



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

February 9, 2023 at 6:00 PM



Place 1 – Donnie Mahan, *Chair*
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the February 2, 2023 meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-22-0023 regarding Hill Country Bible Church Leander Final Plat on one parcel of land approximately 19 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R607406; generally located north of W San Gabriel Pkwy and Mustang Brook Ln., Leander, Williamson County, Texas.
7. Approval of Minutes.
Draft 1/26/2023 P&Z minutes attached.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Subdivision Case CP-22-0011 to adopt the Harmony Public School Concept Plan and Subdivision Case 22-PP-0013 to adopt the Harmony Public School Preliminary Plat on eight parcels of land approximately 27.99 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031594, R031591, R031590, R031592, R508114, R508113, R508115, and R031595; generally located on the north side of Hero Way between 183A Toll Rd. and Ronald Reagan Blvd., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-22-0011 and 22-PP-0013 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. Discussion regarding the Comprehensive Plan Implementation Schedule, Leander, Williamson & Travis Counties, Texas.
10. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 3rd day of February 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar, Planning Coordinator



EXECUTIVE SUMMARY
02/09/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0023 regarding Hill Country Bible Church Leander Final Plat on one parcel of land approximately 19 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R607406; generally located north of W San Gabriel Pkwy and Mustang Brook Ln., Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

04/18/2019 – Concept Plan Approved
08/08/2019 – Preliminary Plat Approved
03/27/2020 – Minor Revision Preliminary Plat Approved
06/18/2020 – Final Plat Recorded
01/19/2021 – Amended Final Plat Recorded

APPLICANT/AGENT:

Cunningham-Allen (Sean Friend, P.E.) on behalf of Hill Country Bible Church Leader (William O'Hearn).

RECOMMENDATION:

This final plat includes 2 commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Final Plat
2. Location Exhibit

HILL COUNTRY BIBLE CHURCH LEANDER - REPLAT

TOTAL AREA: 19.000 AC

TOTAL NUMBER OF LOTS: 2

LOT SUMMARY: LOT 1, BLOCK "A" 16.000 ACRES COMMERCIAL
LOT 2, BLOCK "A" 3.000 ACRES COMMERCIAL

OWNER/DEVELOPER: HILL COUNTRY BIBLE CHURCH - LEANDER
11880 HERO WAY WEST, SUITE 600
LEANDER, TX 78641
(512) 259-1900

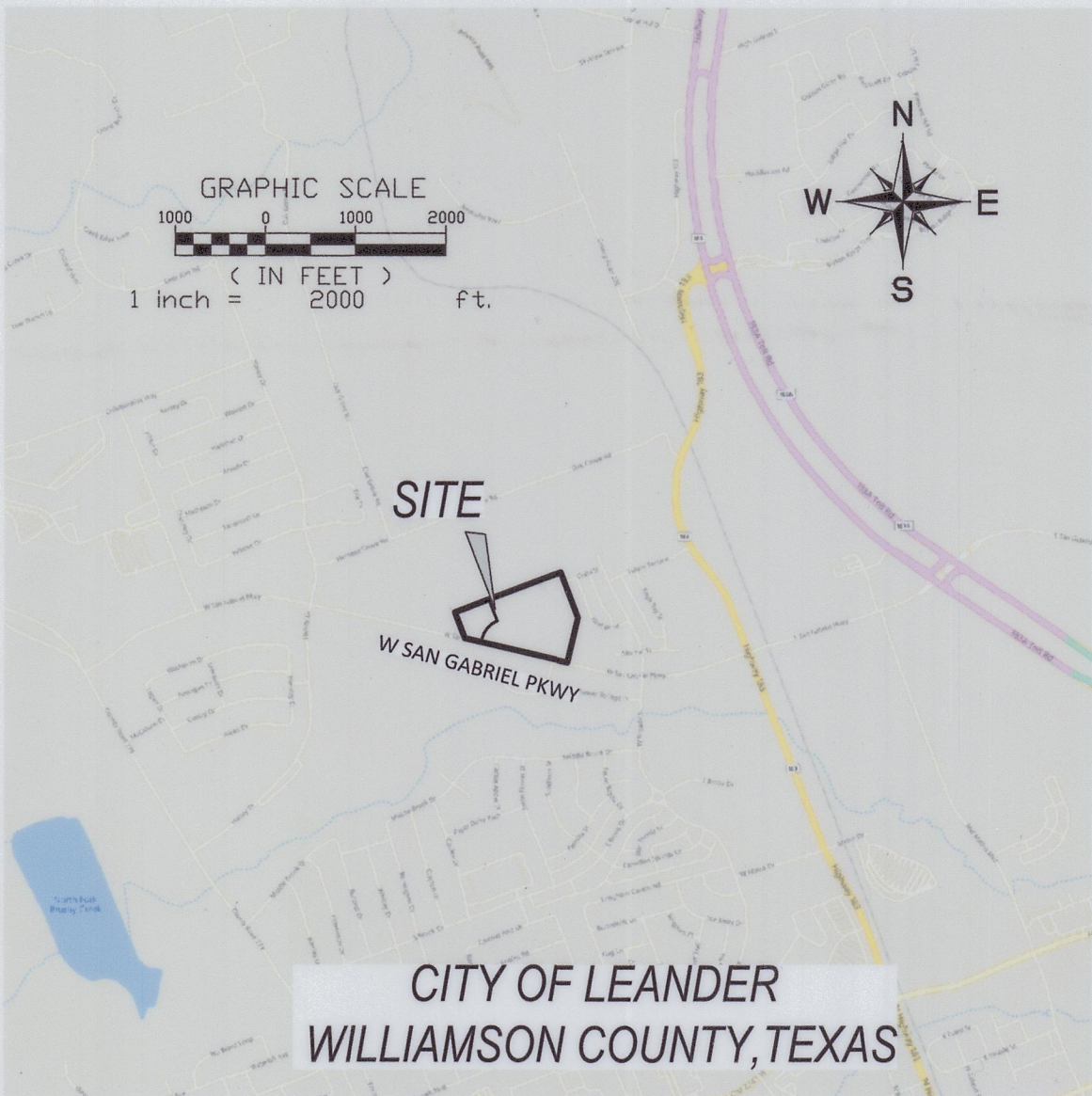
ENGINEER: CUNNINGHAM - ALLEN INC.
804 LAS CIMAS PKWY, STE 150
AUSTIN, TX 78746
512-327-2946
TBPELS FIRM NO. F-284

SURVEYOR: INLAND GEODETICS
1504 CHISHOLM TRAIL, # 103
ROUND ROCK, TEXAS 78681
512-238-1200
TBPELS FIRM #: 10059100

FILING DATE: OCTOBER 18, 2022

WATERSHED: NORTH FORK BRUSHY CREEK

ROADWAY ADEQUACY FEES SHALL BE REQUIRED AT THE SITE DEVELOPMENT STAGE.

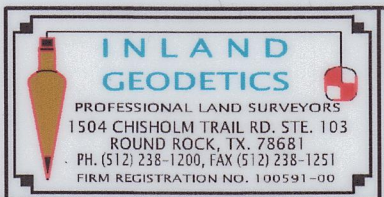


LOCATION MAP
SCALE 1" = 2000'

SHEET INDEX

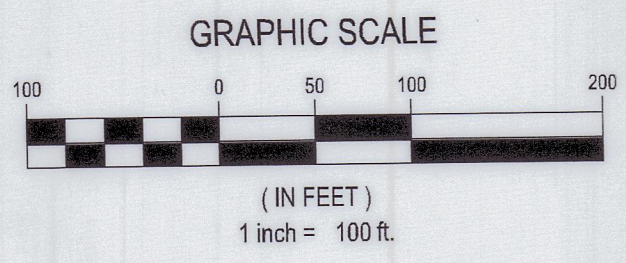
SHEET 1:	COVER SHEET
SHEET 2:	FINAL PLAT SHEET
SHEET 3:	NOTES & SIGNATURES

SUBMITTAL DATE: 10-18-2022

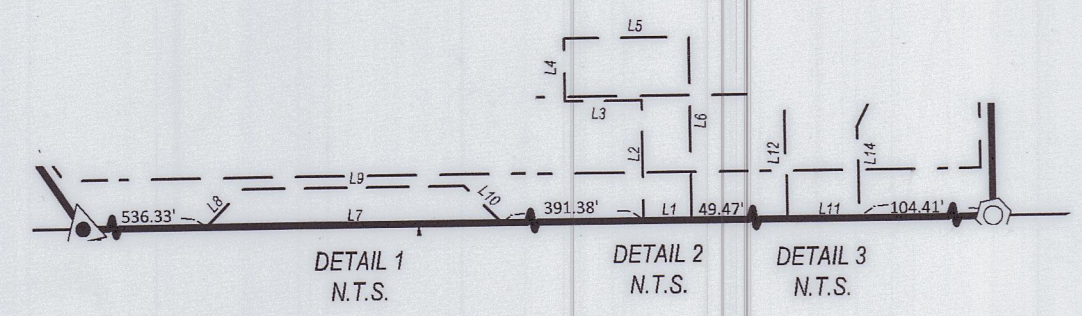


SHEET
1
OF 3

HILL COUNTRY BIBLE CHURCH LEANDER - REPLAT



C.COCHRAN SURVEY, ABSTRACT 134
WILLIAMSON COUNTY, TEXAS



LEGEND

- ⊙ 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MIGUEL A ESCOBAR, RPLS 5630"
- ✱ STEEL NAIL WITH ALUMINUM WASHER STAMPED "CUNNINGHAM-ALLEN INC" FOUND
- 1/2" IRON ROD FOUND
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY LANDSCAPE AND PEDESTRIAN EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- PROPOSED SIDEWALK
- CAI "CUNNINGHAM-ALLEN, INC."

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N76°52'54"W	10.00'
L2	N13°07'06"E	25.00'
L3	N76°52'54"W	16.00'
L4	N13°07'06"E	13.00'
L5	S76°52'54"E	26.00'
L6	S13°07'06"W	38.00'
L7	N76°52'54"W	61.41'
L8	N58°07'06"E	10.93'
L9	S76°46'42"E	46.03'
L10	S31°52'54"E	10.81'
L11	N76°52'54"W	15.00'
L12	N12°13'03"E	22.16'
L13	N69°07'41"E	16.41'
L14	S12°13'03"W	18.79'

CURVE TABLE				
RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
289.06'	271.29'	53°46'24"	N40°00'18"E	261.44'

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.000134071066.

ALL COORDINATES NOTED ON THIS PLAT ARE STATE PLANE NAD 83, CENTRAL ZONE.



SUBMITTAL DATE: 10-18-2022

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

DESCRIPTION OF A 19.00 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 107.928 ACRE TRACT OF LAND CONVEYED IN DEED TO WATERSTONE TYLerville, L.P., OF RECORD IN DOCUMENT NO. 2004063370, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 19.00 ACRE TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SPIKE WITH WASHER STAMPED "CUNNINGHAM-ALLEN INC", FOUND ON A CONCRETE DRAINAGE STRUCTURE IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY (RIGHT-OF-WAY VARIES), FOR THE NORTHWEST CORNER OF THAT 9.602 ACRE TRACT OF LAND (SAN GABRIEL PARKWAY) CONVEYED IN A DEED TO THE COUNTY OF WILLIAMSON, OF RECORD IN DOCUMENT NO. 2005011119, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN THE WEST LINE OF SAID WATERSTONE TYLerville TRACT AND THE EAST LINE OF THAT 116.122 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 CONVEYED IN A DEED TO BENBROOK PROPERTIES, LTD., OF RECORD IN DOCUMENT NO. 2002069437, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 20°44'31" WEST, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE, WITH THE WEST LINE OF SAID WATERSTONE TYLerville TRACT AND THE EAST LINE OF SAID BENBROOK TRACT, A DISTANCE OF 306.96 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC", FOUND FOR THE NORTHWEST CORNER OF SAID WATERSTONE TYLerville TRACT AND THE SOUTHWEST CORNER OF THAT 40.692 ACRE TRACT OF LAND CONVEYED IN A DEED TO MARTI LEIGH LIMITED PARTNERSHIP, OF RECORD IN DOCUMENT NO. 2000086001, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 69°07'41" EAST, WITH THE NORTH LINE OF SAID WATERSTONE TYLerville TRACT AND THE SOUTH LINE OF SAID MARTI LEIGH LIMITED PARTNERSHIP TRACT, A DISTANCE OF 1254.50 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC", FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID WATERSTONE TYLerville TRACT, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 20°52'19" EAST, A DISTANCE OF 534.62 FEET TO A ½ INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 13°07'06" WEST, A DISTANCE OF 512.96 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "MIGUEL A ESCOBAR, RPLS 5630", SET IN SAID NORTH RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY AND NORTH LINE OF SAID 9.602 ACRE TRACT, AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 76°52'54" WEST, WITH SAID NORTH RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY AND NORTH LINE OF SAID 9.602 ACRE TRACT, A DISTANCE OF 1168.00 FEET TO THE POINT OF BEGINNING, CONTAINING 19.00 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF W SAN GABRIEL PARKWAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
13. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF HILL COUNTRY BIBLE CHURCH LEANDER, RECORDED AT DOCUMENT NUMBER 2020065012, AND THE HILL COUNTRY BIBLE CHURCH LEANDER - AMENDED, RECORDED AT DOCUMENT NUMBER 2021008203, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
14. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
15. AT THE TIME OF SITE DEVELOPMENT PERMIT, UNLESS A NEW TRAFFIC IMPACT ANALYSIS (TIA) FOR THE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA.
16. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 08/08/2019.

APPROVED THIS THE _____ DAY OF _____, 20____, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

ATTEST:

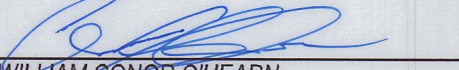
JOHN COSGROVE, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

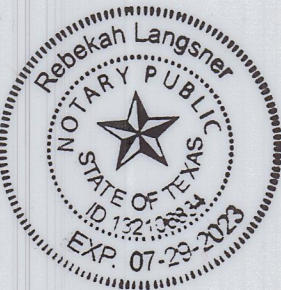
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT HILL COUNTRY BIBLE CHURCH LEANDER, A TEXAS NONPROFIT CORPORATION, AS THE OWNER OF THAT CERTAIN 19.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013018966, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS
"HILL COUNTRY BIBLE CHURCH LEANDER - REPLAT" SUBDIVISION.

HILL COUNTRY BIBLE CHURCH LEANDER
A TEXAS NONPROFIT CORPORATION


WILLIAM CONOR O'HEARN
SENIOR PASTOR



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 17th DAY OF January, 2023, PERSONALLY APPEARED, WILLIAM CONOR O'HEARN, AS SENIOR PASTOR OF HILL COUNTRY BIBLE CHURCH LEANDER, ON BEHALF OF SAID HILL COUNTRY BIBLE CHURCH LEANDER, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF January, 2023

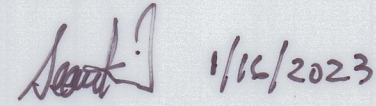
NOTARY PUBLIC-STATE OF Texas

PRINTED NAME: Rebekah Langsner
MY COMMISSION EXPIRES: 07/29/2023



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

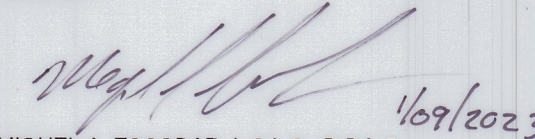
THAT I, SEAN FRIEND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

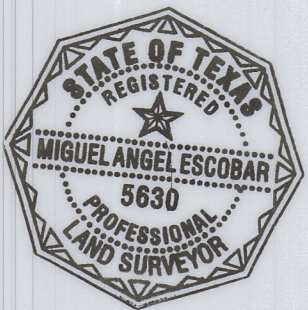

SEAN FRIEND, P.E. NO. 99671
CUNNINGHAM - ALLEN INC.
804 LAS CIMAS PKWY, STE 150
AUSTIN, TX 78746
TBPELS FIRM NO. F-284



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, MIGUEL A. ESCOBAR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND IN SCHEDULE B IN THE TITLE POLICY PROVIDED BY STEWART TITLE OF AUSTIN, GF NO. 20067289A, ISSUED AUGUST 30, 2012, AND THE NOTHING FURTHER CERTIFICATE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO 2798737-099, FROM MARCH 04, 2013 TO AUGUST 23, 2022, HAVE BEEN SHOWN OR NOTED HEREON.


MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
INLAND GEODETICS
1504 CHISHOLM TRAIL, # 103
ROUND ROCK, TEXAS 78681
512-238-1200
TBPELS FIRM #: 10059100



HILL COUNTRY BIBLE CHURCH LEANDER - REPLAT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, DATED AUGUST 25, 2020, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2020100438.

