



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

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

January 13, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 6, 2022 meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.
7. Approval of Minutes.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action on Subdivision Case 21-TOD-SFP-012 and Variance Case 21-V-004 to approve the Pointe 183 Short Form Final Plat and Variance on one parcel of land approximately 22.25 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032233; generally located between US 183 and 183A Toll Road to the south of CR 276, Leander, Williamson County, Texas.
 - Discuss and consider action on Subdivision Case 21-SFP-012 and 21-V-004 as described above.

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

9. Conduct a Public Hearing regarding Special Use Case 21-SU-004 to consider action on a Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 1006 Los Vista Dr., Leander, Williamson County, Texas.
- Discuss and consider action regarding Special Use Permit Case 21-SU-004 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 21-Z-039 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately 4.95 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031285; and more commonly known as 2999 Hero Way West, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 21-Z-039 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
11. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 21-CPA-008 to adopt an updated Comprehensive Plan including the update of the future land use plan and map;
- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-008 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

12. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. 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 City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 6th day of January 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in cursive script that reads "Ellen Coufal". The signature is written in dark ink and is positioned above a horizontal line.

Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
01/13/2022

AGENDA SUBJECT:

Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.

BACKGROUND:

The Subdivision Ordinance and Composite Zoning Ordinance require that the Director of Planning presents a submittal schedule for Subdivision, Site Development, and Dry Utility Applications to the Planning & Zoning Commission for approval. This submittal schedule shall be reviewed and approved annually by the Commission. This item is a housekeeping item and the schedule is based on the Commission hearing dates and the scheduling requirements of the ordinance.

The Commission approved the schedule at the June 24, 2020 meeting. This agenda item is an update to the schedule to include additional dates.

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the schedule.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Submittal Schedule

CITY OF LEANDER ALTERNATIVE SUBMITTAL SCHEDULE
All Applications

ALTERNATIVE REVIEW SCHEDULE									
FIRST REVIEW					FOLLOW UP REVIEWS				
Initial Submittal Date - Start of Completeness Review (Tuesday before noon)	Last Day to Submit Missing Documents (Thursday by 12:00 p.m.)	Filing Date / Distribution Date (Tuesday)	Comments sent to Applicant (Friday)	Business Days from Filing Date	Initial Submittal Date (Tuesday by noon)	Last Day to Submit Missing Documents (Thursday by 12:00 p.m.)	Filing Date / Distribution Date (Tuesday)	Comments sent to Applicant (Friday)	Business Days from Filing Date
1/4/2022	1/6/2022	1/11/2022	2/4/2022	18	1/4/2022	1/6/2022	1/11/2022	1/21/2022	8
1/11/2022	1/13/2022	1/18/2022	2/11/2022	19	1/11/2022	1/13/2022	1/18/2022	1/28/2022	9
1/18/2022	1/20/2022	1/25/2022	2/18/2022	19	1/18/2022	1/20/2022	1/25/2022	2/4/2022	9
1/25/2022	1/27/2022	2/1/2022	2/25/2022	19	1/25/2022	1/27/2022	2/1/2022	2/11/2022	9
2/1/2022	2/3/2022	2/8/2022	3/4/2022	19	2/1/2022	2/3/2022	2/8/2022	2/18/2022	9
2/8/2022	2/10/2022	2/15/2022	3/11/2022	19	2/8/2022	2/10/2022	2/15/2022	2/25/2022	9
2/15/2022	2/17/2022	2/22/2022	3/18/2022	19	2/15/2022	2/17/2022	2/22/2022	3/4/2022	9
2/22/2022	2/24/2022	3/1/2022	3/25/2022	19	2/22/2022	2/24/2022	3/1/2022	3/11/2022	9
3/1/2022	3/3/2022	3/8/2022	4/1/2022	19	3/1/2022	3/3/2022	3/8/2022	3/18/2022	9
3/8/2022	3/10/2022	3/15/2022	4/8/2022	19	3/8/2022	3/10/2022	3/15/2022	3/25/2022	9
3/15/2022	3/17/2022	3/22/2022	4/14/2022	18	3/15/2022	3/17/2022	3/22/2022	4/1/2022	9
3/22/2022	3/24/2022	3/29/2022	4/22/2022	18	3/22/2022	3/24/2022	3/29/2022	4/8/2022	9
3/29/2022	3/31/2022	4/5/2022	4/29/2022	18	3/29/2022	3/31/2022	4/5/2022	4/14/2022	8
4/5/2022	4/7/2022	4/12/2022	5/6/2022	18	4/5/2022	4/7/2022	4/12/2022	4/22/2022	8
4/12/2022	4/14/2022	4/19/2022	5/13/2022	19	4/12/2022	4/14/2022	4/19/2022	4/29/2022	9
4/19/2022	4/21/2022	4/26/2022	5/20/2022	19	4/19/2022	4/21/2022	4/26/2022	5/6/2022	9
4/26/2022	4/28/2022	5/3/2022	5/27/2022	19	4/26/2022	4/28/2022	5/3/2022	5/13/2022	9
5/3/2022	5/5/2022	5/10/2022	6/3/2022	18	5/3/2022	5/5/2022	5/10/2022	5/20/2022	9
5/10/2022	5/12/2022	5/17/2022	6/10/2022	18	5/10/2022	5/12/2022	5/17/2022	5/27/2022	9
5/17/2022	5/19/2022	5/24/2022	6/17/2022	18	5/17/2022	5/19/2022	5/24/2022	6/3/2022	8
5/24/2022	5/26/2022	5/31/2022	6/24/2022	19	5/24/2022	5/26/2022	5/31/2022	6/10/2022	9
5/31/2022	6/2/2022	6/7/2022	7/1/2022	19	5/31/2022	6/2/2022	6/7/2022	6/17/2022	9
6/7/2022	6/9/2022	6/14/2022	7/8/2022	18	6/7/2022	6/9/2022	6/14/2022	6/24/2022	9
6/14/2022	6/16/2022	6/21/2022	7/15/2022	18	6/14/2022	6/16/2022	6/21/2022	7/1/2022	9
6/21/2022	6/23/2022	6/28/2022	7/22/2022	18	6/21/2022	6/23/2022	6/28/2022	7/8/2022	8
6/28/2022	6/30/2022	7/5/2022	7/29/2022	19	6/28/2022	6/30/2022	7/5/2022	7/15/2022	9

NOTES:

1. Applications will be scheduled for review by the Commission and/or Council when all comments are cleared as required.
2. Dates are subject to change. Holidays and emergency closures may warrant a change to the schedule for both submittals and comment response dates.
3. Submittal appointments are required for all initial submittals.
4. Submittals will not be accepted outside of the dates listed in this schedule. All submittals shall be submitted by noon.

Red Text = Alternative Date if required date is impacted by a City Holiday

CITY OF LEANDER ALTERNATIVE SUBMITTAL SCHEDULE
Dry Utilities & Easements

ALTERNATIVE REVIEW SCHEDULE					
FIRST REVIEW			FOLLOW UP REVIEW		
Filing Date / Distribution Date (Tuesday before noon)	Comments sent to Applicant (Friday)	Business Days from Filing Date	Filing Date / Distribution Date (Tuesday before noon)	Comments sent to Applicant (Friday)	Business Days from Filing Date
1/4/2022	1/21/2022	13	1/4/2022	1/14/2022	9
1/11/2022	1/28/2022	13	1/11/2022	1/21/2022	8
1/18/2022	2/4/2022	14	1/18/2022	1/28/2022	9
1/25/2022	2/11/2022	14	1/25/2022	2/4/2022	9
2/1/2022	2/18/2022	14	2/1/2022	2/11/2022	9
2/8/2022	2/25/2022	14	2/8/2022	2/18/2022	9
2/15/2022	3/4/2022	14	2/15/2022	2/25/2022	9
2/22/2022	3/11/2022	14	2/22/2022	3/4/2022	9
3/1/2022	3/18/2022	14	3/1/2022	3/11/2022	9
3/8/2022	3/25/2022	14	3/8/2022	3/18/2022	9
3/15/2022	4/1/2022	14	3/15/2022	3/25/2022	9
3/22/2022	4/8/2022	14	3/22/2022	4/1/2022	9
3/29/2022	4/14/2022	13	3/29/2022	4/8/2022	9
4/5/2022	4/22/2022	13	4/5/2022	4/14/2022	8
4/12/2022	4/29/2022	13	4/12/2022	4/22/2022	8
4/19/2022	5/6/2022	14	4/19/2022	4/29/2022	9
4/26/2022	5/13/2022	14	4/26/2022	5/6/2022	9
5/3/2022	5/20/2022	14	5/3/2022	5/13/2022	9
5/10/2022	5/27/2022	14	5/10/2022	5/20/2022	9
5/17/2022	6/3/2022	13	5/17/2022	5/27/2022	9
5/24/2022	6/10/2022	13	5/24/2022	6/3/2022	8
5/31/2022	6/17/2022	14	5/31/2022	6/10/2022	9
6/7/2022	6/24/2022	14	6/7/2022	6/17/2022	9
6/14/2022	7/1/2022	14	6/14/2022	6/24/2022	9
6/21/2022	7/8/2022	13	6/21/2022	7/1/2022	9
6/28/2022	7/15/2022	13	6/28/2022	7/8/2022	8
7/5/2022	7/22/2022	14	7/5/2022	7/15/2022	9

NOTES:

1. Dates are subject to change. Holidays and emergency closures may warrant a change to the schedule for both submittals and comment response dates.

2. Submittal appointments are required for all intial submittals.

3. Submittals will not be accepted outside of the dates listed in this schedule. All submittals shall be submitted by noon.

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CITY OF LEANDER STANDARD SUBMITTAL SCHEDULE
All Subdivision Applications

STANDARD REVIEW SCHEDULE											
INITIAL REVIEW - FIRST 30 DAYS						RESUBMITTAL - 15 DAYS					
Initial Submittal Date - Start of Completeness Review (Tuesday before noon)	Last Day to Submit Missing Documents (Thursday by 12:00 p.m.)	Filing Date / Distribution Date End of Completeness Review (Tuesday)	Agenda Posted Friday Before Meeting - Approval / Disapproval Letter provided to Applicant	PLANNING & ZONING COMMISSION (Thursday)	Days from Filing Date	Initial Submittal Date - Start of Completeness Review (Tuesday before noon)	Last Day to Submit Missing Documents (Thursday by 12:00 pm)	Filing Date / Distribution Date (Wednesday)	Agenda Posted Friday Before Meeting - Approval / Disapproval Letter provided to Applicant	PLANNING & ZONING COMMISSION (Thursday)	Days from Filing Date
12/21/2021	12/23/2021	12/28/2021	1/21/2022	1/27/2022	30	1/4/2022	1/6/2022	1/12/2022	1/21/2022	1/27/2022	15
1/4/2022	1/6/2022	1/11/2022	2/4/2022	2/10/2022	30	1/18/2022	1/20/2022	1/26/2022	2/4/2022	2/10/2022	15
1/18/2022	1/20/2022	1/25/2022	2/18/2022	2/24/2022	30	2/1/2022	2/3/2022	2/9/2022	2/18/2022	2/24/2022	15
2/1/2022	2/3/2022	2/8/2022	3/4/2022	3/10/2022	30	2/15/2022	2/17/2022	2/23/2022	3/4/2022	3/10/2022	15
2/15/2022	2/17/2022	2/22/2022	4/1/2021	3/24/2022	30	3/1/2022	3/3/2022	3/9/2022	3/18/2022	3/24/2022	15
3/8/2022	3/10/2022	3/15/2022	4/8/2022	4/14/2022	30	3/22/2022	3/24/2022	3/30/2022	4/8/2022	4/14/2022	15
3/22/2022	3/24/2022	3/29/2022	4/22/2022	4/28/2022	30	4/5/2022	4/7/2022	4/13/2022	4/22/2022	4/28/2022	15
4/5/2022	4/7/2022	4/12/2022	5/6/2022	5/12/2022	30	4/19/2022	4/21/2022	4/27/2022	5/6/2022	5/12/2022	15
4/19/2022	4/21/2022	4/26/2022	5/20/2022	5/26/2022	30	5/3/2022	5/5/2022	5/11/2022	5/20/2022	5/26/2022	15
5/3/2022	5/5/2022	5/10/2022	6/3/2022	6/9/2022	30	5/17/2022	5/19/2022	5/25/2022	6/3/2022	6/9/2022	15
5/17/2022	5/19/2022	5/24/2022	6/17/2022	6/23/2022	30	5/31/2022	6/2/2022	6/8/2022	6/17/2022	6/23/2022	15
6/7/2022	6/9/2022	6/14/2022	7/8/2022	7/14/2022	30	6/21/2022	6/23/2022	6/29/2022	7/8/2022	7/14/2022	15
6/21/2022	6/23/2022	6/28/2022	7/22/2022	7/28/2022	30	7/5/2022	7/7/2022	7/13/2022	7/22/2022	7/28/2022	15
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8/2/2022	8/4/2022	8/9/2022	9/2/2022	9/8/2022	30	8/16/2022	8/18/2022	8/24/2022	9/2/2022	9/8/2022	15
8/16/2022	8/18/2022	8/23/2022	9/16/2022	9/22/2022	30	8/30/2022	9/1/2022	9/7/2022	9/16/2022	9/22/2022	15
9/6/2022	9/8/2022	9/13/2022	10/7/2022	10/13/2022	30	9/20/2022	9/22/2022	9/28/2022	10/7/2022	10/13/2022	15
9/20/2022	9/22/2022	9/27/2022	10/21/2022	10/27/2022	30	10/4/2022	10/6/2022	10/12/2022	10/21/2022	10/27/2022	15
10/4/2022	10/6/2022	10/11/2022	11/4/2022	11/10/2022	30	10/18/2022	10/20/2022	10/26/2022	11/4/2022	11/10/2022	15
11/1/2022	11/3/2022	11/8/2022	12/2/2022	12/8/2022	30	11/15/2022	11/17/2022	11/23/2022	12/2/2022	12/8/2022	15
12/20/2022	12/22/2022	12/27/2022	1/20/2023	1/26/2023	30	1/3/2023	1/5/2023	1/11/2023	1/20/2023	1/26/2023	15

NOTES:

1. This schedule applies to projects that are reviewed and approved by the Commission. All Concept Plans require a review by the Commission and approval by the Council.
2. Minor Revision Preliminary Plats, Amended Final Plats, and Construction Plans may be approved administratively if they are in compliance with the ordinance and there are no staff comments.
3. Dates are subject to change. Holidays and emergency closures may warrant a change to the schedule for both submittals and comment response dates.
4. Submittal appointments are required for all initial submittals.
5. Submittals will not be accepted outside of the dates listed in this schedule. All submittals shall be submitted by noon.

Red Text = Alternative Date if required date falls on a City Holiday



EXECUTIVE SUMMARY
01/13/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft December 21, 2021 P & Z Minutes

RECOMMENDATION:

Approval of the December 21, 2021 P & Z Minutes

PRESENTER:

Attachments

Draft 12-21-2021 P & Z Minutes



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

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

December 21, 2021 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 pm.

2. Roll Call.

All Planning and Zoning Commissioners were present.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the December 16, 2021 meeting

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-TOD-FP-016 regarding Northline Blocks C & D Final Plat on three parcels of land approximately 5.3108 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R605059, R517094, and R605057; generally located to the southeast of the intersection of Main Street and East San Gabriel Parkway, Leander, Williamson County, Texas.

