



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 8, 2024
Regular Meeting at 6:00 PM



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

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

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council during the February 1, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-23-0060 regarding Michelle Subdivision Final Plat on one (1) parcel of land approximately 9.342 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R031699; generally located at South Brook Drive and US 183, Leander, Williamson County, Texas.
7. Approval of minutes

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0095 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planning Unit Development – Conventional Development Sector) to adopt the Spillars Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one (1) parcel of land approximately 1.574 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R086306;

and located to the east of the intersection of Tulum Terrace and US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0095 as described above.

9. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0099 to amend the current zoning of Hill Country Bible PUD (Planning Unit Development) with the base zoning district of SFS-3-A (Single-Family Rural) to change the base zoning district to LC-2-A (Local Commercial) on two (2) parcels of land approximately 19 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R647584 and R647585; and more commonly known as 589 W San Gabriel Pkwy, Leander, Williamson County, Texas. Applicant/Agent: Southwest Land Services, Inc (David Singleton) on behalf of Hill Country Bible Church (William Conor O'Hearn).

- Discuss and consider action regarding Zoning Case Z-23-0099 as described above.

- Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

10. Discussion regarding the Comprehensive Plan Implementation Schedule and Old Town Master Plan Implementation, and consider action on recommendations from the Planning & Zoning Commission for the FY 2024/2025 City Budget and CIP Plan.
- Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Discussion
 - c. Consider Action
11. 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 2nd day of February 2023 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Planning Secretary



EXECUTIVE SUMMARY
2/8/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-23-0060 regarding Michelle Subdivision Final Plat on one (1) parcel of land approximately 9.342 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R031699; generally located at South Brook Drive and US 183, 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:

10/19/2023 – Zoning Approved
07/13/2023 – Preliminary Plat Approved
01/11/2024 – Preliminary Plat Revision Approved

APPLICANT/AGENT:

Garza EMC (Matt Langley) on behalf of OP III Leander Michelle Tract LP (Buck Cody).

RECOMMENDATION:

This final plat includes six (6) commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following condition.

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. FP-23-0060 Att 1 Michelle Tract - Final Plat
2. FP-23-0060 Att 2 Michelle Tract - Location Map

MICHELLE SUBDIVISION

FINAL PLAT

9.342 ACRES OUT OF THE CHARLES COCHRAN SURVEY,
ABSTRACT NO. 134, WILLIAMSON COUNTY, TEXAS

ACREAGE: 9.342
PLAT SURVEY: CHARLES COCHRAN SURVEY, ABSTRACT NO. 134
NUMBER OF BLOCKS: 2
LINEAR FEET OF NEW STREETS: 297.77
ACREAGE BY LOT TYPE: COMMERCIAL DEVELOPMENT: 8.932
R.O.W.: 0.410

NEW R.O.W.: SOUTH BROOK DRIVE
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT – 6
FILING DATE: 08/15/2023

OWNER:
OP III LEANDER MICHELLE TRACT, LP
500 W. 5TH STREET, SUITE 700
AUSTIN, TX 78701

SURVEYOR:
ABRAM DASHNER RPLS
MANHARD CONSULTING
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
(512)244-3395

ENGINEER:
JONATHAN MCKEE, PE # 101180
GarzeEMC, LLC
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512)298-3284

PROJECT AGENT:
ENDEAVOR REAL ESTATE GROUP
500 W. 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701
(512)682-5585

BENCHMARKS

SITE BENCHMARK "A":
CUT SQUARE IN CONCRETE FOOTER OF WATER MANHOLE ON
SOUTH SIDE OF SAN GABRIEL PARKWAY, NORTH OF
SUBJECT SITE

ELEVATION= 970.69' DATUM=NAVD88—GEOID 18

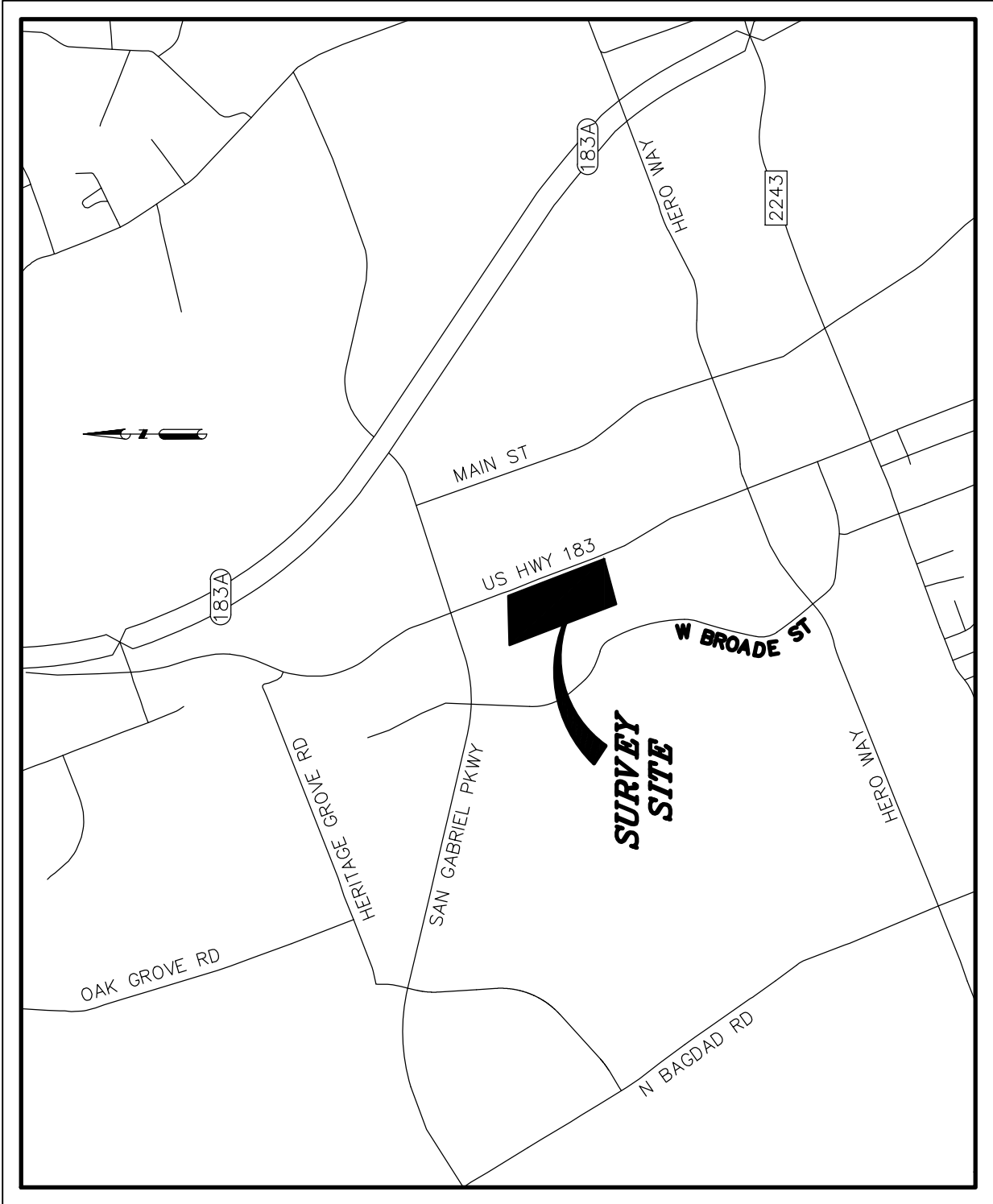
SITE BENCHMARK "B":
CUT SQUARE IN TOP OF NORTHEASTERLY DETENTION POND
RETAINING WALL, SOUTH OF SUBJECT SITE

ELEVATION= 980.85' DATUM=NAVD88—GEOID 18

SITE BENCHMARK "C":
CUT SQUARE IN CONCRETE CURB INLET ON SOUTH SIDE OF
SOUTH BROOK DRIVE, WEST OF SUBJECT SITE

ELEVATION= 975.72' DATUM=NAVD88—GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 07/06/2023



LOCATION MAP

1"=2,000'

RIGHT-OF-WAY DEDICATION

SOUTH BROOK DRIVE	0.410 ACRE	297.77 LINEAR FEET
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LOT AREA TABLE

LOT 1, BLOCK A	2.060 ACRES
LOT 2, BLOCK A	0.693 ACRE
LOT 3, BLOCK A	1.689 ACRES
LOT 1, BLOCK B	1.844 ACRES
LOT 2, BLOCK B	1.122 ACRES
LOT 3, BLOCK B	1.524 ACRES

9.342 ACRES - CHARLES COCHRAN SURVEY, A-134

U.S. HIGHWAY 183, LEANDER, TX 78641

FINAL PLAT

Manhard

CONSULTING

6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv.), F-21732 (Eng)
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SHEET INDEX	
SHEET 1 OF 5:	PROJECT INFO AND LOCATION MAP
SHEET 2 OF 5:	SUBJECT TRACT, PLAT, METES AND BOUNDS
SHEET 3 OF 5:	EASEMENT DETAILS
SHEET 4 OF 5:	EASEMENT DETAIL
SHEET 5 OF 5:	NOTES AND SIGNATURE BLOCKS

SHEET

OF

1 5

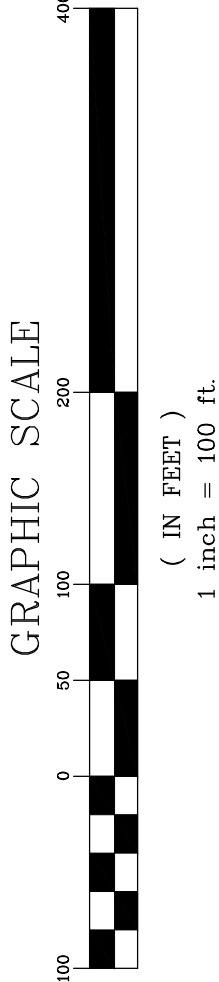
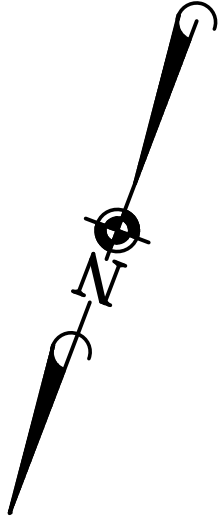
MICHELLE SUBDIVISION

FINAL PLAT

9.342 ACRES OUT OF THE CHARLES COCHRAN SURVEY,
ABSTRACT NO. 134, WILLIAMSON COUNTY, TEXAS

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTIERRA CENTRAL REFERENCE NETWORK. COORDINATES TO ADJACENT LOTS AND TO ADJACENT BLOCKS, IF ANY, ARE SHOWN. COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00009



DESCRIPTION

9.342 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 9.342 ACRE TRACT CONVEYED TO OP III LEANDER MICHELLE TRACT, LP, BY DEED OF RECORD IN DOCUMENT NO. 202217311, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 9.342 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183 (120' R.O.W.), BEING THE SOUTHEAST CORNER OF THAT CERTAIN 3.150 ACRE TRACT CONVEYED TO ROBERTA JEANNE THOMPSON MARROW, BY DEED OF RECORD IN DOCUMENT NO. 202019313, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEASTERLY CORNER OF SAID 9.342 ACRE TRACT AND HEREOF;

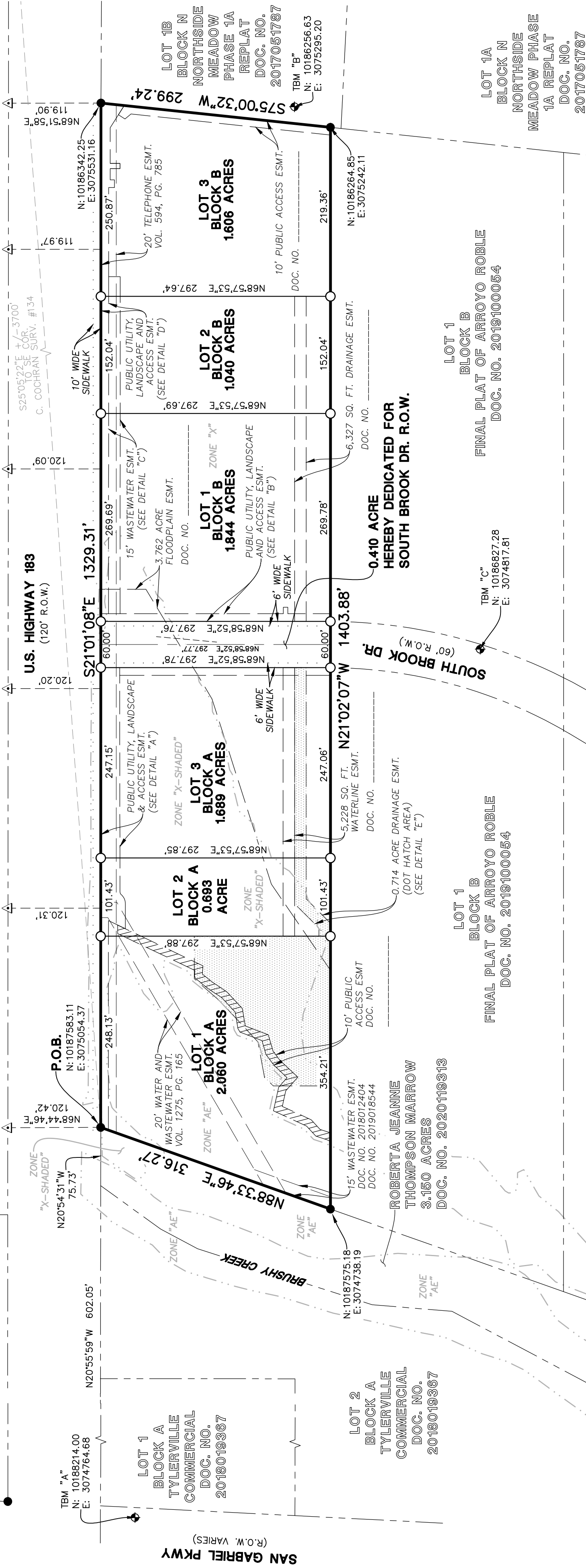
THENCE, S21°01'08"E, ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE EAST LINE OF SAID 9.342 ACRE TRACT, A DISTANCE OF 1329.31 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 9.342 ACRE TRACT, BEING THE NORTHEAST CORNER OF LOT 1B, BLOCK N, NORTHIDE MEADOW PHASE 1A REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2017051787, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S75°00'32"W, LEAVING SAID WEST RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID LOT 1B, BEING THE SOUTH LINE OF SAID 9.342 ACRE TRACT, A DISTANCE OF 299.24 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 9.342 ACRE TRACT, BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK B, FINAL PLAT OF ARROYO ROBLE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2019100054, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N21°02'07"W, IN PART ALONG THE EAST LINE OF SAID LOT 1, AND IN PART ALONG THE EAST TERMINUS OF SOUTH BROOK DR (60' R.O.W.), BEING THE WEST LINE OF SAID 9.342 ACRE TRACT, A DISTANCE OF 1403.88 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BEING THE NORTHWEST CORNER OF SAID 9.342 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF SAID 3.150 ACRE TRACT, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, N88°33'46"E, ALONG THE SOUTH LINE OF SAID 3.150 ACRE TRACT, BEING THE NORTH LINE OF SAID 9.342 ACRE TRACT, A DISTANCE OF 316.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.342 ACRES (406,934 SQUARE FEET) OF LAND, MORE OR LESS.

TRANSIT VILLAGE INVESTMENTS LTD
4.3300 ACRES
DOC. NO. 2006112794



9.342 ACRES - CHARLES COCHRAN SURVEY, A-134

U.S. HIGHWAY 183, LEANDER, TX 78641

FINAL PLAT

REVISED:	01/09/24
PROJ. MGR.	AD
DRAWN BY:	PWP
SURVEY DATE:	11/11/22
ISSUE DATE:	02/28/23
SCALE:	1"=100'

SHEET
2 OF 5

PATENT SURVEY: CHARLES COCHRAN SURVEY, ABSTRACT NO. 134
NUMBER OF BLOCKS: 2
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R.O.W.: 0.410

NEW R.O.W.: SOUTH BROOK DRIVE
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT — 6
FILING DATE: 08/15/2023

ACREAGE: 9.342
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MICHELLE SUBDIVISION

