Leander has experienced exceptional growth over the past two decades. From a population of just 6,493 in 1990, to a 2015 population estimate of 38,206 residents, the City has evolved from a small, hill country community to a thriving suburban destination in Central Texas. Leander’s location, high quality school system and relatively low cost of living continue to draw thousands of residents to its boundaries. The Leander Independent School District is not only the largest school district in Williamson County but also one of the fastest growing in the State of Texas. All indicators suggest that this growth will continue. By 2030, the population of Leander could top 70,000 residents.

► How will this growth shape Leander’s identity?
► What bold moves can the City make to ensure that the small town character remains while providing for new residents to join the community?
► How can the City continue to support strong and safe neighborhoods and thriving businesses?
► What does it take to position Leander for continued success?

These are all important questions that deserve careful thought. This planning process is designed to work with the community to answer these questions, develop a widely-supported vision and identify the investments needed to realize that vision for the City.

### GREAT PLANS transform communities into GREAT PLACES.

Leander has a long-standing tradition of preparing plans to help guide growth and development decision in the community. The most recent Comprehensive Plan was updated in 2009. Each of these efforts resulted in a set of recommendations that provide the City with a decision-making framework. The findings and recommendations of these plans will inform the update of the Leander Comprehensive Plan.

![Population Growth and Projections](image)

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>6,493</td>
</tr>
<tr>
<td>2000</td>
<td>20,021</td>
</tr>
<tr>
<td>2010</td>
<td>38,206</td>
</tr>
<tr>
<td>2020</td>
<td>69,234</td>
</tr>
<tr>
<td>2030</td>
<td>70,000</td>
</tr>
</tbody>
</table>
Leander has experienced exceptional growth over the past two decades, making it the fourth fastest-growing city in the state of Texas. The estimated 2015 population of Leander is 38,206. This is an increase of 488% since 1990. The City has evolved from a small, hill country community to a thriving suburban destination in Central Texas.

**Did you know?**
The City of Leander is the fourth-fastest growing city in the state of Texas.

**AGE (2013)**

```
0-4          2,529
5-19         7,167
20-64        15,331
65+          1,308

9.5%         27%         55.6%        4.9%
```

**EDUCATION ATTAINMENT (2013)**

```
Leander  Texas  United States
High School Graduate or Higher 89.4%  81.2%  86%
Bachelor's Degree or Higher   29.4%  26.7%  28.8%

Leander  Texas  United States
High School Graduate or Higher 89.1%  80.4%  89.4%
Bachelor's Degree or Higher   22.4%  24.4%  29.4%

2000  2013
Leander  Texas  United States
High School Graduate or Higher 75.7%  75.7%  75.7%
Bachelor's Degree or Higher   18.6%  20.6%  20.6%
```

**EDUCATION ATTAINMENT AVERAGES SINCE 2000**

```
Leander  Texas  United States
High School Graduate or Higher 89.1%  80.4%  89.4%
Bachelor's Degree or Higher   22.4%  24.4%  29.4%
```

**RACE AND ETHNICITY (2013)**

```
RACE AND ETHNICITY
2000  2010  % CHANGE
WHITE     6,549  21,283  225%
BLACK OR AFRICAN AMERICAN  221  1,270  475%
AMERICAN INDIAN AND ALASKA NATIVE  70  163  161%
ASIAN     39   629  1513%
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER  10  25  150%
TWO OR MORE RACES  180  1,057  487%
HISPANIC OR LATINO  1,211  6,500  437%
```

**PROJECTED GROWTH**

- Historical Growth: 2.9% AGR
- Accelerated Growth: 7.8% AGR
- Continuing Growth: 5% AGR
- Modest Growth: 2.9% AGR

**HISTORIC POPULATION**

```
0 1990 2000 2010 2013
3,998 7,598 26,521 31,717
```

**GROWTH RATES BY COMPARISON 2000-2010**

```
20.6% 11.9% 5.2% 3.3%
Leander  Williamson County  Texas  United States
```

**SOURCE:** ACS 2009-2013

**SOURCE:** US CENSUS BUREAU
Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs are largely a function of the characteristics of the household's neighborhood. Factoring in both housing and transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.
ECONOMIC DEVELOPMENT

EMPLOYMENT

According to 2009–2013 American Community Survey estimates there were over 13,417 people employed in Leander. The majority of these jobs are in moderate-paying local serving industries. While important to the economy, these industries don’t drive growth, but instead follow it.

