



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



Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 19, 2026
Briefing Workshop at 6:00 PM

Place 1 – Donnie Mahan, Chair
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Jay Coats

Place 5 – James Oliver
Place 6 – Laura Lantrip, Vice-Chair
Place 7 – Tyler Bray
Staff Liaison – Robin Griffin

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Joint workshop with City Council to receive a presentation from Kendig Keast Collaborative Inc. regarding the kick-off of the Comprehensive Plan and Transportation Master Plan update.
4. 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 12 day of March 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary



EXECUTIVE SUMMARY
3/19/2026

AGENDA SUBJECT:

Joint workshop with City Council to receive a presentation from Kendig Keast Collaborative Inc. regarding the kick-off of the Comprehensive Plan and Transportation Master Plan update.

BACKGROUND:

The City Charter requires the City to prepare a comprehensive plan and to review and consider amendments every five (5) years. The last time the plan received a major update was in 2020. To begin the next update, the Council has approved a contract with Kendig Keast Collaborative Inc. (KKC) to lead the Comprehensive Plan update.

As an early, vital step in the process for updating Leander’s Comprehensive Plan and Transportation Master Plan (TMP), KKC will facilitate an initial “big picture” joint workshop discussion with the Mayor, City Council, and Planning & Zoning Commission. This joint workshop is designed as an informal interactive session where KKC will provide an overview of the project process and timeline as well as receive vital input and direction from City Leadership which will help to establish priorities and set direction for the planning process.

During the workshop, discussion topics will include reflecting on changes since the 2020 Comprehensive Plan and 2021 Transportation Master Plan Update, reviewing current conditions as part of Leander Today, and looking ahead at strategic opportunities and challenges facing Leander. Please see attached agenda and PowerPoint for more details.

HISTORY/TIMELINE:

- 09/18/2025 Contract awarded to Kendig Keast Collaborative Inc
- 12/18/2025 Contract executed
- 03/05/2025 Comprehensive Plan Advisory Committee (CPAC) selected

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Michael Chenausky, Senior Planner

Fiscal Impact

Attachments:

1. Att 1 Leander Plans Joint Workshop 1 Overview
2. Att 2 Leander Plans - Joint Workshop 1 Presentation



JOINT WORKSHOP 1 Comprehensive Plan and Transportation Master Plan Update

City Council and Planning & Zoning Commission
Thursday, March 19, 2026 | 6:00 pm workshop hour

As an early step in the process for updating Leander’s Comprehensive Plan and Transportation Master Plan (TMP), the consultant team will facilitate an initial “big picture” joint workshop discussion with the Mayor, City Council, and Planning & Zoning Commission.

WORKSHOP PURPOSES

- Familiarize City leadership with the consultant team, and vice versa.
- Brief everyone on the project process and timeline.
- Ensure early leadership input and direction to the consultants, to help focus their work.
- Highlight the special characteristics and circumstances of Leander as context for proceeding with the planning process.

Workshop Overview

The workshop discussions are intended to be informal and interactive, touching on:

Looking Back

- Ways in which Leander is the same/different since the 2020 Comprehensive Plan and the 2021 TMP update.
- Major City or community accomplishments in recent years of which leadership is most proud.

Leander Today

- A sampling of data points about current conditions in Leander, as a preview of the eventual Leander Today Report (first deliverable, also to reflect leadership and community input).

Looking Ahead

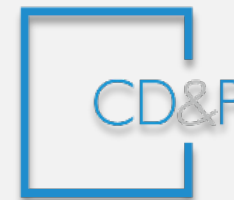
- Strategic opportunities and challenges facing Leander that must be addressed — or remain an ongoing focus — in the updated plans, which could involve:
 - Growth management
 - Demographics and socioeconomic trends
 - Land use and development, including neighborhoods and the local housing outlook
 - Transportation — of all types
 - Public infrastructure, facilities and public safety services
 - Economic outlook and tax base
 - Recreation, amenities and overall livability
 - Community image and appearance
 - Others
- Your personal hopes/priorities for your community in serving as an elected or advisory official.