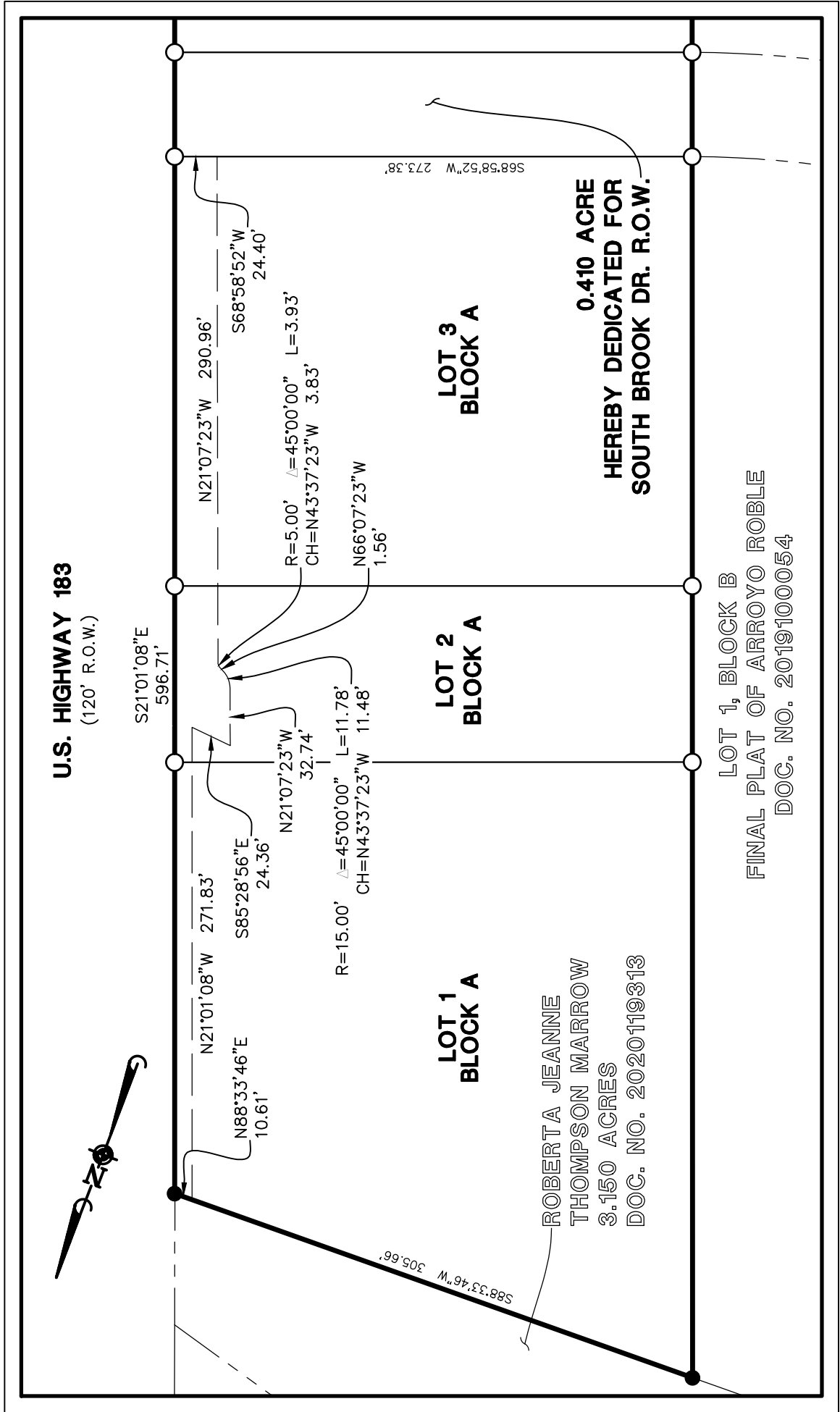
FINAL PLAT

LEGEND

- = FOUND 1/2-INCH IRON ROD
- = SET 1/2-INCH IRON ROD W/ MANHARD CONSULTING CAP

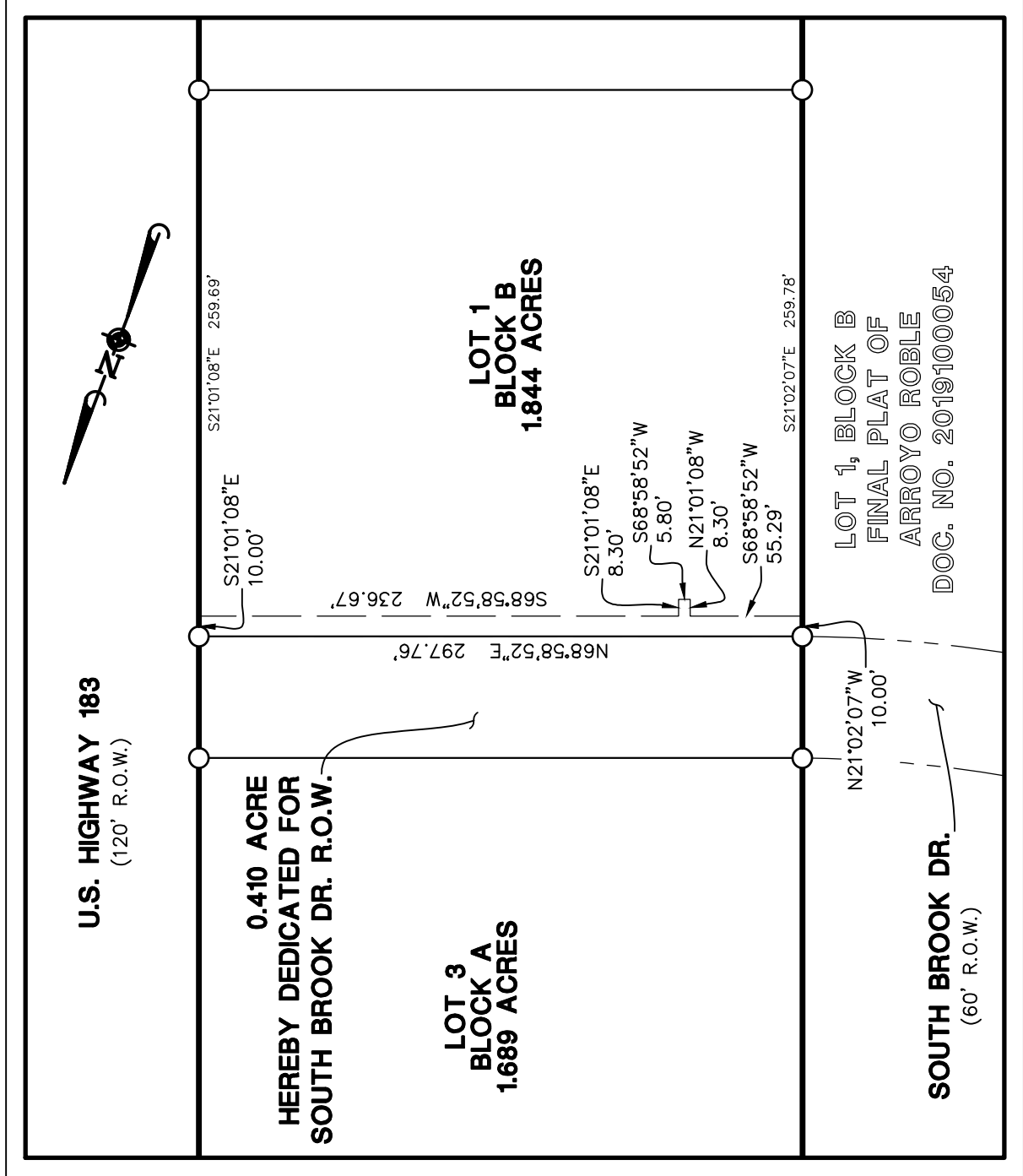
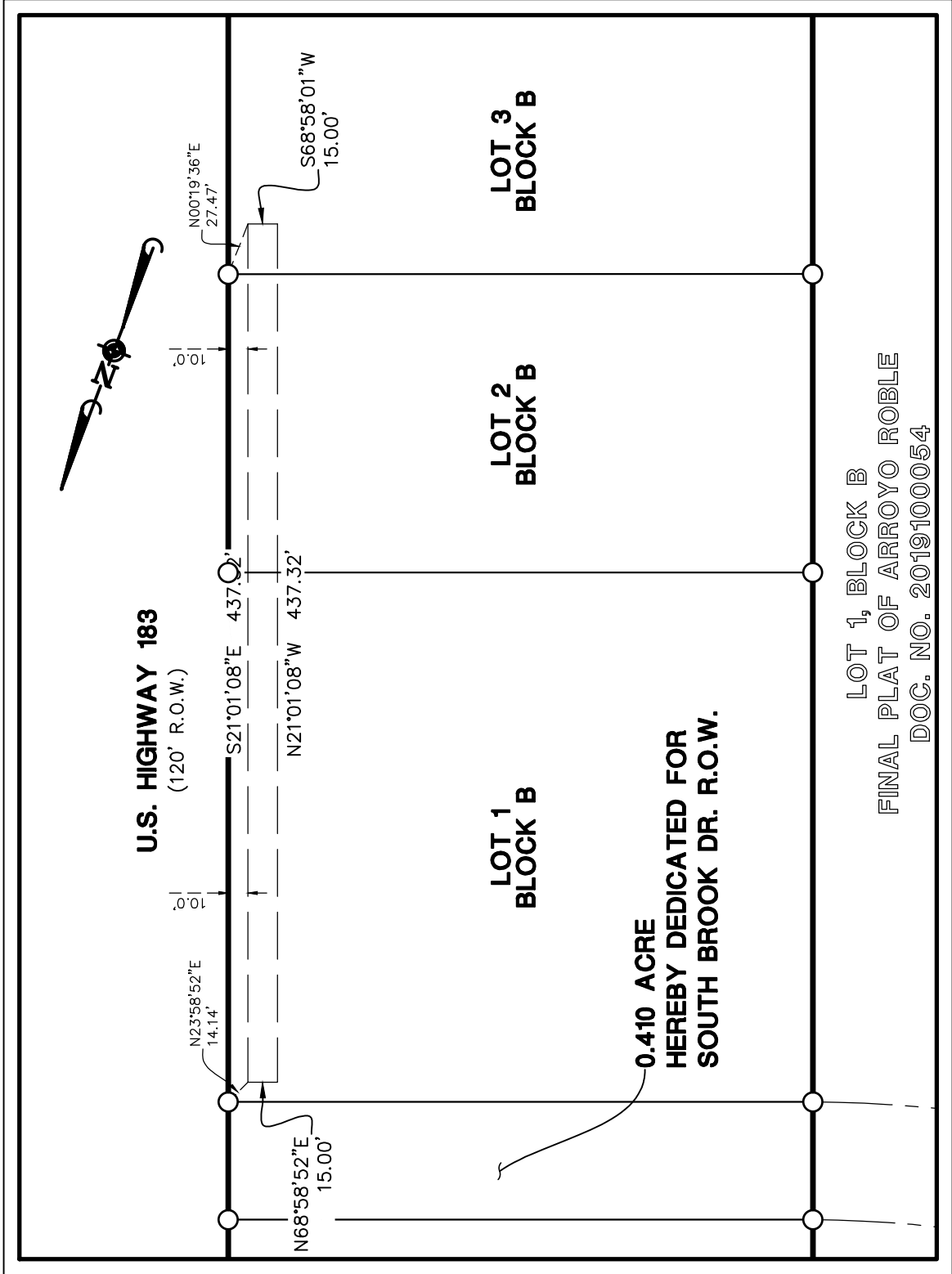
OWNER: OP. III, LEANDER MICHELLE TRACT, LP
500 W. 5TH STREET, SUITE 700
AUSTIN, TX 78701
ENGINEER: GARZEMC, LLC
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512)298-3284
PROJECT AGENT: ABRAM DASHNER RP/LS
MANHARD CONSULTING
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
(512)244-3395

9.342 ACRES OUT OF THE CHARLES COCHRAN SURVEY,
ABSTRACT NO. 134, WILLIAMSON COUNTY, TEXAS



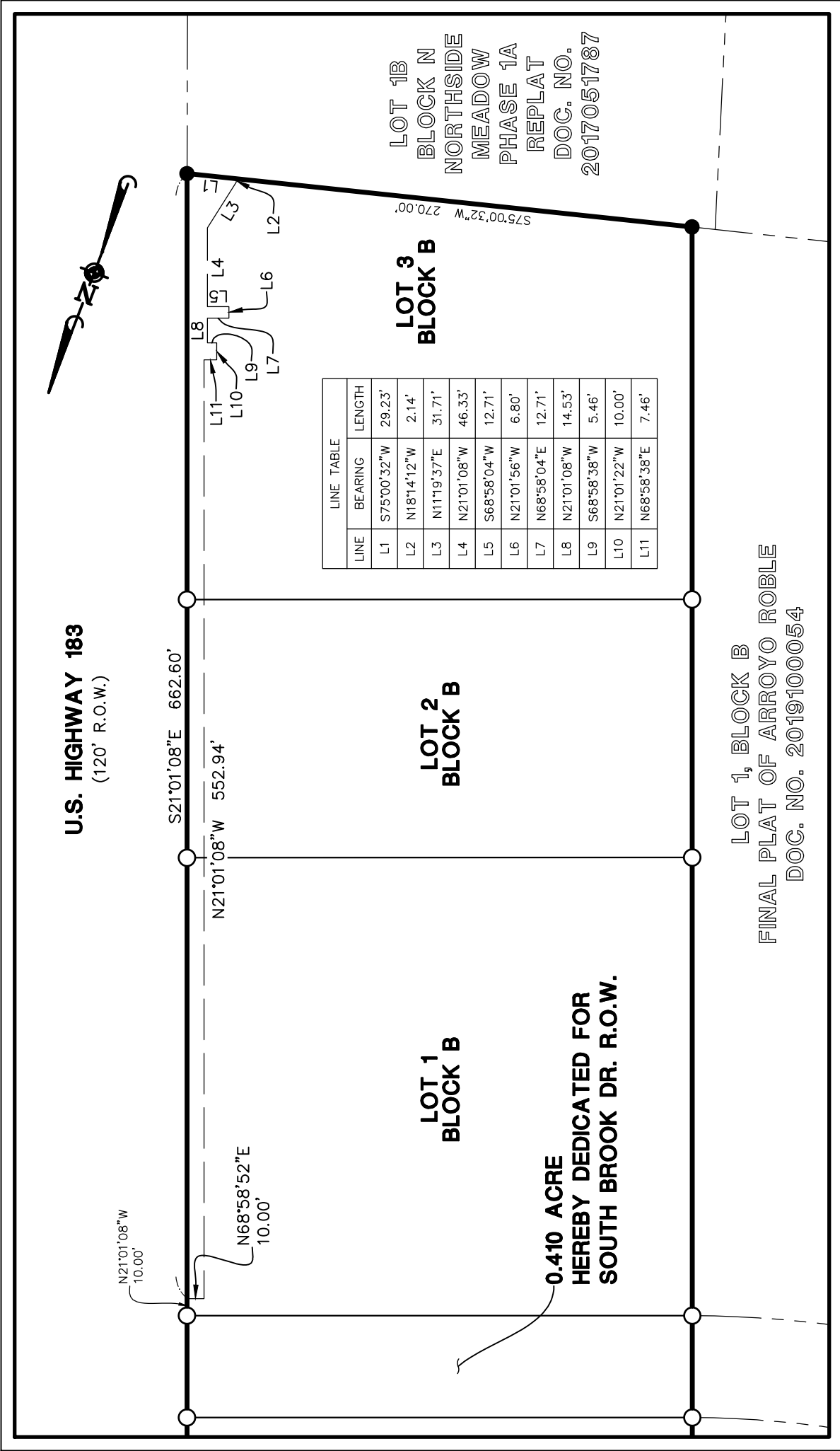
DETAIL "A"

1" = 80'



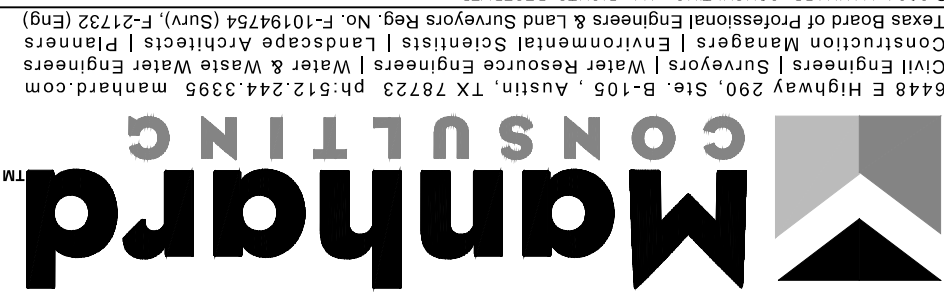
DETAIL "B"

1" = 80'



DETAIL "C"

1" = 80'



6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv.), F-21732 (Eng.)
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9.342 ACRES - CHARLES COCHRAN SURVEY, A-134

U.S. HIGHWAY 183, LEANDER, TX 78641

FINAL PLAT

REVISED: 01/09/24
PROJ. MGR.: AD
DRAWN BY: PWP
SURVEY DATE: 11/11/22
ISSUE DATE: 02/28/23
SCALE:

SHEET

3 OF 5

DETAIL "D"

1" = 80'

ACREAGE: 9.342
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R.O.W.: 0.410

NEW R.O.W.: SOUTH BROOK DRIVE
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT -- 6
FILING DATE: 08/15/2023

LEGEND

- = FOUND 1/2-INCH IRON ROD
- = SET 1/2-INCH IRON ROD W/ MANHARD CONSULTING CAP

MICHELLE SUBDIVISION

FINAL PLAT

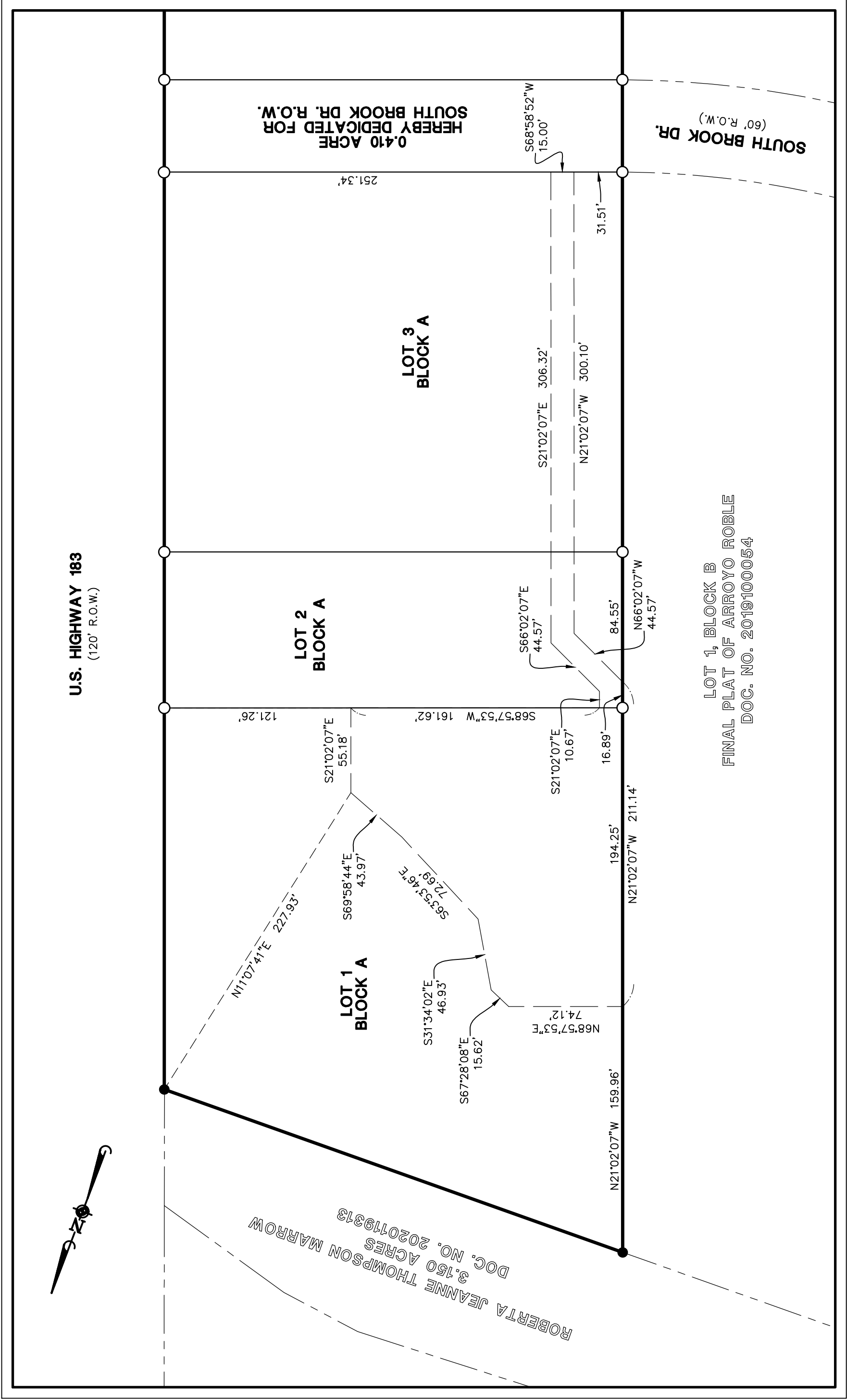
9.342 ACRES OUT OF THE CHARLES COCHRAN SURVEY,
ABSTRACT NO. 134, WILLIAMSON COUNTY, TEXAS

OWNER: OP, III, LEANDER MICHELLE TRACT, LP
500 W. 5TH STREET, SUITE 700
AUSTIN, TX 78701

SURVEYOR: ABRAM DASHNER RP/LS
MANHARD CONSULTING
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
(512)244-3395

ENGINEER: GarzeMEC, LLC
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512)298-3284

PROJECT AGENT: ENDEAVOR REAL ESTATE GROUP
500 W. 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701
(512)682-5585



DETAIL "E"

1" = 60'

9.342 ACRES - CHARLES COCHRAN SURVEY, A-134

U.S. HIGHWAY 183, LEANDER, TX 78641

FINAL PLAT

REVISED:	01/09/24
PROJ. MGR.:	AD
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SURVEY DATE:	11/11/22
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SCALE:	

SHEET

4 OF 5

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MICHELLE SUBDIVISION

FINAL PLAT

9.342 ACRES OUT OF THE CHARLES COCHRAN SURVEY,
ABSTRACT NO. 134, WILLIAMSON COUNTY, TEXAS

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 ALL DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- 6) ALL EASEMENTS, BOTH PUBLIC AND PRIVATE, ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 7) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X-SHADED" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48491C0455F DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
- 8) 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.
- 9) ALL UTILITY LINES MUST BE LOCATED UNDERGROUND
- 10) APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 11) IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT, ACCESS EASEMENT 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.
- 12) 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.
- 13) SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF SOUTH BROOK DRIVE AND US HWY 183. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS 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.
- 14) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 07/13/2023 AND MINOR REVISION PRELIMINARY PLAT ADMINISTRATIVELY APPROVED ON JANUARY 11, 2024.
- 15) ALL IMPROVEMENTS WITH THE SOUTH BROOK DRIVE RIGHT-OF-WAY ARE PUBLIC WITH THE EXCEPTION OF THE TYPE II DRIVEWAYS THAT CONNECT TO SOUTH BROOK DRIVE. THESE TYPE II DRIVEWAYS ARE PRIVATE.
- 16) ALL LOTS AND PUBLIC RIGHT OF WAY IN THIS PLAT SHALL BE GRANTED THE RIGHT TO CONVEY, TREAT AND DETAIN STORMWATER IN THE FACILITIES CONTAINED IN THE DRAINAGE EASEMENT.

AGREAGE: 9.342
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LINEAR FEET OF NEW STREETS: 297.77
AGREAGE BY LOT TYPE: COMMERCIAL DEVELOPMENT: 8.932
R.O.W.: 0.410

NEW R.O.W.: SOUTH BROOK DRIVE
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT – 6
FILING DATE: 08/15/2023

OWNER: OP III LEANDER MICHELLE TRACT, LP
500 W. 5TH STREET, SUITE 700
AUSTIN, TX 78701

SURVEYOR:
ABRAM DASHNER, RPLS #5901
MANHARD CONSULTING
6448 E. HWY 290 STE. B-105
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PROJECT
AGENT:
ENDEAVOR REAL ESTATE GROUP
500 W. 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701
(512)682-5585

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT OP III LEANDER MICHELLE TRACT LP, BEING OWNER OF 9.342 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 9.342 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2022117311, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND 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 MICHELLE SUBDIVISION

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____ A.D.

OP III LEANDER MICHELLE TRACT LP
BY: _____

OP III LEANDER MICHELLE TRACT LP
500 W 5TH ST. STE. 700
AUSTIN, TX 78701
DATE _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE;

ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED,

ON BEHALF OF SAID OP III LEANDER MICHELLE TRACT LP, 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 (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS _____

PRINTED NAME _____ MY COMMISSION EXPIRES _____

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, _____, 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.

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X-SHADED" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48491C0455F DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 29 DAY OF January, 2024.

NAME: JONATHAN MCKEE
LICENSE # 101180

ENGINEERING BY:
GarzaEMC, LLC
1708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512)298-3284

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ABRAM C. DASHNER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND 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 ON THE TITLE COMMITMENT PREPARED BY BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 202202061, EFFECTIVE DATE: JULY 13, 2022, ISSUED: JULY 21, 2022, HAVE BEEN SHOWN OR NOTED HEREON.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 22ND DAY OF JANUARY, 2024.

SURVEYING BY:
MANHARD CONSULTING
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
512-244-3395

CITY CERTIFICATION

APPROVED THIS THE ____ DAY OF _____, 20____ A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

LAURA LANTRIP, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____ AD, AT _____ O'CLOCK ____M, AND DULY RECORDED ON 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 OF 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

6448 E Highway 290, Ste. B-105, Austin, TX 78723
ph: 512.244.3395
manhard.com

Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Landscapers
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv.) F-21722 (Eng.)

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9.342 ACRES - CHARLES COCHRAN SURVEY, A-134

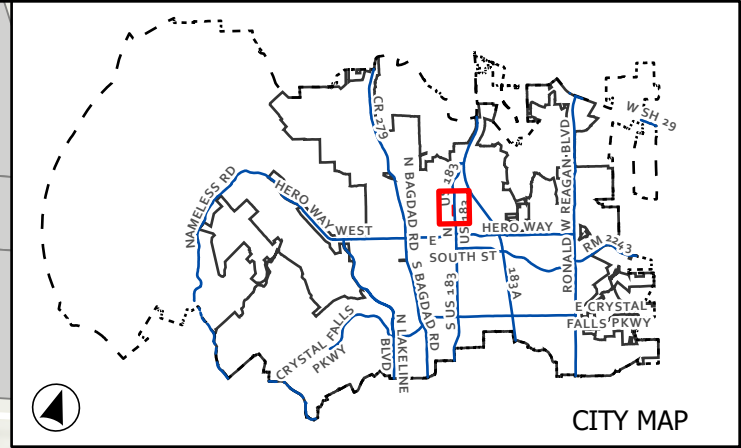
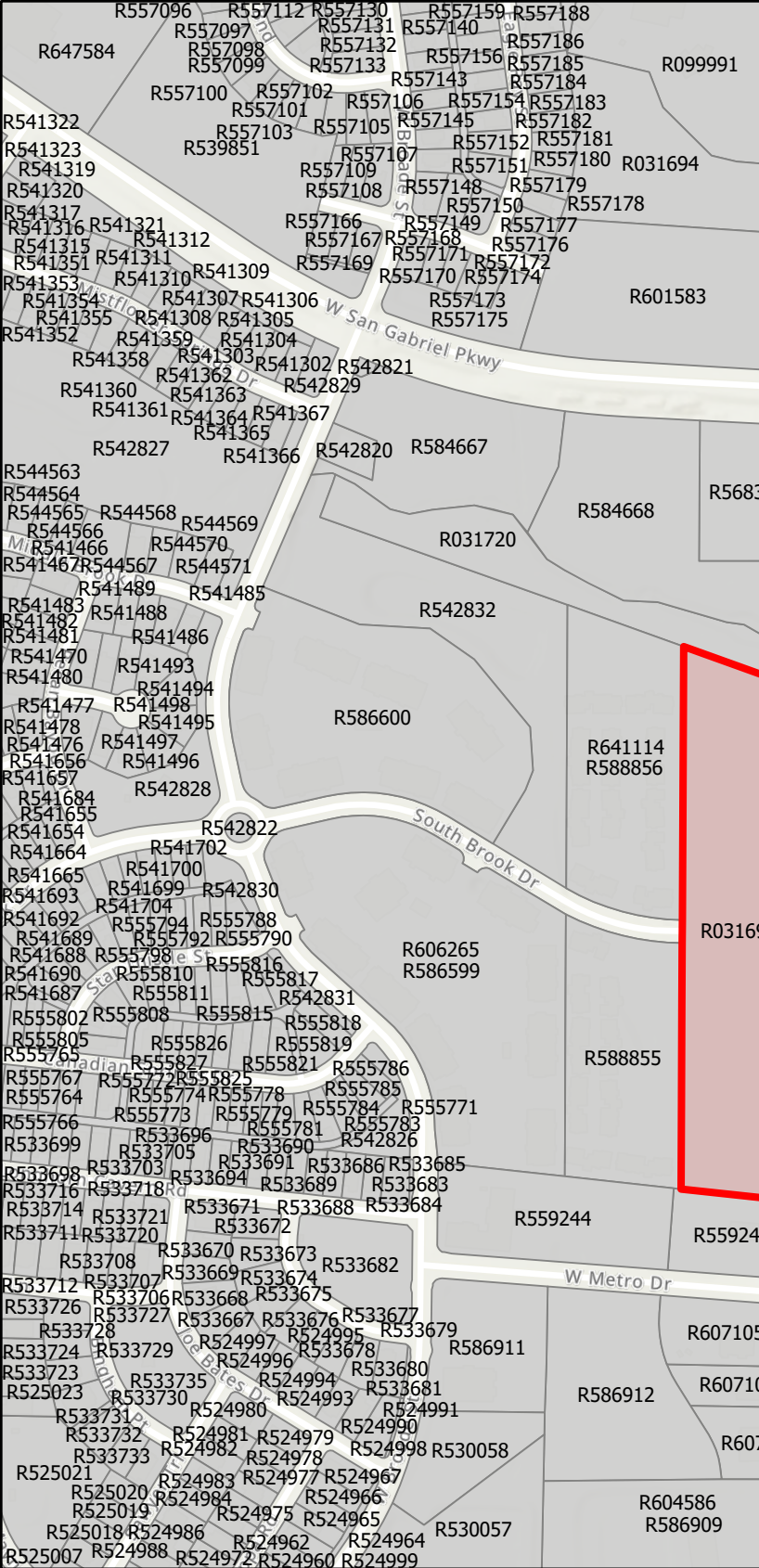
U.S. HIGHWAY 183, LEANDER, TX 78641

