



LEANDER

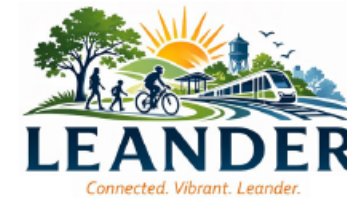
Connected. Vibrant. Leander.

Comprehensive Plan and Transportation Master Plan Update

Comprehensive Plan Advisory Committee (CPAC)
Meeting 1 | April 21, 2026 | City Council Chamber

Objectives

- Get Acquainted
- Get Oriented
- Leander “Big Picture”
- What the Numbers Show
- Preparing for Action
- Next Meetings



Agenda for Comprehensive Plan Advisory Committee (CPAC) Meeting 1 City of Leander Comprehensive Plan and Transportation Master Plan Update Tuesday, April 21, 2026 | 6:00 pm | City Council Chamber

- 1. Introductions and Agenda Focus**
- 2. Process and Timeline for Plans**
 - a. Plan purposes and interaction, community outreach for plan updates, and CPAC role.
 - b. Best potential day of week for August, September and October meetings.
- 3. Leander Vision and Identity**
 - a. Interactive discussion facilitated by the City’s branding advisor, CivicBrand.
- 4. Putting Numbers to Leander’s Planning Opportunities and Challenges**
 - a. Preview of Leander Today Report data and mapping.
- 5. Implications for Leander’s Future**
 - a. Results and ongoing initiatives from previous five-year plan updates.
 - b. Interactive committee discussion on initial priorities for updated plans.
- 6. Meeting Wrap-up**
 - a. Meeting recap and preview of next agenda.
 - b. Next meeting: Wednesday, May 20, 6:00 pm
Also invited to attend Joint Workshop 2 between City Council and Planning & Zoning Commission, Thursday, May 21, 6:00-7:00 pm in City Council Chamber
 - c. Future meetings (target weeks pending date confirmations):
 - August 3 week
 - October 5 week (moved September meeting to October)
 - November timing to be determined (moved October meeting to November)



Introductions

Our Core Team



Michael Chenausky, AICP
City Project Manager
Senior Planner



Frank Barrera, RSP1
Multimodal Transportation Planning Lead
Sub Lead



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



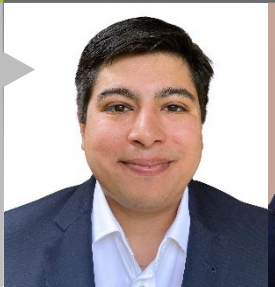
Lilly Swank
Project Manager
Community Engagement Lead



Gary Mitchell, FAICP
Chief Operations Officer
Project Manager



Zane Rodriguez, AICP
Planner
Transportation Master Plan Support



National Practice

Texas Base and Focus

* Award-winning plans and development codes



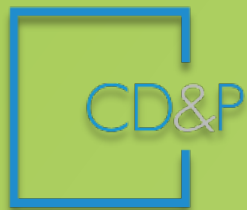
- Alvin
- Amarillo
- Angleton
- **Bastrop ***
- Bay City
- Baytown
- Bedford
- Beeville
- Bellaire
- **Borger ***
- **Brenham ***
- Brownsville
- **Bryan ***
- Cedar Park
- Cibolo
- College Station
- Copperas Cove
- Corpus Christi
- Cuero
- **Dayton ***
- Del Rio
- Dickinson
- Eagle Pass
- Early
- **Edinburg ***
- El Campo
- **El Lago ***
- Freeport
- Fresno
- **Fulshear ***
- Galveston
- Georgetown
- Granbury
- Grand Prairie
- **Harlingen ***
- Highland Park
- Hitchcock
- Houston
- Humble
- Huntsville
- Ingleside
- Jasper
- Jersey Village
- Katy
- Kemah
- **Kerrville ***
- Killeen
- Kingsville
- La Porte
- Lake Jackson
- League City
- **LEANDER**
- Lewisville
- Liberty
- **Lockhart ***
- Los Fresnos
- Lubbock
- Magnolia
- Manor
- Manvel
- **McAllen ***
- Meadows Place
- Mineral Wells
- Missouri City
- **Mont Belvieu ***
- Montgomery
- **Nacogdoches ***
- Nassau Bay
- **Pearland ***
- Pflugerville
- Plainview
- Pleasanton
- Port Lavaca
- **Richmond ***
- **Rosenberg ***
- San Angelo
- San Benito
- Seabrook
- Sealy
- Shenandoah
- Sherman
- South Padre Island
- **Stafford ***
- Stephenville
- **Sugar Land ***
- Sweetwater
- **Temple ***
- Victoria
- Vinton
- **Waller ***
- Webster
- W. University Place
- Wharton

