



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, May 21, 2026
Joint Meeting 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>.

JOINT MEETING - CONVENE AT 6:00 PM

1. Open meeting and confirm a quorum is present.
2. Joint workshop of the Planning and Zoning Commission and the City Council to receive a presentation from Kendig Keast Collaborative, Inc., regarding updates to the City of Leander Comprehensive Plan and Transportation Master Plan.
3. 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 15 day of May 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, Secretary



Agenda for Joint Workshop 2: Plan Direction
City of Leander Comprehensive Plan and Transportation Master Plan (TMP) Update

Joint Workshop of City Council and Planning & Zoning Commission
Thursday, May 21, 2026 | 6:00 pm | City Council Chamber

- 1. Takeaways from Leander Today Phase** 6:00
 - a. Facts and figures of note from Leander Today Report.
- 2. Planning Themes for Future Leander Phase** 6:10
 - a. Themes based on consultant background study and leadership/stakeholder input to date.
 - b. Ongoing themes from 2020 plans plus new and emerging themes for plan updates.
- 3. Focus Areas for Comprehensive Plan and TMP based on Planning Themes** 6:20
 - a. Basis for Goals, Objectives and Strategic Actions in rest of process.
- 4. Verification of Consensus on Plan Direction** 6:35
 - a. Areas of consensus to proceed with in Future Leander phase.
 - b. Additional direction on other themes and/or priorities for plans to address.
- 5. Next Steps from Here** 6:50
 - a. Rest of timeline and major milestones.
 - Joint Workshop 3 on Draft Plans: target date of Tuesday, December 8, 6:00 pm

Consultant Team

Kendig Keast Collaborative (Comprehensive Plan lead)

Gary Mitchell Project Manager, KKC Chief Operations Officer

Jennifer Mak Deputy Project Manager

Lochner (Transportation Master Plan lead)

Frank Barrera Lochner lead, Multimodal Transportation Planning lead

Zane Rodriguez Planner, Transportation Master Plan support

CD&P (Community Engagement lead)

Lilly Swank CD&P lead



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Comprehensive Plan and Transportation Master Plan Update

Joint Workshop #2 – Plan Direction

May 21, 2026 | 6:00 pm | City Council Chamber

Objectives

- **Core Objective Tonight:**
Are We on the Right Track?
- Leander Today Takeaways
- Future Leander Planning Themes
- Focus Areas based on Planning Themes
- Next Steps from Here



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Lilly Swank CD&P lead

Our Core Team



Michael Chenausky, AICP
City Project Manager
Senior Planner



Frank Barrera, RSP1
Multimodal Transportation Planning Lead
Sub Lead



Jennifer Mak, AIA, AICP
Architect & Sr Urban Designer
Deputy Project Manager



Lilly Swank
Project Manager
Community Engagement Lead



Gary Mitchell, FAICP
Chief Operations Officer
Project Manager



Zane Rodriguez, AICP
Planner
Transportation Master Plan Support



Project Website Now Live

<https://www.futureleander.com/>

City of Leander Home About Events Contact

PUBLIC EVENTS

Old Town Street Festival
Sat, Jun 06 | Leander Chamber of Commerce

[Learn more](#)

Leander City Council and Planning & Zoning Commission Joint Workshop #2
Thu, May 21 | Pat Bryson Municipal Hall

[Learn more](#)

City of Leander Home About Events Contact

LEANDER COMPREHENSIVE AND TRANSPORTATION MASTER PLANS

COMPREHENSIVE PLAN

The Comprehensive Plan is a long-range document that serves as the policy guide and framework for land use decisions for the next decade. The plan highlights how the City has changed over the past and creates a vision for what Leander looks like in the future. The plan provides goals and strategies to implement the vision of the city. This plan is evaluated annually and updated at least every five years.

A Comprehensive Plan DOES	A Comprehensive Plan DOES NOT
<ul style="list-style-type: none"> Provide a vision for the future Serve as a guide for developers and citizens Provide an action plan for ordinance amendments Establish a basis for zoning and policies Allow flexibility and is adaptive 	<ul style="list-style-type: none"> Establish zoning Replace zoning regulations, budgets, capital improvement programs, city charters, or other regulatory documents Provide rigid policy

The City currently operates under the [2020 Leander Comprehensive Plan](#), adopted in April 2021 and last updated in May 2025.

DECISION MAKING

The City of Leander will coordinate closely with stakeholders including citizens, developers, business owners, City staff, elected officials, local organizations, transportation authorities, and other local jurisdictions to inform development of the plan and refine recommendations.

- Community** (Citizens, Business Owners, Developers)
 - Use the **Comprehensive Plan** to understand future plans for properties and impacts on neighborhoods
 - Use the **Transportation Master Plan** to learn about future transportation initiatives and potential projects
- City Staff**
 - Use the **Comprehensive Plan** to provide recommendations to the community, developers, Commission, and Council while pursuing goals of the plan according to the implementation schedule
 - Use the **Transportation Master Plan** to carry out transportation initiatives as set forth in the plan
- City Council**
 - Use the **Comprehensive Plan** to make decisions regarding City policies, budgeting, and planning and zoning cases
 - Use the **Transportation Master Plan** to guide and prioritize transportation projects recommended by the plan
- Planning & Zoning Commission**
 - Use the **Comprehensive Plan** to make recommendations to the City Council regarding planning and zoning cases
 - Use the **Transportation Master Plan** to plan for upcoming transportation infrastructure upgrades and new projects as recommended by the plan

NEXT STEPS

WE ARE HERE

Early 2026	Spring 2026	Summer 2026	Fall 2026	Late 2026/ Early 2027
Assess current conditions and gather data for future modeling and projections	Coordinate with local jurisdictions, authorities, City departments, and elected officials to identify future needs and plans direction	Gather feedback from the community to inform plans development	Engage the community, including a public open house, to gather feedback and refine the plans	Finalize the plans using technical analysis and public feedback, then present to City Council for potential adoption



