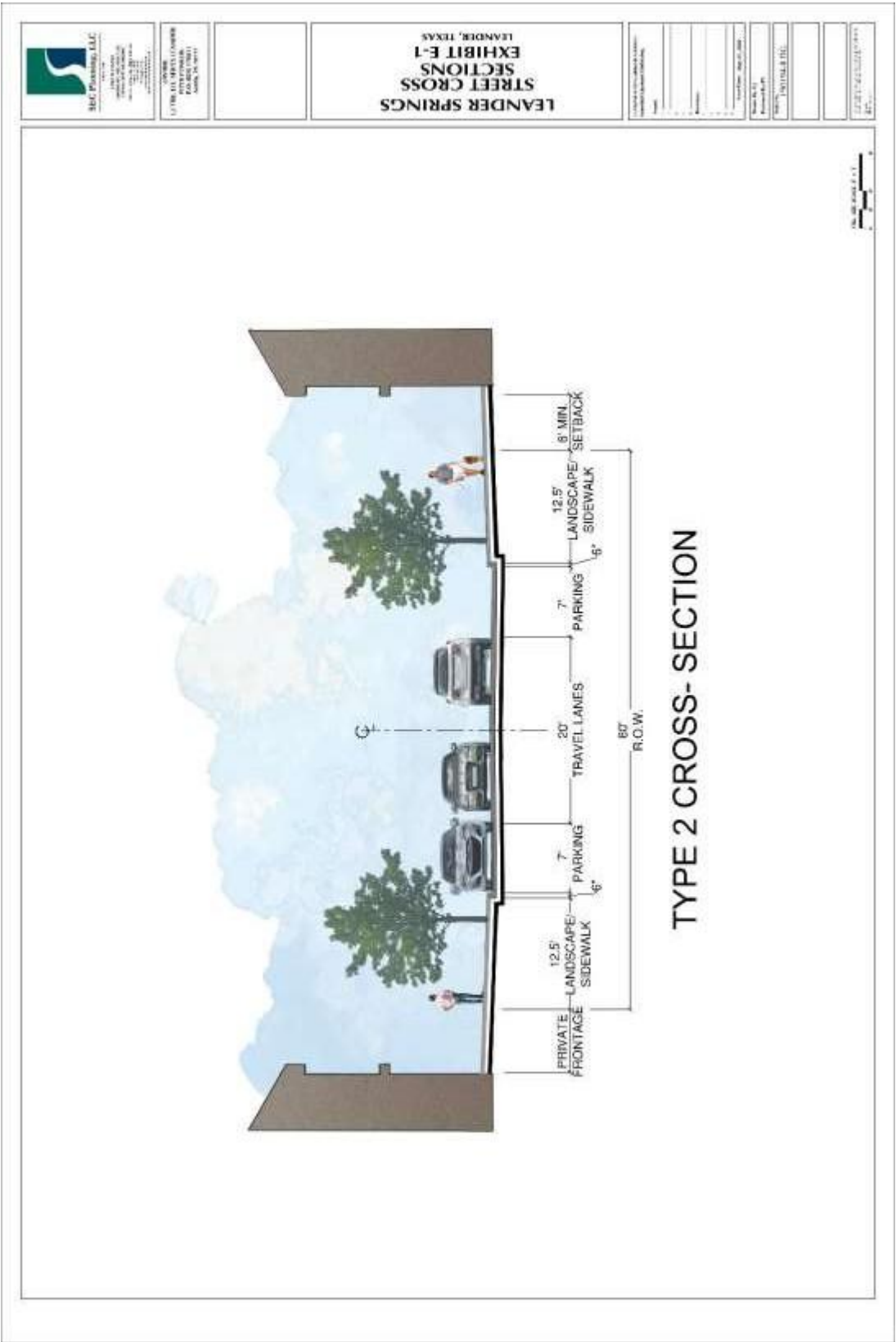


EXHIBIT
E-1 through E-7
Street Cross Sections





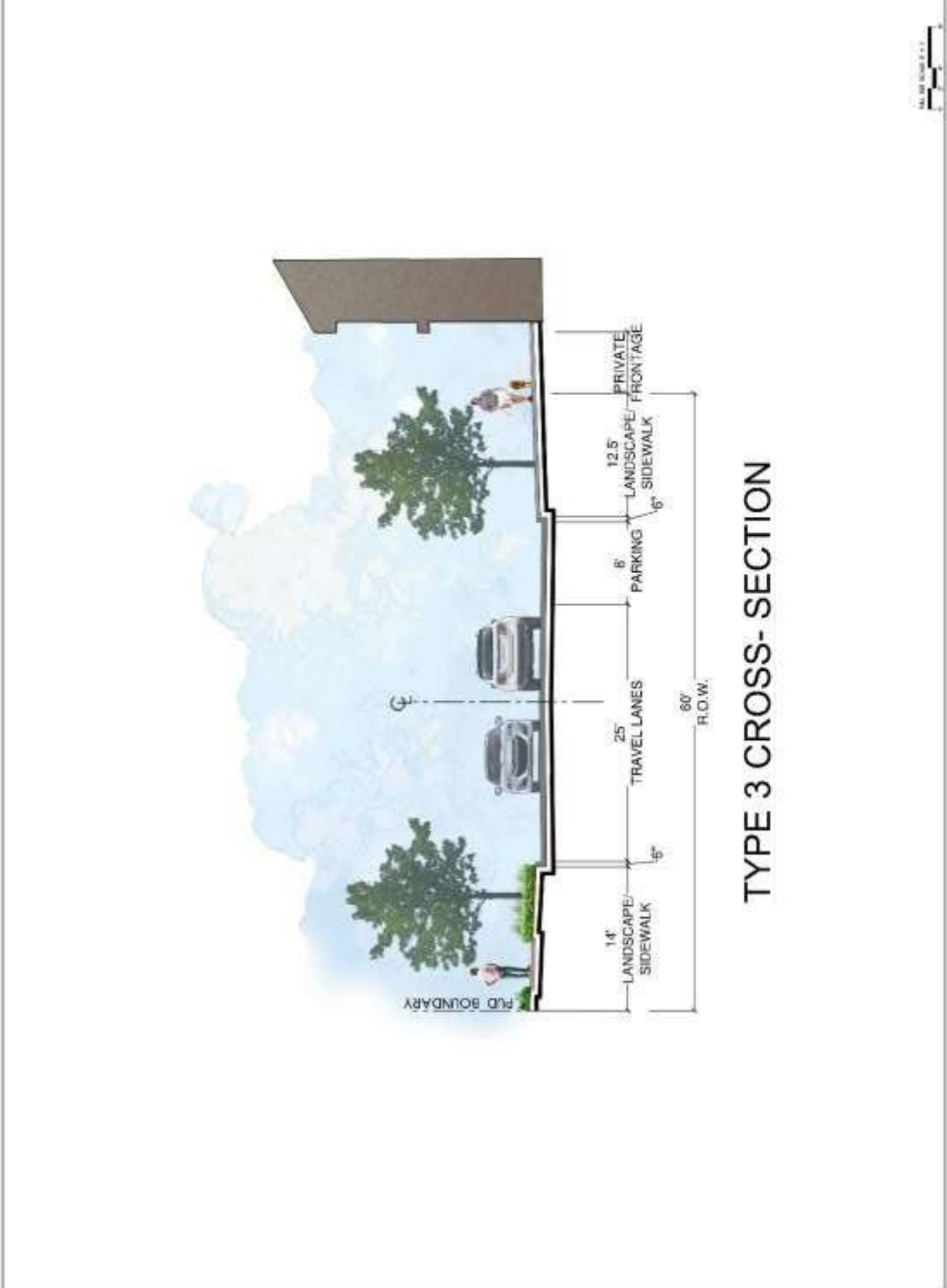
SEC Planning, LLC
11000 N. Mopac Expressway, Suite 100
Austin, TX 78753
Phone: 512.335.1100
Fax: 512.335.1101
www.secplanning.com

PROJECT
LEANDER SPRINGS PUD
PHASE 1
EXHIBIT E-3

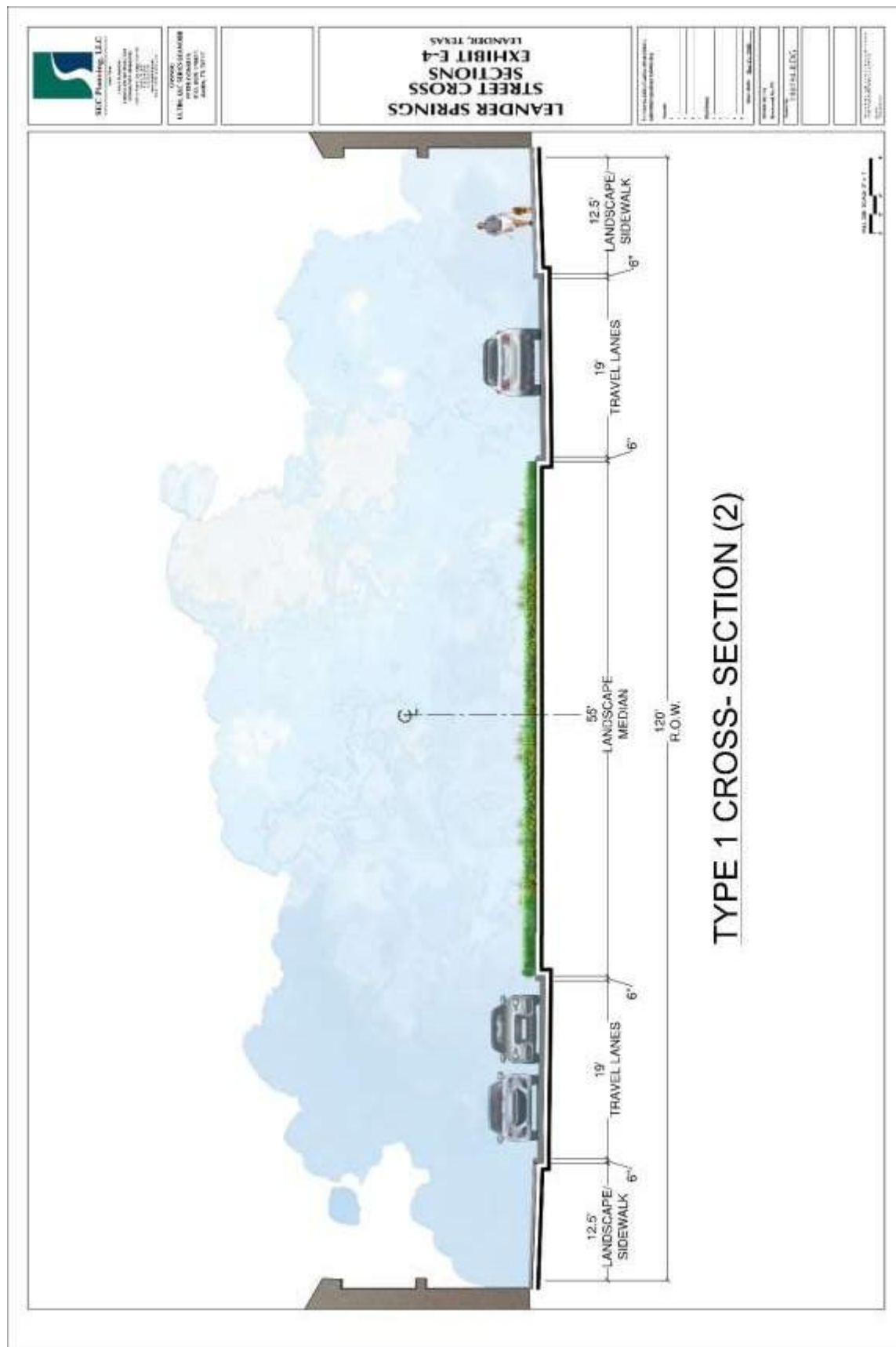
LEANDER SPRINGS
STREET CROSS
SECTIONS
EXHIBIT E-3
LEANDER, TEXAS

DATE: 01/15/2020
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

Scale: 1" = 10'-0"
North Arrow
Legend
Notes



TYPE 3 CROSS-SECTION



888C Planning, LLC
 11000 N. Highway 100, Suite 100
 Dallas, TX 75243
 Phone: 214.343.8888
 Fax: 214.343.8889
 Email: info@888cplanning.com

LEANDER SPRINGS, LLC
 11000 N. Highway 100, Suite 100
 Dallas, TX 75243
 Phone: 214.343.8888
 Fax: 214.343.8889
 Email: info@leandersprings.com

**LEANDER SPRINGS
 STREET CROSS
 SECTIONS
 EXHIBIT E-5
 LEANDER, TEXAS**

1. Project Name	Leander Springs, LLC
2. Project Location	Leander, Texas
3. Project Number	11000 N. Highway 100, Suite 100
4. Project Date	11/15/2018
5. Project Status	Approved for Use
6. Project Owner	Leander Springs, LLC
7. Project Engineer	888C Planning, LLC
8. Project Designer	888C Planning, LLC
9. Project Checker	888C Planning, LLC
10. Project Approver	888C Planning, LLC



TYPE 5 CROSS-SECTION

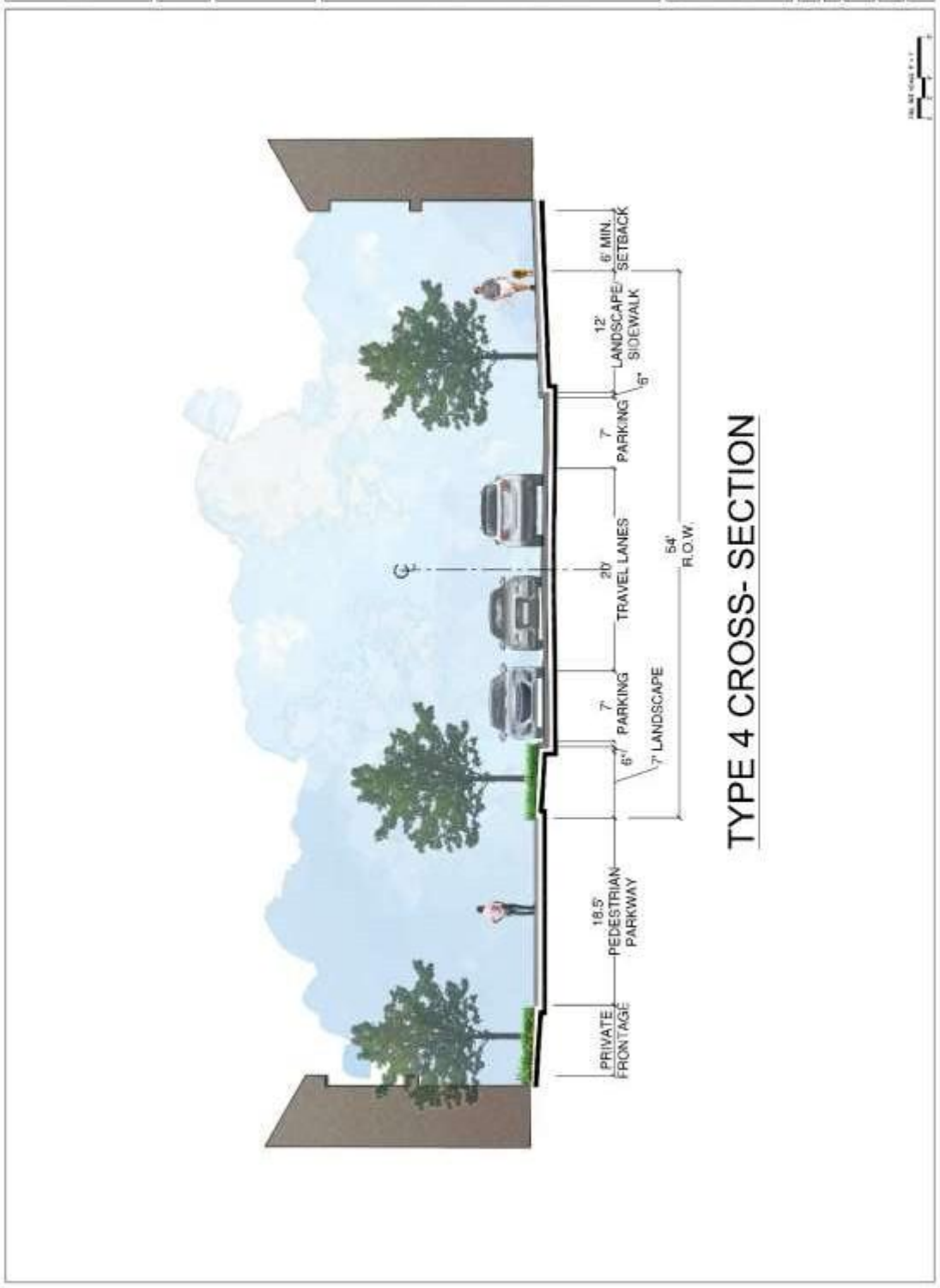
LEANDER SPRINGS
STREET CROSS
SECTIONS
EXHIBIT E-6
LEANDER, TEXAS

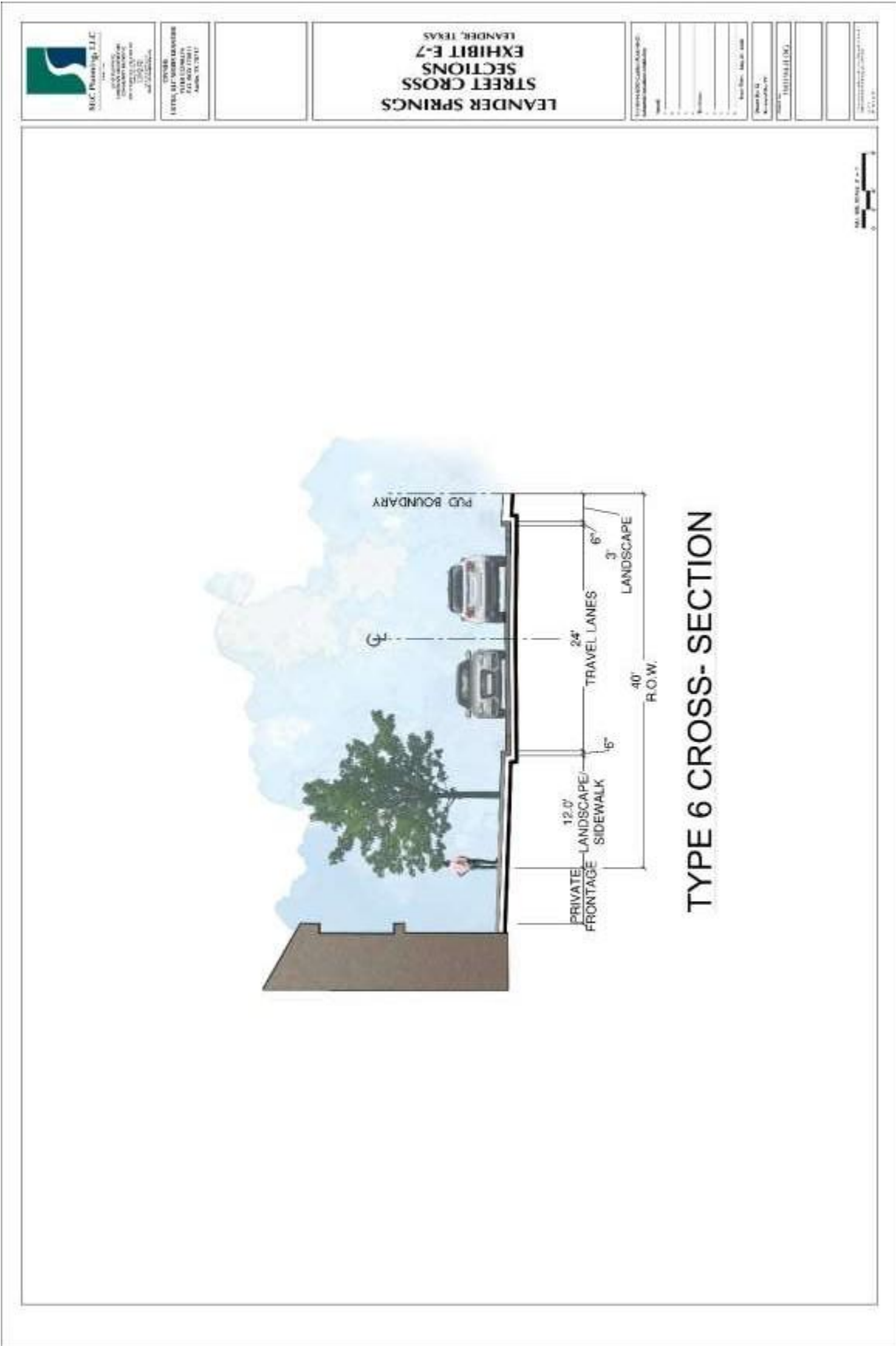
SHC Planning, LLC
1000 S. 10th St.
Leander, TX 78641
TEL: 512.255.1100
WWW.SHCPROFESSTIONALS.COM

LEANDER
10000 LEE ROAD
P.O. BOX 12601
LEANDER, TX 78641

DATE: 08/12/2020
BY: J. B. BROWN
PROJECT: LEANDER SPRINGS
SECTION: TYPE 4 CROSS-SECTION

SCALE: 1" = 10'-0"





M.C. Planning, LLC
 10000 Katy Road, Suite 100
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 Phone: 281.444.1111
 Fax: 281.444.1112
 Email: info@mcplanning.com

