



Comprehensive Plan and Transportation Master Plan Update

Comprehensive Plan Advisory Committee (CPAC)
Meeting 3 | August 4, 2026 | Fire Station 3

Objectives

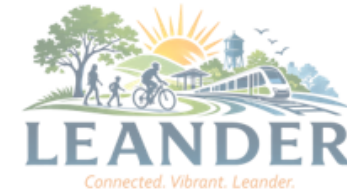
- Approach and priorities for updating both plans

Comprehensive Plan:

- Potential key initiatives (“short list”)
- Future Land Use map orientation, update needs/possibilities, and committee exercise for input

Transportation Master Plan:

- Update on interaction with partner agencies, area cities/counties
- Update on data outputs so far



Agenda for Comprehensive Plan Advisory Committee (CPAC) Meeting 3

City of Leander Comprehensive Plan and Transportation Master Plan Update

Tuesday, August 4, 2026 | 6:00 pm | Fire Station 3 (101 E. Sonny Drive) – Classroom A

1. Welcome and Agenda Focus

2. Comprehensive Plan: Update Overview

- Approach to and priorities for updating plan and Future Land Use Map.
- Potential “short list” of key initiatives for near-term action to elaborate on in updated plan per City Council direction in Joint Workshop 2.

3. Comprehensive Plan: Future Land Use Focus

- Orientation to current map and categories.
- Presentation on map update needs and possibilities.
- Interactive exercise to obtain input for potential map updates, to bring to next meeting.

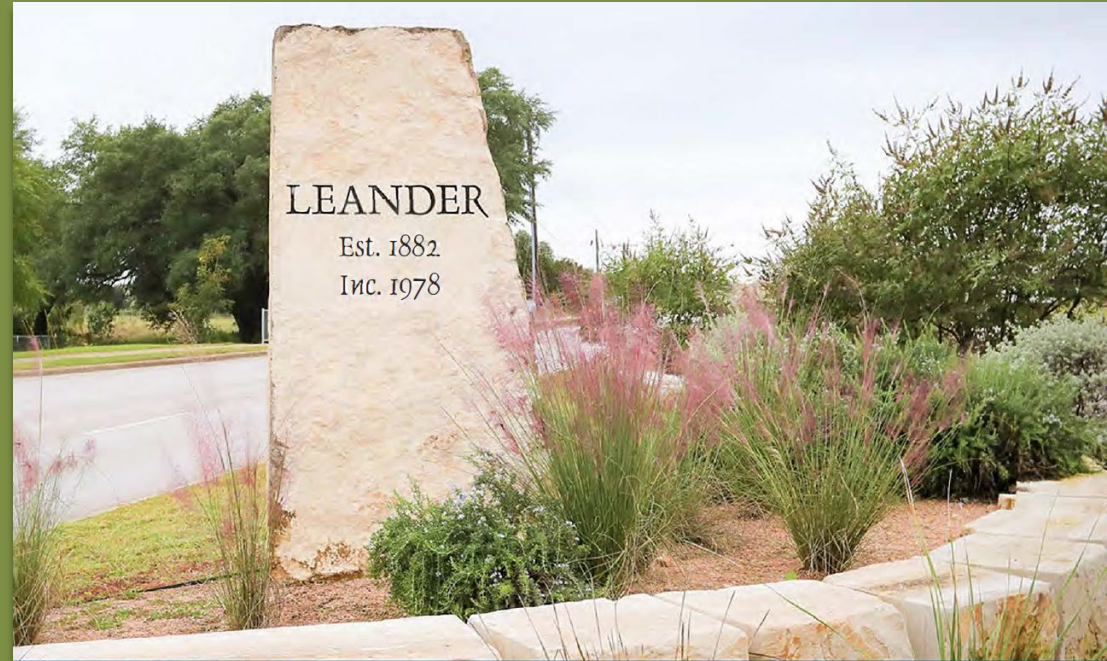
4. Transportation Master Plan: Update Overview

- Approach to and priorities for updating plan and Thoroughfare Map.
- Update on data outputs and projections so far.
- Update on interaction with partner transportation agencies and area cities/counties, especially for Thoroughfare Plan coordination across jurisdiction lines.

5. Meeting Wrap-up

- Meeting recap and preview of October meeting and public open house in September.
- Next meetings:
 - Tuesday, October 6, 6:00 pm
 - Tuesday, November 17, 6:00 pm
- Also:
 - Tuesday, September 15,
Public Open House (SouthStar Bank, 10737 E. Crystal Falls Parkway)

Updates Approach Overall + Future Land Use



2020 **LEANDER, TEXAS**
COMPREHENSIVE PLAN Updated 05/01/2025

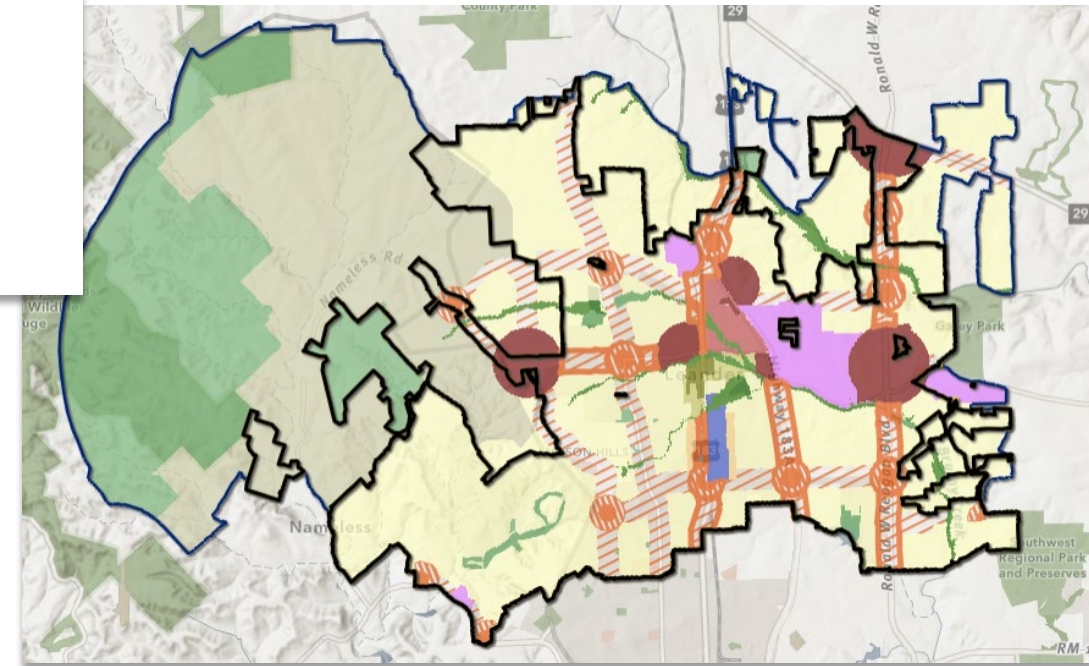
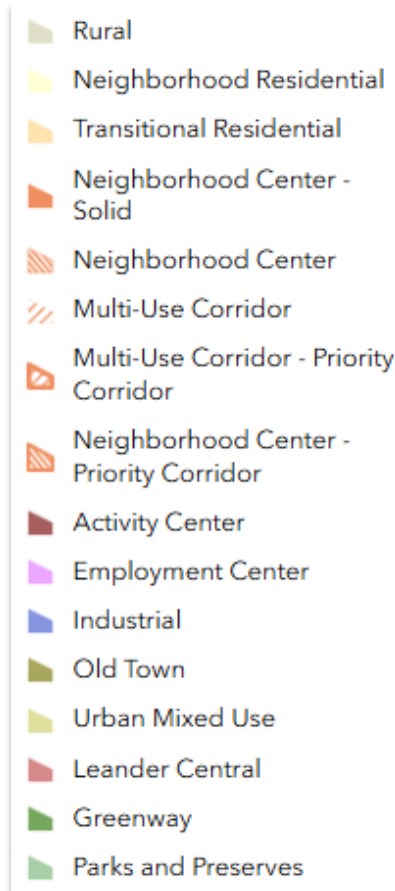
Update Intentions

Plan Document

- Work within existing structure
- Refresh content
- Streamline where possible

Future Land Use Map

- Not starting from scratch
- Work (mostly) with existing categories
- Improve narrative for some key categories
- Link to growth + redevelopment strategy



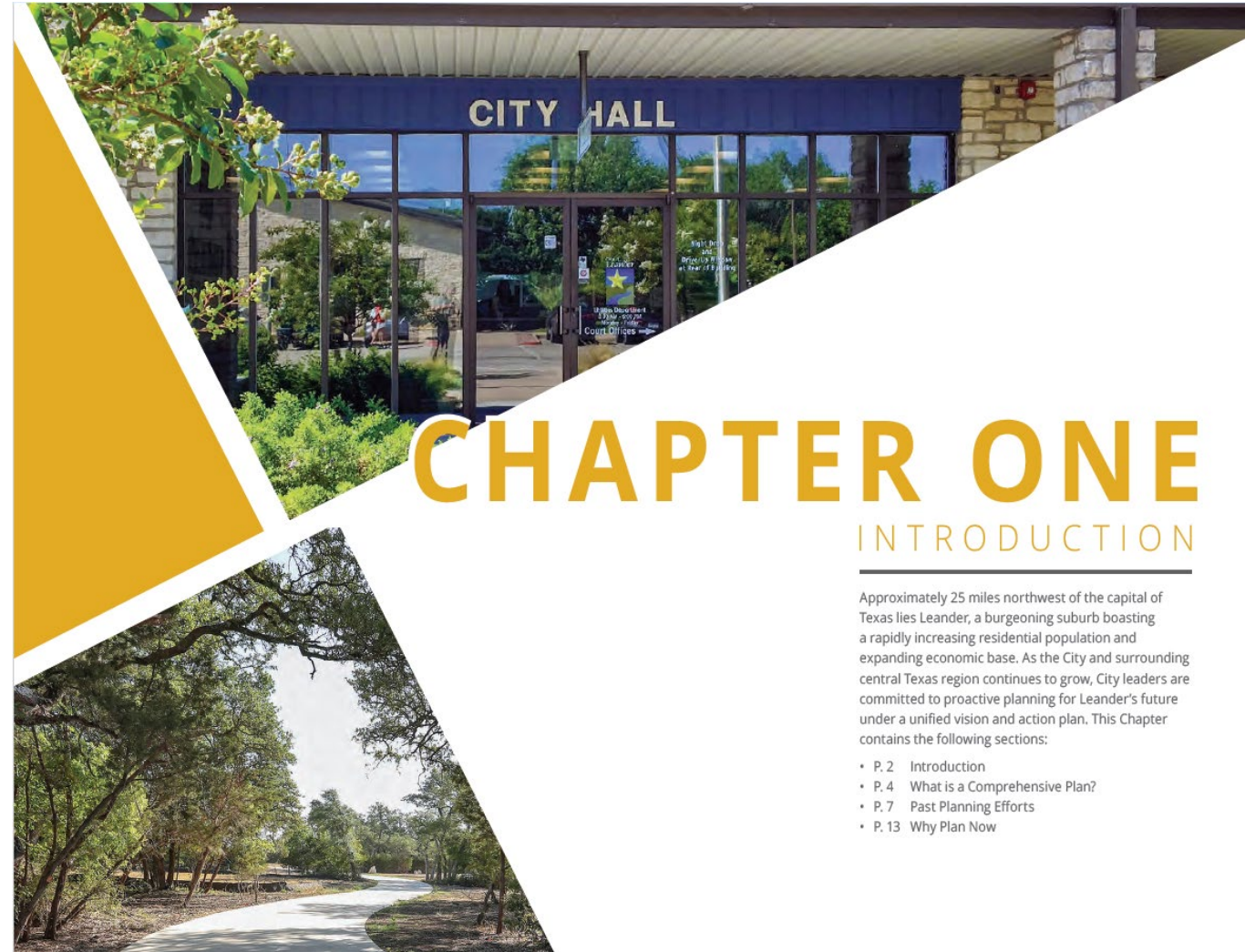
Plan Introduction

Potential Adjustments



Plan Introduction

- What is a Comprehensive Plan?
 - Planning Authority, Timeframe, Area
 - **Also reference City Charter Article X, Planning and Development**
 - **More on Regional Context**
- **How Plan is Used**