Some Takeaways

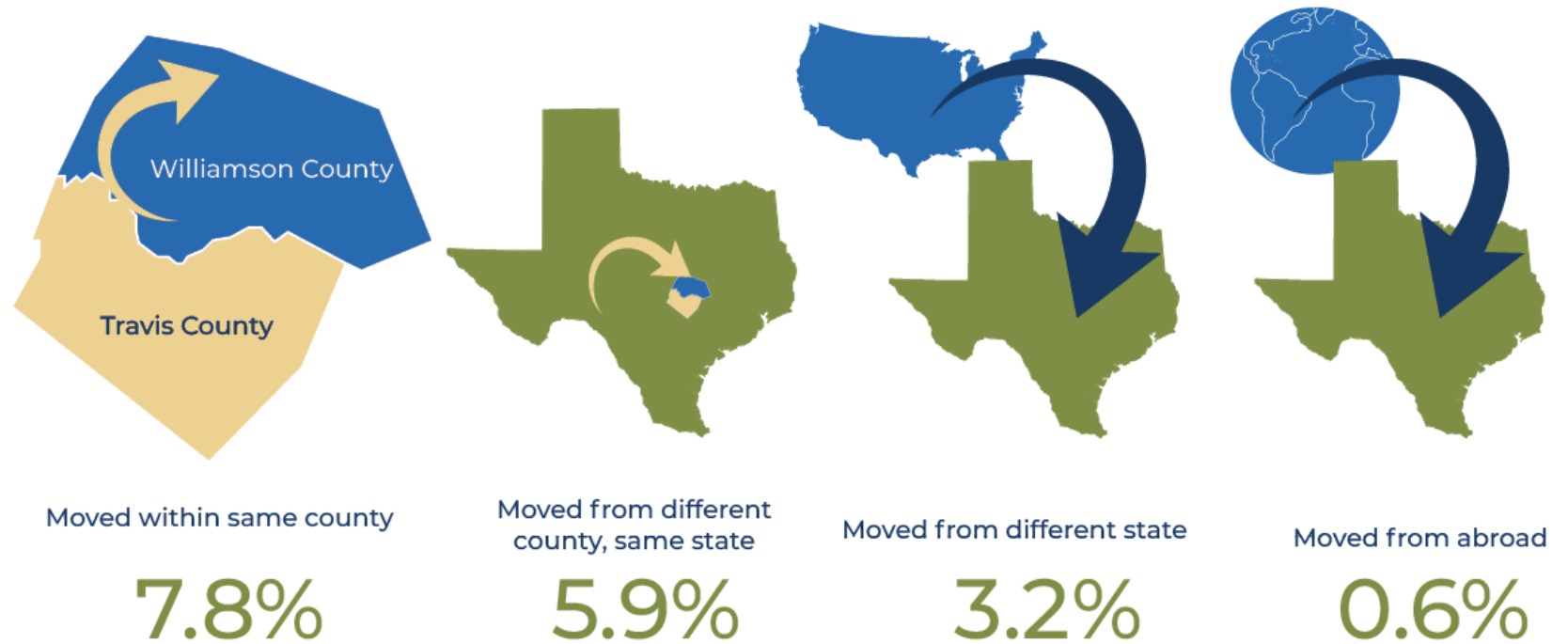
Leander Today Phase



Population Flux

- A dynamic versus static population brings **new and evolving expectations**
- 17.5% of residents had moved in 2024 – and **~10% moved in from beyond Williamson and Travis counties**

Origin of Residents Who Moved Into New Home Since Year Earlier in 2024

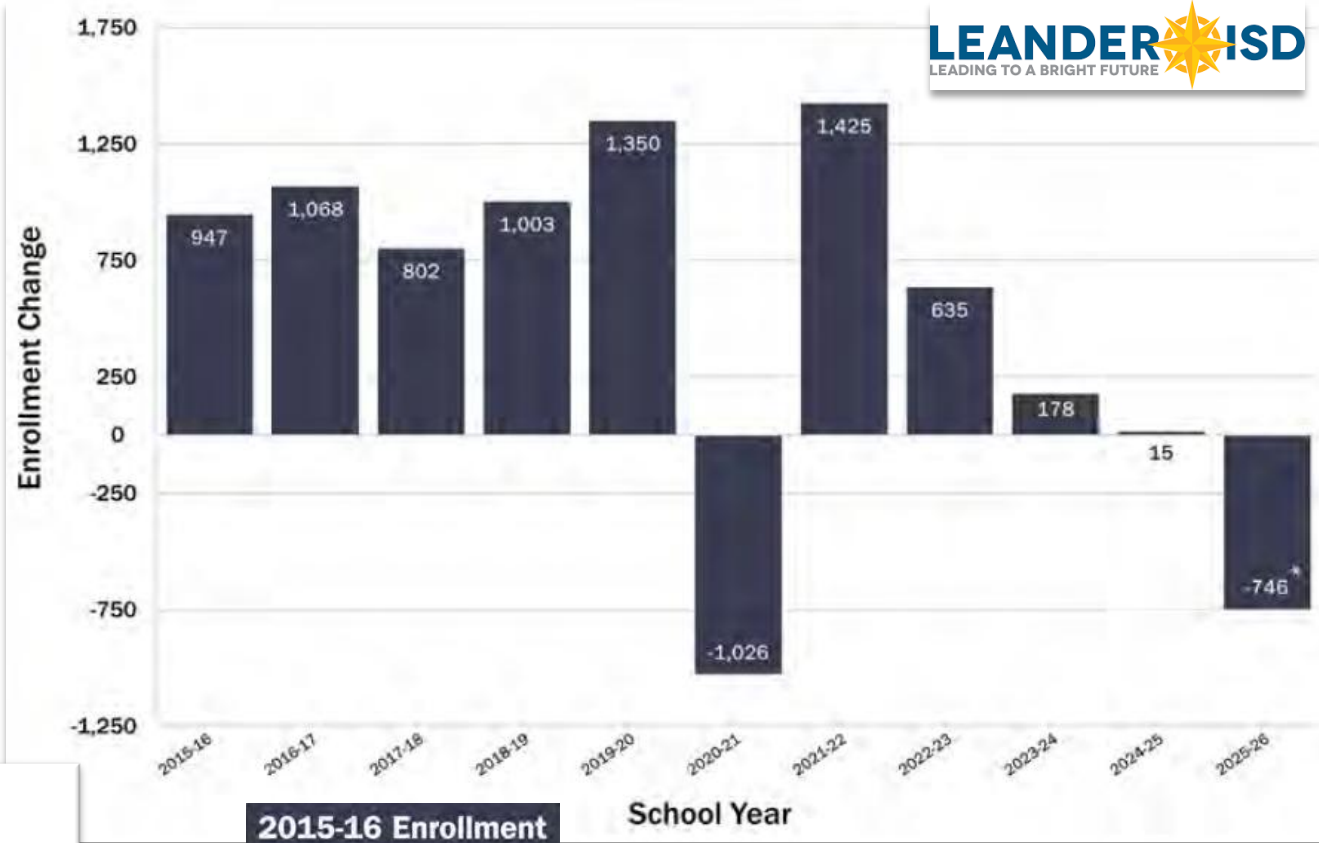


NOTE: The other 82.5% of Leander residents in 2024 were in the same home and had not moved.

SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S0701)

Amid Growth ...

- Public school enrollment stabilizing
- But Leander's **education draw** still strong



SOURCE: Leander ISD Demographic Study 2025-26 (PASA)

LISD Enrollment

1,072

LISD Students per 1,000 Residents 2015-2016



487

LISD Students per 1,000 Residents 2024-2025

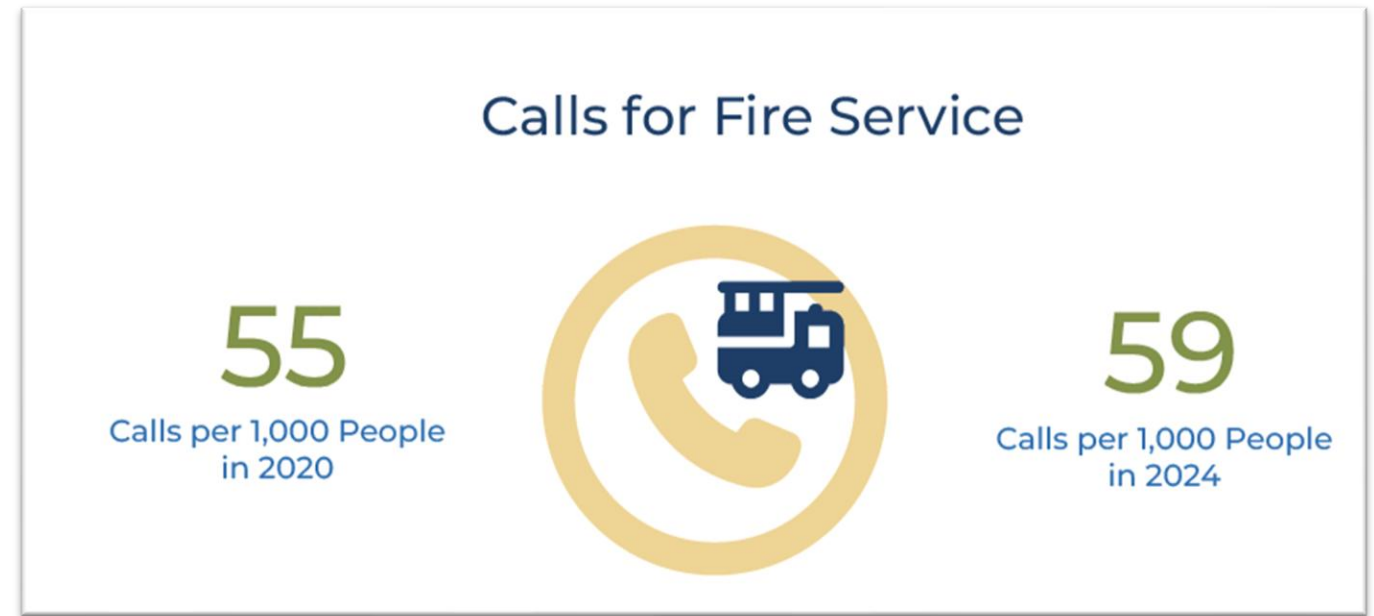
2015-16 Enrollment
37,158

2020-21 Enrollment
40,355

2025-26 Enrollment
41,862*

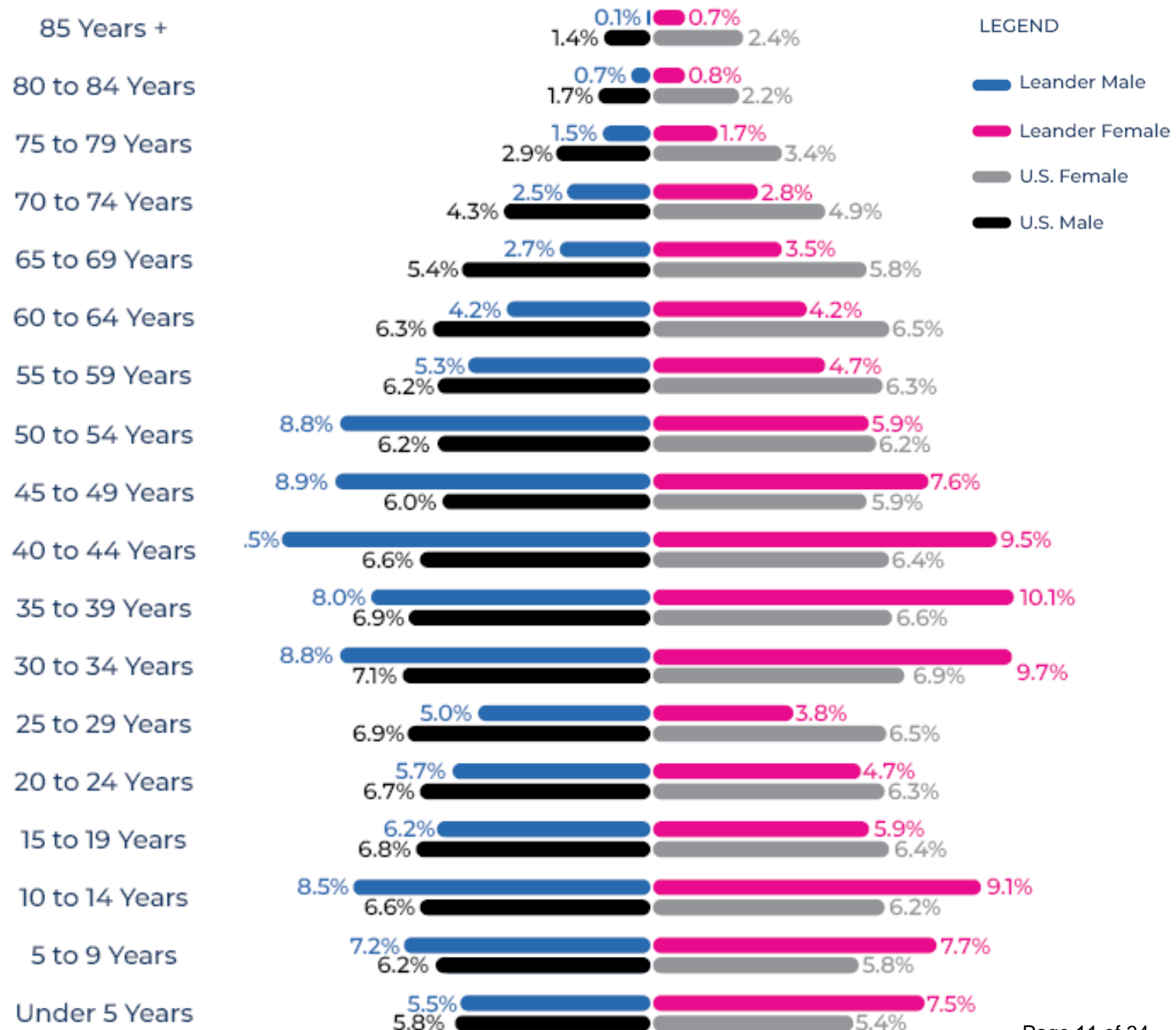
Reliably Safe

- Police calls now 40,000+ per year
- Fire calls now 5,000+



Key Age Groups

- **Family-Friendly City**
Higher share of population age 0-14 than all of USA
- **Prime Working-Age and Child-Raising Groups**
Much higher share in age 30-54 range
- **Lowest in:**
 - Teens to young adults age 15 to 29
 - Age 55+ residents