FINAL PLAT

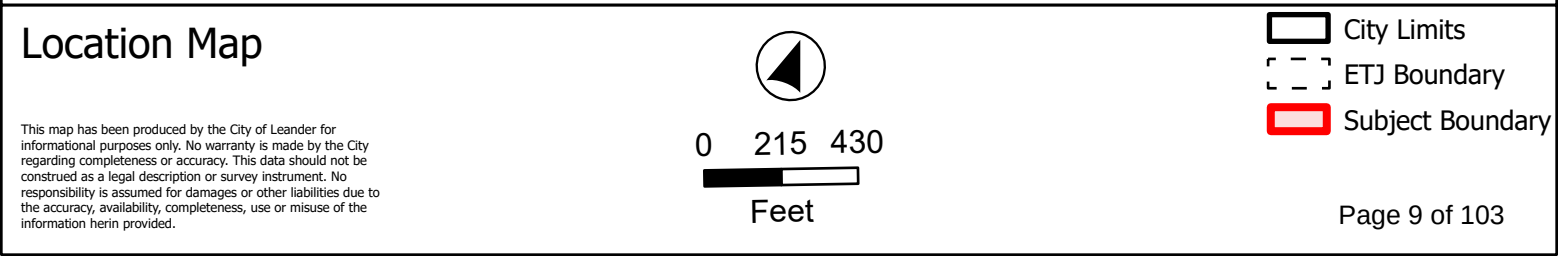
REVISED: 01/09/24
PROJ. MGR.: AD
DRAWN BY: PWP
SURVEY DATE: 11/11/22
ISSUE DATE: 02/28/23
SCALE: _____

SHEET

5 OF 5



CASE: FP-23-0060 ATTACHMENT 2 MICHELLE TRACT





EXECUTIVE SUMMARY
2/8/2024

AGENDA SUBJECT:

Approval of minutes

BACKGROUND:

Draft P & Z meeting 1/25/2024 minutes

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Approval of draft P & Z meeting 1/25/2024 minutes

PRESENTER:

Attachments:

1. 1-25-2024 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, January 25, 2024
Regular Meeting at 6:00 PM



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

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

REGULAR MEETING

1. Call to Order. at 6:00 p.m.
2. Roll Call
All Commissioners were present except Commissioner May and Commissioner Moss.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the January 18, 2024, meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.
No one wished to speak

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-23-0112 regarding Northline Block M, Lots 25 - 29 Final Plat on one (1) parcel of land approximately 0.308 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R566425; generally located northwest of the intersection of Pullman Street and John Webster Street, Leander, Williamson County, Texas.
7. Approval of Minutes.
Motion: To approve the Consent Agenda Items 6 & 7.
By: Commissioner John Cosgrove
Seconded: Vice Chair James Oliver

Yes: Donnie Mahan, John Cosgrove, James Oliver, Laura Lantrip, Scott Calame
No: None
Abstain: None

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Subdivision Case CP-23-0024 to adopt the Enclave at Crystal Falls Concept Plan and Preliminary Plat on four (4) parcels of land approximately 19.53 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031345, R031341, R031342, and R559253; generally located on the north side of East Crystal Falls Parkway approximately 1,000 feet west of Ronald W. Reagan Boulevard., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0024 as described above.

Motion: To approve the Enclave at Crystal Falls Concept Plan and Preliminary Plat.

By: Commissioner Donnie Mahan

Seconded: Vice Chair James Oliver

Yes: Donnie Mahan, John Cosgrove, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

9. Conduct a Public Hearing regarding Zoning Case Z-23-0082 to amend the current zoning of SFR-2-B (Single-Family Rural) and LC-2-B (Local Commercial) to Oakmont PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), LC-2-A (Local Commercial) and GC-3-A (General Commercial) on six (6) parcels of land approximately 50.31 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R473796, R324593, R324592, R412990, R594957, and R594958; and to the east of the intersection of CR 274 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0082 as described above.

Chair Lantrip rescued herself from the dais at 6:04 p.m.

Sheri Wood and Vardhan Annem spoke against

Danny Adams had traffic safety concerns.

Motion: To deny the Oakmont PUD.

By: Commissioner Cosgrove

Seconded: Commissioner Calame

Yes: Donnie Mahan, John Cosgrove, Scott Calame, Jame Oliver

No: None

Rescused: Chair Laura Lantrip

Vice Chair Oliver called a five-minute break at 6:22 p.m. Chair Lantrip returned to the dais at 6:24 p.m and open the meeting at 6:27 p.m.

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on seven (7) parcels of land approximately 234 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0009 as described above.
- Discuss and consider action regarding Zoning Case Z-23-0102 as described above.

David Smith submitted his online comment that he was against this zoning case. Chair Lantrip read it into the record.

Motion: To approve the Comprehensive Plan Amendment

By: Commissioner John Cosgrove

Seconded: Commissioner Donnie Mahan

Yes: Donnie Mahan, John Cosgrove, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

Motion: To deny the zoning request

By: Commissioner John Cosgrove

Seconded: Vice Chair Oliver

Yes: Donnie Mahan, John Cosgrove, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

REGULAR AGENDA

11. Adjournment at 6:47 p.m.

APPROVED

CHAIR

ATTEST:

PLANNING AND ZONING SECRETARY



EXECUTIVE SUMMARY
2/8/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0095 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planning Unit Development – Conventional Development Sector) to adopt the Spillars Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one (1) parcel of land approximately 1.574 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R086306; and located to the east of the intersection of Tulum Terrace and US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0095 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

09/22/2005 – TOD/PUD approved

APPLICANT/AGENT:

SKB Architecture and Design (Stuart M. Alderman) on behalf of Spillar Project, LLC (John Spillar).

RECOMMENDATION:

Staff recommends approval of the zoning request.

PRESENTER:

Jason Pho, Assistant Planner

Attachments:

1. Z-23-0095 Att 1 Planning Analysis - Spillars Project Minor PUD
2. Z-23-0095 Att 2 Current Zoning Map - Spillars Project Minor PUD
3. Z-23-0095 Att 3 Future Land Use Map - Spillars Project Minor PUD
4. Z-23-0095 Att 4 Notification Map - Spillars Project Minor PUD
5. Z-23-0095 Att 5 Proposed Zoning Map - Spillars Project Minor PUD
6. Z-23-0095 Att 6 Aerial Map - Spillars Project Minor PUD
7. Z-23-0095 Att 7 PUD Notes and Conceptual Site Layout & Land Use Plan - Spillars Project Minor PUD
8. Z-23-0095 Att 8 Letter of Intent - Spillars Project Minor PUD
9. Z-23-0095 Att 9 Neighborhood Outreach - Spillars Project Minor PUD



PLANNING ANALYSIS

ZONING CASE Z-23-0095 SPILLARS PROJECT MINOR PUD

GENERAL INFORMATION

Owner/Agent: SKB Architecture and Design (Stuart M. Alderman) on behalf of Spillar Project, LLC (John Spillar).

Current Zoning: TOD/PUD-CD (Transit Oriented Development/Planning Unit Development – Conventional Development Sector)

Proposed Zoning: Spillars Project Minor PUD (Planned Unit Development) with a base zoning district of: GC-2-A (General Commercial)

Size and Location: The property is located to the east of the intersection of Tulum Terrace and US 183, Leander, Williamson County, Texas, including approximately 1.574 acres.

Staff Contact: Jason Pho
Assistant Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to establish the base zoning district of GC-2-A (General Commercial) for the development of a one-story retail project.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The City Council approved an amendment to the Transit Oriented Development District on 03/05/2020 to allow property owners the option to remove their property from the SmartCode and develop under the Composite Zoning Ordinance. The establishment of a base zoning is the first step in the development process for properties zoned Conventional Development.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD-HC, CD	Vacant
EAST	CD	Industrial, Vacant

SOUTH	CD	Vacant
WEST	PUD-GC, TOD/PUD-CD, PUD-SF	Vacant, Industrial, Enclave at Maya Vista Subdivision (Single-Family),

SURROUNDING AREA:

This property is located north of Tulum Terrace and south of Heritage Grove Road. To the west of the site is vacant land, The Enclave at Maya Vista Subdivision, and a cement plant. To the east of the site is vacant land and another concrete supplier. Toward the north and south of the site is vacant land.

PHYSICAL AND NATURAL FEATURES:

This property is not located within the floodplain. The existing trees on site will be reviewed during development and are subject to the mitigation requirements.

PROPERTY HISTORY:

This property annexed into the City of Leander on 11/6/2002.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 05-Z-006 approved a zone change to TOD/PUD-CD (Transit Oriented Development/Planning Unit Development – Conventional Development Sector) on 09/22/2005.

MAJOR CORRIDORS:

This property has access onto US 183.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes a future expansion of US 183.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
US 183	Arterial	Commercial	126' ROW 6 Lanes 10' sidewalk

SUBDIVISIONS:

No subdivision cases were previously submitted for this property.

CURRENT LAND USES:

This property is currently vacant.

EXISTING UTILITIES:

This property has access to water along Tulum Terrace in the Enclave at Maya Vista Subdivision, located approximately 150 feet west of the property, as shown in Figure 1. The extension of this waterline would require a bore. For wastewater, a 12" gravity main is located along Tulum Terrace, as shown in Figure 2.



Figure 1 – Water System



Figure 2 - Wastewater System

CURRENT LAND USES:

This property is currently vacant.

PROPOSED ZONING DISTRICT:**USE COMPONENT****GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.

- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories

MULTI-USE CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors. These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential. Residential may not exceed 40% of the project.

DESIRED MIX: 40-60% Non-Residential, 0-40% Residential

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 08/07/2023. No changes were made to the project since the development meeting was held.

No ordinance changes occurred following the development meeting which may have impacted this project.

NOTIFICATION

- 01/12/2024 - Public Notice on Hill Country News
- 01/24/2024 - Mail Notification to Property Owners within 200'
- 01/24/2024 - Public Hearing Signage Posted on Property
- 02/08/2024 - Planning and Zoning Commission Public Hearing
- 03/07/2024 - City Council Public Hearing & First Reading of the Ordinance
- 03/21/2024 - City Council Second & Final Reading of the Ordinance

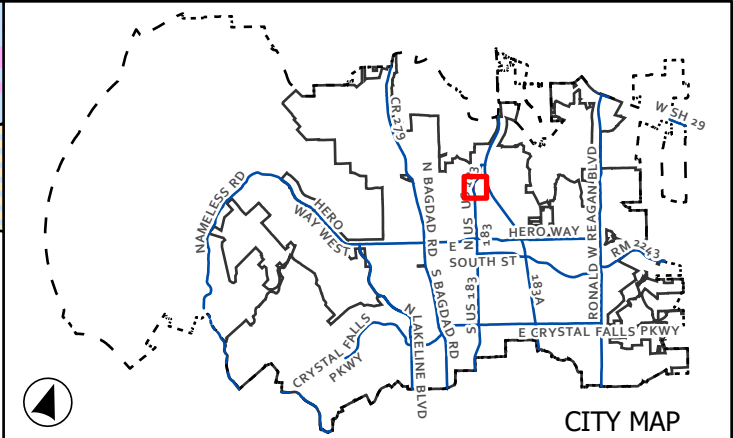
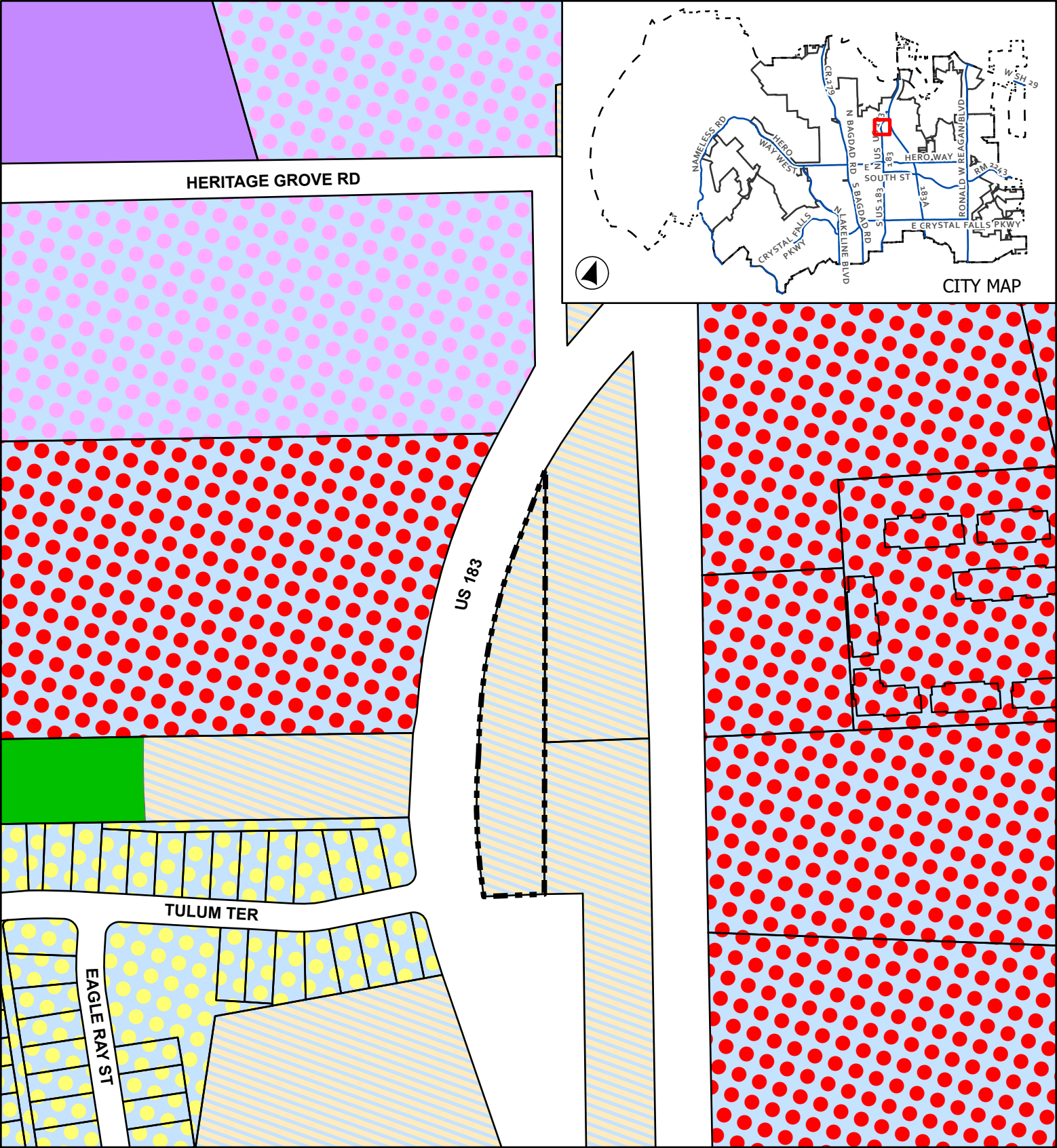
PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. The agent conducted outreach by mailing adjacent property owners with a letter stating their intent and contact information. The agent received no responses from the adjacent property owners. No meeting was held, and no Homeowner's Association located within 500' were contacted.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This zoning request is consistent with our Future Land Use Map designation of Multi-Use Corridor - Priority Corridor and the proposed development would be compatible with the surrounding land uses. This Planned Unit Development intends to establish the base zoning of GC-2-A (General Commercial) and reduces the front paving setback to 10 feet.



CASE: Z-23-0095

ATTACHMENT 2

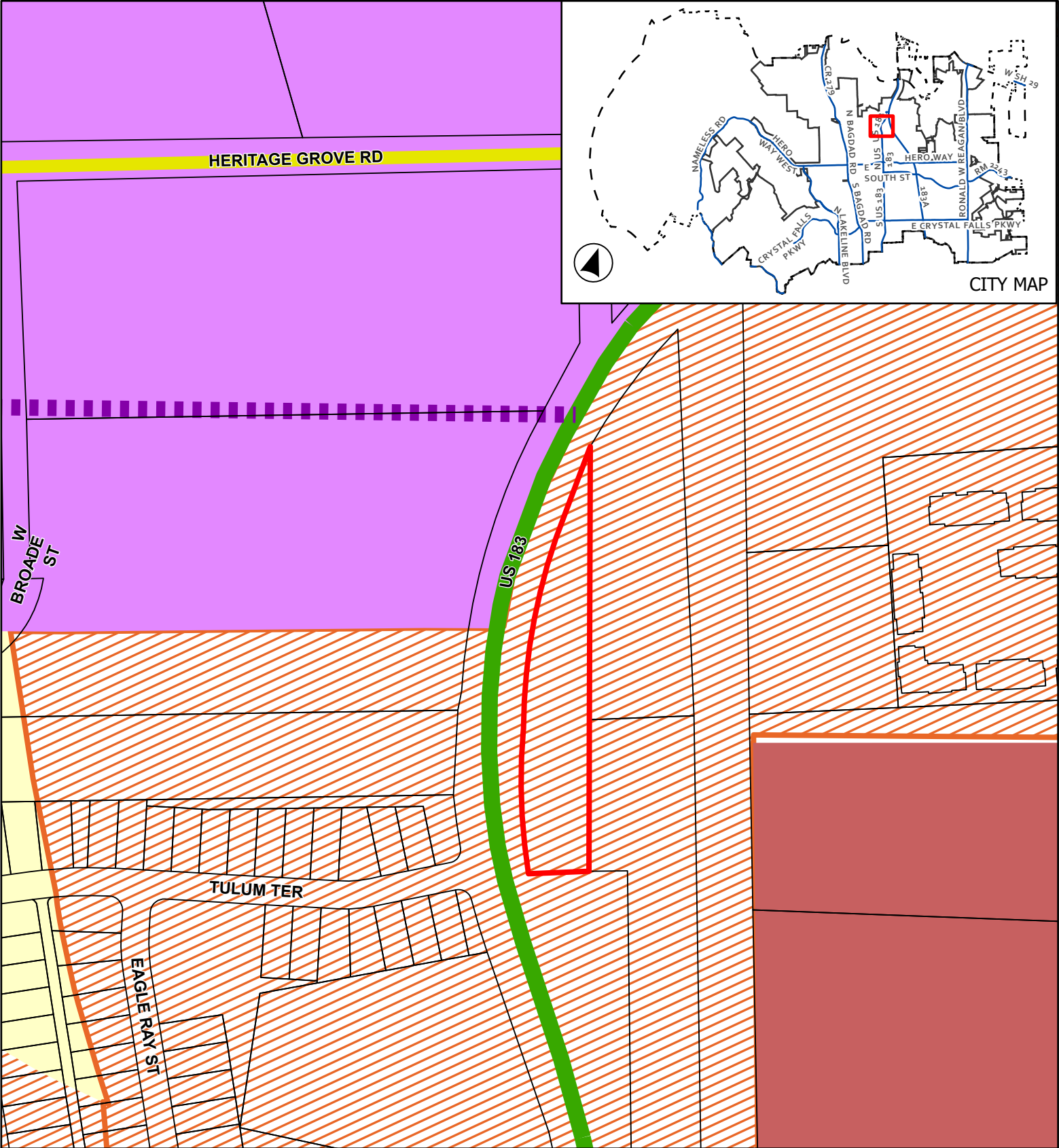
SPILLARS PROJECT
MINOR PUD

Current Zoning

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- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural
- HI - Heavy Industrial
- PUD - Single-Family
- PUD - General Commercial
- PUD - Heavy Commercial
- CD - Conventional Sector





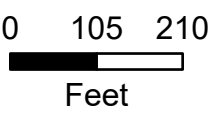
CASE: Z-23-0095

ATTACHMENT 3

SPILLARS PROJECT
MINOR PUD

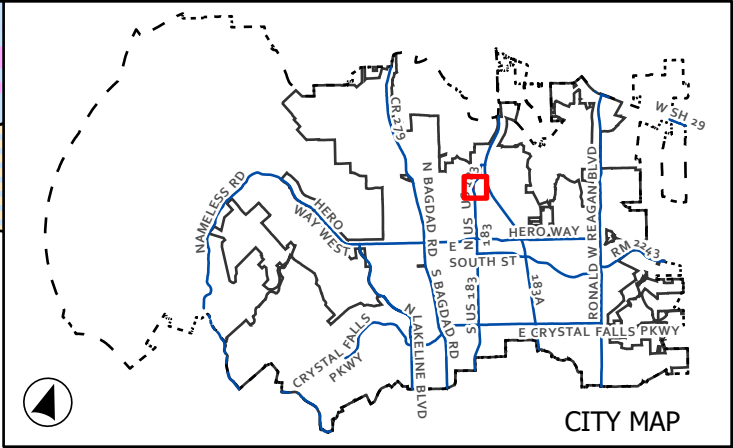
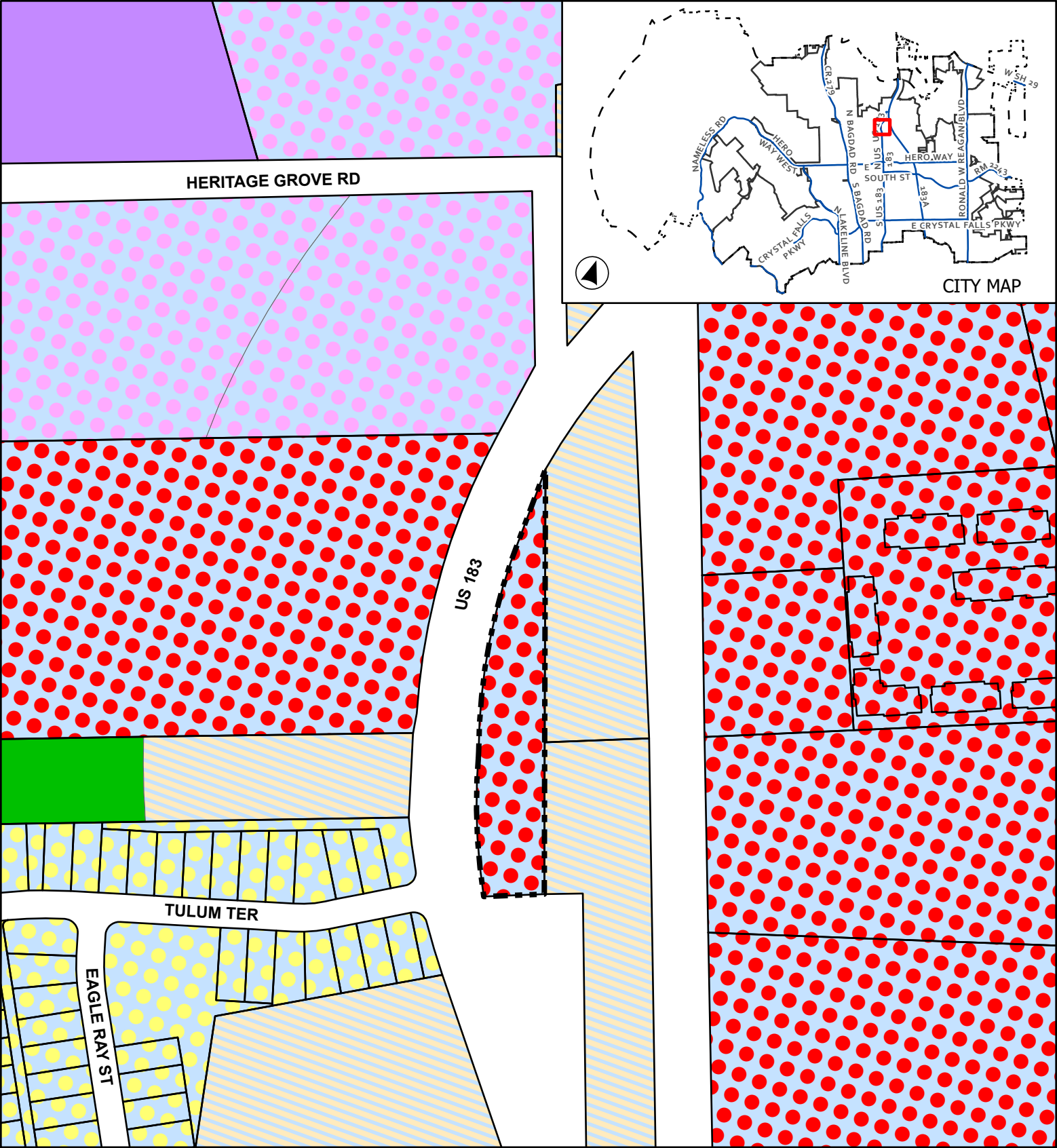
Future Land Use Map