Relevant Experience

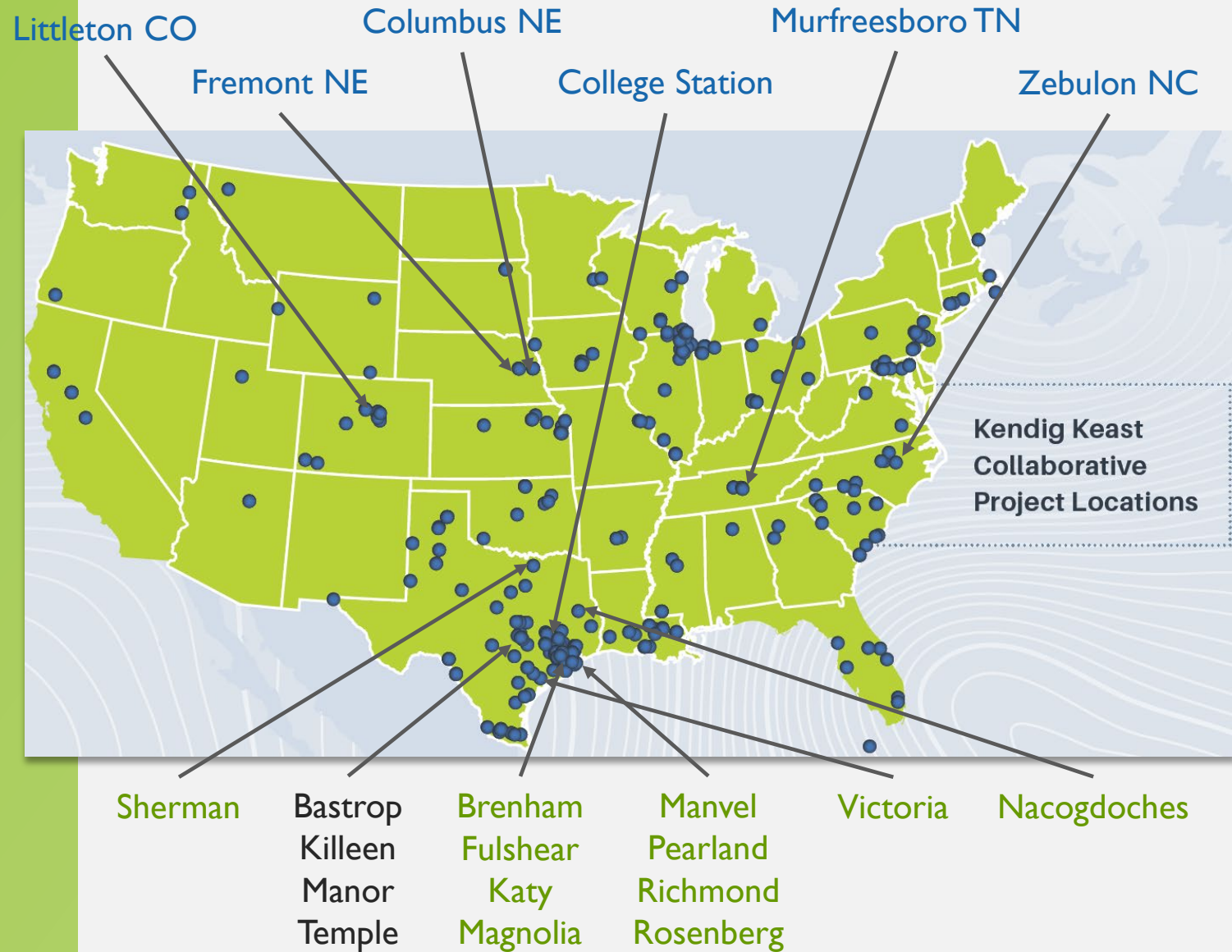
Nearby Similar Lochner Projects in



Past Teaming on Central Texas Transportation Planning



Joint Comprehensive and Transportation Plans



Comprehensive Plans with Transportation Focus

Tell Us About Yourself ...



1. Name and any groups, areas represented
2. Where you live within or near Leander
3. What you tell people about Leander

Process and Timeline

5 Phases

Project Startup

- Data / Mapping Transfer
- Outreach Plan
- Committee Formation

Leander Today
Key Indicators / Trends
Early Input
Joint Workshop 1
Feb-Apr

Plan Direction
Key Planning Assumptions
Consensus on Plan Focus
Joint Workshop 2
May

Future Leander
Plan and Map Refinement
3 CPAC Meetings
Public Open House
Jun-Oct

Implementation
Actions / Priorities Focus
Draft Plans
Joint Workshop 3
Nov-Dec



Finalize / Adopt
Hearing Drafts
Public Hearings
As-Adopted Final Plans
Jan-Mar 2027

Why Plan?

Consider your
destiny ...



what can you
influence?

1: Step back
from the
day-to-day



1: Prepare
for change

Why Plan?

Consider your destiny ...



what can you influence?

1: Step back from the day-to-day

2: Change the equation



1: Prepare for change

2: Boost assets, reduce liabilities

Why Plan?

Consider your destiny ...



what can you influence?

2: Change the equation

1: Step back from the day-to-day

3: Take control



3: Set your own priorities

1: Prepare for change

2: Boost assets, reduce liabilities

Why Plan?

Consider your destiny ...



what can you influence?

3: Take control

1: Step back from the day-to-day

4: Signal your intentions

3: Set your own priorities

2: Boost assets, reduce liabilities

1: Prepare for change

4: Let it be known

Identify strategic actions ...



for desired outcomes

Why Plan?

Consider your destiny ...



what can you influence?



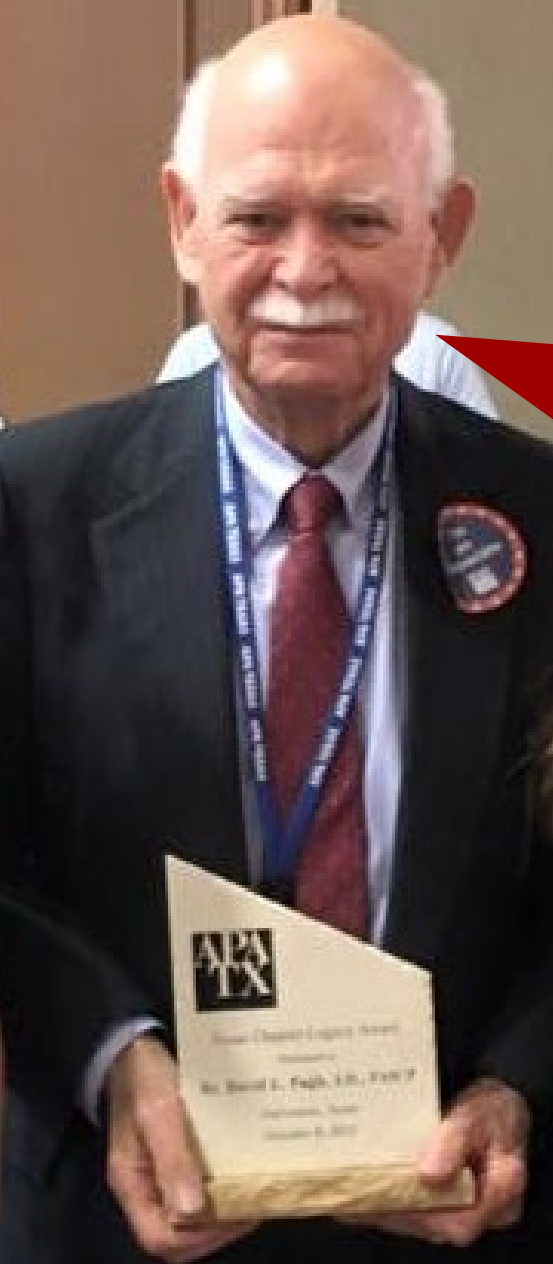
Make a **PLAN**

▼

Work the **PLAN**

▼

Refine the **PLAN**



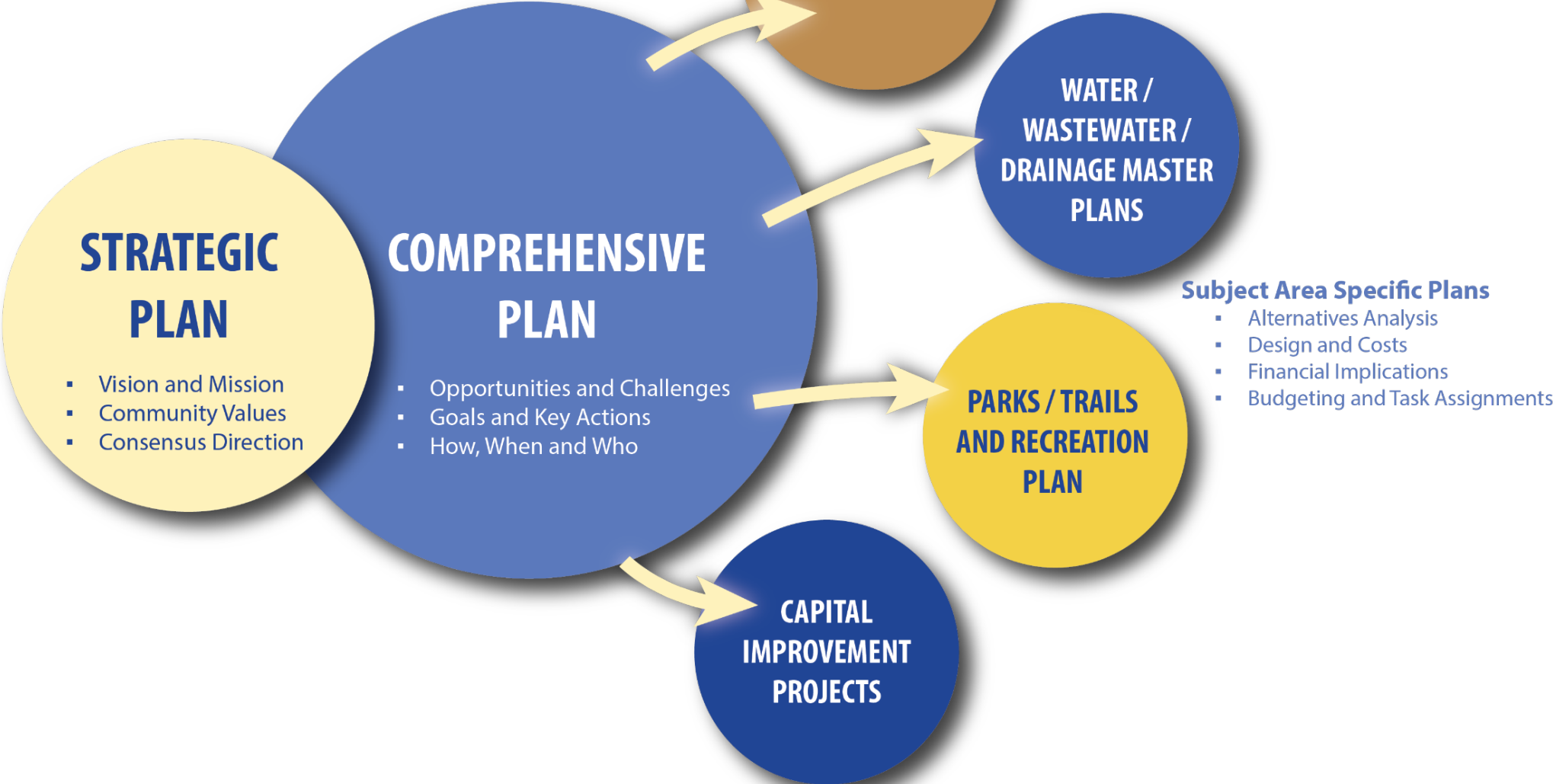
“Planning is
the triumph of
logic over pure
dumb luck.”