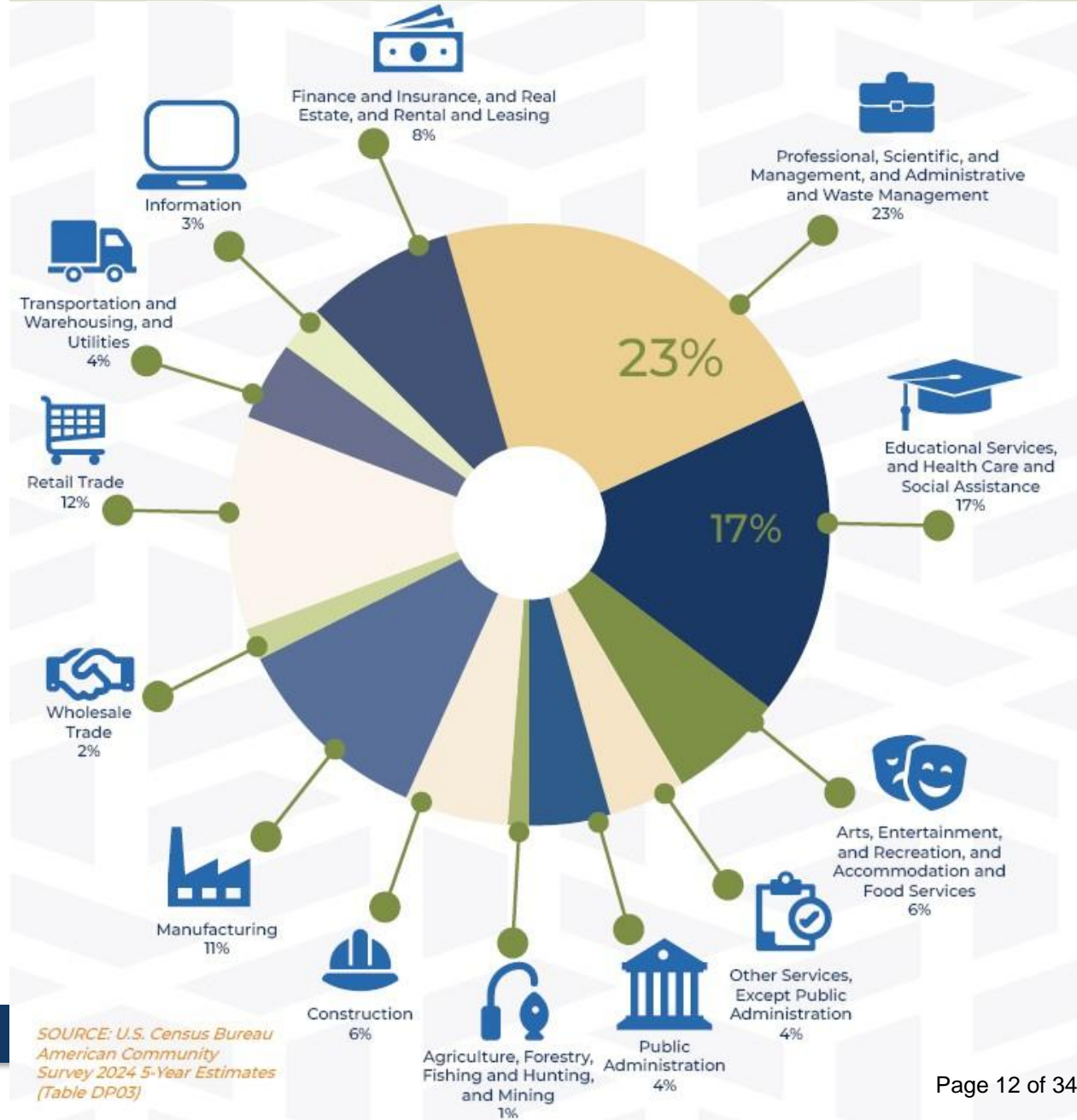


Bring Some Home

- Leading industries of residents reflect high education levels ...
- ... But **WHERE** are their jobs?



Employment by Industry Type in 2024



SOURCE: U.S. Census Bureau
American Community
Survey 2024 5-Year Estimates
(Table DP03)

