COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING #4 REPORT

Tuesday, October 6, 2026 – 6 to 8 p.m.

Pat Bryson Municipal Hall, San Gabriel Conference Room

201 N. Brushy Street, Leander, TX 78641

Overview

The Kendig Keast Collaborative (KKC) team shared a presentation with the Comprehensive Plan Advisory Committee (CPAC) to review recent community engagement and discuss potential updates to the Future Land Use Map and Transportation Master Plan. Key objectives of the presentation and topics discussed include:

- Community Engagement: Update Overview
  - Review participation in the September 15 public open house (37 attendees) and community survey conducted September 8 through October 5 (326 responses)
  - Discuss key themes and community input received through the open house and survey
- Comprehensive Plan: Future Land Use Focus and Updates
  - Review potential Future Land Use Map changes in relation to existing development, infrastructure needs, and community character
  - Discuss land use designations and potential boundary adjustments for employment, commercial, residential, and mixed-use areas
- Transportation Master Plan: Input and Discussion Items
  - Review alignment between future land use patterns and transportation goals and recommendations
  - Discuss community feedback on safety, congestion, and access, including connections between neighborhoods and activity center

Attendees

NAME	ORGANIZATION	ROLE
Laura Davis	CPAC	Appointed by Council Member Michael Herrera, Place 2
Andy Eis	CPAC	Appointed by Council Member Stephen Chang, Place 1
Laura Lantrip	CPAC	Appointed by Mayor Pro Tem/Council Member Becki Ross, Place 6
Marcia Back	CPAC	Parks & Recreation Advisory Board Chair
Bridget Brandt	CPAC	Leander Chamber of Commerce, President
Joseph Morales	CPAC	Planning & Zoning Commission Member, Place 2
Julie Vaughn	CPAC	Resident in the ETJ
Michael Chenausky	City of Leander	City Project Manager, Senior Planner
Karina Castillo	City of Leander	Planning Manager
Robin M. Griffin	City of Leander	Executive Director of Development Services
Gary Mitchell	Kendig Keast Collaborative	Consultant Project Manager
Elaine Alvarado	Egis	Sub Lead, Multimodal Transportation Planning Lead
Layla Ontiveros	CD&P	Community Engagement Support

Not present: Mark Moore, Appointed by Council Member Natomi Blair, Place 3, Monique Boakes, Appointed by Council Member Andrew Naudin, Place 5, Kyla Spady, Leander Public Arts and Culture Commission (LPACC) Member, Place 8, Tiesa Hollaway, Economic Development Committee Member, Serenity Coats, Appointed by Mayor Na'Cole Thompson, Anita Chumnananvech, Appointed by Council Member Annette Sponseller, Place 4, Jeremy Trimble, LISD Representative

Notes

Community Engagement: Update Overview

- Review the leading land use priorities selected by respondents, who were asked to identify their top three priorities for the next five years:
    - Maintain open spaces and some of Leander's rural character as the city grows (54%)
    - Provide parks closer to growing residential areas (37%)
    - Attract employers and local businesses to provide jobs, reduce commuting, and reduce reliance on residential taxes (34%)
    - Encourage new destinations and activities that support a family-friendly community (34%)
    - Continue developing a new downtown area near Leander Station (31%)
- Note additional interest in attracting shopping and restaurant options that encourage residents to spend locally (27%)
- Recognize that increasing housing supply and options, including townhomes, duplexes, and cottage houses, was selected as a top three priority by 3% of respondents
- Highlight gaps in walking and biking access, with 71.1% reporting no safe or practical walking or biking option for trips that take approximately five minutes by car
- Consider the geographic distribution of survey participation, with the largest shares from Area C (32%) and Area A (31%), followed by Area B (18%), Area D (16%), and Area E (3%)
- Consider community input expressing concerns about additional apartments and drainage impacts when evaluating potential land use changes

Comprehensive Plan: Future Land Use Focus

Northwest Development and Rural Character

- Consider residential development north of Hero Way and west of Bagdad Road in relation to development pressure, infrastructure needs, and opportunities for larger projects to support infrastructure improvements
- Evaluate opportunities to accommodate development within city limits rather than encouraging development to extend into the extraterritorial jurisdiction (ETJ), where City zoning does not apply
- Consider proposed housing types, including apartments and town homes, and their relationship to surrounding areas
- Retain the Rural designation along the incorporated Nameless Road corridor beyond the Neighborhood Center at San Gabriel Parkway
- Recognize the established large-lot development pattern in the Ridgmar/Windemere area and consider deed restrictions raised during the discussion when evaluating whether to retain the Rural designation

Employment Centers and Mixed-Use Development

- Clarify the range of uses accommodated within Employment Centers, including residential and commercial development
- Distinguish changes to the Employment Center map designation from restrictions on individual development opportunities
- Consider differences between employment-oriented campus development and mixed-use corridor development when evaluating the area near the CenTex Sports and CapMetro properties
- Account for surrounding residential uses and existing development when considering alternative land use designations

Activity Center and Neighborhood Center Boundaries

- Refine Activity Center and Neighborhood Center boundaries to follow roads, parcels, and established development patterns where appropriate
- Reduce confusion associated with generalized circles overlapping existing neighborhoods while maintaining flexibility in undeveloped areas

- Consider shifting the Neighborhood Center near Ronald W. Reagan Boulevard west of the major intersection to reflect established residential development on the east side
- Clarify the location and extent of potential commercial and mixed-use areas in relation to surrounding neighborhoods

Leander Central and RM 2243

- Recognize the existing Home Depot development at Hero Way and 183A Toll when evaluating whether an Activity Center designation more accurately reflects the area's established uses than Leander Central
- Explore opportunities to connect retail destinations with green space
- Recognize Northline's role as the core of Leander Central and account for remaining development opportunities when refining surrounding land use designations
- Consider the Austin Community College and St. David's properties when evaluating existing development and future land use patterns
- Consider retaining Urban Mixed-Use north of RM 2243 and changing the south-side frontage to Multi-Use Corridor

Transitional Residential and Commercial Areas

- Clarify the relationship between proposed Transitional Residential designations, existing commercial zoning, and established residential uses
- Evaluate extending Transitional Residential to both sides of Southwest Drive south of Tula Trail, where properties are already zoned General Commercial
- Consider whether portions of Southwest Drive should remain oriented toward commercial development and how existing residential properties relate to that pattern
- Reflect existing development conditions when refining boundaries between Industrial, Transitional Residential, and surrounding land use areas

Transportation Master Plan: Update

Connections Between Land Use and Transportation

- Align transportation goals and recommendations with future land use patterns, including Neighborhood Centers, Activity Centers, and other community destinations
- Strengthen connections between neighborhoods and nearby destinations by considering whether residents can travel between them safely and efficiently
- Use community feedback to identify transportation needs and guide recommendations for safety, connectivity, and congestion relief

Pedestrian Safety and Intersection Access

- Address pedestrian safety concerns near Glenn High School, particularly crossings between surrounding residential areas and the school
- Identify intersections for further City review based on community feedback regarding unsafe conditions, congestion, and access
- Evaluate turning movements and access near H-E-B at US 183 and Hero Way/Old RM 2243, including effects on surrounding traffic conditions
- Consider how existing access arrangements and nearby development contribute to intersection concerns

Traffic Data and Future Development

- Use traffic counts, crash data, travel demand modeling, and community feedback to inform transportation recommendations
- Account for future traffic from businesses and nearby developments that are not yet fully operational or occupied when evaluating intersection needs and transportation improvements, recognizing that current traffic counts may not capture their full effects

Photos