David Pugh, J.D., FAICP

*Professor Emeritus, Texas A&M University
Texas Planning Legend*

AT&M
**URBAN
PLANNING**

General to Specific



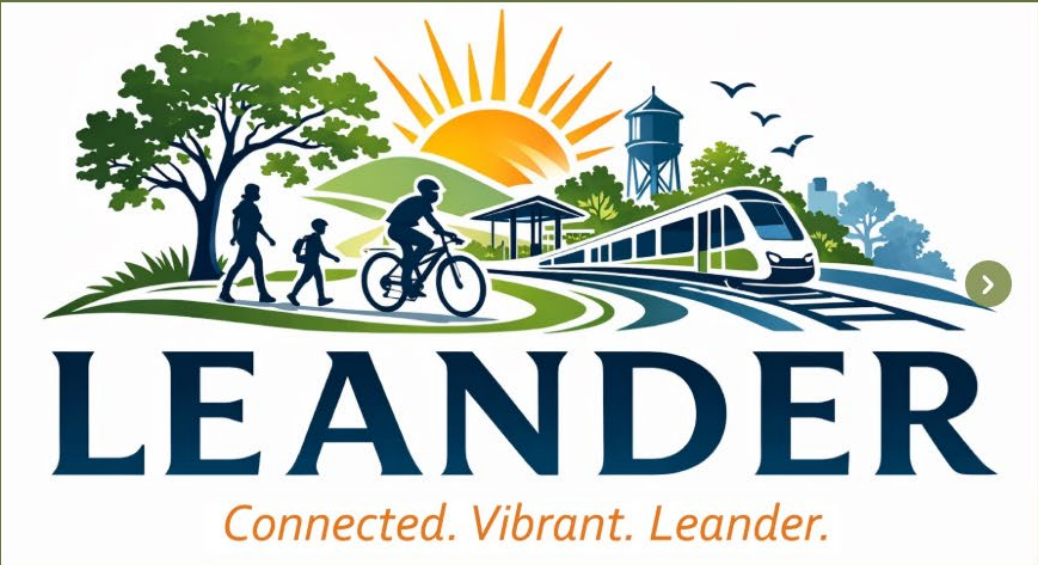
Project Website

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



Home About Events Contact

LEANDER COMPREHENSIVE AND TRANSPORTATION MASTER PLANS



Comprehensive Plan and Transportation Master Plan Update

CPAC Role



Confirm community issues, needs and priorities



Serve as a “sounding board” for ideas, potential actions



Help raise awareness of process and input opportunities



Ensure that plans are on target and practical for Leander to act on



Housekeeping

- “Best” day of week for CPAC Meetings 3-5 in August, October, November?
- 6:00 pm start?



Leander Vision & Identity

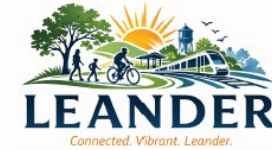
**BRANDING
LEANDER**

HELP SHAPE OUR FUTURE

WWW.CIVICBRAND.COM/LEANDER



Leander Today Report PREVIEW

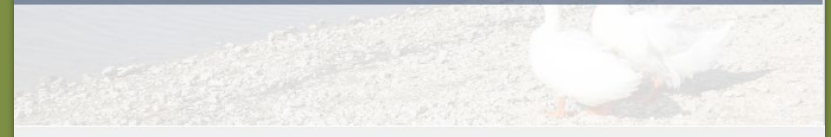


LEANDER TODAY



Background Report for 2026-27 Updates of Leander
Comprehensive Plan and Transportation Master Plan

DRAFT
04.06.26



Comparisons

- NEIGHBORS:
Cedar Park, Georgetown, Round Rock
- FUTURE PEERS:
Frisco, Plano

For purposes of comparison, data points are evaluated relative to five other Texas communities. Three are the nearby and familiar suburban cities of Cedar Park, Georgetown and Round Rock that have experienced similar growth trajectories to Leander. The cities of Frisco and Plano north of Dallas are considerably larger but can offer insights about Leander's potential future after further growth.

