



**AGENDA
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, January 9, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Ron May
Place 4 – Tara LeDay**

**Place 5 – James Oliver, Chair
Place 6 – Laura Lantrip
Place 7 – Scott Calame, Vice-Chair
Staff Liaison – Robin Griffin**

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the January 2, 2025 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on December 12, 2024.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0112 Municipal Drive; more particularly described by Williamson Central Appraisal District Parcel R418622, generally located northwest of the intersection of S. Bagdad Road and Municipal Drive, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Site Development Case SD-23-0133 Northline Block B; more particularly described by Williamson Central Appraisal District Parcel R458187, generally located northwest of the terminus of Northline Street, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-24-0015 to amend the Comprehensive Plan land use category from Employment Center to Neighborhood Residential and to conduct a Public Hearing and consider action regarding Zoning Case Z-24-0147 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFE-2-A (Single-Family Estate) on one (1) parcel of land approximately 20.536 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0015 as described above.
 - Discuss and consider action regarding Zoning Case Z-24-0147 as described above.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
10. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0137 to amend the PAG Leander H1 PUD (Planned Unit Development) with a base zoning district of GC-4-A (General Commercial) to allow for an automobile dealership with unlimited outdoor storage without a primary structure on Lot 1, Block A of the PAG Leander H1 Subdivision one (1) parcel of land approximately 6.592 acres $\pm$ in size, more particularly described by Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-24-0137 as described above.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

11. Adjournment

CERTIFICATION

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. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 3rd day of January, 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
1/9/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on December 12, 2024.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 12-12-2024 P & Z Minutes



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 12, 2024
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Ron May
Place 4 – Tara LeDay**

**Place 5 – James Oliver, Chair
Place 6 – Laura Lantrip
Place 7 – Scott Calame, Vice Chair
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
Meeting adjourned at 6:00 p.m.
2. Roll Call.
All commissioners were present except Commissioner Laura Lantrip.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the December 5, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

No one wished to speak.

6. Review Board and Commission Reference Book.

CONSENT AGENDA: ACTION

Motion to approve Consent Agenda items 7-8

By: Board Member Mahan

Seconded: Board Member Calame

Vote: 6 - 0 None

7. Approval of the minutes for meeting held on November 26, 2024.
8. Approval of the Site Development and Dry Utility Application Forms pursuant to Article IX, Section 3 (a) (1) (iii). of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0144 to amend the current zoning of PAG Leander H1 PUD (Planned Unit Development) with the base zoning district of GC-4-A (General Commercial) to allow for an automobile dealership with unlimited outdoor storage on Lot 2, Block B of the PAG Leander H1 Subdivision on one (1) parcel of land approximately 13.342 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R461858; and more commonly known as 9480 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0144 as described above.

Public Hearing opened at 6:05 p.m.; Public Hearing closed at 6:05 p.m. No one spoke in favor or opposition of the request.

Motion to approve the Zoning case Z-24-0144.

By: Board Member Mahan
Seconded: Board Member May

Vote: 6 - 0 None

10. Conduct a Public Hearing and consider action regarding Ordinance Case OR-24-0024 to amend the Composite Zoning Ordinance to adopt updates to Article IV regarding Wireless Communications Facilities, and to provide for related matters; Williamson & Travis Counties, Texas. Applicant: City of Leander.

- Discuss and consider action regarding Ordinance Case OR-24-0024 as described above.

Public Hearing opened at 6:14 p.m.; Public Hearing closed at 6:14 p.m. No one spoke in favor or opposition of the request.

Motion to approve the Ordinance Case OR-24-0024, following a discussion.

By: Board Member Calame
Seconded: Board Member LeDay

Vote: 6 - 0 None

REGULAR AGENDA

11. Adjournment
Meeting adjourned at 6:19 p.m.

APPROVED

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
1/9/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0112 Municipal Drive; more particularly described by Williamson Central Appraisal District Parcel R418622, generally located northwest of the intersection of S. Bagdad Road and Municipal Drive, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development. Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions. The recently adopted amendments to the Composite Zoning Ordinance now provide the option for the Planning & Zoning Commission to consider an extension to the permit application.

(b) Expiration of application.

- (1) Prior to an application being accepted for review and processing, an application shall expire on the forty-fifth (45th) day after the date the application is submitted to the City if:
 - (i) The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
 - (ii) Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
 - (iii) The applicant fails to provide the specified documents or other information within the time provided in the notice.
- (2) After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant is requesting an extension of the application in order to finalize the approval of the site development plans. All other staff comments have been cleared for this application.

HISTORY/TIMELINE:

04/14/2024 – Site Development Application Expired

10/14/2024 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Eli Engineering, PLLC. (Gary Eli Jones) on behalf of BagdadCorner, LLC. (Praveen Guduru).

RECOMMENDATION:

The Composite Zoning Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The site development application expires nine (9) months after the first review comment letter for the site development is sent to the applicant.

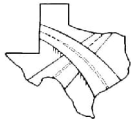
Staff recommends approval of an additional six (6) month extension. Approving this extension would grant an extension to April 14, 2025 and will allow the developer to finalize the site development plans and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-23-0112 Att 1 Extension Request - 1012 Municipal Drive
2. SD-23-0112 Att 2 1012 Municipal Dr - Location Map



Firm # 17877

August 26, 2024

Ms. Veronica Tovar
City of Leander
Development Services Department
201 N Brushy Street
Leander, TX 78641

**Re: 394 S Bagdad Rd – Site Plan Extension
SD-23-0112**

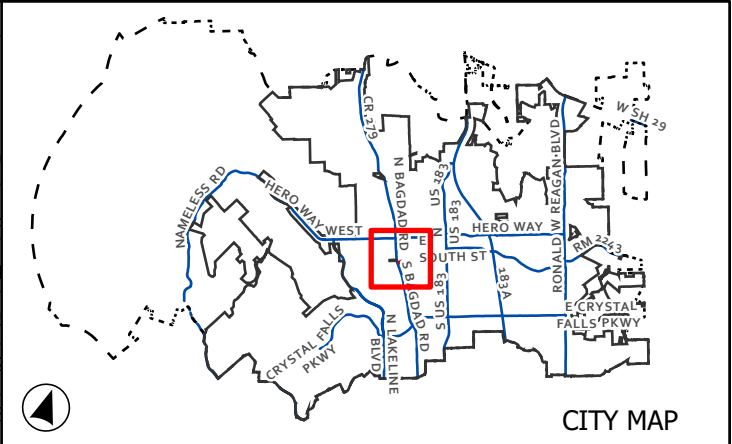
Dear Ms. Tovar:

Please consider this as our formal request to extend the deadline for the referenced application. Final submittal with the recorded plat is being submitted this week.

If there are any questions or you need additional information, please let me know.

Sincerely,

Gary Eli Jones, P.E.
Member



1012 MUNICIPAL DR

0 95 190

Feet



EXECUTIVE SUMMARY
1/9/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0133 Northline Block B; more particularly described by Williamson Central Appraisal District Parcel R458187, generally located northwest of the terminus of Northline Street, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development. Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions. The recently adopted amendments to the Composite Zoning Ordinance now provide the option for the Planning & Zoning Commission to consider an extension to the permit application.

(b) Expiration of application.

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 - (i) The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
 - (ii) Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
 - (iii) The applicant fails to provide the specified documents or other information within the time provided in the notice.
- (2) After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant is requesting an extension of the application in order to allow the applicant more time before they begin construction.

HISTORY/TIMELINE:

06/01/2024 – Site Development Application Expired

12/01/2024 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Kimley-Horn and Associates, LLC. (Bradley Wilkins) on behalf of Northline Leander Development Company, LP (Alex Tynberg).

RECOMMENDATION:

The Composite Zoning Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The site development application expires nine (9) months after the first review comment letter for the site development is sent to the applicant.

Staff recommends approval of an additional six (6) month extension. Approving this extension would grant an extension to June 1, 2025 and will allow the developer to finalize the site development and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-23-0133 Att 1 Extension Request - Northline Block B
2. SD-23-0133 Att 2 Northline Block B - Location Map



December 19th, 2024

City of Leander
Planning Department

Re: *Six-Month Application Extension Request*
Northline – Block B – Site Development Application
SD-23-0133

City of Leander Planning Department:

Please accept this letter as a written request to a six-month P&Z extension to the application for the proposed Northline – Block B Site Development Application. The current expiration date is December 1, 2024. Upon acceptance of our P&Z extension request the new expiration date will be June 1, 2024.

All City comments have been cleared and the plans have been signed and stamped by City Staff. The owner is in pre-lease process and anticipates commencing construction soon. If you have any questions or comments regarding this letter, please contact me at (512) 418-1771.