CHAPTER ONE

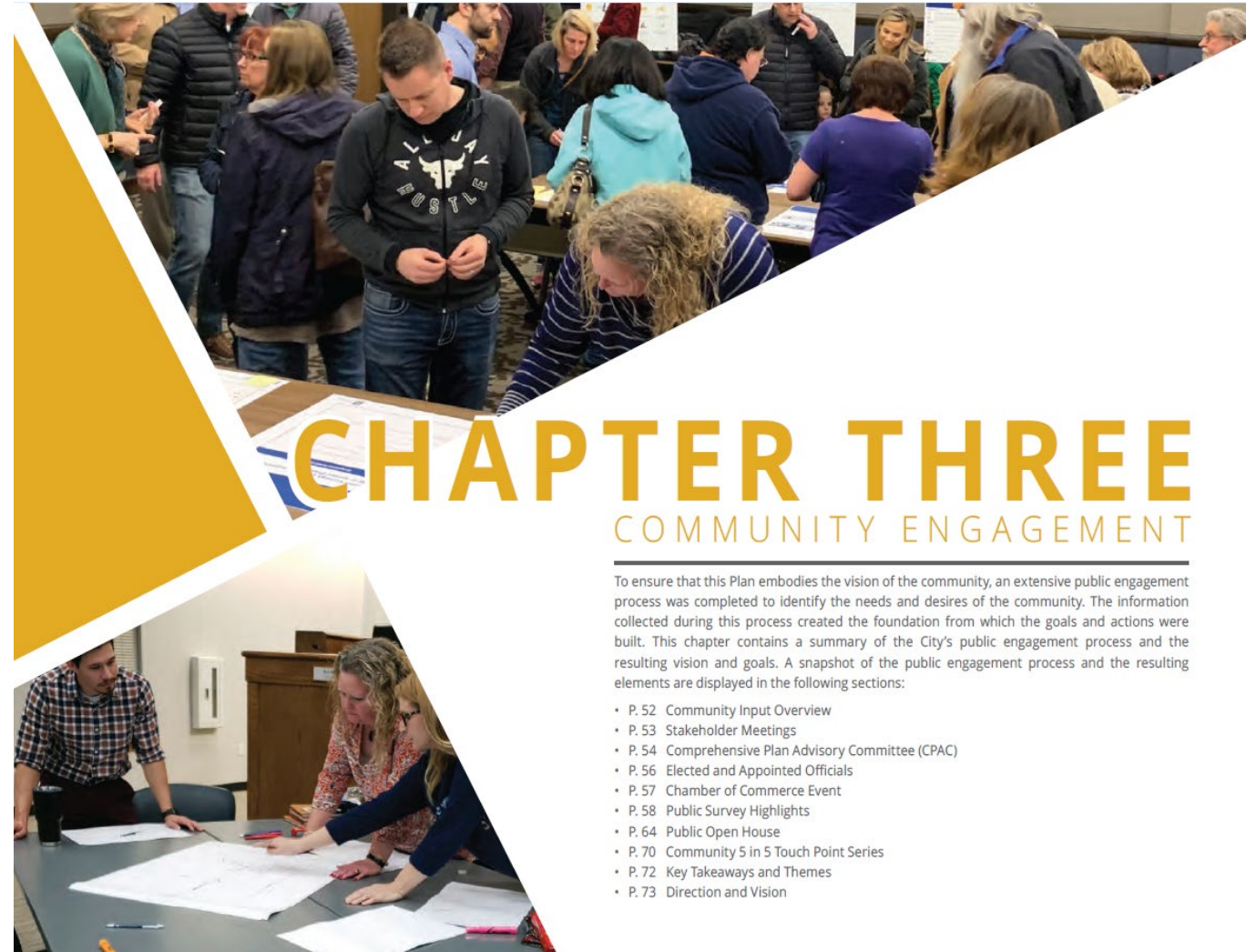
INTRODUCTION

Approximately 25 miles northwest of the capital of Texas lies Leander, a burgeoning suburb boasting a rapidly increasing residential population and expanding economic base. As the City and surrounding central Texas region continues to grow, City leaders are committed to proactive planning for Leander's future under a unified vision and action plan. This Chapter contains the following sections:

- P. 2 Introduction
- P. 4 What is a Comprehensive Plan?
- P. 7 Past Planning Efforts
- P. 13 Why Plan Now

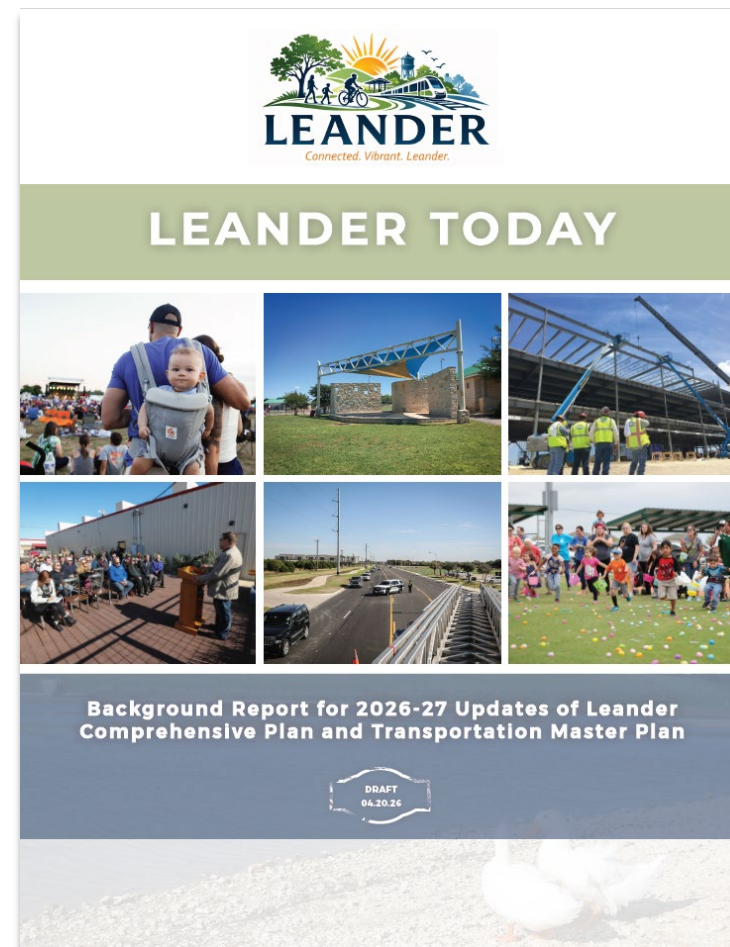
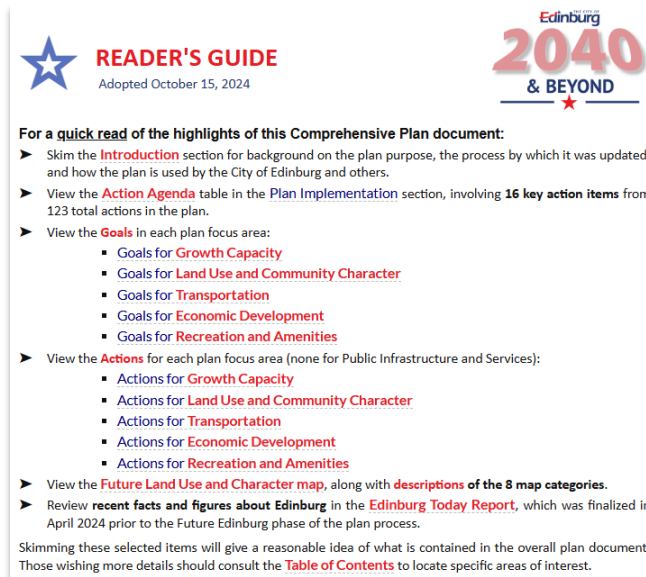
Plan Introduction

- Planning Process
 - **Engagement Highlights (details in plan appendix)**
- Relationship to Other City Plans and Functions
- Why Plan Now?
 - **Plan Focus Areas**
 - **Translating Plan into Action**
- **2020** Plan Accomplishments



Plan Introduction

- Past Planning Efforts
 - **In Leander Today Report (plan appendix)**
- Also add **Reader's Guide**



Plan Action Agenda

“Short List” of Top Initiatives*

** Beyond transportation priorities in TMP*



Potential “Short List”

- 1 Growth Management Framework
- 2 Leander Central
- 3 Hill Country / Open Space Preservation
- 4 Wastewater System
- 5 Employment Growth

- 6 “Complete” Community
- 7 Connected Community
- 8 Corridors Strategy
- 9 “Missing Middle” Housing
- 10 Redevelopment Readiness
- 11 Community & Neighborhood Identity
- 12 Heat/Drought Resilience

Potential “Short List”

1

Growth Management Framework

- Geographic
- Population / densities
- Authorities / tools
- Investments
- Partnerships
- Fiscal sustainability

2

Leander Central

- Buildout
- Activation
- Connectivity / synergy
- Transit use
- Station evolution

3

Hill Country / Open Space Preservation

- Development set-asides
- Acquisition
- Long-term conservation

Potential “Short List”

4

Wastewater System

- Capacity
- Coverage
- Water re-use
- Life-cycle planning, maintenance

5

Employment Growth

- Locations / sites
- Access / utilities
- City “but for” role
- Workforce

6

“Complete” Community

- Recreation Center
- Arts / culture
- Leisure destinations / activities
- Parks development
- Austin north cities constellation

7

Connected Community

- Gathering places (public, semi-private)
- Old Town and Northline evolution
- Trail / path network connectivity
- Trail- and park-oriented development
- “Complete” Community link

Potential “Short List”

8

Corridors Strategy

- Targeted plans (like US 183 Study)
- Use mix / locations
- Value / revenue proposition
- Land use / transportation coordination
- Aesthetics and identity

9

“Missing Middle” Housing

- Tools / incentives beyond zoning
- Readiness for smaller households
- Homeownership opportunity
- Workforce connection
- Urban / suburban transition
- Smaller footprint

10

Redevelopment Readiness

- Locations
- Use mix
- Tools / incentives
- Public investments
- Partnerships
- Small-area planning

Potential “Short List”

11

Community & Neighborhood Identity

- Branding implementation
- Networks
- Awareness / Involvement
- Event locations / management