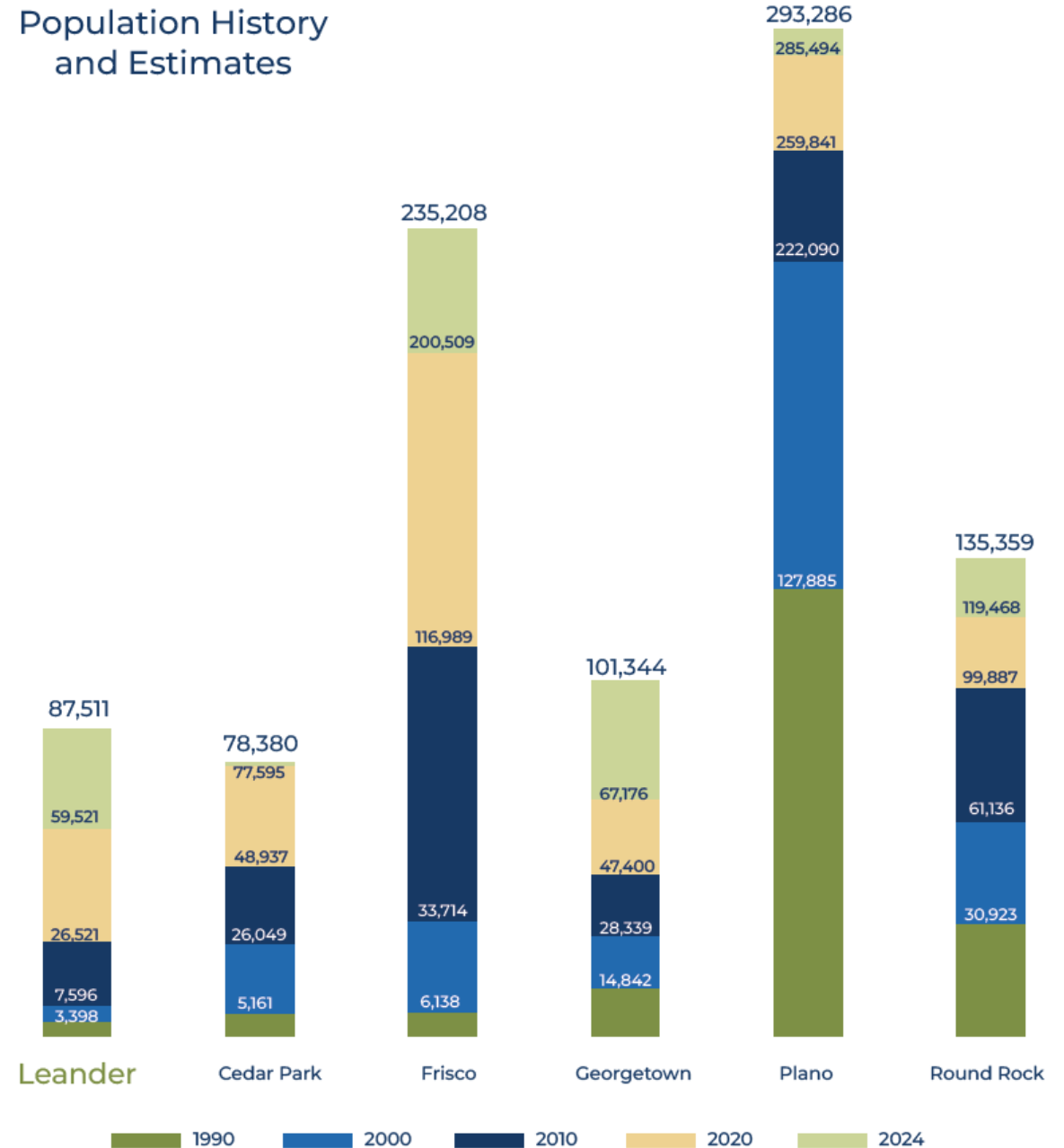


Boom Decades

- 70% of Leander's 2024 population was added since 2010 (~61,000)



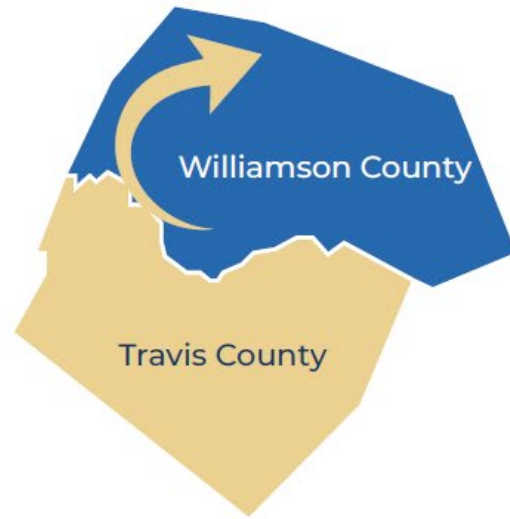
Population History and Estimates



Population Flux

- A dynamic versus static population brings new and evolving expectations (*~10% of 2024 residents moved in from beyond local counties*)

Population Move-In in 2024



Moved within same county

7.8%



Moved from different county, same state

5.9%



Moved from different state

3.2%



Moved from abroad

0.6%

With Growth Comes ...

