LEANDER CITY COUNCIL
and
PLANNING & ZONING COMMISSION
JOINT WORKSESSION
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall ~ 201 North Brushy Street ~ Leander, Texas

Thursday ~ August 1, 2013 at 6:00 p.m.

Worksession will recess at 7:00 p.m. for the Regular City Council Meeting and reconvene after close of meeting

Mayor – Christopher Fielder

Place 1 – Andrea Navarrette	**Place 4 – Michell Cantwell**
Place 2 – Kirsten Lynch	**Place 5 – Jason Dishongh (Mayor Pro Tem)**
Place 3 – Simon Garcia	**Place 6 – David Siebold**

City Manager – Kent Cagle

Chairman (Place 3) – Ronald Abruzzese

Place 1 – Michelle Stephenson	**Place 5 – Richard Allen**
Place 2 – Joel Wixson	**Place 6 – Betty Saenz (Vice Chairman)**
Place 4 – Sid Sokol	**Place 7 – Jeff Seiler**

This meeting is open to the Public but does not allow for public participation

1. Open Work session (Mayor Fielder and Chairman Abruzzese)
2. Roll Call
3. Presentation and discussion with Pohl & Associates
4. Discussion on Transit Oriented Development
   - Update on Current Projects
   - SmartCode, Transect Map Update
   - Naming and Marketing Plan
5. Comprehensive Plan Implementation Priorities
   - Review the Action Plan
   - Discuss priorities for implementation
6. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session 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. .I certify that the above agenda for this Joint Work Session of City Council and the Planning & Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 26th day of July, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Debbie Haile

Debbie Haile, TRMC
City Secretary

CITY COUNCIL AND PLANNING & ZONING COMMISSION JOINT WORK SESSION

August 1, 2013

WORK SESSION TOPICS

Presentation & Discussion with Pohl & Assoc.

Discussion on Transit Oriented Development

- Update on Current Projects
- SmartCode, Transect Map Update
- Naming and Marketing Plan

Comprehensive Plan Implementation Priorities

- Review the Action Plan
- Discuss Priorities for Implementation

TRANSIT ORIENTED DEVELOPMENT (TOD)

- **Current Projects:**
  - Village at Leander Station – Proposed Single-Family
    - Approximately 117 Single-Family Units
    - Average Lot Size of 40' X 100'
    - Stage I Plan has been approved
      - Warrants include: lot size, garage location, parking
  - Village at Leander Station – Proposed Multi-Family
    - Proposed Two Phase Multi-Family Project
    - Approximately 225 Units in the first phase.
    - Structured Parking and a Mixed Use Building in the second phase
    - Stage I Plan has been approved
      - Warrants include: building materials, roof pitch, perimeter fencing

TRANSIT ORIENTED DEVELOPMENT (TOD)

SmartCode Update

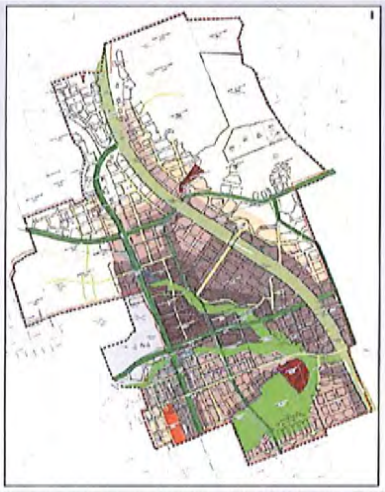
- Bring SmartCode up to latest version
- Modify code to address issues
- Consider amendments to the Transect Map

TRANSIT ORIENTED DEVELOPMENT (TOD)

Current Transect Map

TRANSIT ORIENTED DEVELOPMENT (TOD)

One Possible Adjustment



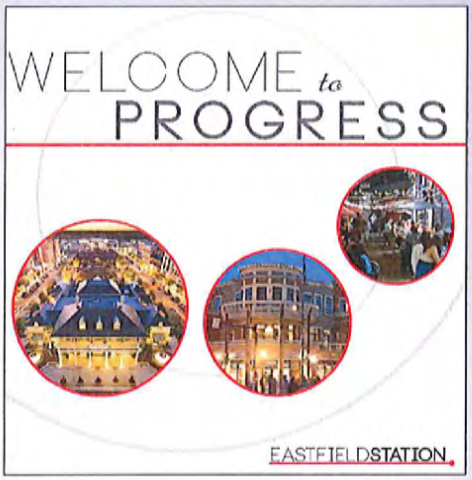
TRANSIT ORIENTED DEVELOPMENT (TOD)

Discussion regarding marketing and naming of the TOD

TRANSIT ORIENTED DEVELOPMENT (TOD)