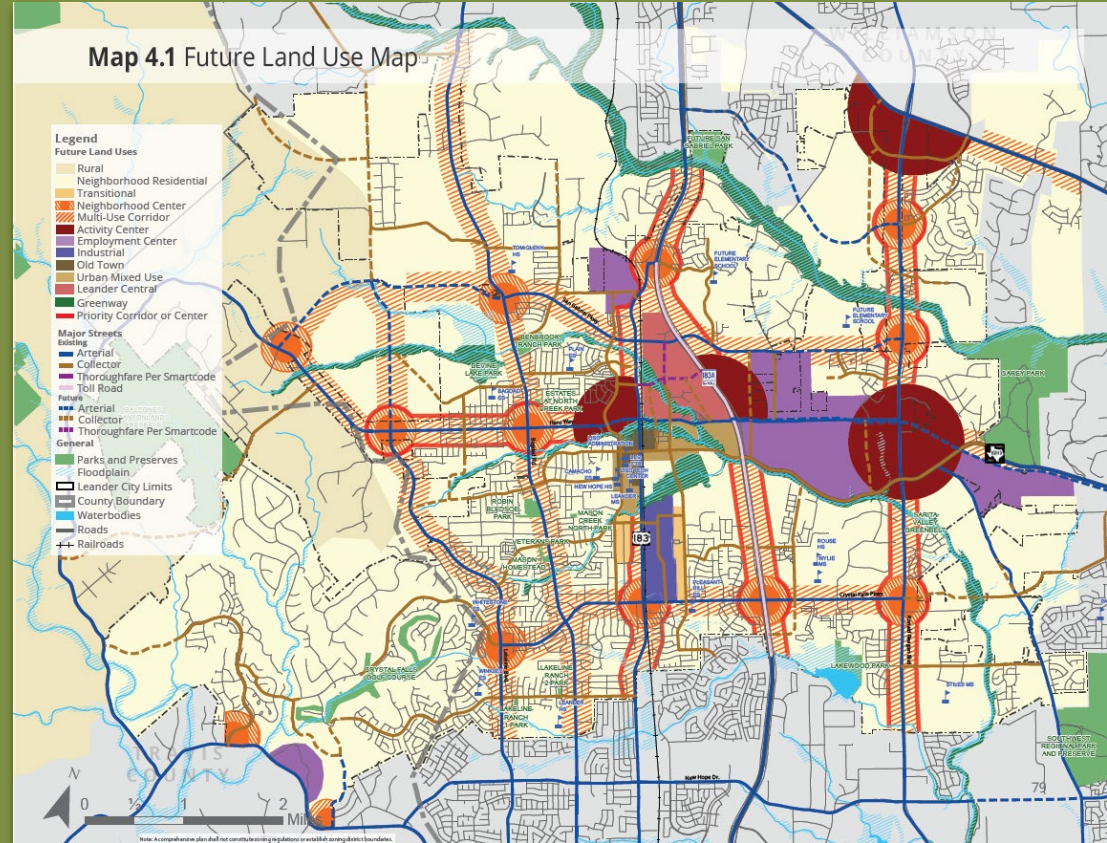
12

Heat/Drought Resilience

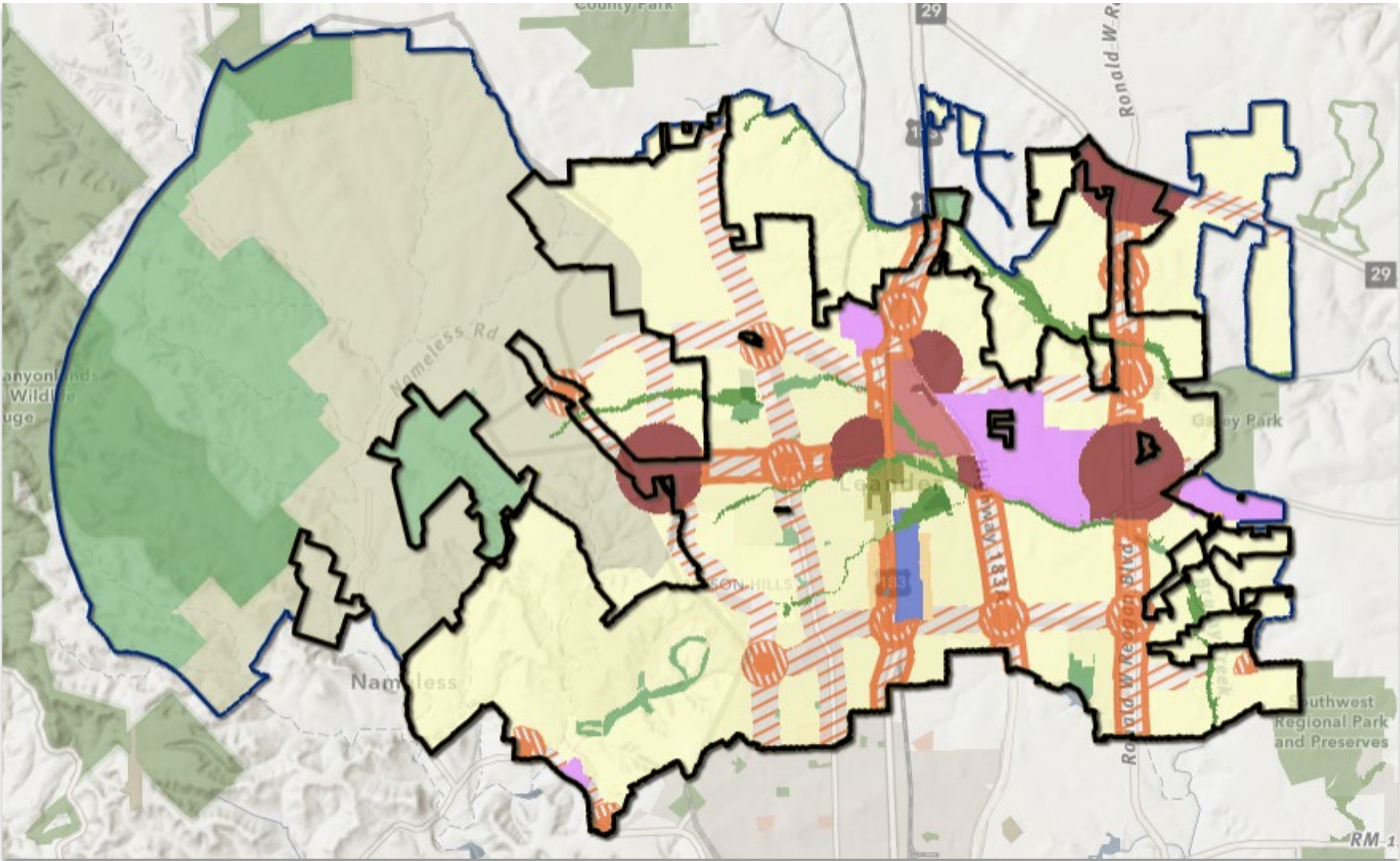
- Heat preparedness (shade, cooling centers, house/building retrofitting, etc.)
- Wildfire preparedness, prevention
- Drought planning
- Emergency response capabilities

Orientation & Outlook

Current Future Land Use Map



Dynamic Map



- Rural
- Neighborhood Residential
- Transitional Residential
- Neighborhood Center - Solid
- Neighborhood Center
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Activity Center
- Employment Center
- Industrial
- Old Town
- Urban Mixed Use
- Leander Central
- Greenway
- Parks and Preserves

“Homework” Item

Review **current Comprehensive Plan** (May 2025 update) online:

<https://www.leandertx.gov/355/Leander-Comprehensive-Plan>

Newest **updated FLU map** online:

<https://www.leandertx.gov/357/Maps-Guides>

Create a Website Account – Manage notification subscriptions, save form progress and more.

 **City of Leander** Government Departments Community Business

Home › Departments › Development Services › Planning › Leander Comprehensive Plan

Leander Comprehensive Plan

The 2020 Leander Comprehensive Plan was adopted by City Council in April 2021, with further interim updates adopted on May 1, 2025. The City’s Transportation Master Plan (TMP) was also last updated in 2021, and Leander Thoroughfare Map was revised in August 2022. The city has seen continued rapid growth in population and development and is undertaking a coordinated effort to update the Comprehensive Plan and Transportation Master Plan concurrently. These plans guide how the city grows, moves, and invests in infrastructure across the city limits and extraterritorial jurisdiction (ETJ).

Visit futureleander.com to learn more about the plan updates, view materials, and stay up to date on upcoming engagement opportunities.

The 2020 Comprehensive Plan remains active until a new plan is adopted. You can review the existing plan below. For more information, please [contact us](#).

- [2020 Comprehensive Plan – All Chapters \(PDF\)](#)
- [2020 Comprehensive Plan – Future Land Use Map \(PDF\)](#)

Development Hub

- Development Hub Support Form
- Development Dashboard
- Development Guide
- Maps & Guides
- Leander Comprehensive Plan
- Landscape Requirements

CHAPTER FOUR

COMMUNITY DIRECTION

In approximately 40 years, Leander has transitioned from a small rural community to one of the fastest-growing suburban cities in the country. This plan aligns the City’s future development pattern with the community vision in 2020. Embodied within the following sections are the desired community directions for growth and development.

- P. 76 Introduction
- P. 77 Future Growth and Development
- P. 78 Future Land Use Plan
- P. 81 Land Use Category Descriptions
- P. 107 Primary Street Network

NEIGHBORHOOD RESIDENTIAL

Intent and Character

The Neighborhood Residential future 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.

Appropriate Land Use Types

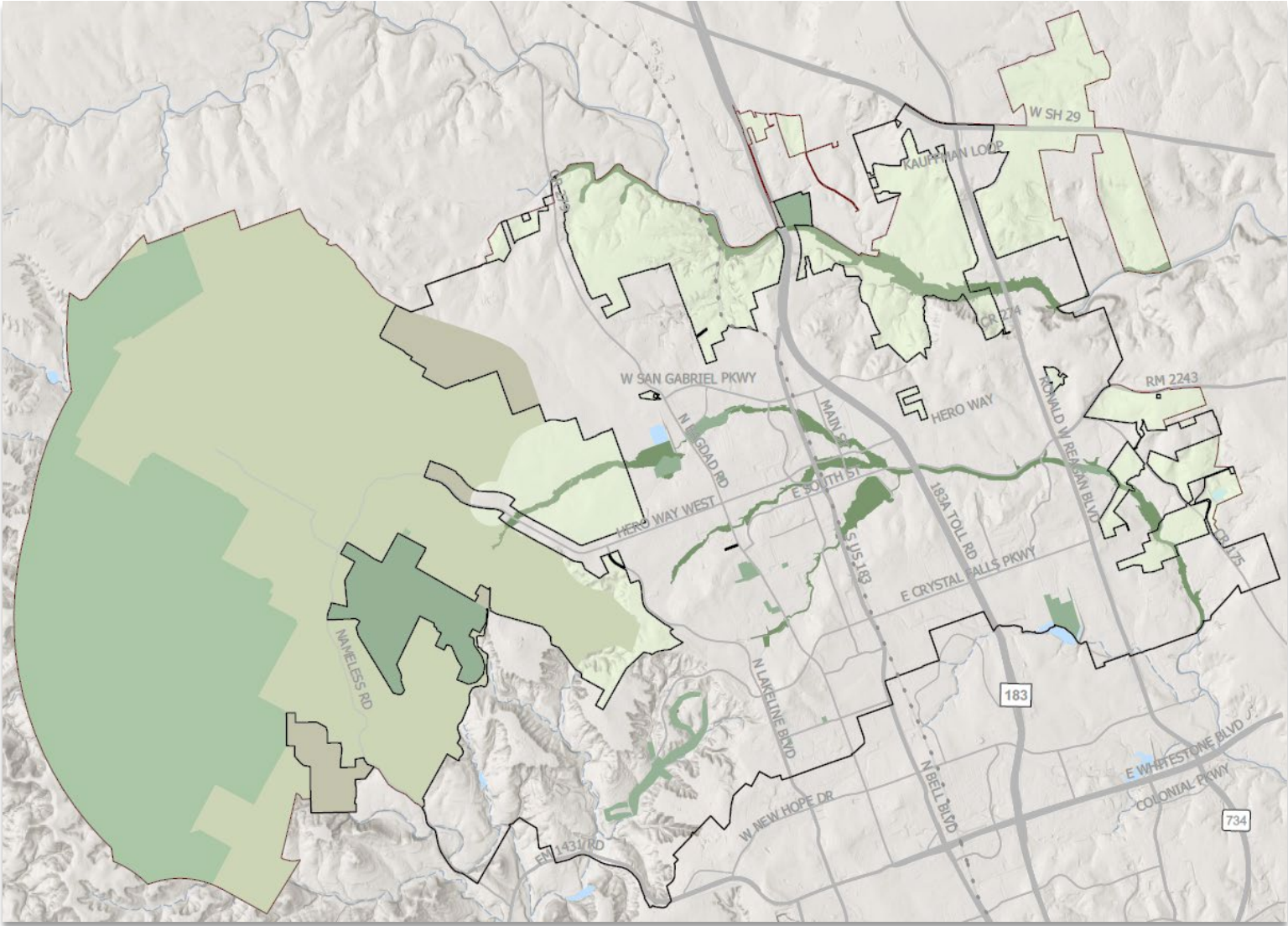
Use	Appropriate Uses
Agricultural	Not appropriate
Residential	Single-family detached residential; Single-family attached uses; Cottages; Townhouses (up to four units).
Commercial	In Planned Unit Developments, neighborhood-serving retail, personal service, and office uses may be considered if they include strict design standards and compatibility criteria. These uses should typically be found along higher-classification streets and sites at or near intersections.
Industrial	Not appropriate
Institutional	Education (e.g., elementary and secondary schools); Institutional uses (e.g., places of public assembly, public recreational uses (e.g., parks and playgrounds, play stadiums), and utility and service uses (e.g., electrical substations, fire stations, etc.). High schools may be permitted if they are located and take access from a collector or greater street classification.
Other	Other uses could be permitted as limited or conditional uses.