INDEPENDENT FINANCIAL

NAME: Michael Cullen

TITLE: SVP

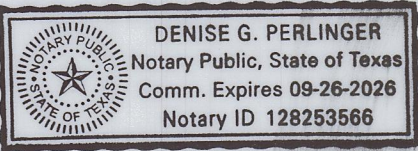
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 19 DAY OF January, 2023, PERSONALLY APPEARED, MICHAEL DOSS, AS MARKET PRESIDENT OF INDEPENDENT FINANCIAL, A TEXAS C CORPORATION, ON BEHALF OF SAID INDEPENDENT FINANCIAL, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF January, 2023

NOTARY PUBLIC-STATE OF Texas

PRINTED NAME: Denise G. Perlinger
MY COMMISSION EXPIRES: 9-26-2026



STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

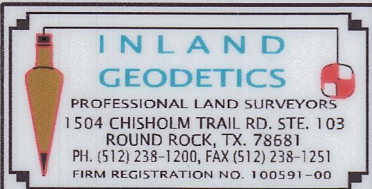
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____, AD, AT _____ O'CLOCK, ____M, AND DULY RECORDED THIS THE DAY OF _____, 20____, AD, AT _____ O'CLOCK ____M, IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

SUBMITTAL DATE: 10-18-2022



SHEET
3
OF 3



EXECUTIVE SUMMARY
02/09/2023

AGENDA SUBJECT:

Approval of Minutes.
Draft 1/26/2023 P&Z minutes attached.

BACKGROUND:

RECOMMENDATION:

Approval of draft 1/26/2023 P&Z minutes.

PRESENTER:

Attachments

Draft 1/26/23 P&Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

January 26, 2023 at 6:00 PM



Place 1 – Donnie Mahan, *Chair*
Place 2 – John Cosgrove,
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
3. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of Nominees
 - C. Election of Vice Chairman

Motion made by Chair Mahan to nominate Commissioner Lantrip for Vice Chair, seconded by Commissioner Oliver.

6 to 0 Passed

4. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 19, 2023 meeting
5. Review of meeting protocol.
6. Citizen Comments: Three (3) minutes allowed per speaker.
Keith Marsh spoke on carport zoning.

CONSENT AGENDA: ACTION

7. Approval of Subdivision Case FP-22-0008 regarding Monarch Phase 2 Final Plat on two parcels of land approximately 9.04 acres ± in size, more particularly described by William Central Appraisal District Parcels R616290, R616294 ; generally located at the intersection of Fairway Rd. and US 183, Leander, Williamson County, Texas.

8. Approval of Subdivision Case PP-22-0005 regarding Trivisso Phase 5 Section 6, 8, & 10 Preliminary Plat on four parcels of land approximately 284.757 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 796297, 948163, 958216, and 844741; generally located along Osage Dr. north of FM 1431, Leander, Travis County, Texas.
9. Approval of Subdivision Case SFP-22-0012 regarding Pickle Mason Subdivision Short Form Final Plat on one parcel of land approximately 3.562 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031715; generally located 11330 Hero Way West, Leander, Williamson County, Texas.
10. Approval of Minutes.

Motion made by Commissioner May to approve the consent agenda 7 through 10, seconded by Commissioner Carpenter.

6 to 0 Passed

REGULAR AGENDA

11. Receive a presentation regarding the City's water system.
12. Adjournment at 7:13 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

VERONICA TOVAR
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
02/09/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-22-0011 to adopt the Harmony Public School Concept Plan and Subdivision Case 22-PP-0013 to adopt the Harmony Public School Preliminary Plat on eight parcels of land approximately 27.99 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031594, R031591, R031590, R031592, R508114, R508113, R508115, and R031595; generally located on the north side of Hero Way between 183A Toll Rd. and Ronald Reagan Blvd., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-22-0011 and 22-PP-0013 as described above.

BACKGROUND:

This request is the first and second steps in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

03/03/2022 – Zoning Approved

APPLICANT/AGENT:

Gignac & Associates (Sofia Gignac) on behalf of Harmony Public Schools (Dr. Nihat Bayhan, Ed.D.).

RECOMMENDATION:

The proposal includes 1 commercial lot. Staff recommends approval of this request.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Concept Plan and Preliminary Plat
2. Location Exhibit

HARMONY PUBLIC SCHOOL

CONCEPT PLAN & PRELIMINARY PLAT PROJECT No. 22-CP-011 & 22-PP-013

PROJECT INFORMATION

OWNER: DR. NIHAT BAYHAN
CHIEF FINANCIAL OFFICER
HARMONY PUBLIC SCHOOLS
9321 WEST SAM HOUSTON PKWY S.
HOUSTON, TX. 77099
(713) 343-3333 EXT. 2601

ENGINEER / AGENT: MATTHEW HILBIG
KFW ENGINEERS & SURVEYING
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
(210) 979-8444

SURVEYOR: TIM PAPPAS
KFW ENGINEERS & SURVEYING
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TX 78231
(210) 979-8444

FILING DATE: 05-10-2022

PROPERTY ZONING: LO-2B

ACREAGE: SITE: 25.30 ACRES
TXDOT R-O-W DEDICATION: 2.69 ACRES
TOTAL: 27.99 ACRES

LAND USE: EMPLOYMENT MIXED USE / EDUCATIONAL - ZONING LO-2-B

FUTURE LAND USE: EMPLOYMENT CENTER

GENERAL PLAT NOTES:

THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS. (INSIDE CITY ONLY)

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION. (INSIDE CITY ONLY)

NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.

ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS IN ADDITION TO THE EASEMENT SHOWN HEREON. A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455F FOR WILLIAMSON CO., EFFECTIVE 12/20/2019.

BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE. (INSIDE CITY ONLY)

SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF HERO WAY AND THE SUBDIVISION SIDE OF HERO WAY, THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.

ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

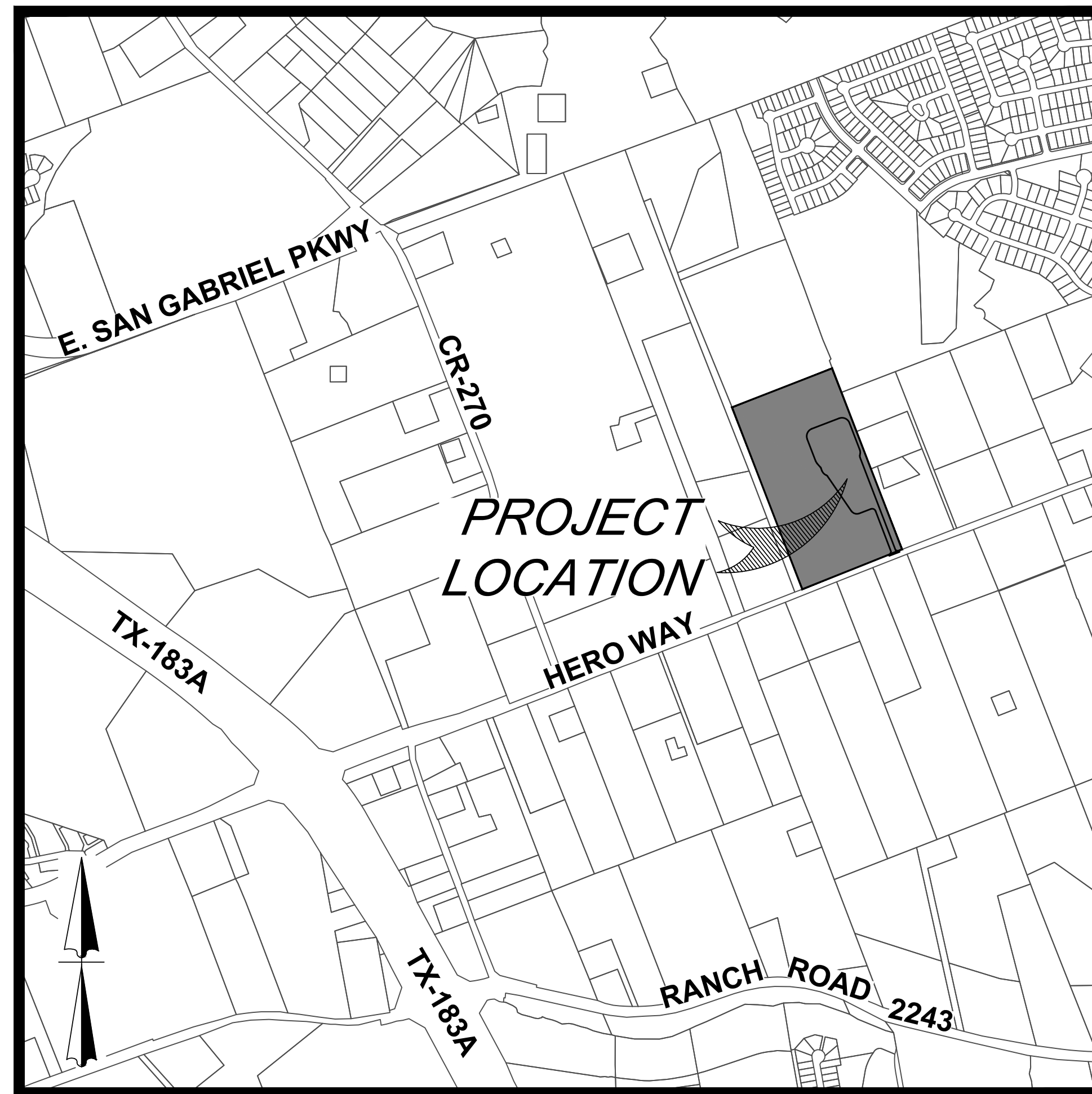
APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

NON-RESIDENTIAL & MULTI-FAMILY PLAT NOTES:

ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.

TRAFFIC IMPACT ANALYSIS NOTE:

AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.



LOCATION MAP
SCALE: 1" = 2,000'

INDEX

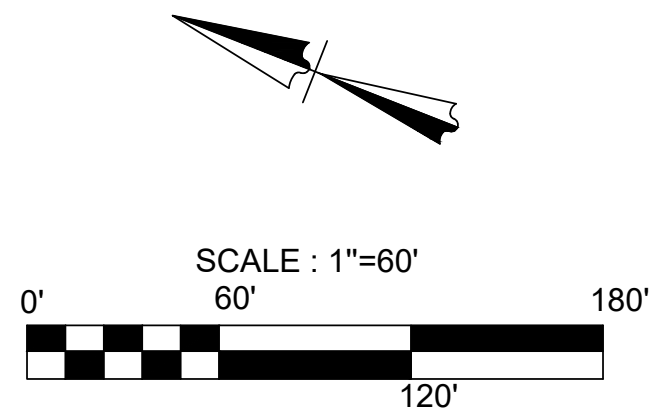
DESCRIPTION	SHEET NO.
COVER SHEET	1
CONCEPT PLAN	2
EXISTING CONDITIONS	3
PRELIMINARY PLAT	4
OVERALL IMPROVEMENTS	5
DRAINAGE PLAN	6
OVERALL WATER PLAN	7
OVERALL WATER PLAN	8
OVERALL SEWER PLAN	9
OVERALL SEWER PLAN	10
TREE PROTECTION PLAN	11

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

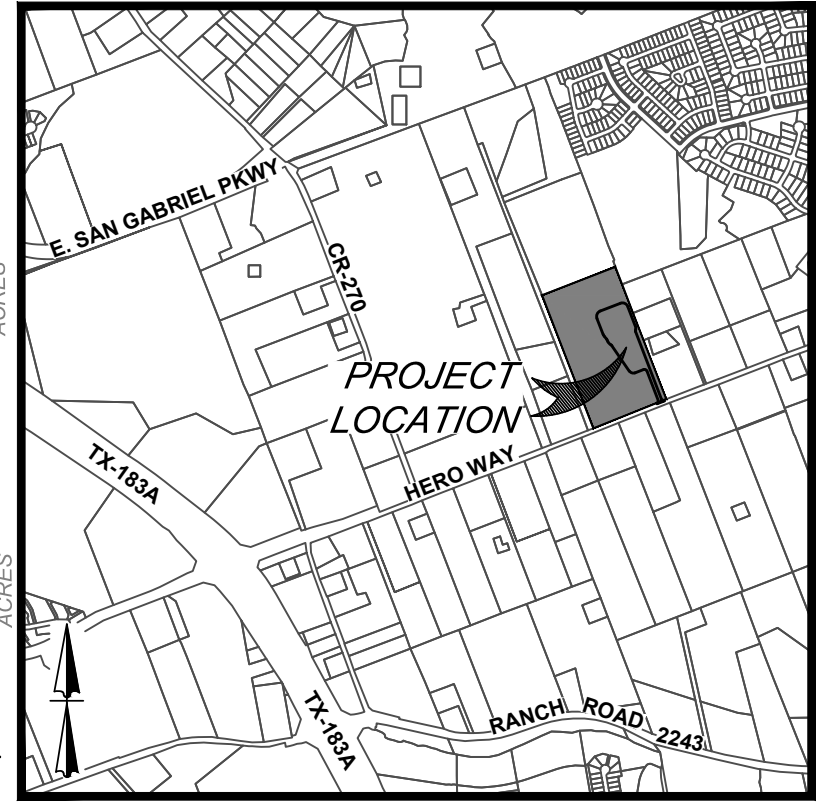
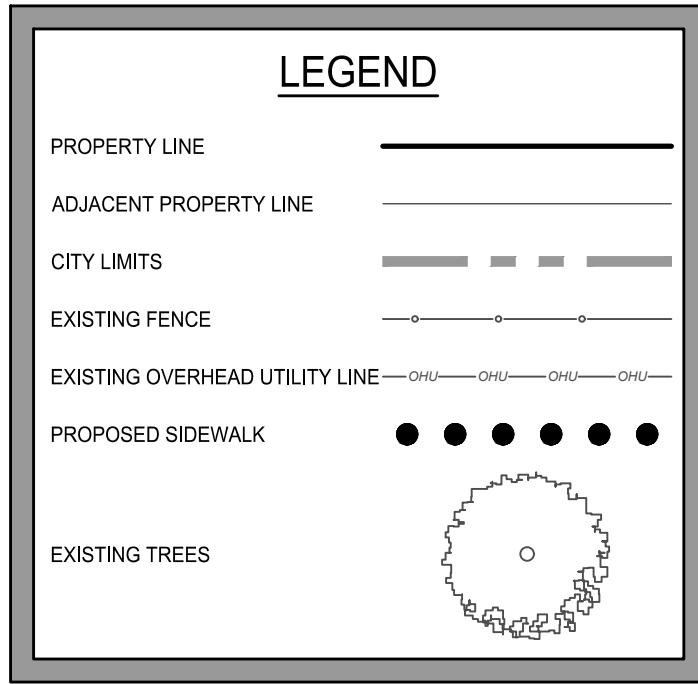