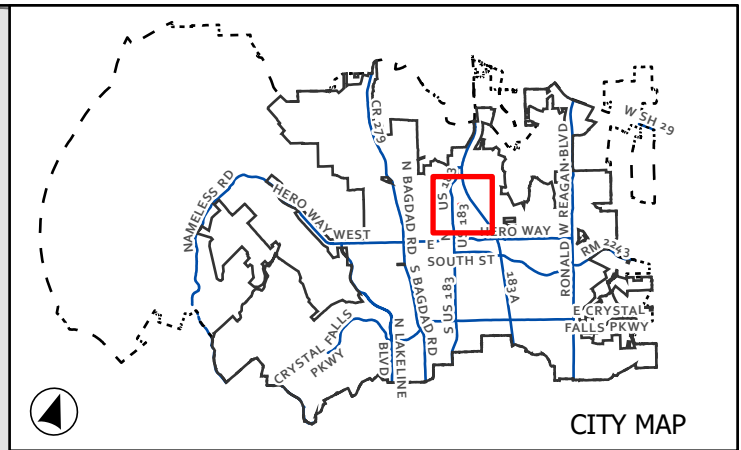
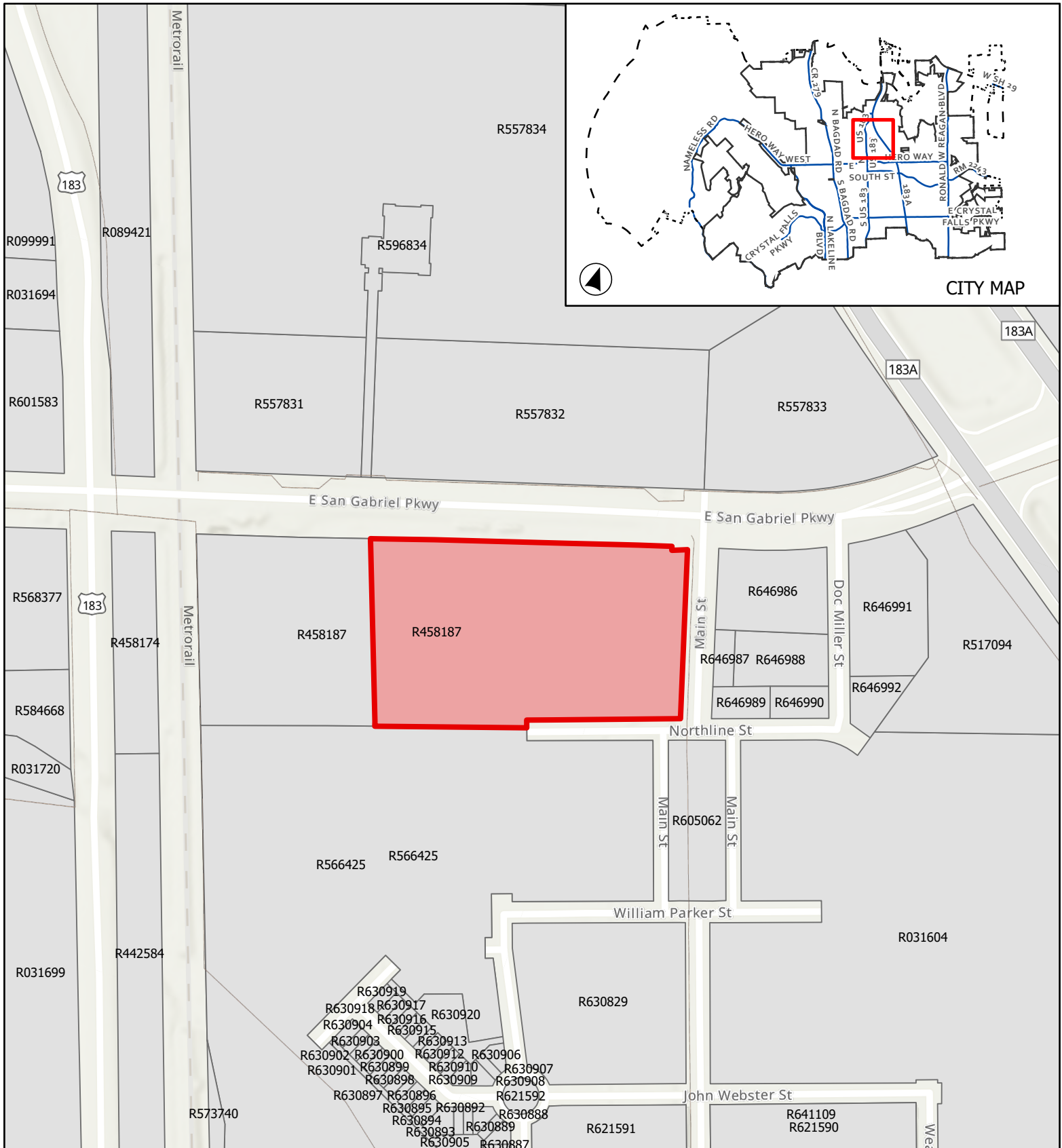
Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Bradley Wilkins".

Bradley Wilkins, P.E.

Project Manager



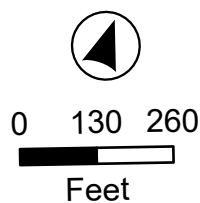
CASE: SD-23-0133

ATTACHMENT 2

NORTHLINE BLOCK B

Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- City Limits
- ETJ
- Subject Boundary
- Parcels



EXECUTIVE SUMMARY
1/9/2025

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-24-0015 to amend the Comprehensive Plan land use category from Employment Center to Neighborhood Residential and to conduct a Public Hearing and consider action regarding Zoning Case Z-24-0147 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFE-2-A (Single-Family Estate) on one (1) parcel of land approximately 20.536 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0015 as described above.
- Discuss and consider action regarding Zoning Case Z-24-0147 as described above.

BACKGROUND:

This request is the first step in the comprehensive plan amendment and zoning process. This property is located on CR 175, just north of the Edgewood subdivision and is subject to an annexation development agreement. This agreement allows for the property to remain in the ETJ until the property is proposed to be redeveloped. The applicant has submitted a petition for annexation of this tract that will be reviewed concurrently with the annexation. This request includes an amendment to the current land use designation from Employment Center to Neighborhood Residential and a rezoning of the property from the Interim SFR-1-B (Single-Family Rural) zoning applied at annexation to SFE-2-A (Single Family Estate). City Council supported the development proposal regarding residential development for this tract during the July 18, 2024 meeting. The SFE-2-A district would allow for large lot development in compliance with the adopted water resolution.

The Planning Analysis is provided as Attachment #1 and provides more details about the request and the property.

HISTORY/TIMELINE:

APPLICANT/AGENT:

CR 175 Investments, LLC. (Josh Becker)

RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment and Zoning Case, contingent on the annexation being approved.

PRESENTER:

Merrily Van Leuven, Assistant Planner

Attachments:

1. CPA-24-0015 & Z-24-0147 Att 1 Planning Analysis - Oak Grove Estates
2. CPA-24-0015 & Z-24-0147 Att 2 Current Zoning - Oak Grove Estates
3. CPA-24-0015 & Z-24-0147 Att 3 FLU Map - Oak Grove Estates
4. CPA-24-0015 & Z-24-0147 Att 4 Public Notification - Oak Grove Estates
5. CPA-24-0015 & Z-24-0147 Att 5 Proposed Zoning - Oak Grove Estates
6. CPA-24-0015 & Z-24-0147 Att 6 Proposed FLU Map - Oak Grove Estates
7. CPA-24-0015 & Z-24-0147 Att 7 Aerial Map - Oak Grove Estates
8. CPA-24-0015 & Z-24-0147 Att 8 Letter of Intent - Oak Grove Estates
9. CPA-24-0015 & Z-24-0147 Att 9 Neighborhood Outreach - Oak Grove Estates



PLANNING ANALYSIS

COMPREHENSIVE PLAN CASE CPA-24-0015 ZONING CASE Z-24-0147 OAK GROVE ESTATES

GENERAL INFORMATION

Owner/Agent:	CR 175 Investments, LLC (Josh Becker)
Current Zoning:	Interim SFR-1-B (Single Family Rural)
Proposed Zoning:	SFE-2-A (Single Family Estate)
Current Land Use:	Employment Center
Proposed Land Use:	Neighborhood Residential
Size and Location:	The property is located east of CR 175, approximately 250 feet north of Carthage Street, including approximately 20.536 acres.
Staff Contact:	Merrily Van Leuven Assistant Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated Future Land Use category and zoning district of their property in order to develop a large lot single-family residential neighborhood. The applicant has submitted a petition for annexation of this tract.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☐ ☒ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

This property is subject to an annexation development agreement that requires that the property is annexed into the city limits when redevelopment is proposed. The applicant has submitted the annexation request (case A-24-0016) for review and it must be approved before the zoning request may be approved by the City Council. The resolution to adopt this annexation's schedule is scheduled to be heard by the Council on March 6.

Resolution No. 22-031-00 was adopted by City Council in October of 2022 to limit consideration of zoning requests that seek to add residential lots. This resolution prioritizes large lot/low-density residential development such as SFR, SFE and SFS.

The applicant presented a Development Proposal Review for this request during the July 18, 2024 City Council meeting. City Council supported the proposal regarding the residential development located north of the intersection of CR 175 and Carthage Street.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	ETJ SFR-1-B	Undeveloped Single-Family Residence
EAST	ETJ	Vacant Land
SOUTH	SFR-1-B	Commercial
WEST	Various Residential	Undeveloped property owned by Leander ISD

SURROUNDING AREA:

This property is located east of CR 175 and north of the Edgewood subdivision. To the west of the site is a single-family residence. The areas to the north and south are undeveloped. The Grass Patch Inc. is located directly to the east of the site located outside the city limits.

PHYSICAL AND NATURAL FEATURES:

This property contains moderate tree coverage with an existing residence. The removal of any trees will be required to be mitigated in accordance with the tree preservation requirements.

PROPERTY HISTORY:

This property is proposed to be annexed prior to the approval of this zoning case.

PREVIOUS ZONING CASES:

No zone cases have been previously submitted for this property.

MAJOR CORRIDORS:

This property has access onto CR 175.

TRANSPORTATION PLAN REQUIREMENTS:

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
CR 175	Major Arterial	Thoroughfare	100' ROW 4 Lanes 10' sidewalk

SUBDIVISIONS:

No subdivision cases have been previously submitted for this property.

EXISTING UTILITIES:

This property has access to a 16" water line along CR 175 and wastewater through the Edgewood subdivision.

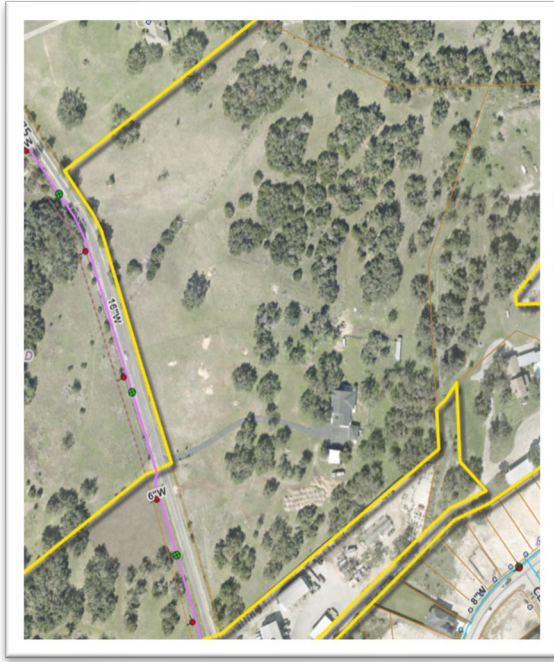


Figure 1 Water

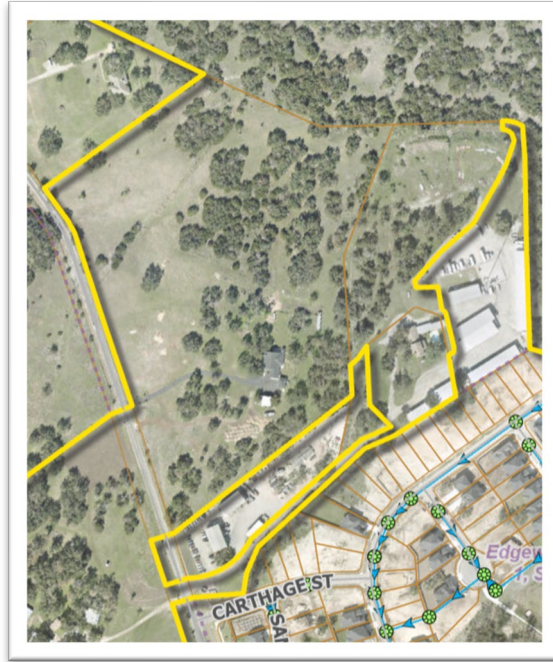


Figure 2 Wastewater

CURRENT LAND USES:

This property is currently being used as a single-family residence with agricultural uses.