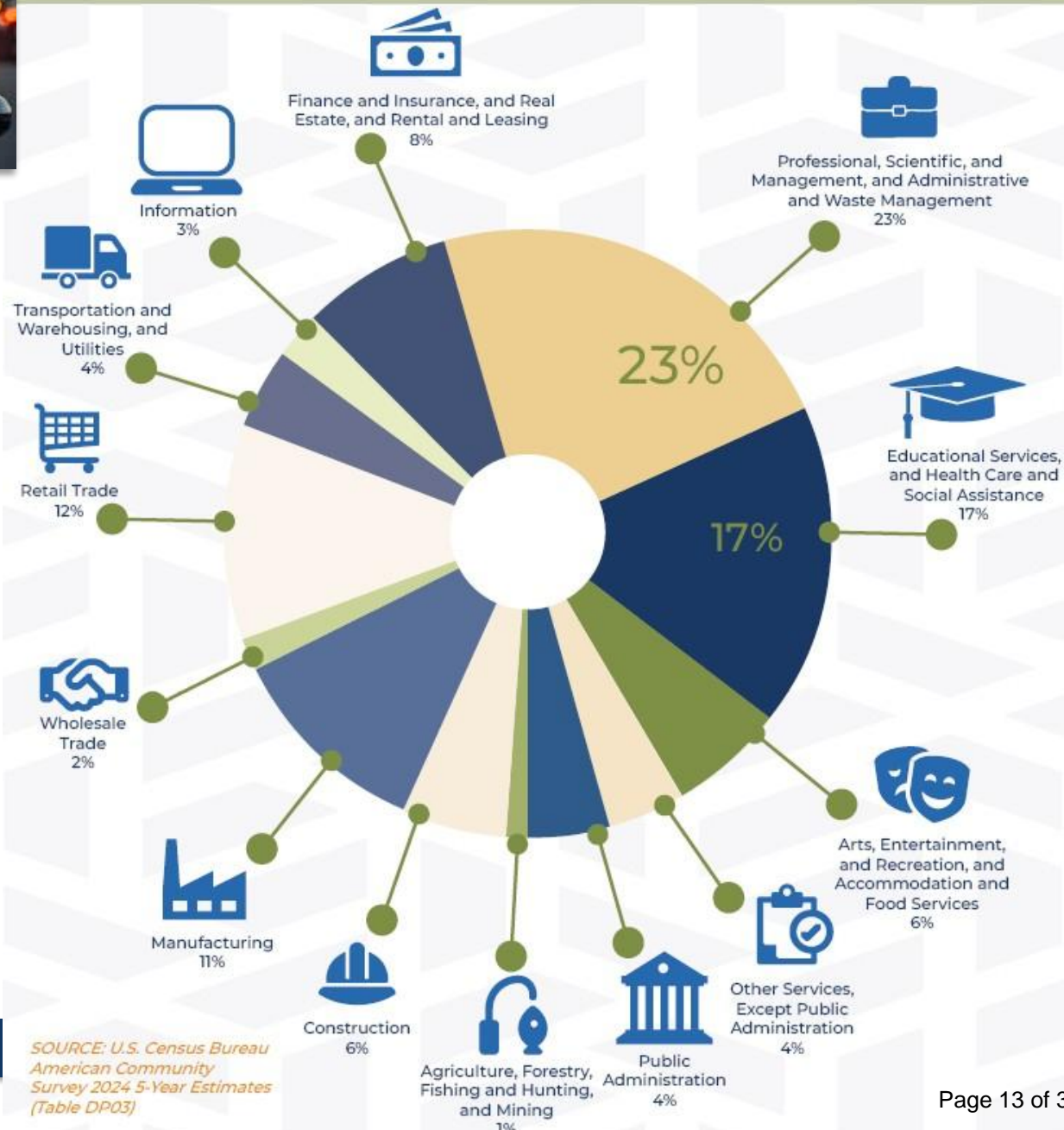
Value of Time



Average Travel Time to Work in Minutes in 2024



Employment by Industry Type in 2024



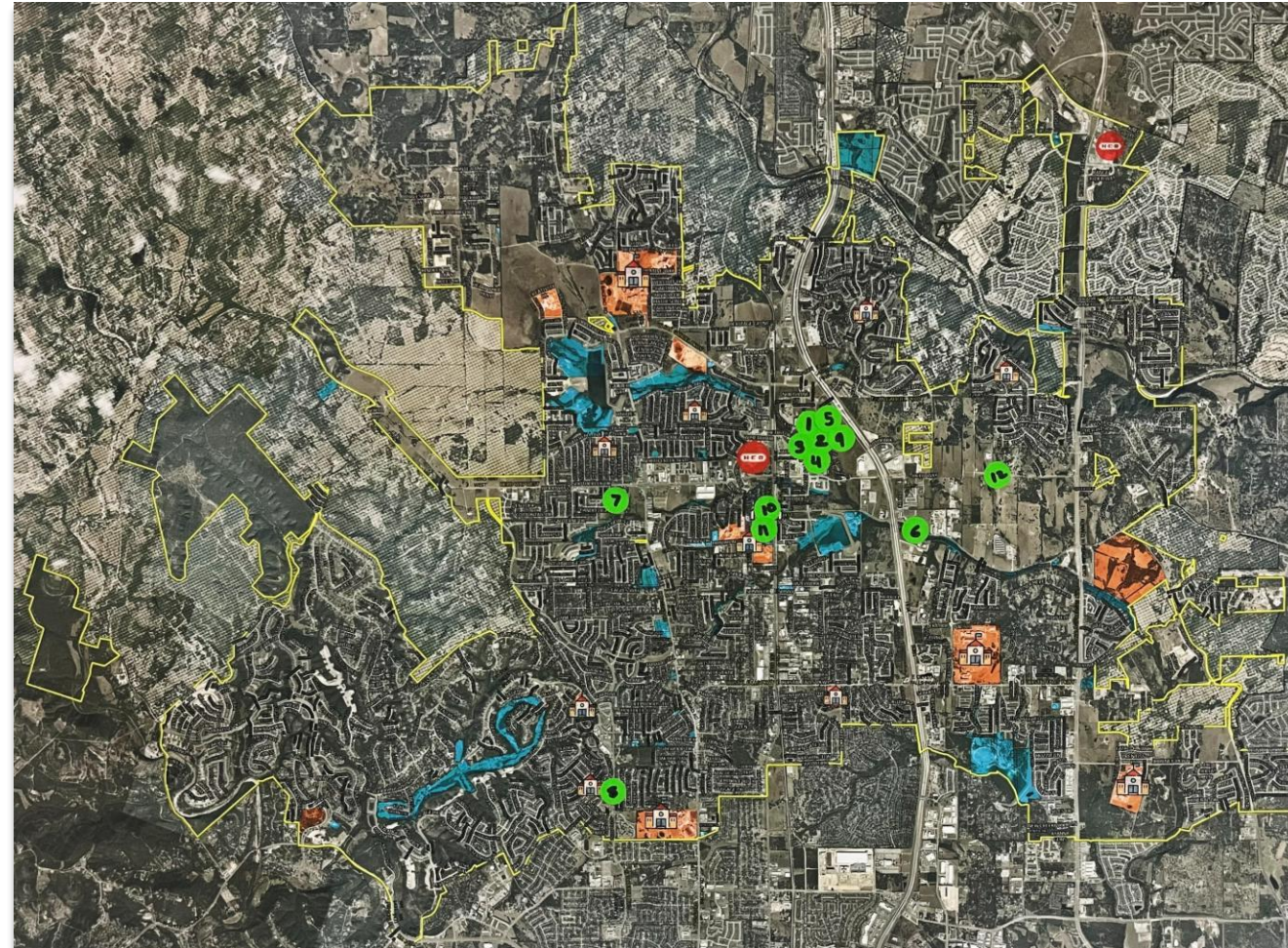
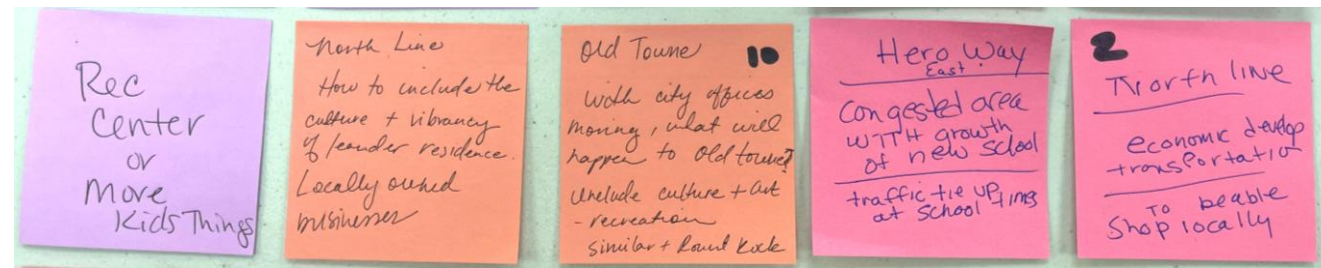
5 Planning Themes