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- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Future Land Use
 - Neighborhood Residential
 - Multi-Use Corridor
 - Multi-Use Corridor - Priority Corridor

- Thoroughfare Plan
 - Arterial 6 Lane, Existing
 - Collector, Existing
 - Arterial 4 Lane, Proposed
- Neighborhood Center - Priority Corridor
- Employment Center
- Leander Central



CASE: Z-23-0095

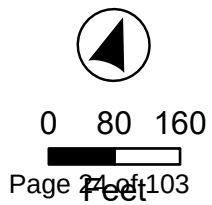
ATTACHMENT 5

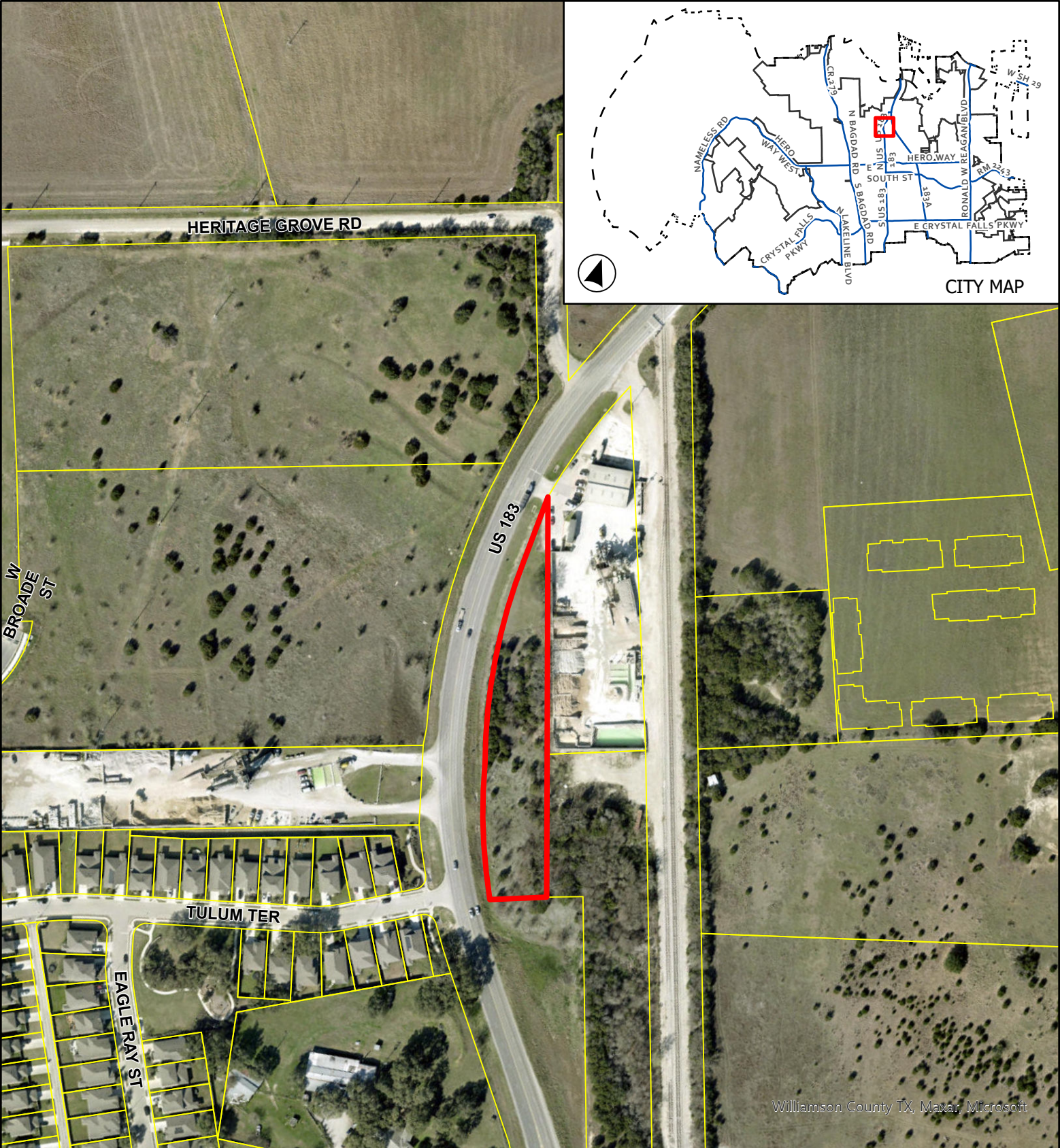
SPILLARS PROJECT
MINOR PUD

Proposed Zoning

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- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural
- HI - Heavy Industrial
- PUD - Single-Family
- PUD - General Commercial
- PUD - Heavy Commercial
- CD - Conventional Sector





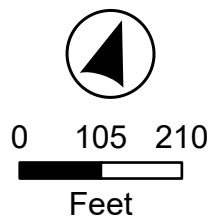
CASE: Z-23-0095

ATTACHMENT 6

SPILLARS PROJECT
MINOR PUD

Aerial Map

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Leander City Limits
 Subject Boundary

Exhibit A

Spillars Project Minor Planned Unit Development

A. Purpose and Intent

1. The Spillars Project PUD is comprised of approximately 1.57-acres, as shown in **Exhibit B**. The development of this property includes retails uses.

B. Applicability and Base Zoning

1. All aspects of the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance except as established in this exhibit title **Exhibit A**.
2. For the purpose of establishing development standards for the PUD the following base zoning district has been selected from the Leander Composite Zoning Ordinance:

GC-2-A (General Commercial)

C. Development Standards

1. The front paving setback shall be reduced to ten (10') feet.

EXHIBIT B SPILLAR PROJECT FIELD NOTES

(THESE NOTES ARE ALSO PROVIDED ON THE SURVEY)

1.573 ACRES

LEGAL DESCRIPTION: BEING 1.573 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS AND BEING THAT CERTAIN 1.488 ACRE TRACT DESCRIBED IN #2020119313 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.573 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN MARCH 2023:

BEGINNING AT A ½" IRON ROD WITH CAP FOUND IN THE EAST LINE OF U.S. HIGHWAY NO. 183 FOR THE NORTHWEST CORNER OF AN OLD ROADWAY AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A X IN CONCRETE FOUND BEARS NORTH 07°42'21" EAST A DISTANCE OF 40.1 FEET;

THENCE SOUTH 20°08'06" EAST A DISTANCE OF 473.04 FEET ALONG THE WEST LINE OF SAID ROADWAY TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN 4.717 ACRE TRACT DESCRIBED IN DOC. #2020054349 OF SAID OFFICIAL PUBLIC RECORDS AND A CORNER HEREOF AND FROM WHICH A ½" IRON ROD WITH CAP FOUND BEARS NORTH 67°50'26" EAST A DISTANCE OF 18.66 FEET;

THENCE SOUTH 20°03'08" EAST A DISTANCE OF 272.33 FEET ALONG THE WEST LINE OF SAID 4.717 ACRE TRACT TO A 3/8" IRON ROD FOUND IN THE EAST LINE OF SAID HIGHWAY FOR A CORNER OF SAID 4.717 ACRE TRACT AND THE SOUTHEAST CORNER HEREOF AND FROM WHICH A 3/8" IRON ROD FOUND BEARS NORTH 24°40'50" WEST A DISTANCE OF 7.32 FEET AND A CONCRETE MONUMENT FOUND BEARS NORTH 69°01'28" EAST A DISTANCE OF 69.33 FEET;

THENCE ALONG THE EAST LINE OF SAID HIGHWAY, THE FOLLOWING 2 COURSES:

1. SOUTH 69°01'28" WEST A DISTANCE OF 96.17 FEET TO A ½" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER HEREOF;
2. ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 767.67 FEET, WITH A RADIUS OF 1130.29 FEET, WITH A CHORD OF NORTH 12°46'04" WEST A DISTANCE OF 753.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 1.573 ACRES MORE OR LESS, AND AS SHOWN HEREON.



3708 SPICEWOOD SPRINGS ROAD, SUITE 200,
AUSTIN, TEXAS 78759
T 512 916 0041
SKBARCH.COM

9-29-2023 revised 12-11-2023

Letter of Intent for Zone Change request

Site: 1.57-acre property on the East Side of US 183 across from Tulum Terrace, North of San Gabriel, and south of Heritage Grove Road

This is the Spillars Property. (See survey with field notes attached)

We are requesting a change from CD to PUD GC-2-A (*General Commercial, Site Component 2, Architectural component A*)

The Owner wishes to construct an approximately 12,300 sf (total) 2 building, one story retail project on the site with approximately 70 parking spaces and associated drives sidewalks landscape as well as water quality and detention features. All to be in accordance with City of Leander Codes. (No special variances or permissions are anticipated)

The property is 1.57 acres as stated above and is generally flat. The longest property line is curved and parallels US 183.

Thank you for your consideration,

Sincerely,

A handwritten signature in dark ink, appearing to read 'Stuart M. Alderman', with a stylized, sweeping flourish at the end.

Stuart M. Alderman, AIA, NCARB
Principal
Texas Architect #8539

Email: salderman@skbarch.com
Cell phone : 512-699-8362

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD.

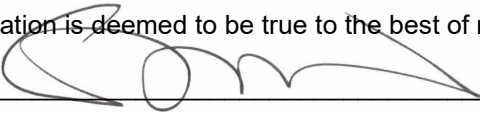
1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly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

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

3. What concerns were raised during these communications?

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

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

Signature:  Date _____



3708 SPICEWOOD SPRINGS ROAD, SUITE 200,
AUSTIN, TEXAS 78759
T 512 916 0041
SKBARCH.COM

9-29-2023

To neighbors of the 1.57 acre property on the East Side of US 183 across from Tulum Terrace, North of San Gabriel, and south of Heritage Grove Road

See map attached.

The Owner of this property wishes to pursue a Zone Change to develop a retail project. The proposed Zoning is GC (General Commercial) as a minor PUD

The Zone change is required because the property is currently zoned CD which does not allow any development at all until a Zone change that is in conformance with the Future Land use plan of the City of Leander is considered by the Planning Commission and City Council. This proposed zoning is in conformance with the categories accepted by the City at this time.

We invite you to communicate with either me (my information is below) or with the City Planning Department with questions about the proposed project and/or the process.

We will also set up a meeting (in person and/or as a video conference) which everyone will have the opportunity to attend.

See also the attached general information.

Please call or email me with questions or comments. (I will be on a vacation from Saturday September the 30th to Saturday October the 14th but will have access to email and will be able to receive phone messages. I will make time to call people back that have urgent questions.

The Zone change application is just being submitted now so it will take some time for the City to Review and have their own feedback.

Thank you for your consideration,

Sincerely,

A handwritten signature in dark ink, appearing to read 'Stuart M. Alderman', with a long horizontal line extending to the right.

Stuart M. Alderman, AIA, NCARB
Principal
Texas Architect #8539

Email: salderman@skbarch.com
Cell phone : 512-699-8362



EXECUTIVE SUMMARY
2/8/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0099 to amend the current zoning of Hill Country Bible PUD (Planning Unit Development) with the base zoning district of SFS-3-A (Single-Family Rural) to change the base zoning district to LC-2-A (Local Commercial) on two (2) parcels of land approximately 19 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R647584 and R647585; and more commonly known as 589 W San Gabriel Pkwy, Leander, Williamson County, Texas. Applicant/Agent: Southwest Land Services, Inc (David Singleton) on behalf of Hill Country Bible Church (William Conor O'Hearn).

- Discuss and consider action regarding Zoning Case Z-23-0099 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

09/22/2005 – PUD/TOD approved

11/05/2015 – Hill Country Bible PUD approved

APPLICANT/AGENT:

Southwest Land Services, Inc (David Singleton) on behalf of on behalf of Hill Country Bible Church (William Conor O'hearn)

RECOMMENDATION:

Staff recommends approval of the zone change.

PRESENTER:

Karina L. Castillo, AICP, Planning Manager

Attachments:

1. Z-23-0099 Att 1 Planning Analysis - Hill Country Bible Major Amendment
2. Z-23-0099 Att 2 Current Zoning - Hill County Bible PUD
3. Z-23-0099 Att 3 FLU - Hill County Bible PUD
4. Z-23-0099 Att 4 Public Notification - Hill County Bible PUD
5. Z-23-0099 Att 5 Proposed Zoning - Hill County Bible PUD
6. Z-23-0099 Att 6 Aerial Map - Hill County Bible PUD

7. Z-23-0099 Att 7 PUD Notes - Hill Country Bible Church
8. Z-23-0099 Att 8 Letter of Intent - Hill Country Bible Church
9. Z-23-0099 Att 9 Neighborhood Outreach Summary - Hill Country Bible Church



PLANNING ANALYSIS

ZONING CASE Z-23-0099 HILL COUNTRY BIBLE PUD MAJOR AMENDMENT

GENERAL INFORMATION

Owner/Agent: William Conor O'hearn on behalf of Hill Country Bible Church.

Current Zoning: Hill Country Bible PUD (Planned Unit Development) with a base zoning district of: SFR-3-A (Single-Family Rural)

Proposed Zoning: Hill Country Bible PUD (Planned Unit Development) with a base zoning district of: LC-2-A (Local Commercial).

Size and Location: The property is located northwest of San Garbiel Parkway and Mustang Brook Lane, including approximately 19 acres.

Staff Contact: Karina L. Castillo, AICP
Planning Manager

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to change the base zoning from SFR-3-A (Single-Family Rural) to LC-2-A (Local Commercial).

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The Hill Country Bible PUD was approved with a base zoning of SRF-3-A (Single-Family Rural) with the intention of developing a church and its related uses. Lot 1 has been developed with the church use while Lot 2 remains vacant. This proposal includes changing the base zoning to LC-2-A (Local Commercial) to allow for flexibility on the uses that are permitted.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD-SF	Reserve at North Fork Single-Family Subdivision
EAST	PUD-SF, LC	Enclave at Maya Vista Single-Family Subdivision, Vacant

SOUTH	PUD-SF	Oak Creek Single-Family Subdivision
WEST	LC	Vacant

SURROUNDING AREA:

This property is located North of San Gabriel Parkway and the Oak Creek Subdivision. Reserve at North Fork is located to the north and Enclave at Maya Vista is located to the east of the site.

PHYSICAL AND NATURAL FEATURES:

This property has been developed in compliance with City of Leander standards.

PROPERTY HISTORY:

This property annexed into the City of Leander on 08/08/2005.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 05-Z-006 approved a zone change to PUD/TOD-CD (Conventional Development) on 09/22/2005.
- 15-TOD-Z-022 requested a zone change from PUD/TOD to PUD-SF and was approved on 11/05/2015.

MAJOR CORRIDORS:

This property has access onto San Gabriel Parkway.

TRANSPORTATION PLAN REQUIREMENTS:

No new roads are proposed on this site.

The table below includes the streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
San Gabriel Parkway	Arterial	Commercial	126' ROW 6 lanes 10' sidewalk

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- FP-22-0023 was recorded on 03/14/2023.
- 20-AFP-006 was recorded on 01/19/2021.
- 19-TOD-FP-022 was recorded on 06/18/2020.
- 19-TOD-PICP-036 & 19-TOD-SD-026 were approved on 04/08/2020.
- 20-TOD-PP-005 was approved on 03/27/2020.
- 19-TOD-PP-004 was approved on 08/08/2019.
- 19-CP-002 was approved on 04/18/2019.

EXISTING UTILITIES:

This property has access to water along San Gabriel Parkway as shown in Figure 1. Wastewater was installed in Lot 1, connecting from Mustang Brook Lane and Acuff Lane as shown in Figure 2.



Figure 1 – Water System



Figure 2 – Wastewater System

CURRENT LAND USES:

A portion of this property is currently being used as a church.

PROPOSED ZONING DISTRICT:**USE COMPONENT****LC – LOCAL COMMERCIAL:**

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories

MULTI-USE CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

NEIGHBORHOOD RESIDENTIAL

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was not necessary for this submittal.

NOTIFICATION

01/18/2024 - Public Notice on Hill Country News
 01/24/2024 - Mail Notification to Property Owners within 200'
 01/24/2024 - Public Hearing Signage Posted on Property
 02/08/2024 - Planning and Zoning Commission Public Hearing
 03/07/2024 - City Council Public Hearing & First Reading of the Ordinance
 03/21/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted.

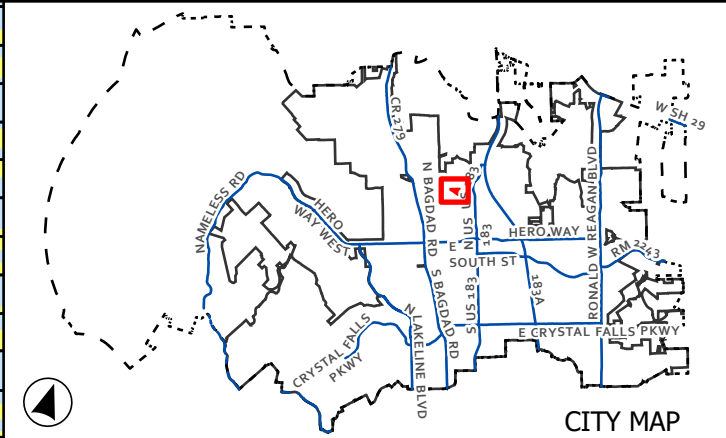
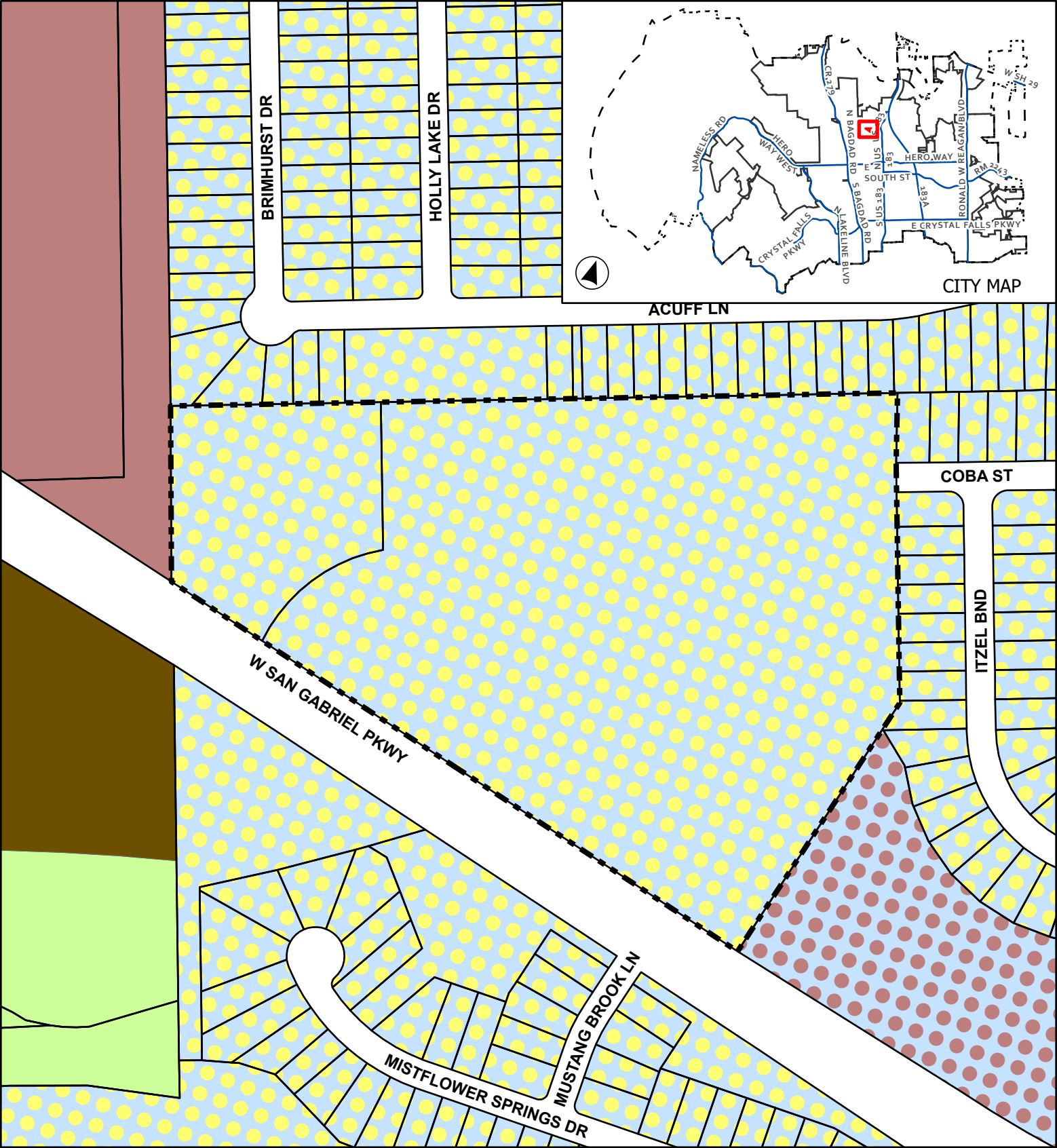
A letter was mailed to all the property owners within 500' of the site, which included contact information and the option for a zoom virtual meeting. No concerns were discussed during the subsequent communications.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

The proposal to change the base zoning district aligns with the City of Leander Comprehensive Plan and the intent statements of the Composite Zoning Ordinance. Staff recommends approval of the Major Amendment of the Hill County Bible PUD.

This Planned Unit Development includes allowing a church campus in addition to all uses permitted in the LC use component.