7. Approval of Subdivision Case 21-TOD-FP-017 regarding Northline Blocks L & M Final Plat on a portion of one parcel of land approximately 3.7751 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R566425; generally located to the southwest of the intersection of William Parker Street and Main Street, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Vice Chair Mahan to approve the consent agenda and seconded by Commissioner May.

Vote 7 - 0 Passed.

REGULAR AGENDA

9. Adjournment at 7:01

APPROVED:

CHAIRMAN MAY

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY

01/13/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action on Subdivision Case 21-TOD-SFP-012 and Variance Case 21-V-004 to approve the Pointe 183 Short Form Final Plat and Variance on one parcel of land approximately 22.25 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032233; generally located between US 183 and 183A Toll Road to the south of CR 276, Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case 21-SFP-012 and 21-V-004 as described above.

BACKGROUND:

This request is the final step in the subdivision process. A variance request is included with this application to request relief from Article III, Section 45 (a) (3) of the Subdivision Ordinance regarding perimeter block length requirements (below). The purpose in this provision is to provide connectivity and access. This project will include a series of driveways that will provide connectivity to US 183 and 183A Toll as well as the adjacent properties.

DEFINITION

Block Perimeter Length means the additive length of the right-of-way lines or features that form the outside perimeter of the block. For purposes of making this measurement, the length of cul-de-sacs shall not be included in the perimeter calculation. A single block may continue through multiple subdivisions.

CODE SECTION

3. Blocks along arterial streets and blocks containing or proposed to contain primarily commercial or industrial uses shall not exceed a perimeter length of four thousand (4,000) feet.

HISTORY/TIMELINE:

06/24/2021 Zoning Approved

APPLICANT/AGENT:

PLACE designers, Inc (Vincent Shaw) on behalf of RB 270 Partnership (Roger Beasley).

RECOMMENDATION:

This short form final plat includes one non-residential lot. This proposal meets all of the requirements of the Subdivision Ordinance with the exception of the perimeter block length requirements. Staff recommends to approve the short form final plat and variance with the following condition:

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Attachments

1. Request Letter
2. Location Exhibit
3. Short Form Final Plat

August 16, 2021

City of Leander
Planning Department
201 N. Brushy St.
Leander, TX 78641

RE: Variance Letter
Pointe 183

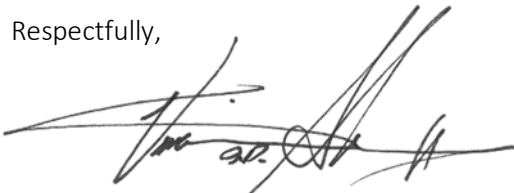
Planning Director:

On behalf of our client, PLACE Designers, Inc. provides the information contained within this letter that addresses the enclosed Variance Letter for the above referenced Short Form Final Plat.

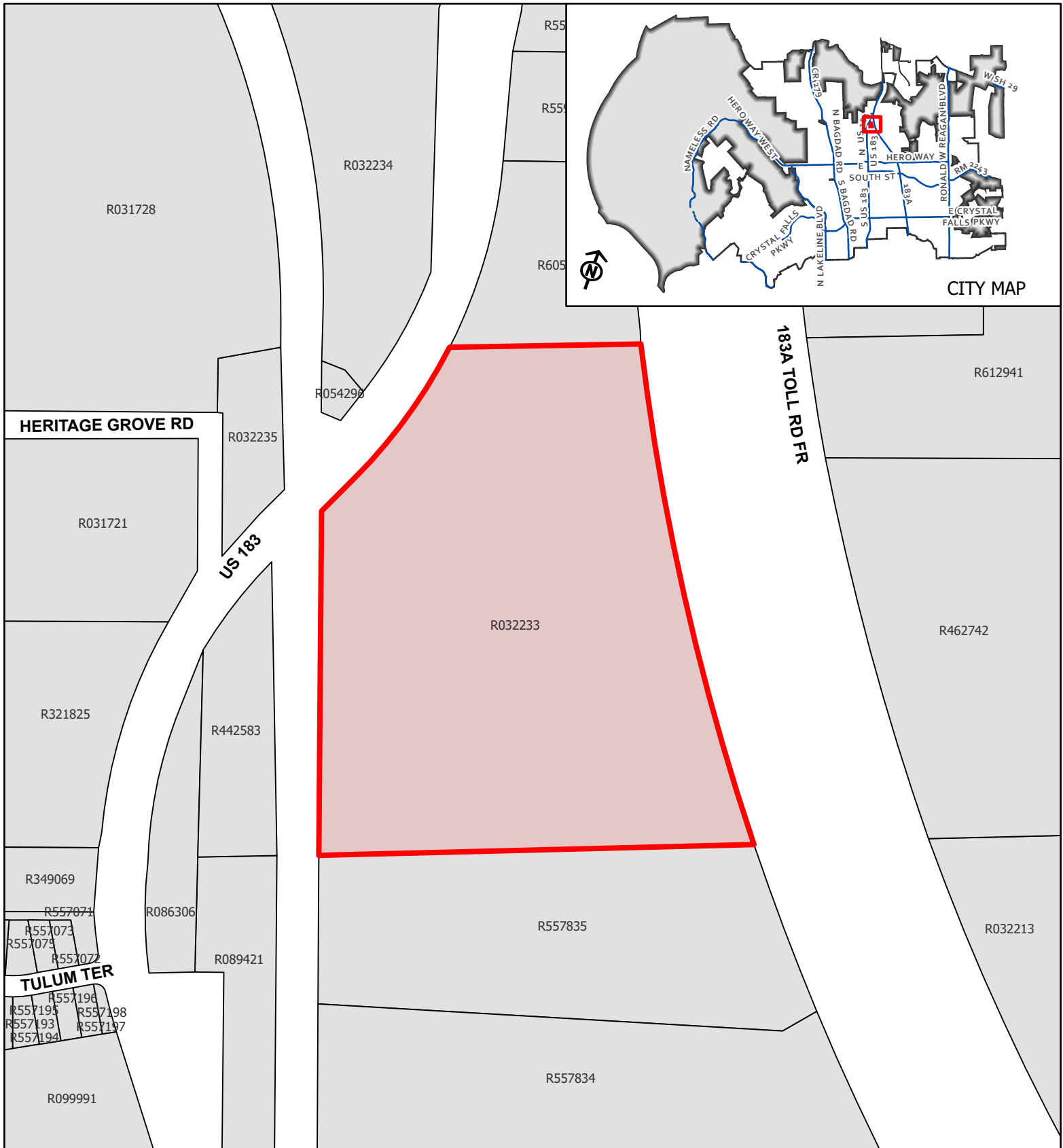
We respectfully request a variance to Article III, Section 45(a)(3) of the Subdivision Ordinance Design Standards, which states that blocks along arterial streets and blocks containing or proposed to contain primarily commercial or industrial uses shall not exceed a perimeter length of four thousand (4,000) feet. To strictly adhere to this ordinance would be a hardship due to the proximity of the TXDOT roads along the East & West of the property, as well as the existing railroad along the Western boundary of the property. Due to these natural and man-made hardships and barriers to transportation connectivity, the development shall meet the intent of the Composite Zoning Ordinance, building and housing codes and Comprehensive Plan by providing driveway connectivity for purposes of access to property and safe, efficient movement of traffic. Appropriate infrastructure shall be provided within the subdivisions to ensure the health, safety and well-being of the public.

Thank you for your consideration.

Respectfully,



Vincent J.D. Shaw, Project Manager
PLACE designers, Inc.



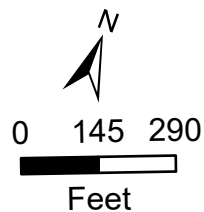
CASE: 21-SFP-012

ATTACHMENT #2

Pointe 183

Site Location Map

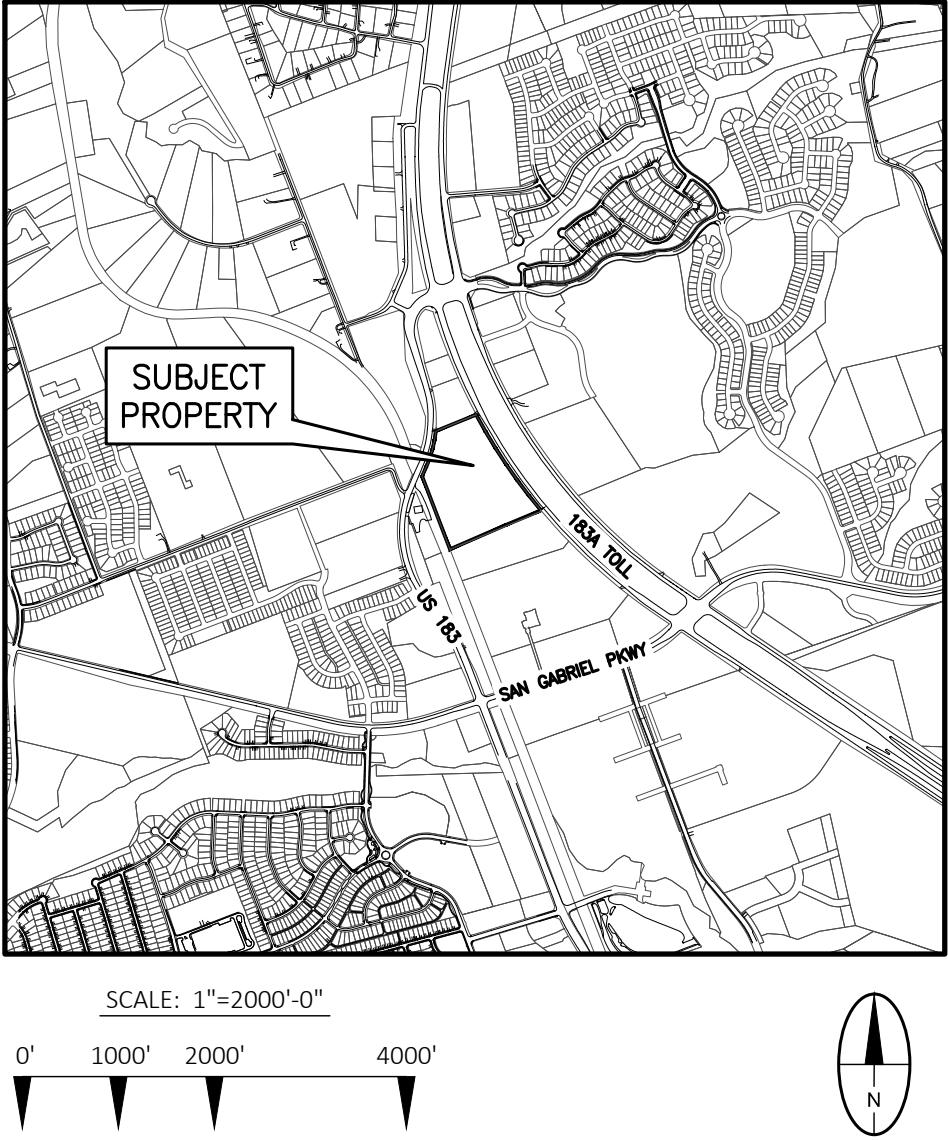
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



- Subject Area
- Leander City Limits

POINTE 183
SHORT FORM FINAL PLAT
WILLIAMSON COUNTY, TEXAS

LOCATION MAP



SURVEY
WILLIAM MANSIL SURVEY ABSTRACT NO. 437
DOC. NO. 2012073939 O.P.R.W.C.

LOTS
LOT 1 BLOCK 1

ACREAGE
22.25 ACRES

USE
COMMERCIAL USE

SUBMITTAL DATE
AUGUST 24, 2021

OWNER:
ADDRESS:
PHONE:

POINTE 183 LAND PARTNERS, LP
14205 N. MOPAC, SUITE 450
AUSTIN, TX 78728
512-750-1866

DEVELOPER:
ADDRESS:
PHONE:

HUFFMAN BUILDERS
14205 N. MOPAC, SUITE 450
AUSTIN, TX 78728
512-259-7774

SURVEYOR:
CONTACT:
ADDRESS:
PHONE:

CUPLIN & ASSOCIATES
KC LUST, R.P.L.S
1500 OLLIE LANE
MARBLE FALLS, TX 78654
325-388-3300

ENGINEER:
CONTACT:
ADDRESS:
PHONE:

PLACE DESIGNERS, INC.
STEVE SORENSON, P.E.
304 E. MAIN STRET
ROUND ROCK, TX 78664
512-238-8912

AGENT:
CONTACT:
ADDRESS:
PHONE:

PLACE DESIGNERS, INC.
VINCENT J.D. SHAW
304 E. MAIN STRET
ROUND ROCK, TX 78664
512-238-8912

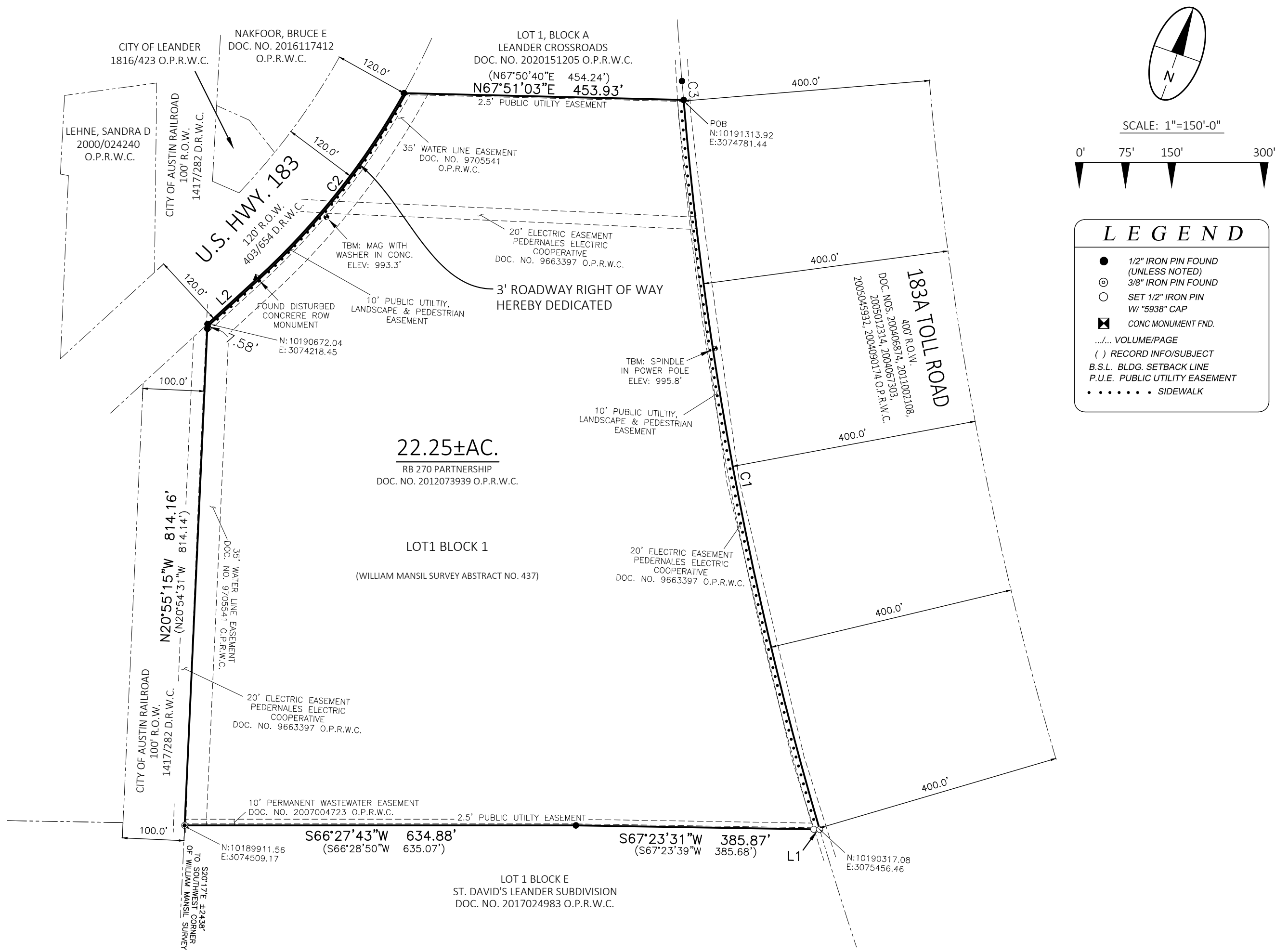
SHEET INDEX

- 1 - COVER SHEET
- 2 - SHORT FORM PLAT
- 3 - NOTE & SIGNATURES

A VARIANCE TO ARTICLE III, SECTION 45(A)(3)
OF THE SUBDIVISION ORDINANCE DESIGN
STANDARDS HAS BEEN REQUESTED AS PART
OF THIS PLAT AND HAS BEEN APPROVED ON
_____, 2021.