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EXHIBIT
Ground Floor Retail

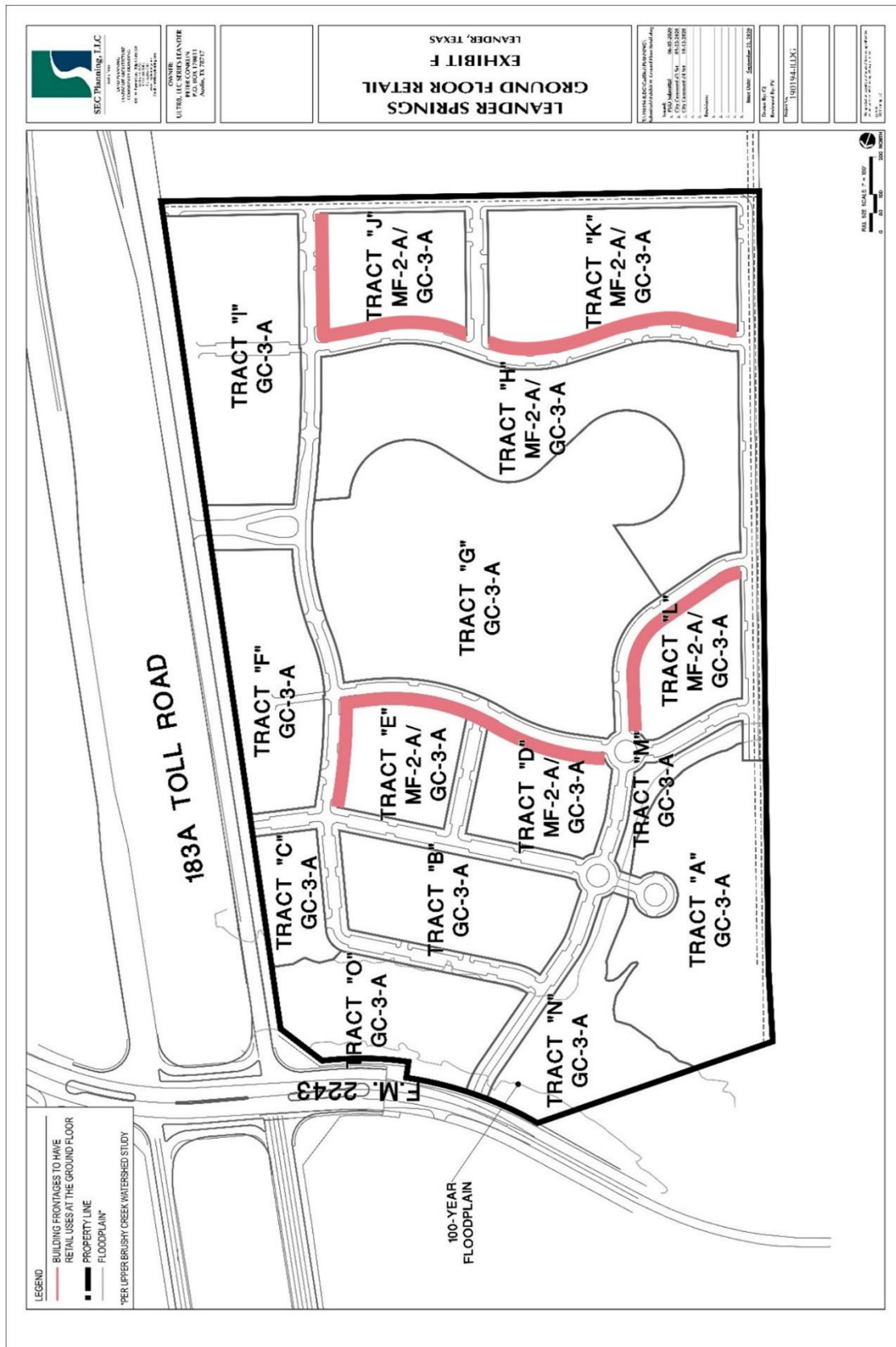
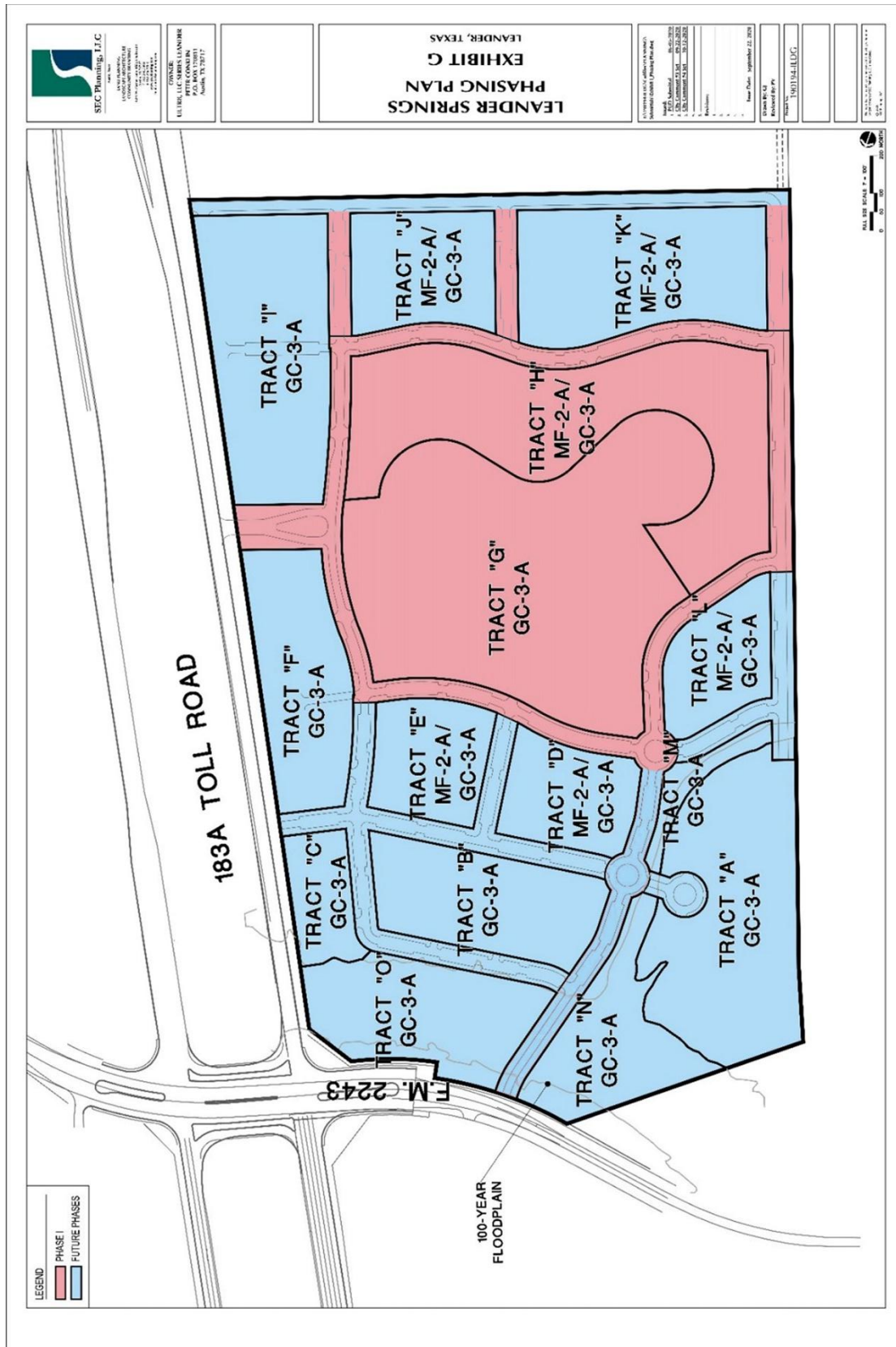


EXHIBIT G Phasing Plan





5301 Southwest Parkway, Bldg. 3, Ste 100, Austin, TX 78735
Contact: Joey Gallegos 210.367.6270
joey.gallegos@Kimley-Horn.com

Leander Springs PUD Cross-Section Narrative and Exhibits



Kimley»Horn



LEANDER SPRINGS

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.

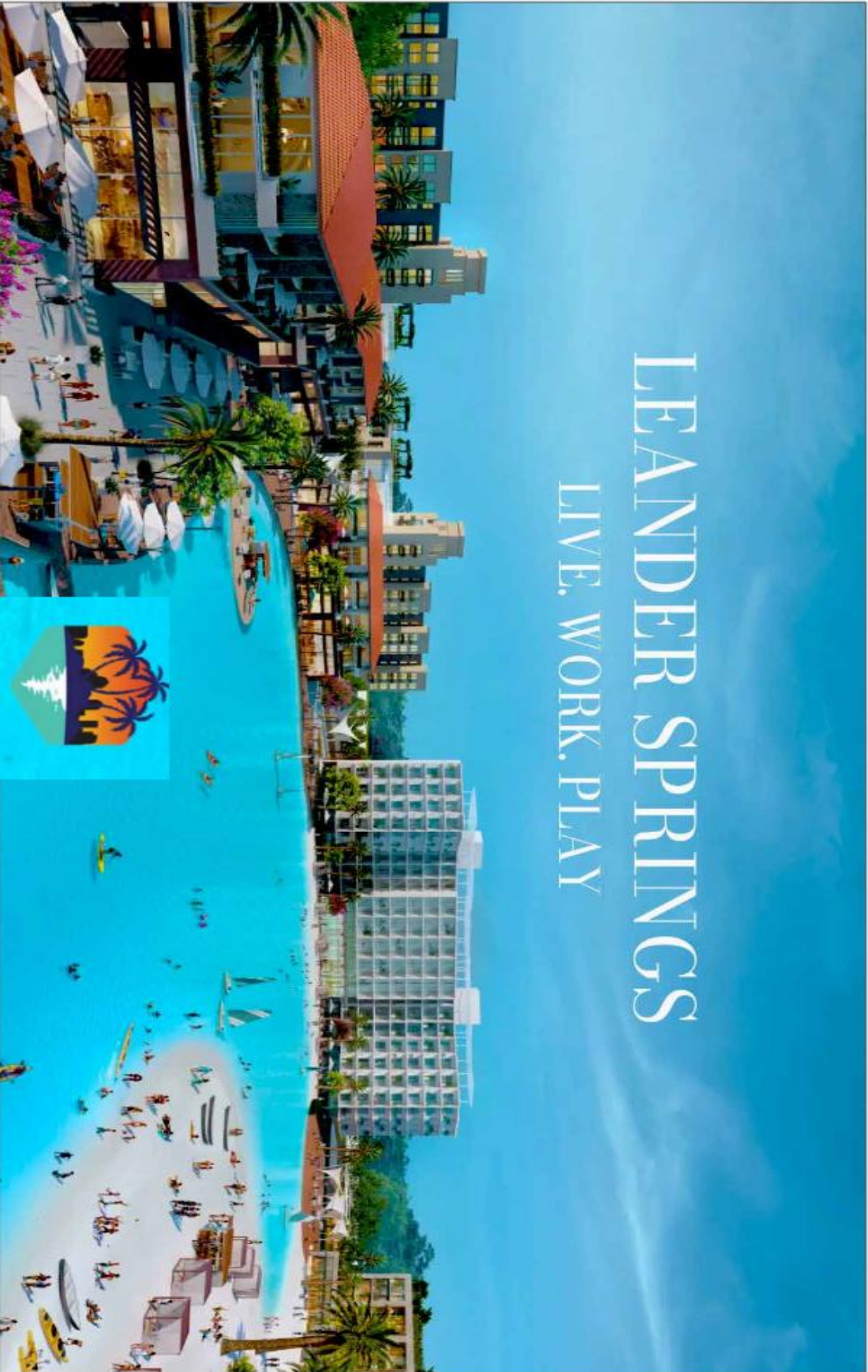
As for aesthetics, the use of plants and other vegetation will add color, texture, and appeal to the streetscape while keeping the materiality and color palette of the Leander Springs development. The design team will incorporate a variety of different landscape elements to transform a functional thoroughfare 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.

Kimley»Horn



LEANDER SPRINGS

LIVE. WORK. PLAY



Streetscape Section Study

April 19, 2023
Revised August 15, 2023

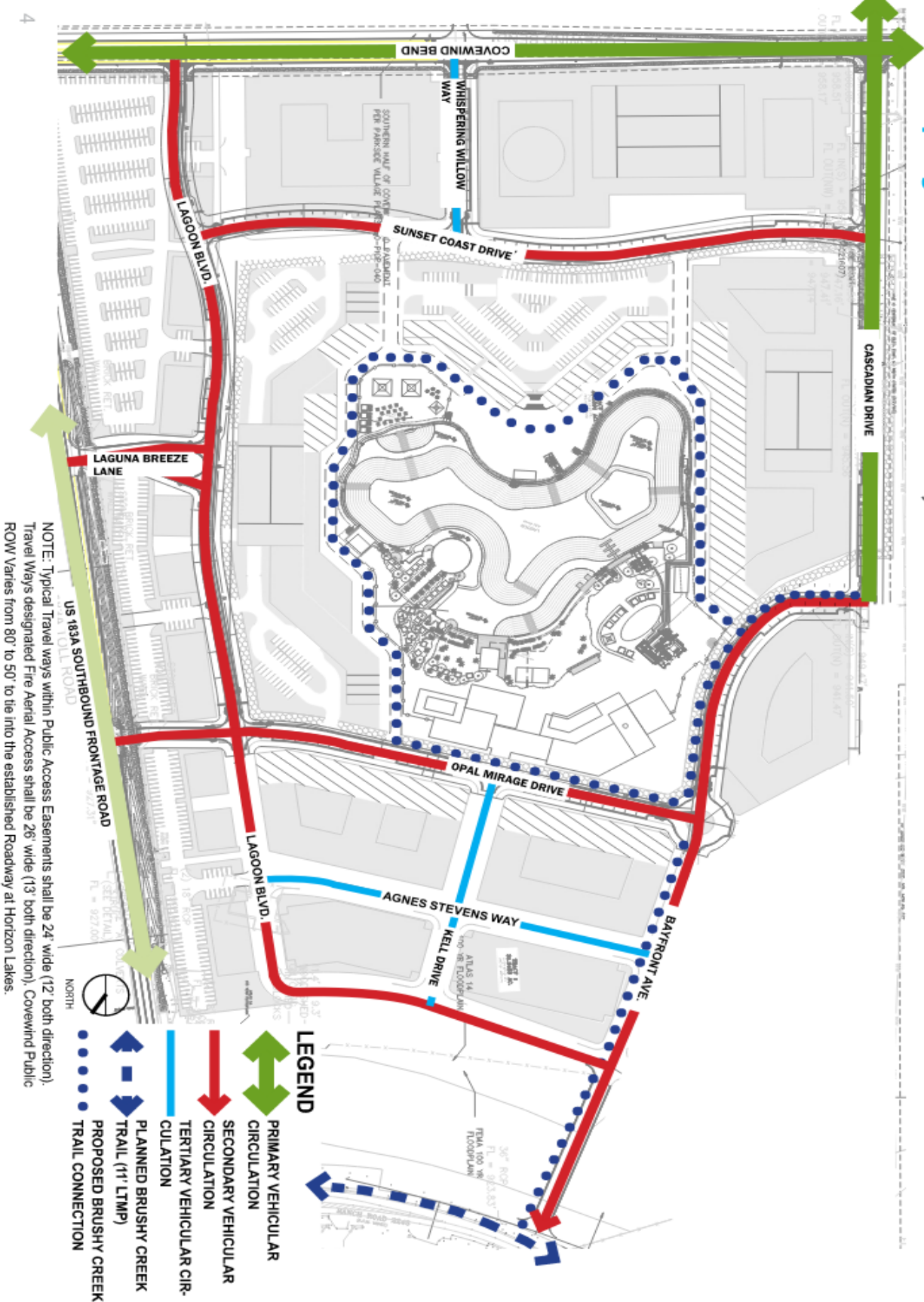


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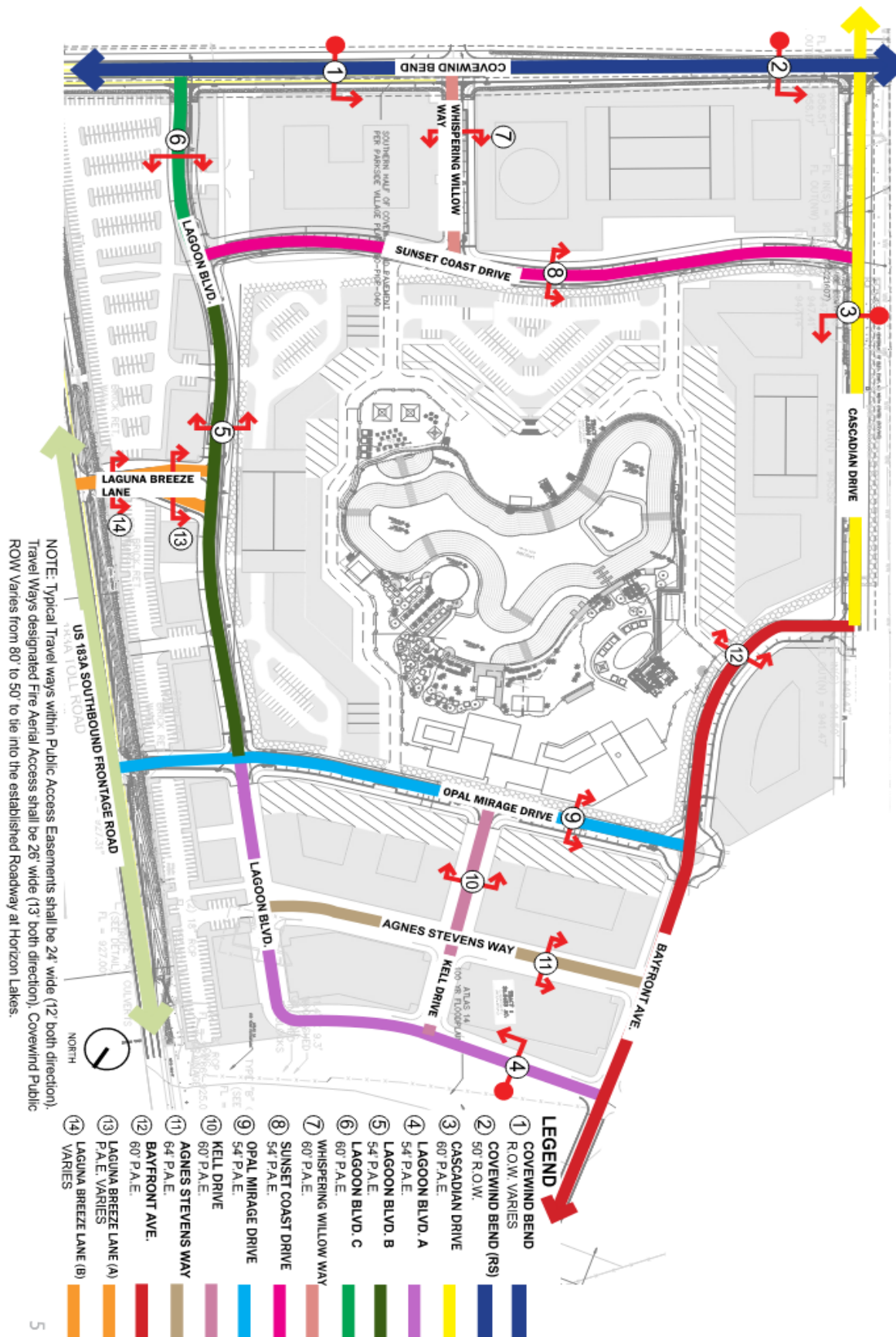
Circulation Hierarchy Diagram	4
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- Covewind Bend (Res. Section)	7
- Cascadian Drive	8
- Lagoon Blvd. A (54' ROW)	9
- Lagoon Blvd. B (54' ROW)	10
- Lagoon Blvd. C (60' ROW)	11
- Whispering Willow Way	12
- Sunset Coast Drive	13
- Opal Mirage Drive	14
- Kell Drive	15
- Agnes Stevens Way	16
- Bayfront Ave.	17
- Laguna Breeze Lane (A)	18
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Leander Springs PAL - Circulation Hierarchy



Leander Springs PAL - Streetscape Sections Key



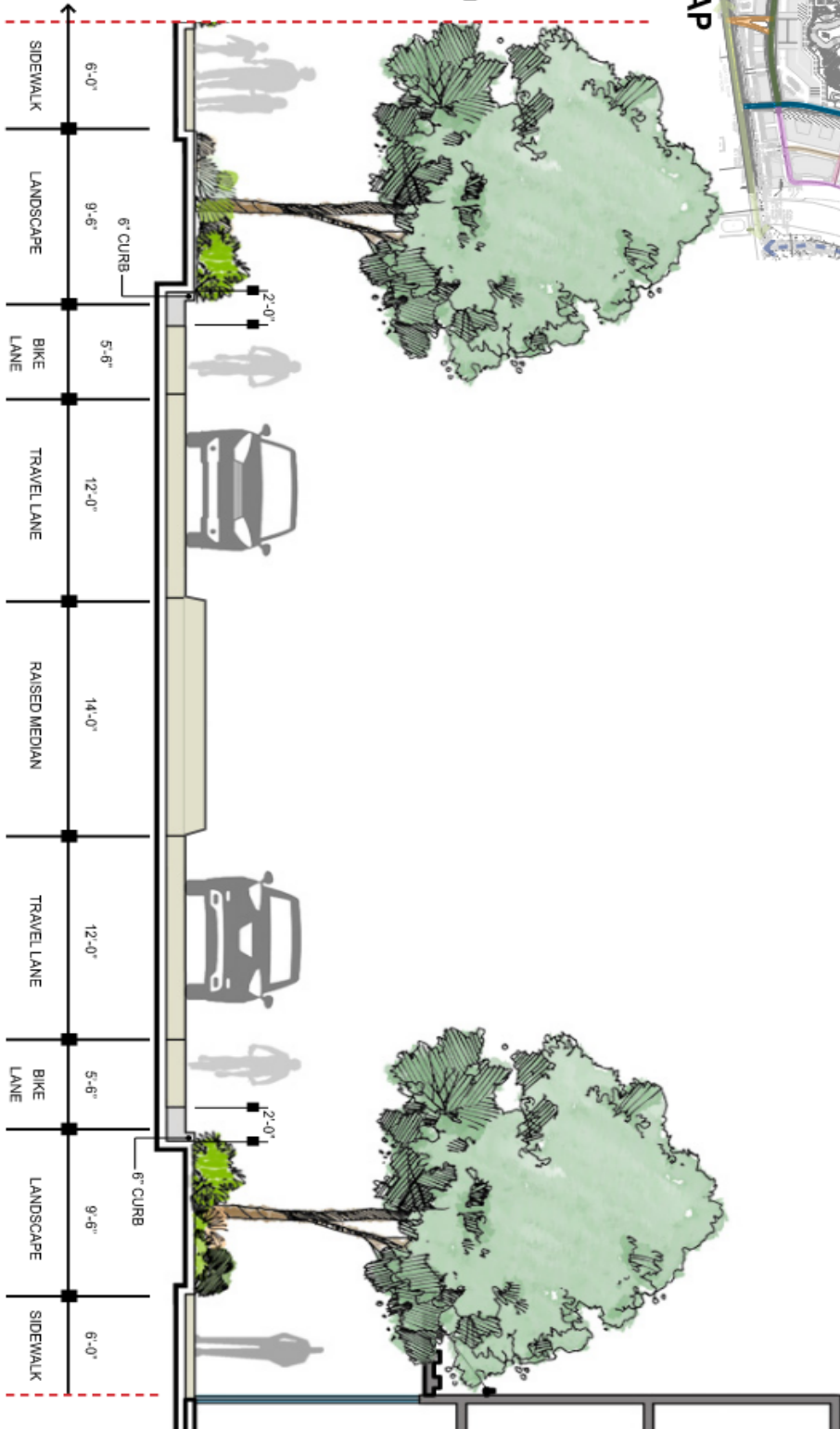
Leander Springs PAL - ① COVEWIND BEND (Public Street)

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 the into
the established
Roadway at
Horizon Lakes.