JOB NO. 874-03-02

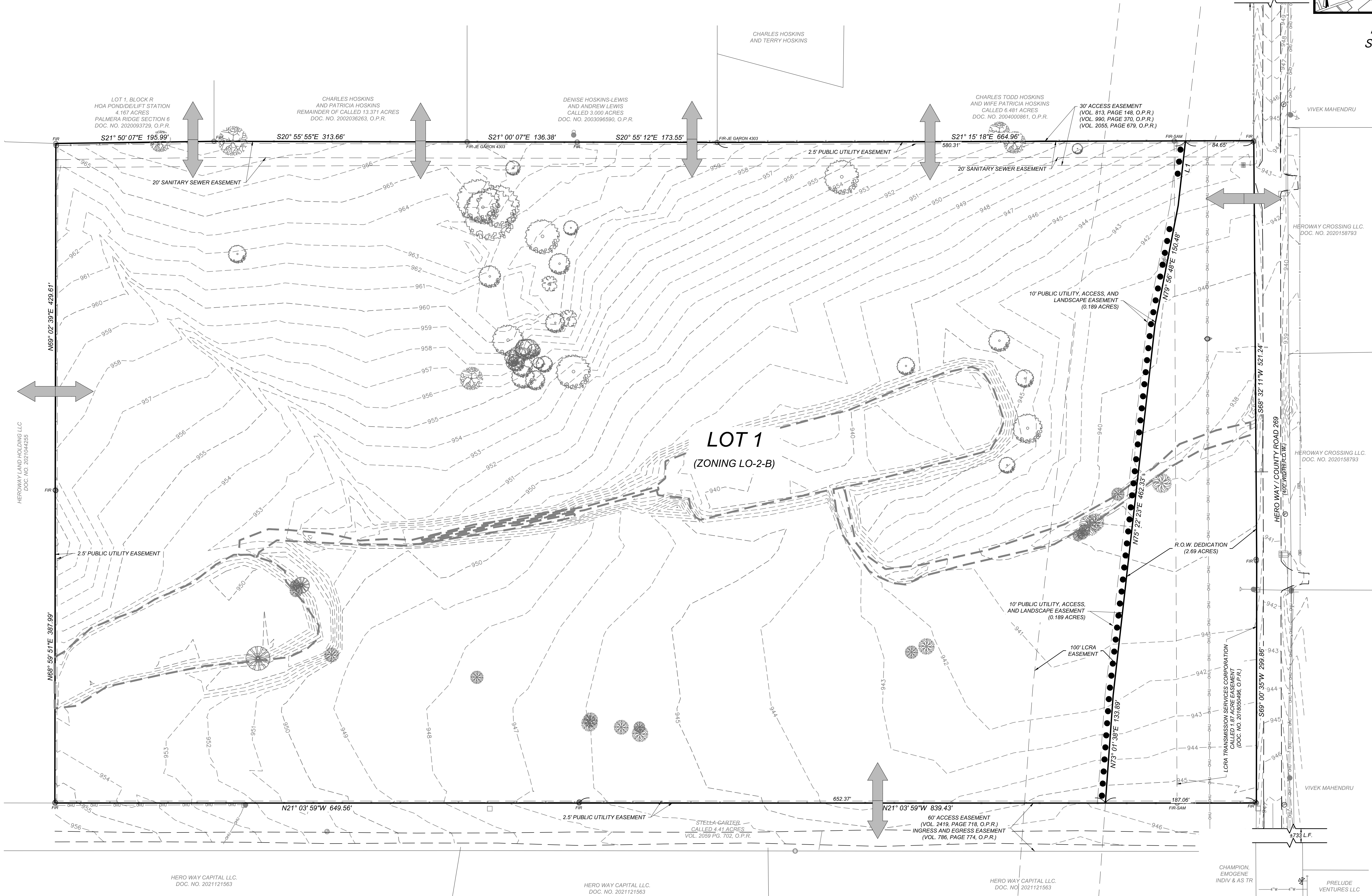
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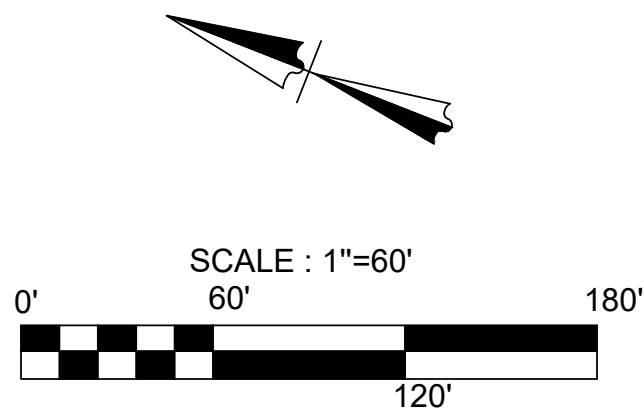
CONCEPT PLAN TABLE	
START DATE (ESTIMATE)	2/1/2023
END DATE (ESTIMATE)	9/1/2023
LUE'S	(1) 2" DOMESTIC METER AND (1) 2" IRRIGATION METER = 16 LUE'S
TRAFFIC	
ITE CODE	538, 11TH EDITION
TRIP RATE	0.94 / STUDENT
PHT	1363



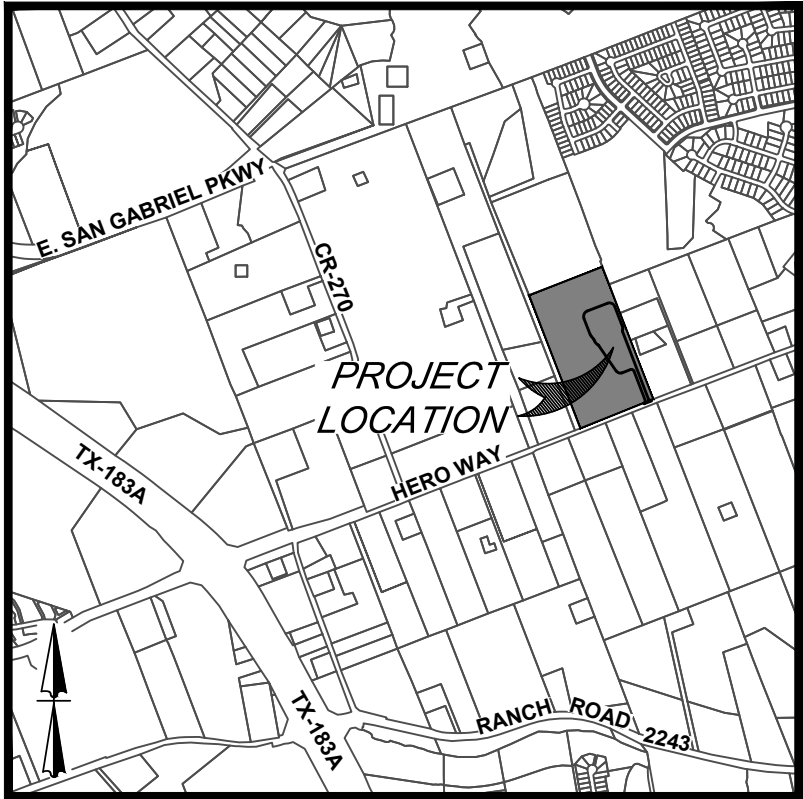
LOCATION MAP
SCALE: 1" = 2,000'



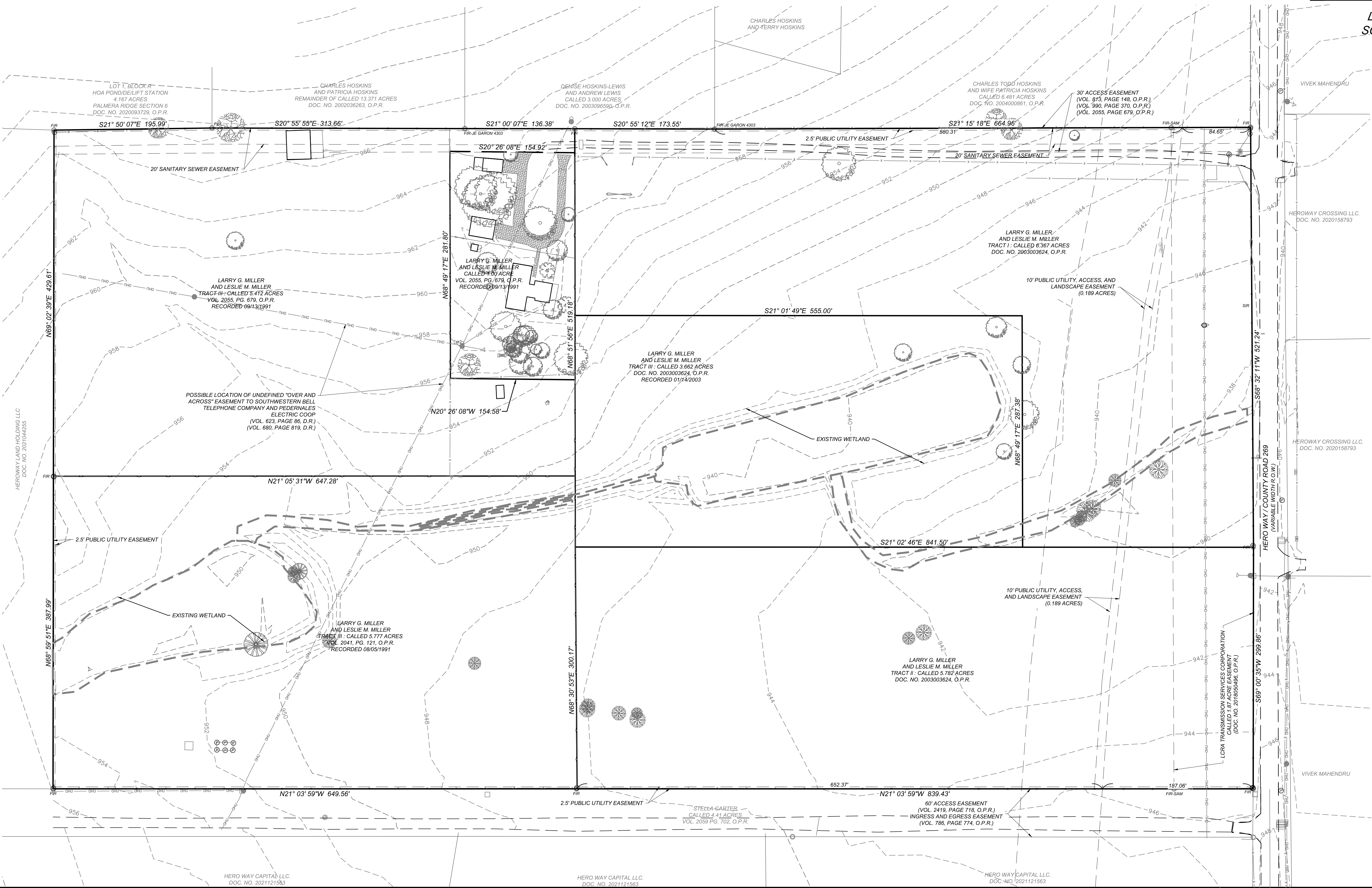
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LEGEND	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
CITY LIMITS	
EDGE OF PAVEMENT	
EXISTING FENCE	
EXISTING OVERHEAD UTILITY LINE	
EXISTING CONTOURS	
EXISTING TREES	



LOCATION MAP
SCALE: 1" = 2,000'



HARMONY PUBLIC SCHOOLS
HERO WAY, LEANDER, TEXAS
EXISTING CONDITIONS

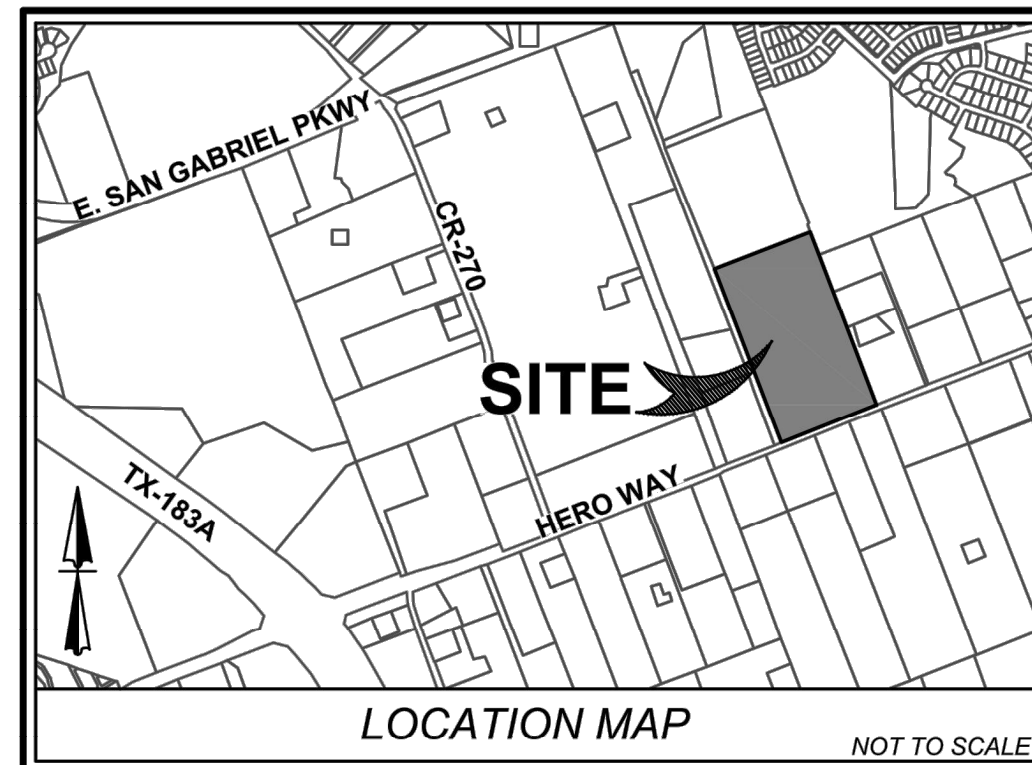
JOB NO. 874-03-02
DATE: SEPTEMBER 2022
DRAWN: AB CHECKED: MH
SHEET NUMBER:

3 OF 11

ISSUE DATE:
REVISIONS:

KFW
ENGINEERS + SURVEYING
1000 E. Highway 100, Suite 100
Leander, TX 78641
Phone #: (202) 979-8444 • Fax #: (202) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 1012200

PERMIT SET - 8/18/22



ZONING: LO-2B (LOCAL OFFICE)

NOT TO SCALE

PLAT NOTE:

1. SITE CONTRACTOR TO COORDINATE WITH CITY AND HERO WAY GENERAL CONTRACTOR TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESSIBILITY TO THE SCHOOL SITE WHILE THE SIMULTANEOUS CONSTRUCTION OF HERO WAY AND THE SCHOOL IS OCCURRING. ROADWAY ADEQUACY REQUIREMENTS TO BE ASSESSED AT THE SITE DEVELOPMENT PERMIT SUBMITTAL.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00013.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
6. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT - OF - WAY
- D.P.R. = DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK

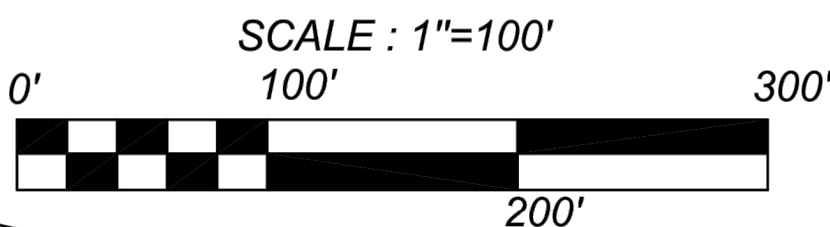
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2552	LIVE OAK	32.00
2553	LIVE OAK	20.00
2554	LIVE OAK	26.00
2555	LIVE OAK	26.00
2556	LIVE OAK	21X24
2557	SPANISH OAK	13X9.5
2558	SPANISH OAK	9X6
2559	SPANISH OAK	9X6
2560	CEDAR	13.50
2561	LIVE OAK	6.50
2600	CEDAR	13.00
2601	CEDAR	18X15
2602	CEDAR	13.00
2603	LIVE OAK	11.00
2604	ELM	6.00
2605	ELM	8.00
2606	HACKBERRY	10.00
2607	ELM	9.00
2608	HACKBERRY	15.00
2609	ELM	8X8X6
2610	LIVE OAK	21X13
2611	LIVE OAK	11.00
2612	LIVE OAK	13.00
2613	LIVE OAK	11.00
2614	LIVE OAK	18.00
2615	LIVE OAK	10X6X9
2616	ELM	12.00
2617	ELM	8.00
2618	ELM	11.00
2619	ELM	13X8

POINT	SPECIES	DIAMETER
2620	ELM	7X7
2621	ELM	7.00
2622	ELM	7X7
2623	ELM	10.00
2624	ELM	8X7X7
2625	ELM	10.00
2626	ELM	7.00
2627	ELM	9X9
2628	ELM	9X11
2629	ELM	10X13
2630	PECAN	10X8X8
2631	SPANISH OAK	13.50
2632	LIVE OAK	19.00
2633	LIVE OAK	10.00
2634	LIVE OAK	13.00
2635	LIVE OAK	12.00
2636	LIVE OAK	8.00
2637	LIVE OAK	7.00
2638	LIVE OAK	10X11X15
2639	LIVE OAK	12.00
2640	LIVE OAK	14.00
2641	LIVE OAK	13.00
2642	LIVE OAK	10.00
2643	HACKBERRY	10.00
2644	LIVE OAK	6.00
2645	LIVE OAK	9.00
2646	LIVE OAK	11X9
2647	MESQUITE	14X10
2655	LIVE OAK	21.00
2656	LIVE OAK	12X10X7X4
2657	PECAN	11.00