PLACE 	
PLANNING LANDSCAPE ARCHITECTURE CONSULTING ENGINEERING <i>designers</i>	
304 E. MAIN STREET ROUND ROCK, TX 78664 T : [512] 238 8912 F : [512] 238 8913	CASE #: 21-SFP-012 DATE: November 22, 2021 PROJECT #: 20093 PLACEDesigners.com
SHEET 1 OF 3	

POINTE 183
SHORT FORM FINAL PLAT
WILLIAMSON COUNTY, TEXAS



BEING 22.25 ACRES OF LAND OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 22.252 ACRES DESCRIBED IN DOCUMENT FROM AMERICAN BANK OF COMMERCE TO RB 270 PARTNERSHIP, RECORDED IN DOC. NO. 2012073939, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 22.25 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin found along the west right-of-way line of Highway 183A Toll Road, the southeast corner of Lot 1, Block A, Leander Crossroads, a subdivision in Williamson County, recorded in Document No. 2020151205, Official Public Records of Williamson County, Texas, at the northeast corner of said 22.252 acres, and hereof, at the beginning of a curve to the left;

THENCE along the right-of-way line of said Toll Road, the east line of said 22.252 acres, and hereof, along said curve to the left having a delta angle of 11°39'10", an arc length of 1205.96', a radius of 5929.58', a chord bearing of South 34°06'17" East, and a chord length of 1203.88' to a 1/2" iron pin with 'Cuplin' property cap set at the northeast corner of Lot 1, Block E, St. David's Leander Subdivision, a subdivision in Williamson County, recorded in Document No. 2017024983, Official Public Records of Williamson County, Texas, at the southeast corner of said 22.252 acres, and hereof;

THENCE along the north line of said Lot 1, St. David's Leander Subdivision, and along the south line of said 22.252 acres, and hereof, the following three courses and distances:
1) South 68°02'41" West, a distance of 9.73' to a 1/2" iron pin with 'Cuplin' property cap set;
2) South 67°23'31" West, a distance of 385.87' to a 1/2" iron pin found;
3) South 66°27'43" West, a distance of 634.88' to a 3/8" iron pin found along the east right-of-way line of the City of Austin Railroad, recorded in Volume 1417, Page 282, Official Public Records of Williamson County, Texas, at the northwest corner of said Lot 1, St. David's Leander Subdivision, the southwest corner of said 22.252 acres, and hereof;

THENCE along the east right-of-way line of said railroad, along the west line of said 22.252 acres, and hereof, North 20°55'15" West, at 806.58' passing a 1/2" iron pin found, and in all, a total distance of 814.16' to a 1/2" iron pin found at the intersection of the east right-of-way line of said railroad with the east right-of-way line of U.S. Highway No. 183;

THENCE along the east right-of-way line of said Highway No. 183, the following two courses and distances:
1) North 23°54'31" East, a distance of 109.65' to a disturbed concrete right-of-way monument, at the beginning of a curve to the left;
2) Along said curve to the left having a delta angle of 18°16'53", an arc length of 384.89', a radius of 1206.28', a chord bearing of North 14°49'59" East, and a chord length of 383.26' to a 1/2" iron pin found at the southwest corner of said Lot 1, Block A, Leander Crossroads, at the northwest corner of said 22.252 acres, and hereof;

THENCE North 67°51'03" East, along the south line of said Leander Crossroads, the north line of said 22.252 acres, and hereof, a distance of 453.93' to the POINT OF BEGINNING, containing 22.25 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°02'41"W	9.73'
(L1)	S68°03'25"W	9.73'
L2	N23°54'31"E	109.65'
(L2)	N23°49'21"E	109.42'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	11°39'10"	5929.58'	1205.96'	1203.88'	S34°06'17"E
(C1)		5929.58'	1206.29'	1204.21'	S34°05'22"E
C2	18°16'53"	1206.28'	384.89'	383.26'	N14°49'59"E
(C2)		1206.28'	384.80'	383.17'	N14°47'16"E
C3	0°17'49"	5929.58'	30.73'	30.73'	N28°34'56"W
(C3)		5929.58'	30.71'	30.71'	N28°07'18"W



304 E. MAIN STREET
ROUND ROCK, TX 78664
T : [512] 238 8912
F : [512] 238 8913

CASE #: 21-SFP-012
DATE: November 22, 2021
PROJECT #: 20093
PLACEDesigners.com

POINTE 183
SHORT FORM FINAL PLAT
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, STEVE T. SORENSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48491C0455F, DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS.

SIGNATURE AND SEAL OF LICENSED ENGINEER
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, KC LUST, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, ISSUED AUGUST 3, 2020 HAVE BEEN SHOWN OR NOTED HERON.

SIGNATURE AND SEAL OF LICENSED SURVEYOR
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT POINTE 183 LAND PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 22.25 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021175838, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS POINTE 183 SUBDIVISION.

POINTE 183 LAND PARTNERS, LP

CHARBEL DAHDAH
MANAGING PARTNER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF ____, 20____, PERSONALLY APPEARED, CHARBEL DAHDAH, AS MANAGING PARTNER OF POINTE 183 LAND PARTNERS, LP A TEXAS LIMITED PARTNERSHIP ON BEHALF OF SAID POINTE 183 LAND PARTNERS, LP, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF ____ 20____.

NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED _____, DATED _____, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF ____ COUNTY, TEXAS AT DOCUMENT NO. _____.

J.R. MANATT

SENIOR VICE PRESIDENT OF TEXAS STATE BANKSHARES, INC

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF ____, 20____, PERSONALLY APPEARED, J.R. MANATT, SENIOR VICE PRESIDENT OF TEXAS STATE BANKSHARES, INC. A TEXAS INCORPORATED COMPANY, ON BEHALF OF TEXAS STATE BANKSHARES, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF ____ 20____.

NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

APPROVED THIS THE ____ DAY OF _____, 20__ A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

ATTEST:

RON MAY, CHAIRMAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ 20____, A.D., AT ____ O'CLOCK, ____ M. AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER,
CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL. NO. 48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE 12/20/2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF US 183 AND US 183A FRONTAGE ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOT'S, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THIS SUBDIVISION AND TO ADJACENT PROPERTIES.
- AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.



304 E. MAIN STREET
ROUND ROCK, TX 78664
T : [512] 238 8912
F : [512] 238 8913

CASE #: 21-SFP-012
DATE: November 22, 2021
PROJECT #: 20093
PLACEDesigners.com



EXECUTIVE SUMMARY
01/13/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Special Use Case 21-SU-004 to consider action on a Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 1006 Los Vista Dr., Leander, Williamson County, Texas.

- Discuss and consider action regarding Special Use Permit Case 21-SU-004 as described above.

BACKGROUND:

This request is the first step in the special use permit process.

APPLICANT/AGENT:

Funk Group, LLC (Wade Funk) on behalf of Darius Samani.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Public Notice Map
5. Aerial Map
6. Letter of Intent
7. Conceptual Site Layout
8. Neighborhood Outreach Summary



PLANNING ANALYSIS

SPECIAL USE PERMIT CASE 21-SU-004
LEANDER TRUCKING COMPANY
1006 LOS VISTA DRIVE

GENERAL INFORMATION

Owner/Agent: Funk Group, LLC (Wade Funk) on behalf of Darius Samani.

Current Zoning: GC-3-C (General Commercial)

Proposed Use: Applicant is requesting a special use permit to allow for a food truck park.

Size and Location: The property is located at 1006 Los Vista Drive and is approximately .94 acres.

Staff Contact: Cory Dale
Planner

APPLICANT REQUEST

Applicant is requesting a Special Use Permit to allow for a food truck park. This request includes waivers to the ordinance requirements do to the temporary nature of the use.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 2*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special considerations?

SPECIAL CONSIDERATIONS

Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A Special Use Permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses. In this case, a food truck park is not currently a permitted use. This use is considered temporary and the applicant is proposing temporary improvements for the development. The following waivers are included:

1. Alternative materials including gravel or crushed granite may be used for the parking area.
2. Food trucks and a pavilion are allowed as temporary uses.
3. The required sidewalk along Los Vista may be delayed as part of the Special Use Permit. The sidewalk shall be constructed at the time of site development for the permanent use.
4. The masonry wall required between this property and the adjacent residential property to the east shall be waived. This wall shall be constructed at the time of site development for the permanent use.
5. The setbacks associated with LC-2-B shall apply to the structures and parking.
6. Setback landscaping shall not be required. This landscaping shall be installed at the time of site development for the permanent use.

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

	ZONING	LAND USE
NORTH	LC-2-B GC-3-C	Undeveloped Undeveloped
EAST	SFU MH-2-B	Residential Home (High Chaparral Subdivision)
SOUTH	GC-3-C	Undeveloped
WEST	SFU-2-B	Residential (Mason Creek Subdivision)

SURROUNDING AREA:

This property is located at the intersection of S Bagdad Street and Los Vista Drive.

PHYSICAL AND NATURAL FEATURES:

This property is located partially within the floodplain and contains scattered trees across the lot.

MAJOR CORRIDORS:

This property has access onto Los Vista Drive and frontage along Bagdad Road.

SUBDIVISIONS:

This tract has been platted as part of the High Chaparral Subdivision (Lot 13, Block 6).

EXISTING UTILITIES:

This tract has access to both sewer and water lines in Bagdad Road and Los Vista Drive ROWs.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****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 3:**

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE C (non-residential only):

Features: 3 or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Provide new Commercial development opportunity;

Applicable Future Land Use categories

MULTI-USE CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate buffer yards are required to ensure compatibility with adjacent Neighborhood Residential.

DESIRED MIX: 40-60% Non-Residential, 0-40% Residential

ALLOWED USES: SFT, TF, CH LO, LC, GC (Priority Corridors*), PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

All applicable departments within the City of Leander reviewed this proposal. If the SUP is approved, the next step in the process would be to acquire a permit from the County Health Department and submit for site development.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on September 20, 2021. No changes were made to the development proposal prior to official submittal of the SUP.

NOTIFICATION

12/16/2021 - Public Notice on Hill Country News

12/22/2021 - Mail Notification to Property Owners within 200'

12/22/2021 - Public Hearing Signage Posted on Property

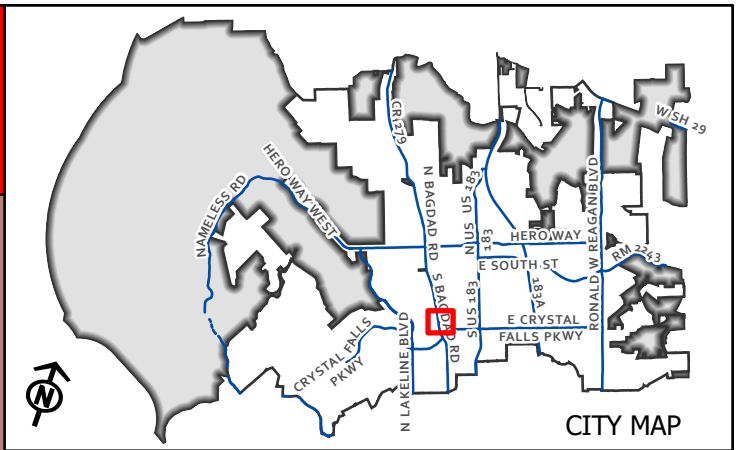
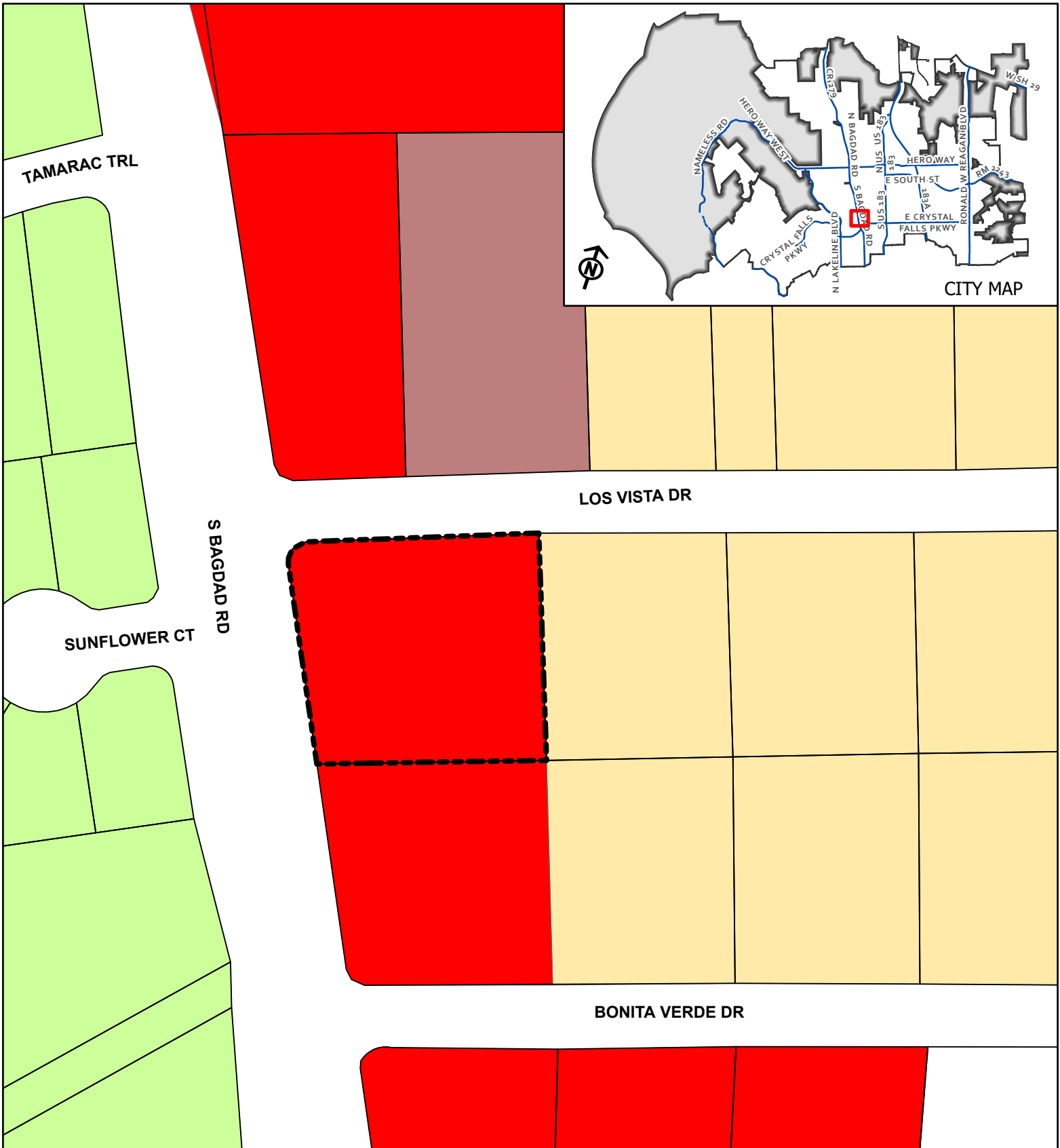
1/13/2022 - Planning and Zoning Commission Public Hearing
2/03/2022 - City Council Public Hearing & First Reading of the Ordinance
2/17/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

Notices were mailed by City staff to all property owners within 200 feet. Neighborhood outreach information per applicant within packet as attachment 8.