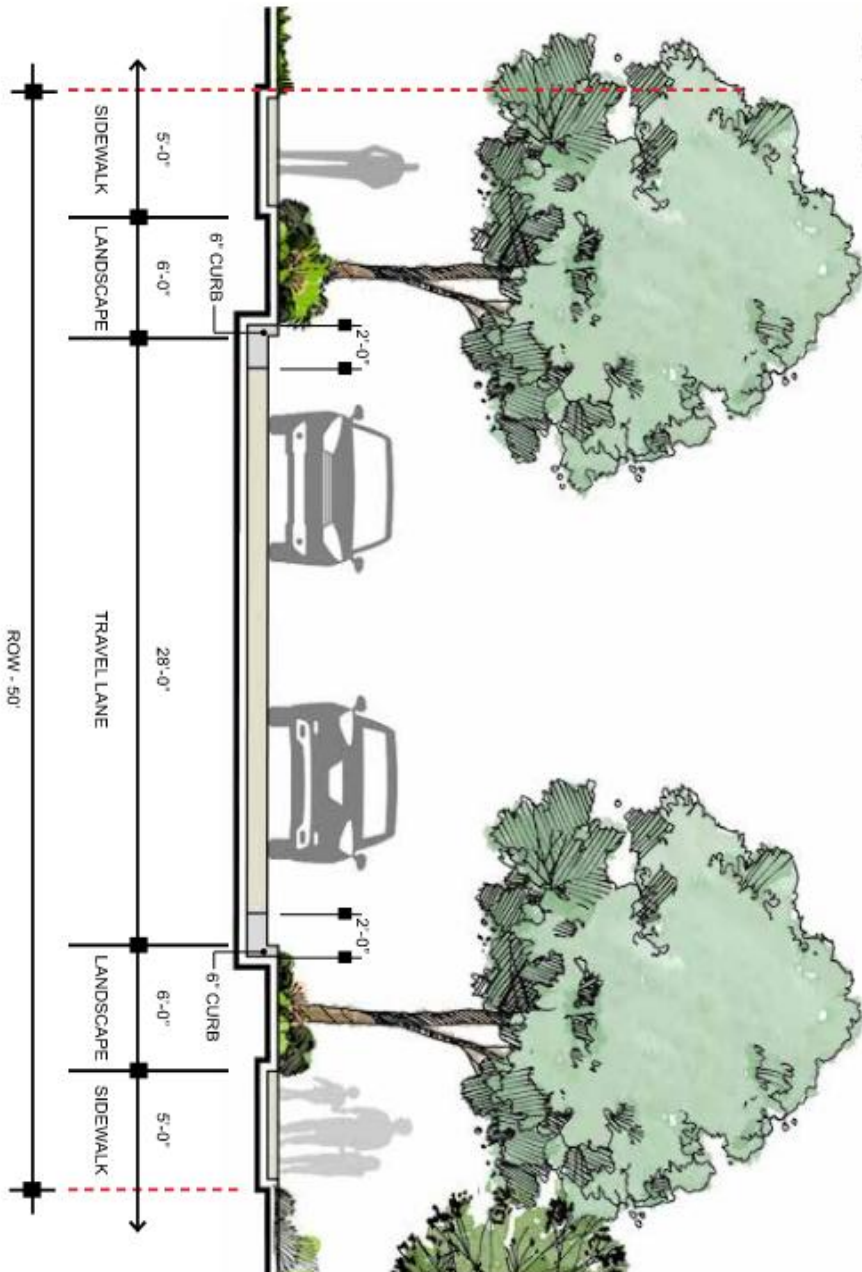


R.O.W. = VARIES



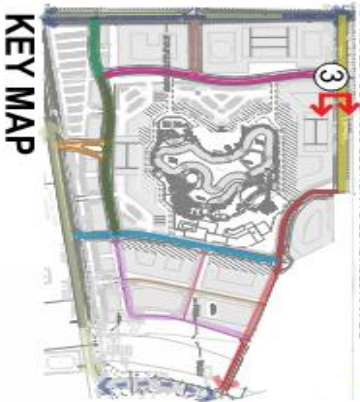
KEY MAP

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). Cowwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



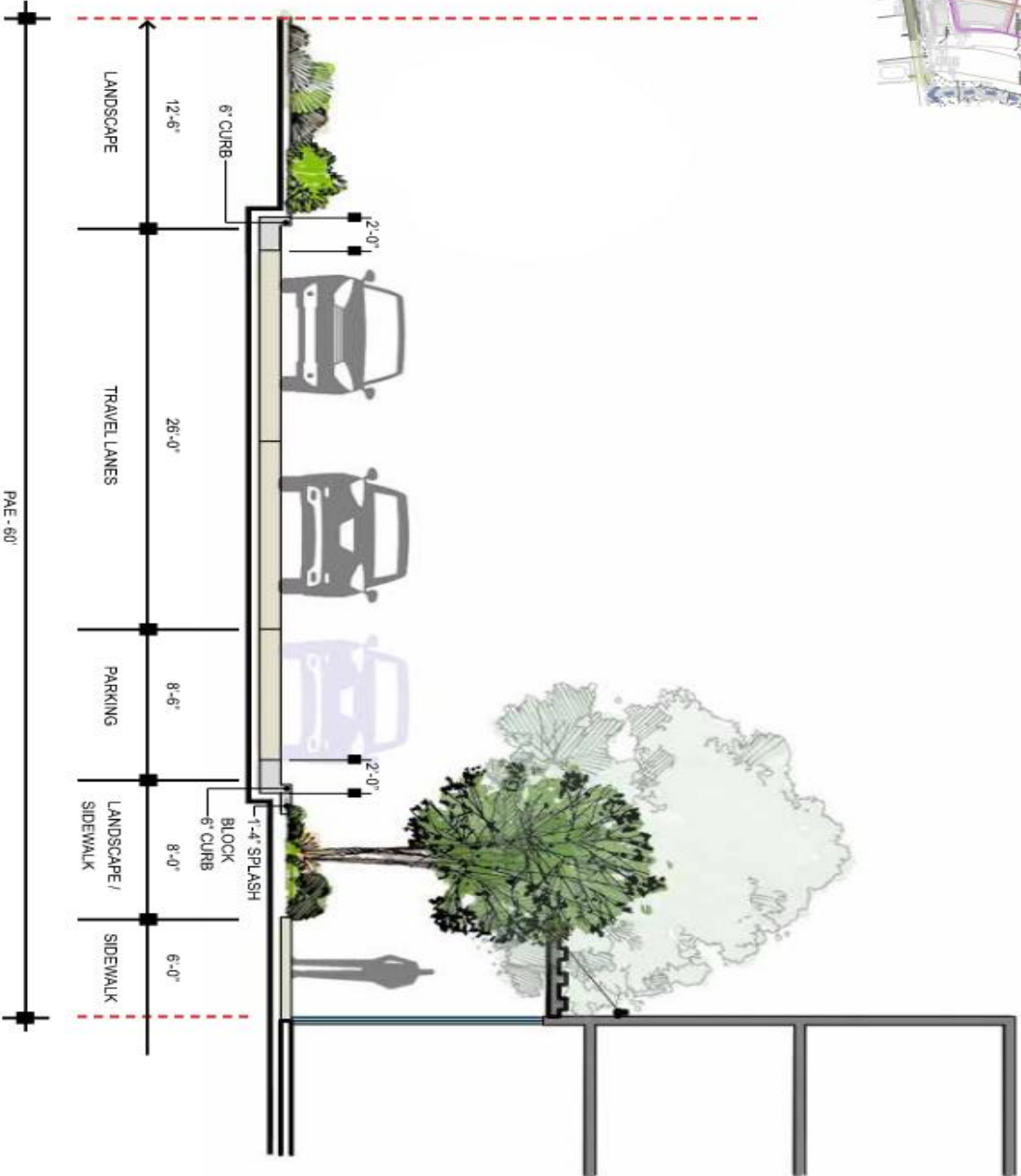
Leander Springs PAL - ③ CASCADIAN DRIVE [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 3



NOTE:

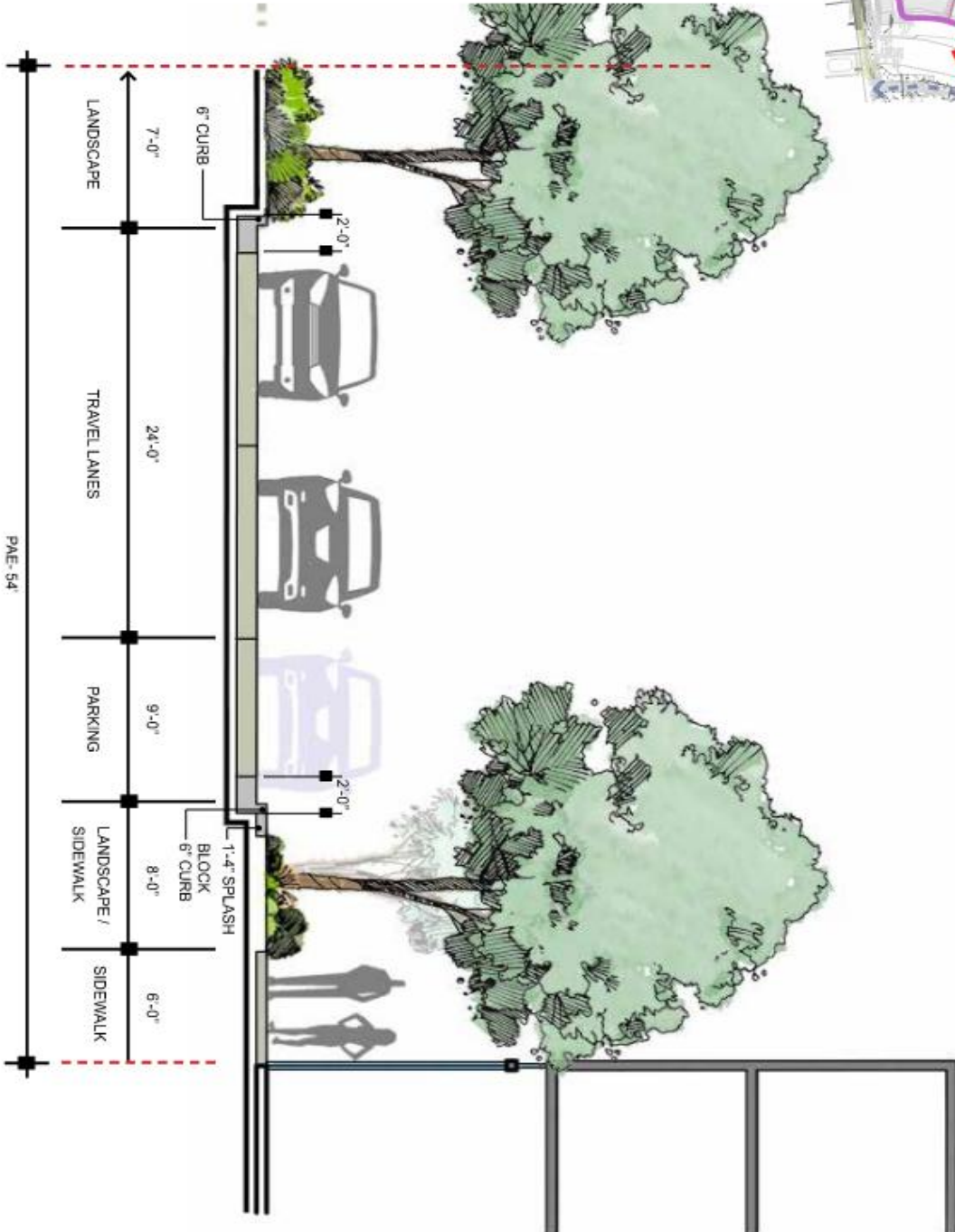
- 1. Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.
- 2. No Trees shall be placed in the PEC Transmission Easement





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). Cowwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



|

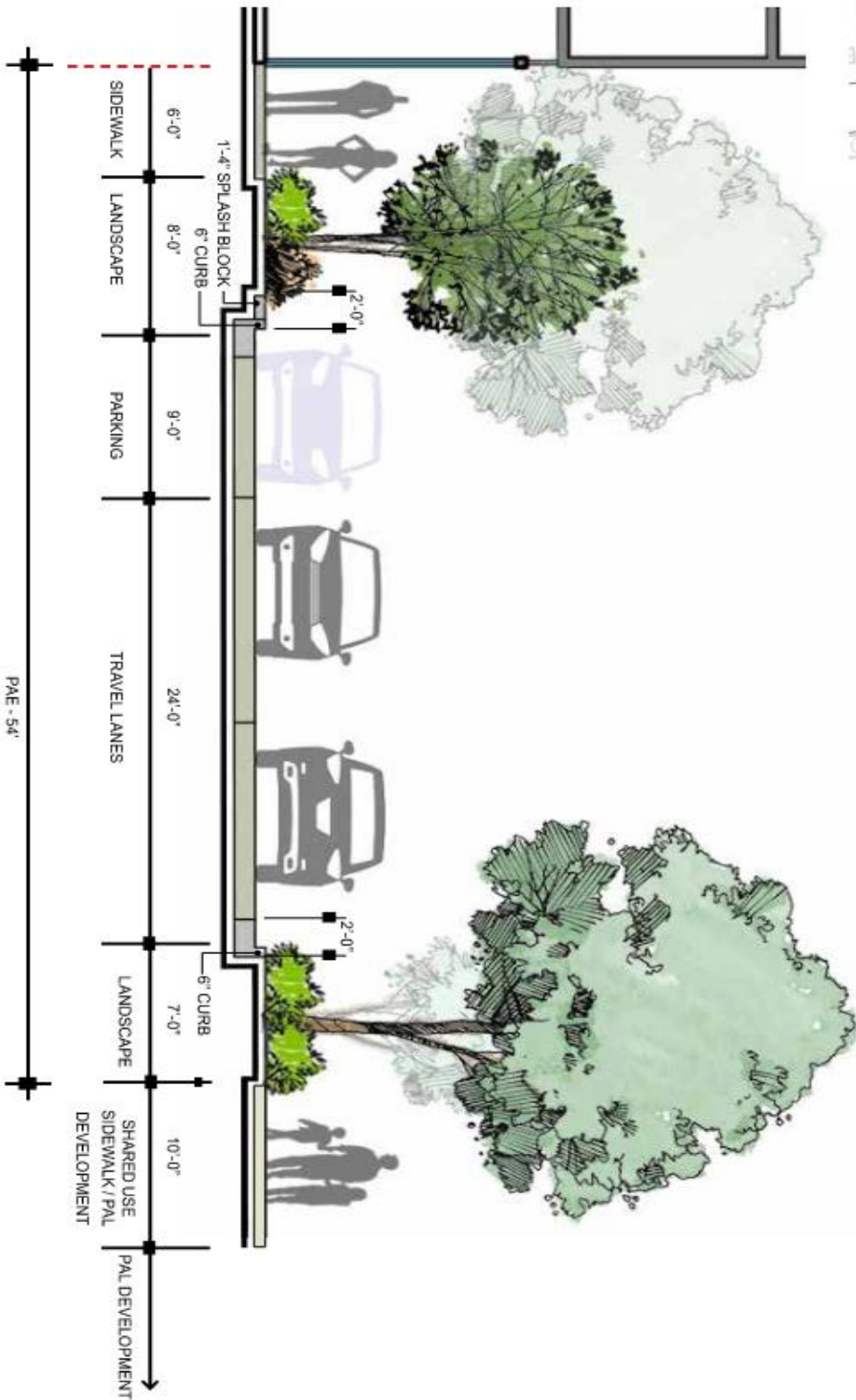
Leander Springs PAL - ⑤ LAGOON BLVD. [54' PAE - Private Street]

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). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



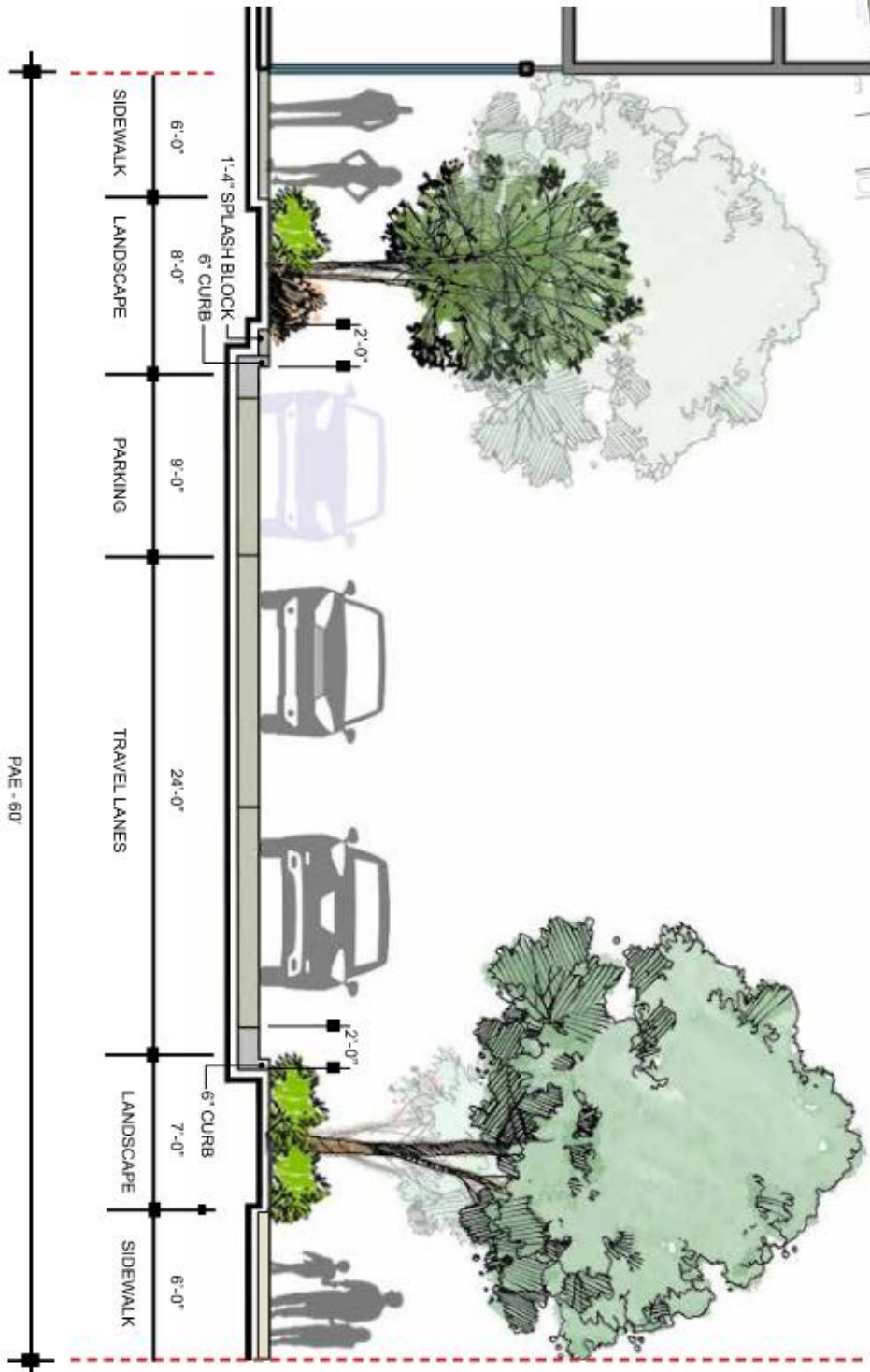
Leander Springs PAL - ⑥ LAGOON BLVD. C [60' PAE - Private Street]

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). Cowwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



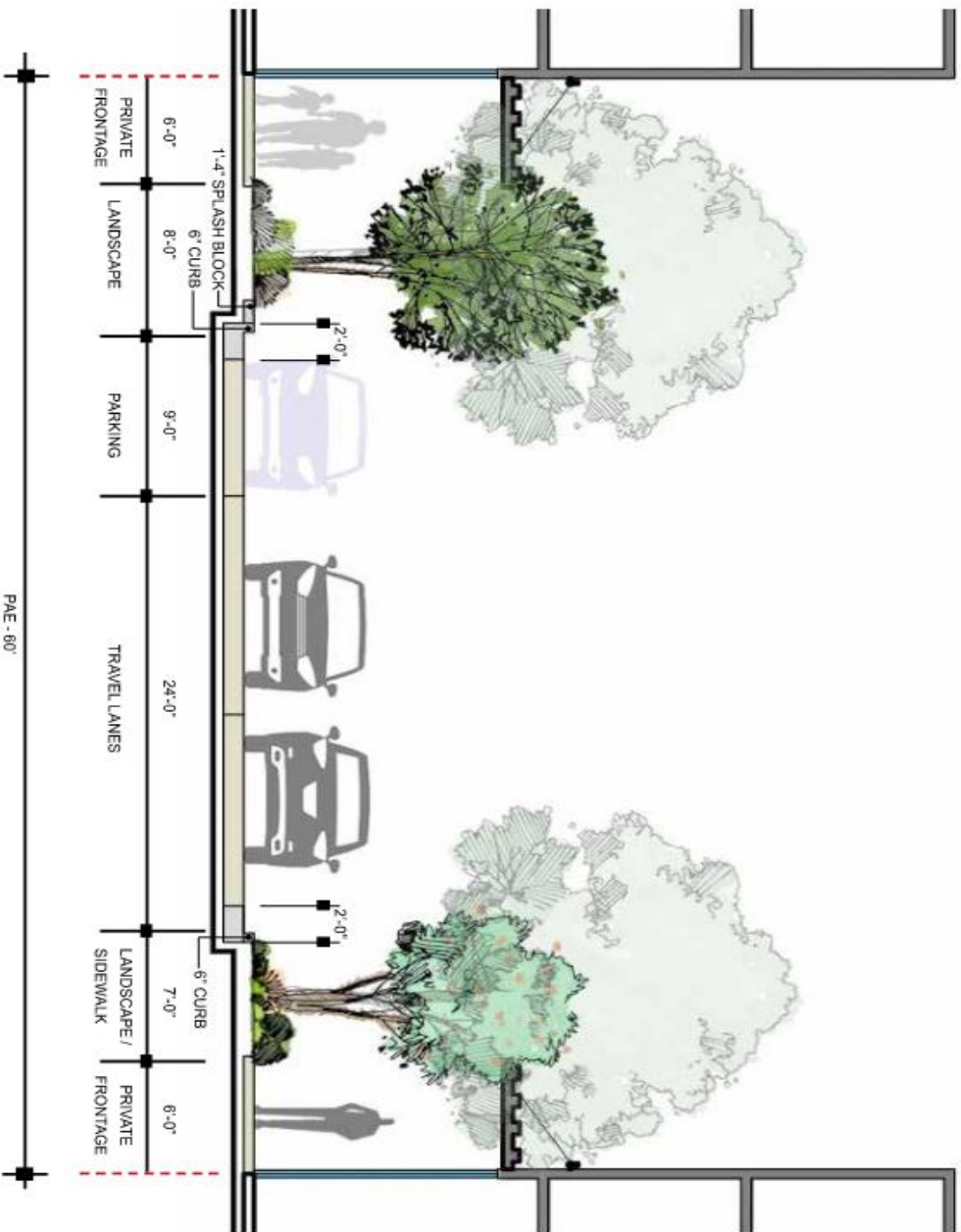
Leander Springs PAL - ⑦ WHISPERING WILLOW WAY PAE - Private Street]

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). Cowwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



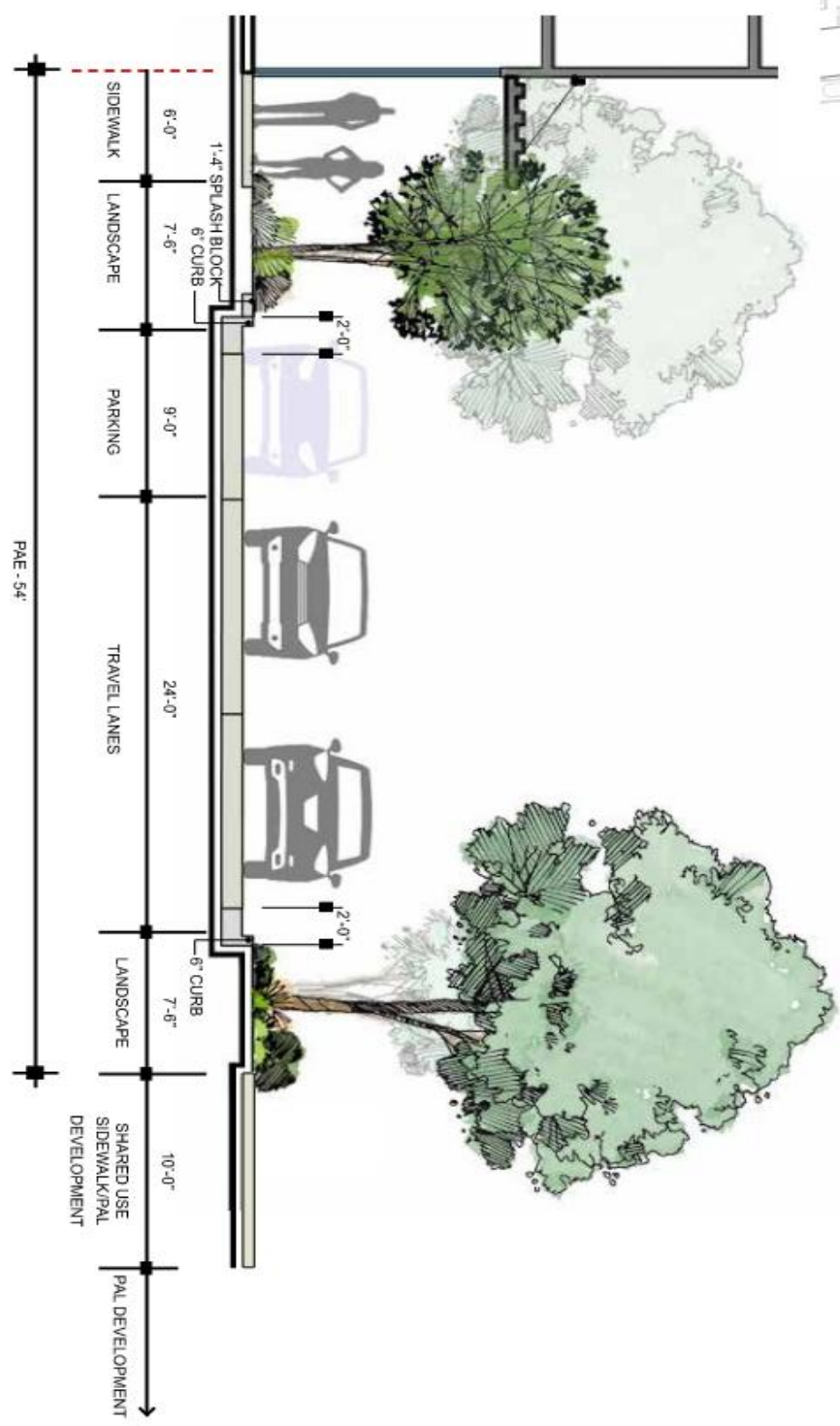
Leander Springs PAL - ⑧ SUNSET COAST DRIVE [54' PAE - Private Street]