Leander TX

Comprehensive Plan and Transportation Master Plan Update

Joint Workshop #1 – Issues and Needs | March 19, 2026



Our Core Team

Gary Mitchell, FAICP
Chief Operations Officer
Project Manager



Frank Barrera, RSP1

Multimodal Transportation Planning Lead

Sub Lead



Jennifer Mak, AIA, AICP
Architect & Sr Urban Designer

Deputy Project Manager

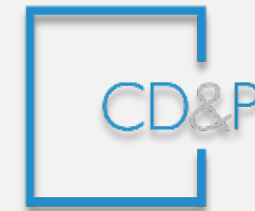


KENDIG KEAST
COLLABORATIVE

Lilly Swank

Project Manager

Community Engagement Lead



Zane Rodriguez, AICP

Planner

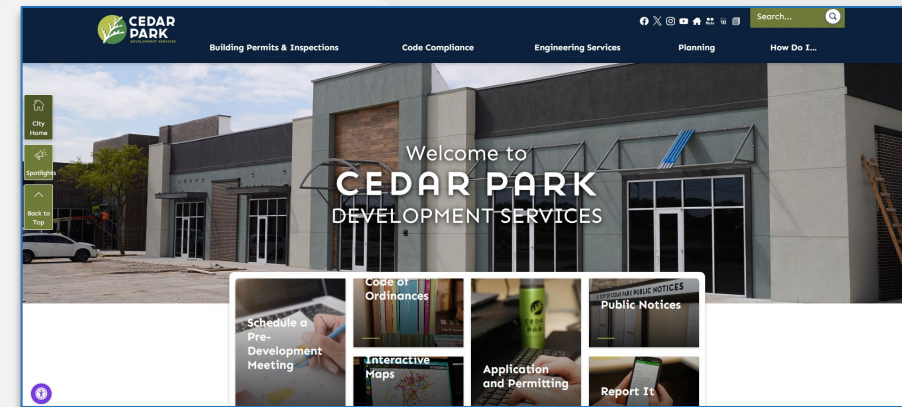
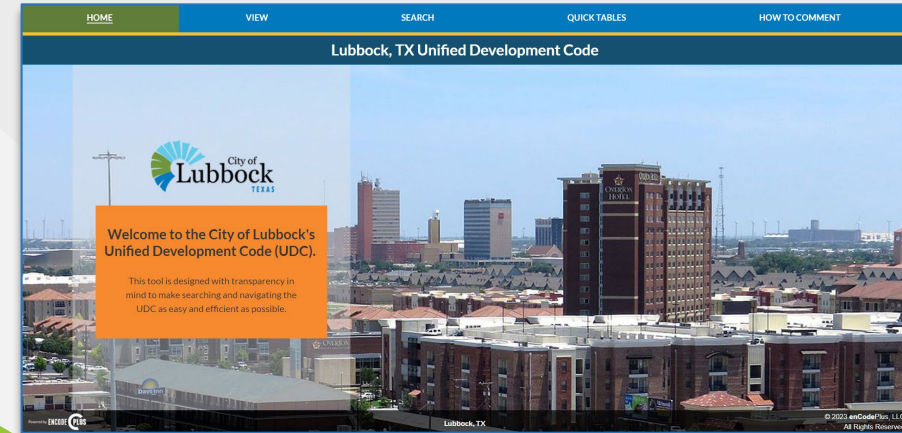
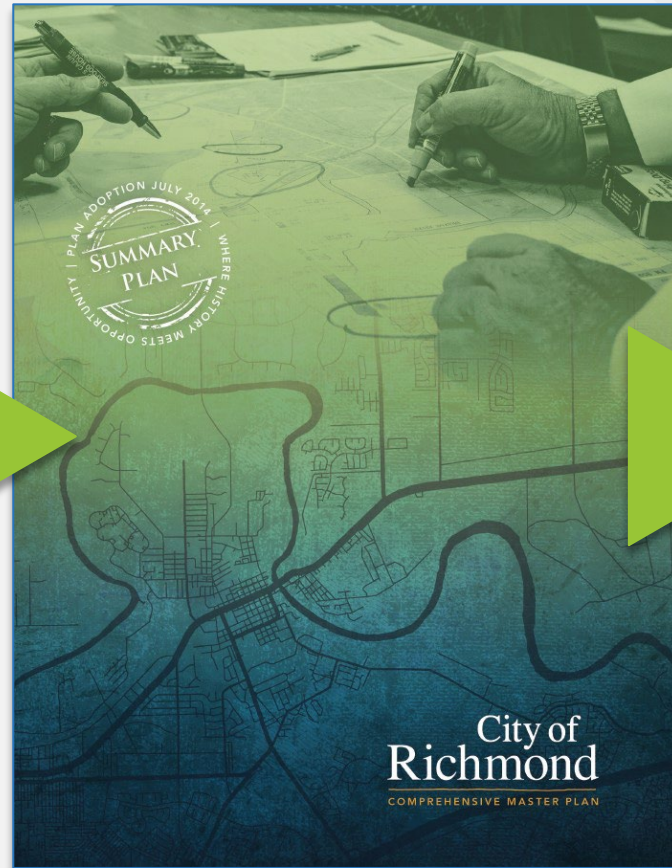
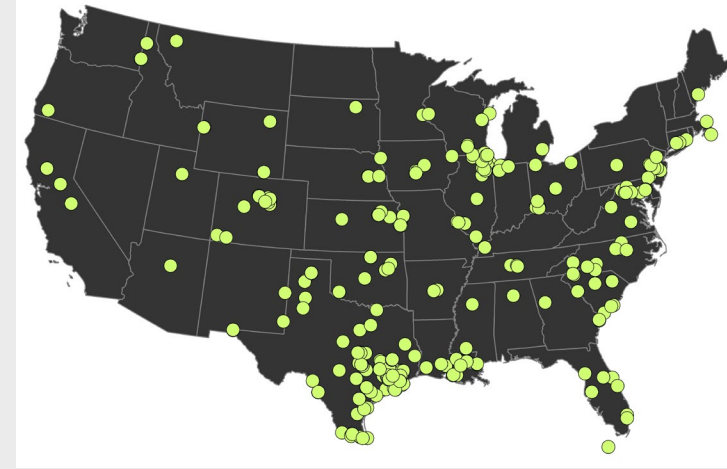
Transportation Master Plan Support