CASE: Z-23-0099

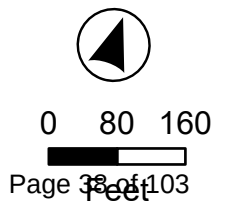
ATTACHMENT 2

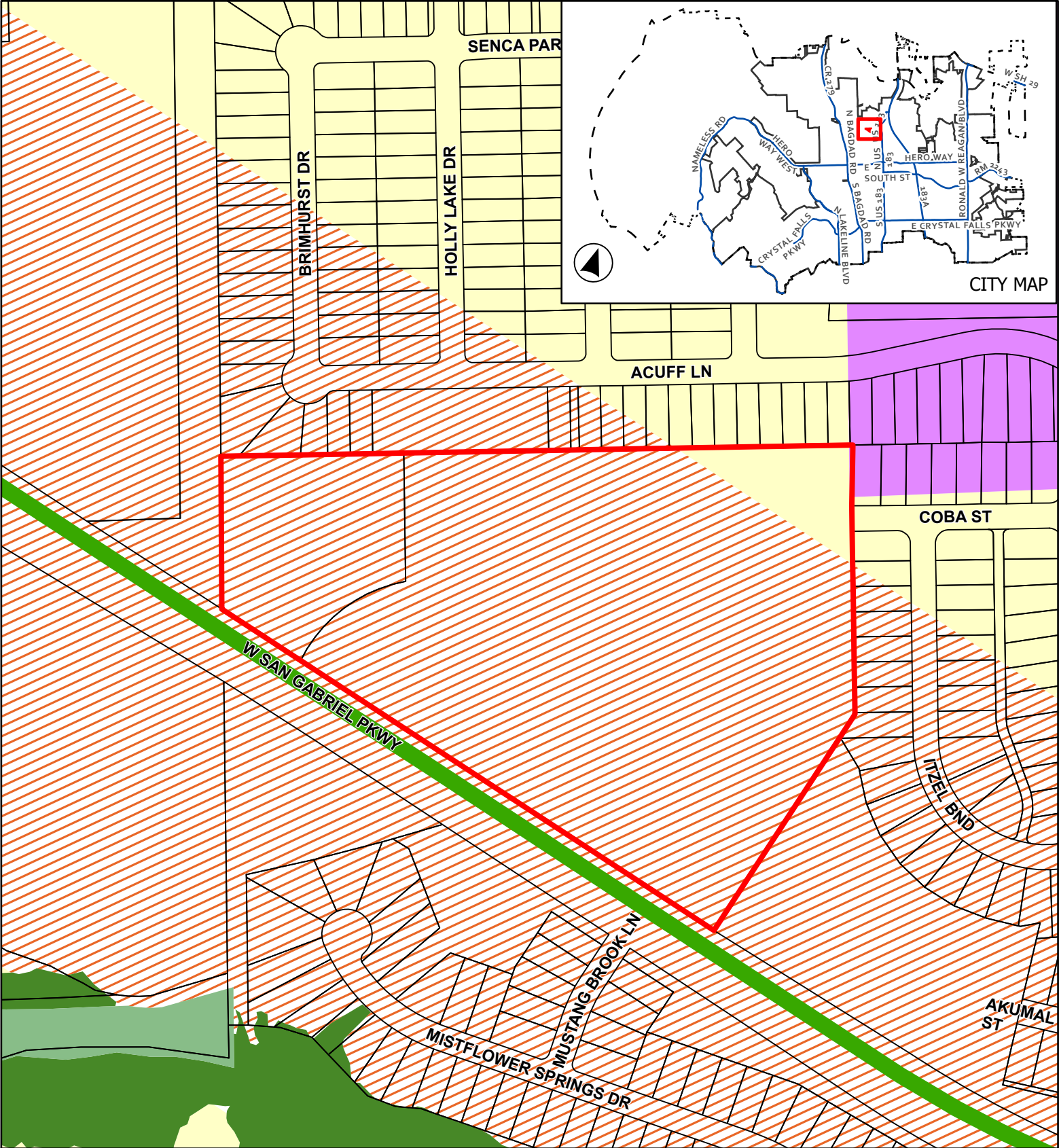
HILL COUNTY BIBLE
MAJOR AMENDMENT PUD

Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFU - Single-Family Urban
- MF - Multi-Family
- LC - Local Commercial
- HC - Heavy Commercial
- PUD - Single-Family
- PUD - Local Commercial





CASE: Z-23-0099

ATTACHMENT 3

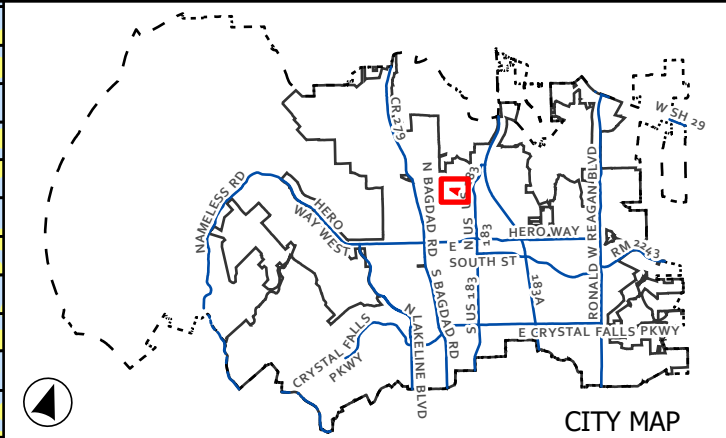
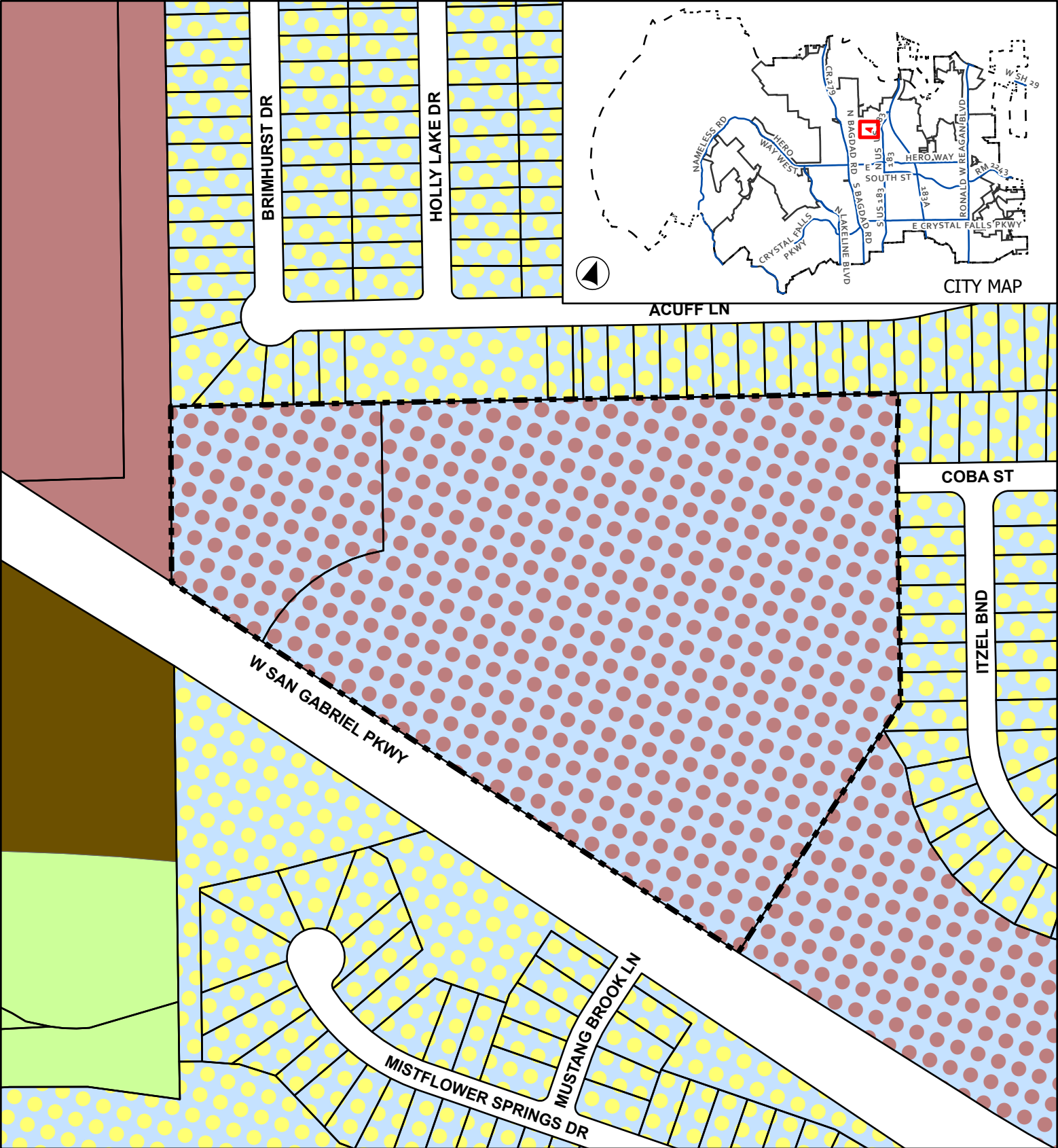
HILL COUNTY BIBLE
MAJOR AMENDMENT PUD

Future Land Use Map

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0 115 230
Feet

- Leander City Limits - ETJ Boundary - Subject Boundary	- Employment Center - Greenway - Parks and Preserves
Future Land Use - Neighborhood Residential - Multi-Use Corridor	Thoroughfare Plan Arterial 6 Lane, Existing



CASE: Z-23-0099

ATTACHMENT 5

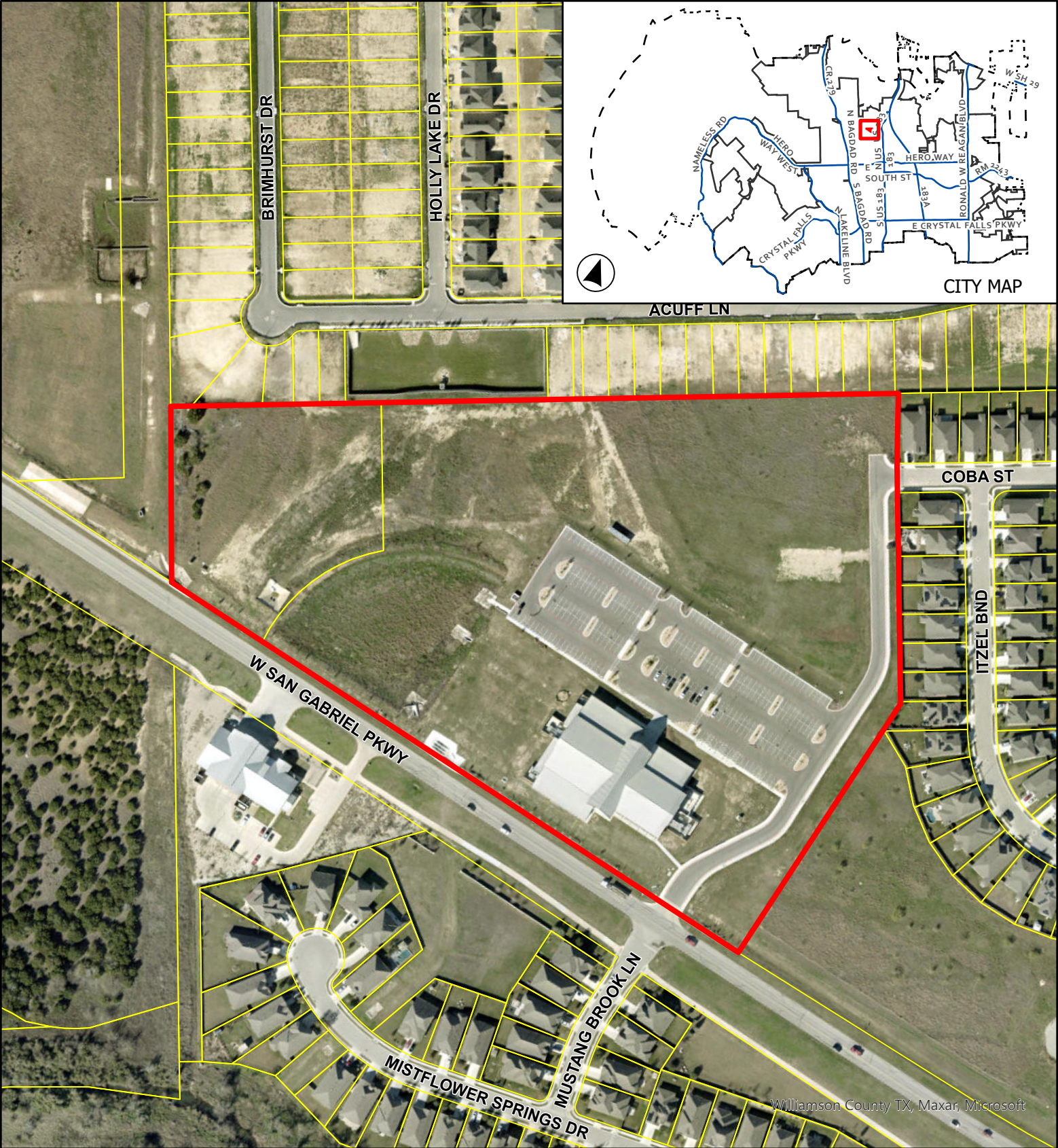
HILL COUNTY BIBLE
MAJOR AMENDMENT PUD

Proposed Zoning

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- | | |
|--------------------------------|------------------------|
| Leander City Limits | LC - Local Commercial |
| Extra-Territorial Jurisdiction | HC - Heavy Commercial |
| Subject Boundary | PUD - Single-Family |
| SFU - Single-Family Urban | PUD - Local Commercial |
| MF - Multi-Family | |





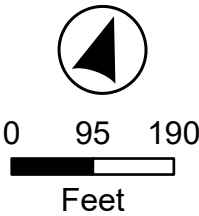
CASE: Z-23-0099

ATTACHMENT 6

HILL COUNTY BIBLE
MAJOR AMENDMENT PUD

Aerial 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.



- Leander City Limits
- Subject Boundary

EXHIBIT A

Hill Country Bible Church Planned Unit Development Amendment #1

A. Purpose and Intent

1. The Hill Country Bible Church PUD Amendment #1 is comprised of approximately 19 acres, as shown in **Exhibit B**. The proposed development of this property includes a church campus and local commercial development.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

LC-2-A (Local Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include a church campus as well as all uses permitted in the LC use component.

October 31, 2023

Robin Griffin, Director of Planning
City of Leander
201 N. Brushy Street
Leander, TX 78641

RE: Hill Country Bible Church
W. San Gabriel PKWY
Major Amendment to an
existing PUD request

Ms. Griffin,

On behalf of Hill County Bible Church (d/b/a North Way Church), we are submitting the enclosed Major Amendment to an existing PUD Application to rezone a portion of the 19.0 acre referenced property from PUD SFR-3-A Base Zoning to PUD with LC-2-A Base Zoning for the 3.0 acre on the west end of the tract.

The proposed zoning is consistent with the City's Comprehensive Plan designation and will further the goals established therein by expanding an existing employment base contiguous to existing and planned transportation arterials and provide additional local commercial opportunities within the corporate boundaries of the City.

The initial zoning assigned to the property was PUD in the TODD and amended in 2015 to PUD with an underlying base zoning designation of SFR-3-A. Rezoning the tract will bring the tract more into alignment with the Future Land Use designation as assigned by the City on its Comprehensive Plan. Further, rezoning the tract will afford the Owners the opportunity to create appropriate commercial opportunities compatible with the existing church use on the site.

The site is relatively flat with slopes of 2% or less.

We respectfully solicit Staffs recommendation for approval of the request and welcome any questions you have in regard to the request.

Sincerely,

A handwritten signature in black ink, appearing to read 'dps' or similar, with a stylized flourish at the end.

David Singleton

SOUTHWEST
LAND SERVICES, INC.

December 18, 2023

Re: North Way Bible Church
689 W. Sean Gabriel Parkway
Proposed Zoning Case

Dear Neighbor,

The purpose of this letter is to notify you of a proposed zoning change in your area. I represent North Way Bible Church, the owners of approximately 3 acres located at 689 W. San Gabriel Parkway. The church is proposing to amend the existing PUD to allow LC-2-A base zoning on the 3 acres at the westernmost edge of the master tract (approximately 19 acres).

The subject property is located within an area designated as Multi-Use Corridor on the City of Leander's Comprehensive Land Use Plan. This land use designation encourages a mixture of local commercial uses including the uses being proposed for the project. The Comprehensive Plan further identifies Local Commercial (LC) as a suitable zoning category for the corridor.

We are mindful of the recent increase of COVID cases and some may not be comfortable at an in-person meeting, so we are scheduling a Zoom meeting for January 4th, 2024 at 7:00 p.m. Please feel free to call, text or email with questions or concerns, or contact our office for the Zoom call login information.

If you would like to discuss this project in greater detail or ask any questions related to this submittal to the City of Leander, please contact me by phone at 512-259-9000 or by email at southwestland@gmail.com. So that we can appropriately represent communications back to the City, please contact us no later than January 4th, 2024.

Sincerely,

David Singleton

Mailing address: P.O. Box 984 Leander Texas 78646-0984
Delivery address: 105 Paloma Point, Georgetown Texas 78628
southwestland@gmail.com 512.259.9000

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

The attached letter was mailed to all of the appropriate property Owners. Three people (Clara Montez, Hayden Dixon and LaDonna Lewis) reached out for more information.

The call-in information for the proposed Zoom call was provided to all three.

David had telephone conversations with Clara Montez and Hayden Dixon explaining the proposed zoning.

Zoom calls were held with Clara Montez and subsequently with LaDonna Lewis.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

All property Owners within 500' of the 19-acre tract were notified via letter.

3. What concerns were raised during these communications?

No concerns - just questions about what is being proposed.

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

No changes were requested or proposed.

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

Signature:



Date **1/4/23**



EXECUTIVE SUMMARY
2/8/2024

AGENDA SUBJECT:

Discussion regarding the Comprehensive Plan Implementation Schedule and Old Town Master Plan Implementation, and consider action on recommendations from the Planning & Zoning Commission for the FY 2024/2025 City Budget and CIP Plan.

BACKGROUND:

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

The City Charter calls for the Commission to submit a list of recommended capital improvements that are desired to implement the adopted Comprehensive Plan. The Commission has the opportunity to make recommendations based on the current goal statements listed in the adopted Plan.

Examples of previously proposed capital improvements include:

1. Sidewalk gaps project – Approved & Completed
2. Old Town Master Plan – Approved, RFQ is in process
3. Architectural Pattern Book – Approved & Not Adopted
4. Landscape & Beautification along corridors – No Action
5. Strong Towns Community Presentation – No Action
6. Improving Heritage Grove Road – Approved & Scheduled for this year
7. Complete Sidewalk Network – HEB to Old Town – No Action
8. Improve Entrance Old Town including Signage – Old Town Master Plan Approved
9. Build Dinosaur Park in Old Town – Approved, RFQ completed
10. Resolve High Speed Internet Inequality – No Action
11. Bus Connectivity, Involve Public Arts Commission with Bus Stops – No Action
12. Access to businesses, infrastructure, and bus service – No Action

Section 10.05 Planning Commission Powers and Duties

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

HISTORY/TIMELINE:

04/01/2021 Adoption of the Comprehensive Plan Update
10/12/2021 Applicant update to the Future Land Use Map (Hampton Park Estates)
03/03/2022 COL update to the Future Land Use Map
04/07/2022 Applicant update to the Future Land Use Map (M Ranch)
05/19/2022 Applicant update to the Future Land Use Map (Leander Estates)
02/02/2023 COL update to the Comprehensive Plan to update the Transportation Master Plan (Republic Trails)
06/01/2023 COL update to the Comprehensive Plan to update the Transportation Master Plan
09/21/2023 Adoption of Old Town Master Plan
01/04/2024 COL update to the Comprehensive Plan and Future Land Use Map

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

See Planning Analysis.

PRESENTER:

Karina L. Castillo, AICP, Planning Manager

Attachments:

1. Att 1 Planning Analysis Comprehensive Plan Implementation Update
2. Att 2 Planning Analysis Old Town Master Plan
3. Att 3 Implementation Schedule 2024 Update
4. Att 4 Old Town Priority Projects



PLANNING ANALYSIS

COMPREHENSIVE PLAN IMPLEMENTATION SCHEDULE 2024 UPDATE

BACKGROUND

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

SUMMARY

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

GOALS COMPLETED

The following goals have been completed:

- 1.2.5 Review the lighting ordinance to ensure appropriate and compatible site and building lighting for new development.
- 2.2.1 Identify and prioritize recruiting through a targeted industry analysis.
- 3.1.1 Identify and prioritize the recruitment of primary jobs through a targeted industry analysis.
- 3.2.2 Develop marketing and branding material that responds to key information needs of site selectors, brokers, developers, and targeted prospects. Website Update
- 4.1.4 Create a targeted marketing campaign for the Leander Station activity center as a premier regional destination.
- 5.2.5 Consider the creation of a "Leander Beautification" committee to identify improvements citywide.
- 6.1.1 Develop a detailed master plan for Old Town Leander.
- 6.2.3 Conduct a parking assessment in Old Town.
- 6.2.5 Explore funding opportunities for public improvements.
- 6.3.1 Create a Leander heritage promotion program that educates and celebrates Leander's rich history.
- 9.1.2 Update the City's street cross-sections to ensure a balance of safety and people-centered streetscape elements.
- 9.2.1 Regularly re-evaluate the City's methods for studying traffic impacts and assessing mitigation costs.
- 11.2.4 Conduct the five-year update of the Water and Wastewater Impact Fees.
- 12.2.6 Develop digital tools to provide information and education to the public.

PLANS AND ORDINANCES UPDATES

The following updates were made to ordinances and plans:

1. In April 2023, the Building Code was updated to remove local amendments that were in conflict with new codes and require that shell buildings are pre-plumbed for multiple restrooms.
2. In June 2023, the Transportation Master Plan was updated to revise the classification of several roads.
3. In September 2023, Old Town Master Plan was completed.
4. In November 2023, the Sign Ordinance was amended to overhaul the standards and address changes in response to new sign types, materials, and technology.

5. In January 2024, the Comprehensive Plan was updated to reduce residential zoning permitted in Urban Mixed-Use, Activity Centers and Employment Centers, update the Comprehensive Plan and Future Land Use Map to address changes to the Transportation Master Plan and provide clarity on some land use categories.
6. In January 2024, the Subdivision Ordinance was updated to support the newly adopted Roadway Impact Fees by revising Roadway Adequacy Fee to Roadway Adequacy Payment, implement the use of a Traffic Study Screening Evaluation Form, and general clean up.

UPCOMING UPDATES

Staff is working on updates to the following ordinances:

1. Noise Ordinance Update – Feb. 2024
2. Entertainment District Creation– Feb./March 2024
3. Water Master Plan Update – March 2024
4. Parkland Dedication Ordinance Update – Spring 2024
5. Short Term Rentals – Spring 2024
6. Composite Zoning Ordinance updates and clean up – Spring 2024
7. Building and Fire Code 2024 code package – End of 2024

CAPITAL IMPROVEMENT PROJECT OPTIONS

The Planning & Zoning Commission has an opportunity to provide a list of recommended items to be considered for the Capital Improvement Project (CIP) Plan. The following items are from the Comprehensive Plan and could be considered as options.