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). Covering Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



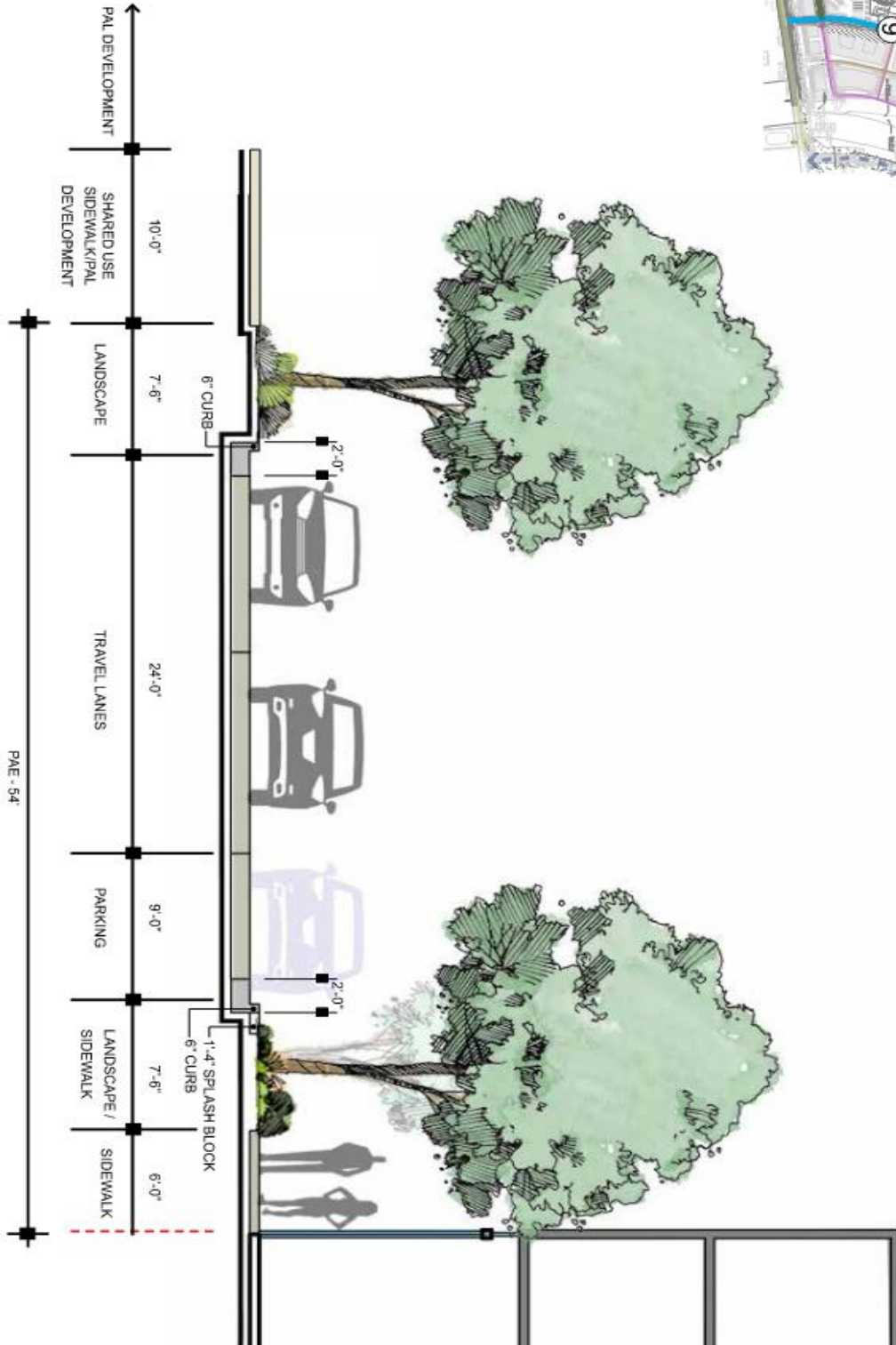
Leander Springs PAL - ⑨ OPAL MIRAGE DRIVE [54' PAE - Private Street]

APPROVED PUD CROSS SECTION TO BE REVISED: TYPE 4



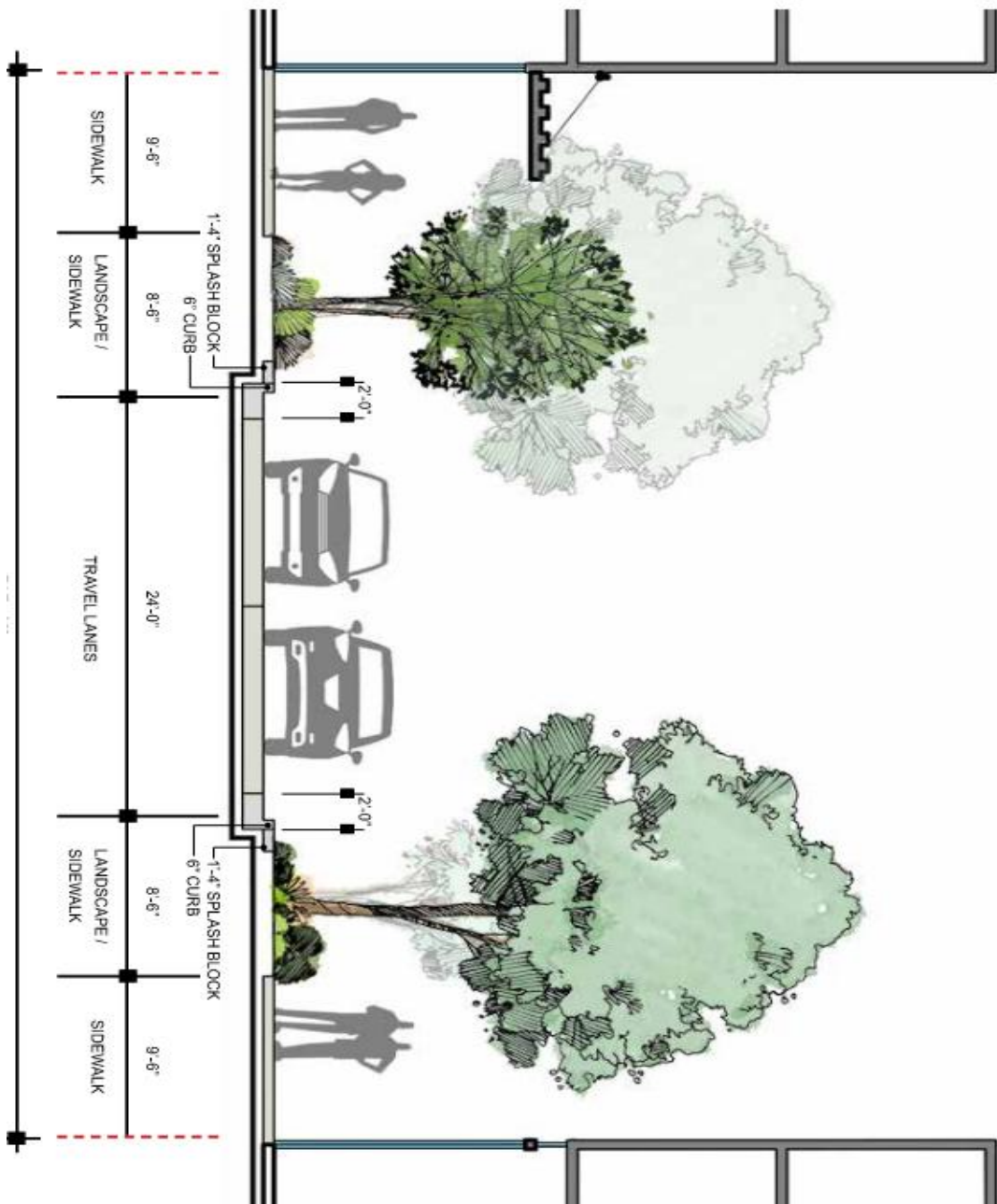
KEY MAP

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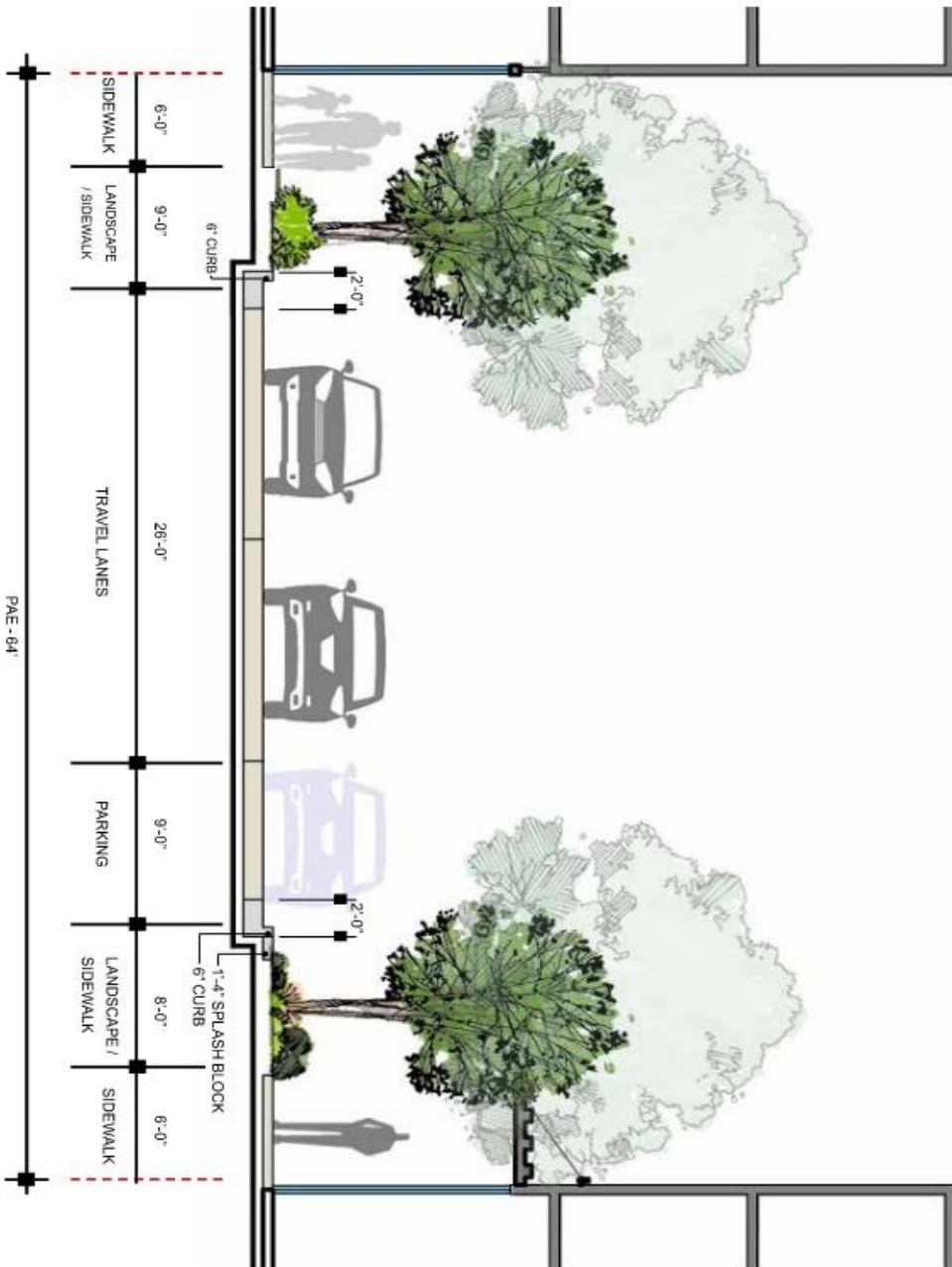
Leander Springs PAL - (11) AGNES STEVENS WAY [64' PAE - Private Street]

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 28' wide (13' both direction). Coverdand Public ROW Varles from 80' to 50' to tie into the established Roadway at Horizon Lakes.

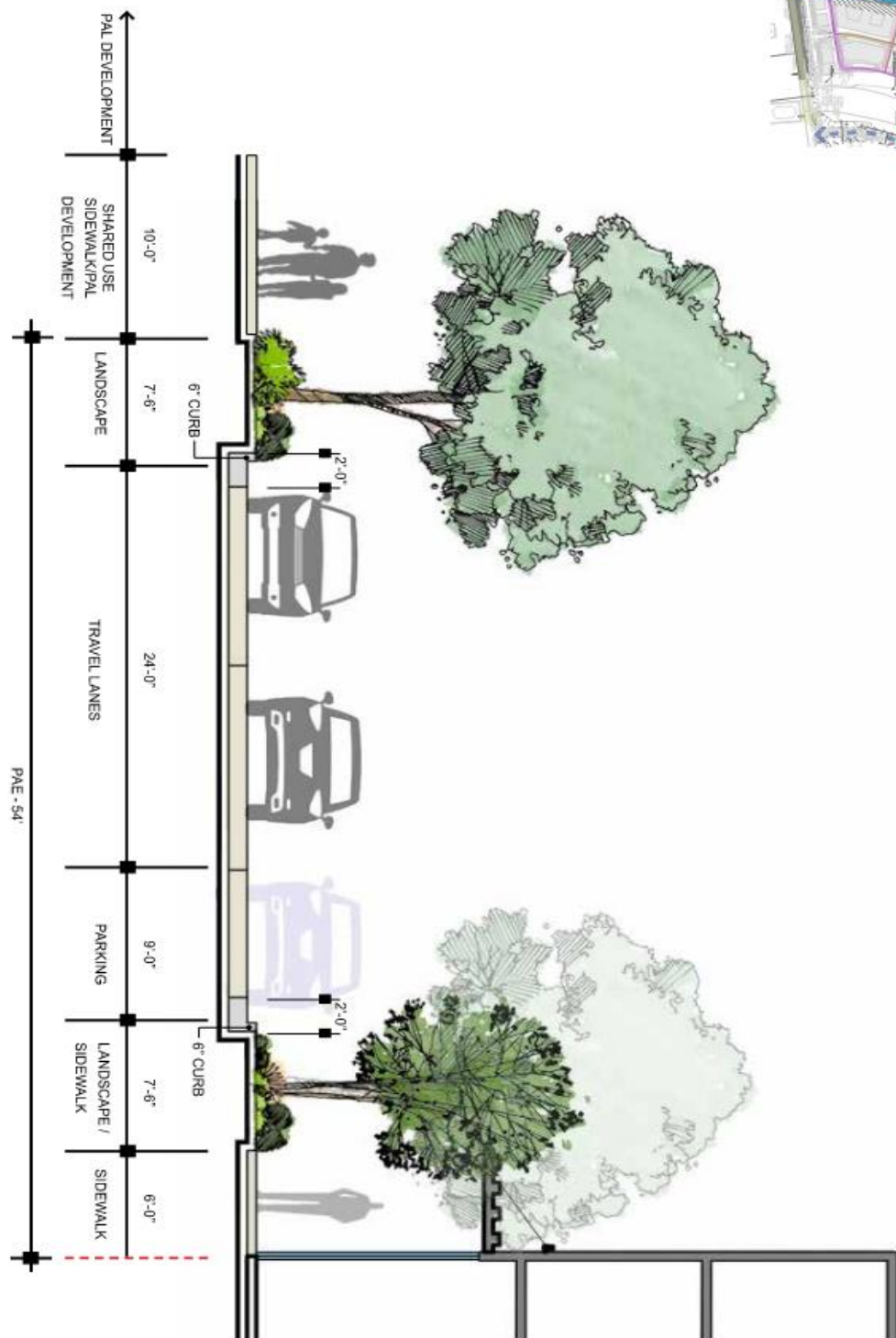


Leander Springs PAL - 12 BAYFRONT AVE. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED, TYPE 2 & 4



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.

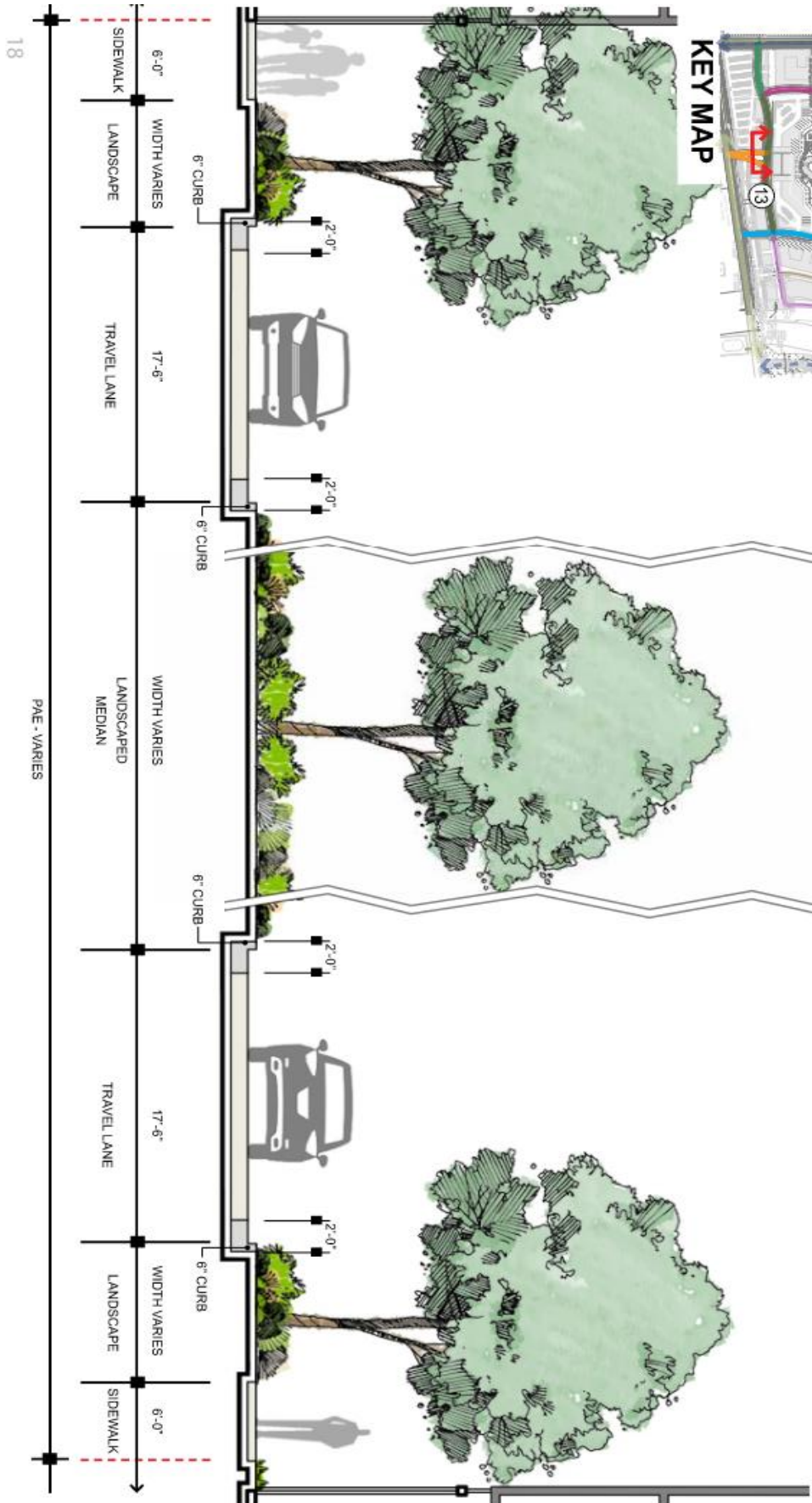


Leander Springs PAL - 13 LAGUNA BREEZE LANE (A) [PAE - Private Street]

APPROVED PUD CROSS SECTION TO BE REVISED: TYPE 1



KEY MAP

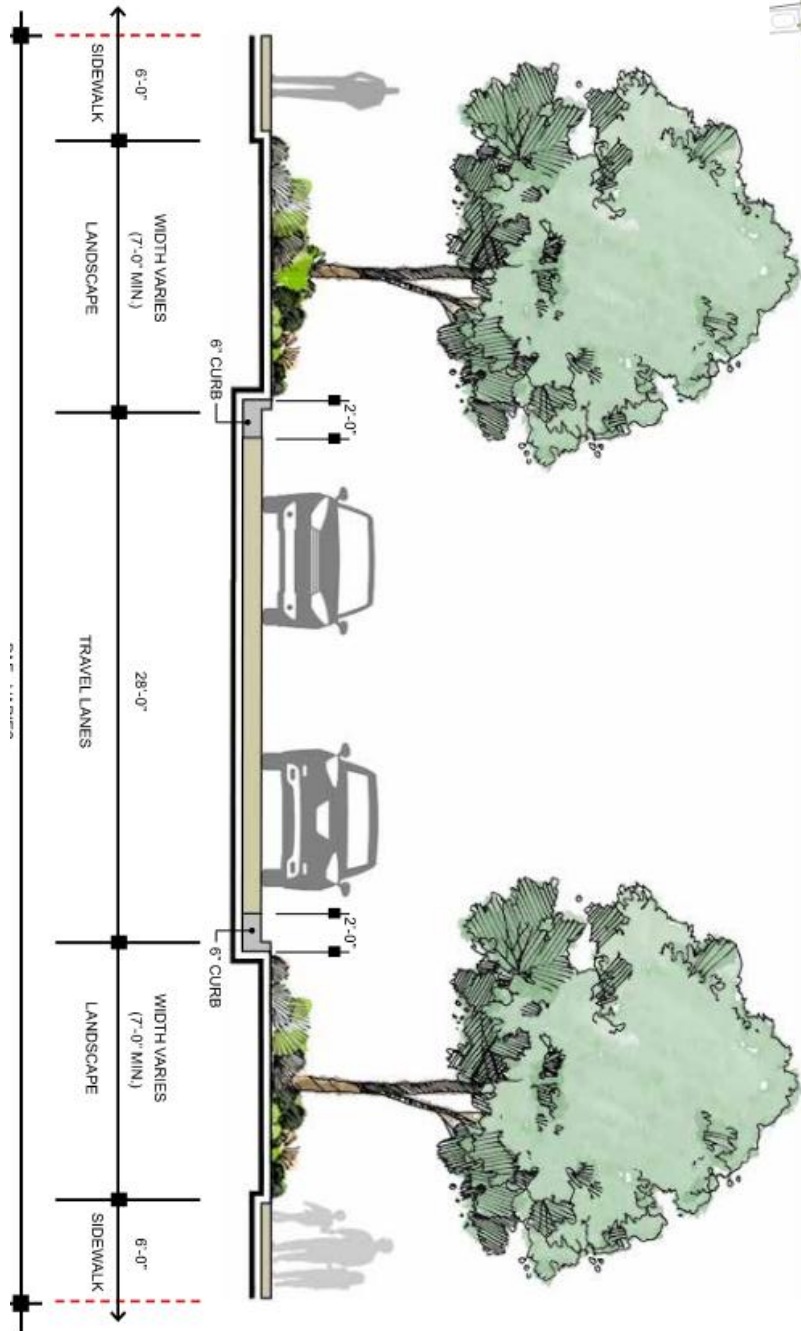


Leander Springs PAL - ⑭ LAGUNA BREEZE LANE (B) [PAE - Private Street]

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

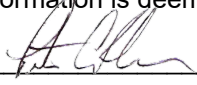
1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

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.