APPROVAL CRITERIA:

This request is consistent with the future land use map designation of Mixed-Use Corridor and the proposed food truck park and pavilion would be compatible with the surrounding land uses, encourage walkability and add a gathering space for the public.



CASE: 21-SU-004

ATTACHMENT #2

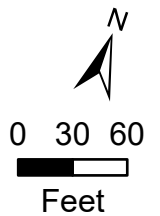
**Leander Trucking
Co Special Use Permit**

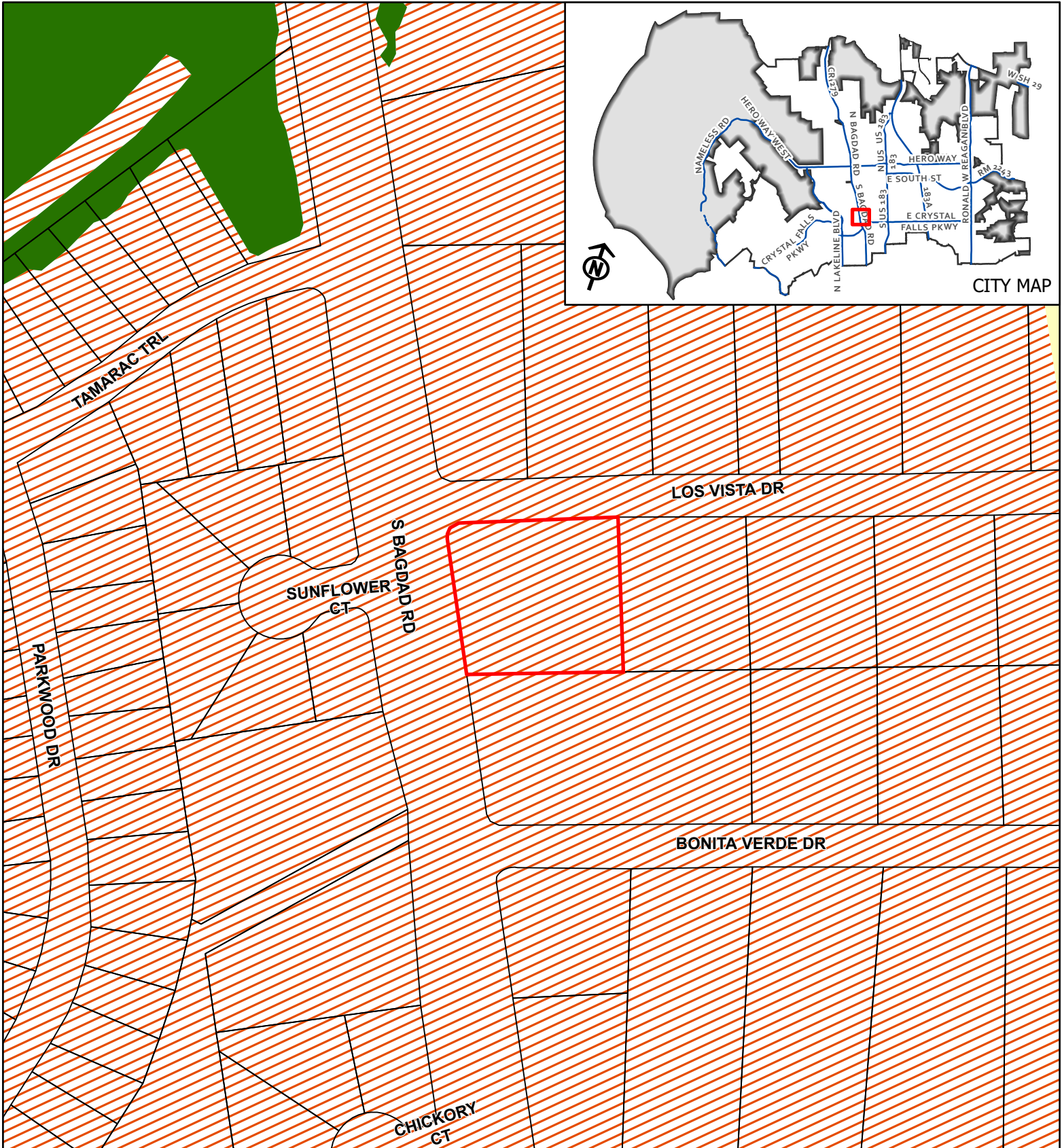
Current Zoning Map

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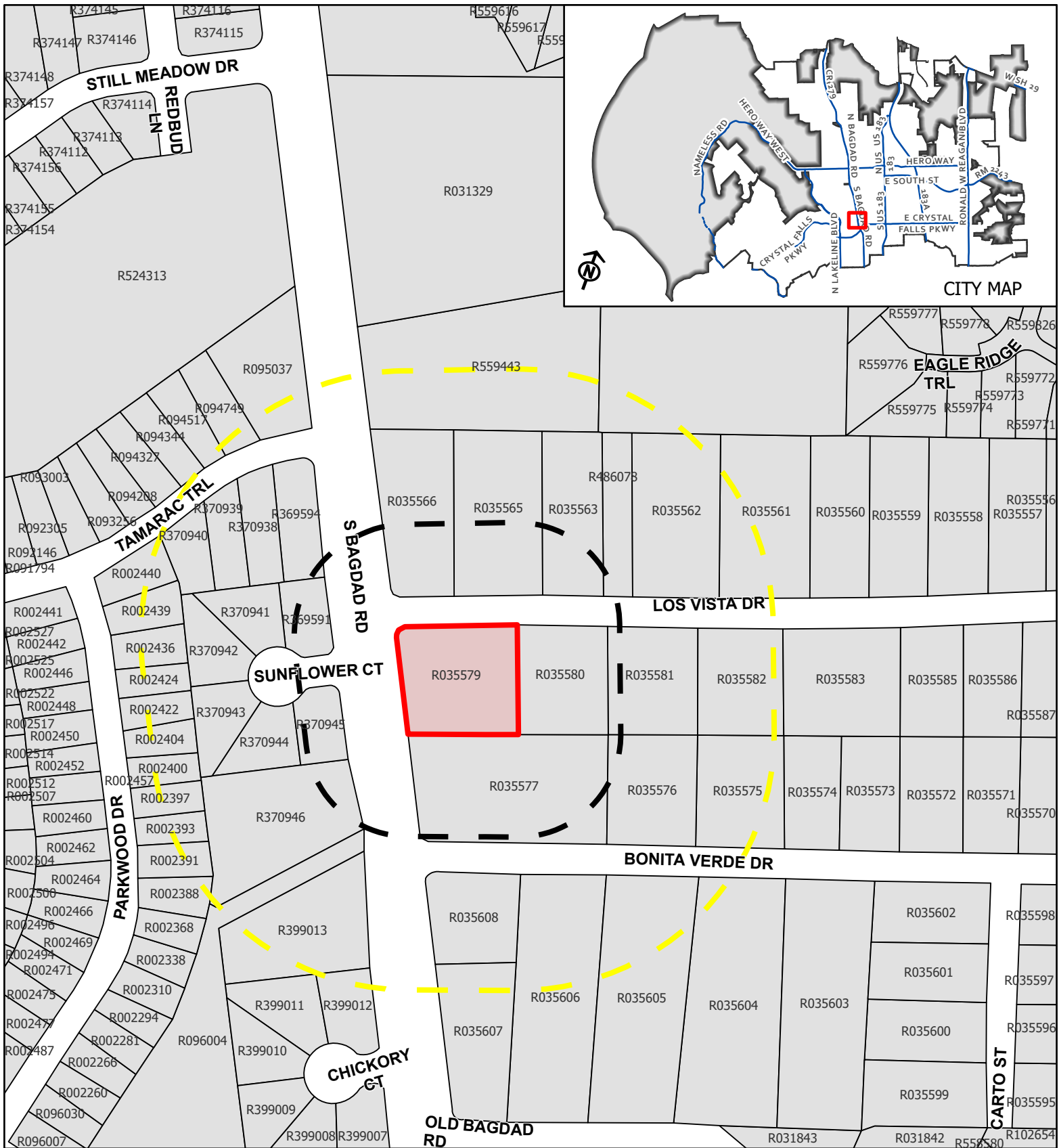
- Leander City Limits
- Leander ETJ
- Subject Area
- SFU - Single-Family Urban

- SFU/MH - Single-Family Urban/Manufactured Home
- LC - Local Commercial
- GC - General Commercial





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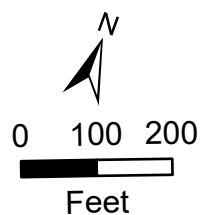
CASE: 21-SU-004

ATTACHMENT #4

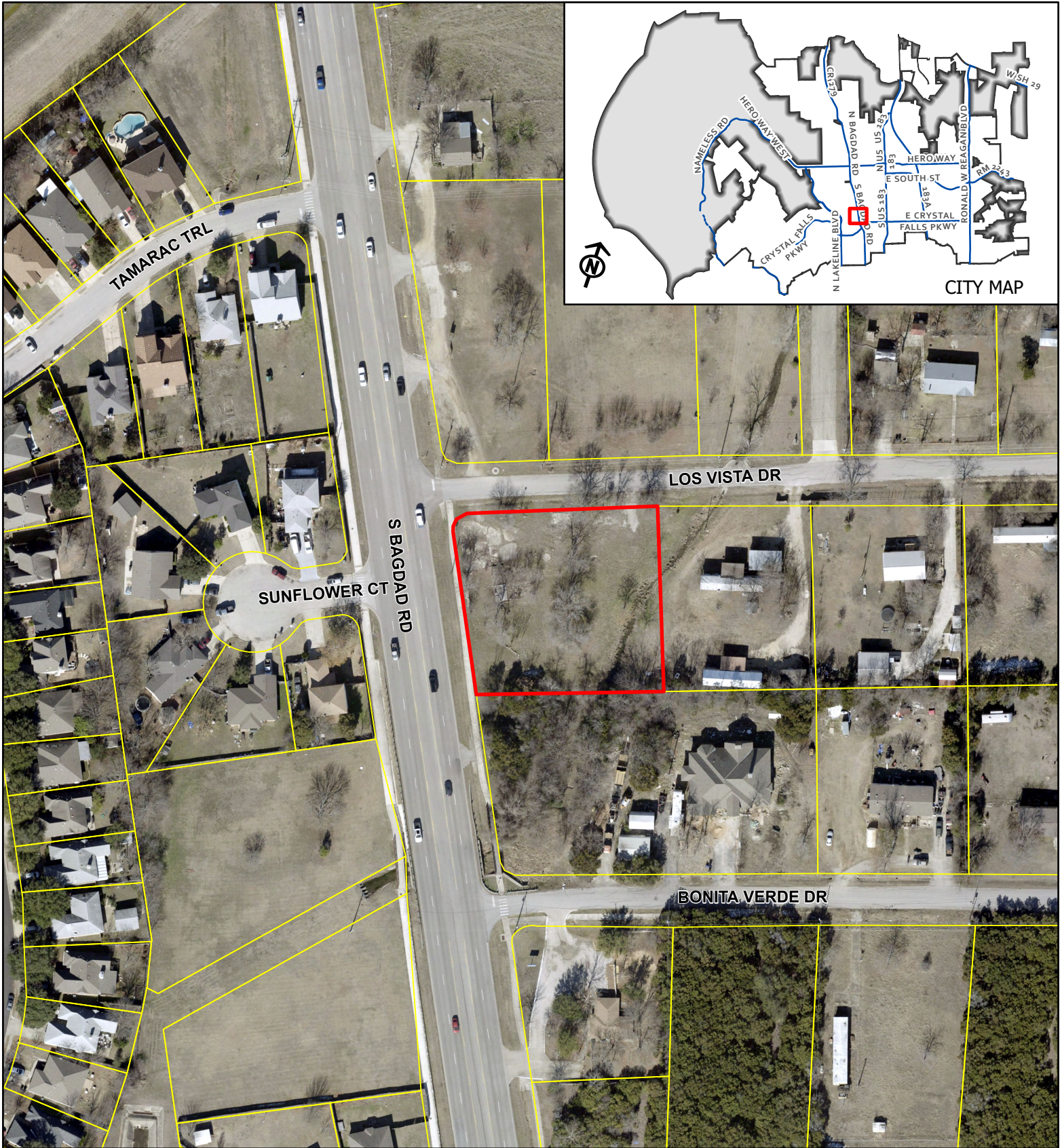
Leander Trucking
Co Special Use Planning

Public Notification Map

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- Subject Area
- 200' Buffer
- 500' Buffer
- Leander City Limits
- Leander ETJ



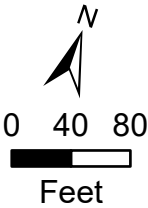
CASE: 21-SU-004

ATTACHMENT #6

Leander Trucking
Co Special Use Permit

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

Leander Trucking Co.

LOI – Explanation

Leander Trucking Co. will be a food “truck” park/facility providing a variety of food, beverage, and entertainment options.

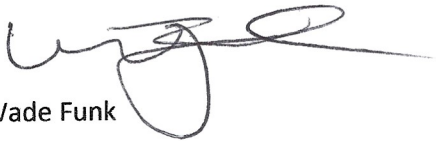
Site preparation will consist of removing/clearing brush and hackberry trees, retaining as many as possible on north and west sides of property for shade and privacy. Two large ash trees will need to be removed for safety as they are dying/dead from the ice storm. Approximately 8,000 sq ft of impervious cover (concrete slabs and driveways) will be removed from property. After that, the site will be scraped (not graded) to smooth/clean the surface so hardwood mulch can be laid across the site for ground cover. We will separate the main property from the parking area with railroad ties for traffic control/direction.