for Future Leander Phase

CPAC Priorities

Asked for their initial priorities by location:

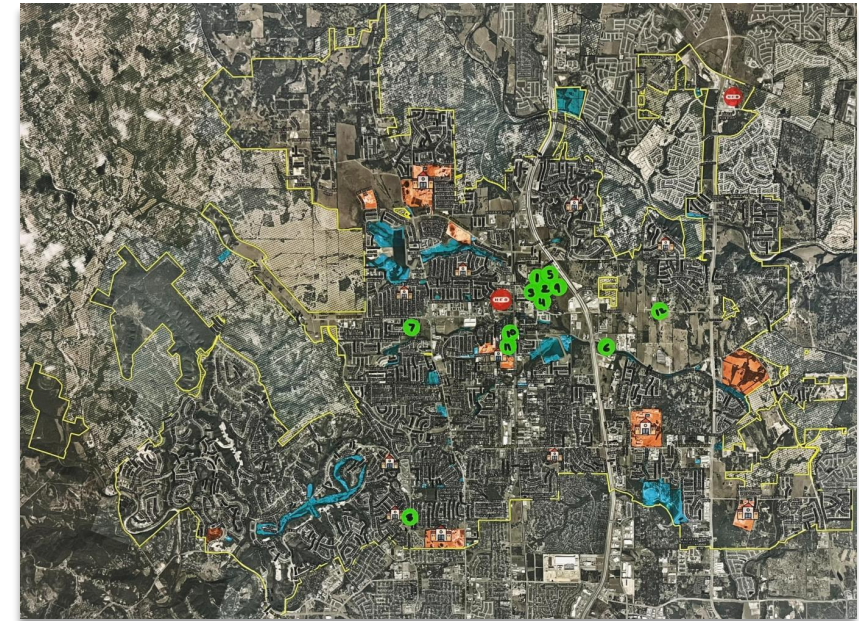
- All parks (capacity with growth)
- Bagdad Rd (Bledsoe Park)
- Brushy Creek (trails)
- Connected green space around Hero Way, Nameless Rd, San Gabriel Pkwy
- Hero Way (east school area)
- Lakeline Blvd (high school area)
- Lakewood Park



CPAC Priorities

Asked for their initial priorities by location:

- Library (capacity with growth)
- **Northline** – *most mentioned*
- Old Town
- Red Line - Leander Station area
- Ronald Reagan Blvd
- Senior Activity Center
- Travisso



Stakeholders

Sessions completed with:

- Development
- Education
- Faith Leaders
- Home Builders
- Neighborhoods
- Organizations
- Other Jurisdictions
- Parks/ Recreation
- Real Estate
- Small Businesses
- Utilities



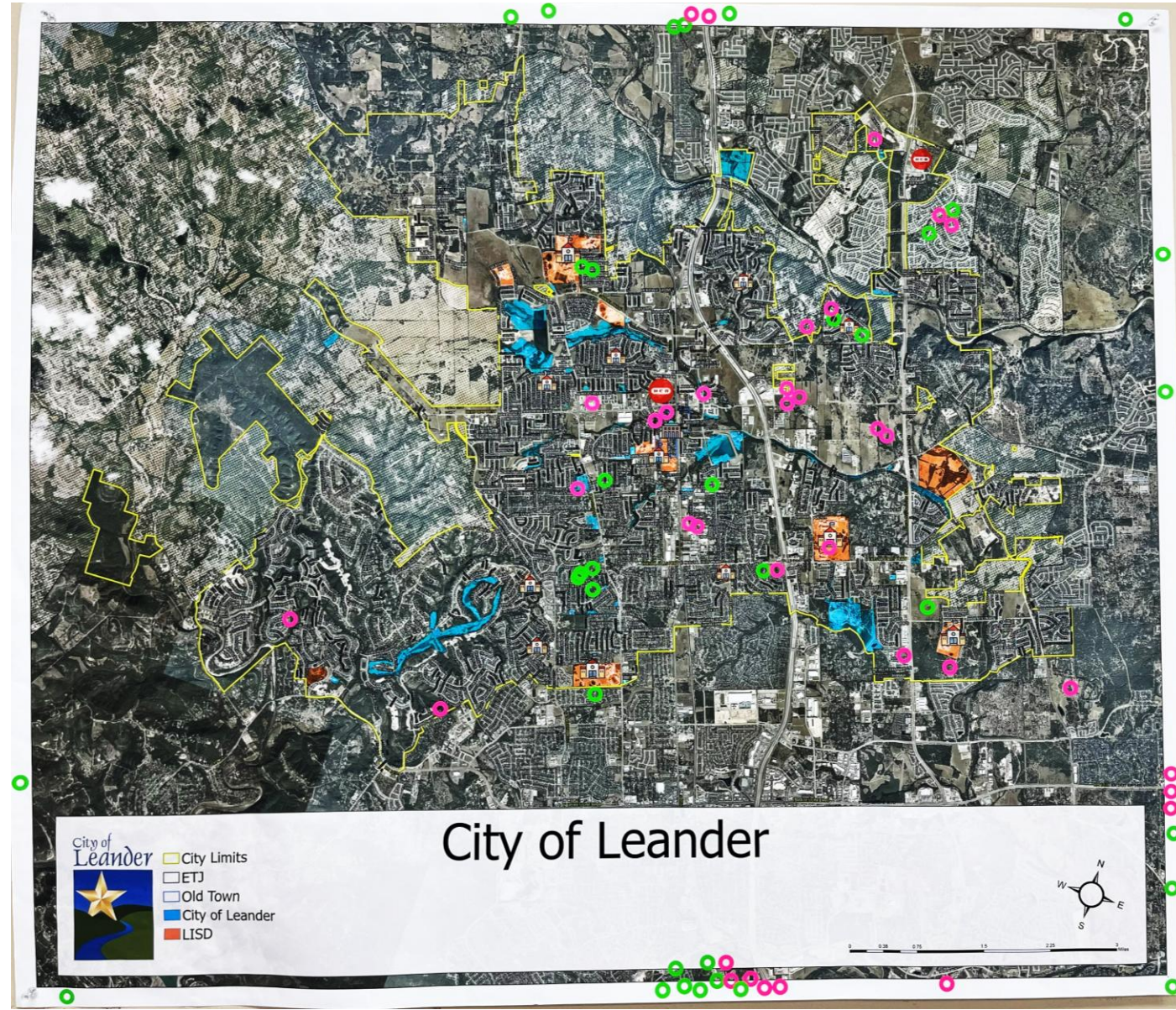
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GREEN = Live