3. What concerns were raised during these communications?

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

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

Signature:  Date: _____



2/17/2025

iLand Development Group
8871 183A Toll Fr Rd.
Leander TX 78641

Dear neighbors to the Leander Springs Project,

This letter is to inform you that we are applying to make changes to our original PUD with the City of Leander in regard to the Leander Springs project located at 8871 183A Toll Fr Road, Leander TX 78641. Below are the changes we are applying for:

Leander Springs PUD 01.29.2021 - proposed amendment 2

Leander Springs PUD Amendment:

The Leander Springs PUD Amendment is meant to update the language as it relates to Phasing, Lagoon and Hotel delivery. We have also removed all references to the Lagoon as a Crystal Lagoon. Moving forward, all references to this structure will be Lagoon.

On page 1 of the PUD, section B. 3., we are proposing "The lagoon is considered a non-essential use and will need to comply with water conservation requirements."

On page 2 of the PUD, section D. 3., we are proposing a reduction of a maximum number of multi-family units from 1,600 to 1,200 units.

On page 4 of the PUD, we are proposing per section 4. B., that the maximum height of structures on the southern and western boundaries be reduced from 60 feet to 35 feet in height.

On page 6, section G. 1. b., we are proposing to add Mason Creek Trail from Horizon Lake Park will enter from the west on either Tracts L, M, or A to the internal sidewalk system and connect to the Brushy Creek Trail system to the north along FM 2243.

On page 8 of the PUD we are proposing the removal of the date required for the Certificate of Completion for Lagoon delivery.

On page 9 of the PUD we are proposing the removal of the time the Hotel construction shall commence and when a Certificate of Occupancy will be delivered.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Conklin", written over a light blue horizontal line.

Pete Conklin
COO iLand Development Group

Affidavit of Publication

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
IN THE MATTER OF

iLand Development Group

Notice of Change to PUD City of Leander

The Williamson County Sun / Sunday Sun, newspapers of general circulation have continuously and regularly published for a period of not less than one year in the County of WILLIAMSON, preceding the date of the above referenced notice. Said notice was published in said newspapers as follows:

February 23, 2025


Newspaper Representative

Dear neighbors to the Leander Springs Project,
This letter is to inform you that we are applying to make changes to our original PUD with the City of Leander in regard to the Leander Springs project located at 8871 183A Toll Fr Road, Leander TX 78641. Below are the changes we are applying for:
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Leander Springs PUD Amendment:
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On page 9 of the PUD we are proposing the removal of the time the Hotel construction shall commence and when a Certificate of Occupancy will be delivered.

2542

Subscribed and sworn to before me this

date: February 24 2025


Jessica Ann Ohle, Notary Public
My Commission Expires July 15, 2028



2542 Pete Conklin <pete@ilanddg.com>



EXECUTIVE SUMMARY
7/24/2025

AGENDA SUBJECT:

Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

BACKGROUND:

The City Charter calls for the Commission to submit a list of recommended capital improvements that are desired to implement the adopted Comprehensive Plan. The City is currently in the process of updating the Plan and the process is anticipated to be completed by the end of next year. Despite the pending changes, the Commission may still make recommendations based on the current goal statements listed in the adopted Plan.

Section 10.05 Planning Commission Powers and Duties

- (e) Submit annually to the city manager, not less than one hundred fifty days prior to the beginning of the budget year, a list of any capital improvements recommended by the planning commission as necessary or desirable to implement the adopted comprehensive plan or element or portion thereof during the forthcoming five-year period;

Attachments 1 through 4 include the implementation tables from the Comprehensive Plan, Old Town Master Plan, and US 183 Corridor Study. The City has completed several goals and is continuously working on the implementation of the Plans and Study. Attachment 2 includes the summary of the goals that was presented to the Commission and Council earlier this year which showcased the accomplishments and progress during 2024 and early 2025.

Staff submits a list of proposed projects for consideration in the CIP Plan every year that are developed from the Comprehensive Plan Goals and adopted studies such as the Old Town Master Plan and/or the 183 Corridor Study. The proposals include items such as the following:

- Wayfinding Sign in Old Town
- Sidewalk 183A Toll Road to Tulum Terrace
- Sidewalk Tulum Terrace to San Gabriel Parkway
- Sidewalk Broade Street to Railroad
- Sidewalk Broade Street to Northline Development
- Enhanced Crossing US 183 & San Gabriel Parkway
- Enhanced Crossing San Gabriel Parkway & St. Davids Medical Development
- Complete trail gap, by installing a prefabricated bridge crossing at the North Brushy Creek Trail on the west side of US 183 to connect San Gabriel Parkway to Metro Drive
- Enhanced Crossing US 183 & Metro Drive
- Enhanced Crossing US 183 & Hero Way
- Enhanced Crossing at US 183 & South Street
- Crosswalk striping across W Broade Street at the intersection of US 183
- Sidewalk Hero Way to Sonny Drive

- Complete the sidewalk gaps in Old Town along Broade Street
- Sidewalk Sonny Dr to Shelia Drive
- Enhanced Crossing US 183 & Sonny Drive
- Sidewalk Crystal Falls Parkway to Osage Drive
- Enhanced Crossing US 183 & Crystal Falls Parkway
- Enhanced Crossing US 183 & County Glen Street

Examples of previous recommendations:

1. **Bus stops within half a mile of every citizen** – consider partnership with a regional partner to provide bus stops that connect to City Hall, utilities, HEB, and major areas throughout the city. Continue working with Transportation Authority.
2. **Ronald W Reagan Boulevard Study for traffic lights** - consider traffic signals along the corridor to create safer intersections near residential subdivision entrances and other high traffic areas.
3. **Water** – establish a purple pipe program and add neighborhoods to the plan including any commercial uses.
4. **High speed internet** – continue to work with providers to provide high speed internet and resolve the current inequality.
5. **Sidewalk gap projects** – continue to budget for the installment of sidewalks to connect the gaps throughout the City.
6. **Infrastructure updates to Old Town** – design and build the missing infrastructure within Old Town such as the extension of Brushy Street and Bagdad Street.
7. **Staffing of City of Leander** – continue to consider positions within the City to accommodate for the growth.
8. **Gateway and Wayfinding Plan** – create a plan that identifies locations for signage throughout the City that distinguishes different districts and landmarks.
9. **Benbrook Ranch Park** – add improvements to Benbrook Ranch Park to increase in parking. Consider purchasing the adjacent land from Leander ISD.
10. **Beautification Committee** – become an affiliate of the Keep America Beautiful certified program.

HISTORY/TIMELINE:

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Att 1 Comprehensive Plan Implementation
2. Att 2 Planning Analysis Comprehensive Plan Implementation Update
3. Att 3 Old Town Master Plan Implementation
4. Att 4 US 183 Corridor Study Implementation

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 1: Economic Growth - Quality growth and development to generate a diverse tax base.							
Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.							
1.1.1	Follow the Future Land Use Map guidance for zoning and development decisions.	Policy				X	Development Services
1.1.2	Implement the comprehensive plan’s design character framework to ensure appropriate design characteristics.	Regulation				X	Planning
1.1.3	Maintain and implement fiscal, administrative and regulatory policies and processes designed to stimulate increased economic activity and investment in the City.	Policy				X	Planning, Economic Development
1.1.4	Prioritize value-intense development within the boundaries of the Tax Increment Reinvestment Zone (TIRZ) financing district.	Policy				X	Planning, Economic Development
Strategy 1.2: Maintain development codes that achieve the community’s desired character and quality.							
1.2.1	Encourage and promote quality development through predictable and flexible development codes.	Policy				X	Planning
1.2.2	Pursue a near-term, comprehensive assessment of the development codes.	Study				X	Planning
1.2.3	Prepare amendments to the development codes to address changing market demands and development patterns.	Regulation	X				Planning

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
1.2.4	Prepare amendments to the development codes and investment strategies for development along greenways.	Regulation	X				Planning, Parks and Recreation, Economic Development
1.2.5	Review the lighting ordinance to ensure appropriate and compatible site and building lighting for new development.	Regulation	X				Planning, Code Enforcement
Goal 2: Commercial Development - A dynamic commercial marketplace welcoming business opportunity.							
Strategy 2.1: Expand commercial tax base through strategic investment, support for local businesses, and partnerships with regional economic entities.							
2.1.1	Support the success of existing businesses and cultivate a robust entrepreneurship and innovation eco-system.	Policy				X	Economic Development, Public Information Office
2.1.2	Devise a unique Leander “shop local” strategy.	Program				X	Economic Development, Public Information Office
2.1.3	Evaluate opportunities to utilize public investment tools and programs to grow the local economy.	Policy				X	Economic Development
2.1.4	Develop and utilize an economic impact analysis tool such as a cost-to-serve model to examine the tax base and service implications of new developments.	Study	X				Economic Development
2.1.5	Monitor Leander’s tax and fee structure to maintain competitive rates in the region.	Policy				X	Economic Development

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Strategy 2.2: Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand							
2.2.1	Identify and prioritize recruiting through a targeted industry analysis.	Regulation				X	Planning, Economic Development (With The Chamber of Commerce)
2.2.2	Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.	Study	X				Economic Development
2.2.3	Consider the impacts of economic development in all aspects of City decision-making and operations.	Program	X				Economic Development, Public Information Office
2.2.4	Promote Leander’s positive outlook through story feeds and experiences as part of a cohesive digital communications strategy that aligns with the Leander brand.	Program				X	Public Information Office
2.2.5	Conduct an annual regulatory review meeting.	Coordination				X	Development Services
2.2.6	Convene a task force of local and area commercial real estate developers to examine challenges and opportunities for Leander to succeed with commercial development.	Coordination	X				Economic Development, (With The Chamber of Commerce)
2.2.7	Streamline the development process through identification of process improvements.	Study				X	Development Services

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 3: Employment - Leander is well-positioned as an attractive place for employers.							
Strategy 3.1: Expand promotional and recruitment efforts to proactively position Leander to attract top-level talent and primary jobs.							
3.1.1	Identify and prioritize the recruitment of primary jobs through a targeted industry analysis.	Study		X			Economic Development
3.1.2	Aggressively market and cultivate both large, high-wage employers and smaller, locally-owned entrepreneurial businesses and startup firms.	Policy	X				Economic Development, Public Information Office
3.1.3	Prioritize the recruitment of destination-oriented concepts, including entertainment, restaurants, and retail venues identified in the Retail Leakage Study.	Policy				X	Economic Development
3.1.4	Promote Leander’s community amenities, quality of life elements, and award-winning schools as a recruitment strategy.	Program				X	Economic Development, Public Information Office, (With The Chamber of Commerce)
3.1.5	Strengthen cooperation and partner with the Leander Chamber of Commerce to ensure regional patnerships.	Coordination				X	Economic Development, (With The Chamber of Commerce)
3.1.6	Pursue state and national recognition certifications to promote Leander.	Coordination				X	Public Information Office

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Strategy 3.2: Utilize partnerships to assist in the effort to prepare economic development sites for employment.							
3.2.1	Engage with landowners to encourage quality desired development in Employment Center and Activity Center areas.	Coordination				X	Planning, Engineering, Economic Development
3.2.2	Develop marketing and branding material that responds to key information needs of site selectors, brokers, developers, and targeted prospects.	Program	X				Public Information Office
3.2.3	Consider methods of public-private partnerships and cost-sharing.	Coordination				X	Economic Development
Goal 4: City Center - A new urban city center to capitalize on the Leander Station.							
Strategy 4.1: Continue efforts regarding the construction of projects within the Leander Central/Transit-Oriented Development District as a mixed-use urban environment.							
4.1.1	Study moving City Hall to the Leander Central area.	Study	X				Administration
4.1.2	Begin to treat the Leander Central area as the city center in future decision-making to distinguish it from Old Town.	Policy				X	Development Services
4.1.3	Continue the regulatory and financial design framework for the Leander Central and Urban Mixed-Use areas.	Regulation				X	Planning, Economic Development
4.1.4	Create a targeted marketing campaign for the Leander Station activity center as a premier regional destination.	Program	X				Economic Development, Public Information Office (With The Chamber of Commerce)

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 5: Community Branding - Establishment of a community brand that showcases Leander’s uniqueness.							
Strategy 5.1: Create a brand for Leander that captures Leander’s identity.							
5.1.1	Begin a branding conversation to elevate Leander’s identity.	Study	X				Public Information Office
5.1.2	Promote community history and points of interest in the branding plan.	Study				X	Public Information Office
5.1.3	Prepare marketing and promotional materials as part of the new brand.	Program		X			Public Information Office
Strategy 5.2: Develop gateway features and wayfinding that delineate the boundaries of the City and guide visitors and residents to key destinations.							
5.2.1	Create a gateway and signage plan to showcase the new brand and identity elements.	Study		X			Public Information Office
5.2.2	Study regional corridors for gateway enhancements.	Study		X			Planning, Public Information Office
5.2.3	Prepare a corridor study for US 183 to create a “main street” arrival adjacent to Old Town.	Study				X	Planning, Public Information Office
5.2.4	Explore landscaping enhancements on major highway corridors.	Study		X			Planning, Parks and Recreation
5.2.5	Consider the creation of a “Leander Beautification” committee to identify improvements citywide.	Coordination		X			Planning, Public Information Office, Parks and Recreation

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 6: Old Town - A destination focused on the arts, shopping, and entertainment honoring Leander’s heritage.							
Strategy 6.1: Develop a cohesive plan to make Old Town Leander a unique place with a distinct identity.							
6.1.1	Develop a detailed master plan for Old Town Leander.	Study	X				Planning, Engineering
Strategy 6.2: Encourage development and activity in Old Town with locally-owned and unique shopping, dining, and entertainment opportunities.							
6.2.1	Consider amendments to the development codes to encourage desired uses in Old Town.	Regulation				X	Planning
6.2.2	Develop annual work plans for Old Town development initiatives.	Program		X			Planning, Parks and Recreation, Economic Development
6.2.3	Conduct a parking assessment in Old Town.	Study		X			Planning, Engineering
6.2.4	Continue the Old Town Revitalization Program.	Program				X	Economic Development
6.2.5	Explore funding opportunities for public improvements.	Capital Investment		X			Administration, Finance
6.2.6	Carefully consider the transitional compatibility with existing residential as Old Town evolves into an all-day activity area.	Study		X			Planning

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Strategy 6.3: Promote the desired Old Town development character by incorporating and preserving elements of Leander’s heritage and history into Old Town Leander.							
6.3.1	Create a Leander heritage promotion program that educates and celebrates Leander’s rich history.	Program	X				Economic Development, Public Information Office
6.3.2	Explore opportunities to qualify for state and federal resources related to historic preservation and public art.	Program				X	Economic Development
6.3.3	Encourage the preservation and rehab of contributing historic structures.	Policy				X	Economic Development
6.3.4	Allocate funds for the construction of an Old Town park.	Capital Investment	X				Parks and Recreation
6.3.5	Consider moving City Hall and civic center facilities partially or entirely to another location in the city.	Study	X				Administration
Goal 7: Outdoor Spaces - Activated, connected, and destination-based outdoor spaces.							
Strategy 7.1: Build and connect a community-wide system of linear greenway parks and trails.							
7.1.1	Establish a greenways network through partnerships and regulations.	Coordination/ Regulation				X	Parks and Recreation
7.1.3	Conduct a detailed feasibility study for the future San Gabriel River Regional Trail.	Study		X			Parks and Recreation

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
7.1.4	Pursue a trail access corridor to the Balcones Canyonlands Preserve.	Capital Investment			X		Parks and Recreation
7.1.5	Partner with Cedar Park to connect Lakewood Park to the Williamson County Southwest Regional Park and Brushy Creek trail extension.	Coordination		X			Parks and Recreation
7.1.6	Partner with public and private organizations to expand regional trail connectivity that support transportation and recreation.	Coordination				X	Parks and Recreation
Strategy 7.2: Expand the parks system and recreation offerings to keep pace with community growth.							
7.2.1	Implement the 2019 Parks Master Plan.	Coordination				X	Parks and Recreation
7.2.2	Increase recreation opportunities and programming throughout the community to serve a diverse, multi-generational population.	Program				X	Parks and Recreation
7.2.3	Develop a phasing plan to replace and/or upgrade playscapes.	Program	X				Parks and Recreation
7.2.4	Acquire property for a signature community park in northwest Leander.	Capital Investment	X				Parks and Recreation
7.2.5	Review the parkland dedication ordinance to ensure desired neighborhood park outcomes.	Study				X	Parks and Recreation
Strategy 7.3: Pursue signature destinations for events and regional attractions.							

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
7.3.1	Encourage and invest in event spaces for entertainment and activities for local and regional attraction.	Capital Investment				X	Economic Development, (With The Chamber of Commerce)
7.3.2	Identify opportunities to use parks for tourism and events.	Coordination				X	Parks and Recreation, Public Information Office, (With The Chamber of Commerce)
7.3.3	Expand opportunities for public art in outdoor spaces throughout Leander	Program				X	Parks and Recreation
7.3.4	Increase the number of community events (festivals, concerts, farmer's markets, etc.).	Coordination				X	Parks and Recreation, Public Information Office, (With The Chamber of Commerce)
7.3.5	Develop the future San Gabriel Park property and consider additional expansion acreage, if possible.	Capital Investment		X			Parks and Recreation
Goal 8: Education and Community Partnerships - Strong partnerships with education providers and community groups to achieve community goals and foster civic pride.							
Strategy 8.1: Support education providers to promote quality education for the next generation in Leander.							
8.1.1	Establish centers of excellence through engagements with Leander ISD, higher education institutions and local businesses.	Coordination				X	Planning, Engineering
8.1.2	Support and expand safe and connected routes to school.	Program				X	Planning, Engineering, Parks and Recreation
8.1.3	Support efforts to integrate elementary schools within neighborhoods.	Coordination				X	Planning, Engineering

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
8.1.4	Consider shared-use facilities with schools.	Coordination				X	Parks and Recreation
Strategy 8.2: Support institutions of higher learning to expand educational opportunity.							
8.2.1	Leverage ACC's San Gabriel campus to cater the corporate training solutions programs to the needs of Leander such as developing strong technology and manufacturing fields.	Coordination				X	Administration
8.2.2	Partner with ACC San Gabriel campus on expansion of their campus, including a potential four-year university.	Coordination				X	Administration
Strategy 8.3: Continue to support community service groups, non-profits, and volunteers.							
8.3.1	Identify opportunities to partner with local groups for community action steps.	Coordination				X	Fire, Code Enforcement, Police, Public Information Office
8.3.2	Partner with medical institutions to promote health and activity.	Coordination				X	Human Resources
8.3.3	Encourage volunteer assistance to generate civic pride and enthusiasm.	Program				X	Public Information Office, (With The Chamber of Commerce)
8.3.4	Consider partnership opportunities for a new community space.	Coordination				X	Parks and Recreation

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 9: Transportation - Safe, connected, attractive streets as part of a balanced and diverse transportation network.							
Strategy 9.1: Continue to support well-designed and maintained streets to ensure safety and durability.							
9.1.1	Prioritize street safety elements in upcoming CIP projects.	Policy	X				Engineering
9.1.2	Update the City’s street cross-sections to ensure a balance of safety and people-centered streetscape elements.	Regulation	X				Engineering
9.1.3	Support and expand pedestrian and bicycle connectivity.	Program				X	Engineering, Parks and Recreation
9.1.4	Continue to assess pavement condition on City streets.	Study				X	Public Works
9.1.5	Assess on-street parking situations where existing narrow streets challenge emergency response.	Study		X			Engineering, Fire, Police
9.1.6	Consider grant opportunities for residential screening walls and compatibility elements that coincide with major street expansion.	Coordination		X			Planning

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Strategy 9.2: Ensure a connected, balanced network of streets and prioritize timely improvements through managed planning systems.							
9.2.1	Regularly re-evaluate the City’s methods for studying traffic impacts and assessing mitigation costs.	Study				X	Engineering
9.2.2	Account for growth-based traffic congestion through managed planning and study.	Policy				X	Planning, Engineering
9.2.3	Continue to monitor emerging modes of transportation.	Study				X	Engineering, Public Works
9.2.4	Evaluate opportunities to consider transportation demand management and smart city technologies.	Study				X	Engineering, Public Works
9.2.5	Develop a formal signalized intersection review and approval process.	Program		X			Engineering, Public Works, (With TxDOT)
Strategy 9.3: Foster strong relationships with regional mobility partners to expand Leander’s influence on regional transportation decisions.							
9.3.1	Engage with TxDOT to evaluate a future US 183 turnback	Coordination			X		Public Works
9.3.2	Partner with regional transportation organizations to plan for priority transportation projects in Leander.	Coordination				X	Administration, Engineering

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
9.3.3	Seek to expand enhanced transit service with CapMetro.	Coordination				X	Administration
9.3.4	Partner with smaller cities in the CapMetro program to ensure equitable participation rates and service offerings.	Coordination				X	Administration
9.3.5	Conduct a study to examine potential grade-separated railroad crossings.	Study		X			Engineering
9.3.6	Seek to integrate trail crossings and park signage on the 183A Toll extension.	Coordination	X				Parks and Recreation
Goal 10: Housing - Long-term neighborhood integrity and a balanced, diverse mix of housing.							
Strategy 10.1: Maintain and/or improve affordability and diversity in the housing market.							
10.1.1	Encourage a variety of market-driven housing types.	Policy				X	Planning
10.1.2	Support senior living communities near neighborhoods and infill locations.	Regulation				X	Planning
10.1.3	Prepare amendments to the development codes to address Transitional development options.	Regulation	X				Planning

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
10.1.4	Support emerging, flexible residential types in appropriate areas.	Regulation	X				Planning
Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.							
10.2.1	Prepare amendments to the development codes that limit high-density multi-family in mixed-use activity centers.	Regulation	X				Planning
10.2.2	Review and assess compatibility standards between residential and non-residential uses.	Regulation				X	Planning
10.2.3	Prepare amendments to the development codes to improve the design quality and compatibility of attached residential products.	Regulation	X				Planning
10.2.4	Prepare amendments to the development codes to preserve the aesthetic in the Rural land use area depicted on the Future Land Use Map.	Regulation	X				Planning
10.2.5	Prepare amendments to the development codes to create a mid-density zoning district.	Regulation	X				Planning

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 11: Utilities - Integrated and well-planned utility infrastructure to serve desired growth.							
Strategy 11.1: Continue to plan ahead of growth through integrated utility infrastructure planning.							
11.1.1	Align the Leander Capital Improvement Plan (CIP) with the comprehensive plan.	Coordination				X	Planning, Engineering
11.1.2	Continue to partner with franchise utility providers to plan ahead for critical infrastructure.	Coordination				X	Planning, Engineering
11.1.3	Design and manage the City’s stormwater system to mitigate against flooding.	Capital Investment		X			Engineering, Public Works
11.1.4	Work with telecommunication providers to facilitate enhanced broadband and 5G wireless service.	Coordination	X				Administration, IT, Engineering
11.1.5	Periodically review the City’s Standard Details construction document.	Study				X	Engineering
Strategy 11.2: Prioritize the long-term strategic planning and system health of the water and utilities.							
11.2.1	Consider options to solidify Leander’s water system to ensure consistent service delivery.	Study	X				Engineering
11.2.2	Pursue and implement an update to the Water Master Plan.	Study	X				Engineering

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
11.2.3	Pursue and implement an update to the Wastewater Master Plan.	Study	X				Engineering
11.2.4	Conduct the five-year update of the Water and Wastewater Impact Fees.	Study		X			Engineering
11.2.5	Pursue an update to the City's 2019 Water Conservation ordinance.	Study	X				Engineering, Public Works, Public Information Office

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Goal 12: Municipal Services - Cost-effective, exceptional municipal services commensurate with growth.							
Strategy 12.1: Maintain the public’s expectations and confidence in an effective public safety system.							
12.1.1	Regularly evaluate Police and Fire Department resource needs.	Study				X	Fire, Police
12.1.2	Support Police and Fire Department use of contemporary service methods and technology.	Capital Investment				X	Administration, Fire, Police
12.1.3	Partner with Williamson County on potential expansion of the City’s communication center and future need for a County Medical Examiner.	Coordination		X			Administration, Fire, Police, (With Williamson County)
12.1.4	Evaluate the need for a combined Fire and Police training center.	Study	X				Fire, Police
12.1.5	Maintain support for community involvement programs for the Police and Fire Department.	Policy				X	Fire, Police
12.1.6	Regularly evaluate response time for Fire and EMS to determine station needs.	Study				X	Fire, Police

FIGURE 6.2, GOALS, STRATEGIES, AND ACTIONS (CONT.)