PROPOSED ZONING DISTRICT:**USE COMPONENT****SFE – SINGLE FAMILY ESTATE:**

Features: 12,000 sq. ft. lot min.; 1,600 sq. ft. living area min.

Intent: Development of single-family detached dwellings on large lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.

- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: Five (5) or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 10.1: Maintain and/or improve affordability and diversity in the housing market.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories

EMPLOYMENT CENTER

- The Employment Center future development category is for primary jobs and business in strategic locations. These areas are intended for regional-serving employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. In a planned environment, upper-story vertical mixed-residential is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

LO, LC, GC, HC, PUD

NEIGHBORHOOD RESIDENTIAL

- The Neighborhood Residential 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. Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

SFR, SFE, SFS, SFU, SFC, SFL, SFT, TF, CH, NR, PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on April 15, 2024. No changes were made to the project since the development meeting.

No ordinance changes occurred following the development meeting which may have impacted this project.

NOTIFICATION

12/19/2024 - Public Notice on Hill Country News
 12/23/2024 - Mail Notification to Property Owners within 200'
 12/23/2024 - Public Hearing Signage Posted on Property
 01/09/2025 - Planning and Zoning Commission Public Hearing
 02/06/2025 - City Council Public Hearing & First Reading of the Ordinance
 03/20/2025 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

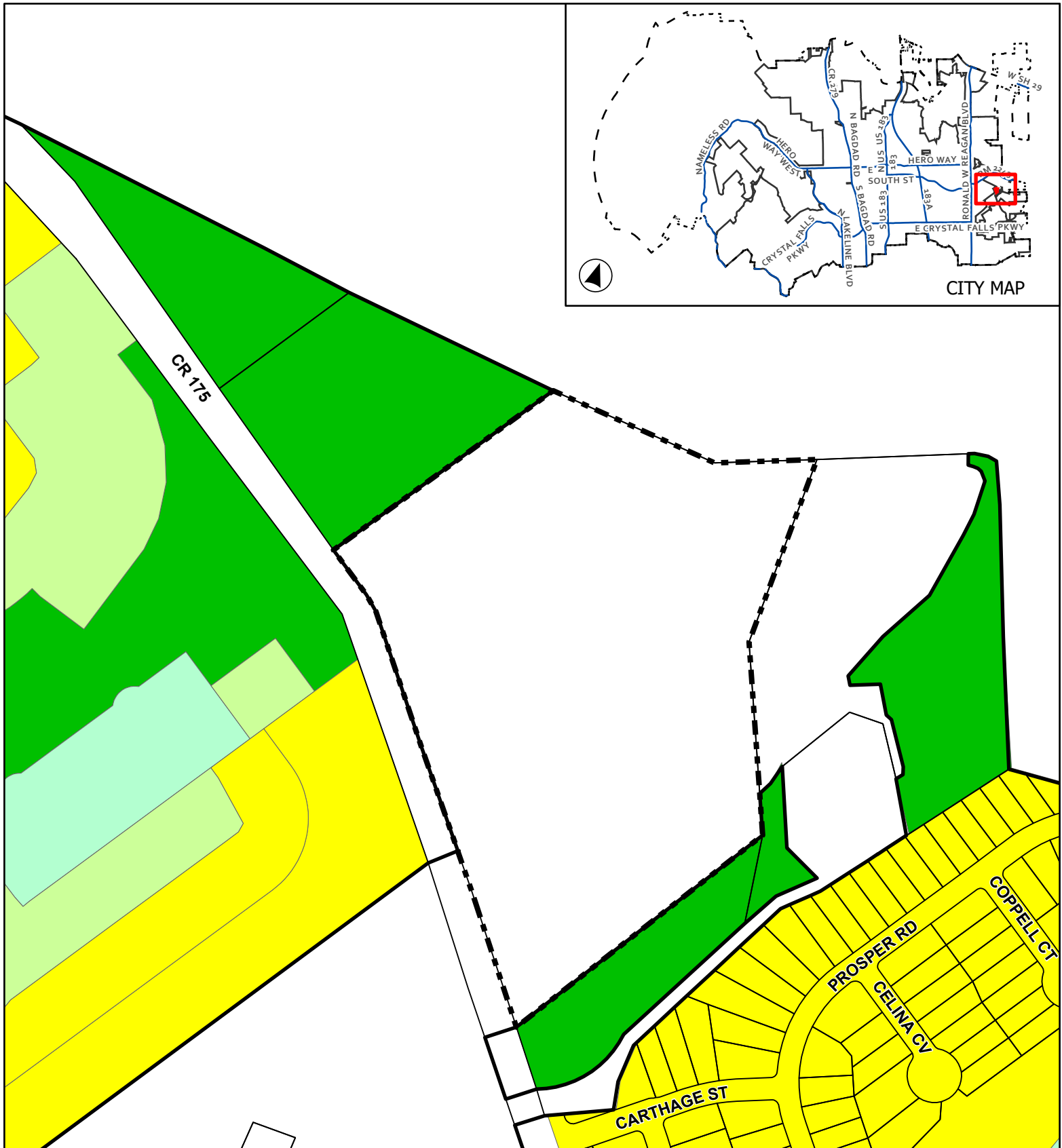
In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted.

No concerns were raised.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

The City Council heard a development proposal for a Comprehensive Plan Amendment to change this site from Employment Center to Neighborhood Residential and voted to support the request. The request for SFE-2-A (Single-Family Estate) is compatible with the proposed Neighborhood Residential future land use category. The density is consistent with Ordinance 22-031-00 Water Resolution which prioritizes large lot residential in the Neighborhood Residential future land use category. Staff recommends approval of the Comprehensive Plan Amendment and Zoning Case, contingent on the annexation being approved.



CASE: CPA-24-0015 &
Z-24-0147

ATTACHMENT 2

OAK GROVE ESTATES

Current Zoning

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- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural

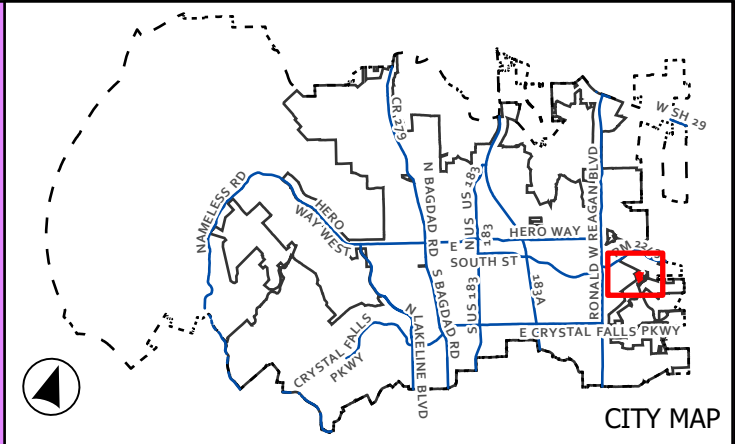
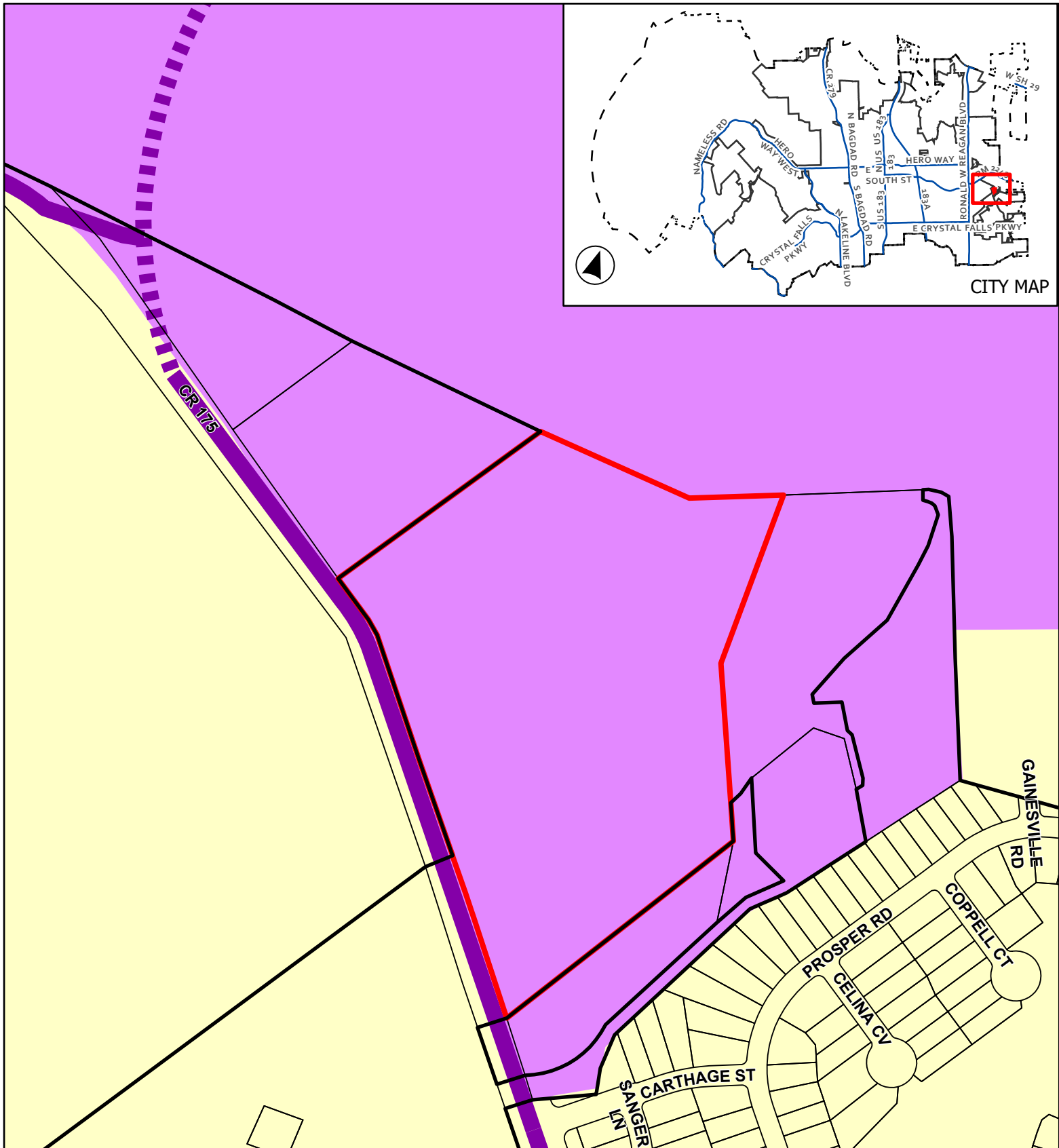
- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- SFC - Single-Family Compact