KENDIG KEAST
COLLABORATIVE

Niche Community Planning Firm for 40+ Years



National Practice | Texas Base and Focus

* Award-winning plans and development codes



- Alvin
- Amarillo
- Angleton
- **Bastrop ***
- Bay City
- Baytown
- Bedford
- Beeville
- Bellaire
- **Borger ***
- **Brenham ***
- Brownsville
- **Bryan ***
- Cedar Park
- Cibolo
- College Station
- Copperas Cove
- Corpus Christi
- Cuero
- **Dayton ***
- Del Rio
- Dickinson
- Eagle Pass
- Early
- **Edinburg ***
- El Campo
- **El Lago ***
- Freeport
- Fresno
- **Fulshear ***
- Galveston
- Georgetown
- Granbury
- Grand Prairie
- **Harlingen ***
- Highland Park
- Hitchcock
- Houston
- Humble
- Huntsville
- Ingleside
- Jasper
- Jersey Village
- Katy
- Kemah
- **Kerrville ***
- Killeen
- Kingsville
- La Porte
- Lake Jackson
- League City
- **LEANDER**
- Lewisville
- Liberty
- **Lockhart ***
- Los Fresnos
- Lubbock
- Magnolia
- Manor
- Manvel
- **McAllen ***
- Meadows Place
- Mineral Wells
- Missouri City
- **Mont Belvieu ***
- Montgomery
- **Nacogdoches ***
- Nassau Bay
- **Pearland ***
- Pflugerville
- Plainview
- Pleasanton
- Port Lavaca
- **Richmond ***
- **Rosenberg ***
- San Angelo
- San Benito
- Seabrook
- Sealy
- Shenandoah
- Sherman
- South Padre Island
- **Stafford ***
- Stephenville
- **Sugar Land ***
- Sweetwater
- **Temple ***
- Victoria
- Vinton
- **Waller ***
- Webster
- W. University Place
- Wharton