- Initiate a Gateway and Signage Plan,
- Install landscaping enhancements on major highways,
- Move City Hall and civic center facilities partially or entirely to another location,
- Conduct a feasibility study for the future San Gabriel River Regional Trail,
- Acquire trail access corridor to the Balcones Canyonlands Preserve
- Replace and/or upgrade playscapes,
- Acquire property for signature community park in northwest Leander,
- Install traffic signals and turn lanes,
- Initiate a Library Strategic Master Plan update.



PLANNING ANALYSIS

OLD TOWN MASTER PLAN & PRIORITY PROJECTS

BACKGROUND

The Comprehensive Plan identified Old Town Leander as a unique community asset. Through public outreach and stakeholder involvement the vision for Old Town to be a destination for arts, shopping, entertainment and honoring Leander's Heritage were key take aways. Due to its importance, improving Old Town was listed as 1 of the 12 major Goals within the Comprehensive Plan.

In 2023, the City Council approved the Old Town Master Plan. This plan included a thorough analysis of Old Town focusing on a parking assessment and an implementation plan to include priority projects. Attachment 4 in the agenda packet includes a list of the priority projects and costs.

The purpose in this agenda item is to offer the Commission the opportunity to consider including some of the master plan priority items in the capital improvement proposal of the upcoming budget year.

CURRENT DEVELOPMENTS & CITY PROJECT IN OLD TOWN

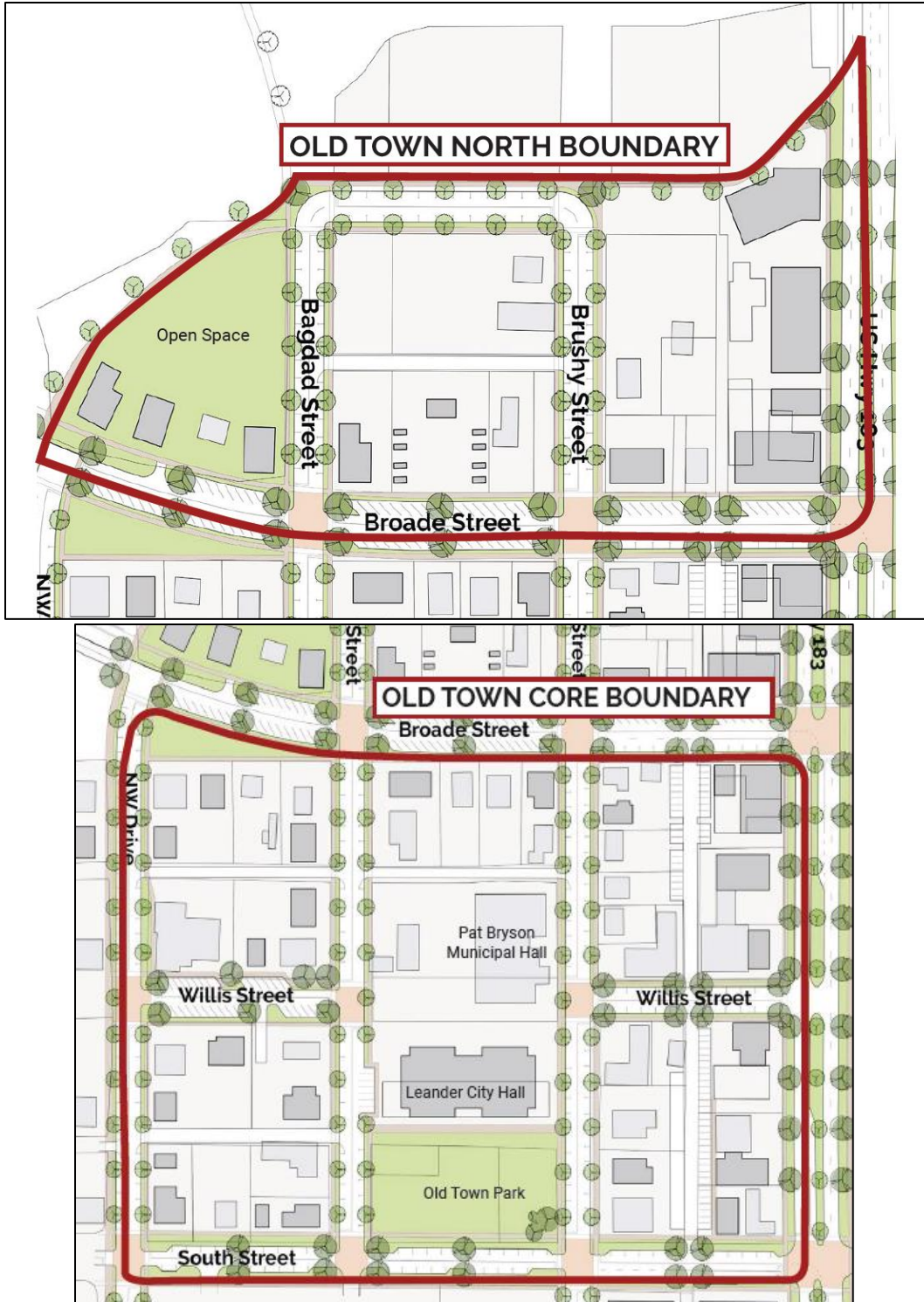
Currently, there are several new projects in Old Town:

DATE	PROJECT NAME	STATUS
03/10/2023	5 th Element Brewing	Complete
05/29/2023	Whiskey Tango Foxtrot Bar	Permit Issued
09/07/2023	Downtown Fire Improvements	Under Construction
09/21/2023	Old Town Master Plan	Complete
09/18/2023	Night Owl Bar	Complete
10/01/2023	W Broade St Striping Project	Funded, Construction Planned for 2024
10/30/2023	Wahoo Fish Tacos Restaurant	Review Complete, Pending Permit
12/07/2023	Old Town Master Plan Interactive Story Map	Complete
	Mounton's Bistro Expansion	Under Review
	Parkside Shops	Under Review
	Shady Brew Beer Garden	Under Review
	South Street Improvements	In Design
	Wildfire Phase 2	Under Review

CAPITAL IMPROVEMENT PROJECT OPTIONS
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The Planning & Zoning Commission has an opportunity to provide a list of recommended items to be considered for the Capital Improvement Project (CIP) Plan. The following items are from the Comprehensive Plan and could be considered as options.

1. Complete the roadway network along the City's existing right-of-way within Old Town North. Extend Bagdad Street and Brushy Street and complete the network with the proposed east/west connection (OTMP - Old Town North Action Item 9) (+/- \$5 Million).
2. Extend the City's sanitary sewer lines throughout the Old Town North character district to properly serve new development (OTMP - Old Town North Action Item 11).
3. Establish an Old Town Committee to focus on ordinance updates in the Old Town. The Old Town Committee would identify policy changes such as:
 - a. Streetscape improvements in Old Town Core (OTMP - Old Town Core Action Item 2).
 - b. Create a landscaping and streetscape elements palette for consistency of all new development in Old Town (OTMP - Placemaking and Urban Design, Action Item 5.7).
 - c. Establish a shared parking program with surrounding organizations or businesses. Paint on-street parking spaces on Bagdad Street (OTMP - Old Town Core Action Item 6).
 - d. Adopt a policy that prioritizes pedestrians over automobiles in the Old Town district. When competing priorities are present, default to the decision that makes walking and biking easier in Old Town, rather than driving (OTMP - Placemaking and Urban Design, Action Item 5.2).
 - e. Require all outdoor seating areas to have some form of sun protection via trees, sunshades, or other shading tools, with a particular focus along the Priority Character Corridors (OTMP - Placemaking and Urban Design, Action Item 5.5).
4. Complete construction of the trail network in Old Town North character district. Although outside of the Old Town boundary, construct the trail network that is identified in the northwest portion of Old Town (OTMP - Old Town North Action Item 3), Priority Project 1, Segment 1 (\$500,000 – 600,000) and Priority Project 3, Segment 2 (\$400,000 – 500,000).
5. Incorporate the recommendations made for US 183 in this plan into the Leander Transportation Master Plan (OTMP - Placemaking and Urban Design, Action Item 5.1).
6. Connect the Railway East character district to the rest of Old Town through innovative multimodal connections such as through intersection improvements and enhanced crosswalks, (OTMP - Priority Project 6 Phase 1 (\$650,000 – 850,000)).
7. Primary gateway at South Street and US 183 to act as a branding tool to showcase and enhance Old Town's existing unique and historic brand. Gateway features may include decorative banners, pedestrian level lighting, and gateway structures with mast arm components for an arch. (OTMP - Priority Project 8 (\$1.5 – 2 Million)).





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	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	✕				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	Complete - Amended the sign ordinance to update standards. Dark Sky Ordinance is in place for all new development. Added updates to the Sign Ordinance with regards to lighting.	

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS	
			0-2	3-5	6-10	Ongoing			
Goal 2: Commercial Development - A dynamic commercial marketplace welcoming business opportunity.									
Strategy 2.1: Expand commercial tax base through strategic investment, support for local businesses, and partnerships with regional economic entities.									
2.1.1	Support the success of existing businesses and cultivate a robust entrepreneurship and innovation eco-system.	Policy				X	Economic Development, Public Information Office	Ongoing - Promoting the success of legacy businesses like One Source Manufacturing	
2.1.2	Devise a unique Leander “shop local” strategy.	Program				X	Economic Development, Public Information Office	Ongoing - 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	Ongoing	
2.1.4	Develop and utilize an economic impact analysis tool such as a cost-to-serve model to examine the tax base and service implications of new developments.	Study	✗			✗	Economic Development	Ongoing - Implemented use of Impact DataSouce to examine economic impact of potential projects and prospects.	
2.1.5	Monitor Leander’s tax and fee structure to maintain competitive rates in the region.	Policy				X	Economic Development	Ongoing - Staff evaluates tax and fee structure of nearby communities when adopting new rates.	
Strategy 2.2: Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand									
2.2.1	Identify and prioritize recruiting through a targeted industry analysis.	Regulation	X				Planning, Economic Development (With The Chamber of Commerce)	Completed- Identified target industries in Economic Development Strategic Plan.	
2.2.2	Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.	Study				X	Economic Development	Ongoing -	
2.2.3	Consider the impacts of economic development in all aspects of City decision-making and operations.	Program				X	Economic Development, Public Information Office	Ongoing - Coordinating with all departments on utility, road, budget and growth impacts.	
2.2.4	Promote Leander’s positive outlook through story feeds and experiences as part of a cohesive digital communications strategy that aligns with the Leander brand.	Program				X	Public Information Office	Ongoing - Working with local video production companies to promote small businesses and highlight legacy employers. Also promoting profiles of city staff.	
2.2.5	Conduct an annual regulatory review meeting.	Coordination				X	Development Services	Ongoing - Should schedule first meeting in 2024	
2.2.6	Convene a task force of local and area commercial real estate developers to examine challenges and opportunities for Leander to succeed with commercial development.	Coordination				X	Economic Development, (With The Chamber of Commerce)	Ongoing - Have held multiple industry roundtable discussions with the Leander Chamber of Commerce and stakeholders.	
2.2.7	Streamline the development process through identification of process improvements.	Study	✗			X	Development Services	Ongoing - Development Hub was launched in 2022. Staff is evaluating the annual report to analyze the performance of the software.	

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

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

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 4: City Center - A new urban city center to capitalize on the Leander Station.								
Strategy 4.1: Continue efforts regarding the construction of projects within the Leander Central/Transit-Oriented Development District as a mixed-use urban environment.								
4.1.1	Study moving City Hall to the Leander Central area.	Study	✕		✗		Administration	Pending - City gathering more information to determine future location of City Hall.
4.1.2	Begin to treat the Leander Central area as the city center in future decision-making to distinguish it from Old Town.	Policy				X	Development Services	Ongoing - Old Town Master Plan is complete. Northline has began operations in some of the development as the rest continues under construction.
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		×		✗	Economic Development, Public Information Office (With The Chamber of Commerce)	Complete/Ongoing - Coordinated video to highlight Leander assets. Continuing Chamber partnership.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 5: Community Branding - Establishment of a community brand that showcases Leander’s uniqueness.								
Strategy 5.1: Create a brand for Leander that captures Leander’s identity.								
5.1.1	Begin a branding conversation to elevate Leander’s identity. Provide a scope.	Study	✕			✕	Public Information Office	Ongoing - Launched new website in Nov 2023, received input on Leander identity during Old Town Master Plan development, approved Sept 2023.
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		✕	✕		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	In Progress - Old Town Master Plan approved Sept 2023 includes recommendation for branded wayfinding in Old Town. Citywide plan in research.
5.2.2	Study regional corridors for gateway enhancements.	Study			X		Planning, Public Information Office	Pending - US 183 Corridor Study started Nov 2023.
5.2.3	Prepare a corridor study for US 183 to create a “main street” arrival adjacent to Old Town.	Study			X		Planning, Public Information Office	Pending - US 183 Corridor Study started Nov 2023.
5.2.4	Explore landscaping enhancements on major highway corridors.	Study			X		Planning, Parks and Recreation	
5.2.5	Consider the creation of a “Leander Beautification” committee to identify improvements citywide.	Coordination		X			Planning, Public Information Office, Parks and Recreation	Completed - Ad Hoc Committee on beautification created by the Mayor.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 6: Old Town - A destination focused on the arts, shopping, and entertainment honoring Leander’s heritage.								
Strategy 6.1: Develop a cohesive plan to make Old Town Leander a unique place with a distinct identity.								
6.1.1	Develop a detailed master plan for Old Town Leander.	Study	X				Planning, Engineering	Completed - Old Town Master Plan was completed in 2023.
Strategy 6.2: Encourage development and activity in Old Town with locally-owned and unique shopping, dining, and entertainment opportunities.								
6.2.1	Consider amendments to the development codes to encourage desired uses in Old Town.	Regulation				X	Planning	Ongoing - The Entertain District is under consideration with potential for a committee to work on updating standards to the development codes.
6.2.2	Develop annual work plans for Old Town development initiatives.	Program		X			Planning, Parks and Recreation, Economic Development	Ongoing - The Old Town Master Plan was completed in 2023 and implementation will begin soon.
6.2.3	Conduct a parking assessment in Old Town.	Study	X				Planning, Engineering	Completed - The Old Town Master Plan was completed in 2023 and includes a parking assessment.
6.2.4	Continue the Old Town Revitalization Program.	Program				X	Economic Development	Ongoing - Old Town gas line expansion completed in 2023. The fire improvements project, Old Town Park, and the Broade Street striping project are ongoing.
6.2.5	Explore funding opportunities for public improvements.	Capital Investment	✕			X	Administration, Finance	Complete/Ongoing – City received \$7.9 million from CapMetro in 2022 for Old Town improvement projects. City also is evaluating potential funding sources identified in Old Town Master Plan approved Sept 2023.
6.2.6	Carefully consider the transitional compatibility with existing residential as Old Town evolves into an all-day activity area.	Study				X	Planning	Ongoing - The Old Town Master Plan provides suggestions for code updates. We will consider transitional compatibility with the updates.
Strategy 6.3: Promote the desired Old Town development character by incorporating and preserving elements of Leander’s heritage and history into Old Town Leander.								
6.3.1	Create a Leander heritage promotion program that educates and celebrates Leander’s rich history.	Program	✕			X	Economic Development, Public Information Office	Complete/Ongoing - Historical Preservation Commission hosts historical displays at the library and promotes history at Council meetings. Historical art displays also being considered in future park developments.
6.3.2	Explore opportunities to qualify for state and federal resources related to historic preservation and public art.	Program				X	Economic Development	
6.3.3	Encourage the preservation and rehab of contributing historic structures.	Policy				X	Economic Development	
6.3.4	Allocate funds for the construction of an Old Town park.	Capital Investment	✕	X			Parks and Recreation	Pending - Funds are in place for the Old Town Park.
6.3.5	Consider moving City Hall and civic center facilities partially or entirely to another location in the city.	Study	✕		X		Administration	Pending - City gathering more information to determine future location of City Hall.

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	Ongoing - will look to budget for study in FY 25.
7.1.4	Pursue a trail access corridor to the Balcones Canyonlands Preserve.	Capital Investment			X		Parks and Recreation	Ongoing - will work with GIS to identify routes.
7.1.5	Partner with Cedar Park to connect Lakewood Park to the Williamson County Southwest Regional Park and Brushy Creek trail extension.	Coordination		X			Parks and Recreation	Ongoing - segments along the route are being developed.
7.1.6	Partner with public and private organizations to expand regional trail connectivity that support transportation and recreation.	Coordination				X	Parks and Recreation	
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. Leander Activity Center opened in spring of 2022
7.2.3	Develop a phasing plan to replace and/or upgrade playscapes.	Program	X	X			Parks and Recreation	Ongoing - Complete replacement of Devine Lake and Bledsoe Park playscapes in 2023
7.2.4	Acquire property for a signature community park in northwest Leander.	Capital Investment	X	X			Parks and Recreation	
7.2.5	Review the parkland dedication ordinance to ensure desired neighborhood park outcomes.	Study				X	Parks and Recreation	Ongoing - In process, anticipated approval of revised parkland dedication ordinance to be completed in 2024
Strategy 7.3: Pursue signature destinations for events and regional attractions.								
7.3.1	Encourage and invest in event spaces for entertainment and activities for local and regional attraction. Hotel legislation	Capital Investment				X	Economic Development, (With The Chamber of Commerce)	Ongoing - Completed Hotel Study in 2024. Passed HB 4103 to create incentives for potential event space.

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

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

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

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 9: Transportation - Safe, connected, attractive streets as part of a balanced and diverse transportation network.								
Strategy 9.1: Continue to support well-designed and maintained streets to ensure safety and durability.								
9.1.1	Prioritize street safety elements in upcoming CIP projects.	Policy				X	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.	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 was completed in 2023, but study for the entire City has not been started. Public Works has provided a list of streets that are below the current street standards to the Fire Department. This list 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 - Working with Williamson County, TxDOT and CAMPO to partner on current and future transportation projects including Hero Way East Expansion, Bar W traffic signal, North Bagdad Road widening, and Crystal Falls Pkwy extension design. County bond funds approved by voters in Nov 2023.
9.3.3	Seek to expand enhanced transit service with CapMetro.	Coordination			X		Administration	Pending – City working with CapMetro to identify expansion opportunities for current Pickup service.
9.3.4	Partner with smaller cities in the CapMetro program to ensure equitable participation rates and service offerings.	Coordination				X	Administration	Ongoing – Council rep on CapMetro Board is communicating with small city counterparts.
9.3.5	Conduct a study to examine potential grade-separated railroad crossings.	Study			X		Engineering	
9.3.6	Seek to integrate trail crossings and park signage on the 183A Toll extension.	Coordination	✕	X			Parks and Recreation	Ongoing - Working with CTRMA to provide trail crossing under new 183A bridge to connect San Gabriel Park to the pedestrian trail on the westside of 183A

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 10: Housing - Long-term neighborhood integrity and a balanced, diverse mix of housing.								
Strategy 10.1: Maintain and/or improve affordability and diversity in the housing market.								
10.1.1	Encourage a variety of market-driven housing types.	Policy				X	Planning	Ongoing - This can be achieved through zoning. Currently the resolution regarding water has placed this strategy on hold.
10.1.2	Support senior living communities near neighborhoods and infill locations.	Regulation				X	Planning	Ongoing - This can be supported as development occurs.
10.1.3	Prepare amendments to the development codes to address Transitional development options.	Regulation	✕			✗	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	✕			✗	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	✕			✗	Planning	Ongoing - The Comprehensive Plan was amended to update the percentage of allowed residential uses in the mixed-use activity centers.
10.2.2	Review and assess compatibility standards between residential and non-residential uses.	Regulation	✕			X	Planning	Pending - Staff presented updates to the ordinance in 2022 to update the compatibility standards for development. Staff will continue to monitor.
10.2.3	Prepare amendments to the development codes to improve the design quality and compatibility of attached residential products.	Regulation	✕			✗	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	✕			✗	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	✕			✗	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 - A FEMA LOMR is currently in process to update on FEMA Floodplains in the City to Atlas 14 Rainfall intensities. LOMR is expected to be completed in 2025. Public Works maintains an annual pond maintenance program to perform major rehabilitation on city maintained stormwater ponds in order to maintain optimum, designed, functionality. Current study of stormwater in Brushy Creek. A Stormwater Master Plan will initiate in FY2024
11.1.4	Work with telecommunication providers to facilitate enhanced broadband and 5G wireless service.	Coordination	X			X	Administration, IT, Engineering	Ongoing - City has started a quarterly meeting with Utility Providers to discuss issues and projects. In 2023, Spectrum, Verizon, and Grande have expanded services in Leander.
11.1.5	Periodically review the City’s Standard Details construction document.	Study				X	Engineering	Ongoing - Engineering has completed a review of the Standard Product List. Engineering will review City’s Standard Details and the proposed modifications in 2024.
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			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	X			Engineering	Pending - An update to the Water Master Plan has been completed and will be presented to Council for approval in 2024.
11.2.3	Pursue and implement an update to the Wastewater Master Plan.	Study	X	X			Engineering	Pending - An update to the Wastewater Master Plan is ongoing and is expected to be completed in 2025.
11.2.4	Conduct the five-year update of the Water and Wastewater Impact Fees.	Study		X			Engineering	Complete - Impact Fee study was completed in 2023 and approved by Council.

11.2.5	Pursue an update to the City's 2019 Water Conservation ordinance.	Study	✕			X	Engineering, Public Works, Public Information Office	Ongoing - Updated in October 2023 with staff continuously reviewing to make needed adjustments based on current water system status and demand.
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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 - Police and fire are 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 and Police Department will continue to evaluate our community programs and utilize community volunteer members as much as possible	
12.1.6	Regularly evaluate response time for Fire and EMS to determine station needs.	Study				X	Fire, 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	Pending – City received facilities build-out projections from BRW Architects in Nov 2021. City gathering more information to determine next steps.	
12.2.2	Provide educational and training opportunities for policymakers, staff and citizen volunteers.	Coordination/ Programs				X	Public Information Office	Ongoing - Currently meeting with HOAs about city topics. Launched new website in Nov 2023 and new Citizen University program in Sept 2023.	
12.2.3	Conduct an update to the Library Strategic Master Plan.	Study	✕	X			Parks and Recreation		
12.2.4	Conduct an update of the 2015 Multi-Hazard Mitigation Plan.	Study	✕			X	Fire	Ongoing - nearing completion of updating the HMAP. Will be presented to Council in 2024 for adoption.	
12.2.5	Proactively plan for anticipated service needs in future annexation areas.	Program				X	Development Services, (With Williamson County), (With Travis County)	Ongoing - Annexation is currently only voluntary requests per SB6 from the 85th Legislature.	
12.2.6	Develop digital tools to provide information and education to the public.	Program	✕			X	Public Information Office	Complete/Ongoing - Launched new website in Nov 2023 and new Citizen University program in Sept 2023.	

Funding and Economic Development

Existing Programs

Since the Comprehensive Plan was completed in 2020, the City has established ways to help the revitalization of Old Town and support economic development. Below are local programs and incentives that impact the development of Old Town Leander.

- **Old Town Development Incentive Program:** This program was established to encourage commercial activity in Old Town, promote pedestrian-friendly environment, preservation, and enhancement of the aesthetics of Old Town. The program offers loans and grants to encourage revitalization of Old Town.
- **Destination Restaurant Incentive Program:** This program is available to qualified restaurants that are new to or expanding in Leander. The purpose of the program is to draw in new unique restaurants.
- **Tax Reinvestment Zone:** A Tax Increment Reinvestment Zone (TIRZ) is a political subdivision created to implement tax increment financing as a tool to support structural improvement and enhancements to public infrastructure.
- **CIP:** A Capital Improvement Program is the city's five-year plan to purchase, construct, or replace the City's physical assets.