In addition, we will have water, sewer, and electrical lines run along Los Vista and Bagdad behind the food trucks, so they can use the facilities if desired, and also to tie into the restrooms in the same area. Each food truck will be required to have an on-trailer/truck grease trap so the grey water coming from the trucks will be FOG (food oil grease) free.

A small (approx. 12'x12') pier and beam restroom facility to house 2 toilets & sinks will be placed on the northern property line along Los Vista (out of floodplain). This is also where the dumpster will be located

A 24'x48' open-air lean-to pavilion (see below) will be constructed in the middle of the property and will serve as the eating/dining area. Construction will be wood with either shingle or metal roof structure and a single gutter to direct rainwater. The posts will be concreted in the ground, but the floor will be mulch.

A 6' privacy fence will be erected around the perimeter of the property for security & safety.



Wade Funk

9/27/2021

EXHIBIT A - CONCEPTUAL SITE LAYOUT & LAND USE PLAN



This plan is conceptual and has not been reviewed for compliance with the Subdivision or Composite Zoning Ordinance. This review will be completed at the site development stage.

The ordinances have been updated to allow the following:

1. Alternative materials including gravel or crushed granite may be used for the parking area.
2. Food trucks and a pavilion are allowed as temporary uses.
3. The required sidewalk along Los Vista may be delayed as part of the special use permit. The sidewalk shall be constructed at the time of site development for the permanent use.
4. The masonry wall required between this property and the adjacent residential property to the east shall be waived. This wall shall be constructed at the time of site development for the permanent use.
5. The setbacks associated with LC-2-B shall apply to the structures and parking.
6. Setback landscaping shall not be required. This landscaping shall be installed at the time of site development for the permanent use.
7. The term of the special use permit is ten (10) years and may be renewed.

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.

Letters were distributed via USPS on December 13th, 2021. Jack Funk and Wade Funk drafted, printed, addressed, and stamped the envelopes with the attached letter to the addresses in the attached list/spreadsheet. In addition, a temporary sign was raised to bring awareness with our website address. Sign template attached. In addition, the web-site was shared via Facebook & Instagram which has garnered a fair bit of positive feedback from neighbors and Leander Residents.

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 the contact information used.

See attached list/spreadsheet which includes the property owners of all residential property within 500 feet as well as the Mason Creek HOA.

3. What concerns were raised during these communications?

None.

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

None.

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

Signature: Wade Funk Date 12/27/2021

DocuSigned by:
B61E2F19A4C44BC...

MASON CREEK SEC 3-B

LEANDER VETERINARY

HIGH CLIFF AREA L1

MASON CREEK SEC 5D

MASON CREEK SEC 5C

VEDA L1

MASON CREEK SEC 5B

MASON CREEK SEC 1

Parcel Identification Number	Owner
R002436	ALEXANDER, MUTZU & BRENTLEY B
R035573	ALVARADO, ANSELMO
R094208	ARCANGELS INVESTMENTS LLC
R002422	BROOKS, DEANNA LEE & LANDON ERIC OPHEIM II
R094749	BUBEL, CHRISTOPHER & ALISA
R002388	BURNS, JORDAN & TODD CODY
R002310	BUSBEA, RICHARD S
R094344	BUSTER, NATHAN & JENNIFER
R399011	CHESMORE, MARK WAYNE
R399010	CHOW, VIRGINIA
R002424	COX, ELAINE LORETTA
R094327	DANIELS, PETER FLOYD III & JANESEA PREAR & IRENE RUBY DANIELS
R399012	DE LA CRUZ, WENDY JANET
R370943	Rupertor Melchor-Torres
R094517	DURANTE, ANAI & ISAAC
R002338	ENGLISH, RICHARD A & NANCY M
R093256	GARCIA, HENRY & JENNIFER A
R002439	HICKEY, ERICKA & DEREK CHASE
R370939	HOT PROPERTY ATX LLC
R370940	LE, THINH TRONG & NGOC T TRUONG
R035585	MATTSEN, DUSTIN & RANDY S MATTSSEN
R370942	MELCHOR, MARIO
R035575	NELSON, STACY FAURIE
R002397	NERIO, FRANK C & KORINA N
R035582	NGUYEN, KENNY K & PHUNG T H HO
R002404	PFIESTER, KLINTON E & CHRISTY M
R035559	PUEBLA, FRANCISCO
R092305	RANGEL, MANUEL & MARIA
R002440	RAY, CRISTIN & WESLEY
R002400	Resident
R096004	Ronald G Greening (Mason Creek HOA)
R002391	SHERRY, VIRGINIA L
R035583	TEETS, BARBIE TRUSTEE OF THE WILLIAM R HURST SR REVOCABLE LIVING TRUST
R002393	WEBB, GEORGE RONALD & DEBRA A
R002368	WELDON, JACOB DEWLEY & ALEJANDRA

SiteAddress

1504 PARKWOOD DR, LEANDER, TX 78641
905 BONITA VERDE DR, LEANDER, TX 78641
1111 TAMARAC TRL, LEANDER, TX 78641
1508 PARKWOOD DR, LEANDER, TX 78641
1103 TAMARAC TRL, LEANDER, TX 78641
1520 PARKWOOD DR, LEANDER, TX 78641
1604 PARKWOOD DR, LEANDER, TX 78641
1107 TAMARAC TRL, LEANDER, TX 78641
1103 CHICKORY CT, LEANDER, TX 78641
1105 CHICKORY CT, LEANDER, TX 78641
1506 PARKWOOD DR, LEANDER, TX 78641
1109 TAMARAC TRL, LEANDER, TX 78641
1101 CHICKORY CT, LEANDER, TX 78641
1104 SUNFLOWER CT, LEANDER, TX 78641
1105 TAMARAC TRL, LEANDER, TX 78641
1602 PARKWOOD DR, LEANDER, TX 78641
1113 TAMARAC TRL, LEANDER, TX 78641
1502 PARKWOOD DR, LEANDER, TX 78641
1104 TAMARAC TRL, LEANDER, TX 78641
1106 TAMARAC TRL, LEANDER, TX 78641
902 LOS VISTA DR, LEANDER, TX 78641
1105 SUNFLOWER CT, LEANDER, TX 78641
1001 BONITA VERDE DR, LEANDER, TX 78641
1514 PARKWOOD DR, LEANDER, TX 78641
1000 LOS VISTA DR, LEANDER, TX 78641
1510 PARKWOOD DR, LEANDER, TX 78641
903 LOS VISTA DR, LEANDER, TX 78641
1203 TAMARAC TRL, LEANDER, TX 78641
1500 PARKWOOD DR, LEANDER, TX 78641
1512 PARKWOOD DR, LEANDER, TX 78641
1810 MASON CREEK BLVD, LEANDER, TX 78641
1518 PARKWOOD DR, LEANDER, TX 78641
906 LOS VISTA DR, LEANDER, TX 78641
1516 PARKWOOD DR, LEANDER, TX 78641
1600 PARKWOOD DR, LEANDER, TX 78641

Mailing Address

3702 Rip Ford Dr, Austin, TX 78732
905 BONITA VERDE DR, LEANDER, TX 78641
501 Lone Star Dr, Cedar Park, TX 78613
1508 PARKWOOD DR, LEANDER, TX 78641
1103 TAMARAC TRL, LEANDER, TX 78641
3105 Burleson Rd, Austin, TX 78741
1604 PARKWOOD DR, LEANDER, TX 78641
1107 TAMARAC TRL, LEANDER, TX 78641
1103 CHICKORY CT, LEANDER, TX 78641
1112 Middle Brooke Dr, Leander, TX 78641
8414 Priest River Dr, Round Rock, TX 78681
1109 TAMARAC TRL, LEANDER, TX 78641
1101 CHICKORY CT, LEANDER, TX 78641
1104 SUNFLOWER CT, LEANDER, TX 78641
1105 TAMARAC TRL, LEANDER, TX 78641
1602 PARKWOOD DR, LEANDER, TX 78641
1113 TAMARAC TRL, LEANDER, TX 78641
1502 PARKWOOD DR, LEANDER, TX 78641
2744 Grand Oaks Loop, Cedar Park, TX 78613
7800 Gingers Cv, Austin, TX 78759
900 Los Vista Dr, Leander, TX 78641
1105 SUNFLOWER CT, LEANDER, TX 78641
1001 BONITA VERDE DR, LEANDER, TX 78641
1514 PARKWOOD DR, LEANDER, TX 78641
708 Los Robles Dr, Leander, TX 78641
1510 PARKWOOD DR, LEANDER, TX 78641
1821 Emerald Isle Dr, Leander, TX 78641
1203 TAMARAC TRL, LEANDER, TX 78641
1500 PARKWOOD DR, LEANDER, TX 78641
1512 PARKWOOD DR, LEANDER, TX 78641
506 W. 15th St, Austin, TX 78701
1518 PARKWOOD DR, LEANDER, TX 78641
11350 Hero Way West Apt 3102, Leander, Tx
1516 PARKWOOD DR, LEANDER, TX 78641
1600 PARKWOOD DR, LEANDER, TX 78641



Dear Property Owner,

We are writing this letter to inform you of our intentions to create a food truck park comprising of approximately 6 different food trucks along with a beer and wine license at the location of 1500 S. Bagdad Road. This is the southeast corner of Bagdad Rd and Los Vista Dr. We would like to hear any feedback, interest, or questions that you might have regarding this project and look forward to offering you and your fellow citizens a fun and relaxing place to enjoy some awesome food and a drink after a long day at work.

Visit www.leandertruckingcompany.com or @leandertruckingcompany on Instagram & Facebook.

Sincerely,

Wade Funk & Jack Funk (owners)

Contact information:

Wade.Funk@Gmail.com

Phone: 512-705-9722

JackeFunk@Outlook.com

Phone: 512-632-4572

COMING SOON



Food Trucks & Drinks

www.leandertruckingco.com



EXECUTIVE SUMMARY
01/13/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case 21-Z-039 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately 4.95 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031285; and more commonly known as 2999 Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 21-Z-039 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

10/20/2010 Property Annexation

APPLICANT/AGENT:

Southwest Land Services, Inc (David Singleton) on behalf of Jerry & Jan Wayne Droptini.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Justin Hunt, Planner

Attachments

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent
8. Neighborhood Outreach Summary



PLANNING ANALYSIS

SPECIAL USE PERMIT CASE 21-SU-004
LEANDER TRUCKING COMPANY
1006 LOS VISTA DRIVE

GENERAL INFORMATION

Owner/Agent: Funk Group, LLC (Wade Funk) on behalf of Darius Samani.

Current Zoning: GC-3-C (General Commercial)

Proposed Use: Applicant is requesting a special use permit to allow for a food truck park.

Size and Location: The property is located at 1006 Los Vista Drive and is approximately .94 acres.

Staff Contact: Cory Dale
Planner

APPLICANT REQUEST

Applicant is requesting a special use permit to allow for a food truck park. This request includes waivers to the ordinance requirements do to the temporary nature of the use.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 2*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special considerations?

SPECIAL CONSIDERATIONS

Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A Special Use Permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses. In this case, a food truck park is not currently a permitted use. This use is considered temporary and the applicant is proposing temporary improvements for the development. The following waivers are included:

1. Alternative materials including gravel or crushed granite may be used for the parking area.
2. Food trucks and a pavilion are allowed as temporary uses.
3. The required sidewalk along Los Vista may be delayed as part of the special use permit. The sidewalk shall be constructed at the time of site development for the permanent use.
4. The masonry wall required between this property and the adjacent residential property to the east shall be waived. This wall shall be constructed at the time of site development for the permanent use.
5. The setbacks associated with LC-2-B shall apply to the structures and parking.
6. Setback landscaping shall not be required. This landscaping shall be installed at the time of site development for the permanent use.

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

	ZONING	LAND USE
NORTH	LC-2-B GC-3-C	Undeveloped Undeveloped
EAST	SFU MH-2-B	Residential Home (High Chaparral Subdivision)
SOUTH	GC-3-C	Undeveloped
WEST	SFU-2-B	Residential (Mason Creek Subdivision)

SURROUNDING AREA:

This property is located at the intersection of S Bagdad Street and Los Vista Drive.

PHYSICAL AND NATURAL FEATURES:

This property is located partially within the floodplain and contains scattered trees across the lot.

MAJOR CORRIDORS:

This property has access onto Los Vista Drive and frontage along Bagdad Road.

SUBDIVISIONS:

This tract has been platted as part of the High Chaparral Subdivision (Lot 13, Block 6).

EXISTING UTILITIES:

This tract has access to both sewer and water lines in Bagdad Road and Los Vista Drive ROWs.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****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 3:**

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE C (non-residential only):

Features: 3 or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Provide new Commercial development opportunity;

Applicable Future Land Use categories

MULTI-USE CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate buffer yards are required to ensure compatibility with adjacent Neighborhood Residential.

DESIRED MIX: 40-60% Non-Residential, 0-40% Residential

ALLOWED USES: SFT, TF, CH LO, LC, GC (Priority Corridors*), PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

All applicable departments within the City of Leander reviewed this proposal. If the SUP is approved, the next step in the process would be to acquire a permit from the County Health Department and submit for site development.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on September 20, 2021. No changes were made to the development proposal prior to official submittal of the SUP.