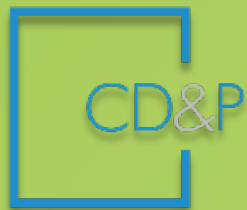


Relevant Experience

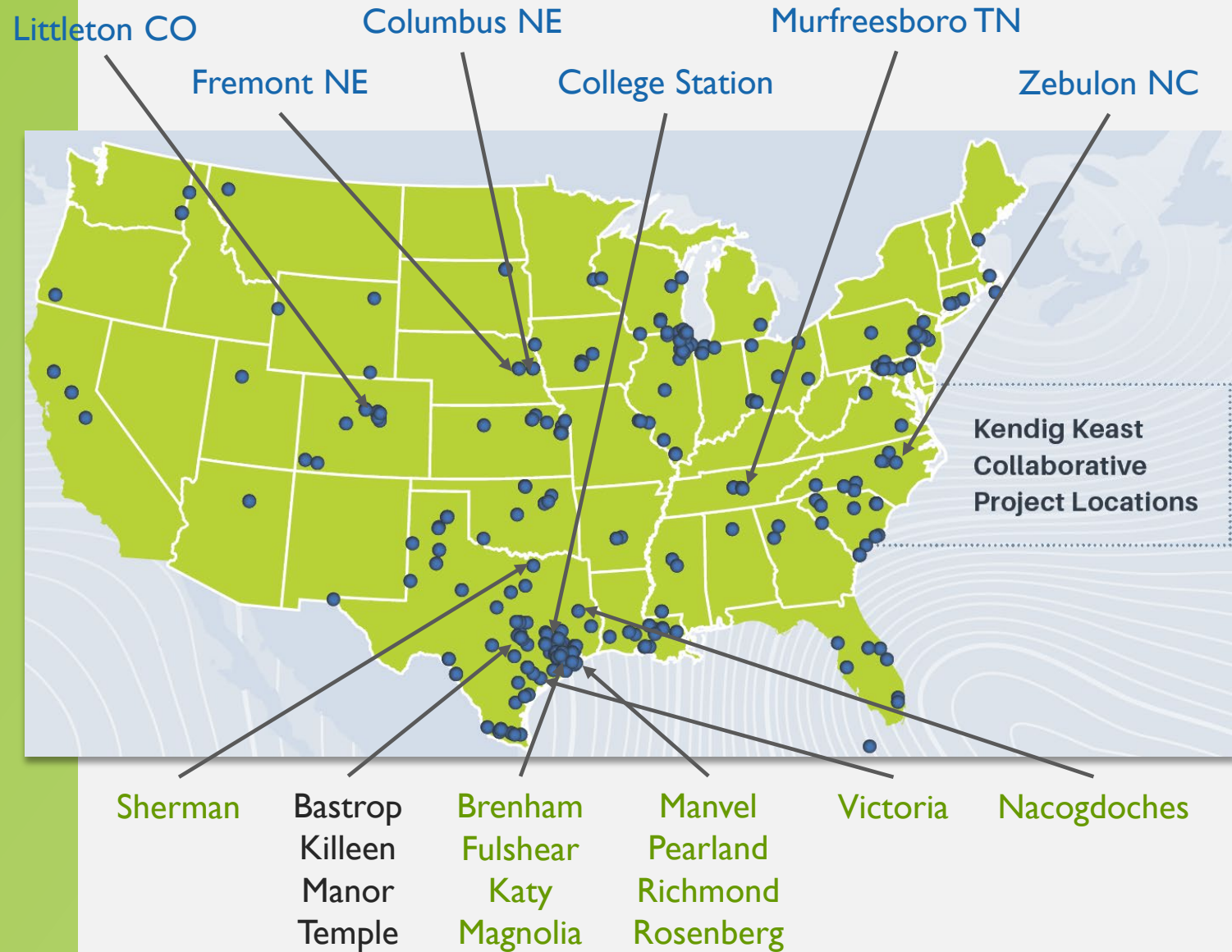
Nearby Similar Lochner Projects in



Past Teaming on Central Texas Transportation Planning



Joint Comprehensive and Transportation Plans



Comprehensive Plans with Transportation Focus



Workshop Objectives



Process and Timeline



Context for Plans



Initial Priorities

5 Project Phases and Timeline

Project Startup

- Data / Mapping Transfer
- Outreach Plan
- Committee Formation

Leander Today

Key Indicators / Trends
Early Input
Joint Workshop 1

Feb-Apr

Plan Direction

Key Planning Assumptions
Consensus on Plan Focus
Joint Workshop 2

May

Future Leander

Plan and Map Refinement
Committee + Community
Draft Plans

Jun-Oct

Implementation

Actions / Priorities Focus
Public Open House
Joint Workshop 3

Nov-Dec

Finalize / Adopt

Hearing Drafts
Public Hearings
As-Adopted Final Plans

Jan-Mar
2027

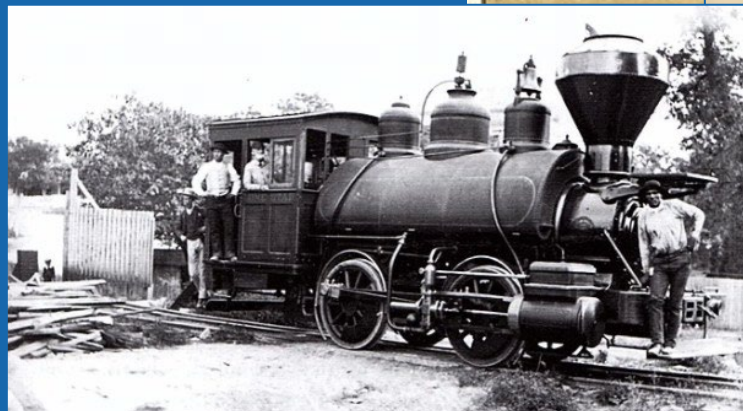


Looking Back

- Ways in which Leander is the same and different since the 2020 Comprehensive Plan and 2021 Transportation Master Plan?