Grant Identification Grant opportunities provide funding sources for municipalities to help fund downtown revitalization projects. Grants are based on available funding mechanisms from regional, state, and federal sources.

Priority Projects

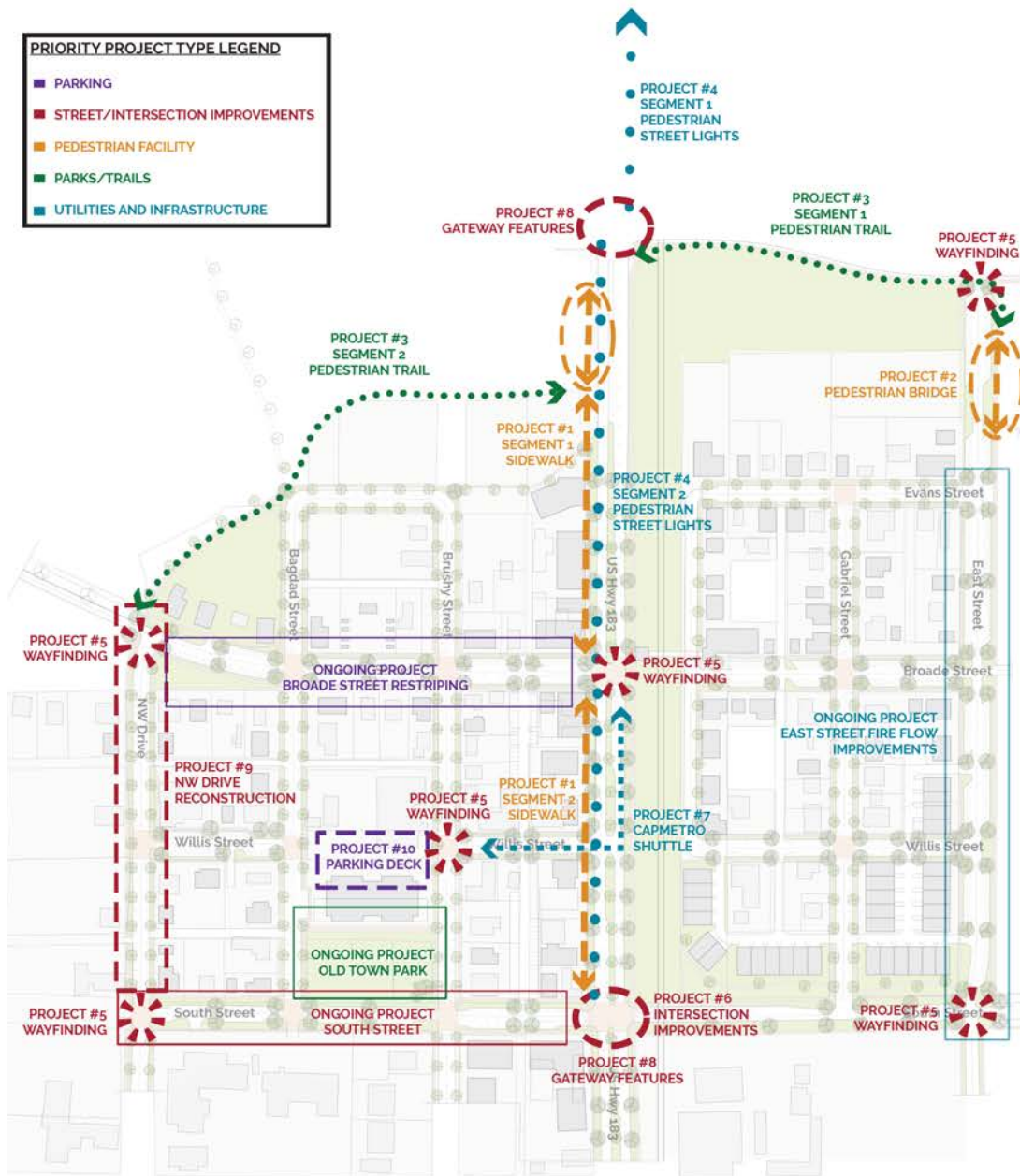
Throughout the planning process, several projects were identified, but a select group of projects were identified as having the highest impact to be pursued in the short term. Additional action items and projects found later in this Chapter are intended to be longer-term as part of a nearly 30 year vision for Old Town in 2050. The following low-cost high-impact projects, listed in priority order, include:

- Priority Project #1 - Sidewalk Infrastructure
- Priority Project #2 - Pedestrian Bridge
- Priority Project #3 - Pedestrian Trail
- Priority Project #4 - Pedestrian Street Lights
- Priority Project #5 - Wayfinding
- Priority Project #6 - Intersection Improvements
- Priority Project #7 - CapMetro Shuttle

The seven projects listed represent a Short-Term Capital Plan for implementation in the next 5-10 years to pursue project development and funding to make progress on the Old Town Master Plan vision. Each project is described in detail and includes a project background and description, a rough order of magnitude cost, and provides potential funding sources to help achieve the project.

In addition to these seven low-cost high-impact projects, three additional priority projects were identified that were higher-cost but would be high-impact in nature, and include:

- Priority Project #8 - Gateway Improvements
- Priority Project #9 - NW Drive Reconstruction
- Priority Project #10 - Parking Deck



PROJECT #	PROJECT	PROJECT TYPE	LOCATION
1	SIDEWALKS	PEDESTRIAN FACILITY	WEST SIDE OF HWY 183
2	PEDESTRIAN BRIDGE	PEDESTRIAN FACILITY	ACROSS BRUSHY CREEK PARALLEL TO EAST ST
3	TRAIL	PARKS/TRAILS	EAST TO WEST ALONG BRUSHY CREEK
4	PEDESTRIAN STREET LIGHTS	UTILITIES	ALONG 183 - SOUTH STREET TO LEANDER STATION
5	WAYFINDING	STREETS/INTERSECTION	STRATEGIC LOCATIONS THROUGHOUT OLD TOWN
6	INTERSECTION IMPROVEMENTS	STREETS/INTERSECTION	HWY 183 & SOUTH STREET AND 183 & HERO WAY
7	CAPMETRO SHUTTLE	PARKING	CITY HALL TO LEANDER STATION
OTHER ONGOING PROJECTS: SOUTH STREET RECONSTRUCTION; BROADE STREET RESTRIPING; EAST STREET FIRE FLOWS IMPROVEMENTS; OLD TOWN PARK			
8	GATEWAY IMPROVEMENTS	STREETS/INTERSECTION	HWY 183 & SOUTH STREET AND 183 & HERO WAY
9	NW DRIVE RECONSTRUCTION	STREETS/INTERSECTION	NW DR. FROM BROADE TO SOUTH ST.
10	PARKING DECK	PARKING	LEANDER CITY HALL PARKING LOT

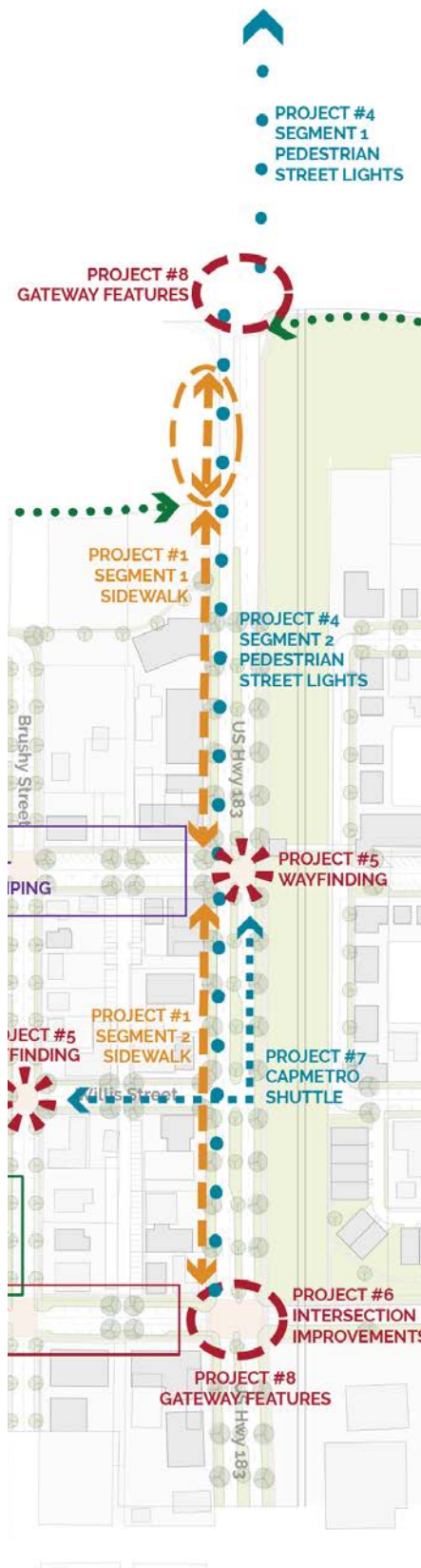
PRIORITY PROJECT #1 - SIDEWALK INFRASTRUCTURE

Project Background

The most substantial corridor in Old Town Leander is without a doubt the 183 corridor. This primary thoroughfare connects north to south and carries the highest volume of traffic along its extents. A major feature of Hwy 183 is that it also bisects the Old Town. Because of its significance as it passes through this urban district, it is important to accommodate a multi-modal environment as well. When complete, this network will have a major impact on the district because it will connect the Downtown to the surrounding area and ultimately Leander Station.

Project Description

A continuous 10 ft sidewalk section is planned along the west side of Hwy 183 from South Street to Hero Way. This priority project is broken into two segments and includes a pedestrian bridge where it crosses Brushy Creek. The first segment is newly constructed sidewalk infrastructure from Hero Way to Broade Street along Hwy 183. The second segment is a sidewalk retrofit along existing pavement from Broade Street to South Street along Hwy 183.



PRIORITY PROJECT #1 - SIDEWALK INFRASTRUCTURE

ROUGH ORDER OF MAGNITUDE COSTS

Segment 1 - Project Components	
+/- 875 linear Ft. of paved 10' sidewalk from Broade Street to Hero Way	+/- \$600,000 -800,000
+/- 150 linear ft pre-fabricated pedestrian bridge (Priority Project #2 Segment #1)	+/- \$500,000 - 600,000
Segment 1 - Estimated Cost	+/- \$1.1 - 1.4 Million
Segment 2 - Project Components	
+/- 680 linear ft paved 10' sidewalk from Broade Street to South Street	
Segment 2 - Estimated Cost	+/- \$150,000 - 200,000
PRIORITY PROJECT #1 - TOTAL ESTIMATED PROJECT COST	+/- \$1.2 - 1.6 Million
PROJECTED TIMEFRAME	
3-5 Years	

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
CAMPO - STBG/ CMAQ/TA	Federal-Aid Highway Program that provides funds for Transportation Projects contributing to Clean Air Act	Fiscal Years 2023 through 2028
Highway Safety Improvement Program	Federal-aid program with the purpose to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned roads	Annual
Economic Development Incentives	Incentives on a case-by-case basis	Annual
Highway Infrastructure Program	Federal-Aid Program and Special Funding	Annual
Build Central Texas (BCT) CapMetro Funding	Funding for transit-supportive capital projects when sales tax contributions exceed the Capital Metro board-established service levels.	Annual

PRIORITY PROJECT #2 - PEDESTRIAN BRIDGE

Project Background

Since Hwy 183 and the railroad create a substantial barrier between the west side of Old Town and the east, it is of the highest priority to provide connectivity in key locations to establish a unified district. Currently the only link across 183 is along South Street and resides on the southernmost part of Railway East District and only services cars, with no pedestrian facilities crossing US 183. The Illustrative Plan identifies other key pedestrian opportunities and linkages that would improve pedestrian access to the north side of Old Town as well. With prefabricated pedestrian bridges crossing Brushy Creek to the north in two key locations, pedestrian connectivity can be enhanced for the district.

Project Description

This priority project includes two pedestrian bridges as part of key sequences focused on enhancing pedestrian connectivity to the north and along Brushy Creek. The first segment is part of the trail sequence on the north and east side of town where East Street is planned to cross Brushy Creek. The second segment is part of the sidewalk extension along the west side of Hwy 183, connecting north across Brushy Creek to Hero Way.



PRIORITY PROJECT #2 - PEDESTRIAN BRIDGE

ROUGH ORDER OF MAGNITUDE COSTS

Project Components	
+/- 85 linear ft pre-fabricated pedestrian bridge across Brushy Creek at East Street	
Segment 2 - Estimated Cost	+/- \$350,000 - 400,000

PROJECTED TIMEFRAME

1-3 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
TXDOT Transportation Alternatives	Federal funding programs related to TxDOT's Bicycle and Pedestrian Program for transit in Texas. Various programs available with specific eligibility and funding requirements	Varies
Highway Infrastructure Program	Federal-Aid Program and Special Funding	Annual
CAMPO - STBG/ CMAQ/TA	Federal-Aid Highway Program that provides funds for Transportation Projects contributing to Clean Air Act	Fiscal Years 2023 through 2028
Neighborhood Access and Equity Program	Program to provide funds that improve walkability, safety, and affordable transportation access through context-sensitive strategies and address barriers to community connectivity	Fiscal Year 2022 through 2026
Build Central Texas (BCT) CapMetro Funding	Funding for transit-supportive capital projects when sales tax contributions exceed the Capital Metro board-established service levels.	Annual

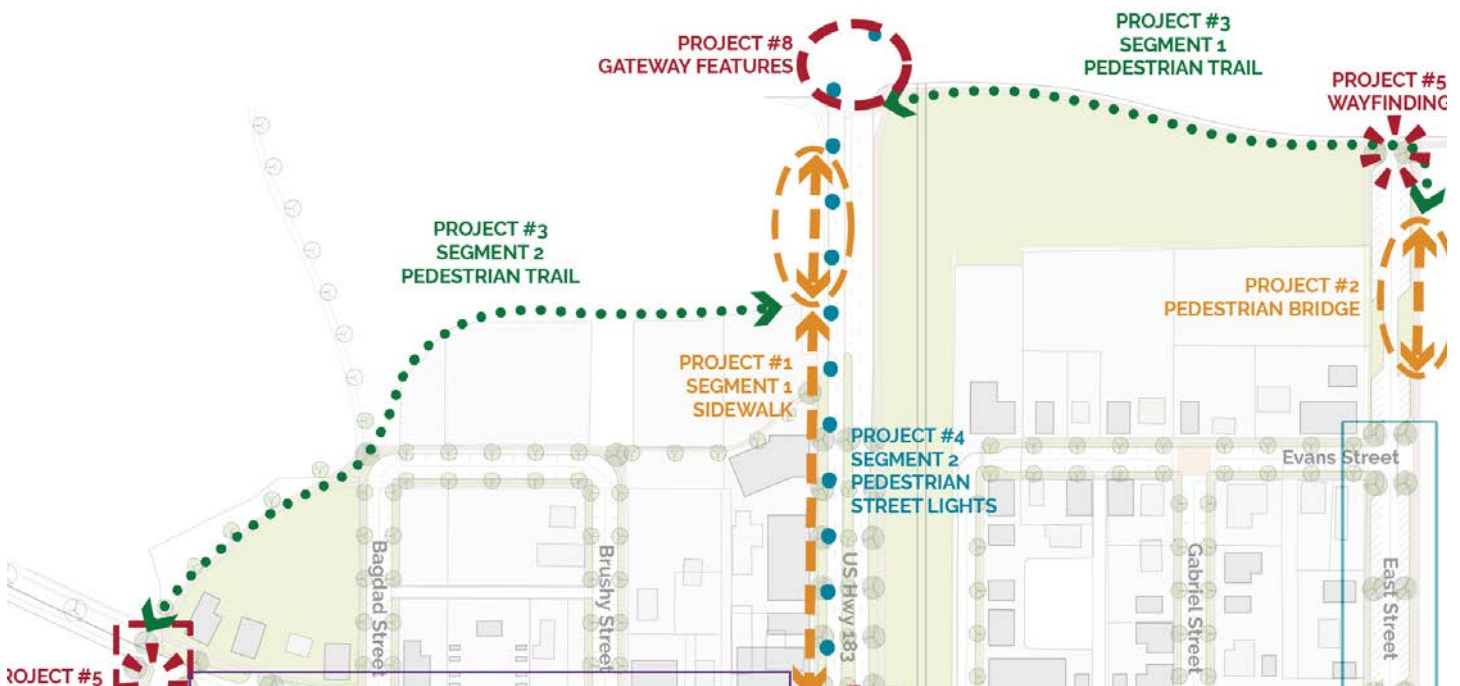
PRIORITY PROJECT #3 PEDESTRIAN TRAIL

Project Background

Old Town Leander has the unique opportunity to create pedestrian connectivity throughout its sub-districts via trails and open space through the floodplain of Brushy Creek. This connection will not only provide an amenity to the community but also provide needed connections from east to west. The proposed trail is organized in two segments working from east to west.

Project Description

The proposed pedestrian trail is a 10' paved path that runs through Brushy Creek and connects to the existing trail system on the east. The first segment crosses the proposed pedestrian bridge at Brushy Creek north along East Street and then runs west to the intersection at Hwy 183 and Hero Way. The second segment runs along Brushy Creek from the intersection at Hwy 183 and Hero Way to Broade Street on the west.



PRIORITY PROJECT #3 - PEDESTRIAN TRAIL

ROUGH ORDER OF MAGNITUDE COSTS

Segment 1 - Project Components

+/- 800 linear ft of paved trail (10' wide)	Limited Utility Work, Drainage, and Irrigation	
Pedestrian level lighting	Park Benches and Furniture	
Segment 1 - Estimated Cost		+/- \$250,000 - 300,000

Segment 2 - Project Components

+/- 1500 linear ft of paved trail (10’ wide)	Limited Utility Work, Drainage, and Irrigation	
Pedestrian level lighting	Park Benches and Furniture	
Segment 2 - Estimated Cost		+/- \$400,000 - 500,000

PROJECTED TIMEFRAME

3-5 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
Highway Infrastructure Program	Federal-Aid Program and Special Funding	Annual
Economic Development Initiatives	Incentives on a case-by-case basis	Annual
CAMPO - STBG/ CMAQ/TA	Federal-Aid Highway Program that provides funds for Transportation Projects contributing to Clean Air Act	Fiscal Years 2023 through 2028

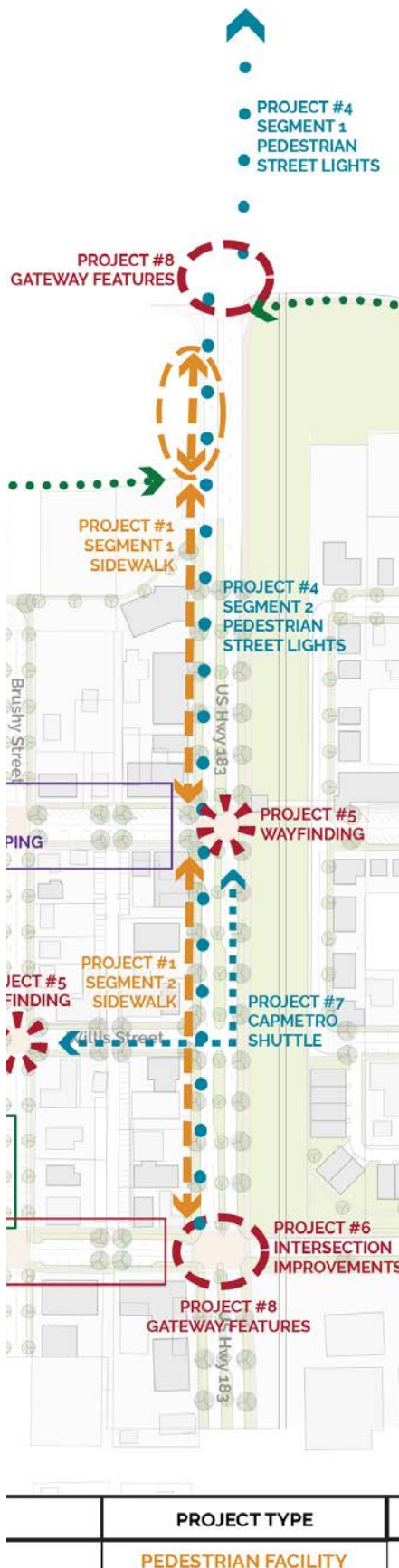
PRIORITY PROJECT #4 - PEDESTRIAN STREET LIGHTS

Project Background

One of the primary objectives of the Old Town Leander Master Plan is to provide enhanced pedestrian connectivity throughout the district. Enhancing the sidewalk environment with pedestrian street lighting is recommended to ensure a walkable network that is safe and accessible after sunset. In addition, pedestrian scaled lighting can also be accessorized with street signs, banners, planters and wired for a sound system.

Project Description

Priority Project #4 is broken into two segments over the length of 3200 linear feet. The first segment spans along the east side of Hwy 183 from Hero Way to Leander Station. The second segment spans along the west side of Hwy 183 from Hero Way to South Street. In both applications pedestrian level street lighting should be complimentary to the decorative street lights along Brushy Street.