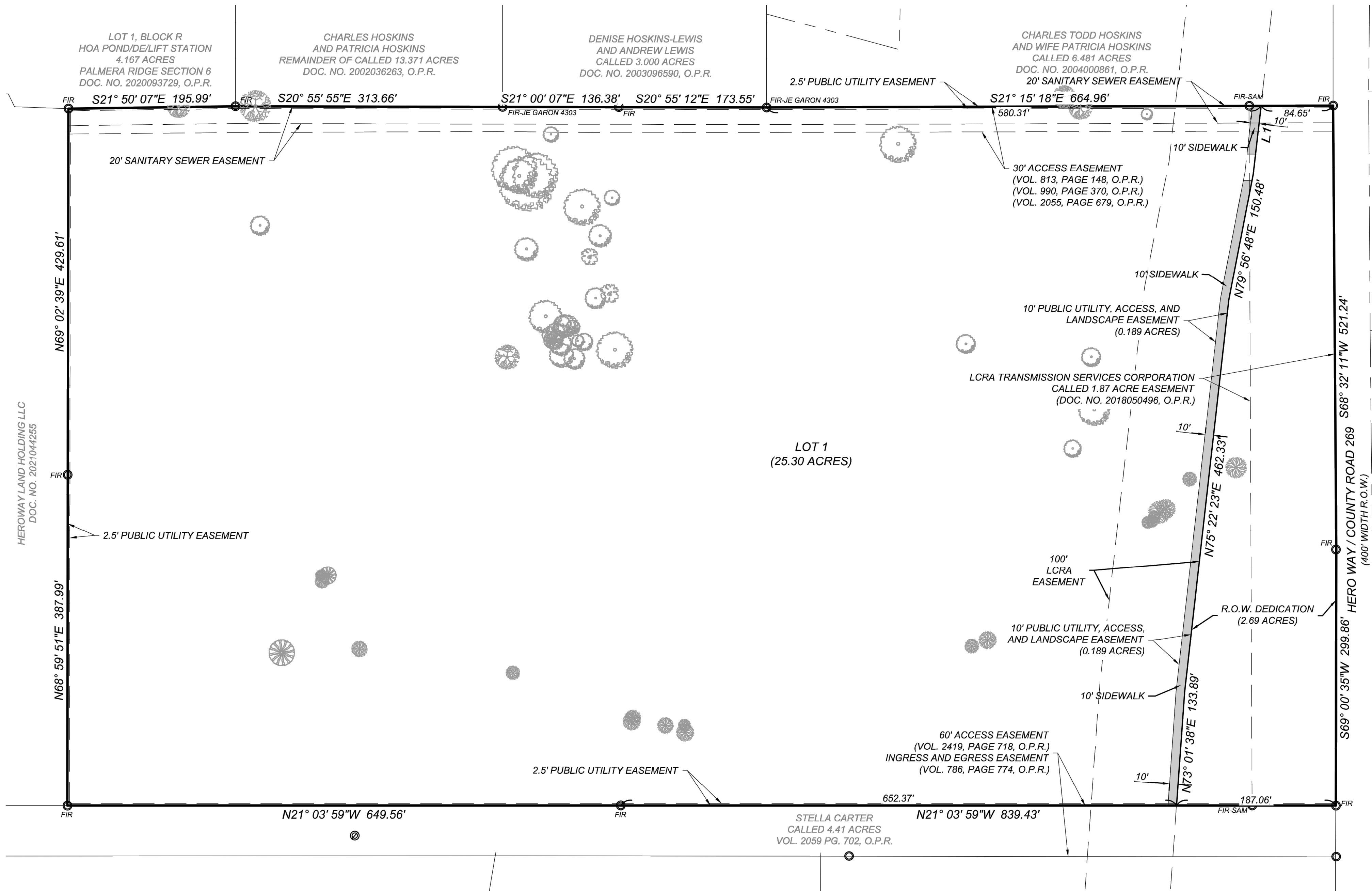
PRELIMINARY PLAT

HARMONY PUBLIC SCHOOLS

OF
BEING A TOTAL OF 27.983 ACRE TRACT OF LAND OUT OF A XXX ACRE TRACT OF LAND RECORDED IN VOLUME XXX, PAGES XXX OF THE TYPE OF RECORDING DEVICE OF WILLIAMSON COUNTY, TEXAS OUT OF THE NAME OF ORIGINAL SURVEY NUMBER XXX, ABSTRACT XXX, COUNTY BLOCK XXX, IN NEW CITY BLOCK ###, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS. ESTABLISHING LOTS # & BLOCK.



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PAGE 1 OF 1

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ISSUE DATE:

REVISIONS:

HARMONY PUBLIC SCHOOLS
HERO WAY, LEANDER, TEXAS
PRELIMINARY PLAT

JOB NO. 874-03-02
DATE: SEPTEMBER 2022
DRAWN: AB CHECKED: MH
SHEET NUMBER:

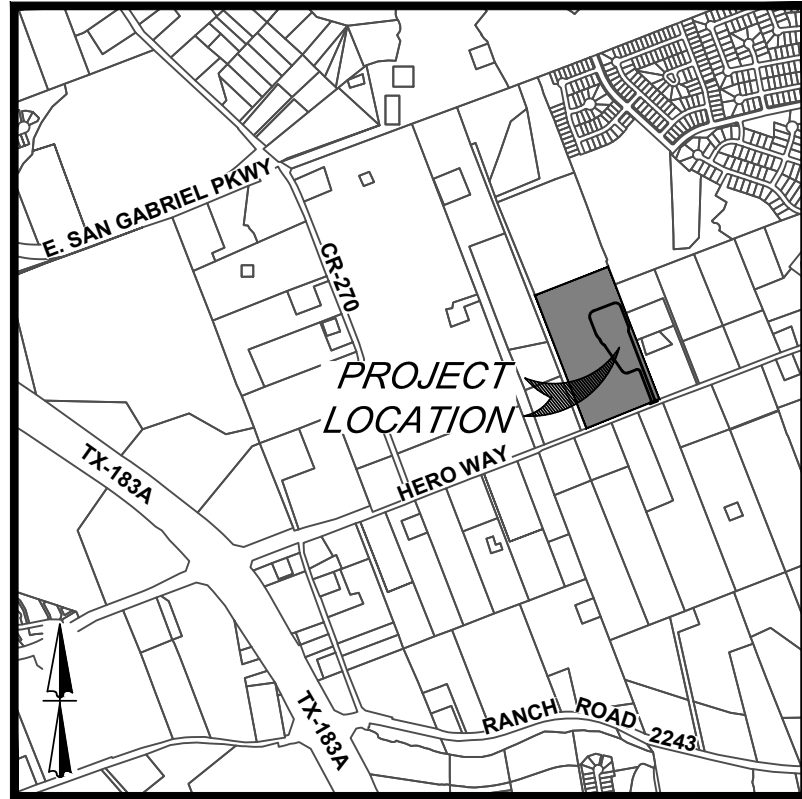
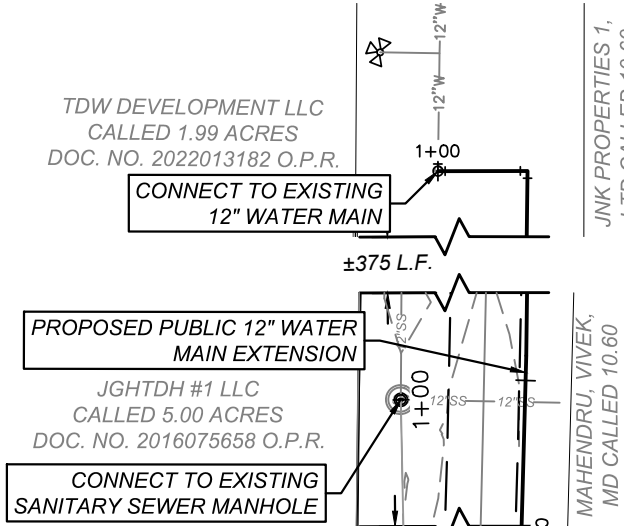
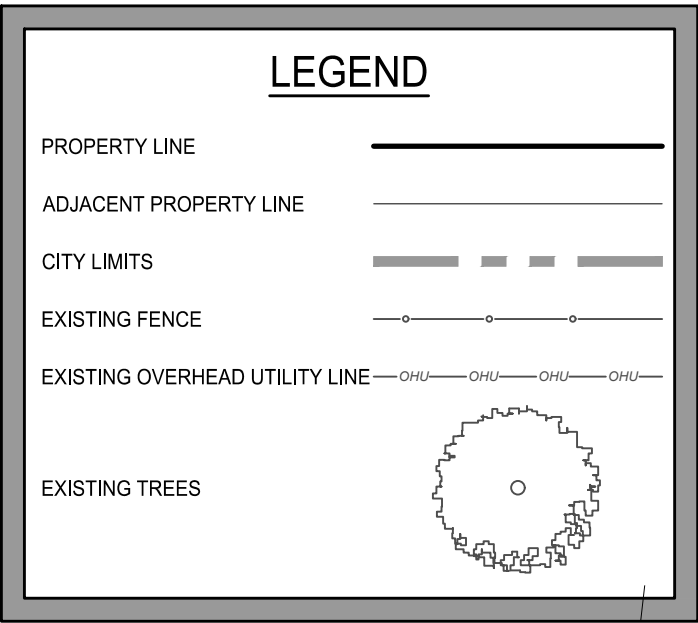
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PROPERTY INFORMATION

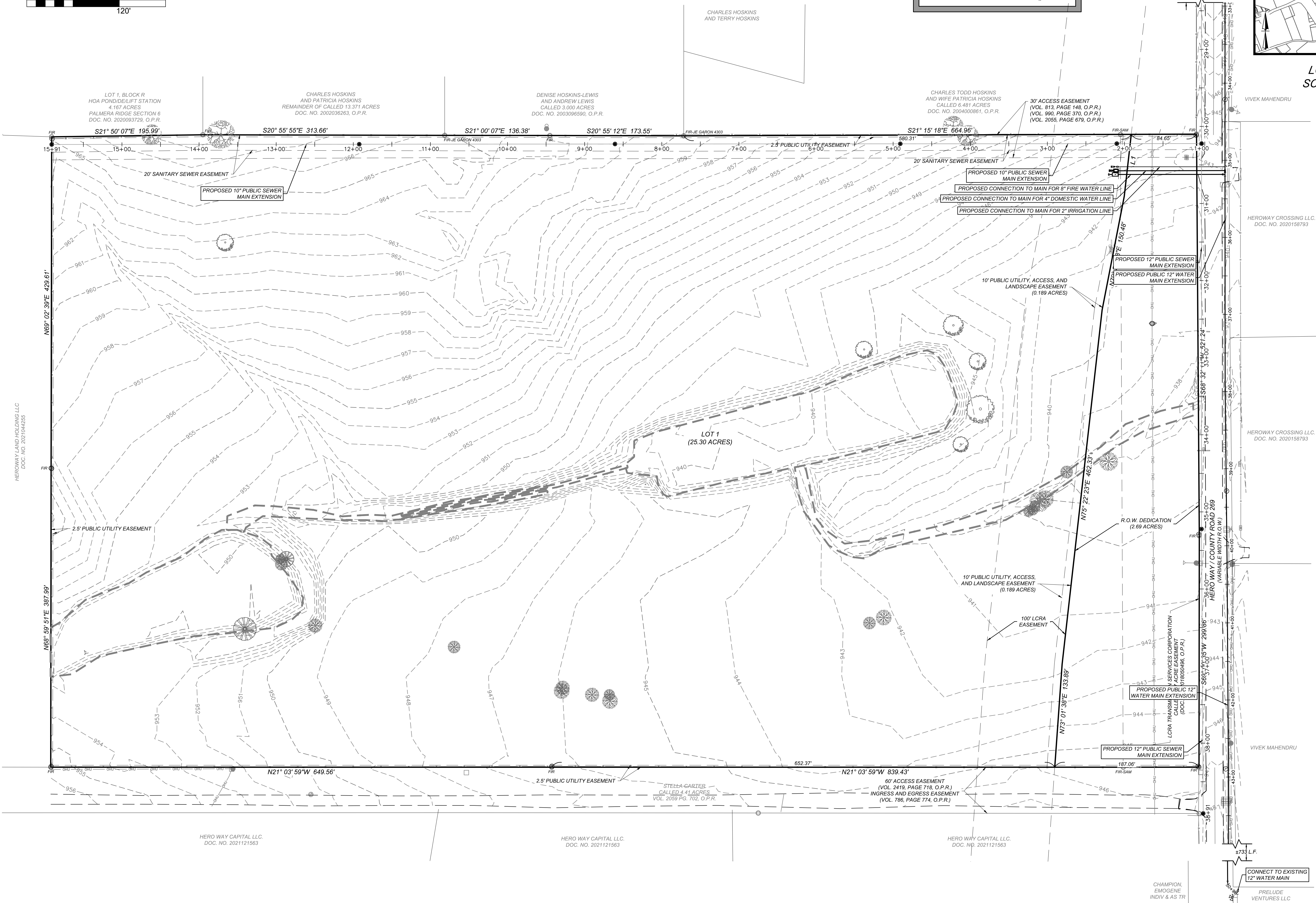
STATIC PRESSURE: 74 P.S.I.

UTILITY DEMAND: FIRE FLOW: 5250 GPM / 4 HOUR DURATION
DOMESTIC WATER SERVICE: 135 GPM
SANITARY SEWER: 269 DFL
NATURAL GAS: NO GAS SERVICE REQUIRED.
ELECTRICAL LOAD CALCS ARE SHOWN
BELOW, APPROXIMATELY 800 KVA PER NEC.

ELECTRICAL LOAD ANALYSIS AT PANEL "DP"			
277480V, 20% DIV			
NEW LOADS		2020 NEC	KVA
LIGHTING	DIMMERIFIED INTERIOR LIGHTING LOAD	26,789 VA	220.12
	DIMMERIFIED EXTERIOR LIGHTING LOAD	12,619 VA	220.12
POWER	RECEPTACLES	118,400 VA	220.44
	MISCELLANEOUS	37,140 VA	220.14
	KITCHEN	35,000 VA	220.56
			35.5
HVAC	COOLING	582,100 VA	220.60
	HEATING	602,800 VA	110.0
	FANS	16,000 VA	15.0
	MOTORS	58,200 VA	89.2
	10% LARGEST MOTOR	2,500 VA	2.5
PLUMBING	10 HP		110.0
	WATER HEATERS	45,198 VA	45.2
		100% WATTS	1008.8
		100% WATTS	1008.8
		SERVICE SIZE	1,000
		SERVICE AMPLACITY	275.5



LOCATION MAP
SCALE: 1" = 2,000'



HARMONY PUBLIC SCHOOLS
HERO WAY, LEANDER, TEXAS
OVERALL IMPROVEMENTS

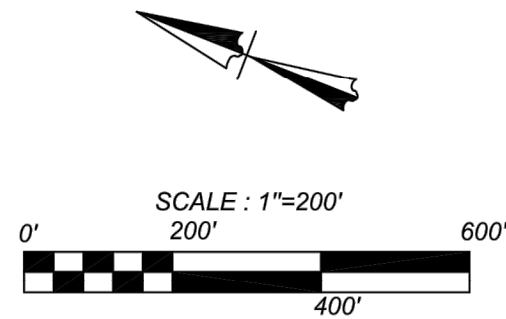
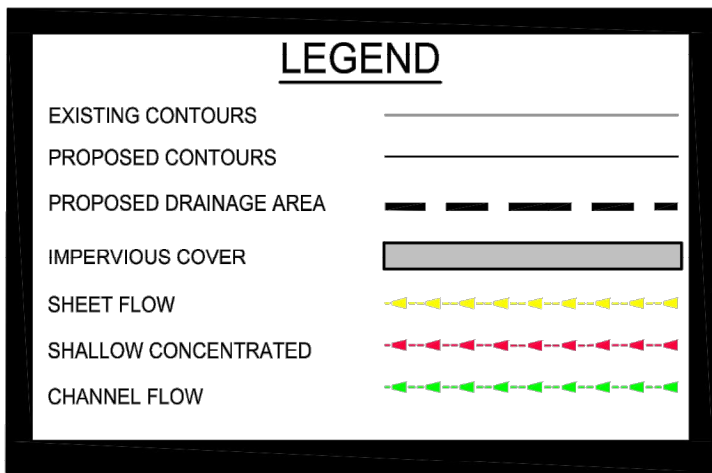
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5 OF 11

KFW
ENGINEERS & SURVEYING
10000 Highway 100, Suite 100
Dallas, TX 75243
Phone # (214) 978-8444 • Fax # (214) 978-8441
TBPE Firm # 9513 • TBPLS Firm # 1012200

ISSUE DATE	5/9/22
ADDITIONAL 2	5/19/22
ADDITIONAL 3	
REVISIONS	
1	
2	

PERMIT SET - 8/18/22



KFW
Kiewit Foundation
10000 West Loop South, Suite 1000
Houston, Texas 77040
Phone: (281) 416-1000
Fax: (281) 416-1001
www.kfw.com