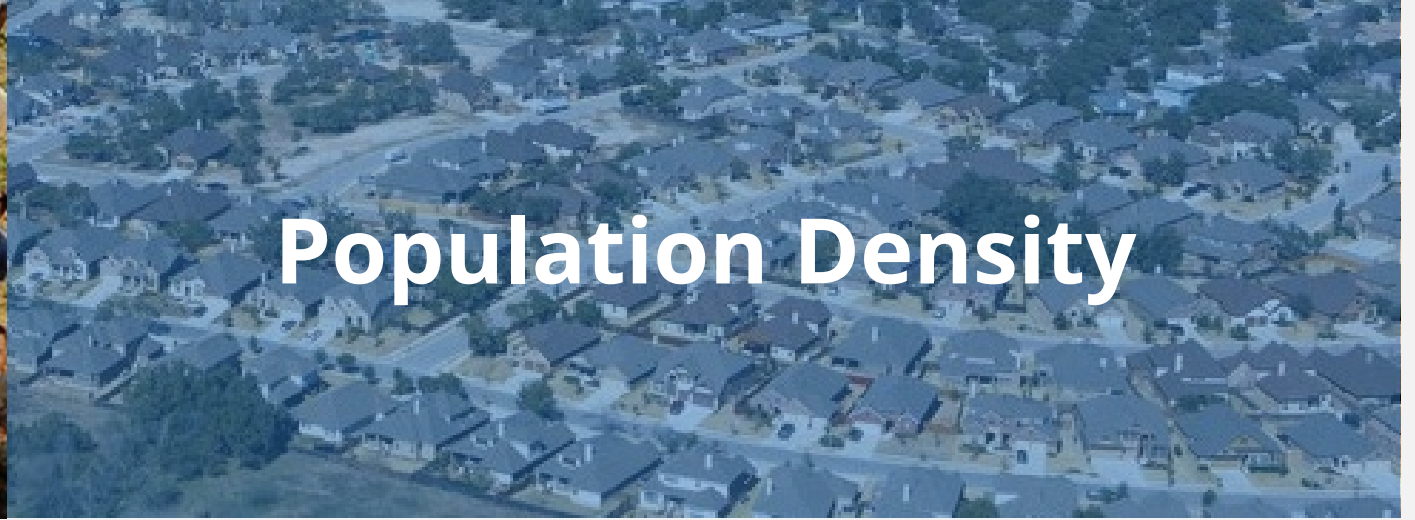


- Major City and community accomplishments in recent years of which you are most proud?