PRIORITY PROJECT #4 - PEDESTRIAN STREET LIGHTS

ROUGH ORDER OF MAGNITUDE COSTS

Segment 1 - Project Components

Pedestrian Level Street lights +/- 1700 Linear Ft. at 60' - 80' o.c. (21-28 poles)
Hero Way to Leander Station along the east side of Hwy 183

Segment 1 - Estimated Cost	+/- \$250,000 - 350,000
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Segment 2 - Project Components

Pedestrian Level Street lights +/- 1500 Linear Ft. at 60' - 80' o.c. (19-25 poles)
Hero Way to South Street along the west side of Hwy 183

Segment 2 - Estimated Cost	+/- \$200,000 - 300,000
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PRIORITY PROJECT #4 - TOTAL ESTIMATED PROJECT COST	+/- \$450,000 - 600,000
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PROJECTED TIMEFRAME

1-3 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
Highway Safety Improvement Program	Federal-aid program with the purpose to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned roads	Annual
Economic Development Initiatives	Incentives on a case-by-case basis	Annual
Build Central Texas (BCT) CapMetro Funding	Funding for transit-supportive capital projects when sales tax contributions exceed the Capital Metro board-established service levels.	Annual

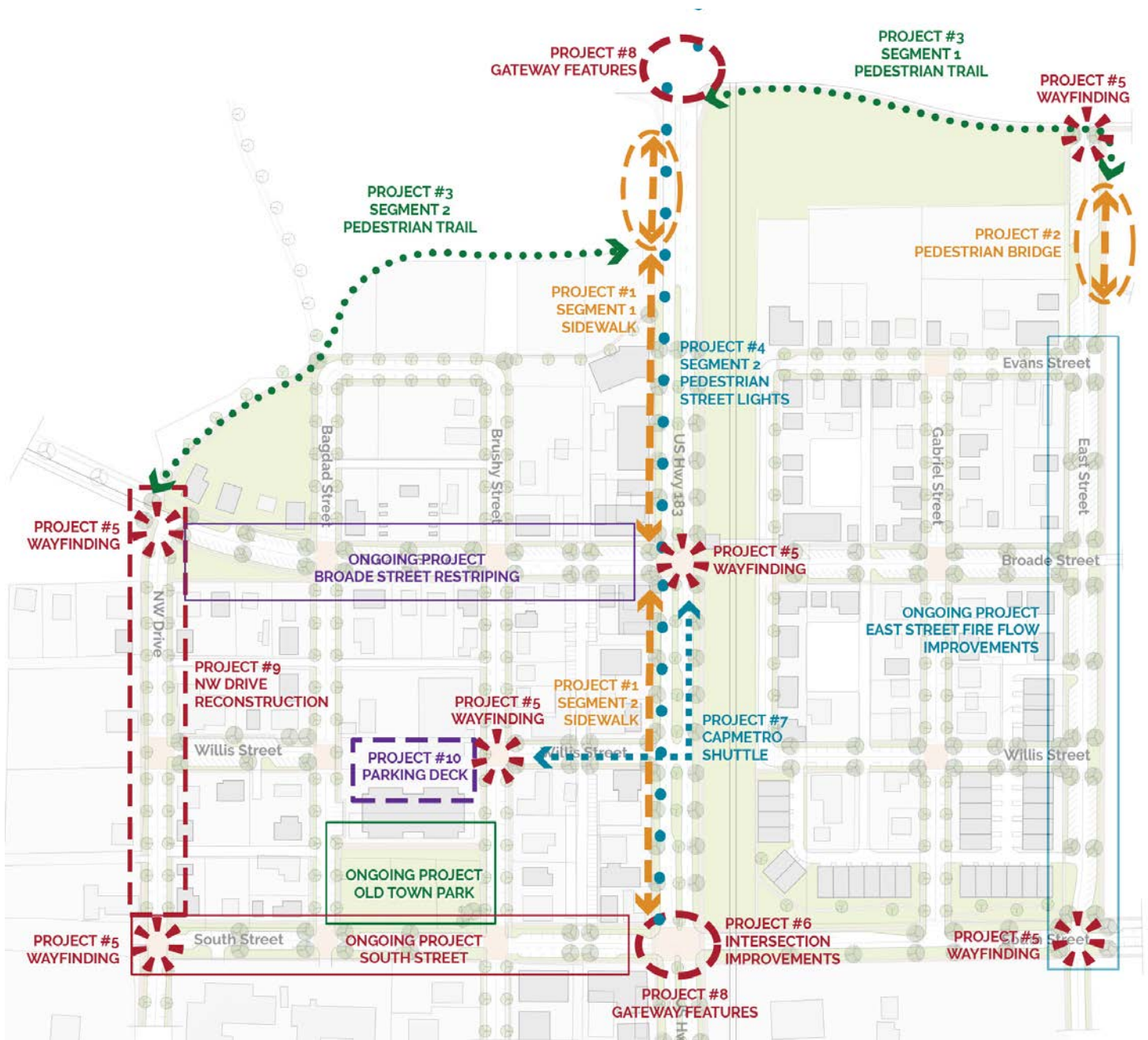
PRIORITY PROJECT #5 - WAYFINDING SIGNAGE

Project Background

Wayfinding is an important part of the future of Old Town Leander, as it provides a necessary means to direct visitors and orient them to the various amenities throughout the district. It is also a lower cost item that can have a high impact and better define the boundaries of the district.

Project Description

In addition to the proposed gateway features, wayfinding signage is proposed at key intersections and locations throughout the district. Wayfinding should be complimentary to the Old Town brand, and work with the historic district theme already established.



PRIORITY PROJECT #5 - WAYFINDING SIGNAGE

ROUGH ORDER OF MAGNITUDE COSTS

Project Components

8-10 district specific identity wayfinding signs in strategic locations

PRIORITY PROJECT #5 - TOTAL ESTIMATED PROJECT COST

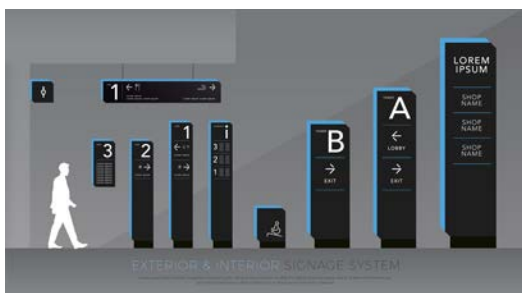
+/- \$70,000 - 150,000

PROJECTED TIMEFRAME

1-3 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
Economic Development Initiatives	Incentives on a case-by-case basis	Annual



PRIORITY PROJECT #6 - INTERSECTION IMPROVEMENTS

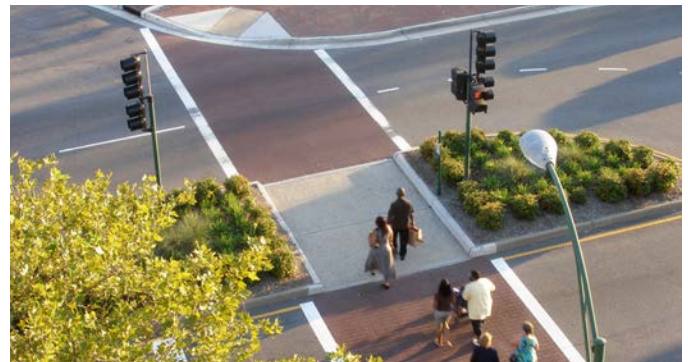
Project Background

Old Town is an urban center that is pedestrian focused, where walkability is a key factor in creating a vibrant and active district. Intersection improvements can enhance the experience for pedestrians and provide a safer and more convenient means of crossing.

The intersection at Hwy 183 and South Street is one of the only locations where access is provided from east to west across the Old Town. For this reason, the intersection in this location should be reconstructed to accommodate pedestrian enhancements.

Project Description

The proposed intersection enhancement accommodates the designated 70' ROW Old Town Connector Street type on South Street and contains sidewalks, landscaping, crosswalk and intersection paver enhancements, pedestrian level lighting, pedestrian refuge islands, turn lanes, restriping, and railroad crossings.



PRIORITY PROJECT #6 - INTERSECTION IMPROVEMENTS

ROUGH ORDER OF MAGNITUDE COSTS

Project Components and Description	
Crosswalk Pavers, Intersection Pavers, and Lane Striping	
Lighting and Signals	
Landscaping	
Sidewalks and Drive Lanes	
Curb and Gutter	
Estimated Cost	+/- \$650,000 - \$850,000
Railroad Crossing with gates	
Estimated Cost	+/- \$400,000 - \$600,000
PROJECTED TIMEFRAME	
3-5 Years	

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
TXDOT Transportation Alternatives	Federal funding programs related to TxDOT's Bicycle and Pedestrian Program for transit in Texas. Various programs available with specific eligibility and funding requirements	Varies
Highway Infrastructure Program	Federal-Aid Program and Special Funding	Annual
Highway Safety Improvement Program	Federal-aid program with the purpose to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned roads	Annual

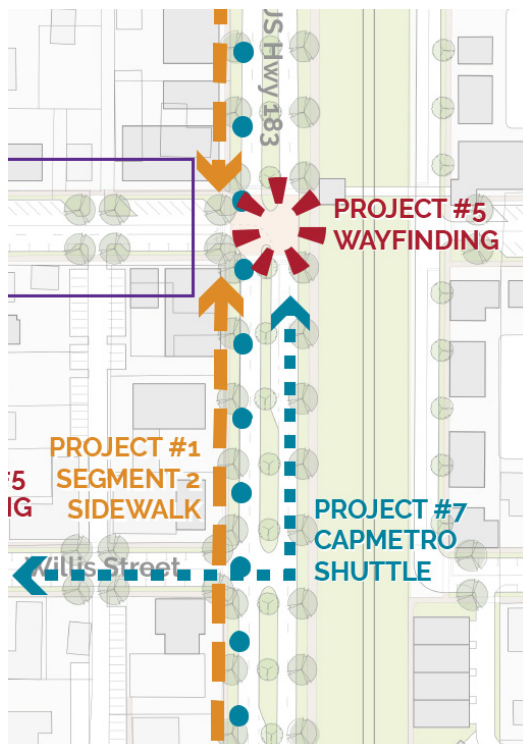
PRIORITY PROJECT #7 - CAPMETRO SHUTTLE

Project Background

Providing enhanced connectivity throughout Old Town Leander is a major priority. Old Town is situated close to Leander Station, which links the community to even more destinations. CapMetro currently provides an on-demand, curb-to-curb pickup service in Leander. Because the service zone already includes Old Town and the Park & Ride Station, the city should pursue the establishment of a CapMetro Shuttle program into the Old Town, to provide its visitors the opportunity to more regularly utilize CapMetro Parking facilities and link both sites together. During off-peak and weekend hours, a shuttle can have a major impact on the vitality of the Old Town District and extend it's usability beyond office hours.

Project Description

The CapMetro Shuttle should link from Leander Station to Old Town Leander City Hall. A stop with benches, signage, and lighting, can further enhance the experience.



PRIORITY PROJECT #7 - CAPMETRO SHUTTLE

ROUGH ORDER OF MAGNITUDE COSTS

Project Components and Description

CapMetro Shuttle

Enhanced Shuttle Stop: Benches, Lighting, Signage

The overall cost of Priority Project #7 will be determined in partnership with CapMetro, should any additional costs need to be incurred outside of a CapMetro shuttle service. Because Leander already dedicates 1 percent sales tax into CapMetro and is a member city serviced by this program, Leander should pursue the extension of CapMetro services into it's Old Town Core. A shuttle program as an additional service during off-peak hours and on weekends should compliment its already established connection at Leander Station.

PROJECTED TIMEFRAME

3-5 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
CapMETRO 5307/5310 funding made available	Promote innovative solutions to provide services to address critical community needs as well as increase wheel chair accessible transportation options for people who have limited access to transportation	Annual
Build Central Texas (BCT) CapMetro Funding	Funding for transit-supportive capital projects when sales tax contributions exceed the Capital Metro board-established service levels.	Annual

PRIORITY PROJECT #8 - GATEWAY FEATURES

Project Background

A great opportunity exists to showcase the Old Town as a destination to its visitors. Monumentation and signage at key locations can provide a dynamic environment that celebrates Old Town Leander's character while providing a sense of arrival. Gateway features are proposed along key entry points and corridors that provide the greatest number of people passing by (via train, car, bike or pedestrian travel). For this reason gateway features are designated where South Street and Hero Way intersect with Hwy 183.

Project Description

This project looks at two intersections where gateway improvements/features can be made (one at Hwy 183 and South Street, and the second at Hwy 183 and Hero Way). The rough order of magnitude (ROM) cost for a gateway improvement includes mast arm lighting, decorative banners, pedestrian level lighting, and gateway structures crossing the roadway. It should be noted that the ROM cost included in this plan can be scaled back to lesser implementations depending on funding and City preferences and is representative of a higher end gateway treatment.



PRIORITY PROJECT #8 - GATEWAY FEATURES

ROUGH ORDER OF MAGNITUDE COSTS

Project Components and Description	
Mast Arm Components	
Decorative Banners	
Pedestrian Level Lighting	
Gateway Structures	
Estimated Cost	+/- \$1.5-2 Million (Per Intersection)
PROJECTED TIMEFRAME	
3-5 Years	

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
Economic Development Incentive Funding	Incentives on a case-by-case	Annual
Anice Read Fund	The Anice Read Fund is a program that provides funding for downtown projects and programs. It was formed in 1999 to honor Anice read for her contributions to Texas Downtowns. Grants from the fund are use for variety of Downtown projects, professional development and program and staff development.	Annual

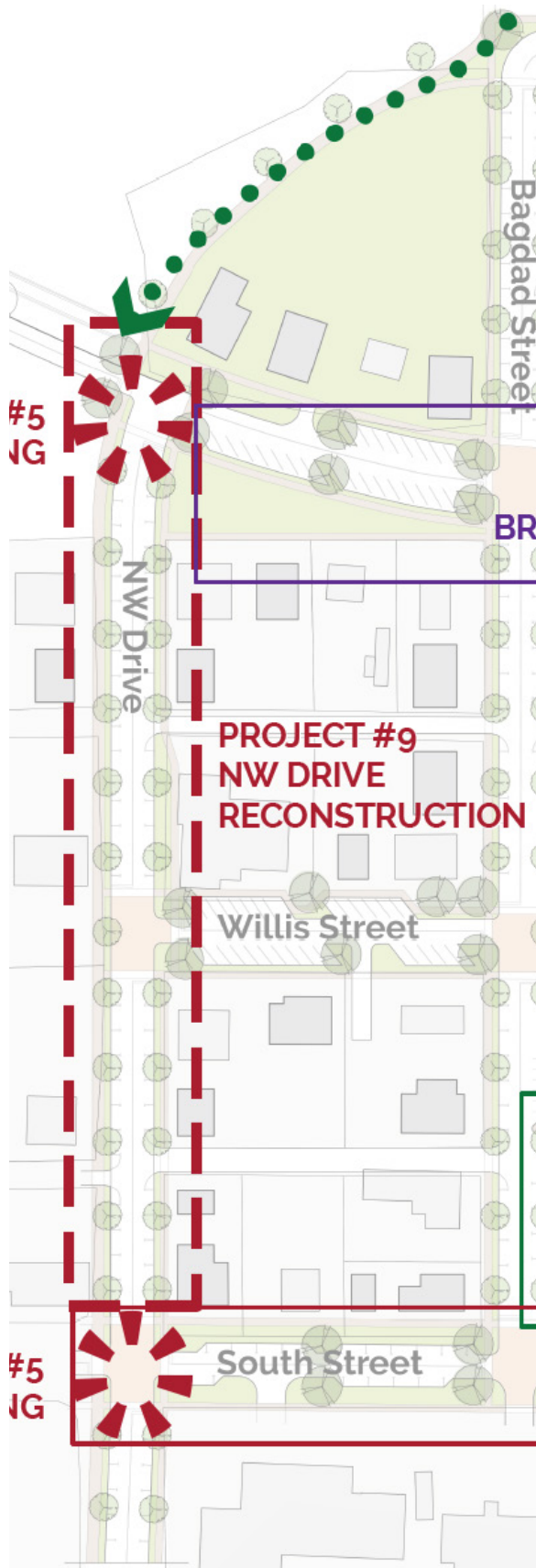
PRIORITY PROJECT #9 - NW DRIVE RECONSTRUCTION

Project Background

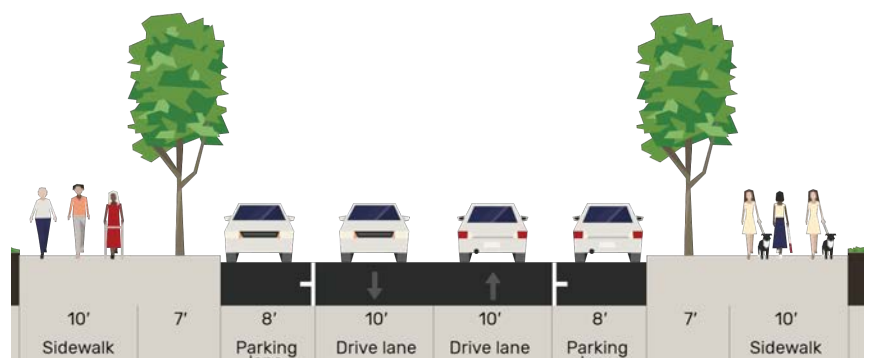
Several streets in Old Town are deserving of enhancement in order to fully implement the vision for a walkable, downtown district. Currently, there are several key roadways undergoing enhancement or reconstruction that includes South Street, Broade Street, and East Street. In addition to these segments, NW Drive from Broade Street to South Street is a key route that should be considered for reconstruction, to match the proposed street segment in the plan. Because the current right-of way section is less than 70 ft, the first priority is to obtain that right-of way in order to widen the road.

Project Description

In order to fully implement the plan, the street segment along NW Drive should ultimately include the full 70ft right-of way section as designated in the Framework Plan. Similar to the South Street roadway improvements, this street segment calls for 10 ft sidewalks, 7 ft planter strips, 8 ft on-street parallel parking, and 10 ft drive lanes which may be reconfigured for a turn lane at Broade Street and South Street without parking near the intersections as shown in the Framework Plan for an Old Town Connector Street.



Old Town Connector Street Section



PRIORITY PROJECT #9 - NW DRIVE RECONSTRUCTION

ROUGH ORDER OF MAGNITUDE COSTS

Project Components and Description	
Complete Pavement with Enhanced Pavers Banding	
Traffic control	
Pavement Markings/Markers	
Roadway Drainage/Landscape and Irrigation	
Illumination (Ped Street Lights 60' o.c.)	
Limited Utilities	
Traffic Signal (One Permanent at NW Drive and South Street)	
Construction Contingency, Mobilization, General Site Prep and 12% Inflation Contingency to 2026	
Professional Services	
Estimated Cost	+/- \$3.5-4 Million

PROJECTED TIMEFRAME

2-5 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
City of Leander CIP	Annual comprehensive planning effort that identifies public infrastructure needs	Annual

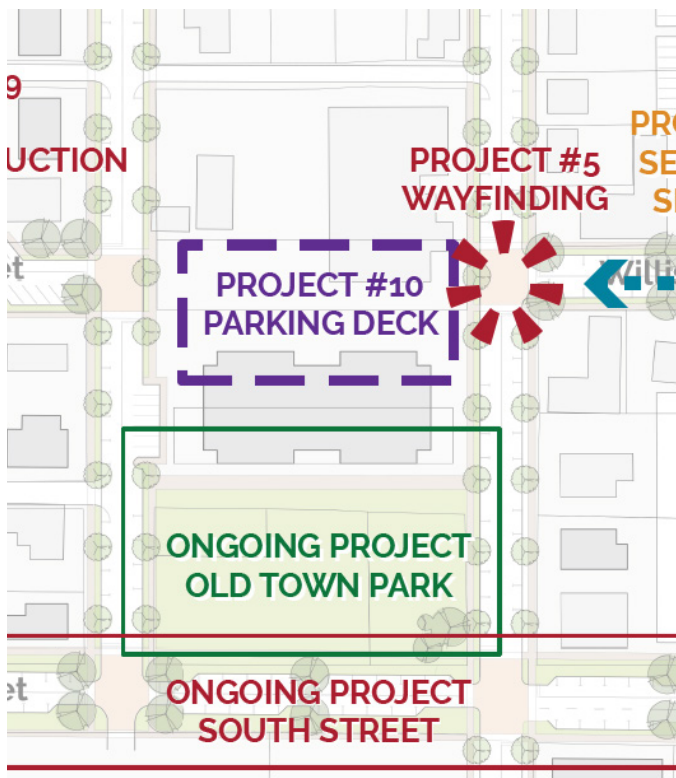
PRIORITY PROJECT #10 - PARKING DECK

Project Background

Parking availability within the Old Town Core is currently at a deficit during peak hours. As Old Town Leander grows, addressing parking concerns will continue to be a priority to ensure it keeps pace with an active and vibrant district. A parking deck can efficiently provide for the demand in the core. The proposed location for the parking deck is on the former Willis Street location between Brushy Street and Bagdad Street and Pat Bryson Municipal Hall and the municipal services building at 105 N. Brushy Street, where the current land is being utilized as a linear surface parking lot.

Project Description

The proposed parking deck is a one story structure, embedded in the block, set back from the street in accordance with the Smart Code. The total rough order magnitude cost for the parking deck is \$3.5-4 million dollars as reflected below.



PRIORITY PROJECT #10 - PARKING DECK

ROUGH ORDER OF MAGNITUDE COSTS

Project Components and Description

115' x 220' - 1 story parking deck

Screening and Landscaping

Wayfinding Signage

Estimated Cost

+/- \$3.5-4 million

PROJECTED TIMEFRAME

5-10 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
Economic Development Incentive Funding	Incentives on a case-by-case basis	Annual
Federal Transit Administration (if transit Connection)	Includes federal and non-federal funding financing for the construction, operation and maintenance of public transportation systems	Annual

Implementation Toolkit

Implementation of this Master Plan is vital in making the vision of Old Town become a reality. Tools and actions detailed out in this chapter aim to guide future decision making for prioritization of projects. The first section of this chapter takes a closer look at how to measure success overtime. The second section of this chapter is the implementation matrix that outlines the action items for Old Town and includes timeframe, key partnerships, and a planning level estimated project budget. The third section outlines funding mechanisms that can be utilized to help the realization of Old Town.

Measuring Success

The Old Town Master Plan is a living document that should be continually reviewed and utilized by City staff, elected officials, and other Leander boards and commissions. Planning staff should regularly update City Council on this plan's progress. It is recommended that an annual Old Town Master Plan Update Report be created once a year by City staff. This report should be distributed to the Leander City Council and should contain staff report updates on action items identified in this plan.

The City should make a policy commitment to implementing the Old Town Master Plan. Implementing this plan is vital to Old Town's economic vitality, health, and sustainability. Additionally, it is absolutely critical that multimodal connections be made between Old Town and the Northline development. Within the next 10 years, it is recommended that the City fund and construct (or at minimum design) at least six of Old Town's identified priority projects from the previous section. These catalyst projects include the following priority projects:

- Broade Street Restriping (currently underway)
- South Street Reconstruction (planning underway)
- Pedestrian Lighting (priority item #4)
- Wayfinding (priority item #5)
- US 183 Pedestrian Bridge (priority item #6)
- Parking Deck (priority item #10)

Old Town Master Plan Annual Update Report

- Effort should be led by the Leander Planning Department in collaboration with the Old Town Advisory Committee
- An annual meeting should be held with the OTAC to build the report and to review accomplishments and actions items within the plan
- The report should have an executive summary that outlines the past year's accomplishments and any impediments encountered or anticipated.
- The report should also contain any recommended amendments to the Old Town Master Plan.
- The report should organize all plan recommendations by short-, mid, and long-term action items and goals with updates provided to each action item from the action's identified responsible party.
- Specific metrics and indicators should be used where necessary to describe the plan's progress.

Implementation Matrix

While every action item identified in the Old Town Master Plan is important, strategic implementation must be considered to best serve the community with the City's available funds. Because of this, an implementation matrix was created for the City to use as a guidebook when implementing the various recommendations found in this plan that is supported by feedback from the community.

Initially, the action taken by the city to accomplish the vision for 2050 should be to implement the priority projects from the previous section. Once these items are complete or as appropriate funding becomes available, the action items described in the following implementation matrix can be prioritized and reassessed for completion.

The implementation matrix assigns each action item with a degree of effort, alignment with priority project, and responsible party (City of Leander groups and/or departments). Below describes the assumptions made for the action item ranges

Degree of Effort (as it relates to cost and effort):

- **L** - Low
- **M** - Medium
- **H** - High

Alignment with Priority Project

- This column helps Identify the priority project that the action item aligns with.

The implementation matrix on the following pages are the action toolkit for the Old Town Framework. The matrix is organized by the reoccurring themes introduced in **Chapter 4**: Connectivity and Mobility; Trails and Open Space; District Identification, Branding, Arts, Culture, and Wayfinding; Economic Growth, Health, and Competitive Positioning; Placemaking and Urban Design; and Parking. Additionally, several action items were created specifically for each character district. Each action item has a reference number and associated information.



Sidewalk on Brushy Street



Connectivity & Mobility

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



Parks, Trails, and Open Space

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



District Identification, Branding, Arts, Culture, and Wayfinding

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



Economic Growth, Health, and Competitive Positioning

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



Placemaking and Urban Design

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

 Parking

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

Old Town Core Action Items

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

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

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

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

Railway East Action Items

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

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

Transitional Action Items

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