PINK = Work





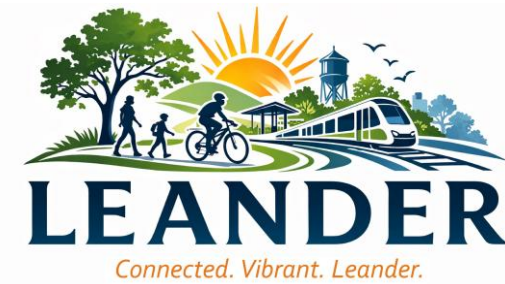
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Focus Areas for Plans

based on 5 Planning Themes

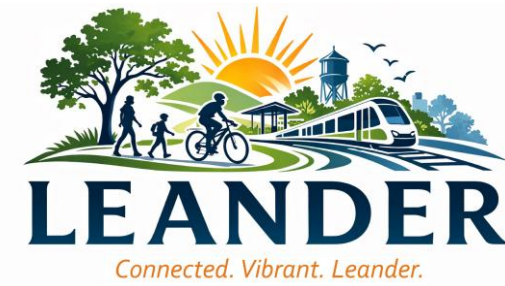


- Public infrastructure / services in sync with growth — especially roads
 - East-west mobility
 - Adequate wastewater capacity and geographic coverage
 - Ongoing focus on water supply and system
 - Thoroughfare network optimization (capacity, spacing, technology, multi-modal)
 - Necessary roads and utilities to activate undeveloped land within city
 - Wise and market-realistic infill of remaining interior areas of city
 - ETJ management within available municipal authorities, tools
 - Long-term vision and implementation strategy for key corridors
 - Natural areas and green space preservation amid ongoing growth
 - Clarity of intent in plans and regulations
 - Intergovernmental coordination and other partnerships
 - Adaptable City planning and programming as opportunities / challenges evolve
 - City planning direction and results communicated to residents, stakeholders with clear, simple language

Effective Growth Management

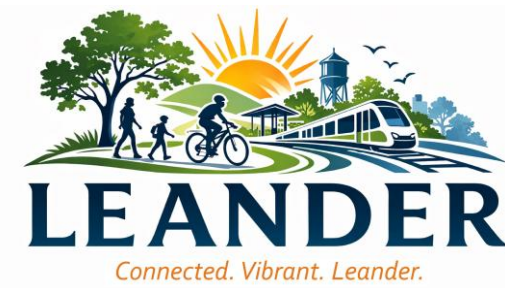
Safe Community

- Improved roadway safety on key corridors
 - Intersection capacity and safety
 - Safer turns onto, off of higher-speed roads
 - Pedestrian and bike safety crossing major roads
 - Grade separation of rail from roads, bike / ped
 - School vicinity congestion management, kids' safety
 - Discouragement of neighborhood cut-through traffic
 - Adequate parking at parks, public facilities to avoid unsafe overflow onto streets
 - Safe access to / from schools, civic facilities, parks, and activity centers
 - Improved sidewalk continuity and ADA access
 - Continued investment in public safety services
 - Mitigation of emergency response delays due to traffic congestion
 - Flooding risk and storm evacuation access in vulnerable areas
 - Wildfire preparedness and fire-resistant development design
- Safety integrated into all types of planning – with immediate actions based on triage



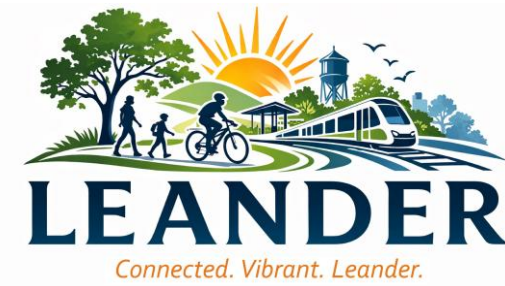
Livable Community

- Inter-city connections and integrated transportation systems
 - More leisure options — and kid- / family-friendly
 - Some rural legacy, open spaces, and natural beauty maintained
 - Array of education options
 - More diversity embraced, involved in community planning and priority-setting
 - Diverse mix of housing types for varied household types and income levels
 - Beyond auto-dependent community – better walkability and bike accessibility
 - Land use compatibility – and retail, services near residential growth areas
 - Better awareness of City and community events, programs, news
 - More public transportation options and better utilization of existing services
 - Local destinations to reduce travel elsewhere for necessities and entertainment
 - Ongoing active involvement of residents to shape their community
 - “Community” cultivated, with strong sense of place and citywide identity
 - Northline and Old Town built out as vibrant economic and activity centers
- Expanded trail / path system with better connectivity to support active living, transportation options



- Beyond “bedroom community”
 - Major economic base employers beyond retail, public sector
 - Stronger transit-oriented design strategy to capture station-area investment
 - Build-out of technology park
 - Shovel-ready commercial and industrial sites
 - Need infrastructure financing tools to unlock employment and retail areas
 - More resident spending kept local instead of leaking to nearby cities
 - Key interior locations for retail
 - Zoning for transitional areas to encourage jobs, not only housing
 - Support for entrepreneurs and small / local, micro, and home-based businesses
 - Greater certainty and less risk for development
 - Economic development benefits reaped from past, recent infrastructure investments
 - Balancing careful development vetting with “unfriendly” reputation
 - Strategy for how to get desired outcomes in Employment Center, Activity Center areas
 - Trade-off between extent of resources expended on transit versus economic development, other needs