CITY OF LEANDER REAL PROPERTY VALUE

The City added over $193 million in new property this past year and the overall tax base increased by 20.2% from 2.05 billion to 2.47 billion in taxable value.

TAX BASE

PROPERTY TAX BASE TOTAL TAXABLE VALUE

| FY 09 | $1,583,083,441 |
| FY 10 | $1,646,994,824 |
| FY 11 | $1,690,380,583 |
| FY 12 | $1,758,754,642 |
| FY 13 | $1,800,348,864 |
| FY 14 | $2,054,464,926 |
| FY 15 | $2,404,771,355 |

RESIDENTIAL AND COMMERCIAL GROWTH ACTIVITY

RESIDENTIAL BUILDING ACTIVITY

COMMERCIAL/INDUSTRIAL BUILDING ACTIVITY

SALES RECEIPTS

While the majority of Leander residents shop outside of the City, sales volume continues to increase. From 2009 to 2013 sales tax receipts increased by 52%.

SALES RECEIPTS 2009-2013

<table>
<thead>
<tr>
<th>$0</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,000,000</td>
<td>$2,500,000</td>
<td>$2,000,000</td>
<td>$1,500,000</td>
<td>$1,000,000</td>
<td>$500,000</td>
<td>$0</td>
</tr>
<tr>
<td>$2,860,133</td>
<td>$2,662,217</td>
<td>$2,368,195</td>
<td>$2,017,298</td>
<td>$1,713,832</td>
<td>$1,458,769</td>
<td>$1,173,832</td>
</tr>
</tbody>
</table>

RETAIL LEAKAGE

According to Retail Coach 2013 Primary Retail Trade Area Gap Analysis, Leander loses potential sales in a variety of categories including the following:

- $13.5 Million Hardware Stores
- $3.3 Million Drinking Places
- $3.7 Million Sporting Goods, Bicycle and Guns Stores
- $38 Million Grocery Stores
- $98 Million Restaurants
- $76 Million General Merchandise Stores
The Zoning Map includes a description of zoning districts and that regulate the use of property for the purposes of protecting public health, safety, property values, and the general welfare of the community.

The SmartCode regulates the form of development in prime areas adjacent to the Leander Station transit stop.

The Future Land Use map, adopted in 2009, represents an evolving vision for the City and will be updated during the Comprehensive Plan Update process.

**LAND USE**

**COMPOSITE ZONING ORDINANCE | SMARTCODE**

**COMPOSITE ZONING ORDINANCE**

**SMARTCODE**

**FUTURE LAND USE**

**LAND SUPPLY**

**INSIDE CITY LIMITS**

**INSIDE EXTRATERRITORIAL JURISDICTION**

City Limits

- Protected: 2.8%
- Available: 30.7%
- Underutilized: 7.7%
- Pending: 29.3%
- Utilized: 29.5%

Extraterritorial Jurisdiction

- Protected: 0.1%
- Available: 47.6%
- Underutilized: 22.8%
- Pending: 5.5%
- Utilized: 24%

**LAND SUPPLY MAP**

-_Boundary Features:_
- Leander City Limits
- Leander ETJ
- County Boundary
- Adjacent Parks & Open Space

-_Land Supply:_
- Protected
- Available
- Underutilized
- Pending
- Utilized

---

Sources: Esri, USGS, NGS.
TRANSPORTATION

LEANDER’S COMMUTE

30.3 MINUTES
AVERAGE WORK COMMUTE

81% OF WORKERS DRIVE ALONE

7% WORK AT HOME

11% CARPOOLS

1% TRANSIT

1% OTHER

2557 COMMUTING IN
347 LIVING AND WORKING IN LEANDER

11,683 COMMUTING OUT


TRANSPORTATION TRENDS

In suburban areas like Leander, people own more vehicles and drive further distances for daily activity, both of these factors drive up the cost of living. The majority of Leander residents currently travel outside the City for employment.

ROADWAY

The City of Leander currently has 232 miles of existing roadway within the City limits and an additional 53 miles within the Leander Extraterritorial Jurisdiction (ETJ). Significant progress has been made to improve the roadway system over the last decade.