NOTIFICATION

12/16/2021 - Public Notice on Hill Country News

12/22/2021 - Mail Notification to Property Owners within 200'

12/22/2021 - Public Hearing Signage Posted on Property

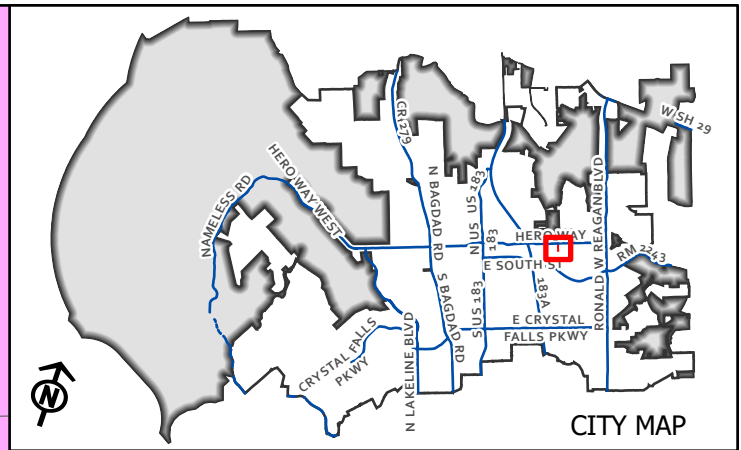
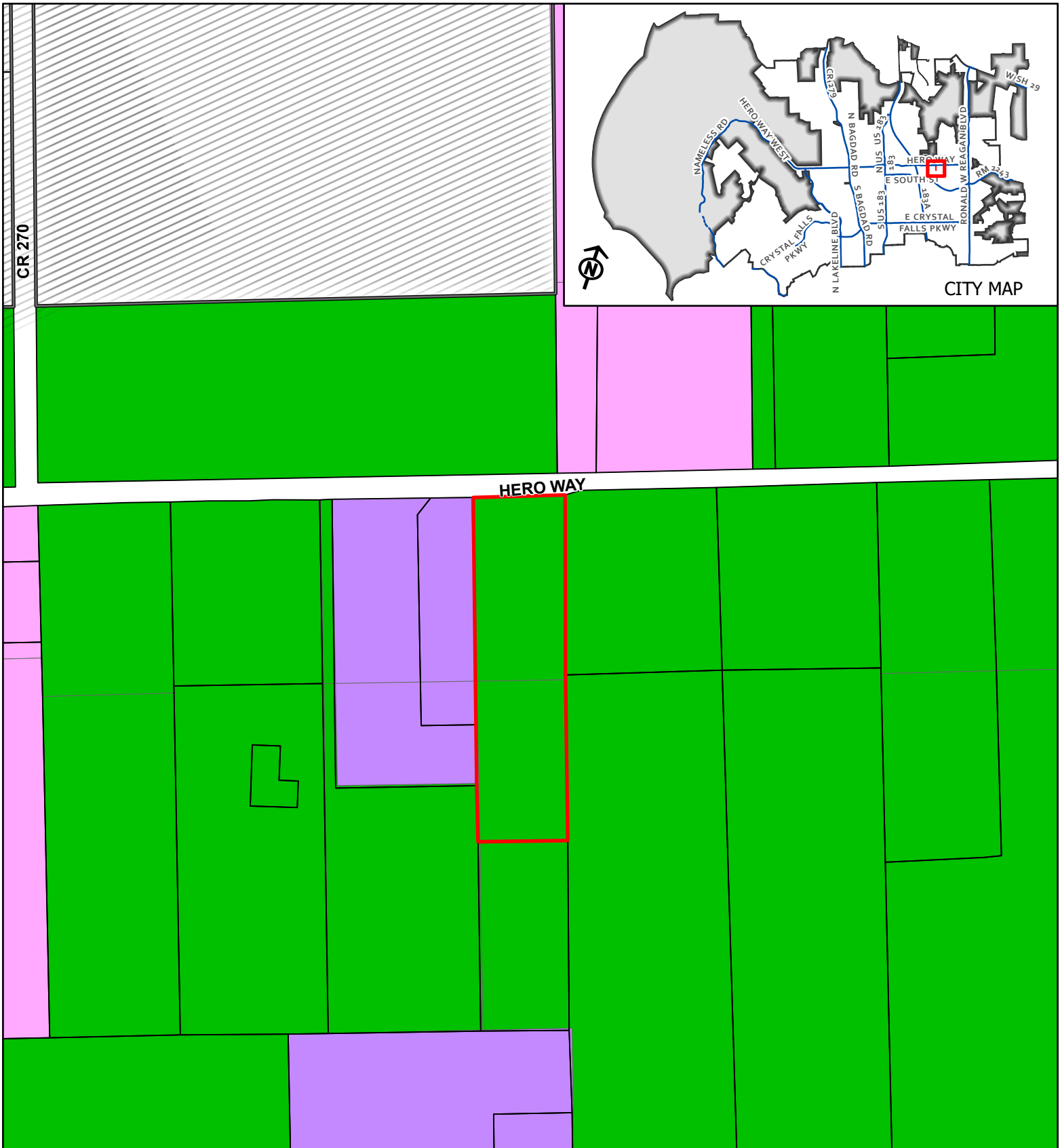
1/13/2022 - Planning and Zoning Commission Public Hearing
2/03/2022 - City Council Public Hearing & First Reading of the Ordinance
2/17/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

Notices were mailed by City staff to all property owners within 200 feet. Neighborhood outreach information per applicant within packet as attachment 8.

APPROVAL CRITERIA:

This request is consistent with the future land use map designation of Mixed-Use Corridor and the proposed food truck park and pavilion would be compatible with the surrounding land uses, encourage walkability and add a gathering space for the public.



CASE: 21-Z-039

ATTACHMENT #2

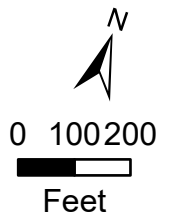
Droptini Zoning

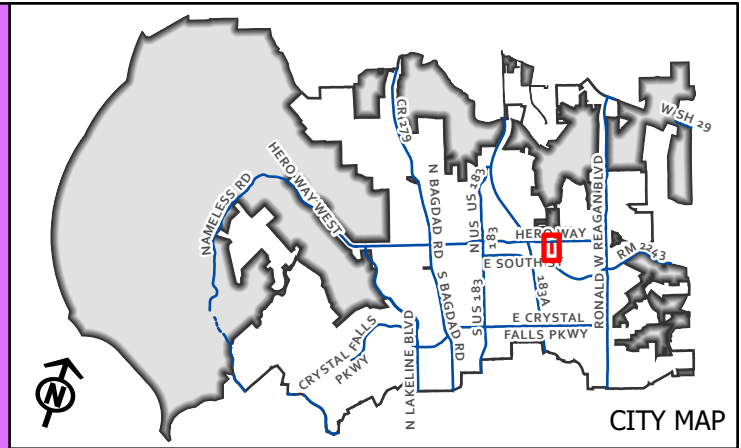
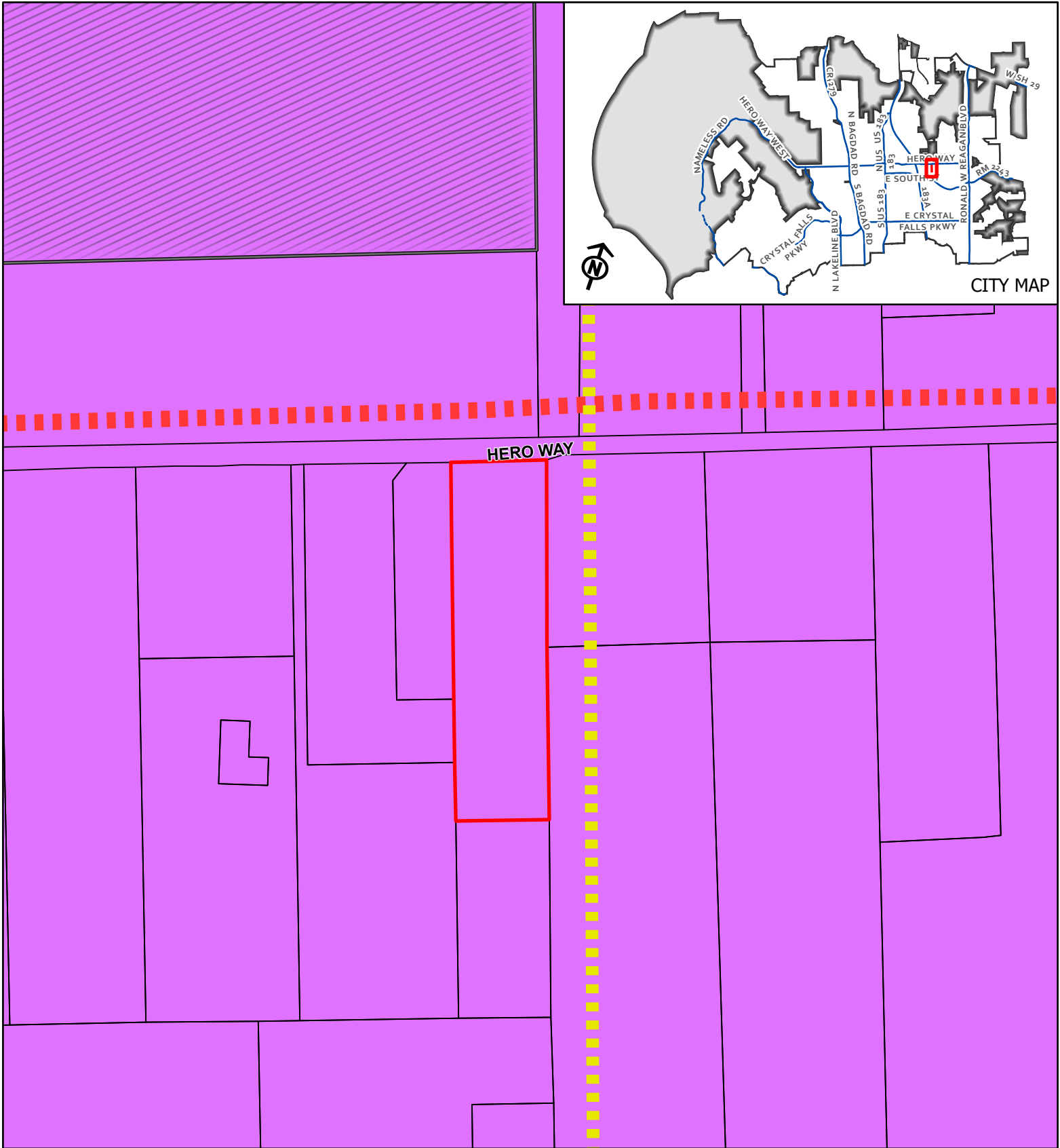
Current Zoning Map

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-  Leander City Limits
-  Leander ETJ
-  Subject Area

-  SFR - Single-Family Rural
-  HC - Heavy Commercial
-  HI - Heavy Industrial





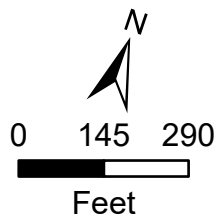
CASE: 21-Z-039

ATTACHMENT #3

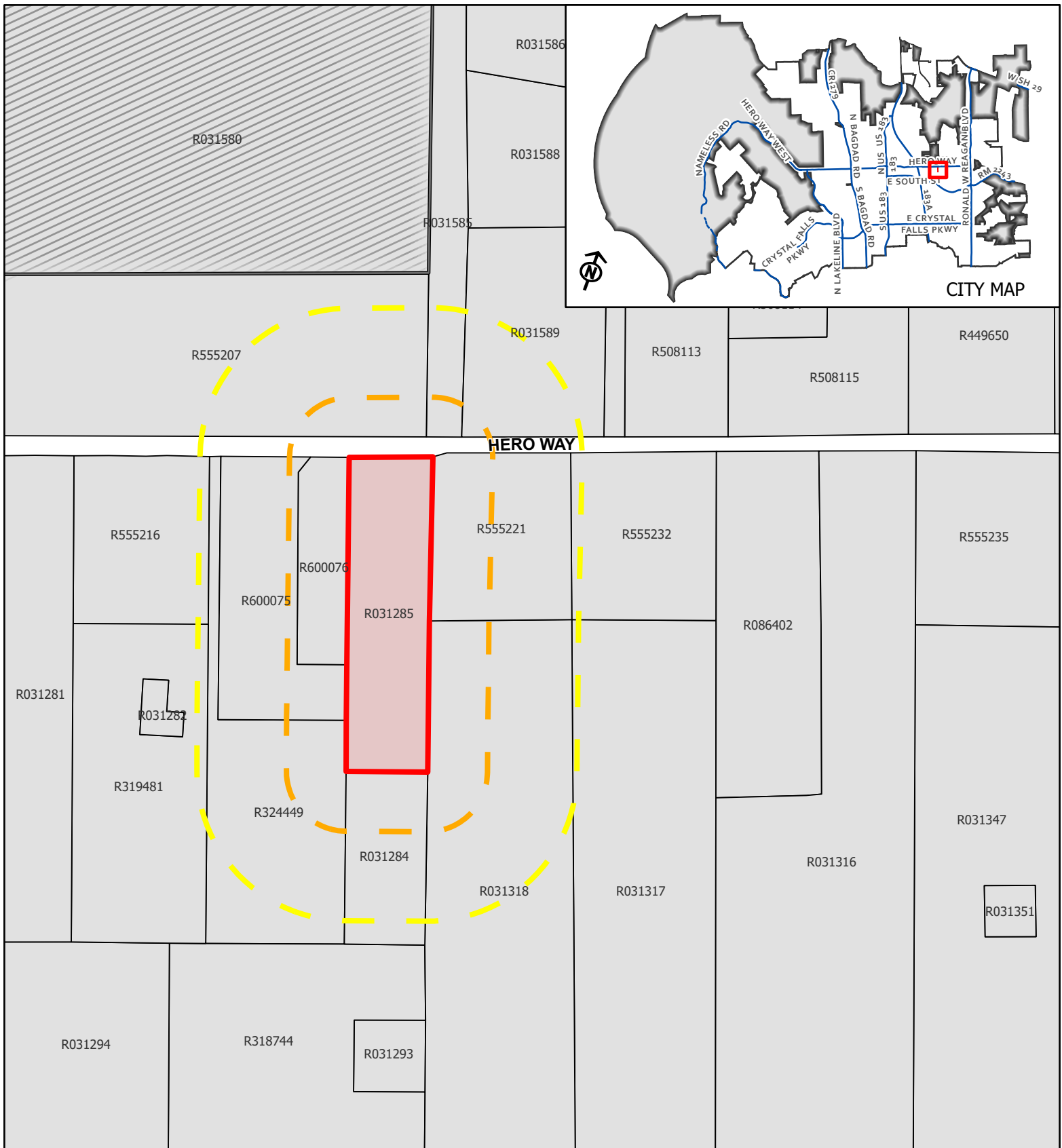
DROPTINI ZONING

Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Employment Center
- Access Controlled, Proposed
- Collector, Proposed



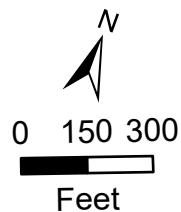
CASE: 21-Z-039

ATTACHMENT #4

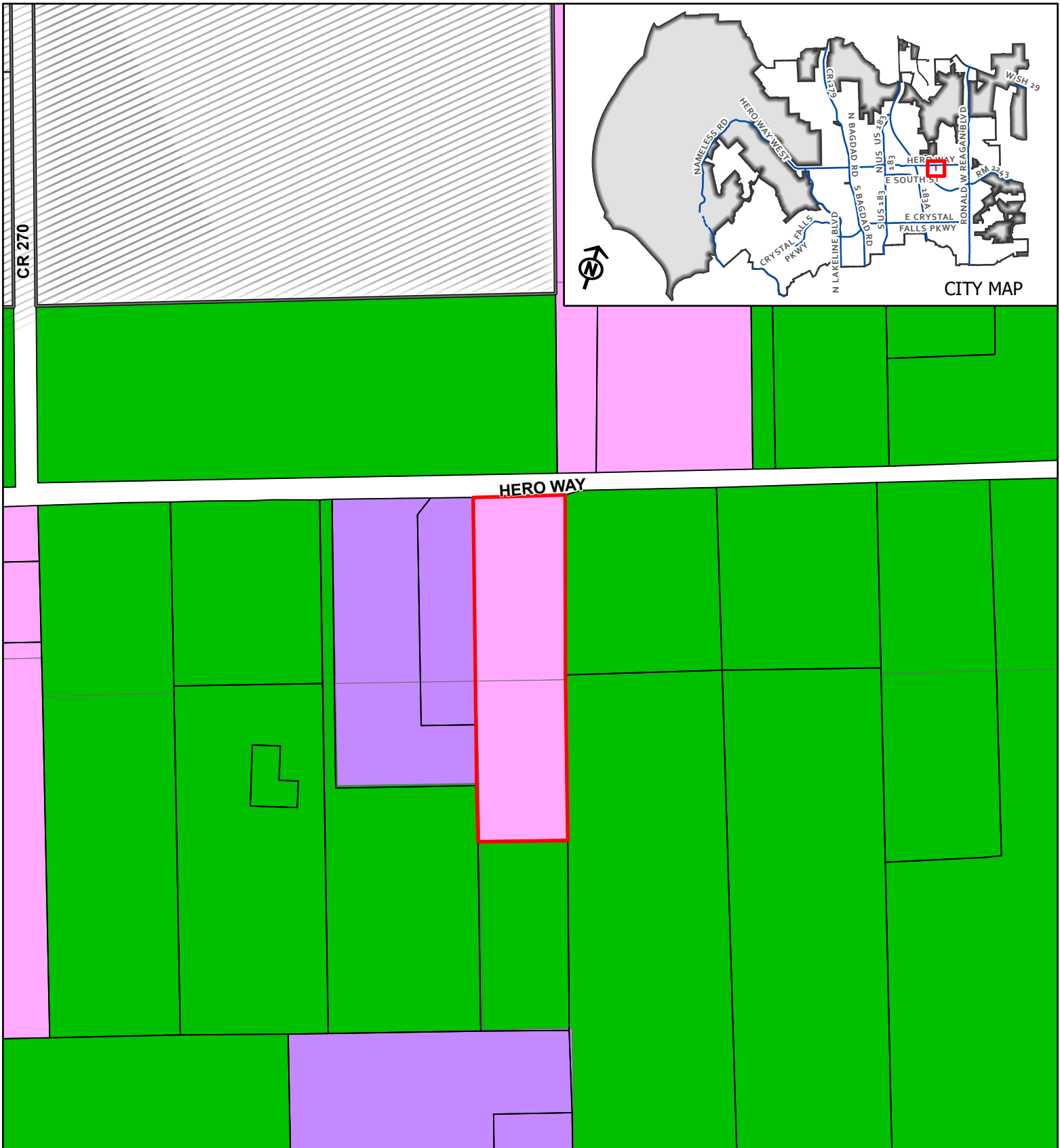
Droptini Zoning

Public Notification Map

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- Subject Area
- 200' Buffer
- 500' Buffer
- Leander City Limits
- Leander ETJ