Population Density (Persons per Square Mile) in 2025

- Leander 2010 =
1,161 persons per square mile

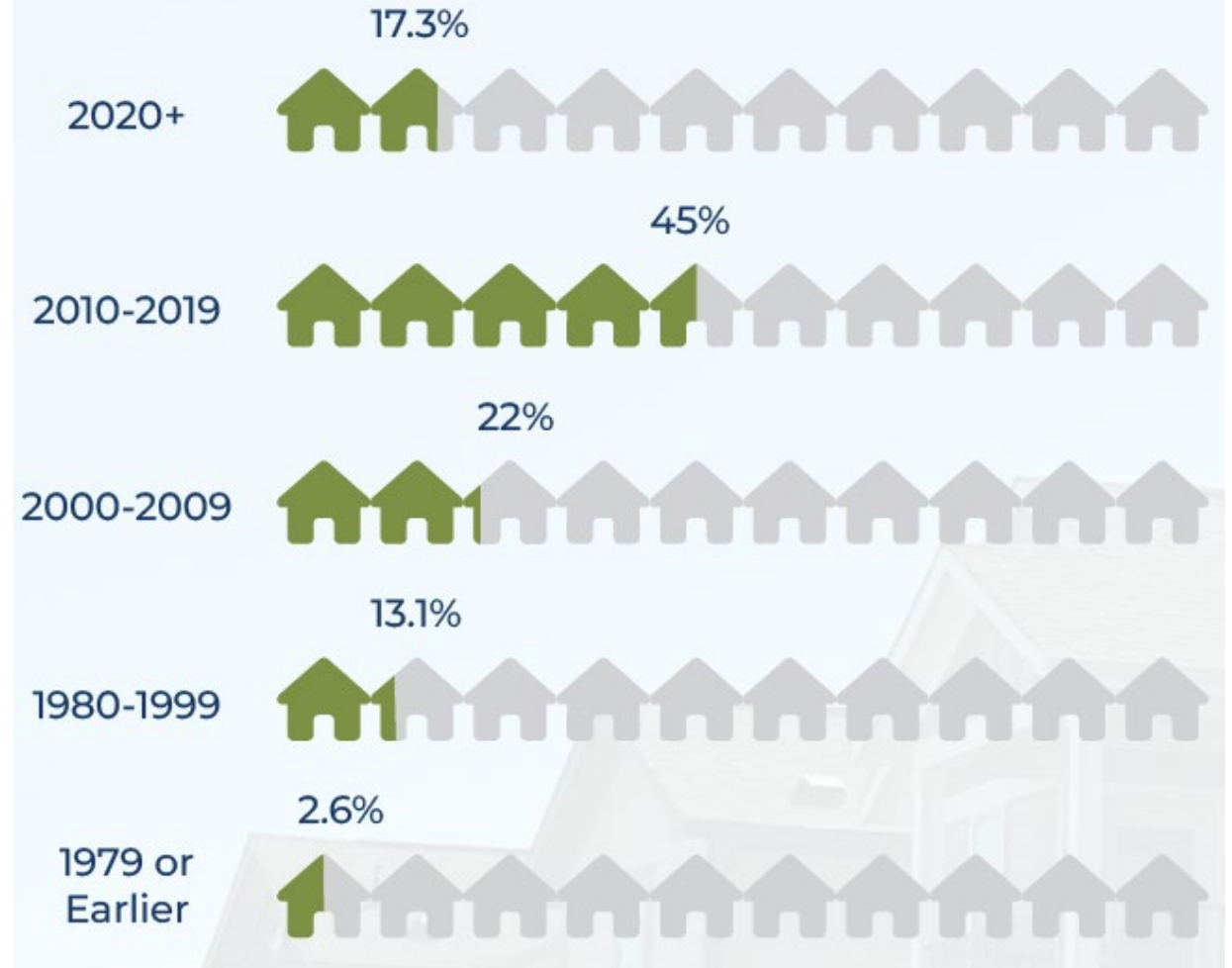


Housing Surge

- Nearly 2/3 (62.3%) of Leander's 2024 housing count was built since 2010

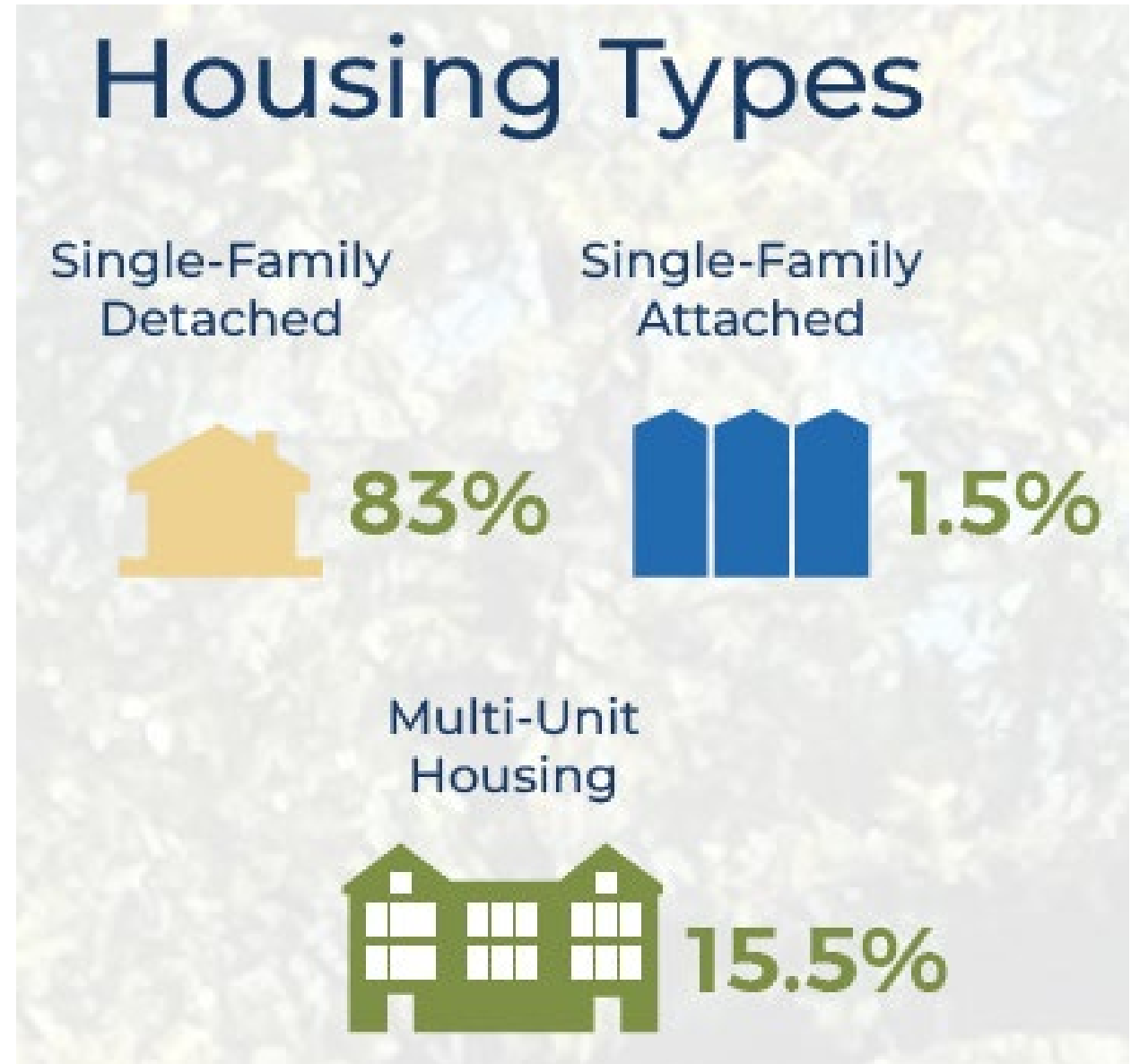


Timeframe When Housing Built in 2024



Evolving mix

- Single-family detached housing still predominant – and highest in Leander by comparison:
Georgetown 74%
Cedar Park 73%
Frisco 71%
Round Rock 66%
Plano 61%
- Multi-family housing supports local labor force needs

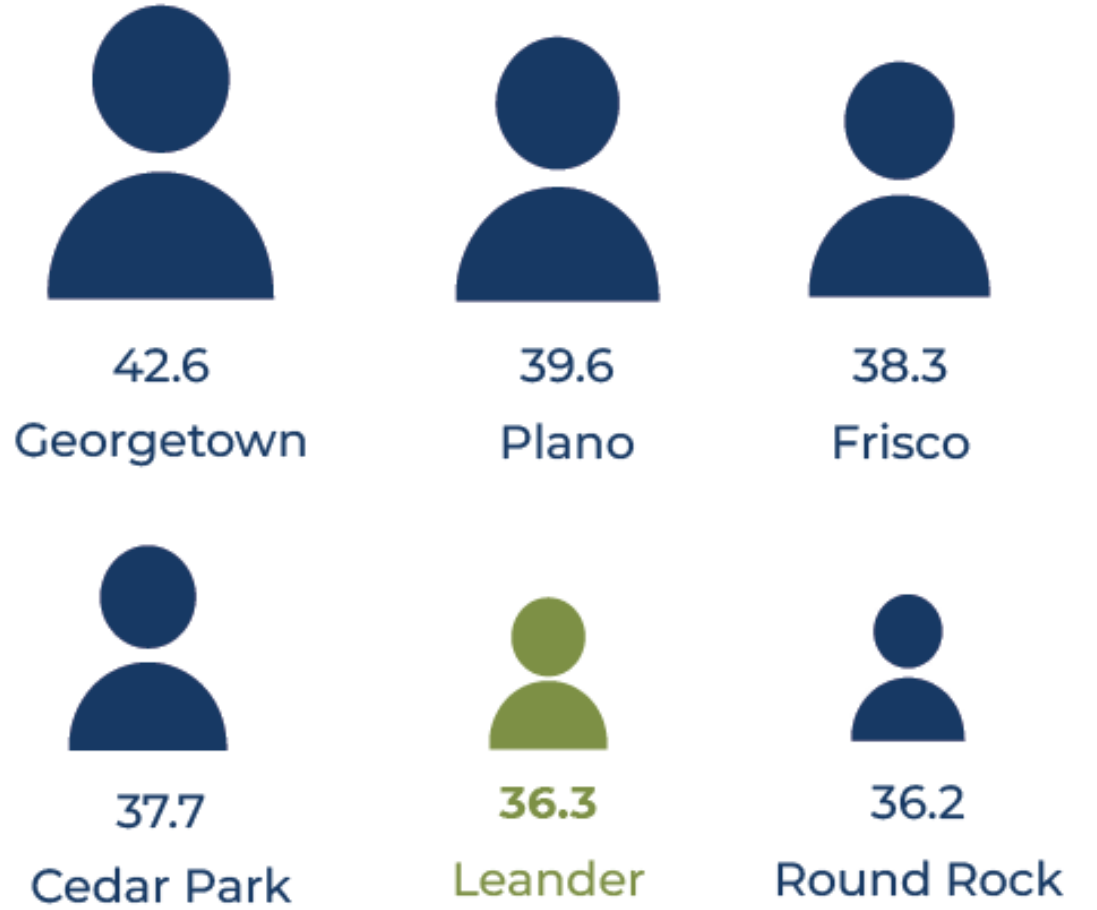


Still Younger

- At lower end of comparison amid Baby Boom retirement wave (*30.7 median age in 2010*)