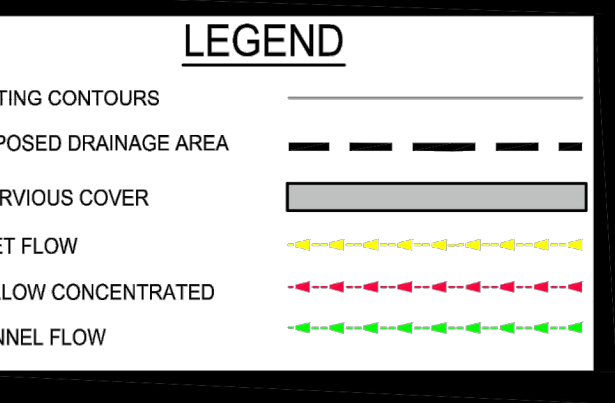
HARMONY PUBLIC SCHOOLS - PHASE 1
HERO WAY, LEANDER, TEXAS
PROPOSED SITE DRAINAGE AREA MAP
EX-6A

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

TIME OF CONCENTRATION

WEIGHTED CN VALUE DA E-1			
AREA IN ACRES	CN-VALUE	SOIL GROUP	COVER TYPE
RESIDENTIAL AREA			
52.47	84	D	GRASS FAIR CONDITION
64.12	98	D	PAVED PARKING LOTS,
UNDEVELOPED AREA			
208.49	84	D	GRASSLAND OR RANGE
1.52	98	D	PAVED PARKING LOTS,
WEIGHTED	87	E-1	

CN VALUE



EXISTING RUNOFF CONDITIONS - ATLAS 14 (FLOWS FROM HEC-HMS OUTPUT)							
DRAINAGE	ACRES	SQUARE MILES	CN	2 YEAR	10 YEAR	25 YEAR	100 YEAR
E-1	326.60	0.5103	87	732.6	1248.4	1400.7	2236.0

RUNOFF CONDITIONS

EXISTING RUNOFF CONDITIONS - ATLAS 14 (FLOWS FROM HEC-HMS OUTPUT)							
DRAINAGE	ACRES	SQUARE MILES	CN	2 YEAR	10 YEAR	25 YEAR	100 YEAR
E-1	326.60	0.5103	87	732.6	1248.4	1400.7	2236.0

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL/AREA	Tc Lag
	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

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	n	L (ft)	P ₂ (in)	s %	T _c (min)	Paved/Unpaved	V (ft/s)	L (ft)	s %	T _c (min)	L (ft)	V (ft/s)	T _c (min)		
Existing															
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Existing															
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Existing															
E-1	0.015	100	4.06	0.50	2.40	paved	2.04	1795	1.00	14.70	4847	6	13.46	31	18

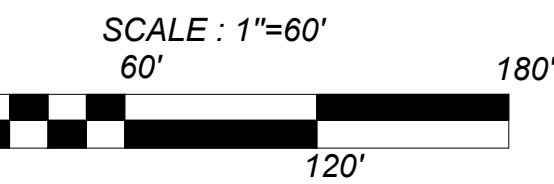
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Existing															
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HEROWAY LAND HOLDING LLC
DOC. NO. 2021044255

N68° 02' 39"E 429.61'

N68° 59' 51"E 367.99'



CAPACITY AND DEMAND ANALYSIS:

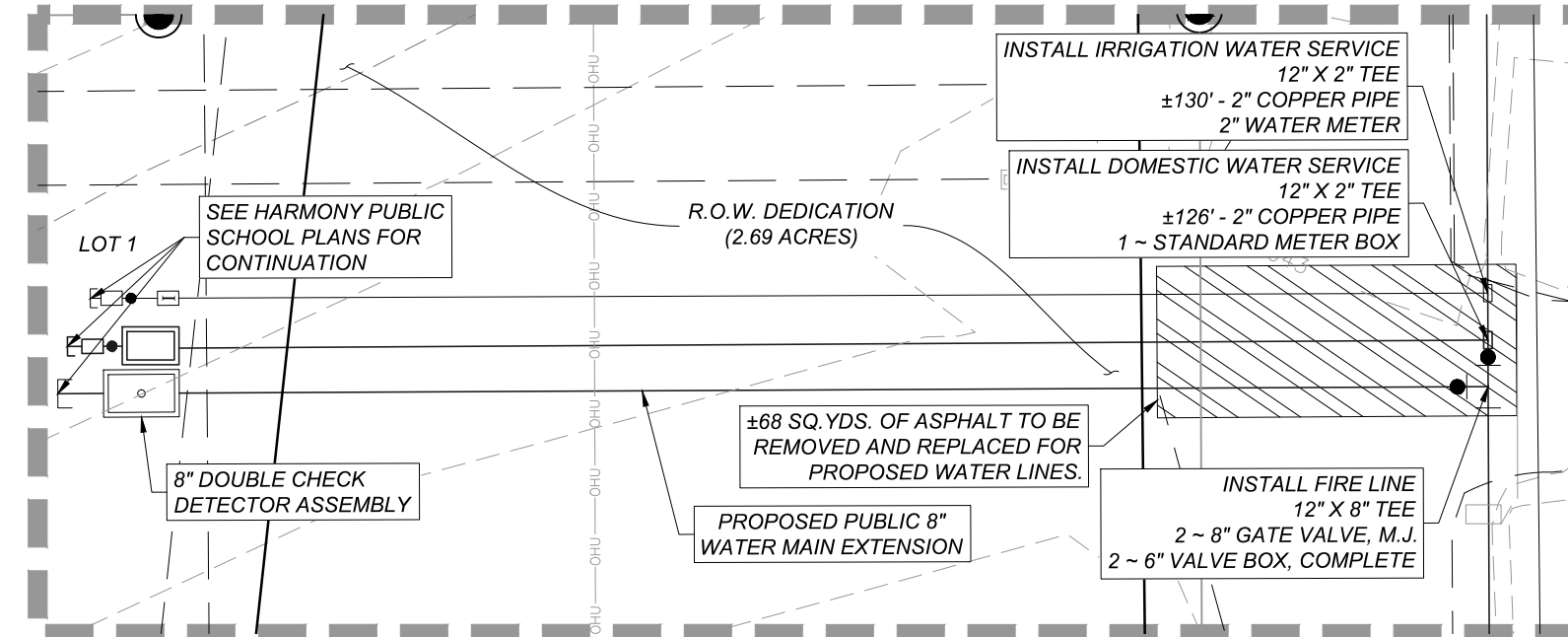
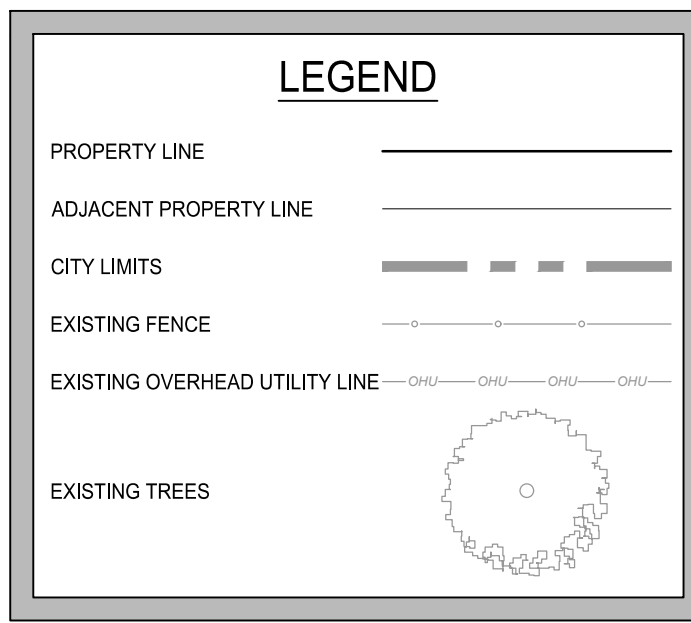
- PHASE 1
- MINIMUM PRESSURE = 56 PSI (1089 HGL)
 - MAXIMUM PRESSURE = 76 PSI (1136 HGL)
 - FIRE FLOW AVAILABLE = 3613 GPM AT 20 PSI RESIDUAL
- PHASE 2
- MINIMUM PRESSURE = 60 PSI (1089 HGL)
 - MAXIMUM PRESSURE = 80 PSI (1136 HGL)
 - FIRE FLOW AVAILABLE = 3723 GPM AT 20 PSI RESIDUAL

PRESSURE NOTE:

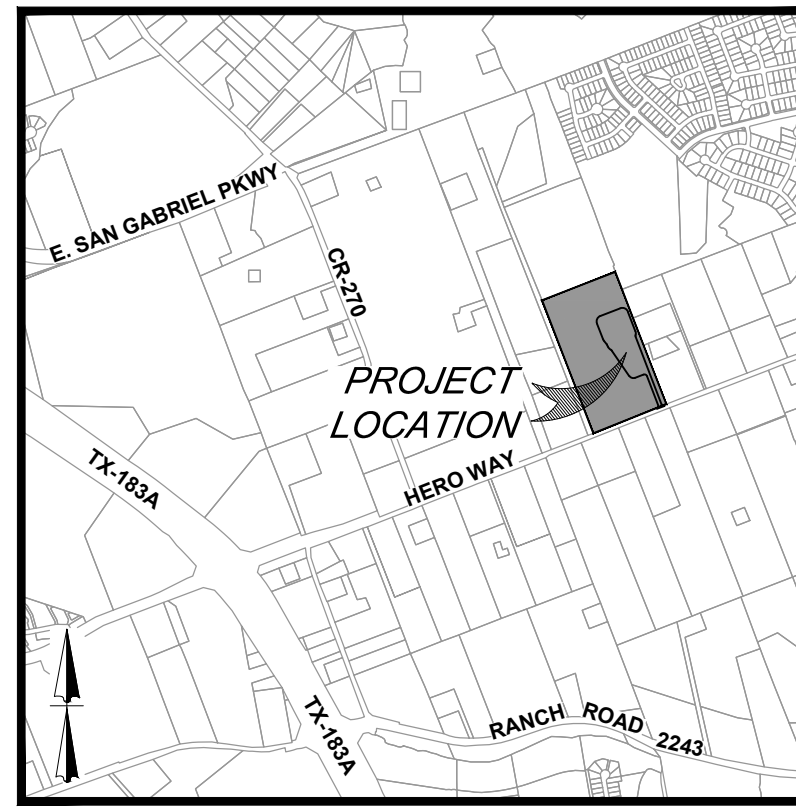
STATIC PRESSURE: 74 PSI
PRV REQUIRED: NO

FIRE HYDRANT NOTE:

FIRE HYDRANTS WILL BE PROPOSED AND INSTALLED WITH THE CONSTRUCTION PLANS AT A SPACING AGREED UPON WITH BOTH THE LEANDER ENGINEERING DEPARTMENT AND LEANDER FIRE MARSHAL'S OFFICE



DETAIL "A"
SCALE: 1"= 10'

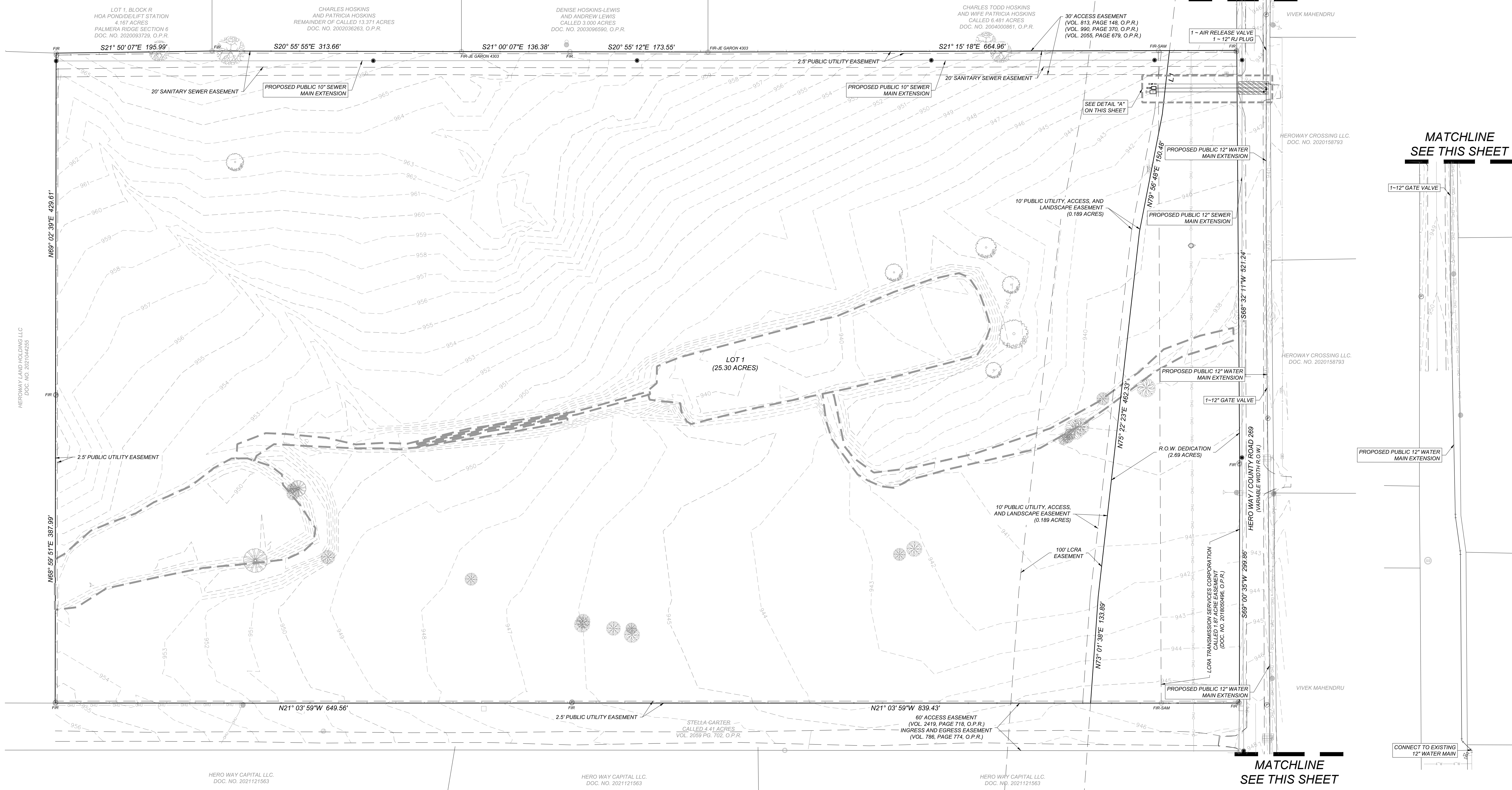


LOCATION MAP
SCALE: 1"= 2,000'

MATCHLINE SEE SHEET 8

MATCHLINE
SEE THIS SHEET

MATCHLINE
SEE THIS SHEET



**HARMONY PUBLIC SCHOOLS
HERO WAY, LEANDER, TEXAS
OVERALL WATER PLAN**

JOB NO. 874-03-02
DATE: SEPTEMBER 2022
DRAWN: AB CHECKED: MH
SHEET NUMBER:

KFW
ENGINEERS + SURVEYING
1000 West 10th Street, Suite 100
Leander, TX 78641
Phone #: (202) 979-8444 • Fax #: (202) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 1012200

ISSUE DATE:
REVISIONS:

CAPACITY AND DEMAND ANALYSIS:

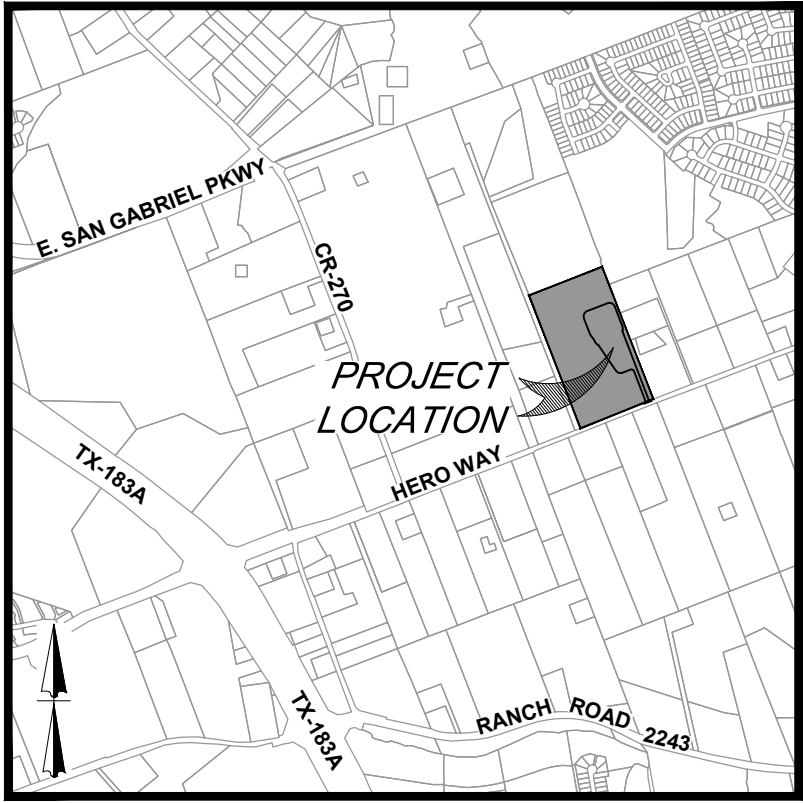
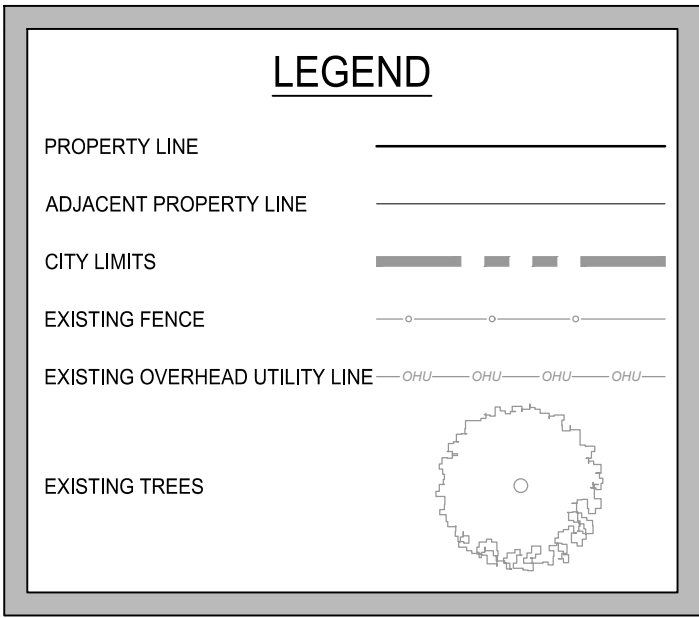
- PHASE 1
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 - MAXIMUM PRESSURE = 75 PSI (1136 HGL)
 - FIRE FLOW AVAILABLE = 3613 GPM AT 20 PSI RESIDUAL
- PHASE 2
- MINIMUM PRESSURE = 60 PSI (1089 HGL)
 - MAXIMUM PRESSURE = 80 PSI (1136 HGL)
 - FIRE FLOW AVAILABLE = 3723 GPM AT 20 PSI RESIDUAL

PRESSURE NOTE:

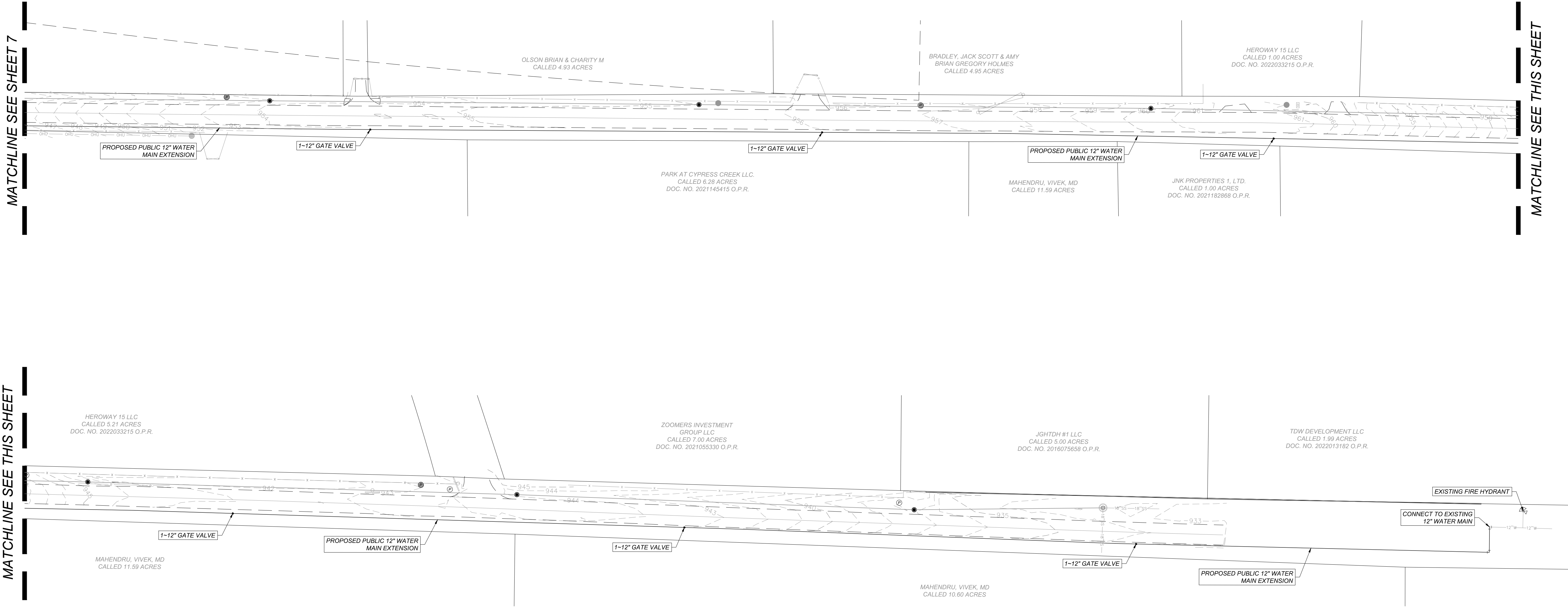
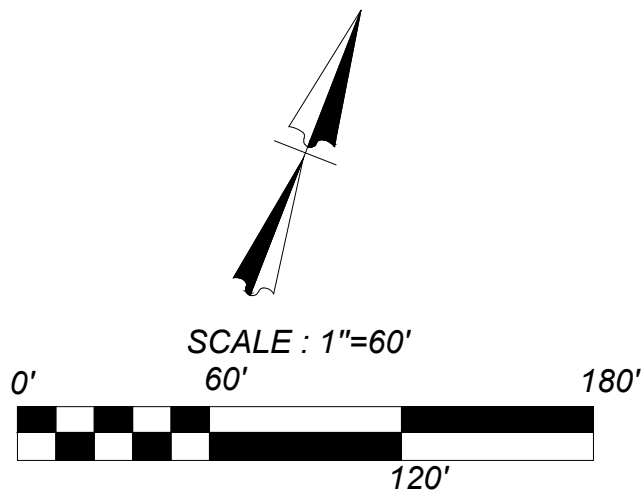
STATIC PRESSURE: 74 PSI
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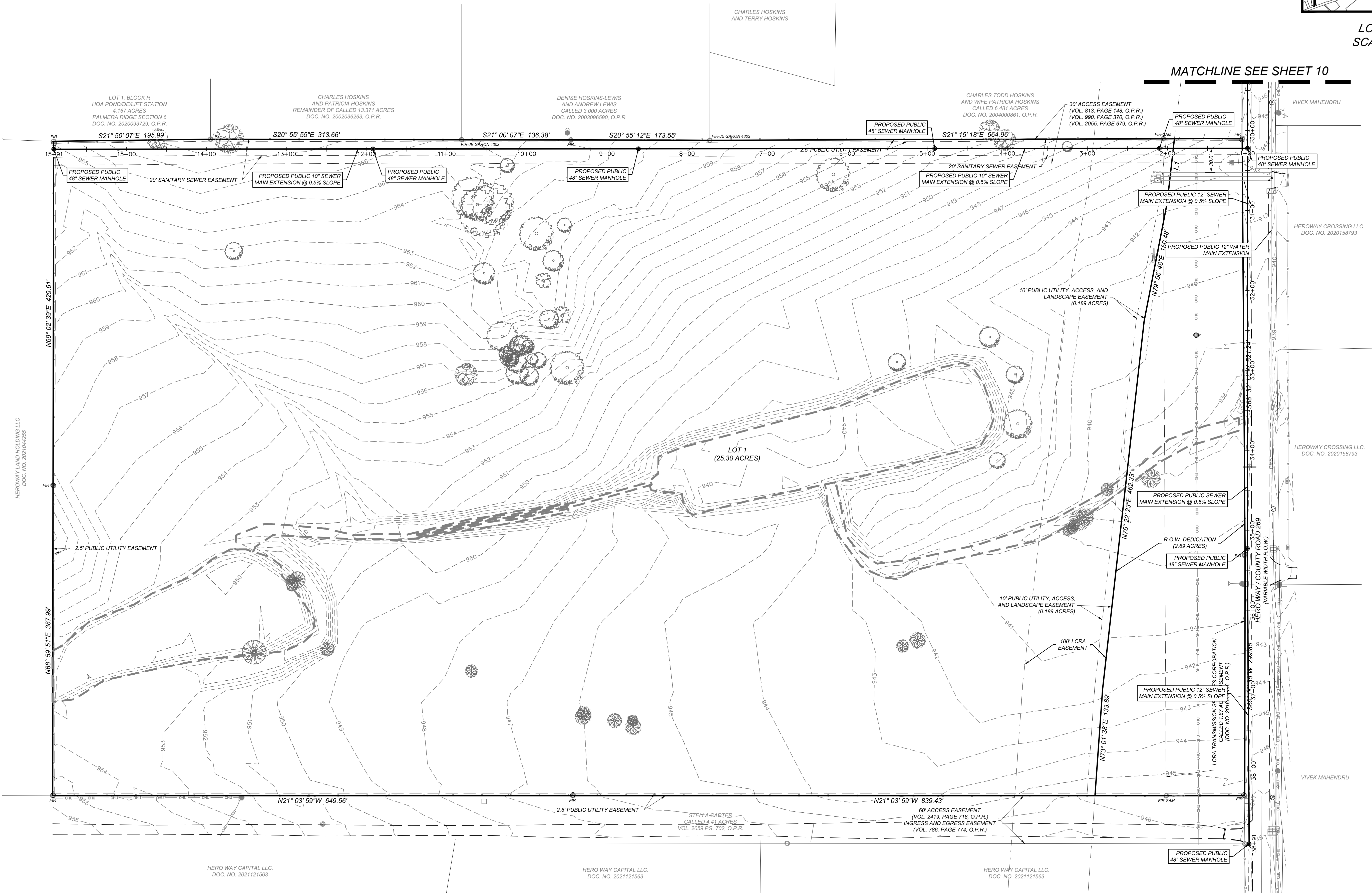
LOCATION MAP
SCALE: 1" = 2,000'



HARMONY PUBLIC SCHOOLS
HERO WAY, LEANDER, TEXAS
OVERALL WATER PLAN

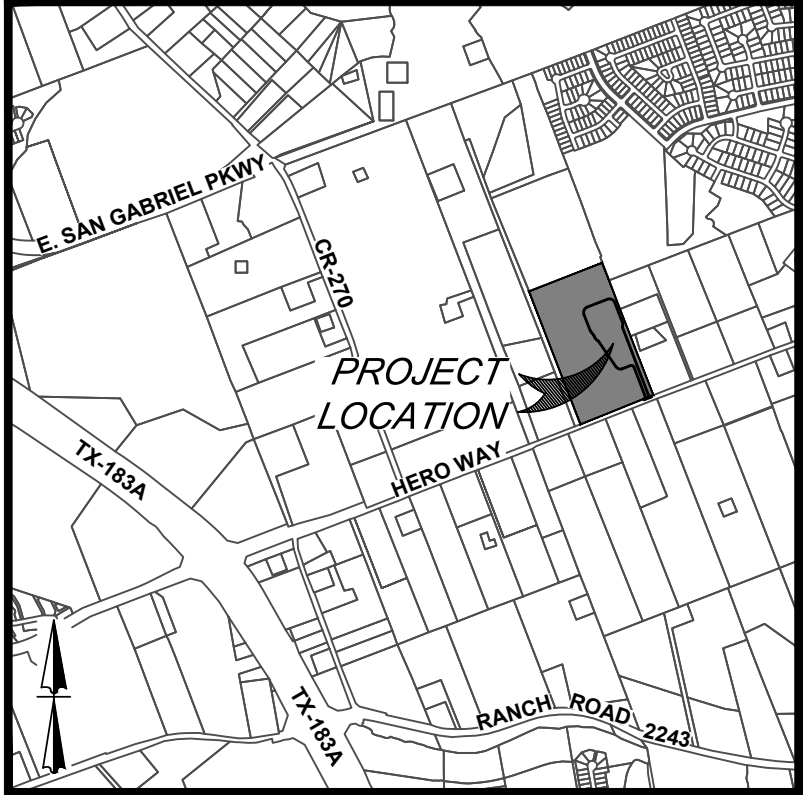
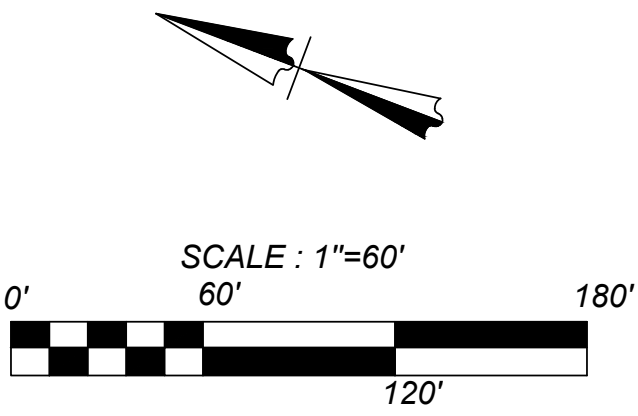
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DATE: SEPTEMBER 2022
DRAWN: AB CHECKED: MH
SHEET NUMBER:

Date: Nov 22, 2022, 11:18am User ID: abustios
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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CITY LIMITS
- EXISTING FENCE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING TREES