CASE: 21-Z-039

ATTACHMENT #5

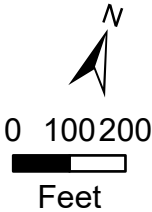
Droptini Zoning

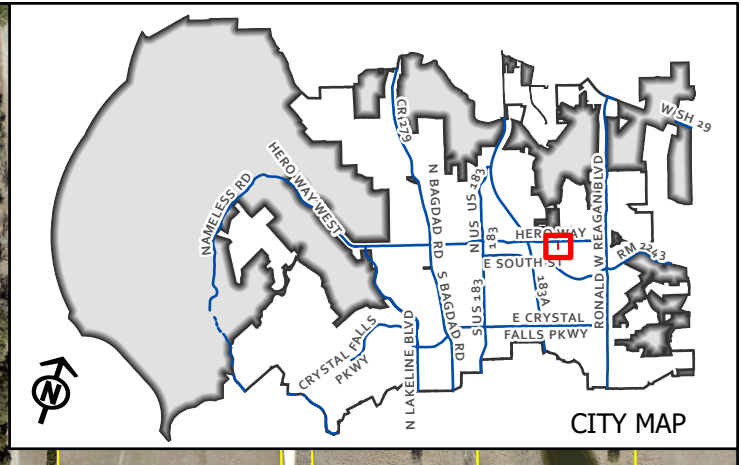
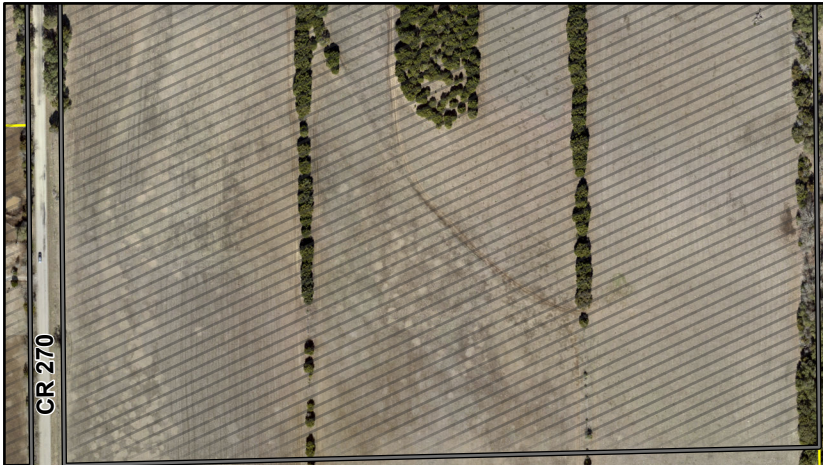
Proposed Zoning Map

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- Leander ETJ
- Subject Area

- SFR - Single-Family Rural
- HC - Heavy Commercial
- HI - Heavy Industrial





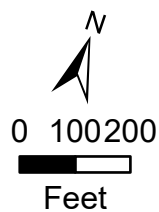
CASE: 21-Z-039

ATTACHMENT #6

Droptini Zoning

Aerial 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.



-  Leander City Limits
-  Leander ETJ
-  Subject Area

SOUTHWEST
LAND SERVICES, INC.

October 29, 2021

Robin Griffin, AICP
Development Services Director
City of Leander
201 N. Brushy St.
Leander, TX 78641

RE: Droptini tract – R031285
2999 Hero Way
Rezoning request

Ms. Griffin,

On behalf of Jerry and Jan Droptini (Owners), we are submitting the enclosed Zoning Application to rezone the referenced tract from SFR-1-B(Single Family Resident), to HC-4-D(Heavy Commercial). The Owners wish to facilitate reasonable and appropriate commercial uses on the property consistent with existing uses in the area and recent development of the adjacent tract.

The proposed zoning will bring the tract into alignment with the Future Land Use designation (Employment Center) as assigned by the City on its Comprehensive Plan and will further the goals established therein by expanding the employment base contiguous to existing and planned transportation arterials and provide additional commercial opportunities within the corporate boundaries of the City.

The topography of the site is relatively flat with slopes of less than two percent (2%). The property has a significant number of oak trees that will be cataloged during the site plan process in accordance with the City's Tree Ordinance in advance of any development on the tract.

We respectfully solicit Staffs recommendation for approval of the request and welcome any questions you have in regard to the request.

Sincerely,



David Singleton

Mailing address: P.O. Box 984 Leander Texas 78646-0984
Delivery address: 100 Winding Oak Leander Texas 78641
southwestland@gmail.com 512.259.9000

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.

The surrounding appropriate neighbors within 500' were mailed the attached letter on November 8th informing them of the proposed zoning change. We provided all of our contact information and offered individual meetings/phone conversations/emails or text communicate issues or concerns.

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.

Contact List attached of suspected/known tracts with residences.

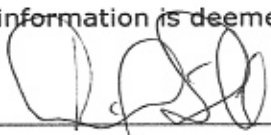
3. What concerns were raised during these communications?

As of this date, no one called, emailed, texted or communicated any issues or concerns with the proposed zoning.

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

No issues were raised that would prompt a response or modification.

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

Signature: 

Date 11-16-21

**SOUTHWEST
LAND SERVICES, INC.**

November 8, 2021

RE: 29990 Hero Way West
WCAD - R031285

To Whom It May Concern:

You are receiving this letter because the above referenced tract is proposed to be considered by the City of Leander Planning & Zoning Commission for a change in zoning and current tax records show you own or represent property within 500' of the tract. In advance of the meeting, the City's process requires the Applicant (or their representative) to reach out to certain surrounding property owners to give them a chance to ask questions or express concerns on what is being proposed and report any issues raised back to City staff.

The property was involuntarily annexed by the City in its current configuration and with its existing use. As is the City's policy, the tract was not zoned at the time of annexation but rather was assigned interim zoning (SFR-1-B). The zoning being requested (HC-4D) is consistent with the City's Comprehensive Plan for the area.

We are available to answer any questions you have via email, phone or text. Please feel free to call, text, email with questions or concerns. We respectfully request that we receive any correspondence by Tuesday, November 16th 2021 so that we may relay those questions or concerns to the City as required.

Sincerely,
SOUTHWEST LAND SERVICES, INC.



David Singleton

Southwest Land Services, Inc.
southwestland@gmail.com
PO Box 984
Leander, Tx 78646-0984
(office) 512.259.9000
(cell) 512.848.6555

Mailing address: P.O. Box 984 Leander Texas 78646-0984
Delivery address: 100 Winding Oak Leander Texas 78641
southwestland@gmail.com 512.259.9000

500 ft Residential Neighbors

Parcel Identification Number

R600076

R555216

R318744

R555207

R031285

R031284

R318756

Owner

PRELUDE VENTURES LLC

MAHENDRU, VIVEK, MD

TEX MIX LAND LTD

CHAMPION, EMOGENE INDIV & AS TR

DROPTINI J W & JAN

MAUCK PROPERTIES LLC

CARTER, STELLA

SiteAddress

HERO WAY, LEANDER, TX 78641

2871 HERO WAY, LEANDER, TX 78641

9200 RR 2243, LEANDER, TX 78641

1651 CR 270, LEANDER, TX 78641

2999 HERO WAY, LEANDER, TX 78641

3005 HERO WAY, LEANDER, TX 78641

HERO WAY, LEANDER, TX 78641



EXECUTIVE SUMMARY
01/13/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 21-CPA-008 to adopt an updated Comprehensive Plan including the update of the future land use plan and map;

- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-008 as described above.

BACKGROUND:

This request is the first step in the Comprehensive Plan Amendment process. The five-year update to the Comprehensive Plan was adopted last year. Since that time, we have seen a need for an update to the text of the plan as well as the future land use map due to changes to the Transportation Master Plan and goals of the City. This amendment includes updates to key areas in the City to support additional commercial growth and updates to the text to provide clarity to the land use categories.

HISTORY/TIMELINE:

04/01/2021 Adoption of the Comprehensive Plan

APPLICANT/AGENT:

City of Leander

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Planning Analysis
2. Map Comparison



PLANNING ANALYSIS

COMPREHENSIVE PLAN CASE 21-CPA-008 PLAN & FUTURE LAND USE MAP UPDATE

GENERAL INFORMATION

Applicant: City of Leander

Staff Contact: Robin M. Griffin, AICP
Executive Director of Development Services

APPLICANT REQUEST

The purpose in this amendment is to update the Comprehensive Plan and Future Land Use Map to address changes to the Transportation Master Plan, address goals provided from the Council, and provide clarity on some land use categories.

COMPREHENSIVE PLAN TEXT UPDATES:

CHAPTER 4: COMMUNITY DIRECTION

NEIGHBORHOOD RESIDENTIAL

CURRENT TEXT





NEIGHBORHOOD RESIDENTIAL

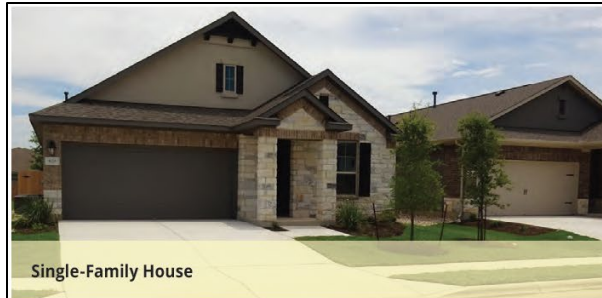
Intent and Character

The Neighborhood Residential future 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.

Appropriate Land Use Types

Use	Appropriate Uses
Agricultural	Not appropriate
Residential	Single-family detached residential; Single-family attached uses; Cottages; Townhouses (up to four units).
Commercial	In Planned Unit Developments, neighborhood-serving retail, personal service, and office uses may be considered if they include strict design standards and compatibility criteria. These uses should typically be found along higher-classification streets and sited at or near intersections.
Industrial	Not appropriate
Institutional	Education (e.g., elementary and secondary schools); institutional uses (e.g., places of public assembly); public recreational uses (e.g., parks and playgrounds; play stadiums); and utility and service uses (e.g., electrical substations, fire stations, etc.). High schools may be permitted if they are located and take access from a collector or greater street classification.
Other	Other uses could be permitted as limited or conditional basis.



Guidance and Interpretation

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- Zoning proposals for districts allowing single-family attached uses, cottages, and townhouses are consistent with the land use category if they are located on and take access from a collector or greater road classification and are considered for areas that provide for a transition between single-family detached residential uses and other more intensive uses (e.g., more intensive zoning districts and future development areas). Attached single-family should be secondary to detached product types.

Existing Zoning District Suitability

- Single-Family Rural (SFR)
- Single-Family Estate (SFE)
- Single-Family Suburban (SFS)
- Single-Family Urban (SFU)
- Single-Family Compact (SFC)
- Planned Unit Development (PUD)
- Single-Family Limited (SFL)
- Single-Family Townhouse (SFT)
- Two-Family (TF)
- Cottage Housing (CH)
- Neighborhood Residential (NR)

Code Assessment Considerations

- Areas of differing compatibility should be screened by bufferyards
- Streets should maintain a suburban cross-section
- Consider a new zoning district that would allow for flexible lot sizes within a master planned community without doing a PUD
- Connectivity, both vehicular and pedestrian, to other neighborhoods, trail systems, greenways and major street system

PROPOSED CHANGE:

Add the following under the “Code Assessment Considerations” section: Landscaping should be drought tolerant and proposed turf grass areas should be reduced for common areas.

MULTI-USE CORRIDOR

CURRENT TEXT:



MULTI-USE CORRIDOR

Intent and Character

The Multi-Use Corridor future land use category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.



Appropriate Land Use Types

Use	Appropriate Uses
Agricultural	Not appropriate
Residential	Should be secondary to commercial but typically will be medium-density attached residential (attached single-family, cottage housing, townhouses). Single-family may be considered but is not encouraged. Single-family may be best facilitated in a PUD or master planned community with a variety of uses and residential densities. No access to the major street is allowed for individual units.
Commercial	Commercial retail, office, personal service uses, and restaurants, including drive-throughs. These could be stand-alone individual parcels if they are pre-existing or as part of a larger retail center. Near highway intersections and adjacent to Employment Mixed Use/Activity Centers, hotels, grocery stores and similar regional uses may also be appropriate.
Industrial	Not appropriate
Institutional	Education (e.g., elementary, secondary, and high schools); institutional uses (e.g., places of public assembly); public recreational uses (e.g., parks and playgrounds; play stadiums); and utility and service uses (e.g., electrical substations, fire stations, etc.).
Other	Other uses could be permitted as limited or conditional basis.



Mixed Use Building with Outdoor Seating



Townhouses with Garages

Code Assessment Considerations

- Ensuring appropriate scale and context
- Reduce barriers to employment-generating uses and development
- Incentivize sustainable architectural design and adaptive-use spaces
- Walkability and gathering places
- Ensuring good access around intersections
- Flexible parking requirements
- Transitions and buffering

Priority Commercial Corridors

- Along 183A Toll
- Along US 183
- Along Ronald Reagan
- Along Hero Way

Priority Commercial Centers should be focused on commercial uses, not residential, and facilitate more activated non-residential development

Guidance and Interpretation

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- New non-residential development should be located on and take primary access from the primary corridor street; secondary access can be taken to within the neighborhood if planned at the time of residential zoning only a collector or greater classification. Pedestrian access to non-residential should be encouraged from the neighborhood. Parking lot landscaping should be used to buffer auto uses and create a suburban character.
- Individual pad lots should be discouraged to avoid strip zoning with multiple access points. Therefore, access management policies should be put into place along corridors based on speed and desired character.
- On arterials and highways, office employment and office center uses should be encouraged to entice businesses, especially in planned developments with a mix of amenities and activity. Upper-story residential and mixed-use is encouraged near and within job centers.
- Areas located near an activity center could be comprised of more intense/dense uses. These areas are suitable for neighborhood shopping centers and higher intensity/density mixed-use developments.
- Single-family attached uses (i.e., duplexes, triplexes, fourplexes, and townhouses (up to six attached units)) as well as single-family detached can be considered for approval as long as the use is secondary to commercial. The residential use may not exceed forty (40%) of the project or area within the MUC area and shall be combined with a commercial use.