Median Age in 2024



Still Younger

- Family-oriented community also shows up in household size



Average Household Size in 2024

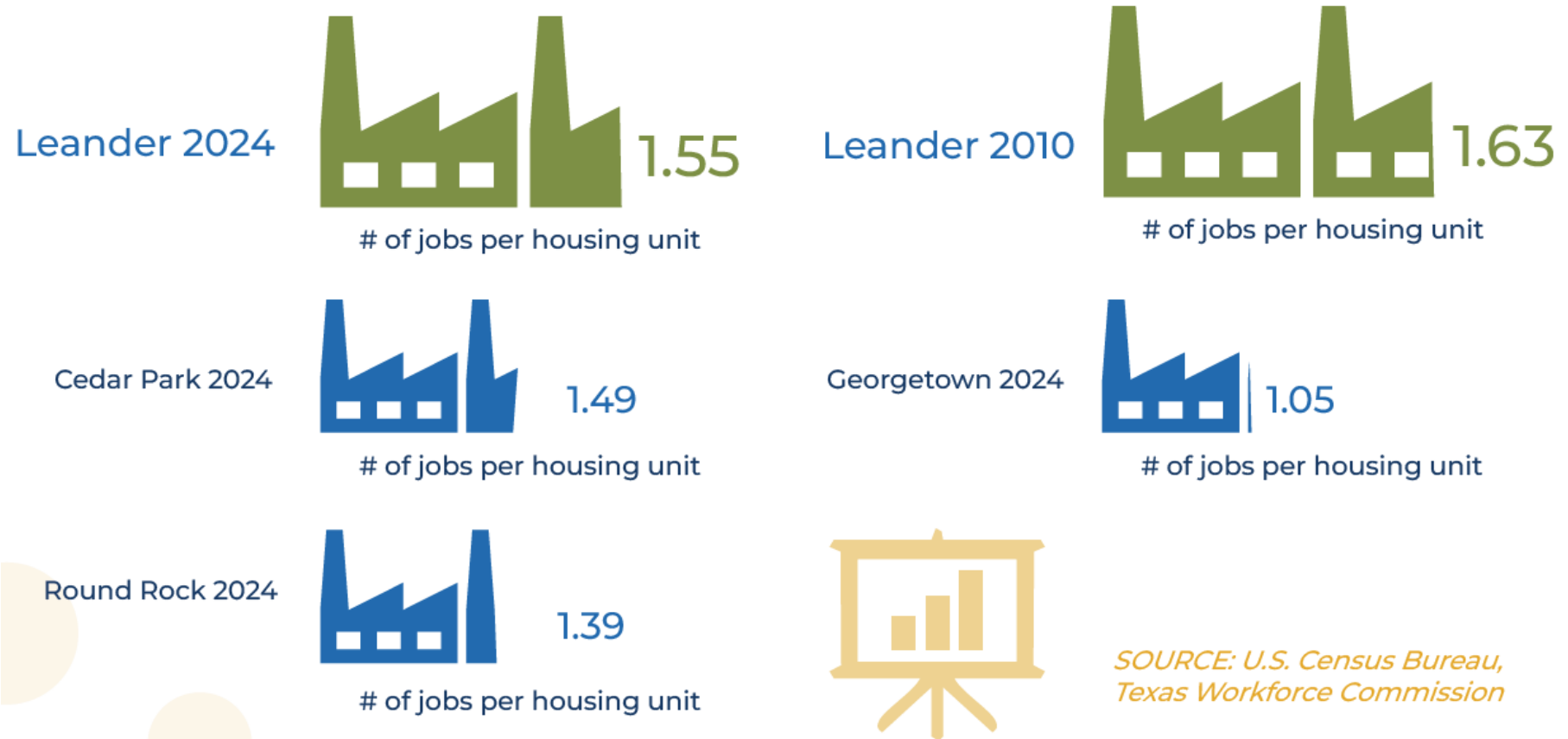


Beyond a 'Burb

- Down from 1.63 ratio in 2010 after extent of residential development



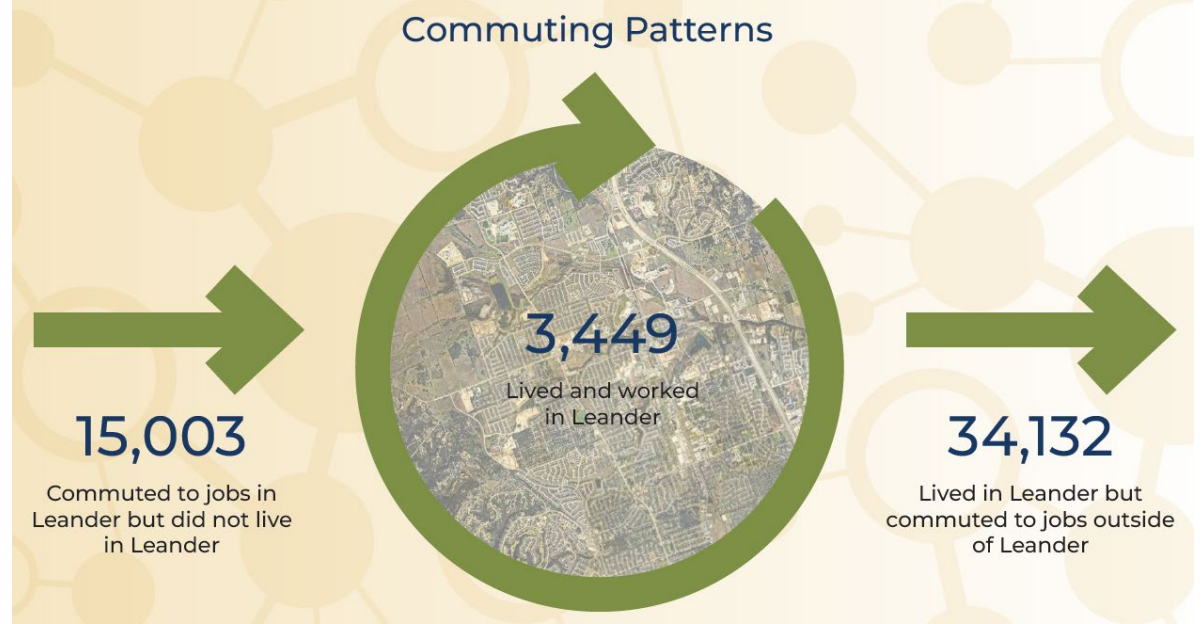
Jobs-to-Housing Ratio in 2024