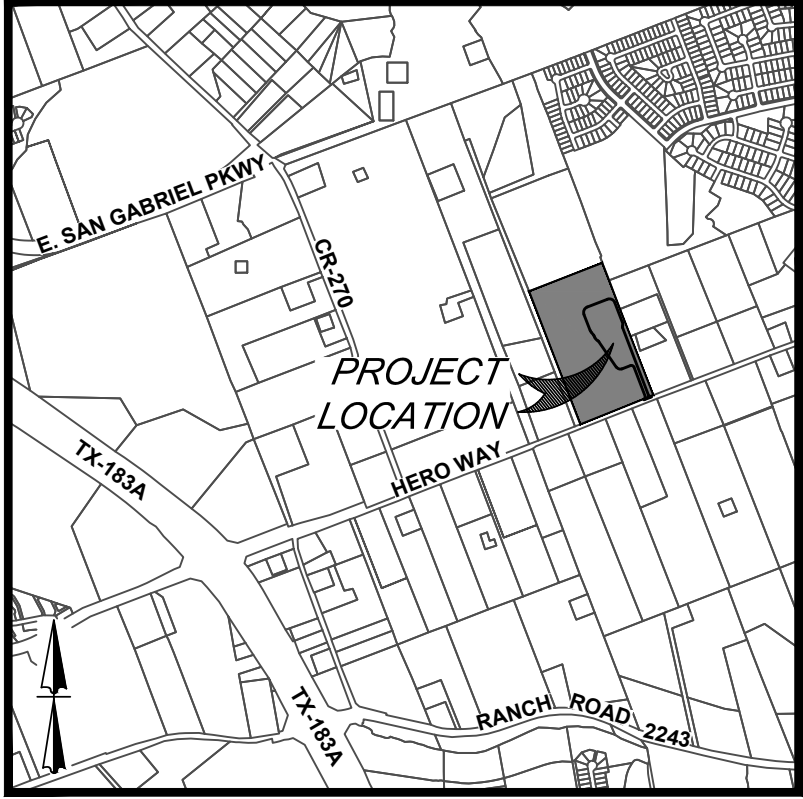
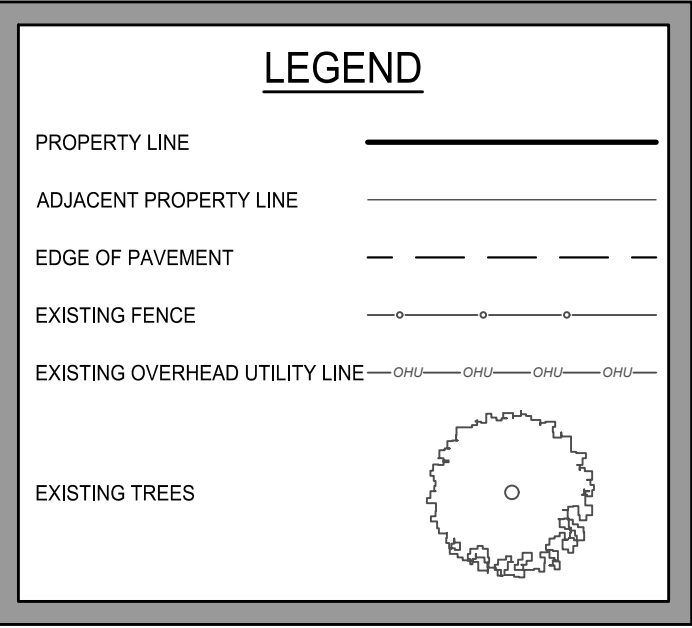
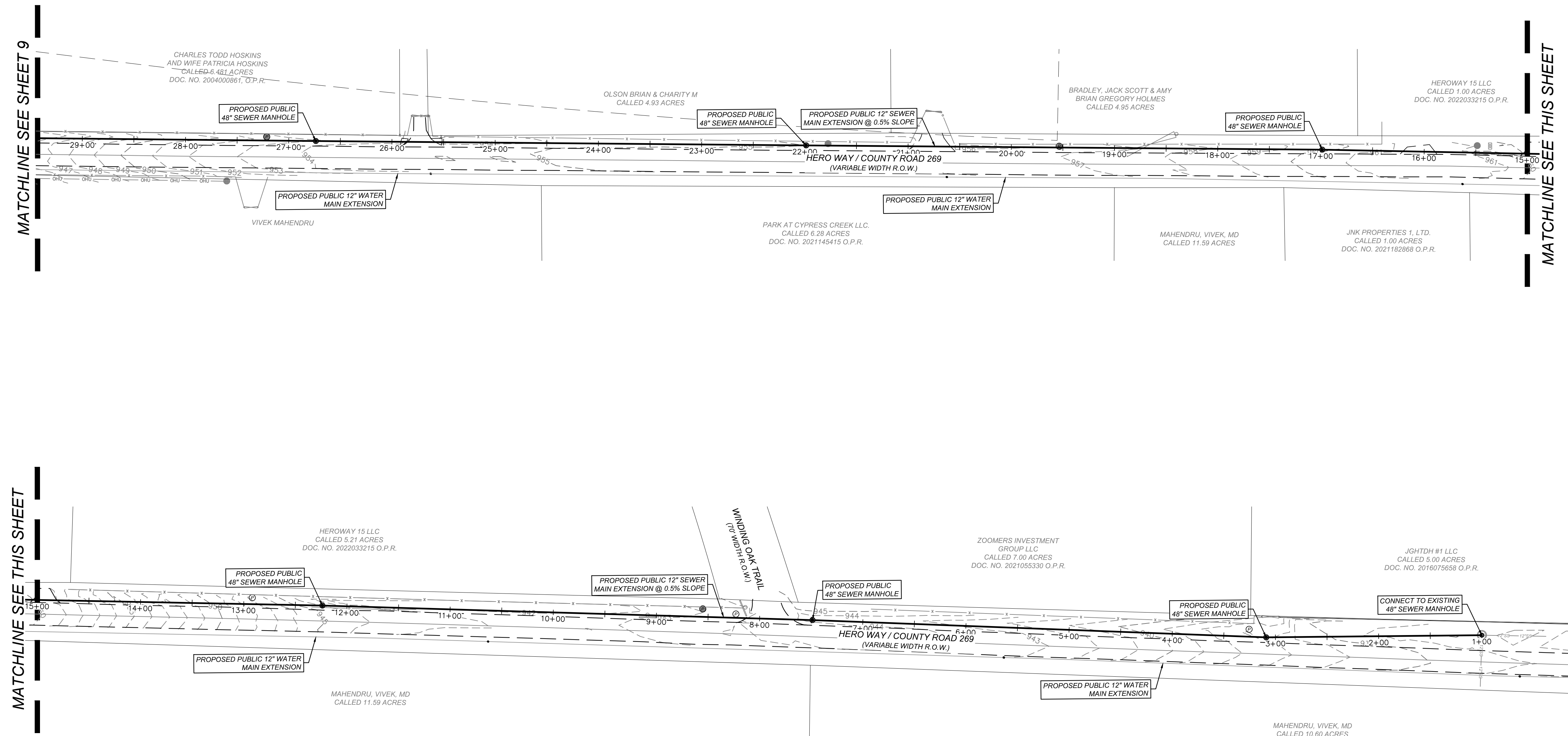


LOCATION MAP
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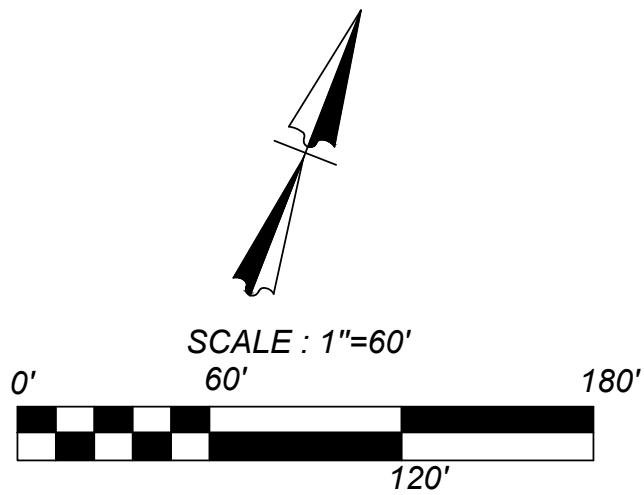
HARMONY PUBLIC SCHOOLS
HERO WAY, LEANDER, TEXAS
OVERALL SEWER PLAN

JOB NO. 874-03-02
DATE: SEPTEMBER 2022
DRAWN: AB CHECKED: MH
SHEET NUMBER:

Date: Nov 22, 2022, 11:18am User ID: abustillos
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LOCATION MAP
SCALE: 1" = 2,000'



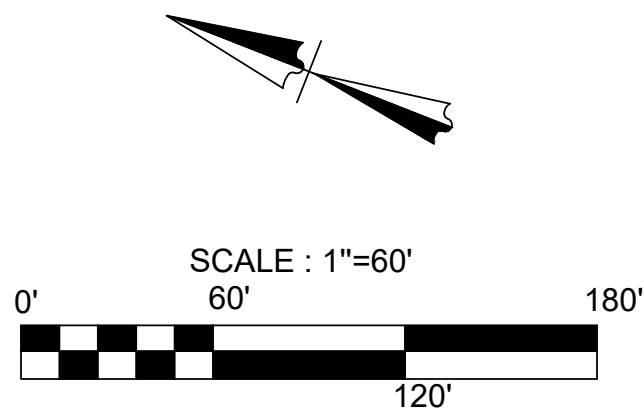
HARMONY PUBLIC SCHOOLS
HERO WAY, LEANDER, TEXAS
OVERALL SEWER PLAN

JOB NO. 874-03-02
DATE: SEPTEMBER 2022
DRAWN: AB CHECKED: MH
SHEET NUMBER:

ISSUE DATE:

REVISIONS:

Date: Nov 22, 2022, 11:18am User: ID: abustillos
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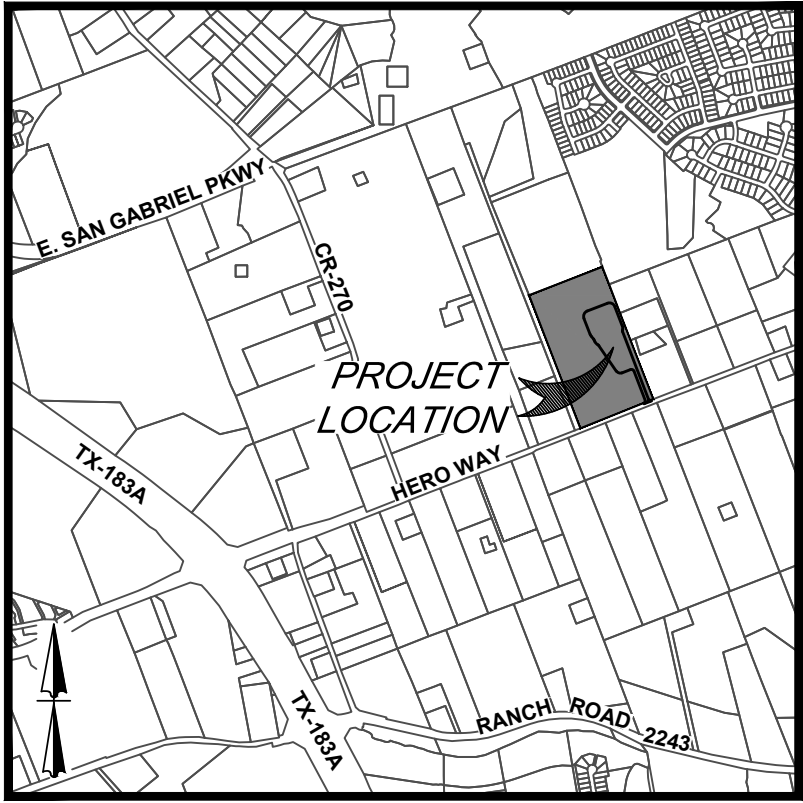
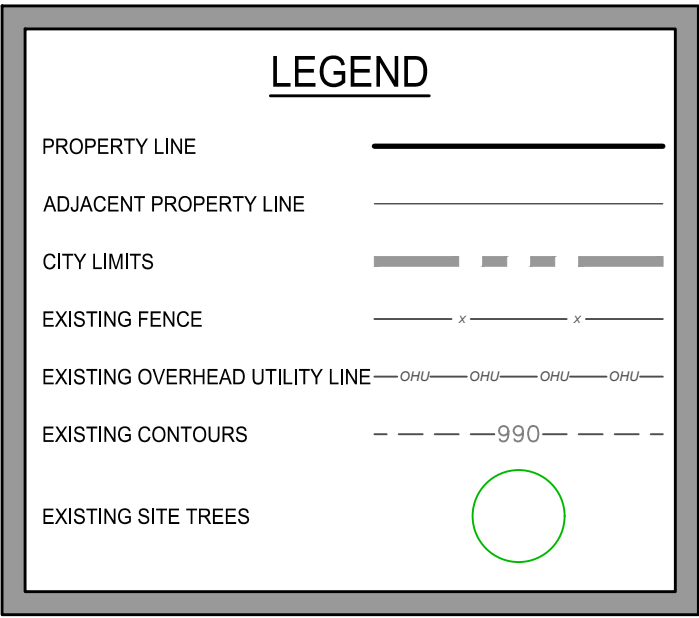


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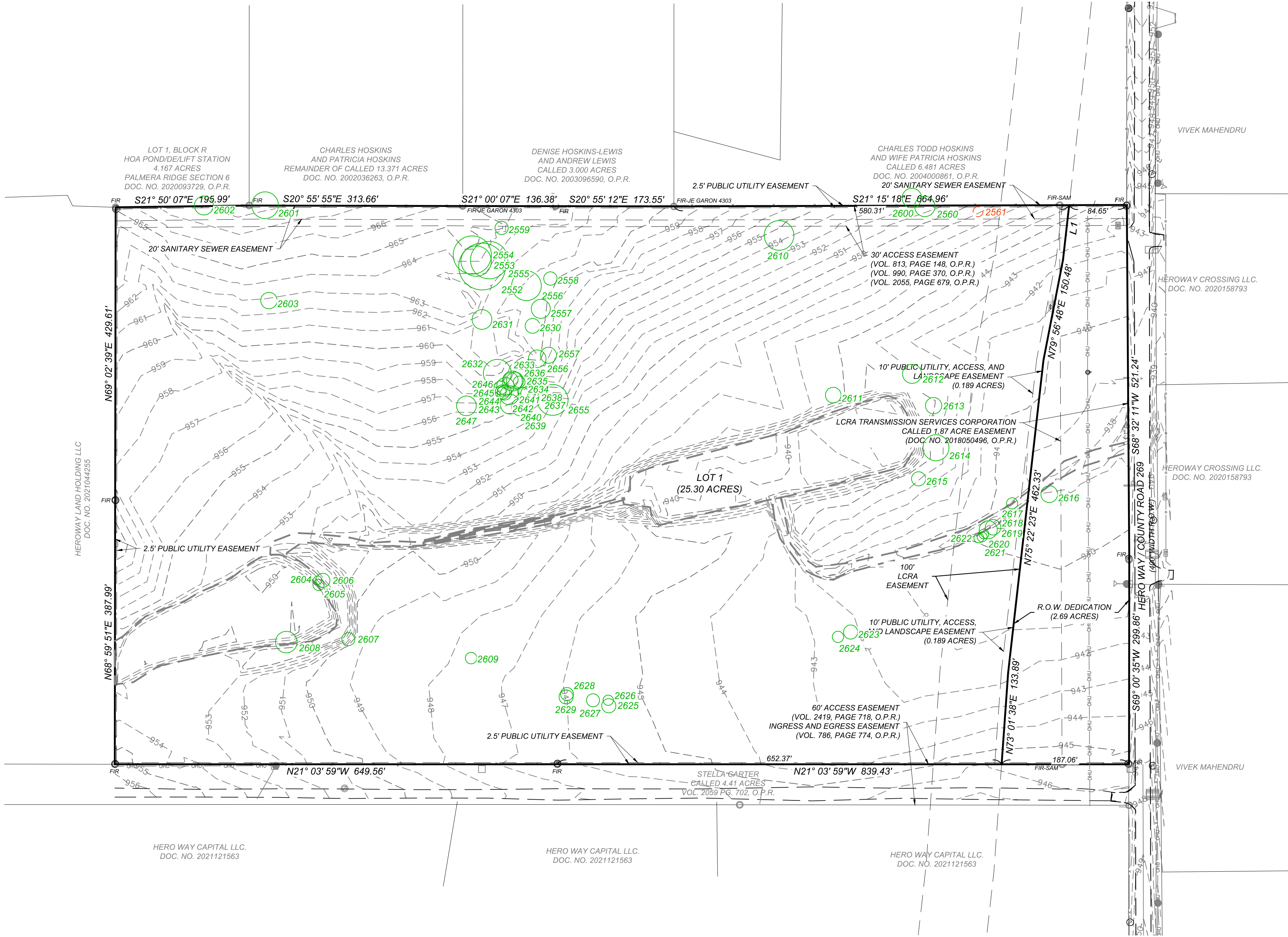
DATE OF TREE SURVEY: 8/30/21

NO HERITAGE TREES ARE PROPOSED FOR REMOVAL.

NO EXISTING TREES TO BE REMOVED AS A RESULT OF PUBLIC IMPROVEMENTS.