Leander Today

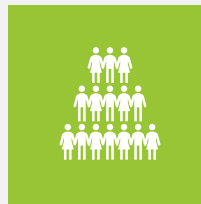
Examples of Plan Context



Leander 2010

1,160.6

persons per square mile



Leander 2020

1,578.6

persons per square mile



Comparisons

3,042.5

Cedar Park 2020

1,171.7

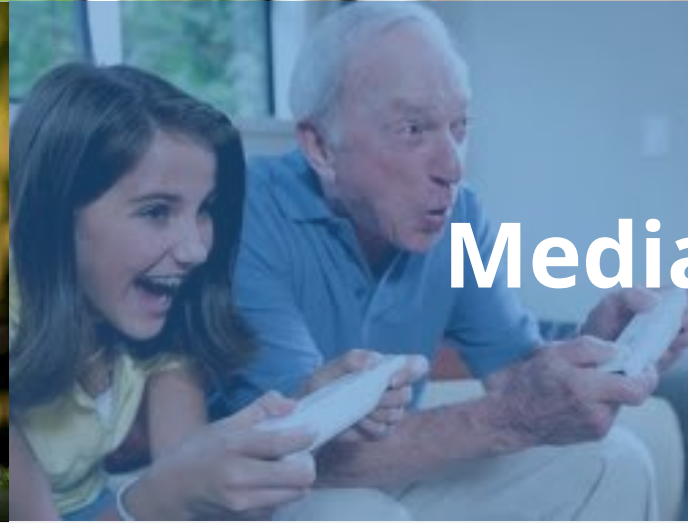
Georgetown 2020

3,174.0

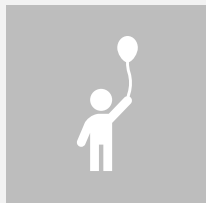
Round Rock 2020

Leander Today

Examples of Plan Context



Median Age



Leander 2010

30.7

median age of residents



Leander 2024

36.3

median age of residents



Comparisons

37.7

Cedar Park 2024

42.6

Georgetown 2024

36.2

Round Rock 2024

Leander Today

Examples of Plan Context



Leander 2010

1.63

of jobs per housing unit



Leander 2024

1.55

of jobs per housing unit



Comparisons

1.49

Cedar Park 2024

1.05

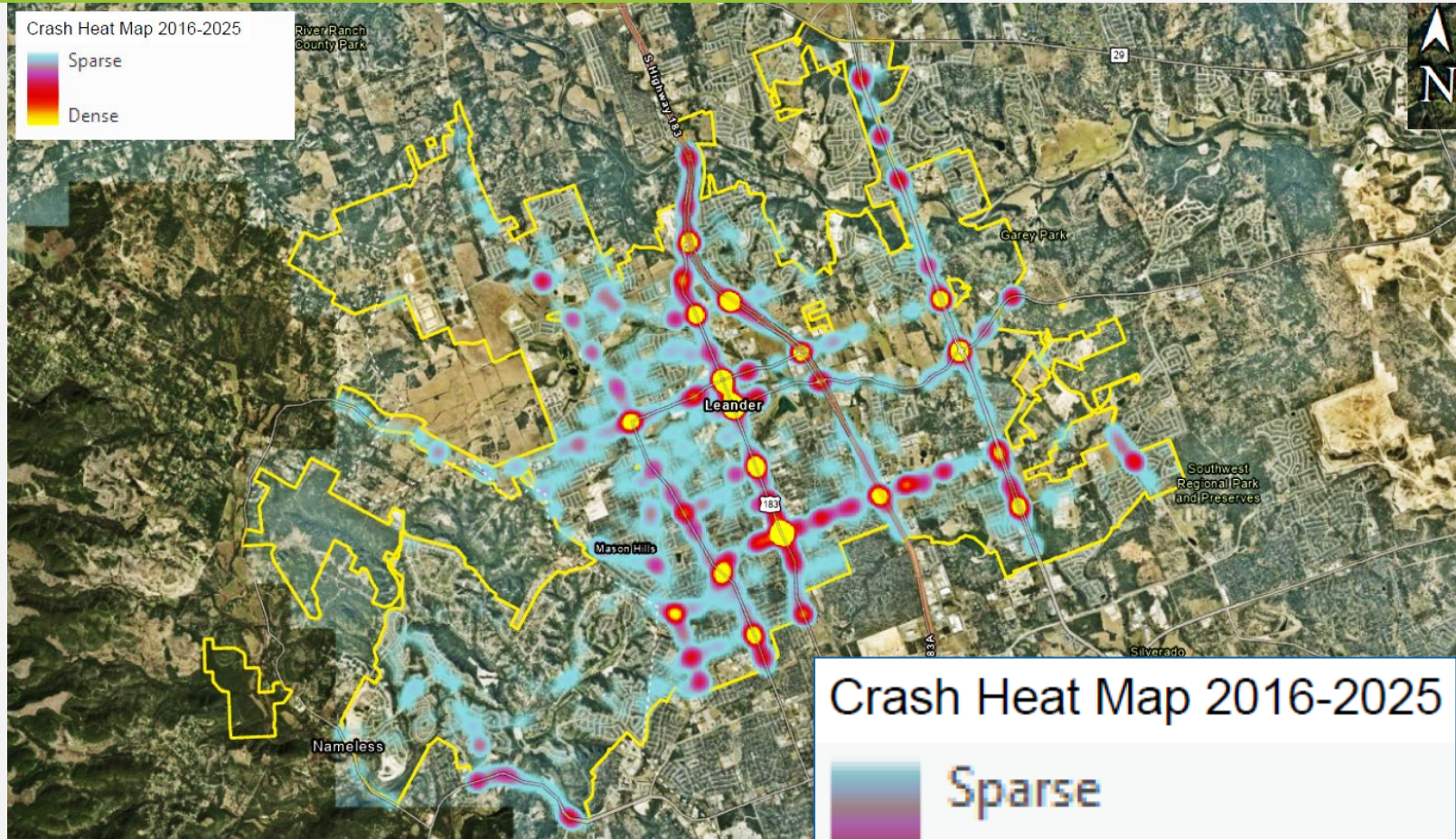
Georgetown 2024

1.39

Round Rock 2024

Leander Today

Examples of Plan Context



Leander 2016

429

Total crashes

15

Serious injuries



Leander 2025

715

Total crashes

20

Serious injuries

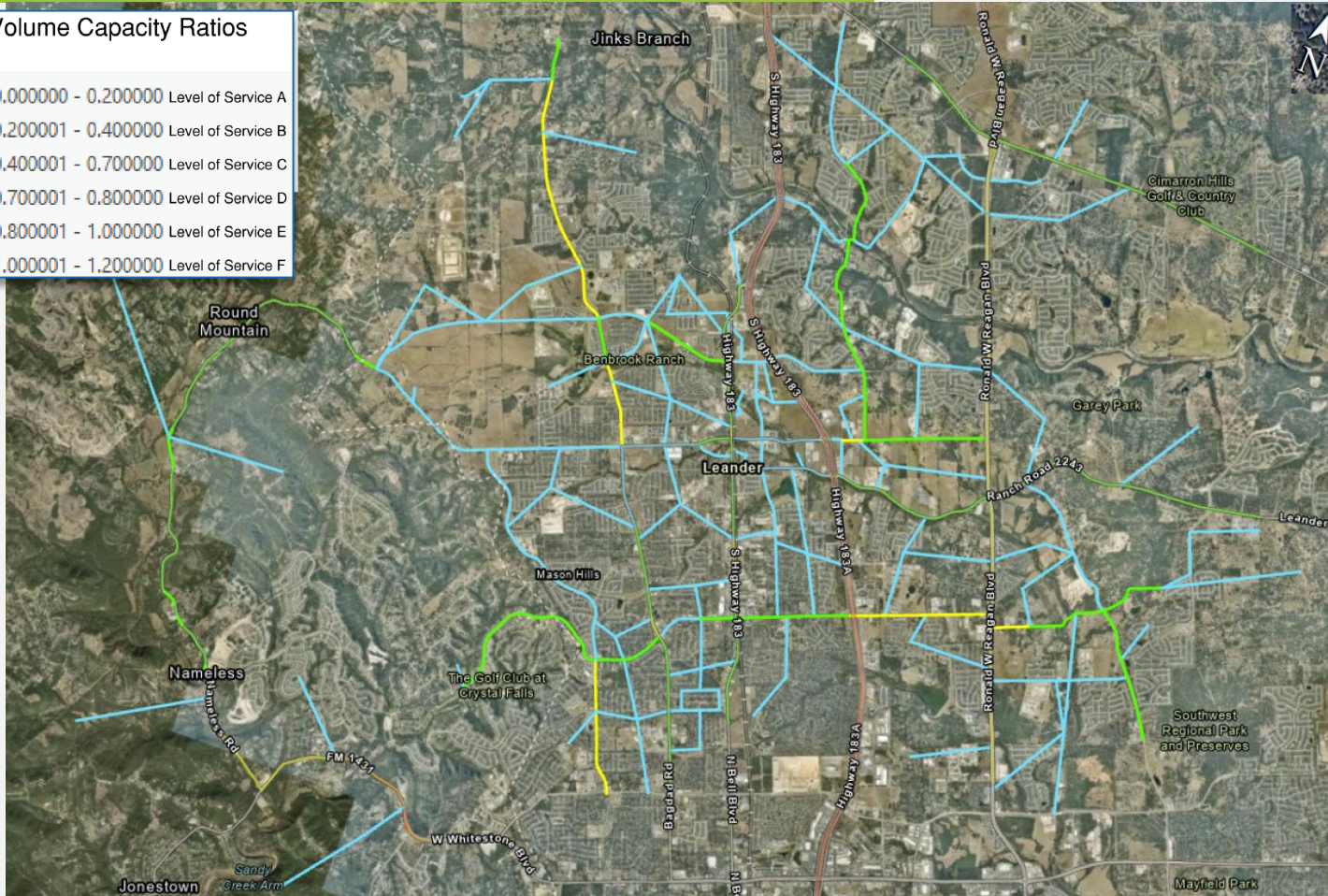
Safety and Crashes

Leander Today

Examples of Plan Context

2020 Volume Capacity Ratios

0.000000 - 0.200000	Level of Service A
0.200001 - 0.400000	Level of Service B
0.400001 - 0.700000	Level of Service C
0.700001 - 0.800000	Level of Service D