0 105 210



Feet



CASE: CPA-24-0015 & Z-24-0147 ATTACHMENT 3 OAK GROVE ESTATES

Future Land Use Map



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Feet

- Leander City Limits
- ETJ Boundary
- Subject Boundary

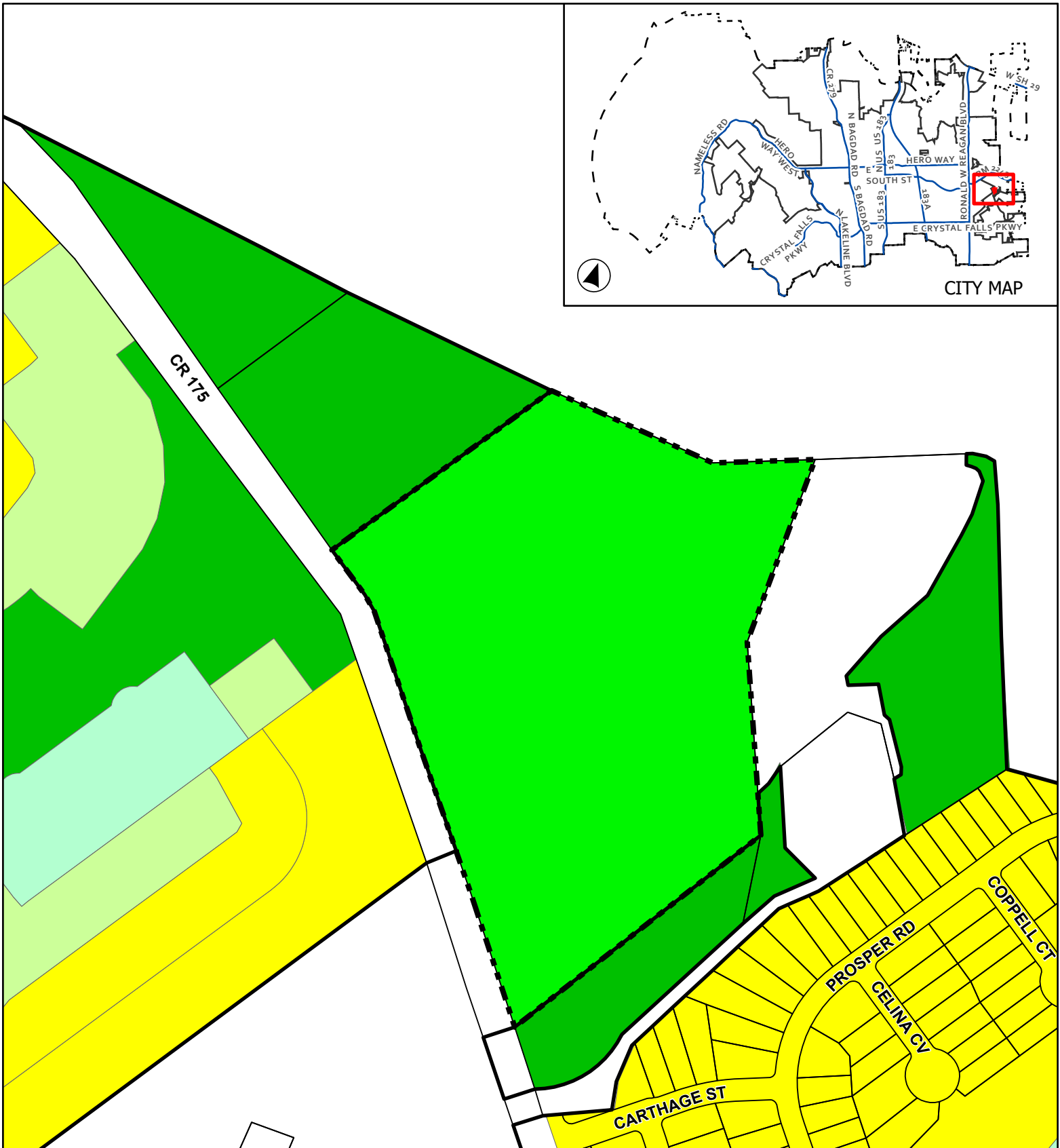
Future Land Use

- Neighborhood Residential
- Activity Center

Thoroughfare Plan

- Arterial 4 Lane, Existing
- Access Controlled, Proposed
- Arterial 4 Lane, Proposed

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CASE: CPA-24-0015 &
Z-24-0147

ATTACHMENT 5

OAK GROVE ESTATES

Proposed Zoning

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural

- SFE - Single-Family Estate
- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- SFC - Single-Family Compact

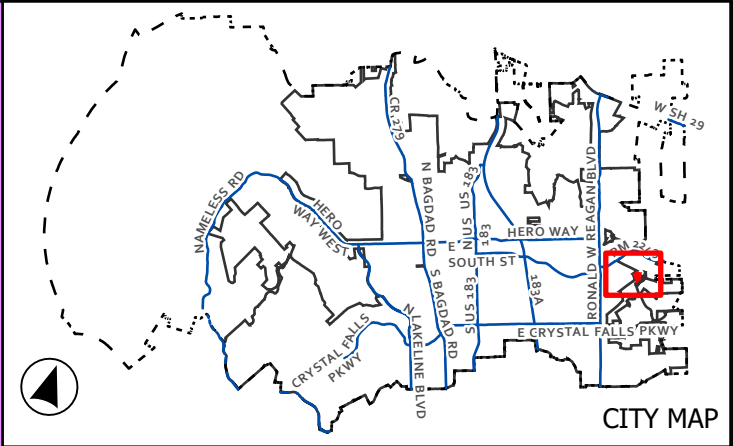
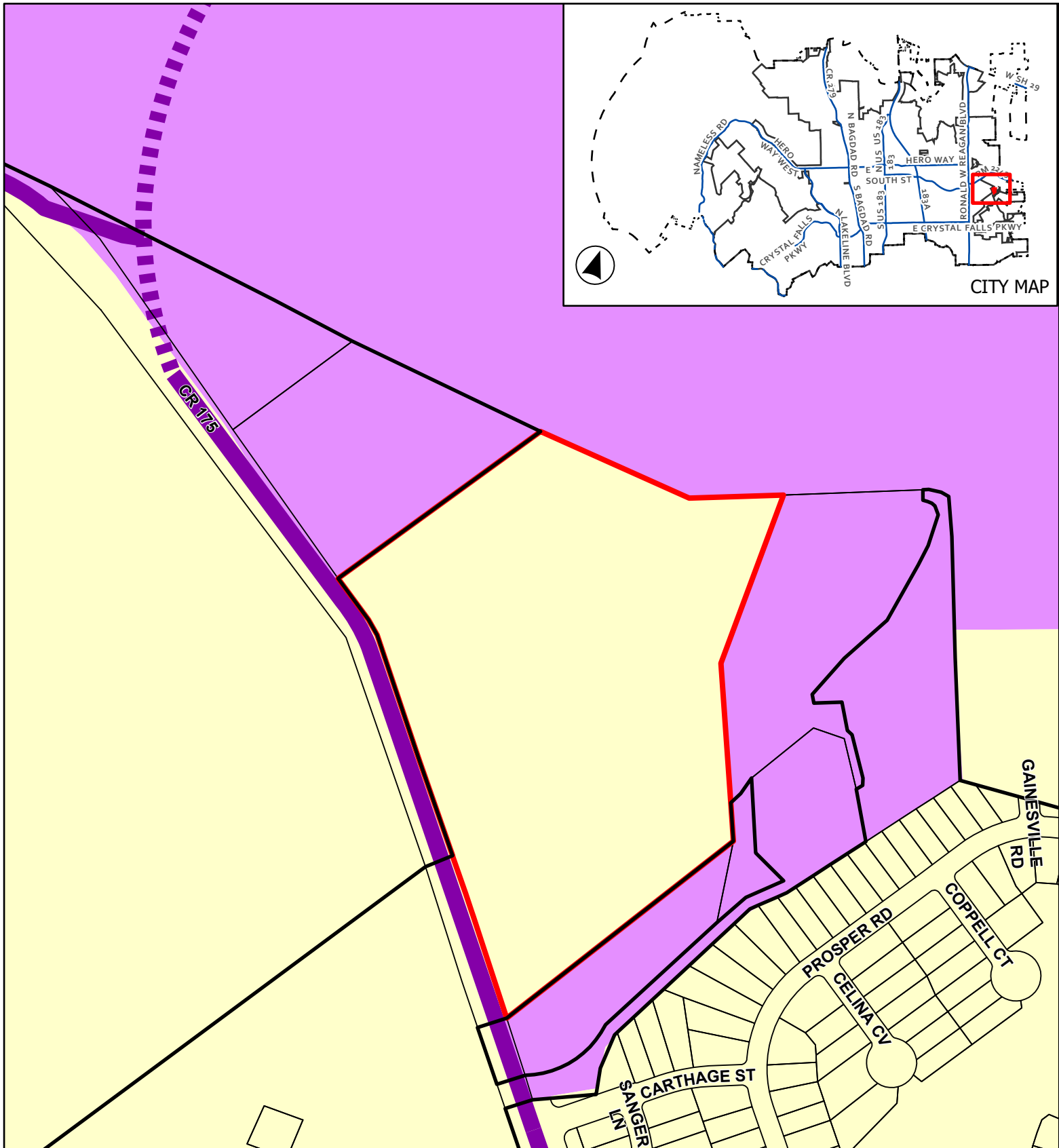
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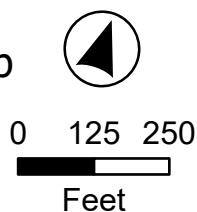
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CASE: CPA-24-0015 & Z-24-0147 ATTACHMENT 6 OAK GROVE ESTATES