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	Ongoing	
Strategy 12.2: Ensure that the Leander community receives outstanding general municipal services.							
12.2.1	Create a new Facility Master Plan to account for community needs.	Study	X				Administration
12.2.2	Provide educational and training opportunities for policymakers, staff and citizen volunteers.	Coordination/ Programs				X	Public Information Office
12.2.3	Conduct an update to the Library Strategic Master Plan.	Study	X				Parks and Recreation
12.2.4	Conduct an update of the 2015 Multi-Hazard Mitigation Plan.	Study	X				Fire
12.2.5	Proactively plan for anticipated service needs in future annexation areas.	Program				X	Development Services, (With Williamson County), (With Travis County)
12.2.6	Develop digital tools to provide information and education to the public.	Program	X				Public Information Office



PLANNING ANALYSIS

COMPREHENSIVE PLAN IMPLEMENTATION SCHEDULE 2025 UPDATE

BACKGROUND

The City Council adopted the current Comprehensive Plan on April 1, 2021 and updated it on March 3, 2022, June 1, 2023, January 4, 2024, March 7, 2024, and October 3, 2024. Chapter 6 of the Plan includes an implementation schedule that lists the goals and strategies with timeframes. This agenda item includes a status update for the implementation schedule to show progress on the items.

SUMMARY

The Planning & Zoning Commission is presented with an update to the Comprehensive Plan's Implementation Schedule to identify the progress made to the Comprehensive Plan and to inform of upcoming updates. The Commission has the opportunity to make recommendations to Staff for Capital Improvement Projects to be included in the upcoming Capital Improvement Plan.

GOALS COMPLETED

The following goals have been completed:

- 1.2.5 Review the lighting ordinance to ensure appropriate and compatible site and building lighting for new development.
- 2.2.1 Identify and prioritize recruiting through a targeted industry analysis.
- 3.1.1 Identify and prioritize the recruitment of primary jobs through a targeted industry analysis.
- 4.1.4 Create a targeted marketing campaign for the Leander Station activity center as a premier regional destination.
- 5.2.5 Consider the creation of a "Leander Beautification" committee to identify improvements citywide.
- 6.1.1 Develop a detailed master plan for Old Town Leander.
- 6.2.3 Conduct a parking assessment in Old Town.
- 6.2.5 Explore funding opportunities for public improvements.
- 7.2.3 Develop a phasing plan to replace and/or upgrade playscapes.
- 7.2.5 Review the parkland dedication ordinance to ensure desired neighborhood park outcomes.
- 8.3.3 Encourage volunteer assistance to generate civic pride and enthusiasm.
- 9.1.2 Update the City's street cross-sections to ensure a balance of safety and people-centered streetscape elements.
- 11.2.2 Pursue and implement an update to the Water Master Plan.
- 11.2.3 Pursue and implement an update to the Wastewater Master Plan.
- 11.2.4 Conduct the five-year update of the Water and Wastewater Impact Fees.
- 12.2.4 Conduct an update of the 2015 Multi-Hazard Mitigation Plan.

PLANS AND ORDINANCES UPDATES

The following updates were made to ordinances and plans:

1. In February 2024, the Noise Ordinance was amended to adopt new regulations.
2. In March 2024, the Water Master Plan was updated to include new demand projections and recommend Capital Improvement Projects..
3. In June 2024, the Composite Zoning Ordinance was updated to include a definition and regulations for Vape Shops and Smoke Shops.

4. In June 2024, the Subdivision Ordinance was updated to allow for subdivision application to be approved administratively unless it includes tree removals or a public hearing is required.
5. In July 2024, the Composite Zoning Ordinance was updated to include an overlay for Entertainment District and included some additional definitions and regulations for compatible uses.
6. In September 2024, the Council adopted an ordinance that allows for License Agreement to be approved by the City Manager.
7. In September 2024, the Parkland Dedication, Park Improvement, and Parkland Fee-in-Lieu regulations and requirements were amended to adjust the calculation for fee in lieu of parkland and adopt new park improvement fees.
8. In October 2024, the Thoroughfare Master Plan was updated to include realignment of proposed roads, the removal of proposed roads, and the addition of new proposed roads.
9. In October 2024, the Wastewater Master Plan was updated to consider the most recent growth projections and recommend Capital Improvement Projects.
10. In November 2024, the Type 2 Site Component regulations were updated to adjust the building size maximum when not adjacent to residential uses.
11. In December 2024, the Composite Zoning Ordinance was updated to include new standards for Dry Utilities and added the option for an early grading phase with Site Developments.
12. The Wireless Communications Facilities ordinance is expected to be approved in February 2025 and will include updated regulations that accommodate new technologies.

UPCOMING UPDATES

The City of Leander Charter requires that the Comprehensive Plan is considered for an amendment or revision every five years. The City Council has approved the Request for Proposal (RFP) for the Comprehensive Plan Update on December 5, 2024. The Comprehensive Plan update will also include an update to the Transportation Master Plan and suggested actions to subsequently update the Composite Zoning Ordinance, Subdivision Ordinance, and other development regulations and standards. A critical piece of the update will include the Economic Development Element that provides an analysis to include a recommended land use mix that will achieve economic sustainability for the city. The next step in this process is for staff to issue the RFP and evaluate submissions.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 1: Economic Growth - Quality growth and development to generate a diverse tax base.								
Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.								
1.1.1	Follow the Future Land Use Map guidance for zoning and development decisions.	Policy				X	Development Services	Ongoing
1.1.2	Implement the comprehensive plan's design character framework to ensure appropriate design characteristics.	Regulation				X	Planning	Ongoing
1.1.3	Maintain and implement fiscal, administrative and regulatory policies and processes designed to stimulate increased economic activity and investment in the City.	Policy				X	Planning, Economic Development	Ongoing
1.1.4	Prioritize value-intense development within the boundaries of the Tax Increment Reinvestment Zone (TIRZ) financing district.	Policy				X	Planning, Economic Development	Ongoing
Strategy 1.2: Maintain development codes that achieve the community's desired character and quality.								
1.2.1	Encourage and promote quality development through predictable and flexible development codes.	Policy				X	Planning	Ongoing
1.2.2	Pursue a near-term, comprehensive assessment of the development codes.	Study				X	Planning	Ongoing - Initiated staff committee to evaluate codes and suggest updates. The committee meets monthly.
1.2.3	Prepare amendments to the development codes to address changing market demands and development patterns.	Regulation				X	Planning	Ongoing - Code updates are in discussion to increase the size of accessory structures to support work from home options. The Type 2 Site Component requirements were adjusted. Vape Shops were defined as a use and provided some additional requirements. Farmers' Market was added as a use and the Entertainment District overlay was established. The Parkland Dedication ordinance was updated to revise the requirements. The Dry Utilities requirements were updated to include additional standards and an early grading process was established. The Wireless Communication Facilities ordinance was updated to include new standards.
1.2.4	Prepare amendments to the development codes and investment strategies for development along greenways.	Regulation				X	Planning, Parks and Recreation, Economic Development	Ongoing - The Parkland Dedication Ordinance was updated to include new standards. Code updates are in discussion to amend greenway requirements.
1.2.5	Review the lighting ordinance to ensure appropriate and compatible site and building lighting for new development.	Regulation	X				Planning, Code Enforcement	Complete - Amended the sign ordinance to update standards. Dark Sky Ordinance is in place for all new development. Added updates to the Sign Ordinance with regards to lighting.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 2: Commercial Development - A dynamic commercial marketplace welcoming business opportunity.								
Strategy 2.1: Expand commercial tax base through strategic investment, support for local businesses, and partnerships with regional economic entities.								
2.1.1	Support the success of existing businesses and cultivate a robust entrepreneurship and innovation eco-system.	Policy				X	Economic Development, Public Information Office	Ongoing - Promoting the success of legacy businesses like One Source Manufacturing
2.1.2	Devise a unique Leander “shop local” strategy.	Program				X	Economic Development, Public Information Office	Ongoing - Have coordinated with Chamber on video series, sharing ribbon cutting events on social, and thanking local business sponsorship
2.1.3	Evaluate opportunities to utilize public investment tools and programs to grow the local economy.	Policy				X	Economic Development	Ongoing
2.1.4	Develop and utilize an economic impact analysis tool such as a cost-to-serve model to examine the tax base and service implications of new developments.	Study				X	Economic Development	Ongoing - Implemented use of Impact DataSouce to examine economic impact of potential projects and prospects.
2.1.5	Monitor Leander’s tax and fee structure to maintain competitive rates in the region.	Policy				X	Economic Development	Ongoing - Staff evaluates tax and fee structure of nearby communities when adopting new rates.
Strategy 2.2: Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand								
2.2.1	Identify and prioritize recruiting through a targeted industry analysis.	Regulation	X				Planning, Economic Development (With The Chamber of Commerce)	Completed- Identified target industries in Economic Development Strategic Plan.
2.2.2	Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.	Study				X	Economic Development	Ongoing -
2.2.3	Consider the impacts of economic development in all aspects of City decision-making and operations.	Program				X	Economic Development, Public Information Office	Ongoing - Coordinating with all departments on utility, road, budget and growth impacts.
2.2.4	Promote Leander’s positive outlook through story feeds and experiences as part of a cohesive digital communications strategy that aligns with the Leander brand.	Program				X	Public Information Office	Ongoing - Working with local video production companies to promote small businesses and highlight legacy employers. Also promoting profiles of city staff.
2.2.5	Conduct an annual regulatory review meeting.	Coordination				X	Development Services	Ongoing - The Development Forum was held in August 2024.
2.2.6	Convene a task force of local and area commercial real estate developers to examine challenges and opportunities for Leander to succeed with commercial development.	Coordination				X	Economic Development, (With The Chamber of Commerce)	Ongoing - Have held multiple industry roundtable discussions with the Leander Chamber of Commerce and stakeholders.

2.2.7	Streamline the development process through identification of process improvements.	Study				X	Development Services	Ongoing - Development Hub was launched in 2022. Staff is evaluating the annual report to analyze the performance of the software. The Citizen Connect extension is in progress and will be launched soon. Camino guides are being finalized. Staff has initiated several updates to the development process such as established a Development Review Committee, following up on stagnant projects, meeting with customers after the third review, in house scanning of final documents, administrative approval of subdivision applications, creating applications in the back office, and installing a customer kiosk.
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COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

ECONOMIC PROSPERITY ACTIONS			ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
				0-2	3-5	6-10	Ongoing		
Goal 3: Employment - Leander is well-positioned as an attractive place for employers.									
Strategy 3.1: Expand promotional and recruitment efforts to proactively position Leander to attract top-level talent and primary jobs.									
3.1.1	Identify and prioritize the recruitment of primary jobs through a targeted industry analysis.	Study	X				Economic Development	Completed - Identified target industries in Economic Development Strategic Plan.	
3.1.2	Aggressively market and cultivate both large, high-wage employers and smaller, locally-owned entrepreneurial businesses and startup firms.	Coordination				X	Economic Development, Public Information Office	Ongoing - Staff creates customized marketing collateral when visiting with prospects.	
3.1.3	Prioritize the recruitment of destination-oriented concepts, including entertainment, restaurants, and retail venues identified in the Retail Leakage Study.	Policy				X	Economic Development	Ongoing - Implemented Destination Incentive Restaurant Incentive Program.	
3.1.4	Promote Leander's community amenities, quality of life elements, and award-winning schools as a recruitment strategy.	Program				X	Economic Development, Public Information Office, (With The Chamber of Commerce)	Ongoing - Completed video highlighting Leander assests.	
3.1.5	Strengthen cooperation and partner with the Leander Chamber of Commerce to ensure regional patnerships.	Coordination				X	Economic Development, (With The Chamber of Commerce)	Ongoing - Maintain partnerships with the Leander Chamber, Williamson County Economic Development Partnership, Opportunity Austin and the Governor's Office of Economic Development.	
3.1.6	Pursue state and national recognition certifications to promote Leander.	Coordination				X	Public Information Office	In research	
Strategy 3.2: Utilize partnerships to assist in the effort to prepare economic development sites for employment.									
3.2.1	Engage with landowners to encourage quality desired development in Employment Center and Activity Center areas.	Coordination				X	Planning, Engineering, Economic Development	Ongoing - Staff routinely engages with landowners to determine interest in responding to leads for development opportunities. Discussions regarding updates to the Employment Center were initiated with a workshop with Council.	
3.2.2	Develop marketing and branding material that responds to key information needs of site selectors, brokers, developers, and targeted prospects. Website Update	Program				X	Public Information Office	Complete/Ongoing - Launched new website in Nov 2023 and City joined the Wilco EDP in Feb 2023 to initiate joint marketing to targeted prospects.	
3.2.3	Consider methods of public-private partnerships and cost- sharing.	Coordination				X	Economic Development	Ongoing - All available incentives are listed on the city website and staff evalutes all available tools for economic development projects.	

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS	
			0-2	3-5	6-10	Ongoing			
Goal 4: City Center - A new urban city center to capitalize on the Leander Station.									
Strategy 4.1: Continue efforts regarding the construction of projects within the Leander Central/Transit-Oriented Development District as a mixed-use urban environment.									
4.1.1	Study moving City Hall to the Leander Central area.	Study			X		Administration	Pending - City gathering more information to determine future location of City Hall. This information will be included in a comprehensive Facility Master Plan.	
4.1.2	Begin to treat the Leander Central area as the city center in future decision-making to distinguish it from Old Town.	Policy				X	Development Services	Ongoing - Old Town Master Plan is complete. Northline has began operations in some of the development as the rest continues under construction. An amendment to the Northline PUD was processed and the Northline Retail PUD was established.	
4.1.3	Continue the regulatory and financial design framework for the Leander Central and Urban Mixed-Use areas.	Regulation				X	Planning, Economic Development	Ongoing	
4.1.4	Create a targeted marketing campaign for the Leander Station activity center as a premier regional destination.	Program				X	Economic Development, Public Information Office (With The Chamber of Commerce)	Complete/Ongoing - Coordinated video to highlight Leander assets. Continuing Chamber partnership.	

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 5: Community Branding - Establishment of a community brand that showcases Leander’s uniqueness.								
Strategy 5.1: Create a brand for Leander that captures Leander’s identity.								
5.1.1	Begin a branding conversation to elevate Leander’s identity. Provide a scope.	Study				X	Public Information Office	Ongoing - Launched new website in Nov 2023, received input on Leander identity during Old Town Master Plan development, approved Sept 2023. Continuing to evaluate functionality of city website.
5.1.2	Promote community history and points of interest in the branding plan.	Study				X	Public Information Office	Ongoing - working on multiple projects including Bryson Farmstead, Old Town Park, Old Town Master Plan, and US 183 Corridor Study.
5.1.3	Prepare marketing and promotional materials as part of the new brand.	Program			X		Public Information Office	In research - Developing request for proposal for community branding and communications strategy.
Strategy 5.2: Develop gateway features and wayfinding that delineate the boundaries of the City and guide visitors and residents to key destinations.								
5.2.1	Create a gateway and signage plan to showcase the new brand and identity elements.	Study		X			Public Information Office	In Progress - Old Town Master Plan approved Sept 2023 includes recommendation for branded wayfinding in Old Town. Citywide plan in research. Develop request for proposal for community branding.
5.2.2	Study regional corridors for gateway enhancements.	Study			X		Planning, Public Information Office	Pending - US 183 Corridor Study was adopted on January 16, 2025. Staff will continue to evaluate other corridors.
5.2.3	Prepare a corridor study for US 183 to create a “main street” arrival adjacent to Old Town.	Study			X		Planning, Public Information Office	Pending - US 183 Corridor Study was adopted on January 16, 2025. Staff will begin to investigate grant opportunities .
5.2.4	Explore landscaping enhancements on major highway corridors.	Study			X		Planning, Parks and Recreation	
5.2.5	Consider the creation of a “Leander Beautification” committee to identify improvements citywide.	Coordination		X			Planning, Public Information Office, Parks and Recreation	Completed - Ad Hoc Committee on beautification created by the Mayor.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS	
			0-2	3-5	6-10	Ongoing			
Goal 6: Old Town - A destination focused on the arts, shopping, and entertainment honoring Leander’s heritage.									
Strategy 6.1: Develop a cohesive plan to make Old Town Leander a unique place with a distinct identity.									
6.1.1	Develop a detailed master plan for Old Town Leander.	Study	X				Planning, Engineering	Completed - Old Town Master Plan was completed in 2023.	
Strategy 6.2: Encourage development and activity in Old Town with locally-owned and unique shopping, dining, and entertainment opportunities.									
6.2.1	Consider amendments to the development codes to encourage desired uses in Old Town.	Regulation				X	Planning	Ongoing - The Entertainment District was adopted in July 2024.	
6.2.2	Develop annual work plans for Old Town development initiatives.	Program		X			Planning, Parks and Recreation, Economic Development	Ongoing - The Old Town Master Plan was completed in 2023 and implementation will begin soon. Improvements will be considered for the FY26 budget.	
6.2.3	Conduct a parking assessment in Old Town.	Study	X				Planning, Engineering	Completed - The Old Town Master Plan was completed in 2023 and includes a parking assessment.	
6.2.4	Continue the Old Town Revitalization Program.	Program				X	Economic Development	Ongoing - Old Town gas line expansion completed in 2023. The fire improvements project, Old Town Park, and the Broade Street striping project are ongoing. Allocated \$250,000 in FY 25 budget for the creation of an Old Town Grant Program.	
6.2.5	Explore funding opportunities for public improvements.	Capital Investment				X	Administration, Finance	Complete/Ongoing – City received \$7.9 million from CapMetro in 2022 for Old Town improvement projects. City also is evaluating potential funding sources identified in Old Town Master Plan approved Sept 2023.	
6.2.6	Carefully consider the transitional compatibility with existing residential as Old Town evolves into an all-day activity area.	Study				X	Planning	Ongoing - The Old Town Master Plan provides suggestions for code updates. We will consider transitional compatibility with the updates.	
Strategy 6.3: Promote the desired Old Town development character by incorporating and preserving elements of Leander’s heritage and history into Old Town Leander.									
6.3.1	Create a Leander heritage promotion program that educates and celebrates Leander’s rich history.	Program				X	Economic Development, Public Information Office	Complete/Ongoing - Historical Preservation Commission hosts historical displays at the library and promotes history at Council meetings. Historical art displays also being considered in future park developments.	
6.3.2	Explore opportunities to qualify for state and federal resources related to historic preservation and public art.	Program				X	Economic Development		
6.3.3	Encourage the preservation and rehab of contributing historic structures.	Policy				X	Economic Development		
6.3.4	Allocate funds for the construction of an Old Town park.	Capital Investment		X			Parks and Recreation	Pending - Funds are in place for the Old Town Park, but have been reduced to cover budget shortfalls of the Senior Center. Funds remain for a shade structure over the stage area, but not additional site projects.	

6.3.5	Consider moving City Hall and civic center facilities partially or entirely to another location in the city.	Study			X		Administration	Pending - City gathering more information to determine future location of City Hall. Developing proposal for comprehensive Facility Master Plan.
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COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 7: Outdoor Spaces - Activated, connected, and destination-based outdoor spaces.								
Strategy 7.1: Build and connect a community-wide system of linear greenway parks and trails.								
7.1.1	Establish a greenways network through partnerships and regulations.	Coordination/ Regulation				X	Parks and Recreation	Ongoing -Trail network mapping updates being developed through GIS and PARD based on recent development. PARD is focusing efforts on 'gaps' that exist between developments/parks and working with land developers to prioirtize trails through the Parkland Dedication process.
7.1.3	Conduct a detailed feasibility study for the future San Gabriel River Regional Trail.	Study		X			Parks and Recreation	Ongoing - Funding request for the feasibility study to be included in the FY26 budget process.
7.1.4	Pursue a trail access corridor to the Balcones Canyonlands Preserve.	Capital Investment			X		Parks and Recreation	Ongoing - will work with GIS to identify routes.
7.1.5	Partner with Cedar Park to connect Lakewood Park to the Williamson County Southwest Regional Park and Brushy Creek trail extension.	Coordination		X			Parks and Recreation	Ongoing - segments along the route are being developed.
7.1.6	Partner with public and private organizations to expand regional trail connectivity that support transportation and recreation.	Coordination				X	Parks and Recreation	Ongoing - PARD is partnering with Red Line Parkway Trail Initiative to develop a regional trail from Austin to Leander along the CapMetro Red Line railway.
Strategy 7.2: Expand the parks system and recreation offerings to keep pace with community growth.								
7.2.1	Implement the 2019 Parks Master Plan.	Coordination				X	Parks and Recreation	Ongoing - Funding request to be included in the FY26 budget process to update the master plan.
7.2.2	Increase recreation opportunities and programming throughout the community to serve a diverse, multi-generational population.	Program				X	Parks and Recreation	Ongoing - Hired a consultant in July of 2022 to provide a master plan and design fo the South San Gabriel River Park and Leander Atheletic Complex. Leander Activity Center opened in spring of 2022
7.2.3	Develop a phasing plan to replace and/or upgrade playscapes.	Program		X			Parks and Recreation	Complete - Replacement of two park playscapes have been completed for Devine Lake Park (August 5, 2023), and Robin Bledsoe Park - (October 8, 2023).
7.2.4	Acquire property for a signature community park in northwest Leander.	Capital Investment		X			Parks and Recreation	Ongoing - Site analysis to be completed with future studies and to align with both the Comphrensive Plan and Parks Master Plan updates.
7.2.5	Review the parkland dedication ordinance to ensure desired neighborhood park outcomes.	Study				X	Parks and Recreation	Complete - The amended parkland dedication ordinance was adopted in October 2024.
Strategy 7.3: Pursue signature destinations for events and regional attractions.								
7.3.1	Encourage and invest in event spaces for entertainment and activities for local and regional attraction. Hotel legislation	Capital Investment				X	Economic Development, (With The Chamber of Commerce)	Ongoing - Completed Hotel Study in 2024. Passed HB 4103 to create incentives for potential event space.