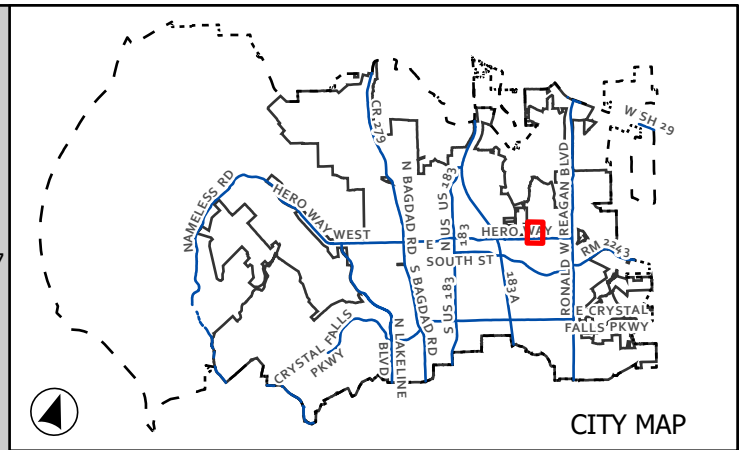
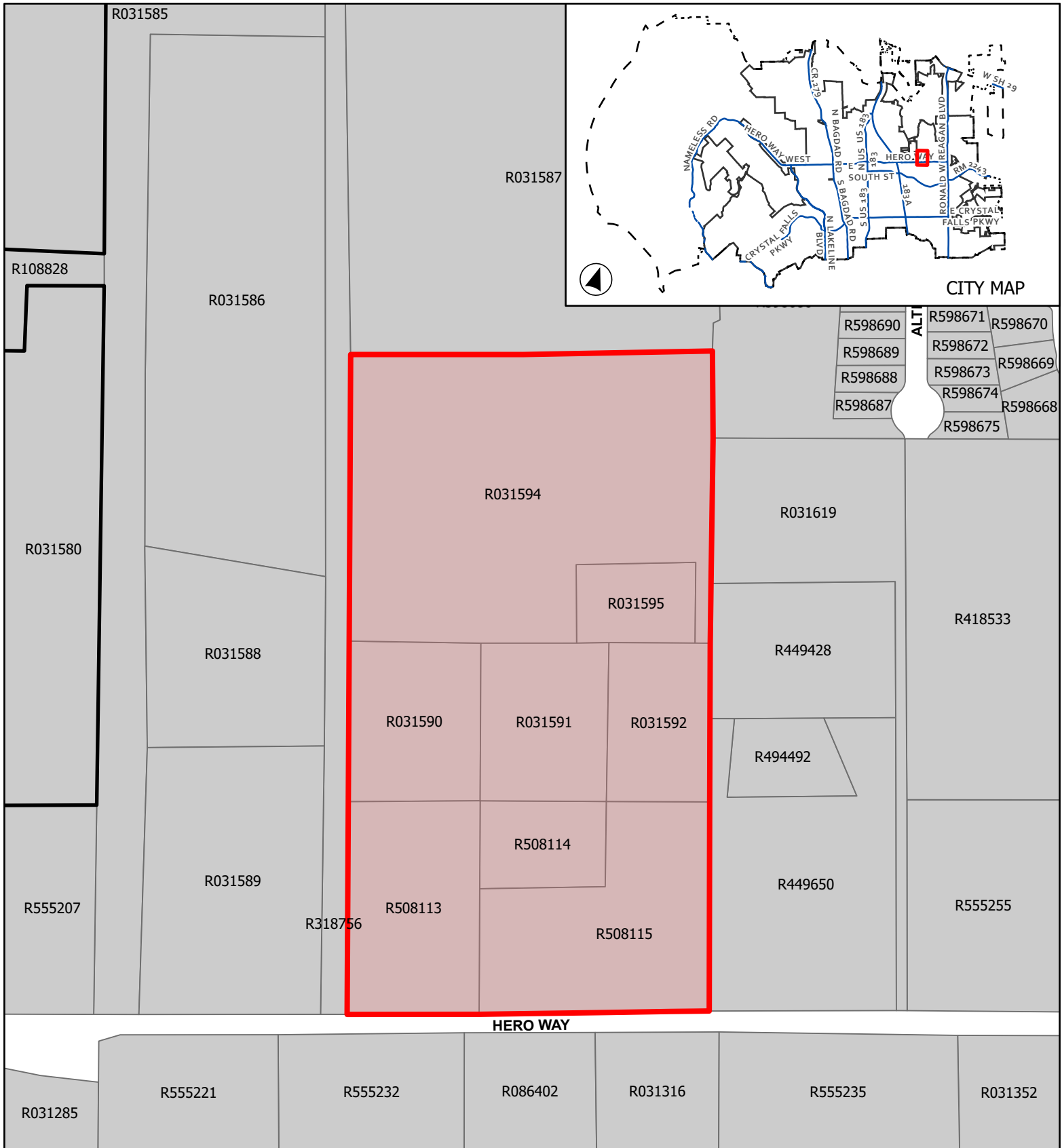
LOCATION MAP
SCALE: 1" = 2,000'



TREE TABLE								
POINT	SPECIES	DIAMETER (IN)	RADIUS (IN)	CRITICAL ROOT ZONE AREA (SQ FT)	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
2552	LIVE OAK	32	16	804.57	0		32	
2553	LIVE OAK	20	10	314.29	0	20		
2554	LIVE OAK	26	13	531.14	0		26	
2555	LIVE OAK	26	13	531.14	0		26	
2556	LIVE OAK	34.5	17.25	935.20	0		34.5	
2557	SPANISH OAK	17.75	8.875	247.55	0	17.75		
2558	SPANISH OAK	12	6	113.14	0	12		
2559	SPANISH OAK	12	6	113.14	0	12		
2560	CEDAR	13.5	6.75	143.20	0	13.5		
2561	LIVE OAK	6.5	3.25	33.20	6.5			
2600	CEDAR	13	6.5	132.79	0	13		
2601	CEDAR	25.5	12.75	510.91	0	25.5		
2602	CEDAR	13	6.5	132.79	0	13		
2603	LIVE OAK	11	5.5	95.07	0	11		
2604	ELM	6	3	28.29	0	6		
2605	ELM	8	4	50.29	0	8		
2607	ELM	9	4.5	63.64	0	9		
2609	ELM	15	7.5	176.79	0	15		
2610	LIVE OAK	27.5	13.75	594.20	0		27.5	
2611	LIVE OAK	11	5.5	95.07	0	11		
2612	LIVE OAK	13	6.5	132.79	0	13		
2613	LIVE OAK	11	5.5	95.07	0	11		
2614	LIVE OAK	18	9	254.57	0	18		
2615	LIVE OAK	17.5	8.75	240.63	0	17.5		
2616	ELM	12	6	113.14	0	12		
2617	ELM	8	4	50.29	0	8		
2618	ELM	11	5.5	95.07	0	11		
2619	ELM	17	8.5	227.07	0	17		
2620	ELM	10.5	5.25	86.63	0	10.5		
2621	ELM	7	3.5	38.50	0	7		
2622	ELM	10.5	5.25	86.63	0	10.5		
2623	ELM	10	5	78.57	0	10		
2624	ELM	15	7.5	176.79	0	15		
2625	ELM	10	5	78.57	0	10		
2626	ELM	7	3.5	38.50	0	7		
2627	ELM	13.5	6.75	143.20	0	13.5		
2628	ELM	15.5	7.75	188.77	0	15.5		
2629	ELM	18	9	254.57	0	18		
2630	PECAN	18	9	254.57	0	18		
2631	SPANISH OAK	13.5	6.75	143.20	0	13.5		
2632	LIVE OAK	19	9.5	283.64	0	19		
2633	LIVE OAK	10	5	78.57	0	10		
2634	LIVE OAK	13	6.5	132.79	0	13		
2635	LIVE OAK	12	6	113.14	0	12		
2636	LIVE OAK	8	4	50.29	0	8		
2637	LIVE OAK	7	3.5	38.50	0	7		
2638	LIVE OAK	25.5	12.75	510.91	0	25.5		
2639	LIVE OAK	12	6	113.14	0	12		
2640	LIVE OAK	14	7	154.00	0	14		
2641	LIVE OAK	13	6.5	132.79	0	13		
2642	LIVE OAK	10	5	78.57	0	10		
2644	LIVE OAK	6	3	28.29	0	6		
2645	LIVE OAK	9	4.5	63.64	0	9		
2646	LIVE OAK	15.5	7.75	188.77	0	15.5		
2647	MESQUITE	19	9.5	283.64	0	19		
2655	LIVE OAK	21	10.5	346.50	0	21		
2656	LIVE OAK	22.5	11.25	397.77	0	22.5		
2657	PECAN	11	5.5	95.07	0	11		
	TOTAL				6.5			
	REQUIRED MITIGATION				0			

HARMONY PUBLIC SCHOOLS
HERO WAY, LEANDER, TEXAS
TREE PROTECTION PLAN

JOB NO. 874-03-02
DATE: SEPTEMBER 2022
DRAWN: AB CHECKED: MH
SHEET NUMBER:



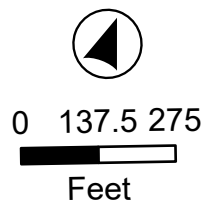
CASE: CP-22-0011
& PP-22-0013

ATTACHMENT 2

HARMONY PUBLIC SCHOOL

Location Map

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.



- City Limits
- Subject Boundary
- ETJ Boundary



EXECUTIVE SUMMARY
02/09/2023

AGENDA SUBJECT:

Discussion regarding the Comprehensive Plan Implementation Schedule, Leander, Williamson & Travis Counties, Texas.

BACKGROUND:

The City Council adopted the current Comprehensive Plan on April 1, 2021 and updated it on March 3, 2022. 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.

The Comprehensive Plan review completed by the Commission during the December 8, 2022 meeting is also attached as Attachment #3 for reference.

Staff is working on updates to the following ordinances:

1. Composite Zoning Ordinance
 - a. Clarify Short Term Rental Requirements
 - b. Update use components to clarify permitted uses.
 - c. Update landscape requirements
 - d. Clarify parking requirements
 - e. Modify reciprocal access requirements
 - f. Implement updates from the Comprehensive Plan
 - g. Clean Up Items
2. Subdivision Ordinance
 - a. Implement updates from the Comprehensive Plan
 - b. Clean Up Items
3. Noise Ordinance
 - a. Overhaul noise ordinance
4. Sign Ordinance
 - a. Update definitions
 - b. Expand sign materials
 - c. Clarify Master Sign Plan criteria
 - d. Update sign heights
 - e. Expand permitted sign types
 - f. Clarify lighting requirements
5. Building Code
 - a. Consider adopting new code package
 - b. Remove local amendments that are in conflict with new codes
 - c. Require that shell buildings are pre-plumbed for multiple restrooms

HISTORY/TIMELINE:

04/01/2021 Adoption of the Comprehensive Plan

03/03/2022 Update to the Comprehensive Plan

APPLICANT/AGENT:

City of Leander

PRESENTER:

Attachments

1. Implementation Schedule
2. P&Z Comprehensive Plan Summary

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 once a month.
1.2.3	Prepare amendments to the development codes to address changing market demands and development patterns.	Regulation	X			X	Planning	Ongoing - Code updates are in discussion to increase the size of accessory structures to support work from home options.
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 - Code updates are in discussion to amend parkland and 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	Ongoing - Code updates are in discussion to amend the light ordinances to ensure appropriate and compatible site and building lighting for new development.

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 - Coordinating 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		
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		
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	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 - Should schedule first meeting in 2023	
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			X	Development Services	Ongoing - Ordinance updates were completed in 2022, Dev Hub was launched, process review was completed and we anticipate updates based on the review in 2023	

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	
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
3.1.3	Prioritize the recruitment of destination-oriented concepts, including entertainment, restaurants, and retail venues identified in the Retail Leakage Study.	Policy	X			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)	Ongoing
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	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	
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	Ongoing - In proces of upgrading city website and partnering with Williamson Co on joint marketing effort.
3.2.3	Consider methods of public-private partnerships and cost- sharing.	Coordination				X	Economic Development	

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 - Will finalize hiring a consultant in 2023.
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 nearing completion.
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)	In research

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 - Beginning redesign 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
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	Pending - Will follow discussions of new brand.
5.2.2	Study regional corridors for gateway enhancements.	Study			X		Planning, Public Information Office	Pending - US 183 Corridor Study has been initiated.
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 - RFQ is in review.
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 - Committee has been established 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	Ongoing - Old Town Master Plan is in nearing completion.
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 Old Town Master Plan is to provide suggestions for code updates.
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 is almost complete and will provide an implementation schedule.
6.2.3	Conduct a parking assessment in Old Town.	Study	X				Planning, Engineering	Ongoing - The Old Town Master Plan is almost complete and will include a parking assessment.
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	Ongoing - The Old Town Master Plan is to provide 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	Coordinating with Historical Preservation Commission to host historical displays at the library. Also working to capture oral histories from long-time residents.
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.
6.3.5	Consider moving City Hall and civic center facilities partially or entirely to another location in the city.	Study	X				Administration	Pending - RFQ has been posted for a consultant, should be hired in 2023 to study options for City Hall.

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	
7.1.3	Conduct a detailed feasibility study for the future San Gabriel River Regional Trail.	Study		X			Parks and Recreation	
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	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.
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.								
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)	
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 - 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.

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)	Ongoing - Parks updated special event policy in 2022
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	
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	Ongoing - The Fire Department's risk reduction program 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.
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 Cedar Park Occupational Medicine & 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)	Ongoing - Established an online form for all volunteer interest
8.3.4	Consider partnership opportunities for a new community space.	Coordination				X	Parks and Recreation	

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	Engineering	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. TMP	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)
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 is almost completed, 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 will allow us to perform a further analysis of the street areas and demands and if any improvements are needed.
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				Engineering	Completed - Roadway Impact Fees Ordinance was adopted in July 2022, fees will be assessed in 2023 and collected in 2024
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	Ongoing - Work with Williamson County, TxDOT and CAMPO to partner on current and future transportation projects (ie Hero Way, Ronald Reagan, Bagdad Road and RM 2243)
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	

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	Pending - Planning is working on updates to the ordinance and will include this proposal in the review.
10.2.2	Review and assess compatibility standards between residential and non-residential uses.	Regulation	X			X	Planning	Pending - Staff presented updates to the ordinance in 2022 to update the compatibility standards for development. Staff will re
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	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	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 - 2021 ATLAS 14 Flood study in progress and FEMA submittal for new floodplain maps will be in 2023 by Engineering. 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 studo fo stormwater in Brushy Creek. A Stormwater Master Plan will initiate in FY2024
11.1.4	Work with telecommunication providers to facilitate enhanced broadband and 5G wireless service.	Coordination	X				Administration, IT, Engineering	Ongoing - No update Utilities have not approached City about these type of facilities
11.1.5	Periodically review the City's Standard Details construction document.	Study				X	Engineering	Ongoing - Engineering will schedule quarterly staff meeting to go over City's Standard Details and proposed 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	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	Pending - Engineering has hired a consultant to update the Water Master Plan/CIP Update to be complete in 2023.
11.2.3	Pursue and implement an update to the Wastewater Master Plan.	Study	X				Engineering	Pending - Engineering has hired a consultant to update the Wastewater Master Plan to be complete in 2024.
11.2.4	Conduct the five-year update of the Water and Wastewater Impact Fees.	Study		X			Engineering	Ongoing - to be complete in 2023
11.2.5	Pursue an update to the City's 2019 Water Conservation ordinance.	Study	X				Engineering, Public Works, Public Information Office	Ongoing - Updated in March 2021 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. Have not engaged yet in a discussion regarding a medical examiner.
12.1.4	Evaluate the need for a combined Fire and Police training center.	Study	X				Fire, Police	Ongoing - The Fire Department is working with City staff on identifying available land to support a joint training center.
12.1.5	Maintain support for community involvement programs for the Police and Fire Department.	Policy				X	Fire, Police	Ongoing - The Fire Department will continuing 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, Police	
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	Ongoing - Comprehensive Facility Plan was completed and approved in March, 2022.
12.2.2	Provide educational and training opportunities for policymakers, staff and citizen volunteers.	Coordination/ Programs				X	Public Information Office	Pending - Currently meeting with HOAs about city topics. Also developing new website and first-ever Citizen University program representing all departments
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	Ongoing - Continue to evaluate our response time and demand areas. Working with GIS to access more technology to help with analysis.
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.
12.2.6	Develop digital tools to provide information and education to the public.	Program	X				Public Information Office	Ongoing - Currently developing new website and first-ever Citizen University program representing all departments

PLANNING & ZONING COMMISSION COMPREHENSIVE PLAN DISCUSSION

The Planning & Zoning Commission held a workshop on Dec. 8, 2022 to discuss the 2021 Comprehensive Plan and consider making any recommendations to the City Council. The City of Leander Charter calls for the Planning & Zoning Commission to:

Monitor and oversee the effectiveness and status of the comprehensive plan and recommend annually to the council any changes in or amendments to the comprehensive plan as may be desired or required;

HISTORY/TIMELINE:

04/01/2021 Comprehensive Plan Adoption

03/03/2022 Comprehensive Plan Update #1

COMPREHENSIVE PLAN REVIEW:

1. Road Improvements need to be addressed. As the City grows, we are seeing more traffic issues. There are new developments proposing higher density that are planned along substandard roads.
 - a. Consider updating the CIP to move substandard roads up on the improvement list.
 - b. The updated Master Transportation Plan will be helpful with the future road improvements. Traffic Impact Fees will help with improvement to roads.
 - c. Commission would like an update from the CIP Department regarding the five year plan.
2. Activity Centers include a limit of 30% residential. The current requests are focused on residential right now. We need to avoid approving residential in the Activity Center first and be thoughtful about how the commercial development. The Activity Center needs to include better direction on the makeup of the center.
 - a. The water resolution is helpful with guidance on this section.
 - b. The temporary amendment to the Comprehensive Plan will be helpful.
3. The Employment Center is wrapping around the Palmera Ridge Subdivision. We need to make sure that there are compatibility standards for this type of development. How do new centers impact existing neighborhoods?
 - a. The Composite Zoning Ordinance was recently updated with regards to landscaping buffers between commercial and residential. Staff can look at new updates to alleviate concerns.
4. Traffic control seems to be an issue. People are driving too fast in the City. Why does it take so long to install traffic signals at intersections? How do we reduce speeding?
 - a. Commission would like an update from the Engineering Department regarding timing of installing traffic signals and how long it takes to complete studies.
5. Water availability is a major issue.
 - a. We should slow approvals of residential while we work on the water issues.
 - b. Commission would like an update from the Executive Director of Infrastructure regarding the timing of BCRUA improvements and the Sandy Creek Plant.