THE LEANDER COMPREHENSIVE PLAN 84

Master Plan (PDF)

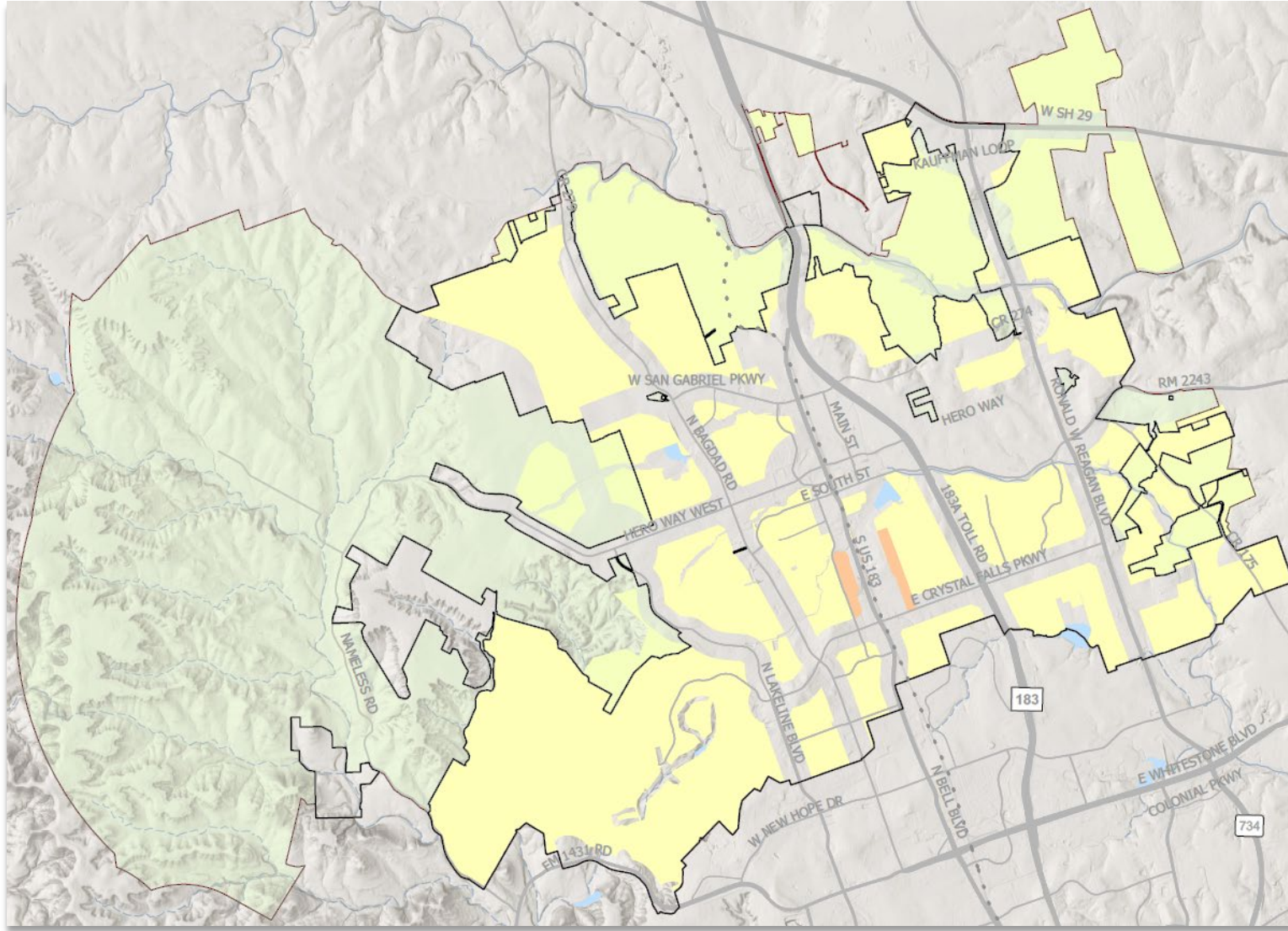
- [Appendix G Water Master Plan \(PDF\)](#)
- [Appendix H Fire Department](#)

Least Activity, Lowest Intensity



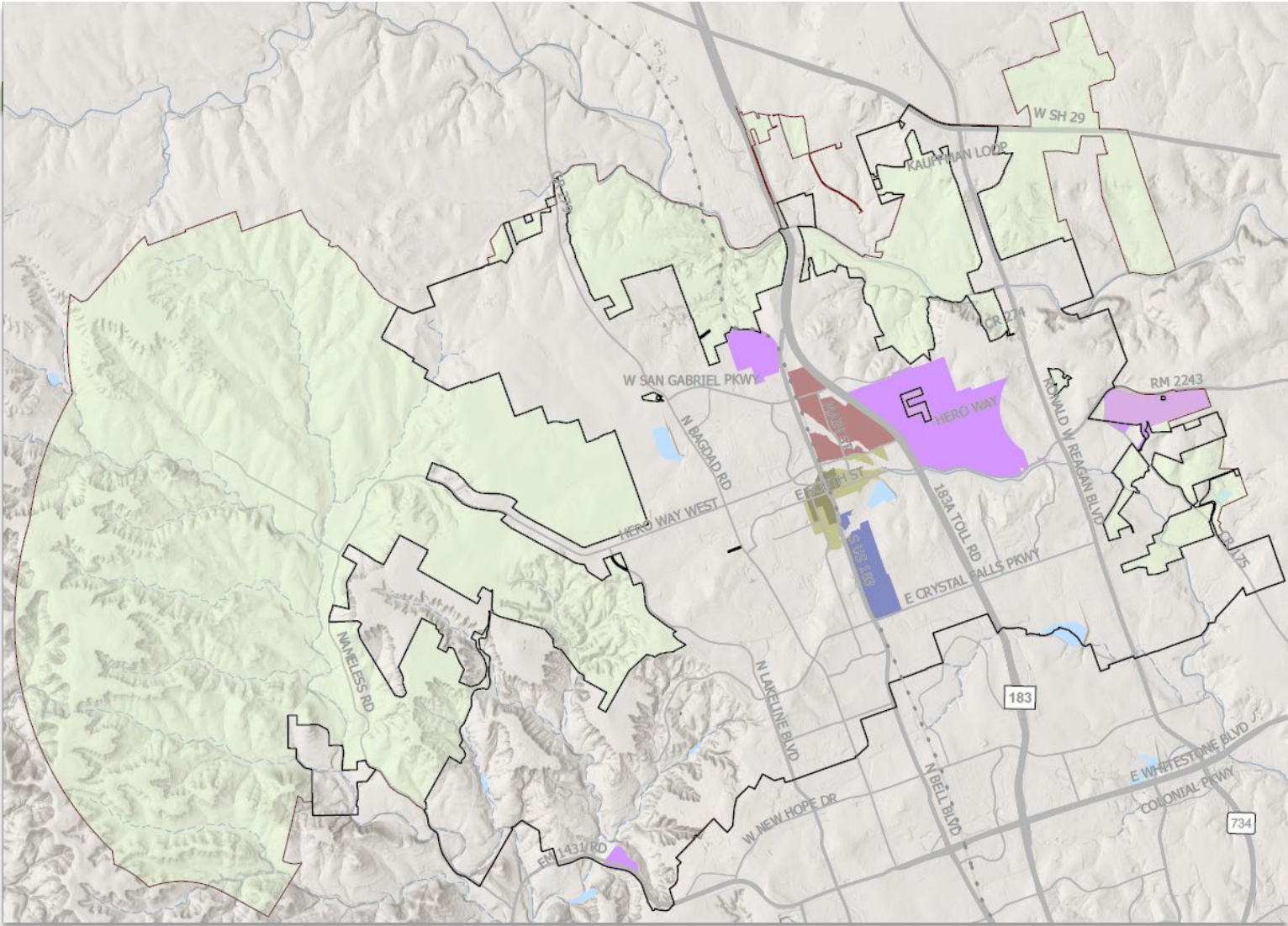
- Rural
- Neighborhood Residential
- Transitional Residential
- Neighborhood Center - Solid
- Neighborhood Center
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Activity Center
- Employment Center
- Industrial
- Old Town
- Urban Mixed Use
- Leander Central
- Greenway
- Parks and Preserves

Residential Foundation



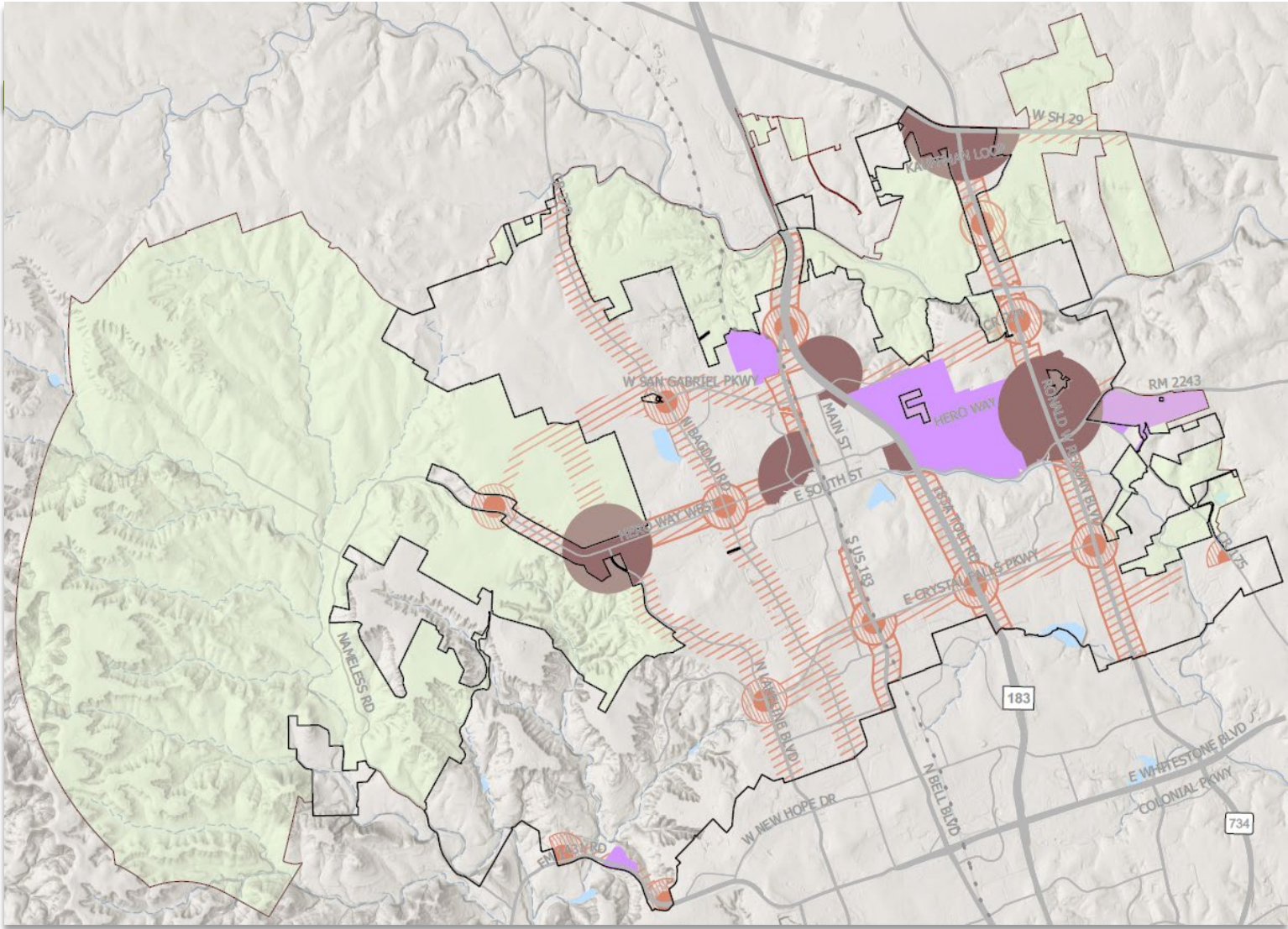
-  Rural
-  Neighborhood Residential
-  Transitional Residential
-  Neighborhood Center - Solid
-  Neighborhood Center
-  Multi-Use Corridor
-  Multi-Use Corridor - Priority Corridor
-  Neighborhood Center - Priority Corridor
-  Activity Center
-  Employment Center
-  Industrial
-  Old Town
-  Urban Mixed Use
-  Leander Central
-  Greenway
-  Parks and Preserves