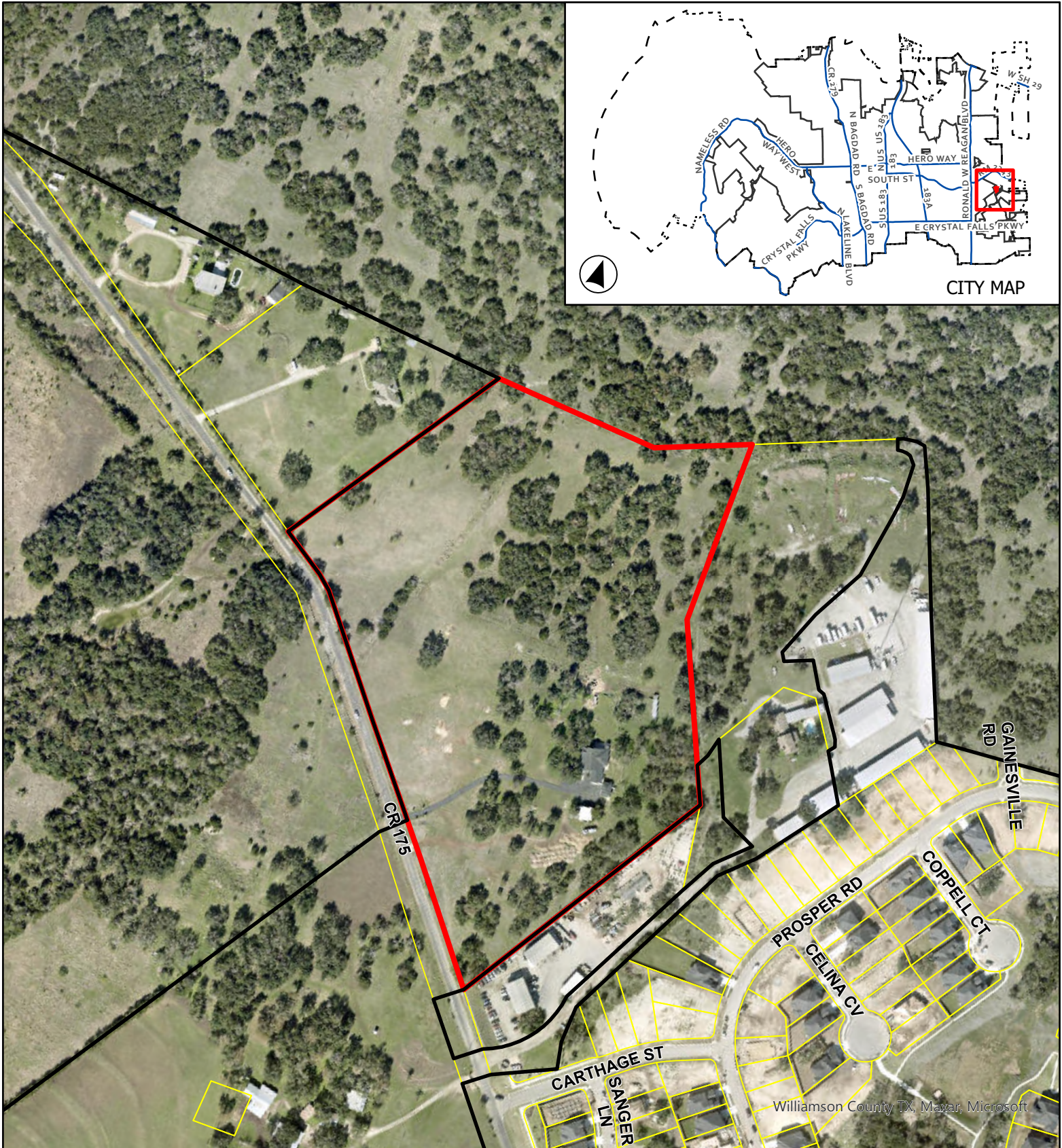
Proposed Future Land Use Map

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- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Future Land Use
- Activity Center
- Employment Center

- Neighborhood Residential
- Thoroughfare Plan
- Arterial 4 Lane, Existing
- Access Controlled, Proposed
- Arterial 4 Lane, Proposed



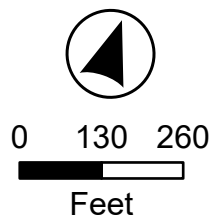
CASE: CPA-24-0015 &
Z-24-0147

ATTACHMENT 6

OAK GROVE ESTATES

Aerial Map

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- Leander City Limits
- Subject Boundary



Letter of Intent

City of Leander,

We are seeking a zoning change for the property located at 621 CR 175, Leander Tx.

The property consists of 20.54 acres with frontage on county road 175. The property is currently located within Williamson County, however, an annexation request will be concurrently with this application. We are requesting that upon annexation the property be updated on the future land use map to reflect the change from Employment Center to Neighborhood Residential. With the proposed zoning designation SFE-2-A. Much like our zoning request. ref. Z-24-0147

The property is located on County Road 175 with slopes from the back to front and is covered in grass and beautiful large oak trees.

Given topography, trees, proximity to residential as well as proximity to a future LISD campus and in an attempt to preserve the natural topography and the trees, we feel this property is well suited for a large lot residential subdivision.

Please let me know what questions you may have and what additional information you would like.

Thanks,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Josh Becker

Dannen Real Estate Development

512-909-4744

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Neighbors within 500' were contacted via the attached letter on September 25, 2024. The letter is included in the attached packet along with the addresses of those contacted.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

Property owners and the HOA of the neighboring properties within 500' were notified. Contact information for those notified is attached.

3. What concerns were raised during these communications?

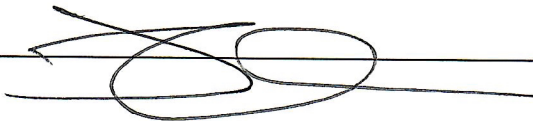
No concerns have been raised as of the submittal of this packet.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

No conditions have been added as no concerns have been raised.

The above information is deemed to be true to the best of my knowledge.

Signature: _____



Date _____

9/30/2024

Dear Neighbor,

We are the owners of the property located at 621 CR 175.

You are receiving this letter because you own a home or property within 500 feet of our property and we are beginning the process of annexation and zoning into the City of Leander.

Our property is currently located within Williamson County, however, an annexation request will be submitted along with a zoning application for the property to be annexed and zoned to Single Family Estate lots.

The future land use map for Leander had called for the property to be zoned as a business park, which would allow for different types of business and industrial uses.

Given topography, trees, proximity to your home as well as proximity to a future LISD campus and in an attempt to preserve the natural topography and the trees, we feel this property is better suited for a large lot residential subdivision, which is the avenue we are pursuing.

Please feel free to reach out with any questions you may have. My name and contact information are below.

Thanks,

A handwritten signature in blue ink, appearing to read "Josh Becker", with a long horizontal flourish extending to the right.

Josh Becker

512-909-4744



EXECUTIVE SUMMARY
1/9/2025

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0137 to amend the PAG Leander H1 PUD (Planned Unit Development) with a base zoning district of GC-4-A (General Commercial) to allow for an automobile dealership with unlimited outdoor storage without a primary structure on Lot 1, Block A of the PAG Leander H1 Subdivision one (1) parcel of land approximately 6.592 acres $\pm$ in size, more particularly described by Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0137 as described above.

BACKGROUND:

This request is the first step in the zoning process. This property is located at the northeast corner of Hero Way and 183A Toll Road. The original PUD was adopted in 2018 and included 37.25 acres and a total of three (3) lots:

- Lot 1, Block A is proposed as a future expansion of vehicle inventory display associated with the existing dealership and a commercial lot subject to this proposed amendment.
- Lot 1, Block B is currently developed as a Honda and Hyundai Dealership.
- Lot 2, Block B proposed dealership.

The applicant has submitted this request in order to develop Lot 1, Block A as a vehicle display area associated with the automobile dealership located on Lot 1, Block B. The Composite Zoning Ordinance includes a limitation on the amount of outdoor display that is calculated based on the principal building size. In this case, the proposal is for a parking area for vehicle inventory without a principal building on the lot. This amendment would include removing the requirement to have a principal building and limitation on outdoor display. The applicant has included a commercial corner for future development of a commercial use.

The original PUD relaxed the display and screening requirements specifically for Lot 1, Block B and applied the ordinance standards to the remainder of the property. If the proposed amendment is approved, this development would also include unlimited outdoor display. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in an Employment Center as identified by the Comprehensive Plan. If the zoning change is not approved, the developer will not be able to expand the vehicle inventory for the existing car dealerships without a primary structure.

The Planning Analysis is provided as Attachment #1 and provides more details about the request and the property.

HISTORY/TIMELINE:

12/20/2018 – Zoning, Concept Plan, and Preliminary Plat Approved
01/16/2025 – PUD Amendment #2 Pending Final Reading of the Ordinance

APPLICANT/AGENT:

Penske Automotive Group (Jeff Anderson) on behalf of PAG West, LLC. (George Raysik).

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-24-0137 Att 1 Planning Analysis - PAG Leander H1 PUD Amendment #1
2. Z-24-0137 Att 2 Current Zoning - PAG Leander H1 PUD Amendment #1
3. Z-24-0137 Att 3 FLU Map - PAG Leander H1 PUD Amendment #1
4. Z-24-0137 Att 4 Public Notification - PAG Leander H1 PUD Amendment #1
5. Z-24-0137 Att 5 Aerial Map - PAG Leander H1 PUD Amendment #1
6. Z-24-0137 Att 6 PUD Notes - PAG Leander H1 PUD Amendment #1
7. Z-24-0137 Att 7 Letter of Intent - PAG Leander H1 PUD Amendment #1
8. Z-24-0137 Att 8 Neighborhood Outreach - PAG Leander H1 PUD Amendment #1



PLANNING ANALYSIS

ZONING CASE Z-24-0137 PAG LEANDER H1 – PUD AMENDMENT #1

GENERAL INFORMATION

Owner/Agent:	Penske Automotive Group (Jeff Anderson) on behalf of PAG West, LLC. (George Raysik).
Current Zoning:	PAG Leander H1 PUD (Planned Unit Development) with the base zoning district GC-4-A (General Commercial)
Proposed Zoning:	PAG Leander H1 PUD Amendment #1 (Planned Unit Development) with the base zoning district of GC-4-A (General Commercial)
Size and Location:	The property is located at northwest of the intersection of 183A Toll Road and Autopark Drive, Leander, Williamson County, Texas, including approximately 6.592 acres.
Staff Contact:	Karina Castillo, Planning Manager

APPLICANT REQUEST

The applicant has submitted a request to amend the PUD in order to allow for vehicle parking of automotive dealerships to occur on a lot without a primary building. This request also reserves the corner lot for future commercial development.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The property is located to the north of an existing automobile dealership which was approved with the PAG Leander H1 PUD. The Composite Zoning Ordinance classifies vehicles from the automotive dealership as outdoor display. The Type 4 site component allows outdoor display when located on the same site as the permanent business that it is associated with. This request is to allow for vehicle inventory parking associated with the adjacent automotive dealerships to occur on a lot without a primary building housing the business. The proposed Phase 2 is intended to develop as retail and/or commercial uses in the future.