More Balanced Economy & Tax Base



- Strategic planning for Leander build-out, maturing city
 - Long-term maintenance of boom-era infrastructure
 - Collaborative community building, with fortified community networks
 - Planning within area / regional context versus in isolation
 - Continued tax base growth to support public amenity investments
 - Effective use of debt/bond capacity for key long-term public investments
 - Less “skipping over” of Leander (by people, businesses, retail)
 - Education as ongoing people / family attractor
 - Cost of living for service, education workers
 - Ongoing water conservation and drought resilience
 - Reinvestment in older properties, existing businesses
 - Old Town sustained with culture, art, recreation after relocation of City offices
 - Natural features preserved as valuable community assets
 - Disaster preparedness and coordinated response/recovery planning
- Long-term mindset for infrastructure, facilities, and services beyond immediate and short-term needs

Sustainable, Resilient Community

Potential Starter Top 10 List

>> *In no particular order*

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)

Verification of Consensus

on Plan Direction

Plan Direction

- **Core Objective Tonight:**
Are We on the Right Track?
- **Planning Themes** and related **Focus Areas** on target?
- **Clarifications or others to add?**
- Also for upcoming consideration in Future Leander phase:
 - What do we control?
 - What can we only influence?
 - What is beyond our control or ability to influence?



Larger Context

1. DEMOGRAPHICS

Smaller households
Later marriages, family formation
Reduced migration, immigration
Public schools outlook
Life longevity and quality

4. TECHNOLOGY

Artificial Superintelligence (ASI)
Autonomous vehicles
Abundant, low-cost, green energy
Water desalination
Evolution in building materials, methods



2. ECONOMICS

Escalating costs (CIP, services)
Worker:Retiree ratio
Small business formation boom
Demand for energy and water
Future of work (including where)

4. STRUCTURAL

Federal / State / Local roles
Limits on Home Rule authorities
Fiscal limits on local government
Scrutiny of business incentives
Public support for transit

Next Steps from Here

5 Phases

✓ **Project Startup**

- Data / Mapping Transfer
- Outreach Plan
- Committee Formation

Leander Today

Key Indicators / Trends
Early Input
Joint Workshop 1
CPAC Meeting 1

Feb-Apr



Plan Direction

Key Planning Themes
Consensus on Plan Focus
Joint Workshop 2
CPAC Meeting 2

May



Future Leander

Plan and Map Refinement
CPAC Meetings 3-5
Public Survey
Public Open House

Jun-Nov

Implementation

Actions / Priorities Focus
Draft Plans
Joint Workshop 3

Nov-Dec




Finalize / Adopt

Hearing Drafts
Public Hearings
As-Adopted Final Plans

**Jan-Mar
2027**



Key Dates

- **Old Town Street Festival**
Saturday, June 6
- **Future Leander Phase CPAC Meetings**
Tuesday, August 4
Tuesday, October 6
Tuesday, November 10 or 17
- **Public Open House**
Tuesday, September 15 (target)
- **Joint Workshop 3 on Draft Plans**
Tuesday, December 8



Section 10.02. Comprehensive Plan.

The council shall adopt and maintain a comprehensive plan, and all public and private development shall conform with the adopted comprehensive plan, or the applicable elements or portions thereof. The comprehensive plan may be amended at anytime and shall be reviewed and considered for amendment or revision every five years. If the City Council amends the comprehensive plan as a result of the five-year review, the plan shall include an estimate of the cost to the City and timeframes to implement the amendments. The City Council shall thereafter review the comprehensive plan annually to evaluate progress in implementation of the plan, any financial estimates set forth in the plan, and whether the public interest continues to be served by the plan.

The comprehensive plan adopted by ordinance shall constitute the master and general plan for the development of the city. The comprehensive plan shall contain the council's policies for growth, development and beautification of the land within the corporate limits and the extraterritorial jurisdiction of the city, or for geographic portions thereof including neighborhood, community or area wide plans. The comprehensive plan may include the following elements: (1) a future land use element; (2) a traffic circulation and/or mass transit element; (3) a wastewater, solid waste, drainage and potable water element; (4) a conservation and environmental resources element; (5) a recreation and open space element; (6) a housing element; (7) a public services and facilities element, which shall include but not be limited to a capital improvement program; (8) a public buildings and related facilities element; (9) an economic element for commercial and industrial development and redevelopment; (10) a health and human service element; and such other elements as are necessary or desirable to establish and implement policies for growth, development and beautification within the city, its extraterritorial jurisdiction, or for geographic portions thereof, including neighborhood, community, or area wide plans. The council may provide for financing of all elements contained in the comprehensive plan in accordance with law.

The several elements of the comprehensive plan shall be coordinated and be internally consistent. Each element shall include policy recommendations for its implementation and shall be implemented, in part, by the adoption and enforcement of appropriate ordinances and regulations governing land development, and such ordinances and regulations governing the development and use of land may be as comprehensive and inclusive as the council may, in its discretion, from time to time determine necessary, desirable and not in conflict with state or federal law.

[Amended May 2003; Amended May 2018]

Section 10.03. Comprehensive Plan Adoption and Amendment.

The comprehensive plan, or elements or portions thereof, shall be prepared by personnel, and/or consultants authorized by the council, under the supervision of the city manager who shall coordinate development of the plan with the planning commission and the council. A draft of the comprehensive 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 comprehensive plan or element or portion thereof to the city manager, who shall thereupon submit such plan, or element or portion thereof, to the council with the planning commission's and the city manager's recommendations thereon.

The council may by majority vote adopt a new or replacement comprehensive plan as submitted, or with changes or amendments made by the council prior to adoption, after one or more public hearings. The council shall act on such plan, element or portion thereof, within ninety (90) days following its submission. If such plan or element or portion thereof is not adopted by the council, the council shall, with policy direction, return such plan or element thereof to the planning commission, which may modify such plan or element or portion thereof, and again forward it to the city manager for submission in like manner to the council. The council may by ordinance,

adopted by not less than five votes after a public hearing, amend the comprehensive plan. Amendments to the comprehensive plan may be initiated by the council, the planning commission, or the city manager; provided that all amendments shall be reviewed, considered and recommended for adoption in the same manner as for the original adoption of the comprehensive plan.

Upon the adoption of a comprehensive plan or element or portion thereof by the council, all land development regulations including zoning and map, subdivision regulations, roadway plan, all public improvements, public facilities, public utilities projects and all city regulatory actions relating to land use, subdivision and development approval shall be consistent with the comprehensive plan, element or portion thereof as adopted, except to the extent, if any, as provided by law. For purposes of clarity, consistency and facilitation of comprehensive planning and land development process, the various types of local regulations or laws concerning the alteration, development and use of land may be combined in their totality in a single ordinance or code.

[Amended May 2003]