SOURCE: U.S. Census Bureau, Texas Workforce Commission

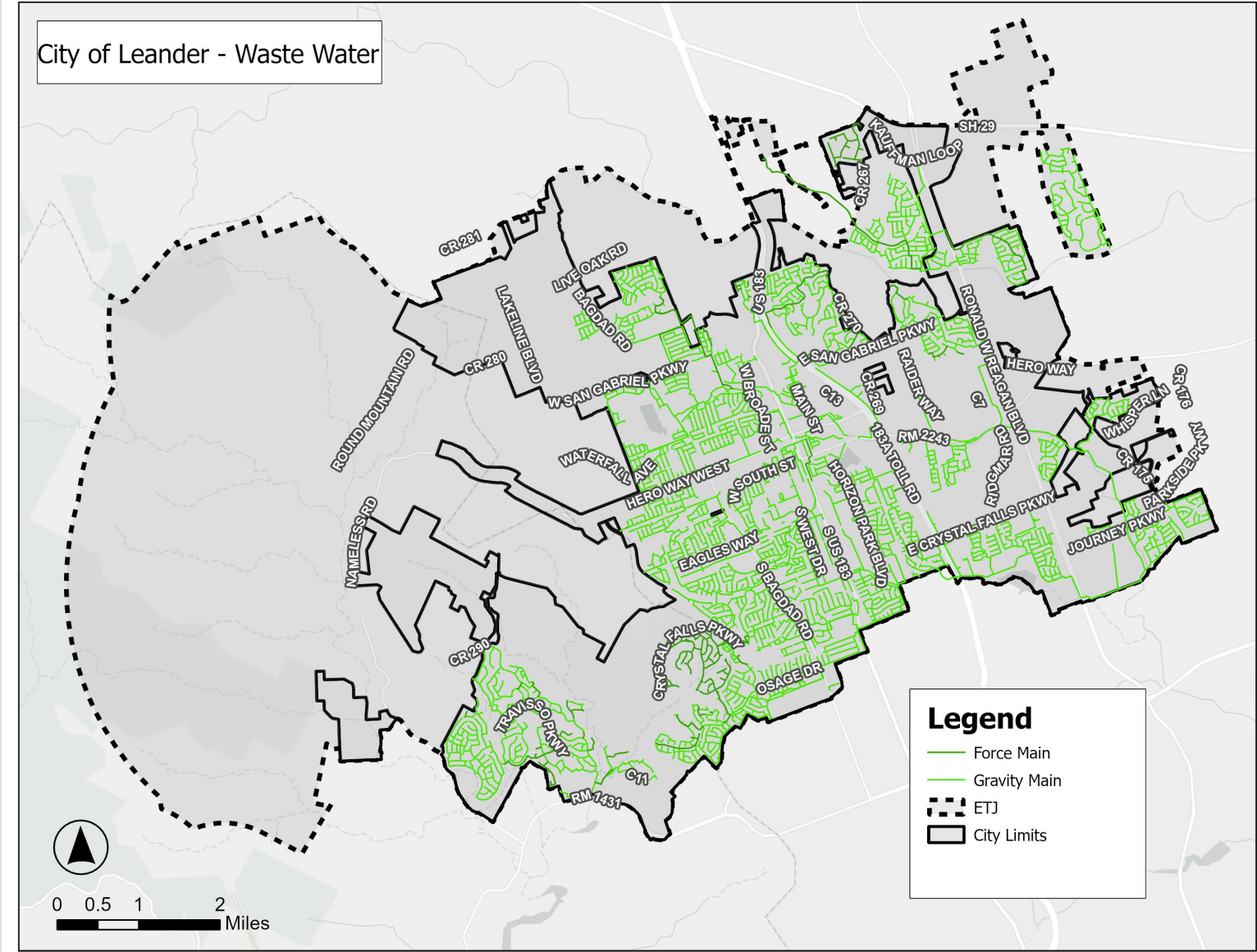
Beyond a 'Burb

- Economic development need also shows up in extent of commuting – and time devoted to that aspect of suburban life



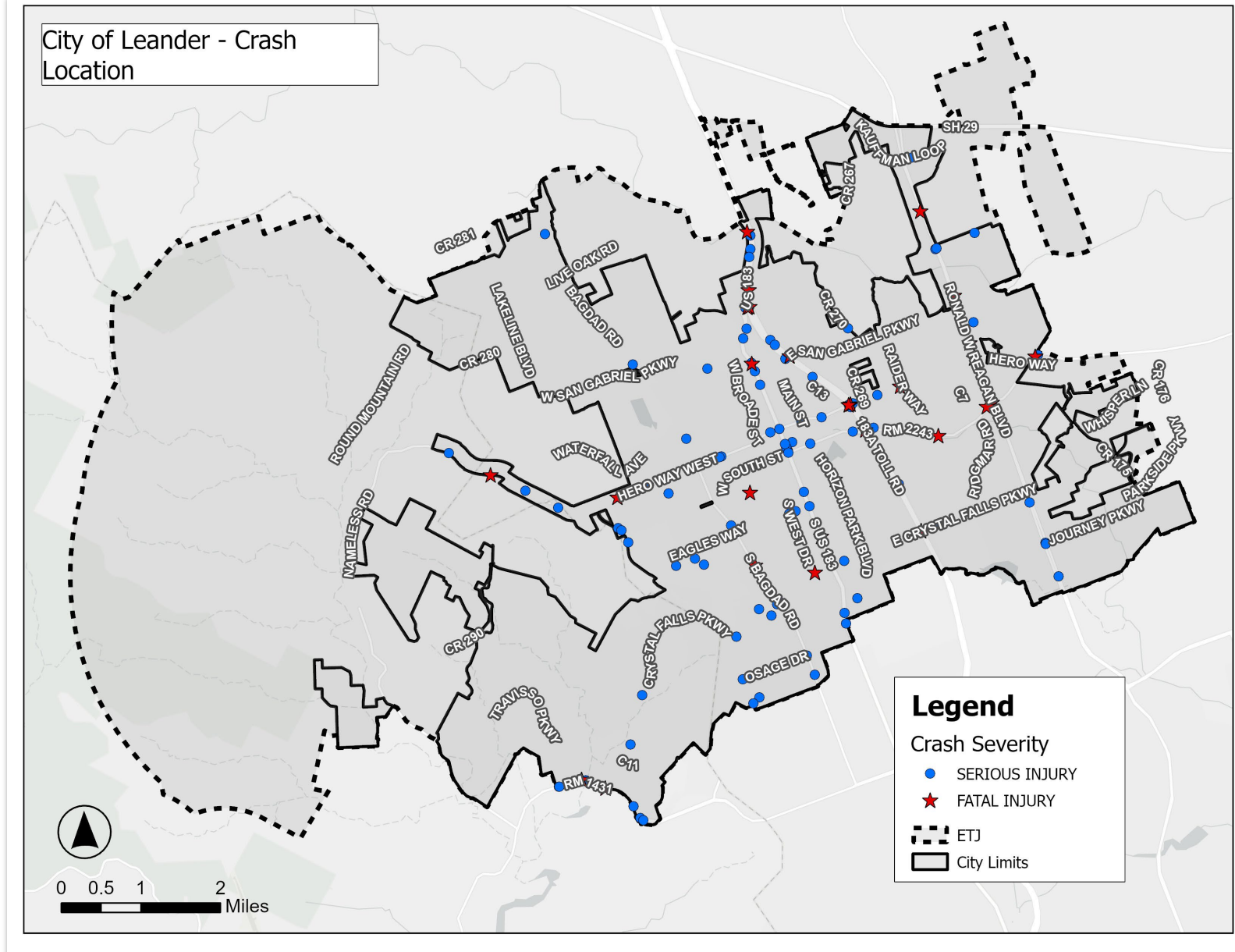
Next Constraint

- Wastewater service gaps, especially northwest
- Phased infrastructure expansion needed