The zoning case titled PAG Leander H1 – PUD Amendment #2 is scheduled for approval by the City Council on January 16, 2025.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	PUD GC	Undeveloped
EAST	PUD GC	Undeveloped
SOUTH	PUD/TOD CD	Automotive Dealership
WEST	PUD GC	Undeveloped

SURROUNDING AREA:

This property is located north of the intersection of Autopark Drive and 183A Toll Road. The property to the south is the existing Honda and Hyundai dealerships. Properties to the north and east are currently undeveloped. Properties to the west are currently zoned for a gas station (Quik Trip) and home improvement businesses (Home Depot).

PHYSICAL AND NATURAL FEATURES:

This property contains some tree cover and is not located near the floodplain. The removal of any trees will be subject to the tree preservation requirements in the Composite Zoning Ordinance.

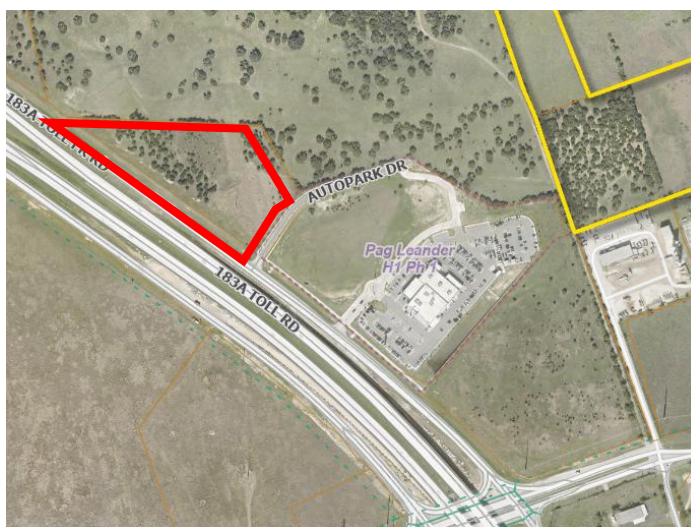


Figure 1: Aerial

PROPERTY HISTORY:

This property was annexed into the City of Leander on 11/06/2002.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 18-TOD-Z-019 requested a zone change from PUD/TOD (Planned Unit Development/Transit Oriented Development Conventional Development Sector to PAG Leander H1 PUD (Planned Unit Development) with the base zoning district GC-4-A (General Commercial) and was approved on 12/20/2018.
- Z-24-0144 requested an amendment to PAG Leander H1 PUD (Planned Unit Development) with the base zoning district GC-4-A (General Commercial) to develop Lot 2, Block B as a new automobile dealership and remove limitation on outdoor storage, and is scheduled for approval on 01/16/2018.

MAJOR CORRIDORS:

This property has access onto 183A Toll Road and Autopark Drive.

TRANSPORTATION PLAN REQUIREMENTS:

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
183A Toll Road	Arterial	Commercial	400' ROW 10' sidewalk

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- The Concept Plan CP-22-0007 and Preliminary Plat PP-22-0010 were approved on 12/20/2018.
- The Final Plat FP-23-0125 for Lot 2, Block B is currently under review.

EXISTING UTILITIES:

This property has access to water and wastewater utilities along 183A Toll Road and Autopark Drive as shown in Figures 2 and 3.

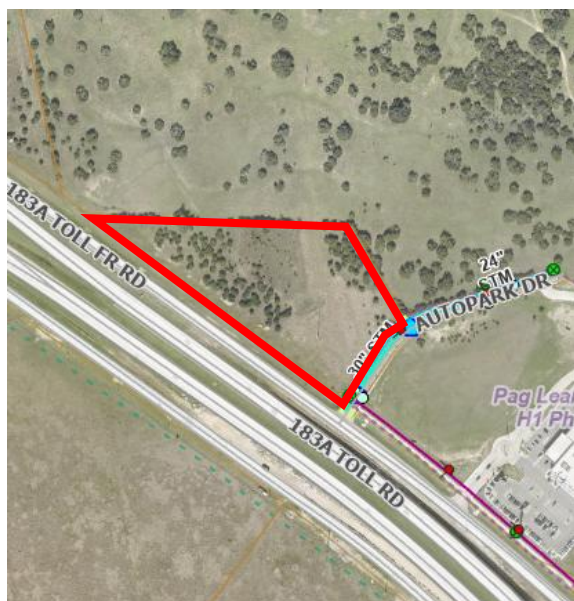


Figure 2: Water System



Figure 3: Wastewater System

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development Amendment (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to allow unlimited outdoor display associated with an automobile dealership without a primary building on the lot. The contents of this PUD Amendment further explain and illustrate the overall function desired for this development. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

GC – GENERAL COMMERCIAL:

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT

TYPE 4 (non-residential only):

Features: Accessory buildings up to sixty (60%) percent of primary building; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display; substantial outdoor storage; outdoor entertainment venues and animal boarding.

Intent:

- (1) The Type 4 site component is intended to be utilized in combination with GC, HC or HI components where appropriate for moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and accessory buildings and similar permitted uses.
- (2) This site component is intended only for industrial or heavy commercial uses and may be utilized only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) Compliance with Type 1, 2 or 3 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: Five (5) or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories

EMPLOYMENT CENTER

- The Employment Center future development category is for primary jobs and business in strategic locations. These areas are intended for regional-serving employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To

remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. In a planned environment, upper-story vertical mixed-residential is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

Desired Mix: 100% Non-Residential, 0% Residential

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 01/22/2024. Staff have been in communications with the applicant following the development meeting.

No ordinance changes occurred following the development meeting which may have impacted this project.

NOTIFICATION

- 12/19/2024 - Public Notice on Hill Country News
- 12/25/2024 - Mail Notification to Property Owners within 200'
- 12/25/2024 - Public Hearing Signage Posted on Property
- 01/09/2024 - Planning and Zoning Commission Public Hearing
- 02/06/2024 - City Council Public Hearing & First Reading of the Ordinance
- 02/20/2024 - City Council Second & Final Reading of the Ordinance

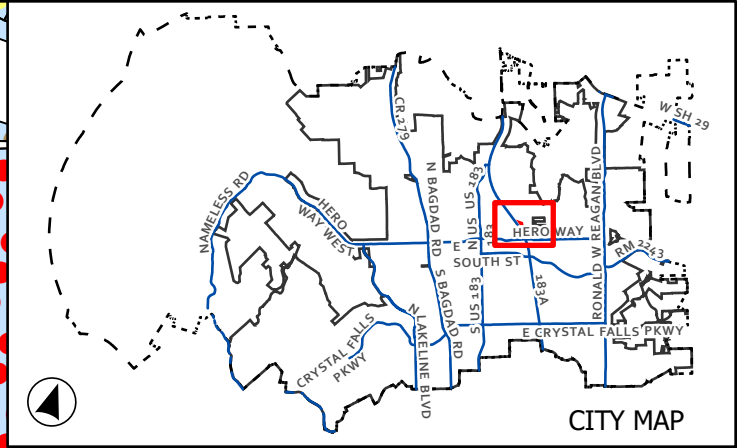
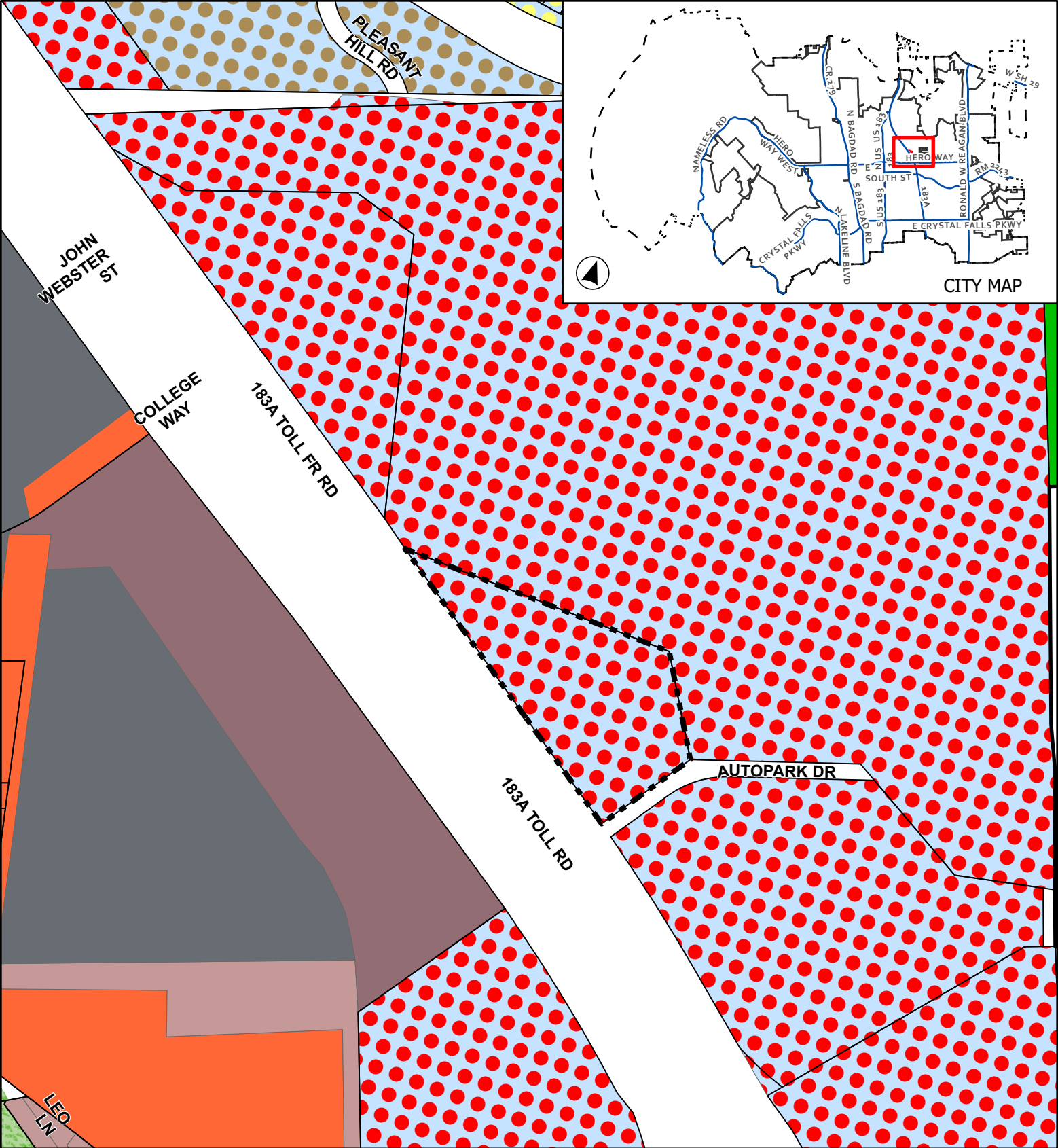
PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent is required to reach out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' shall also be contacted.

