

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING #3 REPORT

Tuesday, August 4, 2026 – 6 to 8 p.m.

Fire Station 3, 101 East Sonny Drive, Leander, TX 78641

Overview

The Kendig Keast Collaborative (KKC) team shared a presentation with the Comprehensive Plan Advisory Committee (CPAC) to review the approach and priorities for the Leander Comprehensive Plan and Transportation Master Plan update effort. Key objectives of the presentation and topics discussed include:

- Comprehensive Plan: Update Overview
 - Review proposed adjustments to the plan document and Future Land Use Map
 - Discuss a short list of near-term initiatives, consistent with City Council direction from Joint Workshop #2
- Comprehensive Plan: Future Land Use Focus
 - Orient members to the current Future Land Use Map and land use categories
 - Discuss map update needs and complete an interactive mapping exercise
- Transportation Master Plan: Update Overview
 - Review ongoing coordination with partner agencies and neighboring jurisdictions
 - Share preliminary travel demand modeling results and next steps for the Thoroughfare Map update

CPAC MEETING #3 REPORT



Attendees

NAME	ORGANIZATION	ROLE
Laura Davis	CPAC	Appointed by Council Member Michael Herrera, Place 2
Mark Moore	CPAC	Appointed by Council Member Natomi Blair, Place 3
Monique Boakes	CPAC	Appointed by Council Member Andrew Naudin, Place 5
Laura Lantrip	CPAC	Appointed by Mayor Pro Tem/Council Member Becki Ross, Place 6
Marcia Back	CPAC	Parks & Recreation Advisory Board Chair
Kyla Spady	CPAC	Leander Public Arts and Culture Commission (LPACC) Member, Place 8
Tiesa Hollaway	CPAC	Economic Development Committee Member
Bridget Brandt	CPAC	Leander Chamber of Commerce, President
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
Jennifer Mak	Kendig Keast Collaborative	Consultant Deputy Project Manager
Elaine Alvarado	Lochner	Sub Lead, Multimodal Transportation Planning Lead
Layla Ontiveros	CD&P	Community Engagement Support

Not present: Andy Eis, Appointed by Council Member Stephen Chang, Place 1, Serenity Coats, Appointed by Mayor Na'Cole Thompson, Anita Chumnananvech, Appointed by Council Member Annette Sponseller, Place 4, Joseph Morales, Planning & Zoning Commission Member, Place 2, Jeremy Trimble, LISD Representative, Julie Vaughn, Resident in the ETJ



KENDIG KEAST
COLLABORATIVE



Lochner



Notes

Comprehensive Plan: Update Overview

- Build on the existing Comprehensive Plan by retaining its current structure, refreshing the content, and streamlining the document where appropriate
- Update the existing Future Land Use Map and land use categories by refining category descriptions and strengthening connections to the City's growth and redevelopment strategies
- Provide additional regional context, clarify how the City uses the Comprehensive Plan, and highlight the current community engagement process

Community Perspectives

- The final action agenda should remain focused and realistic, prioritizing initiatives the City can advance within approximately five years
- Housing options should serve young adults, the local workforce, smaller households, and residents seeking to downsize while remaining in Leander
- Local data should identify and support specific housing needs, while refined terminology should accurately reflect Leander's housing conditions
- Leander's existing apartment supply, recent development decisions, infrastructure capacity, and water-related development policies should inform future housing recommendations
- Connections between housing, employment areas, parks, and other destinations should provide residents and workers with transportation options beyond personal vehicles
- Heat and drought resilience require greater prominence and proactive planning due to their growing urgency throughout Central Texas
- Redevelopment readiness should remain a priority as the City considers the Future Land Use Map and future implementation strategies



Comprehensive Plan: Future Land Use Focus

- Use the Future Land Use Map as a long-range guide that will continue to evolve throughout the planning process
- Maintain the map's overall framework of residential areas, economic and mixed-use areas, key corridors, and activity nodes
- Clarify distinctions between land use categories with overlapping or unclear outcomes, particularly centers and corridors
- Promote high-quality development along corridors and major intersections while identifying additional opportunities for neighborhood-scale activity centers
- Refresh descriptions for the Rural, Transitional Residential, Neighborhood Center, Multi-Use Corridor, Employment Center, Old Town, Urban Mixed Use, and Greenways categories
- Protect Employment Center areas from incompatible development to support Leander's long-term employment opportunities and tax base
- Align Old Town guidance with the adopted Old Town Master Plan and use clear, accessible language throughout all category descriptions
- Encourage trail-oriented development and stronger connections among trails, parks, neighborhoods, and nearby destinations

Community Destinations Identified (CPAC Map Exercise)

- Recognize key community destinations, including Williamson County River Ranch Park, other Leander Independent School District facilities besides school campuses (e.g., Leander Extended Opportunity Center), local churches (add Latter Day Saints church at 17744 Ronald W. Reagan Blvd.), and natural features (waterfall via Sarita Valley Greenbelt Trail)
- Improve connections among recreational, educational, community, faith-based, and natural destinations
- Consider access to these destinations when evaluating future land use, roadway connectivity, and multimodal transportation improvements

Redevelopment Opportunities (CPAC Map Exercise)

- Focus redevelopment efforts along the US 183 and Bagdad Road corridors, particularly Bagdad Road south of Hero Way
- Explore opportunities for industrial redevelopment and reinvestment (within Industrial area on Future Land Use map)
- Redevelop older commercial properties and strengthen connections between commercial areas and nearby parks
- Consider redevelopment approaches used along comparable corridors in Cedar Park and Round Rock (e.g., Sam Bass Road)
- Support a mix of housing options while addressing aging or deteriorating housing conditions (e.g., old homes on West Hero Way, west Transitional area on Future Land Use map)

Transportation Master Plan: Update Overview

- Transportation coordination efforts completed to date include:
 - Conducting interjurisdictional interviews with regional agencies and neighboring communities
 - Reviewing regional and local transportation plans
 - Collecting transportation data and conducting preliminary travel demand modeling
- Regional partners engaged in the process include Texas Department of Transportation, Williamson County, Travis County, Cedar Park, Georgetown, Capital Area Metropolitan Planning Organization (CAMPO), and the Central Texas Regional Mobility Authority, with coordination with Liberty Hill forthcoming
- Common regional transportation priorities include:
 - Preparing for projected regional growth and future roadway connectivity
 - Addressing network gaps, multimodal opportunities, and safety concerns
 - Coordinating trail and active transportation systems across jurisdictional boundaries

- Planning future thoroughfare connections within Leander's extraterritorial jurisdiction
 - Identifying potential joint funding opportunities
- Key regional routes discussed include SH 29, Nameless Road, RM 2243, RM 1431, US 183, and Ronald W. Reagan Boulevard
- Transportation plans reviewed from CAMPO, Williamson County, Travis County, Georgetown, and Cedar Park helped identify planned connections and network gaps across jurisdictional boundaries

Travel Demand Modeling and Network Analysis

- Use a 2025 base year and preliminary projections through 2050 to evaluate population density, roadway lane counts, and annual average daily traffic
- Plan for continued growth on both the east and west sides of Leander and evaluate the need for additional capacity along key corridors, including Crystal Falls Parkway
- Identify gaps in active transportation and roadway connectivity, evaluate key corridors, and align land use and transportation recommendations through coordination with the Comprehensive Plan team
- Identify opportunities for new streets or roadways to support connectivity solutions beyond corridor extensions
- Collect traffic counts after the beginning of the school year and further calibrate the model to evaluate future roadway levels of service and inform updates to the Thoroughfare Map

Photos