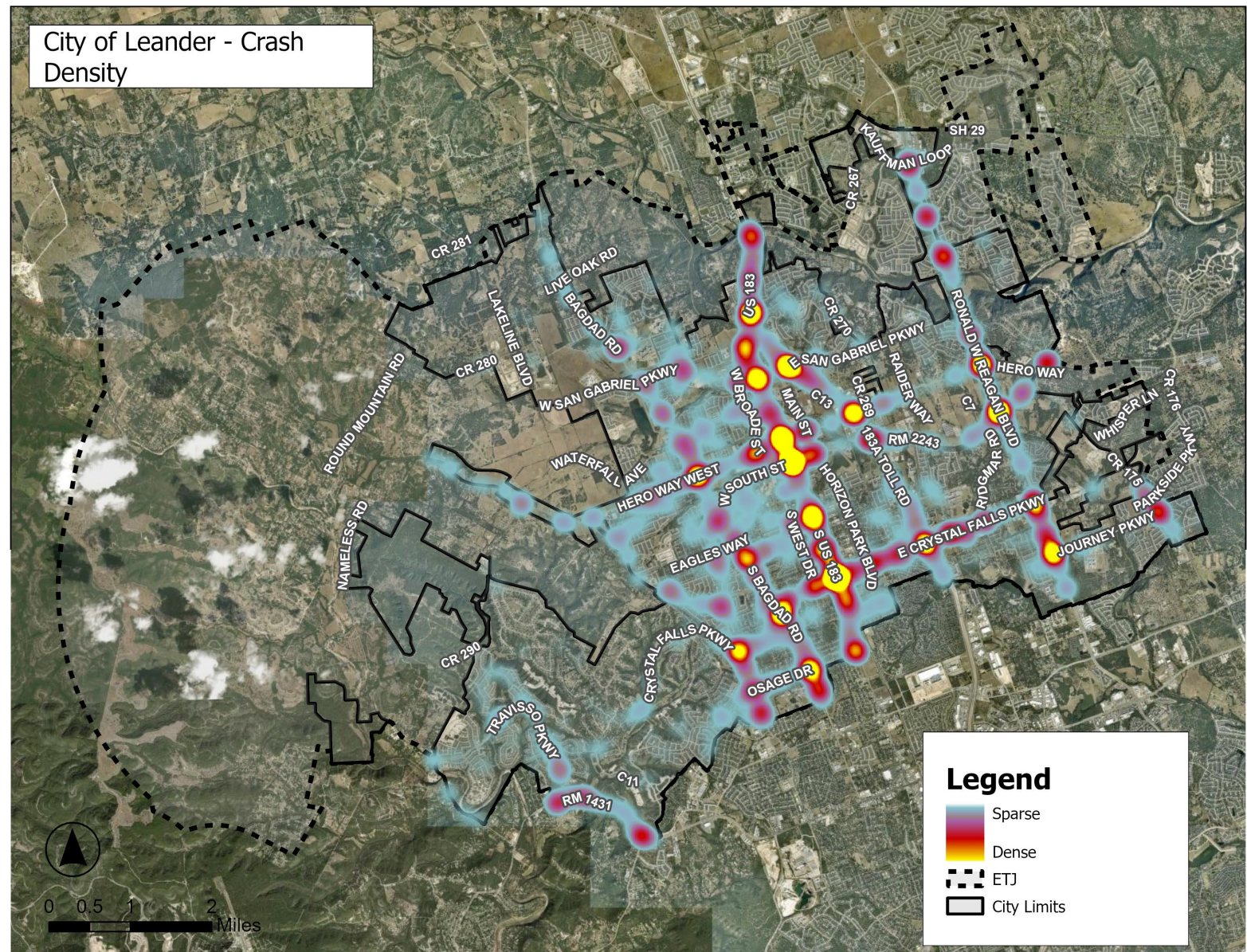
Safety First ...

- **2021:** 635 crashes
1 fatal, 19 serious injury
- **2022:** 675 crashes
5 fatal, 16 serious injury
- **2023:** 749 crashes
4 fatal, 8 serious injury
- **2024:** 784 crashes
4 fatal, 13 serious injury
- **2025:** 715 crashes
2 fatal, 20 serious injury



... and Last

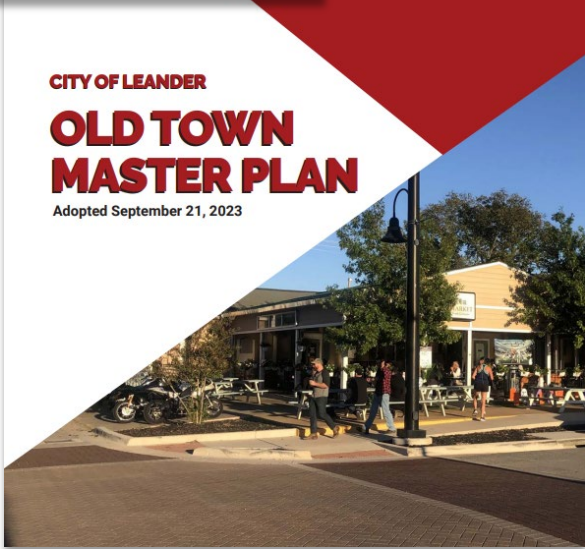
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Implications for Future Leader

Past Planning

- Key Results
- Ongoing Initiatives



Leadership Priorities

- Question we asked of City Council and Planning & Zoning Commission ...

Where to Focus?

Above all else, these plans must address

- ▶ An ongoing or emerging issue
- ▶ A personal hope or priority for your community

39

Potential Starter Top 10 List

>> *In no particular order*

If items to add that you consider more important, then what would you bump from the Top 10?

8

Managed growth
(service capacities,
resource protection)

9

Commercial growth
(jobs, tax base balance)

10

Housing options
(type, price, setting)

1

Long-term, reliable water supply

2

Public safety (security, hazards)

3

Traffic flow and congestion relief

4

Travel safety (vehicles, walking, biking)

5

Tax base and fiscal sustainability

6

More “complete” community
(recreation, amenities, culture)

7

More connected community
(roads, sidewalks/paths, people)

CPAC Priorities

- What are **Top Priority Locations** to address in the updated plans?



PHOTO: bizjournals.com/austin

CPAC Priorities

- What are **Top Priority Locations** to address in the updated plans?



PHOTO: bizjournals.com/austin

Could involve:

- Growth management
- Demographics and socioeconomic trends
- Land use and development, including neighborhoods and the local housing outlook
- Transportation — of all types
- Public infrastructure, facilities and public safety services
- Economic outlook and tax base
- Recreation, amenities and overall livability
- Community image and appearance
- Others ...

CPAC Priorities

- What are **Top Priority Locations** to address in the updated plans?



WHERE:

Write a location on a Post-It note



WHAT:

Write a brief note on the particular issue at this location



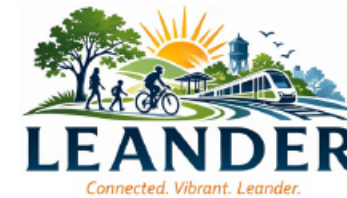
WHY:

Include why this location and issue are important to you

Next from Here ...

Wrap-Up

- Recap
- NEXT:
Wednesday, May 20, 6:00
- **ALSO invited to attend Joint Workshop 2:**
Thursday, May 21, 6:00
- **Target Weeks for Later:**
August 3 week
October 5 week
November TBD



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