There are no residential properties within 500' of the site. Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This property is currently part of the PAG Leander H1 PUD which included a range of waivers associated with the automobile dealership on Lot 1, Block B. This zoning request does not change the previous contents of the PUD. This request would allow the storage of vehicles of the automotive dealerships without a primary building located on the site. The Phase 2 of the site is proposed to be developed as retail and/or commercial uses in the future. The proposed uses are compatible with the base zoning district of GC-4-A and is also compatible with the surrounding land uses as a regional commercial business. Staff recommends approval of the PUD Amendment.



CASE: Z-24-0137
ATTACHMENT 2
PAG LEANDER H1
MAJOR AMENDMENT EXISTING PUD

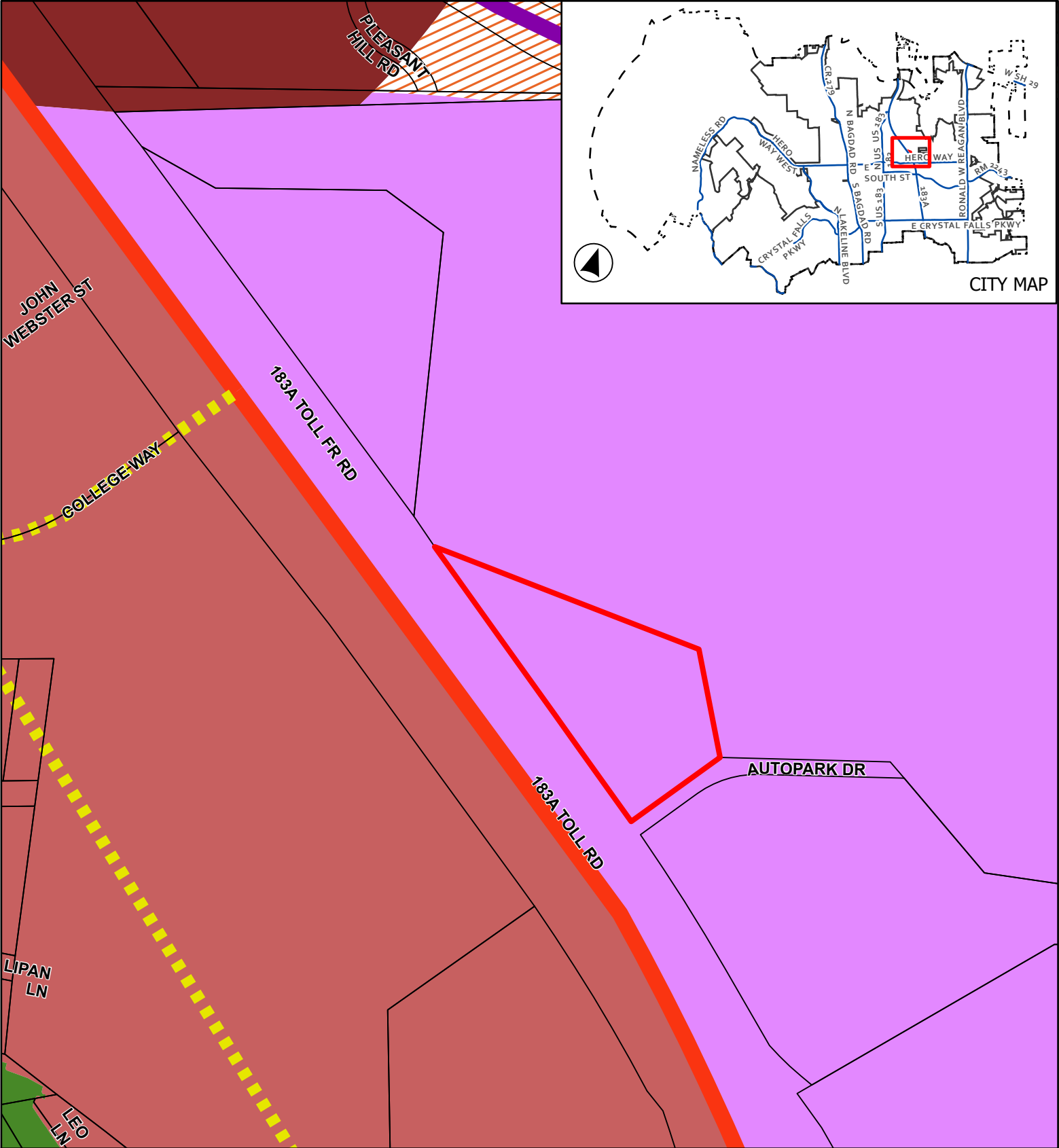
Current Zoning

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Leander City Limits	PUD - Multi-Family	T4 - Genral Urban
Extra-Territorial Jurisdiction	PUD - Mixed Use	T5 - Urban Center
Subject Boundary	PUD - General Commercial	T6 - Urban Core
SFR - Single-Family Rural	OS - Open Space	
PUD - Single-Family	Civic Building	

0 137.5275
Feet

Page 37 of 46



CASE: Z-24-0137

ATTACHMENT 3

PAG LEANDER H1
MAJOR AMENDMENT EXISTING PUD

Future Land Use Map



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Feet

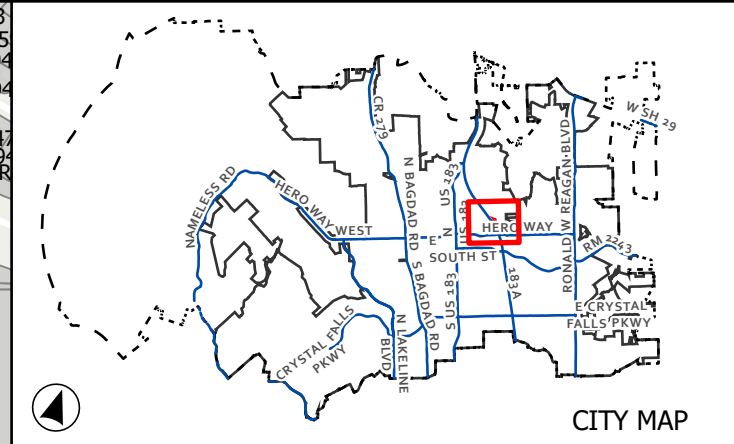
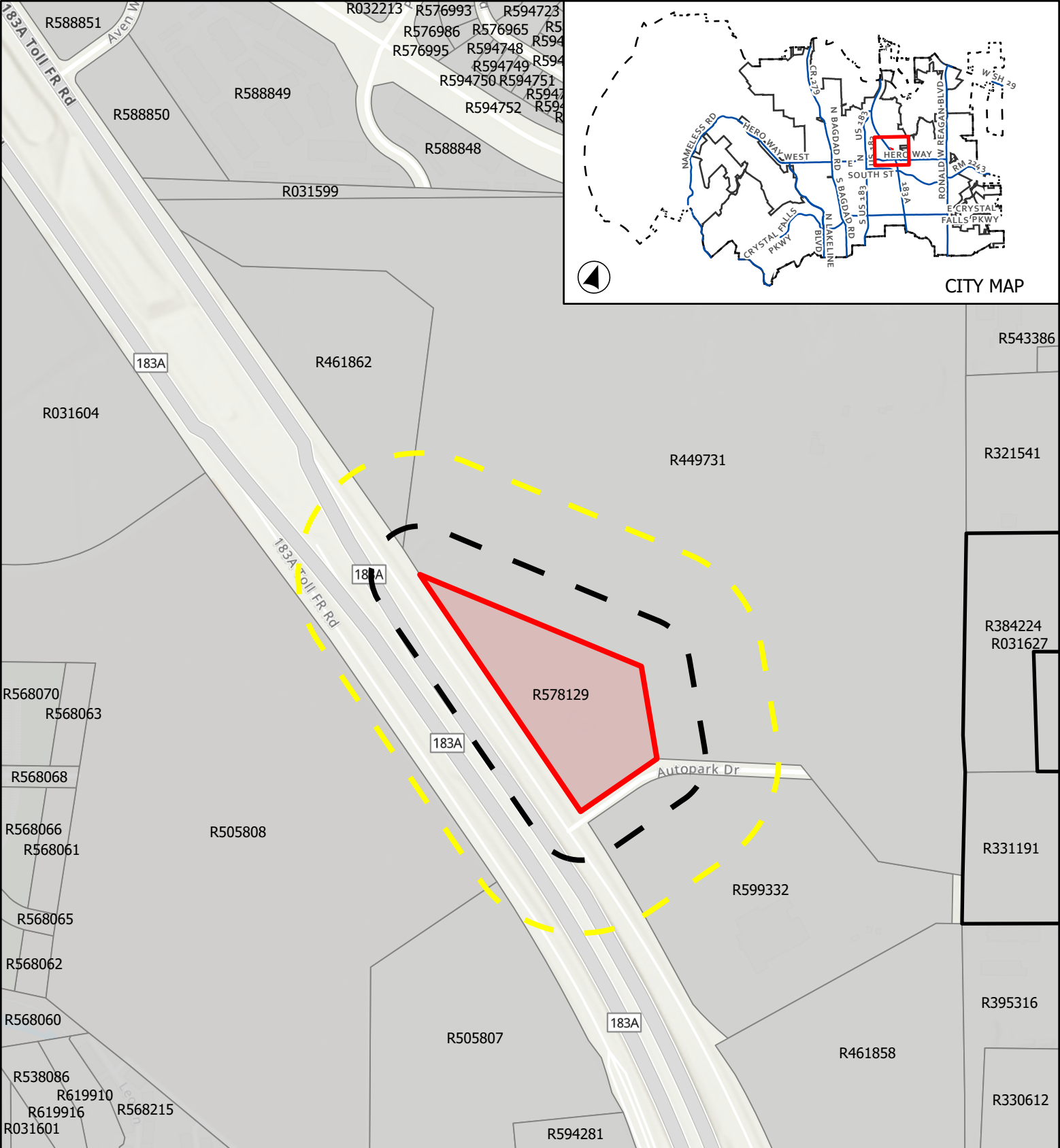
- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Multi-Use Corridor