7.3.2	Identify opportunities to use parks for tourism and events.	Coordination				X	Parks and Recreation, Public Information Office, (With The Chamber of Commerce)	Ongoing - Partnered with third parties to host Diwali and Bathukamma festivals in 2023 and updated Parks User Fees Policy in Jan 2024 to utilize Lakewood Park for more large-scale events.
7.3.3	Expand opportunities for public art in outdoor spaces throughout Leander	Program				X	Parks and Recreation	Ongoing - New sculpture was added to Lakewood Park along with new mural at Robin Bledsoe Park in 2023. LPACC is working on a new sculpture to be installed in Devine Lake Park in 2025.
7.3.4	Increase the number of community events (festivals, concerts, farmer's markets, etc.).	Coordination				X	Parks and Recreation, Public Information Office, (With The Chamber of Commerce)	Ongoing - Parks Fees Policy was updated in January 2024 to utilize Lakewood Park for more large-scale events.
7.3.5	Develop the future San Gabriel Park property and consider additional expansion acreage, if possible.	Capital Investment		X			Parks and Recreation	Ongoing - Hired a consultant in July of 2022 to provide a master plan and design fo the South San Gabriel River Park and Leander Atheletic Complex.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 8: Education and Community Partnerships - Strong partnerships with education providers and community groups to achieve community goals and foster civic pride.								
Strategy 8.1: Support education providers to promote quality education for the next generation in Leander.								
8.1.1	Establish centers of excellence through engagements with Leander ISD, higher education institutions and local businesses.	Coordination				X	Planning, Engineering	Ongoing - Staff meets with the LISD demographer annually. Staff also meets with LISD during the planning and development stages of new schools. LISD receives a zoning notice for all residential cases.
8.1.2	Support and expand safe and connected routes to school.	Program				X	Planning, Engineering, Parks and Recreation	Ongoing - Will also be supported by the Transportation Master Plan.
8.1.3	Support efforts to integrate elementary schools within neighborhoods.	Coordination				X	Planning, Engineering	Ongoing
8.1.4	Consider shared-use facilities with schools.	Coordination				X	Parks and Recreation	Ongoing - Parks and Recreation currently contracts gym space for youth athletic leagues. Will look into potential partnerships for future before/after school care/camps.
Strategy 8.2: Support institutions of higher learning to expand educational opportunity.								
8.2.1	Leverage ACC’s San Gabriel campus to cater the corporate training solutions programs to the needs of Leander such as developing strong technology and manufacturing fields.	Coordination				X	Administration	Ongoing – City is meeting with ACC and LISD officials to confirm needs. ACC currently exploring Early College High School program.
8.2.2	Partner with ACC San Gabriel campus on expansion of their campus, including a potential four-year university.	Coordination				X	Administration	Ongoing – City is meeting with ACC and LISD officials to confirm needs. ACC currently exploring Early College High School program.
Strategy 8.3: Continue to support community service groups, non-profits, and volunteers.								
8.3.1	Identify opportunities to partner with local groups for community action steps.	Coordination				X	Fire, Code Enforcement, Police, Public Information Office	Ongoing - The Fire Department’s risk reduction program and the Police Departments’s crisis response unit has established several partners within the community who have been instrumental in providing community action as it relates to assisting our vulnerable and at-risk populations. Continuing to work on ways to improve collaboration between the resources and better ways to connect those in need of help
8.3.2	Partner with medical institutions to promote health and activity.	Coordination				X	Human Resources	Ongoing - HR confirmed that staff is eligible for a corporate discount with YMCA and Planet Fitness. We use Next Level Urgent Care & CareNow for workers' comp, drug testing, fitness for duty, etc.
8.3.3	Encourage volunteer assistance to generate civic pride and enthusiasm.	Program				X	Public Information Office, (With The Chamber of Commerce)	Completed - Volunteer form has been established on the city website.
8.3.4	Consider partnership opportunities for a new community space.	Coordination				X	Parks and Recreation	Ongoing – partnership with Northline to create new Town Park.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 9: Transportation - Safe, connected, attractive streets as part of a balanced and diverse transportation network.								
Strategy 9.1: Continue to support well-designed and maintained streets to ensure safety and durability.								
9.1.1	Prioritize street safety elements in upcoming CIP projects.	Policy				X	Public Works	Ongoing - Several traffic signal and turn lane projects will improve safety.
9.1.2	Update the City’s street cross-sections to ensure a balance of safety and people-centered streetscape elements.	Regulation	X				Engineering	Completed - Transportation Master Plan has this updated
9.1.3	Support and expand pedestrian and bicycle connectivity. TMP	Program				X	Engineering, Parks and Recreation	Ongoing - Transportation Master Plan has this updated
9.1.4	Continue to assess pavement condition on City streets.	Study				X	Public Works	Ongoing - Pavement assessments were performed in 2015, 2020, and 2021 (after Winter Storm Uri). Public Works is issuing a RFQ for a consultant to provide a pavement assessment update in 2025.
9.1.5	Assess on-street parking situations where existing narrow streets challenge emergency response.	Study		X			Engineering, Fire, Police	Pending - Old Town Master Plan was completed in 2023, but study for the entire City has not been started. Public Works has provided a list of streets that are below the current street standards to the Fire Department. This list is being evaluated to determine if they create a challenge and if so, to determine what actions are needed such as creating no parking zones along those sections, or improving the roadway widths.
9.1.6	Consider grant opportunities for residential screening walls and compatibility elements that coincide with major street expansion.	Coordination		X			Planning	
Strategy 9.2: Ensure a connected, balanced network of streets and prioritize timely improvements through managed planning systems.								
9.2.1	Regularly re-evaluate the City’s methods for studying traffic impacts and assessing mitigation costs. Traffic Impact Fees	Study	X	X			Engineering	Pending - Roadway Impact Fees Ordinance was adopted in July 2022, fees will be assessed in 2023 and collected in 2024. Implemented a new procedure for traffic studies for new development. Currently reevaluating Roadway Adequacy standards requirements
9.2.2	Account for growth-based traffic congestion through managed planning and study.	Policy				X	Planning, Engineering	Pending - Transportation Master Plan includes and several Corridor Studies are in process and being finalized to manage the traffic congestion
9.2.3	Continue to monitor emerging modes of transportation.	Study				X	Engineering, Public Works	Ongoing - City is working with CapMetro
9.2.4	Evaluate opportunities to consider transportation demand management and smart city technologies.	Study				X	Engineering, Public Works	Ongoing - Demand study included in the Transportation Master Plan and No update to smart city technologies

9.2.5	Develop a formal signalized intersection review and approval process.	Program		X			Engineering, Public Works, (With TxDOT)	Ongoing - Engineering works with consultants for signal warrant studies for this as formal process. In addition to signal warrant studies, ENG and PW work together to review standard practices (MUTCD, TxDOT, etc.) and accident data provided by PD to review other intersection improvement requests (i.e. flashing beacons, crosswalks, signage, etc.)
Strategy 9.3: Foster strong relationships with regional mobility partners to expand Leander's influence on regional transportation decisions.								
9.3.1	Engage with TxDOT to evaluate a future US 183 turnback	Coordination			X		Public Works	Ongoing
9.3.2	Partner with regional transportation organizations to plan for priority transportation projects in Leander.	Coordination				X	Administration, Engineering, Public Works	Ongoing - Working with Williamson County, TxDOT and CAMPO to partner on current and future transportation projects including Hero Way East Expansion, Bar W traffic signal, North Bagdad Road widening, and Crystal Falls Pkwy extension design. City Projects were included in the CAMPO RTP completed in 2024.
9.3.3	Seek to expand enhanced transit service with CapMetro.	Coordination			X		Administration	Pending – City working with CapMetro to identify expansion opportunities for current Pickup service.
9.3.4	Partner with smaller cities in the CapMetro program to ensure equitable participation rates and service offerings.	Coordination				X	Administration	Ongoing – Council rep on CapMetro Board is communicating with small city counterparts.
9.3.5	Conduct a study to examine potential grade-separated railroad crossings.	Study			X		Engineering, Planning	Pending - 183 Corridor Study is evaluating railroad crossing. Expected to be complete in 2025.
9.3.6	Seek to integrate trail crossings and park signage on the 183A Toll extension.	Coordination		X			Parks and Recreation	Ongoing - Working with CTRMA to provide trail crossing under new 183A bridge to connect San Gabriel Park to the pedestrian trail on the westside of 183A

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 10: Housing - Long-term neighborhood integrity and a balanced, diverse mix of housing.								
Strategy 10.1: Maintain and/or improve affordability and diversity in the housing market.								
10.1.1	Encourage a variety of market-driven housing types.	Policy				X	Planning	Ongoing - This can be achieved through zoning. Currently the resolution regarding water has placed this strategy on hold.
10.1.2	Support senior living communities near neighborhoods and infill locations.	Regulation				X	Planning	Ongoing - This can be supported as development occurs.
10.1.3	Prepare amendments to the development codes to address Transitional development options.	Regulation				X	Planning	Pending - Planning will evaluate this update with our next round of ordinance updates.
10.1.4	Support emerging, flexible residential types in appropriate areas.	Regulation				X	Planning	Pending - Planning is working on updates to the ordinance that includes amendments to address the accessory dwelling concept.
Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.								
10.2.1	Prepare amendments to the development codes that limit high- density multi-family in mixed-use activity centers.	Regulation				X	Planning	Ongoing - The Comprehensive Plan was amended to update the percentage of allowed residential uses in the mixed-use acitivity centers.
10.2.2	Review and assess compatibility standards between residential and non-residential uses.	Regulation				X	Planning	Pending - Staff presented updates to the ordinance in 2022 to update the compatibility standards for development. Staff will continue to monitor.
10.2.3	Prepare amendments to the development codes to improve the design quality and compatibility of attached residential products.	Regulation				X	Planning	Pending - Planning is working on updates to the ordinance and will include this proposal in the review.
10.2.4	Prepare amendments to the development codes to preserve the aesthetic in the Rural land use area depicted on the Future Land Use Map.	Regulation				X	Planning	Pending - Planning is working on updates to the ordinance and will include this proposal in the review.
10.2.5	Prepare amendments to the development codes to create a mid- density zoning district.	Regulation				X	Planning	On hold - This can be achieved through zoning. Currently the resolution regarding water has placed this strategy on hold.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 11: Utilities - Integrated and well-planned utility infrastructure to serve desired growth.								
Strategy 11.1: Continue to plan ahead of growth through integrated utility infrastructure planning.								
11.1.1	Align the Leander Capital Improvement Plan (CIP) with the comprehensive plan.	Coordination				X	Planning, Engineering, Public Works	Ongoing - CIP projects are developed based on the Comprehensive Plan, Transportation Master Plan, Wastewater Master Plan, and Water Master Plan
11.1.2	Continue to partner with franchise utility providers to plan ahead for critical infrastructure.	Coordination				X	Planning, Engineering, Public Works, IT	Ongoing - Engineering is working on developing a joint duct bank standard with franchise utility providers for future City projects
11.1.3	Design and manage the City’s stormwater system to mitigate against flooding.	Capital Investment		X			Engineering, Public Works	Ongoing - A FEMA LOMR is currently in process to update on FEMA Floodplains in the City to Atlas 14 Rainfall intensities. LOMR is expected to be completed in 2025. Public Works maintains an annual pond maintenance program to perform major rehabilitation on city maintained stormwater ponds in order to maintain optimum, designed, functionality. Current study of stormwater in Brushy Creek. A Stormwater Master Plan was initiated in 2024. TCEQ MS4 plan is being updated in 2025.
11.1.4	Work with telecommunication providers to facilitate enhanced broadband and 5G wireless service.	Coordination				X	Administration, IT, Engineering, Public Works	Ongoing - City has a quarterly meeting with Utility Providers to discuss issues and projects. City is evaluating microtrenching technology to encourage expansion of telecommunication services. IT coordinate meetings between city officials and ISP managers to get the ball rolling with appropriate departments like City Engineering, Development Services, and others.
11.1.5	Periodically review the City’s Standard Details construction document.	Study				X	Engineering, Public Works	Ongoing - Engineering has completed a review of the Standard Product List. Engineering will work with Public Works to continue to review City's Standard Details and make necessary modifications.
Strategy 11.2: Prioritize the long-term strategic planning and system health of the water and utilities.								
11.2.1	Consider options to solidify Leander's water system to ensure consistent service delivery.	Study				X	Engineering, Public Works	Ongoing - The City is working with the BCRUA Partners to expand the BCRUA Water Plant Capacity. In addition, the city working on several city water projects to ensure consistent water service delivery. Capital Improvements Program (CIP) continually assesses and adds to improve and expand water supply and resources as our highest priority.
11.2.2	Pursue and implement an update to the Water Master Plan.	Study		X			Engineering	Completed - An update to the Water Master Plan has been completed and was presented to Council for approval in 2024.
11.2.3	Pursue and implement an update to the Wastewater Master Plan.	Study		X			Engineering	Completed - An update to the Wastewater Master Plan has been completed and was presented to Council for approval in 2024.

11.2.4	Conduct the five-year update of the Water and Wastewater Impact Fees.	Study		X			Engineering, Public Works	Complete - Impact Fee study was completed in 2023 and approved by Council.
11.2.5	Pursue an update to the City's 2019 Water Conservation ordinance.	Study				X	Public Works, Public Information Office	Ongoing - Updated in July 2024 with staff continuously reviewing to make needed adjustments based on current water system status and demand.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 12: Municipal Services - Cost-effective, exceptional municipal services commensurate with growth.								
Strategy 12.1: Maintain the public’s expectations and confidence in an effective public safety system.								
12.1.1	Regularly evaluate Police and Fire Department resource needs.	Study				X	Fire, Police	Ongoing - Part of the CIP program. Both departments will continue to evaluate demands on the department and resource needs.
12.1.2	Support Police and Fire Department use of contemporary service methods and technology.	Capital Investment				X	Administration, Fire, Police	Ongoing - Both departments will continue to monitor needs and demands on service and evaluate various methods and innovative ways to meet those demands.
12.1.3	Partner with Williamson County on potential expansion of the City’s communication center and future need for a County Medical Examiner.	Coordination		X			Administration, Fire, Police, (With Williamson County)	Ongoing - The Fire Department will continue communication with Williamson County representatives about dispatching needs. As of Dec 2024, Williamson County has secured a building for the new county medical examiner's office and it is projected to start in 2025.
12.1.4	Evaluate the need for a combined Fire and Police training center.	Study				X	Fire, Police	Ongoing - Police and fire are working with City staff on identifying available land to support a joint training center. The City is currently working on a contract with a company to perform a city wide facility study, which will also look at this need.
12.1.5	Maintain support for community involvement programs for the Police and Fire Department.	Policy				X	Fire, Police	Ongoing - The Fire and Police Department will continue to evaluate our community programs and utilize community volunteer members as much as possible
12.1.6	Regularly evaluate response time for Fire and EMS to determine station needs.	Study				X	Fire	Ongoing - The fire department annually evaluates response times to determine what areas we are meeting our response time goals and what areas have an extended response time.
Strategy 12.2: Ensure that the Leander community receives outstanding general municipal services.								
12.2.1	Create a new Facility Master Plan to account for community needs.	Study			X		Administration	Pending – City received facilities build-out projections from BRW Architects in Nov 2021. City gathering more information to determine next steps.
12.2.2	Provide educational and training opportunities for policymakers, staff and citizen volunteers.	Coordination/ Programs				X	Public Information Office	Ongoing - Currently meeting with HOAs about city topics. Launched new website in Nov 2023 and new Citizen University program in Sept 2023.
12.2.3	Conduct an update to the Library Strategic Master Plan.	Study		X			Parks and Recreation	
12.2.4	Conduct an update of the 2015 Multi-Hazard Mitigation Plan.	Study				X	Fire	Complete—New plan has been completed and approved. The new plan expires October 2029.
12.2.5	Proactively plan for anticipated service needs in future annexation areas.	Program				X	Development Services, (With Williamson County), (With Travis County)	Ongoing - Annexation is currently only voluntary requests per SB6 from the 85th Legislature.

12.2.6	Develop digital tools to provide information and education to the public.	Program				X	Public Information Office	Complete/Ongoing - Launched new website in Nov 2023 and new Citizen University program in Sept 2023.
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Connectivity & Mobility

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
1.1	Update the SmartCode and the Leander Thoroughfare Plan to incorporate the Old Town Connector and Old Town Local street type typical cross sections. Allow for a case-by-case assessment to be conducted on the on-street parking treatments for each roadway improvement project to implement the best on-street parking solutions for the road segment.	L	-	Planning
1.2	Initiate coordination efforts with TxDOT and CapMetro to discuss the proposed US 183/Broade Street pedestrian bridge.	L	Pedestrian Bridge	Planning / Public Works
1.3	Conduct a feasibility study for the US 183/Broade Street pedestrian bridge to determine specific alignment and design. Ensure the Old Town brand is incorporated into bridge design.	M	Pedestrian Bridge	Public Works
1.4	Discuss a public transportation program with City Council, local business owners, and key stakeholders to determine specific timeline for implementation and route maps, including the flexibility for a Cap Metro pickup shuttle program as an option. As development in the Railway East district and Northline continues, monitor pedestrian activity to determine a start date for the program.	H	-	Economic Development
1.5	Initiate conversions with adjacent property owners where ROW expansion is needed.	L	NW Drive Reconstruction	Planning
1.6	Obtain additional ROW for several streets in Old Town to prepare for streetscape/parking enhancements: - Obtain 10' of additional ROW on N West Drive from Broade Street to South Street (for cross section expansion and trail design). - Obtain 10' of additional ROW on South Street from the western Old Town Limit to US 183.	M	NW Drive Reconstruction	Planning
1.7	Initiate conversations with TxDOT to install medians along US 183, specifically the entire frontage along Old Town, between Old 2243/Hero Way and South Street, but further exploration of median construction along the US 183 corridor in Leander can be discussed.	H	-	Planning
1.8	Create an Old Town pedestrian activity monitoring program to periodically count pedestrian activity during weekends and peak event/festival times. Utilize the data to periodically update the Leander City Council and other municipal boards to provide transparency on Old Town pedestrian growth and activity.	L	-	Engineering / Planning / Economic Development
1.9	Incorporate key roadway redesign projects identified in this chapter into the Leander Capital Improvements Program or city bond programs. Utilize the prioritized list to phase improvements where the community wants to see them most.	H	-	City Council CIP Task Force / Mayor / City Manager



Parks, Trails, and Open Space

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
2.1	Utilize the identified priority trailhead list to construct new trailheads at the identified specific intersections as trails develop. Additional trailheads can be constructed along future trails, but the priority trailhead list should be completed first.	M-H	Pedestrian Trail	Parks and Recreation
2.2	Coordinate planned trail construction efforts in the floodplain north of the Old Town boundary to include connections to existing and planned destinations in the Old Town North character area.	M	Pedestrian Trail	Parks and Recreation / Planning
2.3	Initiate conversations with the existing property owners to coordinate efforts for a new park development in the Old Town North character area.	L	-	Parks and Recreation / Planning
2.4	Engage with property owners in the Railway East character area to determine a specific location for a future park in Old Town east of US 183.	L	-	Parks and Recreation / Planning
2.5	Retain a park developer to create a park design for the Old Town North proposed park. If possible, plan for driveway connections to the park from Old 2243 W and US 183. Include branded Old Town play structures in the park design.	H	-	Parks and Recreation
2.6	Work with existing developers to incorporate a 10' trail facility into the design plans for East Street.	H	-	Public Works
2.7	Work with Old Town Park developers to ensure Old Town branding is incorporated into future park and playground design.	L	-	Planning
2.8	Explore possibilities of adding on-street parking or a parking area into the Old Town Park design.	L	-	Engineering / Planning
2.9	Initiate conversations with TxDOT and CapMetro to construct a 12' shared-use path along US 183 from South Street to Old 2243 West.	H	-	Engineering / Planning



District Identification, Branding, Arts, Culture, and Wayfinding

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
3.1	Identify an existing (or new) employee (or group of employees) to expand on Old Town marketing and advertisement. Specific duties would include: - Create and manage Old Town Leander social media pages (including Facebook, Twitter, Instagram, and TikTok). - Create and update Old Town maps, information, and current development projects to be posted on Old Town and City of Leander webpages and social media pages. - Manage existing and proposed Old Town events.	M	-	Planning / Economic Development / PIO
3.2	Partner with the Leander Chamber of Commerce and Visitors Center to initiate a website redesign for OldTownLeander.com to further advertise and showcase the unique destinations and amenities found in Old Town. Include maps of nearby destinations, trails, parking locations, parks, and other amenities.	L	-	Economic Development
3.3	Partner with the City of Leander Economic Development Department to expand the Old Town webpage on the department's website to include additional information, maps, events, and other Old Town amenities. Link directly to the newly updated OldTownLeander.com website. Add the Old Town Master Plan action items to this webpage for the public to view the City's progress.	L	-	Economic Development
3.4	Once the construction of the Old Town Park is complete, aim to host at least three programs a week at the park. Programs can include exercise classes, after school youth programs, pet training classes, art classes, or other local community groups.	M	-	Economic Development / Parks and Recreation
3.5	Conduct a gateway and wayfinding study to identify specific locations and designs for vehicle and pedestrian wayfinding signage in Old Town. Ensure that the wayfinding signage includes parking, destination, and other amenity information. Create designs for all Primary and Secondary Gateway locations.	M	-	Planning
3.6	Partner with the Leander Historic Preservation Commission and meet in the planning stages of any major Old Town public improvement efforts to coordinate efforts and to showcase and integrate Old Town heritage into the urban fabric of district.	L	-	Planning
3.7	Coordinate with local breweries and wineries to host Old Town's first "sip and stroll" event. Continue to host the event on an annual or more basis.	L	-	Economic Development
3.8	Start implementation of Old Town's proposed Primary Gateways by funding and constructing an Old Town gateway at the intersection of South Street and US 183.	M-H	Gateway Features	Planning / Engineering
3.9	Create a new banner design that emphasizes Old Town's history to be placed in the existing streetlamps throughout Old Town.	L	-	Economic Development



Economic Growth, Health, and Competitive Positioning

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
4.1	Conduct a feasibility study for an Old Town 'Train Depot' to be constructed in the Railway East district.	L	Pedestrian Bridge	Economic Development
4.2	Conduct quarterly meetings with the City of Leander Economic Development department, Urban Design department, and Planning department, as well as other local Old Town partners such as the Leander Chamber of Commerce and Visitors Center, the Leander Economic Development Committee, and Old Town property owners to initiate conversations about Old Town branding, advertising, and economic development enhancements. Discuss current development projects and action items that need to be completed in this Old Town Master Plan, as well as identifying innovative partnerships to continually brand and advertise Old Town to Leander residents and the region.	L	-	Economic Development / Planning
4.3	Invest in catalyst projects identified in this plan, including the construction of the Old Town Park, streetscape improvement projects, the proposed train depot, the shuttle program, and the pedestrian bridge across US 183.	H	Pedestrian Bridge, NW Drive Reconstruction, Intersection Improvement	Planning
4.4	Continually engage with key partners in surrounding areas, especially with developers in the Northline development, on ways to connect Old Town to surrounding destinations through multimodal networks.	L	-	Planning
4.5	Keep the City of Leander present in Old Town to encourage area vitality and City support.	L-H	-	Planning / City Leadership
4.6	Focus on creating activity – including new businesses, programs, and events – outside of traditional business hours (such as nights and weekends).	L-H	-	Planning
4.7	Diversify and establish new downtown anchors that attract a wider range of visitors to Old Town.	M	-	Planning / Economic Development
4.8	Meet with Atmos Energy and share the contents of the Old Town Master Plan. Work with Atmos to identify areas of current and future high demand for natural gas and ensure the proper areas are supplied as development comes in.	L	-	Planning
4.9	Conduct a capacity analysis for water and sanitary sewer infrastructure in Old Town. Utilize the Illustrative Master Plan for proposed development capacities.	M	-	Planning
4.10	Conduct a downstream assessment for Old Town's 100-Year floodplain area.	M	-	Planning