Economic Base + Mixed Use



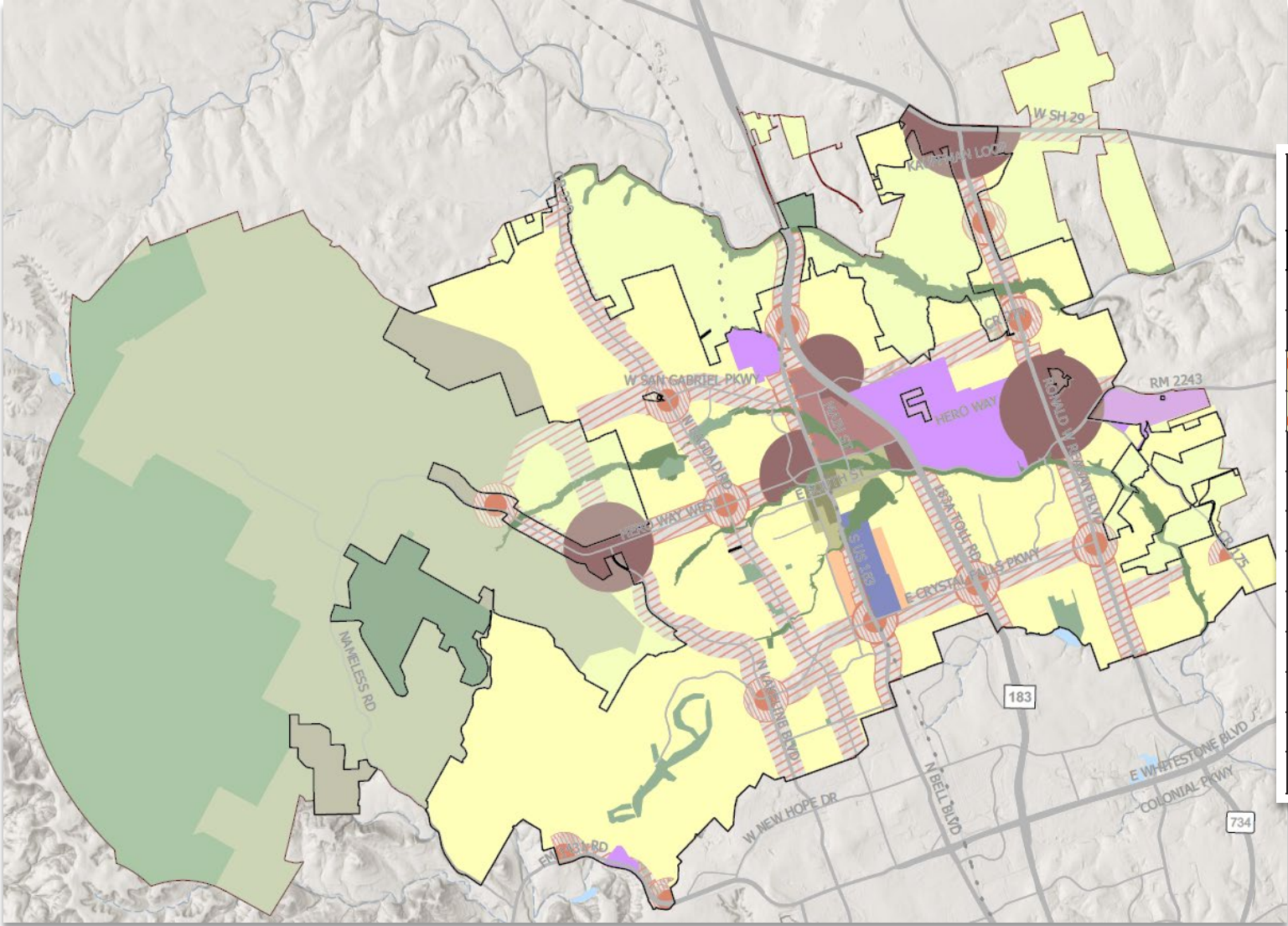
- Rural
- Neighborhood Residential
- Transitional Residential
- Neighborhood Center - Solid
- Neighborhood Center
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Activity Center
- Employment Center
- Industrial
- Old Town
- Urban Mixed Use
- Leander Central
- Greenway
- Parks and Preserves

Key Corridors and Nodes



- Rural
- Neighborhood Residential
- Transitional Residential
- Neighborhood Center - Solid
- Neighborhood Center
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Activity Center
- Employment Center
- Industrial
- Old Town
- Urban Mixed Use
- Leander Central
- Greenway
- Parks and Preserves

Overall Outlook

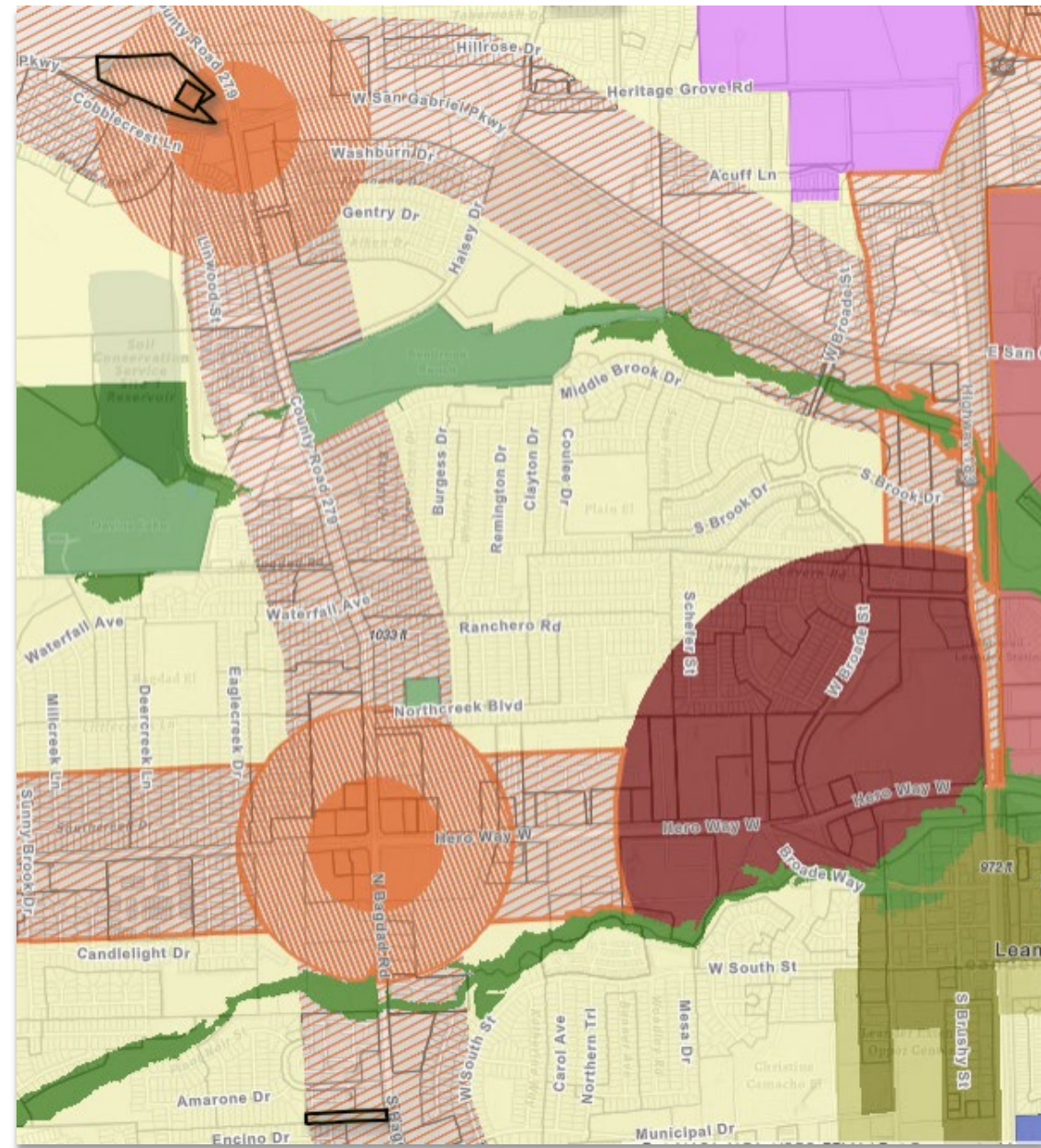


Map Color / Symbol	Land Use Category	Acres	Percent
	Rural	14,177	26.1%
	Neighborhood Residential	19,027	35.1%
	Transitional	70	0.1%
	Neighborhood Center	1,370	2.5%
	Multi-Use Corridor	4,878	9.0%
	Activity Center	2,082	3.8%
	Employment Center	1,434	2.6%
	Industrial	215	0.4%
	Old Town	88	0.2%
	Urban Mixed-Use	149	0.3%
	Leander Central	369	0.7%
	Greenways	1,083	2.0%
	Parks and Preserves	9,294	17.1%
		54,236	100%

*** Percentages based on 2020 map**

Map Update Needs and Possibilities

- Sharpen future land use descriptions **where category edges are not distinct** on map (e.g., Centers, Corridors)
- Emphasize even more the need to avoid:
 - **Auto-dominant outcomes** along corridors, around key intersections
 - **Degraded aesthetics** over time
- Ways to provide for neighborhood-scale and larger activity centers at **places other than major intersections** (TMP link)



Map Update Needs and Possibilities

“Neighborhood Unit Concept”

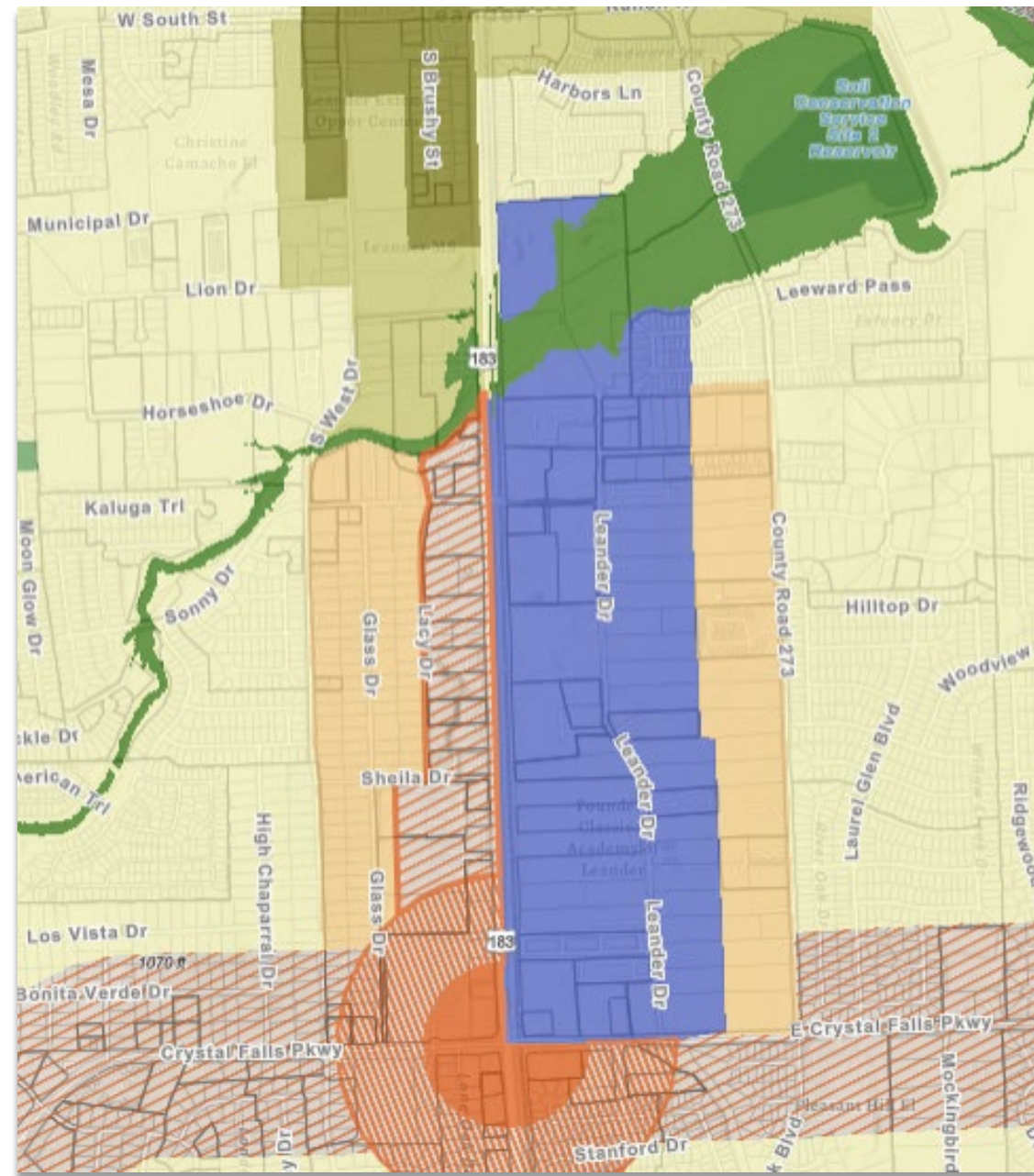
- Sharpen future land use descriptions **where category edges are not distinct** on map (e.g., Centers, Corridors)
- Emphasize even more the need to avoid:
 - **Auto-dominant outcomes** along corridors, around key intersections
 - **Degraded aesthetics** over time
- Ways to provide for neighborhood-scale and larger activity centers at **places other than major intersections** (TMP link)



Map Update Needs and Possibilities

Especially refresh the descriptions for:

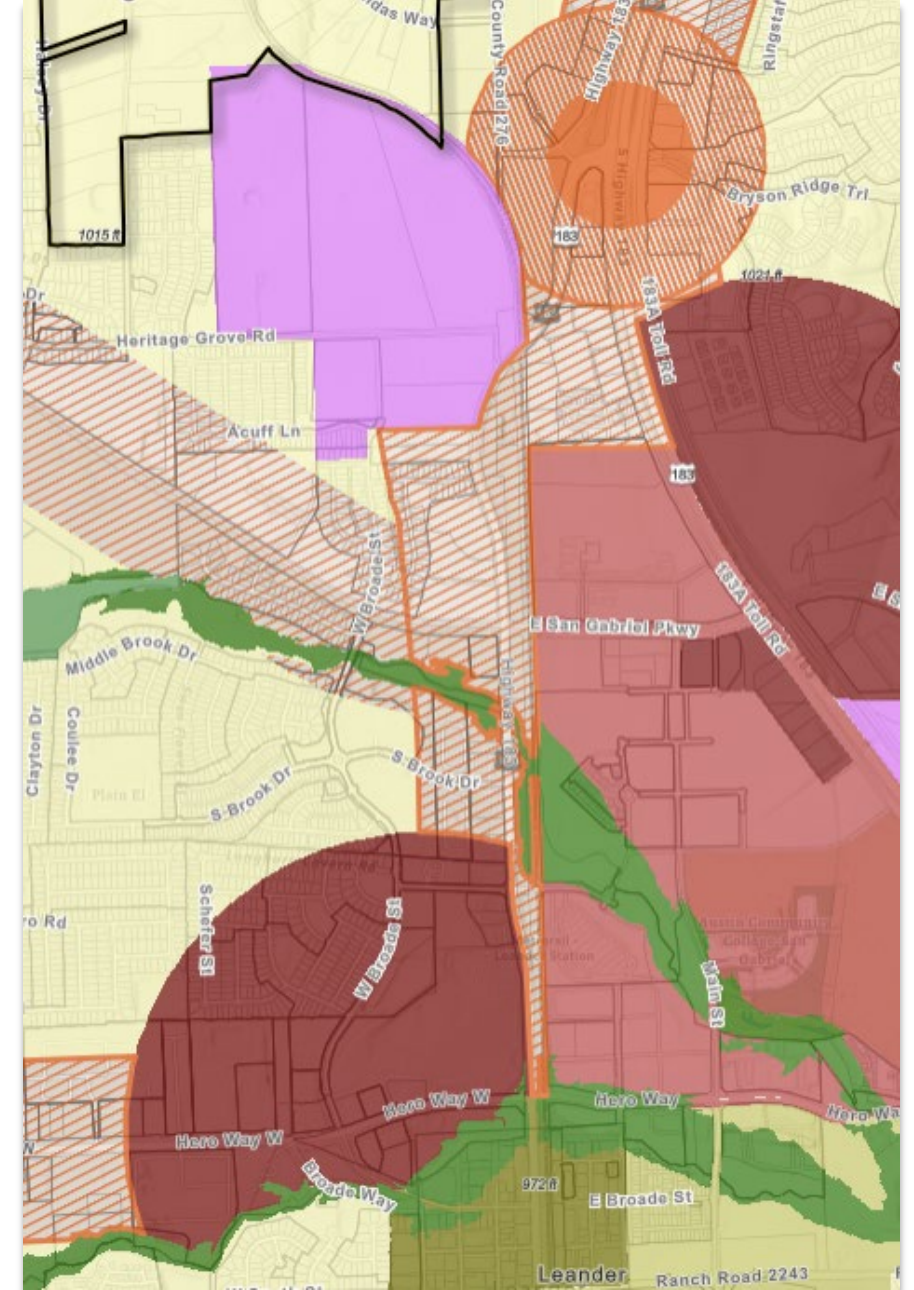
- **Rural** to clarify “Hill Country character” and appropriate destination uses
- **Transitional Residential** to clarify intended outcomes, paths to them
- **Neighborhood Center** given some difficulties with their implementation (maybe even different terminology)
- **Multi-Use Corridor** possibly on fewer key corridors and/or different standards by corridor – and need to clarify potential extent of residential uses



Map Update Needs and Possibilities

Especially refresh the descriptions for:

- **Employment Center** to emphasize avoiding encroachment into these areas meant for ultimate tax base, jobs
- **Old Town** to incorporate direction of Old Town Master Plan adopted later
- **Urban Mixed Use** as example of the Council direction to use plain English:
"Conventional commercial may be appropriate along 183A frontage, without disassociation from the adjacent, transitional development context."



Map Update Needs and Possibilities

Nixon's Coffee House
accessed from
Greenway Trail in
Littleton, CO

Especially refresh the descriptions for:

- **Greenways** to call out encouragement of “trail-oriented development”

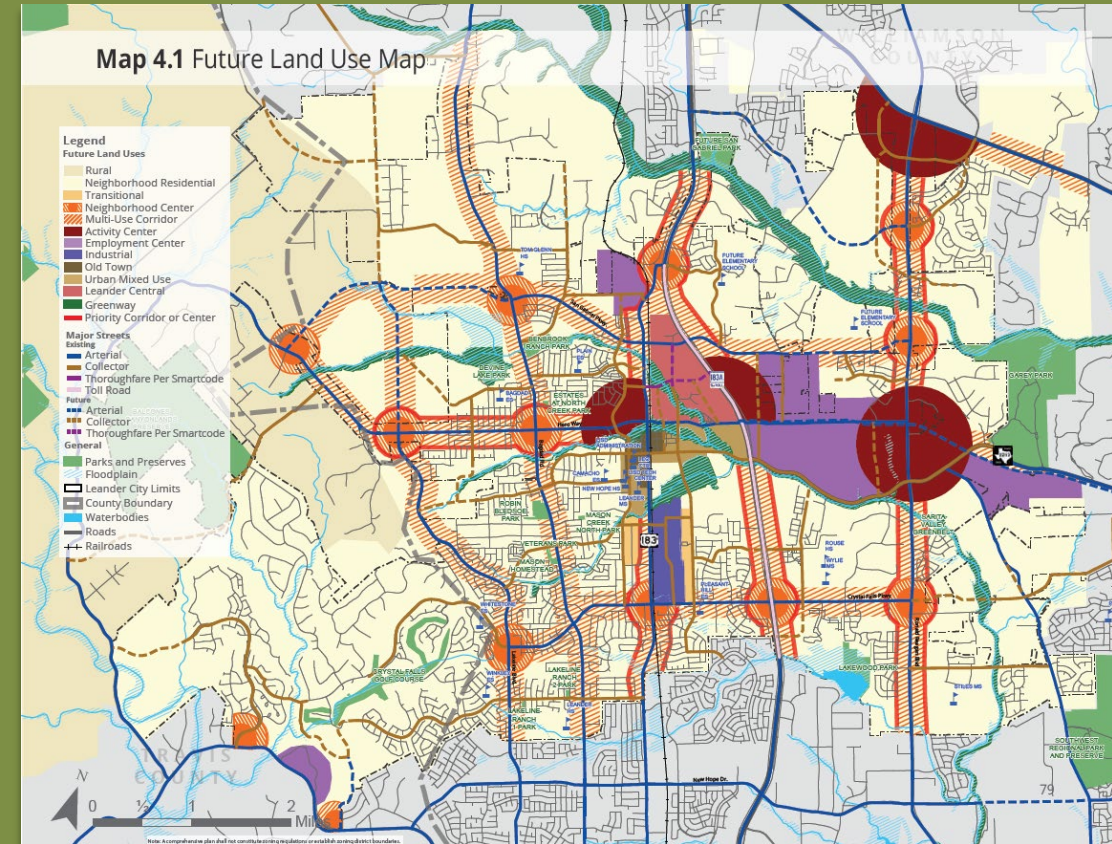


Chili's
outdoor
seating
open to
Guadalupe
River and
adjacent
City park/trail
in Kerrville



Map Exercise

Input to Plan's Land Use Focus



Map Exercise

- Take about **20 minutes** to view and provide feedback on **two maps**
 - Fine if you're more interested in one map than the other
 - But please try to split time between both maps to avoid too many people at each map

Redevelopment Needs / Opportunities

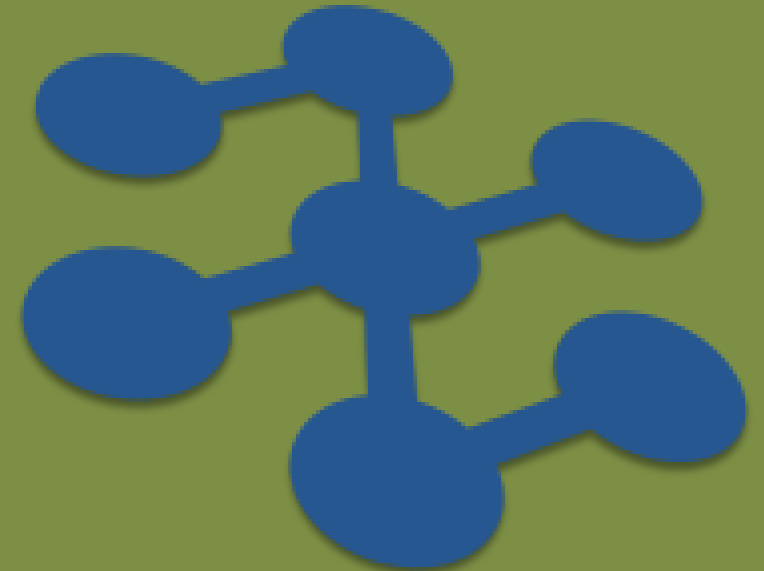
- **Put sticker dots on map** in other locations (besides Old Town, etc.) where you can envision infill activity on vacant properties and/or complete teardowns/rebuilds on sites in previously-developed areas.
- **Put related notes on sheet** next to map, referencing the map location – or just write general comments on sheet about particular areas.

Community / Neighborhood “Anchors”

- **Put sticker dots on map** at locations besides those already shown that you consider Leander destinations and/or local economic drivers and job creators – including off-the-beaten-path places only locals would know about.
- **Put related notes on sheet** next to map.

Transportation Master Plan

Results from Work to Date



TMP Progress

- Interjurisdictional interviews and insights
- Existing plan reviews and data collection
- Travel Demand Model (base data, preliminary outputs)
- **Next steps from here ...**



Agenda for Comprehensive Plan Advisory Committee (CPAC) Meeting 3

City of Leander Comprehensive Plan and Transportation Master Plan Update

Tuesday, August 4, 2026 | 6:00 pm | Fire Station 3 (101 E. Sonny Drive) – Classroom A

1. Welcome and Agenda Focus

2. Comprehensive Plan: Update Overview

- Approach to and priorities for updating plan and Future Land Use Map.
- Potential “short list” of key initiatives for near-term action to elaborate on in updated plan per City Council direction in Joint Workshop 2.

3. Comprehensive Plan: Future Land Use Focus

- Orientation to current map and categories.
- Presentation on map update needs and possibilities.
- Interactive exercise to obtain input for potential map updates, to bring to next meeting.

4. Transportation Master Plan: Update Overview

- Approach to and priorities for updating plan and Thoroughfare Map.
- Update on data outputs and projections so far.
- Update on interaction with partner transportation agencies and area cities/counties, especially for Thoroughfare Plan coordination across jurisdiction lines.