<table>
<thead>
<tr>
<th>Project</th>
<th>Start Date</th>
<th>Completion Date</th>
<th>Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old 2243 West (Hoss Way) Reconstruction</td>
<td>Sept 2015</td>
<td>March 2017</td>
<td>Widening to an undivided five-lane urban roadway with curb, gutter, storm sewers, street lights, and sidewalks</td>
</tr>
<tr>
<td>Bagdad North Reconstruction</td>
<td>Sept 2015</td>
<td>Sept 2016</td>
<td>Widening to an undivided five-lane urban roadway with curb, gutter, storm sewers, street lights, and sidewalks</td>
</tr>
<tr>
<td>Municipal Driveway Extension &amp; Improvements, Including a Signal at Bagdad</td>
<td>Sept 2014</td>
<td>August 2015</td>
<td>Widening to an undivided four-lane urban roadway striped as a three-lane roadway with bicycle lane, curb, gutter, storm sewers, street lights, and sidewalks</td>
</tr>
<tr>
<td>East Street</td>
<td>Feb 2016</td>
<td>Aug 2016</td>
<td>New two lane roadway with parallel parking, curb, gutter, storm sewers, street lights, and sidewalks</td>
</tr>
</tbody>
</table>
| Right Turn on East Bound Crystal Falls Parkway at 183 | June 2015  | Nov 2015        | Right turn land from east bound Crystal Falls Parkway to south bound 183

SOURCE: 2014-2014 CAPITAL IMPROVEMENT PLAN

TRANSIT

The Red Line Rail service along with the three CapMetro bus routes currently comprise the existing transit in the City of Leander. CapMetro bus service provides weekday-only service. Ridership on the MetroRail Redline and the three bus routes steadily increased from Spring 2010 to Fall 2014. The development of the ACC campus over the next 10 years will continue to fuel commute and mid-day trips as the student population and the educational opportunities increase.

LEANDER TRANSIT RIDERSHIP

*SOURCE: CAP METRO, ROUTES 984 AND 986 NO LONGER OPERATE

$14,342
AVERAGE ANNUAL TRANSPORTATION COSTS PER HOUSEHOLD

1.95
AVERAGE NUMBER OF AUTOMOBILES PER HOUSEHOLD

25,784
AVERAGE HOUSEHOLD VEHICLE MILES TRAVELED PER YEAR

*SOURCE: CENTER FOR NEIGHBORHOOD TECHNOLOGY
PARKS, RECREATION AND TRAILS

According to the Parks & Open Space Master Plan Adoption Ordinance (2011) the “Leander City Council desires to create an unparalleled park and recreation system for the use and enjoyment of its citizens.” The Leander Parks and Recreation department operates and maintains 10 parks and a variety of recreational facilities.

<table>
<thead>
<tr>
<th>ACCESS TO RECREATION FACILITIES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential parcels within 0.5 miles of a park</td>
<td>4333 37%</td>
</tr>
<tr>
<td>Residential parcels within 0.5 miles of a complete trail</td>
<td>8785 75%</td>
</tr>
<tr>
<td>Residential parcels within 0.5 miles of a park or trail (existing)</td>
<td>9162 78%</td>
</tr>
<tr>
<td>TOTAL RESIDENTIAL PARCELS</td>
<td>11736</td>
</tr>
</tbody>
</table>

**Did you know?**

27.1% of Adults in Williamson County are Obese. The percentage of obese adults is one indicator of the overall health and lifestyle of a community.

SOURCE: WWW.HEALTHYWILLIAMSONCOUNTY.ORG

**Residential parcels within 0.5 miles of a park**

4333 37%

**Residential parcels within 0.5 miles of a complete trail**

8785 75%

**Residential parcels within 0.5 miles of a park or trail (existing)**

9162 78%

**TOTAL RESIDENTIAL PARCELS**

11736
NATURAL AND CULTURAL RESOURCES

ISSUES

Drought

Water Quality

Passive Recreation

Steep Slopes

Species

The last time Lake Travis was full was in 2007. Texas is in the midst of the worst drought since the 1950s. Low Impact Development (LID) techniques such as reducing impervious surfaces, retaining and improving vegetated buffers, and depressional landscaping techniques can help reduce the quantity and improve the quality of stormwater runoff. Reserving land for passive recreation (wildlife habitat and trails) will be important to preserving the quality of life in Leander. Steeper slopes of the Edwards Plateau and some drainages present potential development constraints. Rare species, including the Golden Cheeked Warbler, Black Capped Vireo, and aquatic species in the San Gabriel River, Brushy Creek, and caves in the Edwards Karst Formation need to be protected in tandem with development.