0.800001 - 1.000000	Level of Service E
1.000001 - 1.200000	Level of Service F



Congestion and Volume-to-Capacity Ratios



Leander 2020

- Few roads over capacity (FM 1431)
- Multiple roads nearing capacity:
 - Crystal Falls Parkway (east of US 183 Toll)
 - Ronald Reagan Blvd
 - North Bagdad Road
 - North Lakeline Blvd
 - US 183



Leander 2050

- Expect more roadways over capacity:
 - Crystal Falls Pkwy
 - CR 176 & 177
 - CR 270
 - North Bagdad Road
 - US 183
 - Kauffman Loop

Looking Ahead

Strategic opportunities and challenges facing Leander that must be addressed – or remain an ongoing focus – in the updated plans

Could involve:

- Growth management
- Demographics and socioeconomic trends
- Land use and development, including neighborhoods and the local housing outlook
- Transportation — of all types
- Public infrastructure, facilities and public safety services
- Economic outlook and tax base
- Recreation, amenities and overall livability
- Community image and appearance
- Others ...



Where to Focus?

**Above all else,
these plans
must address**

- ▶ **An ongoing or emerging issue**
- ▶ **A personal hope or priority for your community**



Potential Starter Top 10 List

>> *In no particular order*

If items to add that you consider more important, then what would you bump from the Top 10?