- Activity Center
- Employment Center
- Leander Central
- Greenway

Thoroughfare Plan

- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Collector, Proposed

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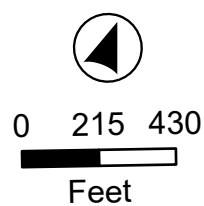
CASE: Z-24-0137

ATTACHMENT 4

PAG LEANDER H1
MAJOR AMENDMENT EXISTING PUD

Public Notification

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- City Limits
- ETJ Boundary
- Subject Boundary
- Notification Buffer
 - 200'
 - 500'

EXHIBIT A

PAG LEANDER H1 PLANNED UNIT DEVELOPMENT

AMENDMENT #1

I. Purpose and Intent

- A. The PAG Leander H1 PUD (the "**PUD**") consists of approximately 37.25 acres located in Leander, Williamson County, Texas, and more particularly described on Exhibit "B" attached to this PUD Ordinance (the "Property"). The PUD shall be developed a commercial development.
- B. The PAG Leander H1 PUD was finally adopted and approved by Ordinance No. 18-082-00 on December 20, 2018 (the "**PUD Ordinance**"). Except as otherwise provided in the PUD Ordinance or this Amendment, the Property and PUD shall be governed by the ordinances of the City of Leander (the "**City Code**"). The PUD Ordinance and this Amendment are intended to, and shall, supersede the City Code. In the case that the PUD Ordinance or this Amendment does not address a specific City requirement, the City Code shall apply to the extent it is not inconsistent with the PUD Ordinance or this Amendment, and in the event any amendment to the City Code adopted after the date of the PUD Ordinance or this Amendment is inconsistent with the provisions of the PUD Ordinance or this Amendment, the provisions of the PUD Ordinance and this Amendment shall apply. Any capitalized terms used, but not defined herein, shall have the meanings ascribed to them in the City Code.
- C. All requirements listed in the PAG Leander H1 PUD shall apply to the property except as amended below. These amendments shall apply to the property shown in Exhibit "B" including 6.592 acres to the northwest of the intersection of Autopark Drive and 183A Toll Road (the "Amendment #1 Tract").

II. Applicability and Base Zoning.

- A. All aspects regarding the development of the PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established by the PUD Ordinance and this Amendment.
- B. For purposes of establishing development standards for the PUD, the GC-4-A (General Commercial) base zoning district has been selected from the Leander Composite Zoning Ordinance for the proposed commercial development.

III. Conceptual Site Layout and Land Use Plan.

- A. Exhibit "C" attached to the PUD Ordinance is a conceptual site layout and land use plan intended to visually convey the general layout for the Amendment #1 Tract of PAG Leander H1 PUD (the "**Land Use Plan**"). The PUD is being developed in various stages as the owner of the Property may determine to be necessary, appropriate or desirable. The Phase 1 use of the Amendment #1 Tract is allowed to be developed as

EXHIBIT A

outdoor display of vehicle inventory without a primary structure. The Phase 2 development shall comply with the **City Code** requirements and include commercial development. This PUD Ordinance does not constitute final plat or site plan approval of the attached plan. The exact locations and specifications for any buildings, structures, parking and other improvements shall be determined as site development permits are submitted and approved as being consistent with the intent and provisions of this PUD Ordinance.

IV. **Permitted Uses.**

The permitted uses allowed within the PAG Leander H1 PUD on the **Amendment #1 Tract** shall include (a) all of the list of permitted uses defined in Article III, Section 16 (GC-General Commercial) of the Leander Composite Zoning Ordinance, and (b) will waive the requirement for a building on a site with outdoor display of merchandise as described in Article V, Section 4, Type 4(b)(2) for Phase 1 as identified in **Exhibit C.**

V. **Development Standards for the CD Sector; Outdoor Display Areas.**

- A. The Development Standards shall be as set forth in the PAG Leander H1 PUD.
- B. Outdoor storage areas are permitted as reflected on the Land Use Plan attached as Exhibit “C,” and the provisions of Article V, Section 4(b)(3)(i) and (ii) and Section 4(b)(5) shall not apply to **Amendment #1 Tract.** The paved areas on Lot 1, Block A of the PUD designated as “outdoor display” and “outdoor storage” are not subject to the requirements applicable to parking of the Development Standards for the CD Sector or the requirements applicable to parking of the Leander Composite Zoning Ordinance.

CALLED 88.30 ACRES
 RFHDAH LP
 DOC. NO. 2009090590
 O.P.R.W.C.T.

FD. I.R.(PACHECOKOCH)

S89°25'17"E 856.55'

FD. 1/2" I.R.

S30°10'34"E 328.99'

FD. 1/2" I.R.

S33°40'37"W 327.08'

R=5,929.58'
 Delta=0°31'52"
 CB=N55°48'08"W
 CD=54.98'
 L=54.98'

RX
 1002
 970.07

183-A TOLL ROAD
 (VARIABLE WIDTH R.O.W.)
 DOC. NO. 2004088731
 O.P.R.W.C.T.

AUSTIN COMMUNITY COLLEGE DISTRICT
 5930 MIDDLE FISKVILLE ROAD
 AUSTIN, TX 78752
 DOC. NO. 2010030836
 O.P.R.W.C.T.

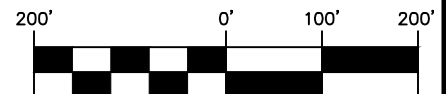
RB 270 PARTNERSHIP
 P.O. BOX 10500
 AUSTIN, TX 78766
 DEED INFORMATION NOT AVAILABLE

AUTOPARK DRIVE

EXHIBIT B
 PAG LEANDER H1 PUD PHASE 3
 MAJOR AMENDMENT
 BOUNDARY EXHIBIT
 LEANDER, TEXAS



SCALE: 1" = 200'



PAPE-DAWSON
ENGINEERS

10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Jul 15, 2024, 2:40pm User ID: jessemea
File: H: Projects\514\34\100\Leander\01 Construction Documents\Exhibits\240313-OVERALL-SITE.dwg

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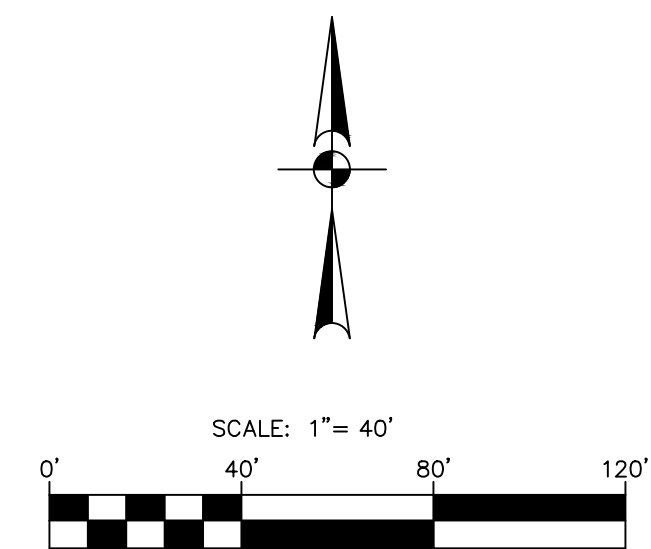


EXHIBIT C
LEANDER, TEXAS

Pape-Dawson
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPPE FIRM REGISTRATION #470 | TBPPLS FIRM REGISTRATION #10028801



Peter J. Cesaro
512.480.5728
512.536.9928 (fax)
pcesaro@gdhm.com

MAILING ADDRESS:
P.O. Box 98
Austin, TX 78767-9998

August 12, 2024

Robin M. Griffin
Executive Director of Development Services, AICP
201 N. Brushy Street
Leander, Texas 78641

Re: Letter of Intent for PAG West, LLC ("**Penske**") and a Major PUD Amendment on 6.593 Acres Lot 1, Block A (the "**Property**")

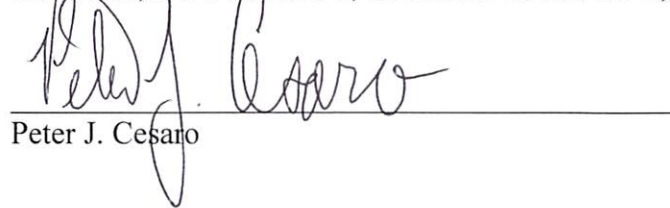
Dear Robin:

Enclosed is an application requesting a Major PUD Amendment to Ordinance No. 18-082-00, PAG Leander H1 PUD, to allow for vehicle inventory parking of automotive dealerships to occur on a lot without a primary building. The application has been developed per the guidance of the initial meetings we had with you and your staff. We appreciate the good help and assistance you and the rest of the City staff have provided to assist in understanding the various issues this project presents under the applicable ordinances of the City.

We are seeking this Major PUD Amendment because the additional parking will help the existing Hyundai and Honda dealerships. The overwhelming success of these two dealerships coupled with lessons learned from the pandemic about the susceptibility of inventory to supply chain influences have highlighted the need for maintaining additional vehicle inventory to remain competitive. The continuance of the sidewalk and landscaping will be consistent with the dealerships on Lot 1, Block B and standards established with the initial PUD. Penske anticipates having 100-150 jobs at these dealerships and being able to have more cars available to sell helps retain these jobs in Leander.

Yours truly,

GRAVES, DOUGHERTY, HEARON & MOODY, P.C.



Peter J. Cesaro

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Applicant owns the adjacent property and there are no adjacent residential properties.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

There is no HOA.

3. What concerns were raised during these communications?

During our meeting with city staff, we agreed upon the property layout of a lot at the intersection.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

Applicant is creating two lots and will use the rear lot for parking.

The above information is deemed to be true to the best of my knowledge.

Signature: _____

Date _____

7-11-2024