5. Meeting Wrap-up

- Meeting recap and preview of October meeting and public open house in September.
- Next meetings:
 - Tuesday, October 6, 6:00 pm
 - Tuesday, November 17, 6:00 pm
- Also:
 - Tuesday, September 15,
Public Open House (SouthStar Bank, 10737 E. Crystal Falls Parkway)

Partner Agency Interviews



- Texas Department of Transportation
- Williamson County
- Travis County
- City of Cedar Park
- City of Georgetown
- *City of Liberty Hill (pending)*
- Capital Area Metropolitan Planning Organization (CAMPO)
- Central Texas Regional Mobility Authority (CTRMA)

Themes Discussed

- Projected growth in region
- Existing and future roadway connectivity
- Active transportation coordination
- Network gaps
- Joint project funding opportunities

Interview Insights

Active Transportation

- Travis County Active Transportation Plan update on the horizon
- Potential to amend multiple trail systems to align with Cedar Park and Georgetown
- Insight into corridors that have an active transportation element that aligns with Leander thoroughfares
- Multiple opportunities to partner on multimodal projects with different agencies

Overarching Themes

- Noted areas of safety concerns
- Identified areas near city limits where significant growth expected
- Noted multiple roadway projects and policy changes
- Laid foundation for inter-governmental project funding opportunities
- Potential thoroughfare connectivity in the ETJ to Williamson and Travis counties

Key Routes / Roadways

Notable roadways mentioned in multiple meetings:

- SH 29
- Nameless Rd
- RM 2243
- RM 1431
- US 183
- Ronald W. Reagan Blvd



Transportation Plans Reviewed

And GIS mapping/data collected from:

- CAMPO 2050 Regional Transportation Plan (2025)
- Williamson County Long Range Transportation Plan (2009)
- Travis County Transportation Blueprint (2019)
- Georgetown Future Mobility Plan (2023)
- Cedar Park Mobility Master Plan (2023)

Travel Demand Modeling

Base Year 2025, and preliminary outputs up to year 2050 using CAMPO modeling with tailored calibrations for Leander

- Population Density
- Number of Lanes
- Annual Average Daily Traffic (AADT) counts

NOTE: These results are preliminary, and confirmation on Leander ETJ and key data points are still to be finalized with City

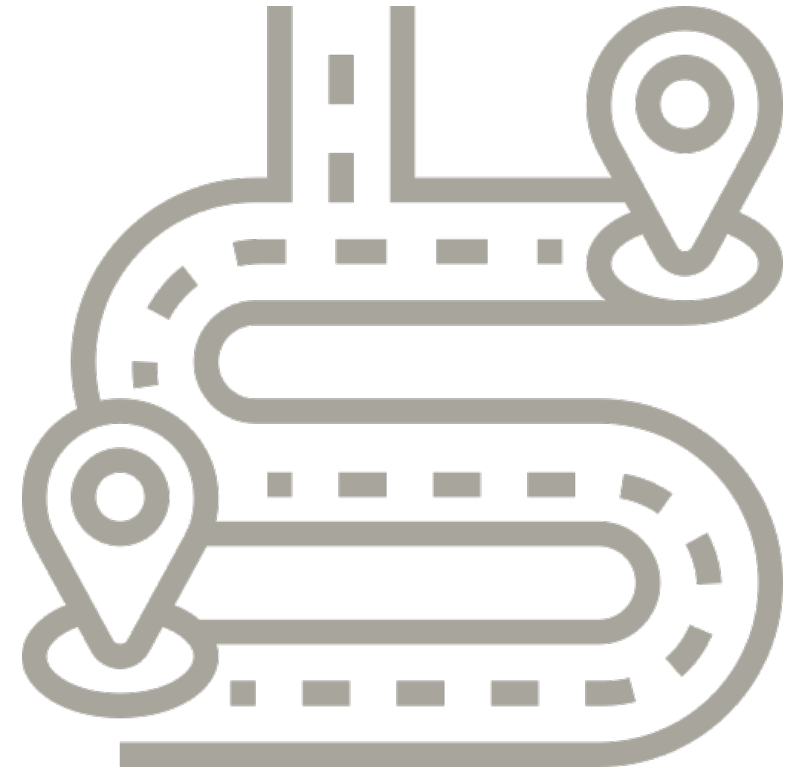
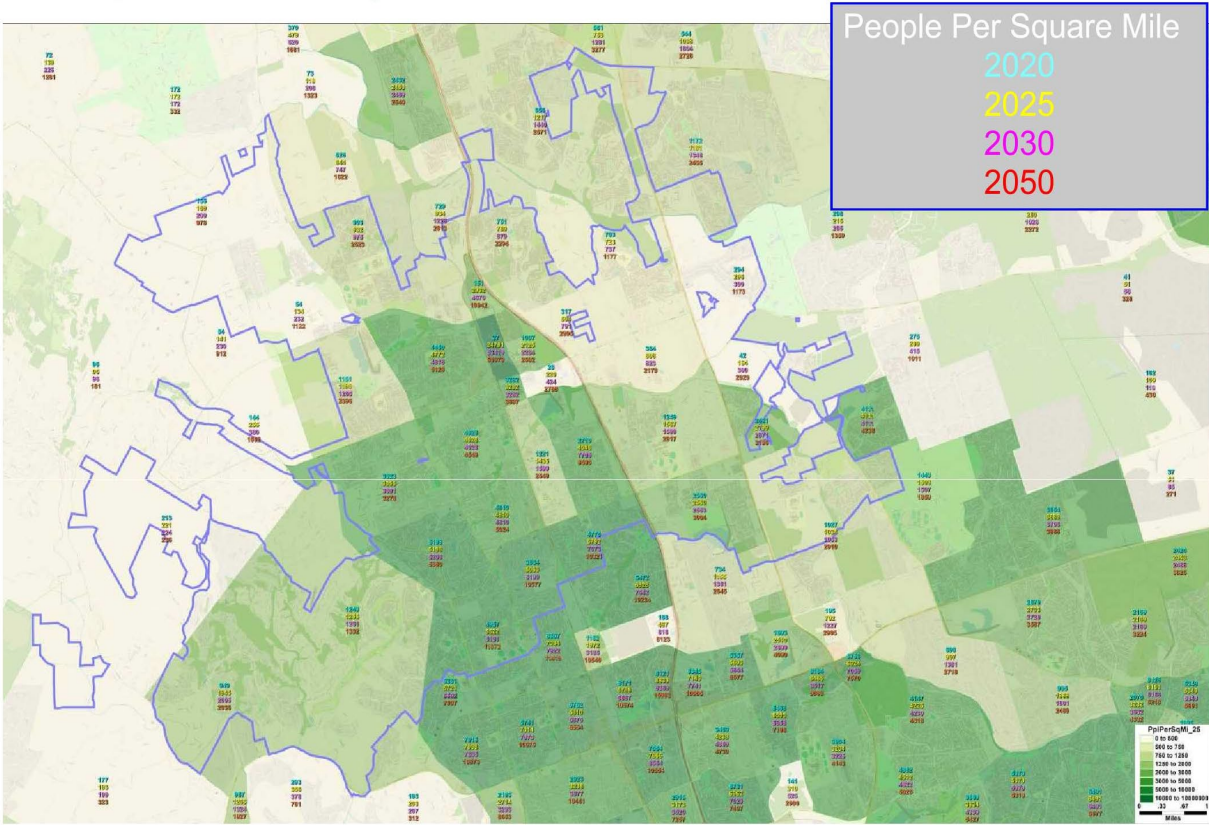