8

Managed growth
(service capacities,
resource protection)

9

Commercial growth
(jobs, tax base balance)

10

Housing options
(type, price, setting)

1

Long-term, reliable water supply

2

Public safety (security, hazards)

3

Traffic flow and congestion relief

4

Travel safety (vehicles, walking, biking)

5

Tax base and fiscal sustainability

6

More “complete” community
(recreation, amenities, culture)

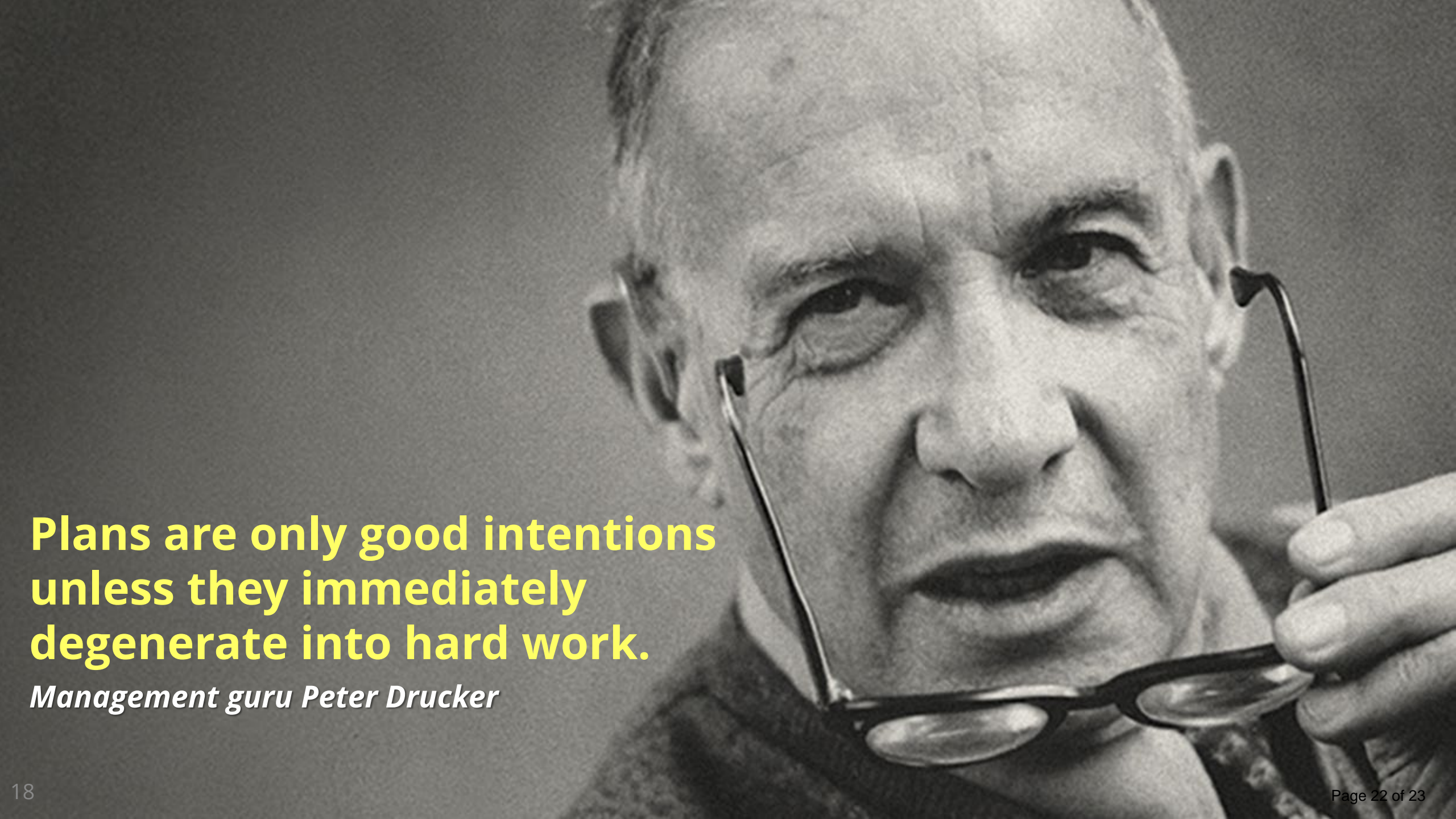
7

More connected community
(roads, sidewalks/paths, people)

A close-up photograph of a young child with light skin and dark eyes, wearing a blue shirt. The child's mouth is open as if blowing out several lit birthday candles in the foreground. The candles are of various colors (pink, green, blue, white) and have yellow flames. The background is a soft, out-of-focus green.

**A goal
without a plan
is just a wish.**

Author Antoine de Saint-Exupéry

A black and white close-up portrait of Peter Drucker. He is looking slightly to the right of the camera with a thoughtful expression. He is holding a pair of dark-rimmed glasses in his right hand, with the frames resting near his chin. The background is a plain, light-colored wall.

**Plans are only good intentions
unless they immediately
degenerate into hard work.**

Management guru Peter Drucker

An aerial photograph of a suburban residential area with many houses and streets. A large green rectangular overlay is positioned on the right side of the image, containing white and blue text.

Thank You

See you next in May ...