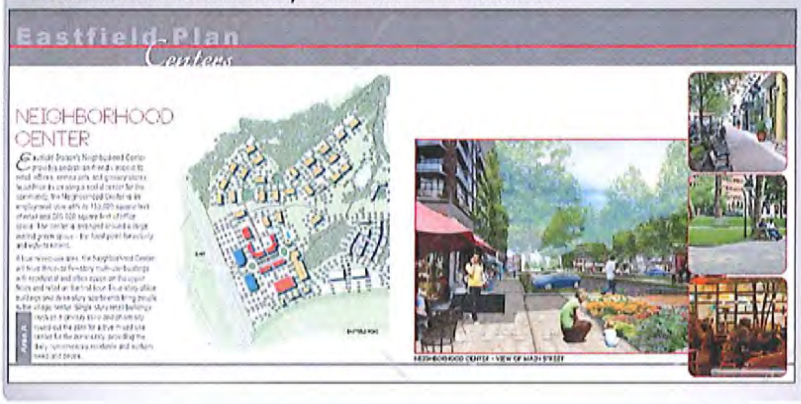
Sample Marketing Plan

Eastfield Station, North Carolina



TRANSIT ORIENTED DEVELOPMENT (TOD)

Sample Marketing Plan
Eastfield Station, North Carolina



TRANSIT ORIENTED DEVELOPMENT (TOD)

Sample Marketing Plan
Eastfield Station, North Carolina

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Leander Comprehensive Plan Update

Adopted 12-3-2009

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 4 Future City Plans and Goals

1. Adopt standards for the protection of significant trees.

2. Adopt standards and practices to protect significant riparian corridors. (and in Section 10)

3. Adopt inter-connectivity requirements for adjacent developments that may be phased, over time.

4. Adopt town center, community center and neighborhood center nodes for commercial, educational, recreational and civic activities within reasonable walking radii of residential neighborhoods.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 4 Future City Plans and Goals – contd.

5. Pursue the creation of a joint committee of the City, parents and teachers and LISD to explore ways that the City can support the District's campus acquisition process and identify joint use, and design opportunities to the benefit of both jurisdictions.

6. Adopt signage and lighting standards for streets, parking and public spaces that considers limited night sky impact. Consider the new Model Lighting Ordinance (developed by the International Dark-Sky Association and the Illuminating Engineers Society).

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 5 Multi-Modal Plan—Review of Adopted Thoroughfare Plan

1. Preserve and protect single-family neighborhoods from high traffic volumes, congestion and through-traffic generated by nonresidential and high-density residential areas.

2. Work closely with CapMetro to create an effective grid of public transit options. Density nodes make public transit service much more effective and predictable.

3. Consider entering into Master Funding Agreements with TxDOT, CTRMA, Williamson County and CapMetro for implementing jointly funded improvements within their right-of-way or that may be part of their facility.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 6 Infrastructure Update (Arts, Education, Utilities)

1. Create a "tool box" of funding options for major facilities implemented by development and their required parameters for participation.

2. Identify the critical major facility water transmission and wastewater interceptors and consider proposals to fund and implement their construction.

3. Consider adoption of rules that make reuse a preferred development method. Perhaps provide incentives for its inclusion in a plan.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 6 Infrastructure Update (Arts, Education, Utilities) – contd.

4. Consider the creation of a Multi-Institutional Teaching Center (MITC) for Leander and identify possible institutions not already represented in Central Texas.

5. Actively encourage local telecommunication providers to enhance the capability and quality of service in Leander.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 7 Housing Diversity Plan

1. Provide housing and residential facilities so people can live their entire life span within the City of Leander, if they so desire.

2. Offer opportunities for multi-generational employment, entertainment, recreation, and shopping; opportunities. Encourage design that includes and entices multigenerational activities.

3. Ensure the provision of a variety of housing types within the City that will meet the needs of all age, physical acuity, household size, and economic status.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 8 Park, Recreation, Open Space and Public Spaces

1. Initiate an effort to coordinate and plan around LISD schools.

2. Establish an architectural requirement for school facilities.

3. Explore opportunities to partner with landowners, foundations and other interested entities, that have an interest is preserving or holding land, such as conservation easements, tax swaps, etc.

4. Improve connectivity with current and planned trails and sidewalks.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 9 Civic Infrastructure

1. Maintain a continuous and coordinated planning process that involves citizens, municipal boards/commissions, municipal departments, the LISD and ACC to ensure that the educational needs of all people in the City are being met.

2. Adopt a long range plan for upgrading deficient service areas of Old Town and early development with water, wastewater and storm drainage facilities.

3. As Leander grows, assure that public facilities are architecturally compelling and provide a sense of community identity, both functionally and aesthetically.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 9 Civic Infrastructure – contd.

4. Develop a formalized planning relationship among school districts, and the City of Leander to enhance the efficient use of educational facilities.

5. Utilize the Web as a access point for public records, meeting notices, and general communication.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 10 The Natural Environment

1. Consider taking delegation of the Edwards Aquifer Rules.

2. Consider the creation of a Drainage Utility to manage storm water projects and facilities and to provide protection for Leander's waterways.

3. Promote and provide public access to open space and natural areas via primitive trails, improved trails, equestrian trails, sidewalks and roads, where practical.

4. Establish Riparian Corridors and create specific protection and development requirements.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 10 The Natural Environment – contd.

5. Establish a condition that identifies a significant tree or stand of trees and adopt requirements for their protection.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Action Plan - Section 11 A Strategy for Partnerships, Collaboration and Cooperation

1.Initiate an equipment and resource catalog for municipal and public works efforts and explore opportunities to share with other Cities.

2. Identify an interconnect policy with other cities.

3. Establish a basis for a development partnership with LISD.

4. Explore the possibility of Master Funding Agreements with TxDOT, Travis County and Williamson County.

COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

Discuss Priorities for Implementation