Placemaking and Urban Design

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
5.1	Incorporate the recommendations made for US 183 in this plan into the Leander Transportation Master Plan.	L-M	-	Planning
5.2	Adopt a policy that prioritizes pedestrians over automobiles in the Old Town district. When competing priorities are present, default to the decision that makes walking and biking easier in Old Town, rather than driving.	L-M	-	Planning / City Leadership
5.3	Coordinate with local property owners, local artists, and the Leander Public Arts Commission to fund and create several Old Town branded murals that can become a community asset and photo-opportunity destination.	M	-	Planning / Economic Development
5.4	Present the vision for Old Town established in this Plan to the Leander Public Arts Commission to rally support for continued partnerships for new Old Town murals, sculptures, and other public art designs.	L	-	Planning
5.5	Require all outdoor seating areas to have some form of sun protection via trees, sunshades, or other shading tools, with a particular focus along the Priority Character Corridors.	L	-	Planning
5.6	Implement a strategic land purchasing program to guide strategic reinvestment in Old Town.	M	-	Planning / Economic Development
5.7	Create a landscaping and streetscape elements palette for consistency of all new development in Old Town.	L	-	Parks and Recreation

 Parking

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
6.1	Identify streets in Old Town that are in need of redesign or reconfiguration to maximize parking spaces. In the interim before full street redesign is achieved, stripe on-street parallel parking lines to officially dedicate a portion of the right-of-way for parking purposes to help ease high parking demand.	M	-	Engineering
6.2	Work with park developers to explore the possibility of dedicating a portion of the proposed Old Town Park to include on street parking or a small parking area.	M-H	-	Planning
6.3	Conduct a feasibility study for parking deck construction.	M	Parking Deck	Planning / Engineering
6.4	Engage local surrounding partners, including the Leander ISD, the Leander United Methodist Church, 7-Eleven, and others to gauge interest in shared-use parking agreements. Shared-use parking agreements should be recommended for weekends, events, or other high activity times when parking supply is limited.	L-M	-	Planning
6.5	Create a series of both vehicle and pedestrian parking wayfinding signs. Key parking locations should be identified and advertised along heavily traveled corridors, such as US 183, South Street, Broade Street, and Brushy Street. Include parking wayfinding signage in both Primary and Secondary Gateway reconstruction projects.	M-H	-	Planning / Engineering
6.6	Reevaluate Old Town's off-street parking requirements. Determine if parking requirements should be established for Old Town if efforts to construct additional public parking lots or garages fail. In addition utilize alleys as potential options for providing access to adjacent off-street parking facilities.	L-M	-	Planning

Old Town Core Action Items

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
OTC 1	Strongly encourage new development to be built towards the property lines facing the internal street network, focusing future parking in the center of the block.	L	-	Planning
OTC 2	Prioritize streetscape improvements in Old Town Core.	L	-	Planning
OTC 3	Convert alleys from residential service corridors to parking, commercial, or fire lane usage.	M-H	-	Engineering / Public Works
OTC 4	Conduct a facility needs assessment for the City of Leander Municipal Hall.	L	-	Planning / City Leadership
OTC 5	Identify and fund a parking lot or parking deck in a location that does not interfere with the 'main street feel' the Old Town Core should represent. Follow guidance for lot or deck location in the Parking section of this report.	M-H	Parking Deck	Planning / Public Works
OTC 6	To solve short-term interim parking issues in the Old Town Core, do the following: - Establish a shared parking program with surrounding organizations or businesses - Paint on-street parking spaces on Bagdad Street	L	-	Planning
OTC 8	Focus on diversifying Old Town anchors to encourage activity throughout the entire day and into the evening and weekend hours.	L	-	Planning
OTC 9	Within the next five years, invest and finish at least one catalyst project in the Old Town Core. This project could include the construction of the Old Town Park, streetscape improvement projects, a Primary Gateway, or other key recommendations found in this plan.	H	NW Drive Reconstruction, Intersection Improvement, Gateway Features	Planning
OTC 10	Identify parcels that are ripe for redevelopment.	L	-	Planning
OTC 12	Promote Old Town programming by establishing one new event that occurs at the Pat Bryson Municipal Hall plaza.	L	-	Economic Development
OTC 13	Install at least three new wayfinding signs throughout the Old Town Core within the next five years.	M	-	Planning / Public Works
OTC 14	Hire photographer to take photos of the recent streetscape improvements along Brushy Street, local popular Old Town destinations, and other key locations. Utilize these photos in future marketing and branding efforts.	L	-	Economic Development
OTC 15	When constructing Primary and Secondary Gateway signage, prioritize investments that are either in or are adjacent to the Old Town Core subdistrict.	L	-	Planning

OTC 16	Apply for a façade grant program and/or beautification program such as through the Anice Read Fund that provides an annual opportunity for funding towards downtown projects and programs (https://texasdowntown.org/programs/anice-read-fund).	M	-	Planning
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Old Town North Action Items

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
OTN 1	Strongly encourage new development along US 183 to be built towards the property lines facing the highway, focusing future parking in the center of the block.	L	-	Planning
OTN 2	Fund and construct a city-owned park near the existing food truck park in the northwest corner of the Old Town North character district. Ensure this park has the following elements: • Entry from Hero Way/Old 2443 W • Trail network connections identified in this plan and in the Leander Parks, Public Spaces, and Recreation Comprehensive Plan. • At least one playground with play structures capitalizing on Old Town's railroad-theme branding identity. • Open space and seating areas • Shade trees • Dog park • Connections to existing food truck park • Detention pond or other green infrastructure to ensure proper drainage and floodplain management on the site.	H	-	Planning / Parks and Recreation
OTN 3	Complete construction of the trail network in this character district. Although outside of the Old Town boundary, construct the trail network that is identified in the northwest portion of Old Town.	M-H	Pedestrian Trail	Planning / Parks and Recreation
OTN 4	Attract new development that focuses on outdoor activities and a connection to nature. This can be breweries, wineries, or bars with outdoor seating areas, new food trucks for the existing food truck park, and other recreational activities.	L	-	Planning
OTN 5	Construct a gateway feature at the intersection of Broade Street and N West Drive.	M-H	-	Planning / Engineering
OTN 6	Improve Broade Street between N West Drive and US 183. Retrofit this street to include wide sidewalks and angled on-street parking.	M-H	-	Planning / Engineering

OTN 7	Strategize with the existing owners of the food truck park to identify partnership opportunities to improve the park and to attract new activity.	L	-	Planning
OTN 8	Construct a community feature in the Old Town North character district that references the City's natural resources. This feature could be constructed in the proposed park and should showcase sculptures and imagery that honors Old Town's history. Moreover, the feature would encourage a connection to the environmental resources of Leander.	M-H	-	Planning / Engineering
OTN 9	Complete the roadway network along the City's existing right-of-way. Extend Bagdad Street and Brushy Street and complete the network with the proposed east/west connection.	H	-	Engineering / Public Works
OTN 10	Plan for green infrastructure investments in the Old Town North character area, specifically in the floodplain. Consider constructing a detention pond to enhance stormwater management.	M	-	Public Works
OTN 11	Extend the City's water and sanitary sewer lines throughout the Old Town North character district to properly serve new development.	M-H	-	Public Works

Railway East Action Items

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
RWE 1	Incorporate the proposed Train Depot redevelopment catalyst project into Leander's Capital Improvement Program budget or identify another funding source (or partnership) to complete this project.	M-H	Pedestrian Bridge	Economic Development
RWE 2	Attract new mid-density residential development in the Railway East character district. Encourage new residential development to be either small-lot single-family homes, apartments, townhomes, live/work buildings, or other forms of mid-density development. Avoid traditional large lot, single-family residential development in this district.	L	-	Planning
RWE 3	Ensure that new development in the Railway East district has adequate parking. Where possible, implement midblock shared parking in key locations.	M	-	Planning
RWE 4	Generally, attempt to orient new development outwards (facing US 183, South Street, and Hero Way), rather than orienting buildings internally.	L	-	Planning
RWE 5	Incorporate a 10-foot trail into the design of the proposed East Street and ensure the street is constructed over the floodplain, connecting to Hero Way.	M	-	Engineering / Public Works
RWE 6	Identify an area to provide a park or open space in the Railway East district.	L	-	Planning / Parks and Recreation
RWE 7	Attract a developer to construct townhomes with potential green space along South Street.	L-M	-	Planning / Economic Development

RWE 8	Work with CapMetro to leverage existing Pickup on-demand transit services or consider similar Park-and-Ride shuttle services that could support key City events and enhance retail activities throughout the district.	M-H	-	Planning
RWE 9	Improve circulation along the western border of the Railway East district to provide frontage for redevelopment.	M-H	-	Engineering
RWE 10	Construct curb, gutter, and the recommended streetscape elements identified for the Old Town Local Streets in this district.	H	-	Planning / Engineering
RWE 11	Connect the Railway East character district to the rest of Old Town through innovative multi-modal connections such as through intersection improvements and enhanced crosswalks.	L	Pedestrian Bridge, Pedestrian Trail, Gateway Features	City Leadership

Transitional Action Items

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
T 1	Construct primary gateways identified in the Transitional Character District.	H	-	Economic Development / Engineering / Planning
T 2	Realign the intersection of South Street and N West Drive to facilitate better traffic flow and pedestrian connectivity.	H	-	Engineering / Planning
T 3	Convert existing driveway located on the south Old Town border to a full city street to improve connectivity to US 183.	H	-	Engineering
T 4	Obtain the right-of-way necessary to construct a trail along N West Drive. Ensure this trail is connected to the Leander ISD school facilities and the existing trail network.	M	-	Planning
T 5	Encourage adaptive reuse of residential buildings along S Brushy Street into small businesses and live/work buildings.	L	-	Planning
T 6	Initiate partnerships with the neighboring Leander ISD to discuss shared parking opportunities, programming/usage of the new Old Town Park, and any enhanced crossings needed for school children crossing South Street.	L	-	Planning
T 7	Encourage development along US 183 to develop in accordance with the SmartCode by placing buildings closer to the street and parking to the sides and rear of the lot.	L	-	Planning
T 8	Explore reinvestment opportunities for the southwest corner of US 183 and South Street for gateway and branding opportunities. Ensure redevelopment is in line with Leander's SmartCode.	H	-	Planning

	Project Description	Roadway	To	From	Type	Most Probable Grant Opportunity	First Grant Application Window	Project Timeline (from 2025)	Planning Level Estimate	Inflated Estimate	Rounded Estimate
Project 1: Roadway and Pedestrian Improvements from the 183A Toll Road to Hero Way (Segment 1)	Installation of a raised median with curb and gutter (1.7 miles)	US 183	183A Toll Road	Hero Way	Access Management, Roadway Improvements	STP-MM	Quarter 4 - 2030	0 - 5 Years	\$1,855,000	\$2,260,000	\$8,850,000
	New Sidewalk on the west side of 183 from the 183A Toll Road to Tulum Ter (0.6 miles)	US 183	183A Toll Road	Tulum Ter	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$215,000	\$270,000	
	Addition of eastbound left turn lane at Heritage Grove Rd	NA	NA	NA	Intersection Capacity Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$145,000	\$180,000	
	Addition eastbound left turn lane at Tulum Ter	NA	NA	NA	Intersection Capacity Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$145,000	\$180,000	
	Heritage Grove & US 183 Signalization	NA	NA	NA	Signalization	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$750,000	\$920,000	
	New Sidewalk from Tulum Ter to San Gabriel Pkwy (0.2 miles)	US 183	Tulum Ter	San Gabriel Pkwy	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$70,000	\$90,000	
	New Sidewalk connection to fill a gap on the north side of San Gabriel from Broade Street to the railroad (0.2 miles)	San Gabriel Pkwy (north side)	Broade St	Railroad	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$70,000	\$90,000	
	New Sidewalk connection to fill a gap on the south side of San Gabriel from Broade Street to the Northline development site (0.4 miles)	San Gabriel Pkwy (south side)	Broade St	Northline Development	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$140,000	\$180,000	
	1) Extend the eastbound left turn lane (340' deceleration + 100' taper) at US 183 & San Gabriel, 2) Add Eastbound through lane at US 183 & San Gabriel	NA	NA	NA	Intersection Capacity Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$505,000	\$620,000	
	Add 4 enhanced crossings at US 183 & San Gabriel	NA	NA	NA	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$45,000	\$60,000	
	Add 8 crossings at the planned traffic signals on San Gabriel at St. David's driveways	NA	NA	NA	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$90,000	\$110,000	
	New Sidewalk on the west side of US 183 from San Gabriel Pkwy to Metro Dr (0.4 miles)	US 183	San Gabriel Pkwy	Metro Dr	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$140,000	\$180,000	
	Add 4 enhanced crossings at US 183 & Metro Dr	NA	NA	NA	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$45,000	\$60,000	
	Pedestrian Bridge over US 183 near Tulum Ter					TxDOT - TA, TASA, or ATIIP	Quarter 2 or 4 - 2028	5 - 10 Years	\$3,000,000	\$3,650,000	

	Project Description	Roadway	To	From	Type	Most Probable Grant Opportunity	First Grant Application Window	Project Timeline (from 2025)	Planning Level Estimate	Inflated Estimate	Rounded Estimate
Project 2: Roadway and Pedestrian Improvements from Hero Way to Crystal Falls Parkway (Segment 2)	Installation of a raised median with curb and gutter (1.8 miles)	US 183	Hero Way	Crystal Falls Pkwy	Access Management, Roadway Improvements	STP-MM	Quarter 4 - 2030	0 - 5 Years	\$1,965,000	\$2,400,000	\$12,390,000
	Add 4 enhanced crossings at US 183 & Hero Way	NA	NA	NA	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$45,000	\$60,000	
	Add 4 enhanced crossings at US 183 & South St	NA	NA	NA	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$45,000	\$60,000	
	Add enhanced crosswalk across Broade St at US 183	NA	NA	NA	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$6,000	\$10,000	
	New Sidewalk on the west side of US 183 from Hero Way to Sonny Dr (1 mile)	US 183	Hero Way	Sonny Dr	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$350,000	\$430,000	
	New Sidewalk on Hero Way north side from US 183 to Main St (0.3 miles)	Hero Way	US 183	Main St	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$105,000	\$130,000	
	New Sidewalk on Hero Way south side from US 183 to Main St (0.3 miles)	Hero Way	US 183	Main St	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$105,000	\$130,000	
	Fill in sidewalk gaps between Broade St, US 183, NW Dr, and South St (0.6 miles)	NA	NA	NA	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$210,000	\$260,000	
	1) Add additional southbound left turn lane - US 183 & Hero Way; 2) Add additional northbound left turn lane - US 183 & Hero Way; 3) Add Westbound right turn lane (340' deceleration + 100' taper) - US 183 & Hero Way; 4) Add Westbound left turn lane (340' deceleration + 100' taper) - US 183 & Hero Way	NA	NA	NA	Intersection Capacity Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$1,305,000	\$1,590,000	
	Convert the intersection to a "hooded" left turn movement - US 183 & Broade St	NA	NA	NA	Intersection Capacity Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$805,000	\$980,000	
	1) Add eastbound left turn lane (200' deceleration + 100' taper) - US 183 & South St; 2) Add eastbound right turn lane (150' deceleration + 100' taper) - US 183 & South St; 3) Add westbound left turn lane (200' deceleration + 100' taper) - US 183 & South St	NA	NA	NA	Intersection Capacity Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$490,000	\$600,000	
	Add eastbound left turn lane (100' deceleration + 50' taper) - US 183 & Atkin St	NA	NA	NA	Intersection Capacity Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$145,000	\$180,000	
	New Sidewalk on the west side of US 183 from Sonny Dr to 1,000' north of Sheila Dr (0.2 miles)	US 183	Sonny Dr	1,000' north of Sheila Dr	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$70,000	\$90,000	
	Add 4 enhanced crossings at US 183 & Sonny Dr	NA	NA	NA	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$45,000	\$60,000	
	1) Convert the existing westbound right turn lane to westbound through + right turn lane by removing the existing taper - US 183 & Sonny Drive; 2) Convert the existing westbound through + left turn lane to westbound left turn lane (200' deceleration + 50 taper) - US 183 & Sonny Drive; 3) Add double eastbound left turn lane (200' deceleration + 50' taper) - US 183 & Sonny Drive	NA	NA	NA	Intersection Capacity Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$690,000	\$840,000	
	US 183 & Sheila - Signalization and crosswalk enhancements	NA	NA	NA	Safety Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$750,000	\$920,000	
	Pedestrian Bridge or Tunnel to cross US 183 just south of Hero Way					TxDOT - TA, TASA, or ATIIP	Quarter 2 or 4 - 2028	0 - 5 Years	\$3,000,000	\$3,650,000	

	Project Description	Roadway	To	From	Type	Most Probable Grant Opportunity	First Grant Application Window	Project Timeline (from 2025)	Planning Level Estimate	Inflated Estimate	Rounded Estimate
Project 3: Roadway and Pedestrian Improvements from Crystal Falls Parkway to Osage Drive (Segment 3)	Fill in sidewalk gaps along the west side of US 183 from Crystal Falls Pkwy to Osage Dr (0.45 miles)	US 183	Crystal Falls Pkwy	County Glen St	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$160,000	\$200,000	\$3,750,000
	Add eastbound right turn lane (200' deceleration + 50' taper) - US 183 & County Glen Street	NA	NA	NA	Intersection Capacity Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$175,000	\$220,000	
	Installation of a raised median with curb and gutter (1.0 mile)	US 183	Crystal Falls Pkwy	Osage Dr	Access Management, Roadway Improvements	STP-MM	Quarter 4 - 2030	0 - 5 Years	\$1,090,000	\$1,330,000	
	1) Add additional southbound left turn lane - US 183 & Crystal Falls Parkway; 2) Add additional northbound left turn lane - US 183 & Crystal Falls Parkway; 3) Add dual westbound left turn lane - US 183 & Crystal Falls Parkway; 4) Convert existing westbound through + left turn lane to westbound through - US 183 & Crystal Falls Parkway	NA	NA	NA	Intersection Capacity Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$1,560,000	\$1,900,000	
	Add 4 enhanced crossings at US 183 & Crystal Falls Pkwy	NA	NA	NA	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$45,000	\$60,000	
	Add 2 enhanced crossings at US 183 & County Glen St with Pedestrian Push Buttons	NA	NA	NA	Pedestrian Improvements	STP-MM	Quarter 4 - 2025/2026	0 - 5 Years	\$24,700	\$40,000	

	Project Description	Roadway	To	From	Type	Most Probable Grant Opportunity	First Grant Application Window	Project Timeline (from 2025)	Planning Level Estimate	Inflated Estimate	Rounded Estimate
Project 4: Drainage Improvements	Installation of a curb and gutter (1.7 miles)	US 183	183A Toll Road	Hero Way	Roadway Improvements	Community Project Funding	Quarter 1 - 2030	5 - 10 Years	\$430,000	\$640,000	\$1,710,000
	Installation of a curb and gutter (1.8 miles)	US 183	Hero Way	Crystal Falls Pkwy	Roadway Improvements	Community Project Funding	Quarter 1 - 2030	5 - 10 Years	\$460,000	\$690,000	
	Installation of a curb and gutter (1 mile)	US 183	Crystal Falls Pkwy	Osage Dr	Roadway Improvements	Community Project Funding	Quarter 1 - 2030	5 - 10 Years	\$255,000	\$380,000	

	Project Description	Roadway	To	From	Type	Most Probable Grant Opportunity	First Grant Application Window	Project Timeline (from 2025)	Planning Level Estimate	Inflated Estimate	Rounded Estimate
Project 5: Enhanced Railroad Crossings	Enhanced railroad crossings (2) with gates, near Heritage Grove Rd	US 183	NA	NA	Pedestrian Improvements	RCE	Quarter 3 - 2028	0 - 10 Years	\$3,000,000	\$4,450,000	\$71,110,000
	Enhanced railroad crossings (2) with gates at the San Gabriel railroad crossing	NA	NA	NA	Pedestrian Improvements	RCE	Quarter 3 - 2028	0 - 10 Years	\$3,000,000	\$4,450,000	
	Enhanced railroad crossings (2) with gates at Hero Way railroad crossing	NA	NA	NA	Pedestrian Improvements	RCE	Quarter 3 - 2028	0 - 10 Years	\$3,000,000	\$4,450,000	
	Enhanced railroad crossings (2) with gates at the South St railroad crossing	NA	NA	NA	Pedestrian Improvements	RCE	Quarter 3 - 2028	0 - 10 Years	\$3,000,000	\$4,450,000	
	Enhanced railroad crossings (2) with gates at private railroad crossing at Crystal Falls Pkwy	NA	NA	NA	Pedestrian Improvements	RCE	Quarter 3 - 2028	0 - 10 Years	\$3,000,000	\$4,450,000	
	Enhanced railroad crossings (2) with gates at private railroad crossing 800' north of Sheila Dr	NA	NA	NA	Pedestrian Improvements	RCE	Quarter 3 - 2028	0 - 10 Years	\$3,000,000	\$4,450,000	
	At grade crossings (3)				Pedestrian Improvements	RCE	Quarter 3 - 2028	0 - 10 Years	\$30,000,000	\$44,410,000	

	Project Description	Roadway	To	From	Type	Most Probable Grant Opportunity	First Grant Application Window	Project Timeline (from 2025)	Planning Level Estimate	Inflated Estimate	Rounded Estimate
Project 6: Shared Use Path	Extension of Shared Use Path on the east side of US 183 to Tulum Ter (0.3 miles)	US 183	End of SUP at Pointe 183	Tulum Ter	Pedestrian Improvements	TxDOT - TA or TASA	Quarter 4 - 2025/2026	0 - 5 Years	\$180,000	\$220,000	\$3,060,000
	Extension of Shared Use Path on the east side of US 183 to San Gabriel Pkwy (0.2 miles)	US 183	End of SUP at Pointe 183	Tulum Ter	Pedestrian Improvements	TxDOT - TA or TASA	Quarter 4 - 2025/2026	0 - 5 Years	\$120,000	\$150,000	
	Construct Shared Use Path on the east side of the railroad line from San Gabriel Pkwy to Metro Dr (Leander Station Connection)	US 183	San Gabriel Pkwy	Metro Dr	Pedestrian Improvements	TxDOT - TA or TASA	Quarter 4 - 2025/2026	0 - 5 Years	\$335,000	\$410,000	
	Widen sidewalk at Leander Station to Shared Use Path width of 10' (0.35 miles)	US 183	Metro Dr	Hero Way	Pedestrian Improvements	TxDOT - TA or TASA	Quarter 4 - 2025/2026	0 - 5 Years	\$210,000	\$260,000	
	Construct Shared Use Path from Hero Way to Sonny Dr (1 mile)	US 183	Hero Way	Sonny Dr	Pedestrian Improvements	TxDOT - TA or TASA	Quarter 4 - 2025/2026	0 - 5 Years	\$590,000	\$720,000	
	Construct Shared Use Path from Sonny Dr to Crystal Falls Pkwy (0.8 miles)	US 183	Sonny Dr	Crystal Falls Pkwy	Pedestrian Improvements	TxDOT - TA or TASA	Quarter 4 - 2025/2026	0 - 5 Years	\$475,000	\$580,000	
	Construct Shared Use Path from Crystal Falls Pkwy to Osage Dr (1 mile)	US 183	Crystal Falls Pkwy	County Glen St	Pedestrian Improvements	TxDOT - TA or TASA	Quarter 4 - 2025/2026	0 - 5 Years	\$590,000	\$720,000	

	Most Probable Grant Opportunity	First Grant Application Window	Project Timeline (from 2025)	Rounded Estimate
Project 7: New Parks	TPWD - Local Parks	Quarter 2 - 2026	0 - 5 Years	\$15,000,000
Project 8: Placemaking Efforts	NEA - Our Town	Quarter 2 - 2026	0 - 5 Years	\$1,200,000
Project 9: Corridor Reconstruction	TxDOT - TA or TASA	Quarter 4 - 2025/2026	0 - 5 Years	\$117,070,000