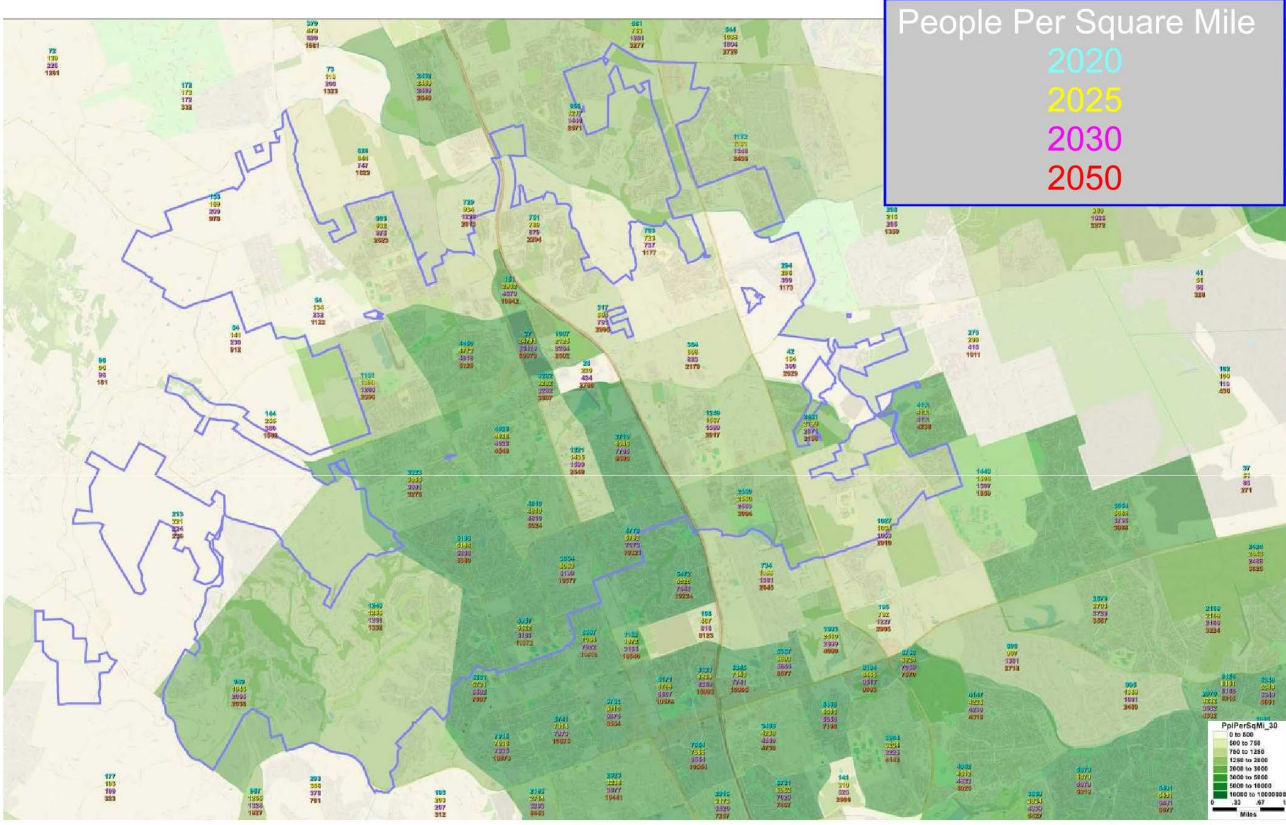
IMAGE: flaticon.com

Population Density

2025

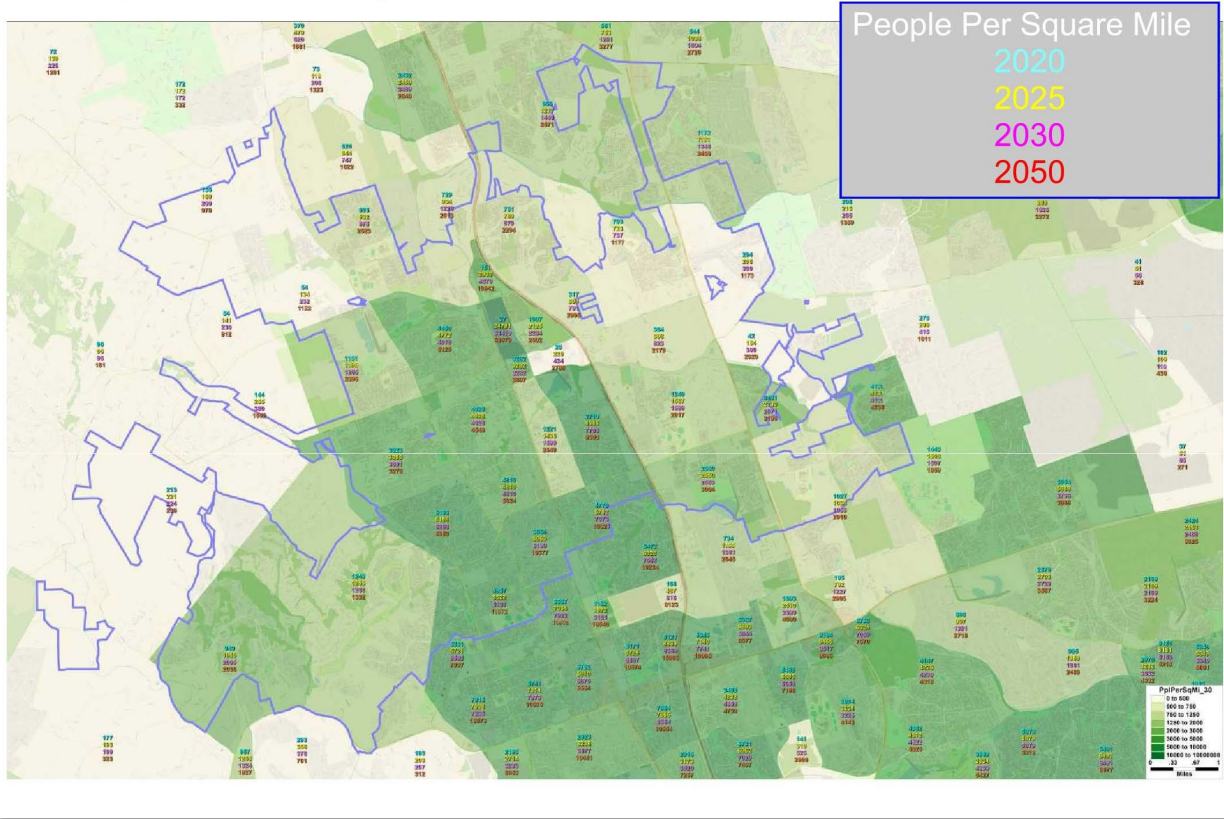


2030

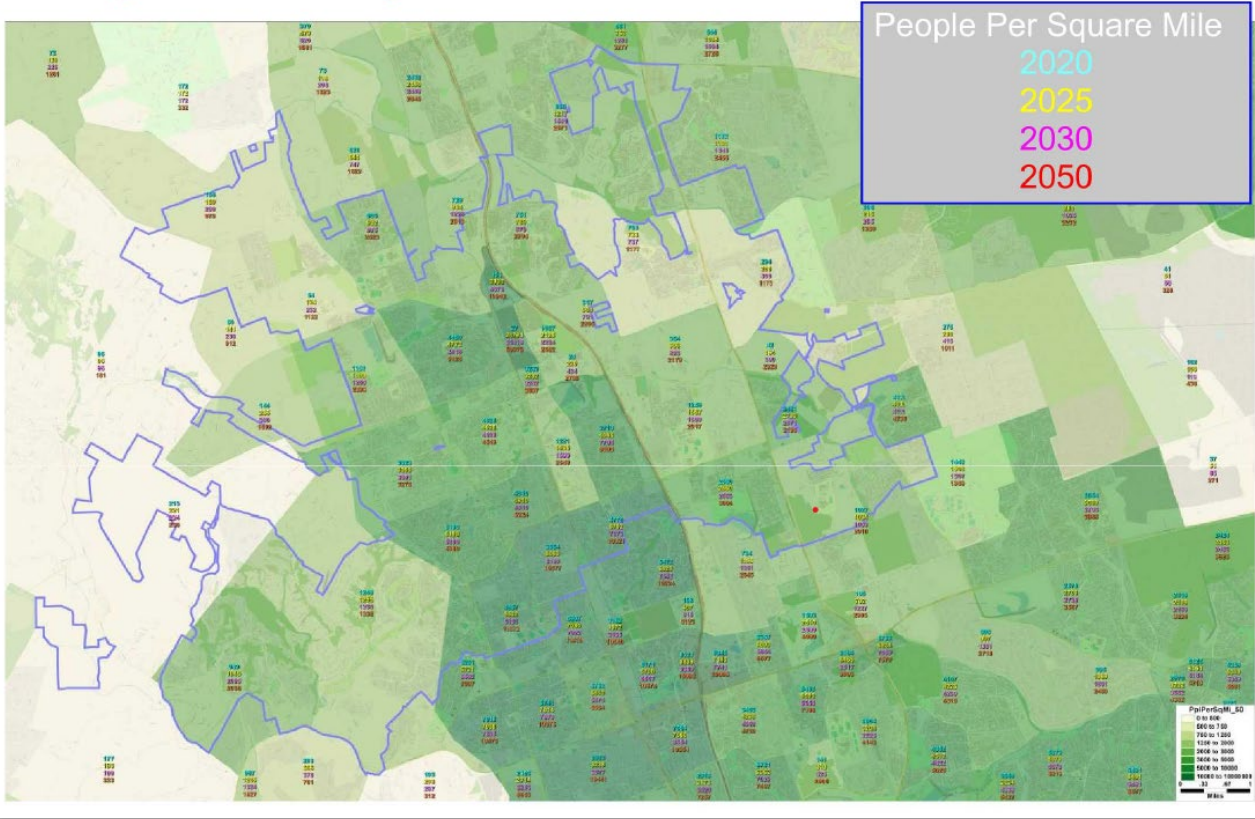


Population Density

2030

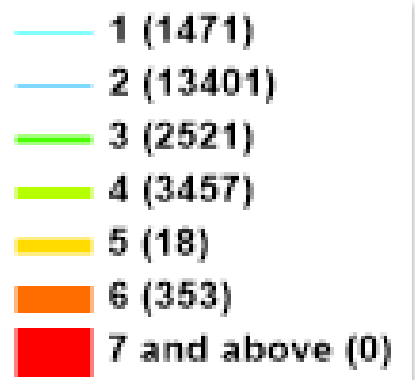


2050



Number of Lanes

2025



Number of Lanes

2030



Number of Lanes

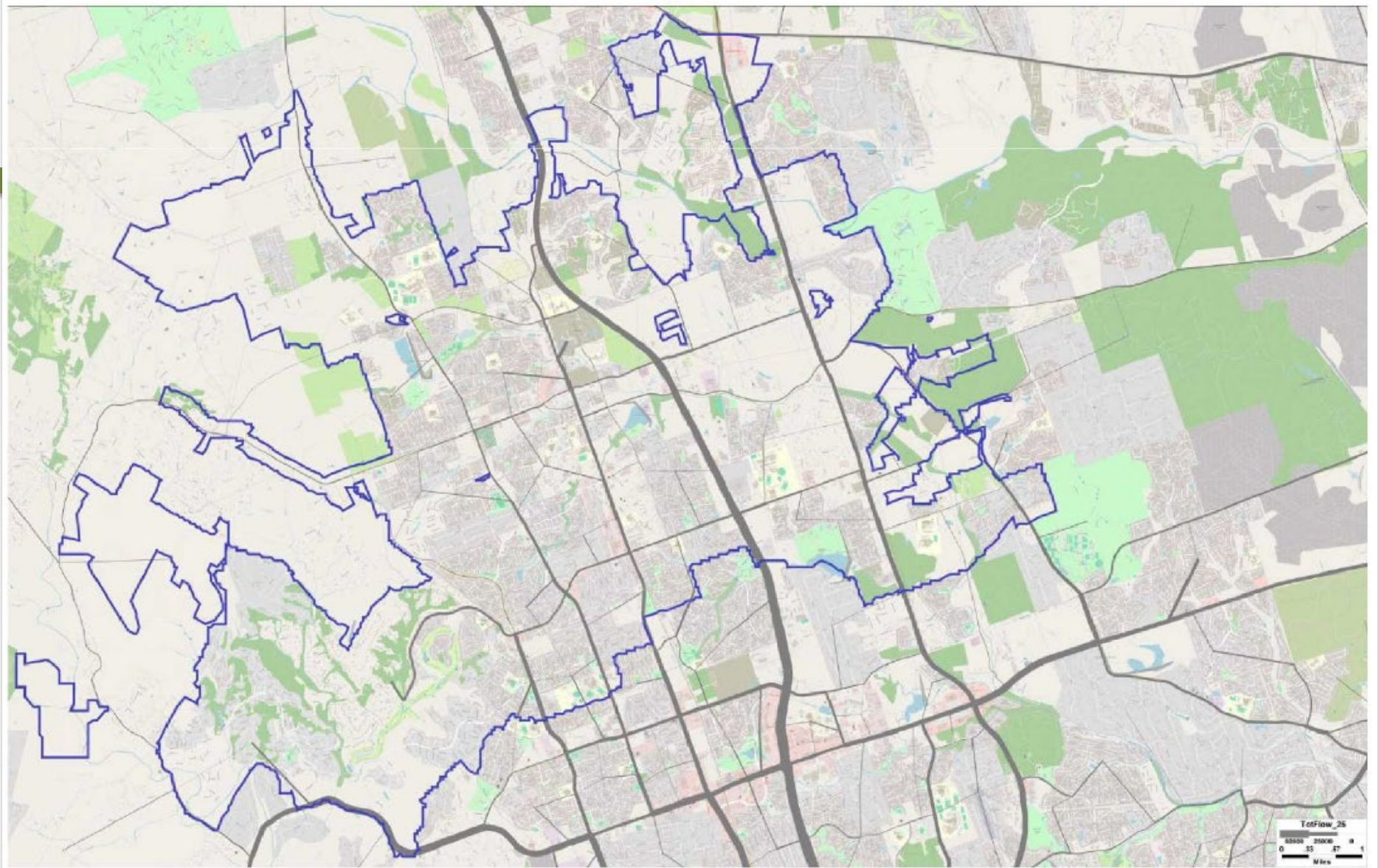
2050



AADT

Annual Average
Daily Traffic

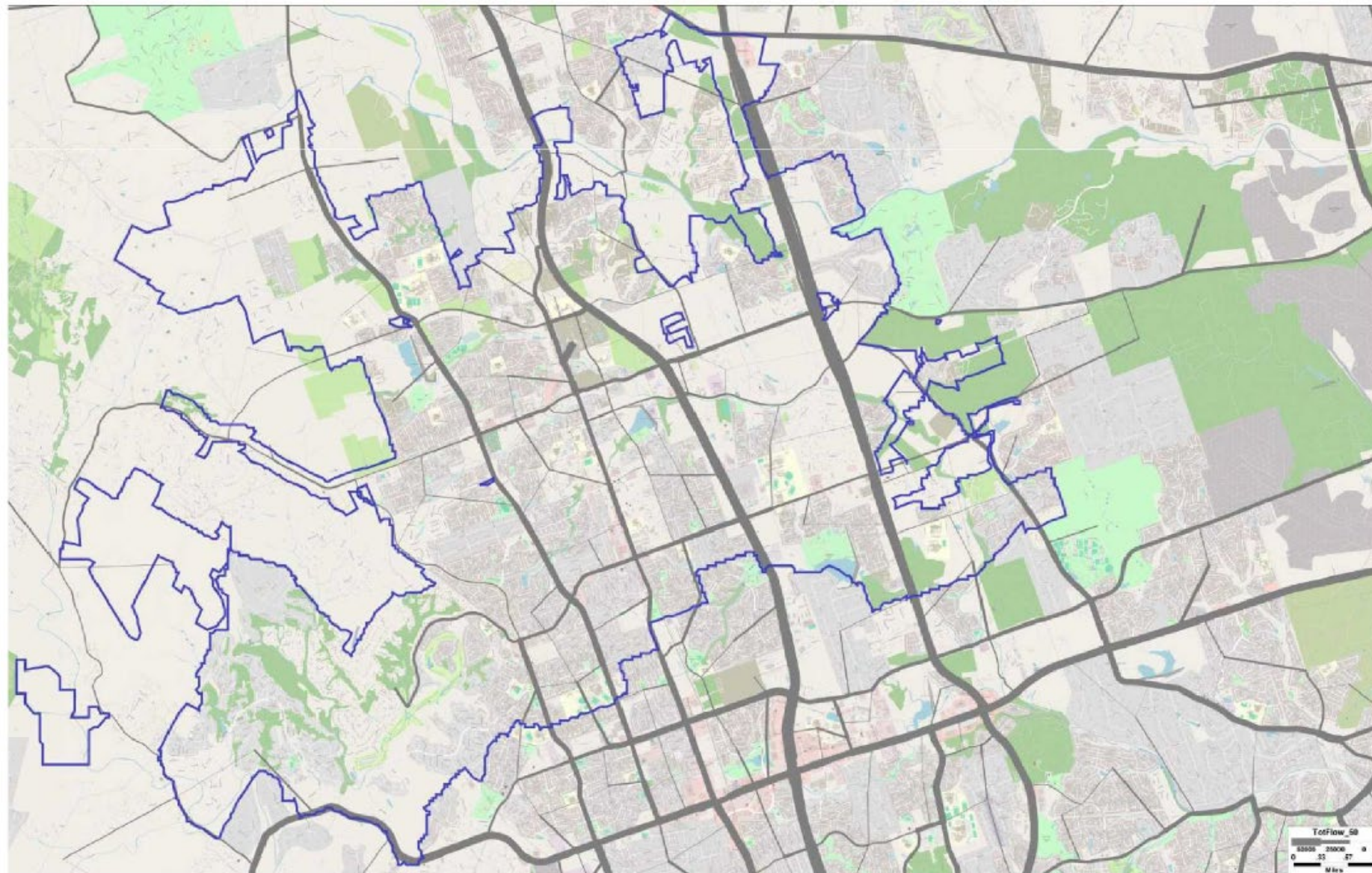
2025



AADT

Annual Average
Daily Traffic

2050



Next Steps

- Identify network gaps in active transportation, network connectivity, and key corridors for further review
- Coordinate with Comprehensive Plan team to integrate land use, zoning, and other considerations into Thoroughfare Map update
- Collect traffic counts when school year starts, and further develop/calibrate travel demand model to provide preliminary outputs for future roadway level of service

Wrap-Up

- Recap
- Next Meetings (locations TBD):

Tuesday, October 6, 6:00

Tuesday, November 17, 6:00

- ALSO:

Public Open House

Tuesday, September 15

4:30-7:30 pm

SouthStar Bank

10737 E. Crystal Falls Parkway