PUBLIC ART

The Leander Public Arts Commission was established by Ordinance by the City Council in 2008. The Commission’s mission is to promote public art and education that contributes to a sense of community. In 2014, the City approved the first Public Arts Master Plan which provides a five-year vision for public art in Leander. The goals of the Public Arts Master Plan are to bring performing and visual art to public places, bring art projects, programs and features to Leander and to increase communication & awareness of art in Leander.

NATURAL RESOURCES
Lake Travis is the only water source for the City of Leander. The last time Lake Travis was full was in 2007. Texas is in the midst of the worst drought since the 1950s. Leander’s economic future may be tied to water conservation and the restoration of lake levels.

Did you know?
Leander has the lowest per capita water usage in the region at 104 gallons per person per day. Cedar Park residents consume 170 gallons per person per day, while Austin residents consume 130 gallons per person per day.

Source: LCRA
The City of Leander operates the Leander Public Library. The Library operates in an 18,000 square foot facility with a collection of more than 50,000 books, audio books, e-books, films, and music for all ages. The Library offers a variety of weekly, monthly and special event programs including computer and GED classes, a summer reading program and book clubs. The Library is open 74 hours a week, employs 13 full and part-time staff members including four degreed librarians, has more than 20,000 registered patrons and averages about 10,000 visitors each month.

More than 36,000 students attend the Leander Independent School Districts’ (LISD) 24 elementary schools, eight middle schools and five high schools. Within the City of Leander, the LISD operates 12 schools including six elementary schools, two middle schools, two high schools and two alternative schools. All 12 schools in Leander met state accountability ratings.

STATS AND FACTS
► 10th Fastest Growing School District in Texas
► Low Economically Disadvantaged population (18.9%) [59.8% in Texas]
► Leander ISD ranked 3rd in Texas High STAAR passage rate (83.3%) [71.8% in Texas]
► 53% of Leander 8th Graders are considered college-ready according to a national College Board Assessment. 25% is the national average.
► 15:1 Students/Teachers
► $7,118 spent per student ($7,127 statewide average)
PUBLIC SAFETY

TRAFFIC ACTIVITY

The majority of calls to Leander Police are traffic related. The patrol division is probably the most familiar and recognizable part of the Leander Police Department, operating 24 hours a day, 7 days a week, 365 days a year.

POLSIE DEPARTMENT

The Leander Police Department is a full-service public safety agency that is committed to providing a wide range of services to the community. The department currently employs 38 sworn personnel and 16 non-sworn personnel.

3,369 MOVING VIOLATIONS

3,369 OTHER CITATIONS

4,809 TOTAL CITATIONS

5,282 911 CALLS

27,652 CALLS FOR POLICE SERVICES

1:4 OFFICER TO 1,000 POPULATION RATIO

CRIMINAL ACTIVITY

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Murder or Negligent Homicide</td>
<td>0</td>
</tr>
<tr>
<td>Sexual Assault</td>
<td>9</td>
</tr>
<tr>
<td>Robbery</td>
<td>2</td>
</tr>
<tr>
<td>Assault</td>
<td>214</td>
</tr>
<tr>
<td>Burglary</td>
<td>44</td>
</tr>
<tr>
<td>Larceny / Theft</td>
<td>303</td>
</tr>
<tr>
<td>Motor Vehicle Theft</td>
<td>19</td>
</tr>
<tr>
<td>Arson</td>
<td>0</td>
</tr>
<tr>
<td>Forgery / Counterfeiting</td>
<td>10</td>
</tr>
<tr>
<td>Criminal Mischief</td>
<td>96</td>
</tr>
<tr>
<td>Weapon Offenses</td>
<td>8</td>
</tr>
<tr>
<td>Narcotic Offenses</td>
<td>131</td>
</tr>
<tr>
<td>Disorderly Conduct</td>
<td>12</td>
</tr>
<tr>
<td>Public Intoxication</td>
<td>12</td>
</tr>
<tr>
<td>All Other Offenses</td>
<td>145</td>
</tr>
<tr>
<td>Felony Arrests (Adults)</td>
<td>77</td>
</tr>
<tr>
<td>Misdemeanor Arrests (Adults)</td>
<td>293</td>
</tr>
</tbody>
</table>

FIRE DEPARTMENT

The Leander Fire Department is a value driven organization that is in place to protect the lives and the property of the area from fire and/or other types of disaster. The Fire Department is responsible for extinguishing fires, providing emergency medical first response, educating the community on fire prevention issues, and maintains firefighting equipment and facilities.

FIRE DEPARTMENT MASTER PLAN MAP