Existing Zoning District Suitability

• Single-Family Townhouse (SFT)	• Local Commercial (LC)
• Cottage Housing (CH)	• General Commercial (GC) only on Priority Commercial Corridors
• Two-Family (TF)	• Local Office (LO)
• Planned Unit Development (PUD)	

PROPOSED CHANGES:

Staff is proposing to update the Multi-Use Corridor to clarify when single-family attached and detached uses are supported by the Comprehensive Plan. Multi-Use Corridors are located along arterial class roadways. These corridors need to be preserved for commercial uses with a limited amount of residential. In addition, staff is proposing that the GC use component is supported within a Multi-Use Corridor at intersections with arterials.

1. Guidance and Interpretation Section:

Current: Single-family attached uses (i.e., duplexes, triplexes, fourplexes, and townhouses (up to six attached units)) as well as single-family detached can be considered for approval as long as the use is secondary to commercial. The residential use may not exceed forty (40%) of the project or area within the MUC area and shall be combined with a commercial use.

Proposed: Single-family attached uses (i.e., duplexes, triplexes, fourplexes, and townhouses (up to six attached units)) as well as single-family detached can be considered for approval as long as the use is secondary to commercial. The residential use may not exceed forty (40%) of the project. Then intent of this land use category is to preserve areas for commercial development

2. Existing Zoning District Suitability

Current: General Commercial (GC) only on Priority Commercial Corridors

Proposed: General Commercial (GC) only on Priority Commercial Corridors or at intersections with arterials.

ACTIVITY CENTER

CURRENT TEXT:



ACTIVITY CENTER

Intent and Character

Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.



Appropriate Land Use Types

Use	Appropriate Uses
Agricultural	Not appropriate
Residential	In a mixed use development, vertically-integrated mixed use buildings secondary to a non-residential primary use, such as mixed-use urban lofts. Lofts should be integrated into broader development plans, with amenities and walkable connections. Design of the high-density should be in urban and not suburban form. Townhouse-style mid-density is also allowed.
Commercial	Commercial retail, professional offices, personal services, restaurants, grocery stores, big box retail, entertainment, fuel sales, hotels, and similar regional uses.
Industrial	Not appropriate
Institutional	Public recreational uses (e.g., urban plazas and greens); and utility and service uses (e.g., electrical substations, fire stations, etc.).
Other	Other uses could be permitted as limited or conditional basis, assuming an integration with the design character proposed for the Activity Center.

Desired Mix
(Land distribution)

70-100% Non-Residential
0-30% Residential

92



Activity Center illustration of a hypothetical integrated, mixed-use development at a strategic location.

Source: 2015 Destination Leander Plan (LandDesign)

Code Assessment Considerations

- Consider Activity Center zoning guidance for development that is likely to be memorialized as a PUD
- Consider creation of a mid-density multifamily district
- Consider including development incentives to signal priorities
- Study regional detention options in partnership with developers
- Access management and turning movement lanes for entry points
- Increase height requirements
- Reduce tree and landscaping requirements, but ensure quality streetscapes
- Reduce parking ratios and incentivized shared parking

Guidance and Interpretation

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- The size of the activity center is intended to be flexible if the proposed development still embodies the intent and character of the activity center classification.
- Development quality (architecture and landscaping) should be of higher quality.
- Although not required, regional detention should be encouraged to serve all parcels in an activity center. This allows for more intensity of use across the rest of the activity center.
- Internal vehicular and pedestrian interconnectivity among uses and parcels is required along with connection to adjacent development.
- Major entrance drives to the activity center should be designed with center planted medians.
- Site development configuration and circulation should account transit stops and accommodations.
- On-site parking should be first accommodated through decreased minimum parking requirements, followed by on-street parking, shared parking, and structured parking placed away from main pedestrian pathways. Individual surface lots for each parcel should not be required.
- Outparcels placed along arterial and collector roads should be developed and connected to serve the internal roads of the activity center.
- Building height and mass should be designed to maximize compatibility with adjacent uses, where the highest intensity is placed at the center of the activity center.

Existing Zoning District Suitability

- Single-family Townhouse (SFT)
- General Commercial (GC)
- Local Office (LO)
- Planned Unit Development (PUD)
- Local Commercial (LC)

PROPOSED CHANGES:

After the adoption of the 2020 Comprehensive Plan update, it was brought to our attention that there is an area within the Activity Center that includes the intersection of Ronald W Reagan Blvd and Hero Way that includes land within the Edwards Recharge Zone. There are additional restrictions associated with the impervious cover limits that are mandated by the Texas Commission on Environmental Quality (TCEQ). This change would allow for allow for large lot residential developments over the recharge zone without counting against the residential mix limit of 30%.

1. Guidance and Interpretation Section:

Proposed: The make-up of the center that includes the intersection of Ronald W Reagan Blvd may include up to 30% residential. Properties proposed for the SFR (Single-Family Rural) use component and located with the Edward's Aquifer Recharge Zone shall not count against this percentage.

CHAPTER 5: COMMUNITY AGENDA**GOAL #11 UTILITIES****NEW ACTION ITEM:**

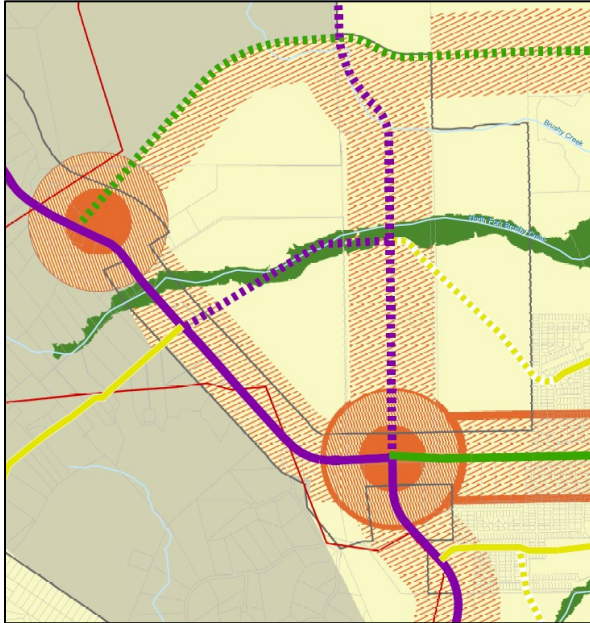
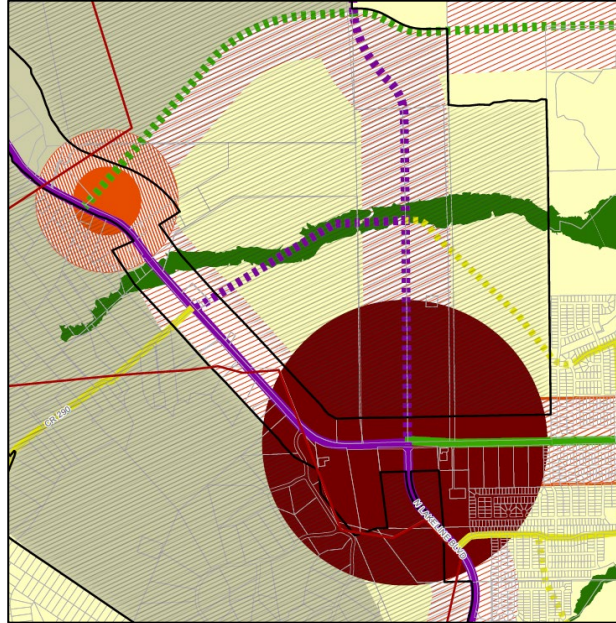
Action 11.2.6 Pursue and implement updates to the ordinances to promote water conservation. Different land uses and buildings types have different water demands. Updates should encourage a reduction in high water usage landscaping, water reuse, and promotion of adequate water supply.

FUTURE LAND USE MAP UPDATES:

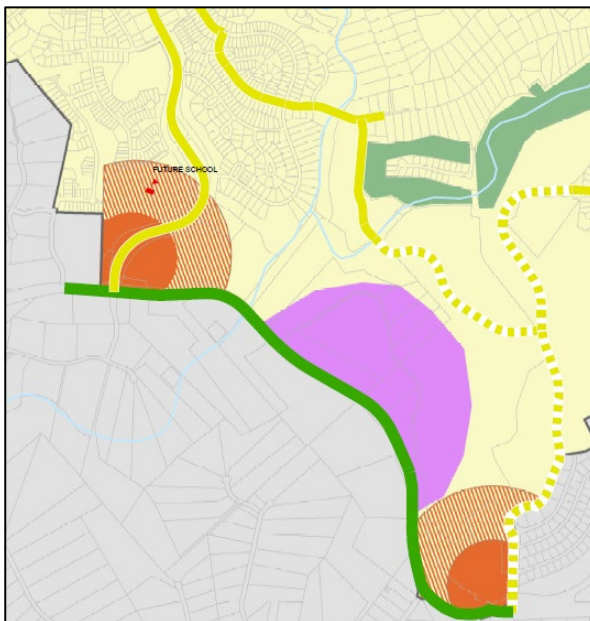
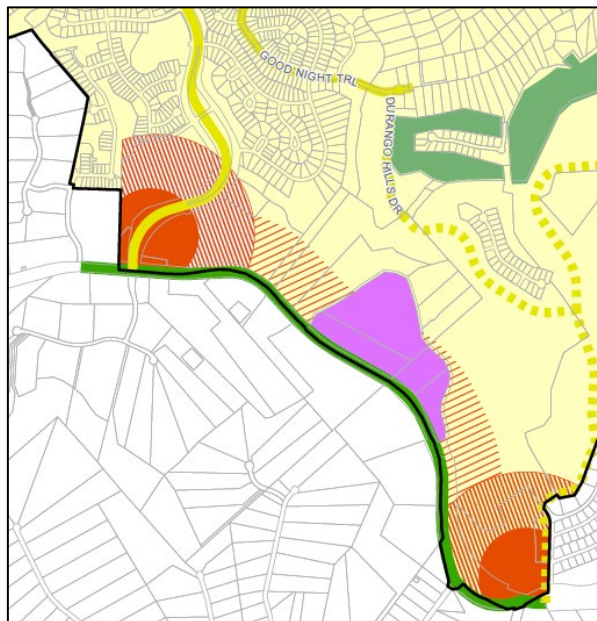
The Future Land Use Map updates include changes to the location of different land use categories in response to changes to the Transportation Master Plan, need for more large commercial areas, and future extensions of roadways. Below, please find a legend for the different land use categories and road types:

 Access Controlled, Existing	 Access Controlled, Proposed	 Rural	 Activity Center
 Arterial 6 Lane, Existing	 ARTERIAL 6, Proposed	 Neighborhood Residential	 Employment Center
 Arterial 4 Lane, Existing	 Arterial 4 Lane, Proposed	 Transitional	 Industrial
 Collector, Existing	 Collector, Proposed	 Neighborhood Center - Solid	 Old Town
 Rural, Existing	 Rural, Proposed	 Neighborhood Center	 Urban Mixed Use
 Existing School		 Multi-Use Corridor	 Leander Central
 Future School		 Multi-Use Corridor - Priority Corridor	 Greenway
 Lakes and Ponds		 Neighborhood Center - Priority Corridor	 Parks and Preserves
 Streams			

- 1. Intersection of Hero Way and Lakeline Blvd** – Change from Neighborhood Center to Activity Center. This change would encourage more commercial activity in this area. The current Future Land Use Plan only includes four Activity Centers. Activity Centers are meant to provide diverse retail and employment uses at critical intersections. As the City grows, Lakeline Blvd will be extended to the north. The City has a need for larger areas of commercial for economic development purposes.

CURRENT:**PROPOSED:**

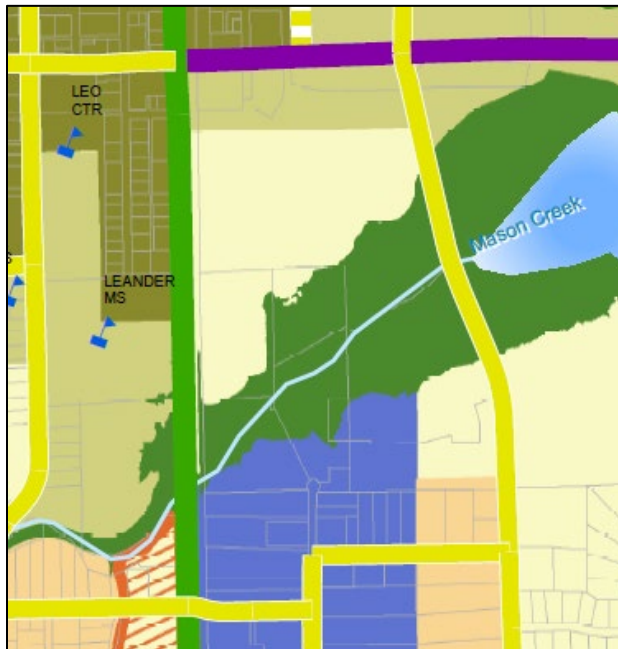
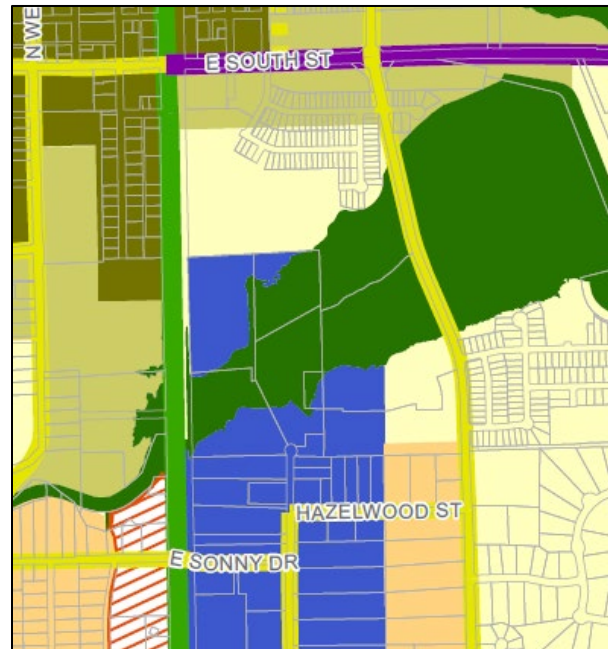
- 2. RM 1431 between Travisso Pkwy and the future extension of Osage Dr** – Adds a Multi-Use Corridor and updates the boundary of the Employment Center. The plan currently includes residential fronting on to RM 1431. Residential uses are not appropriate in this location and the area meets the criteria for a Multi-Use Corridor

CURRENT:**PROPOSED:**

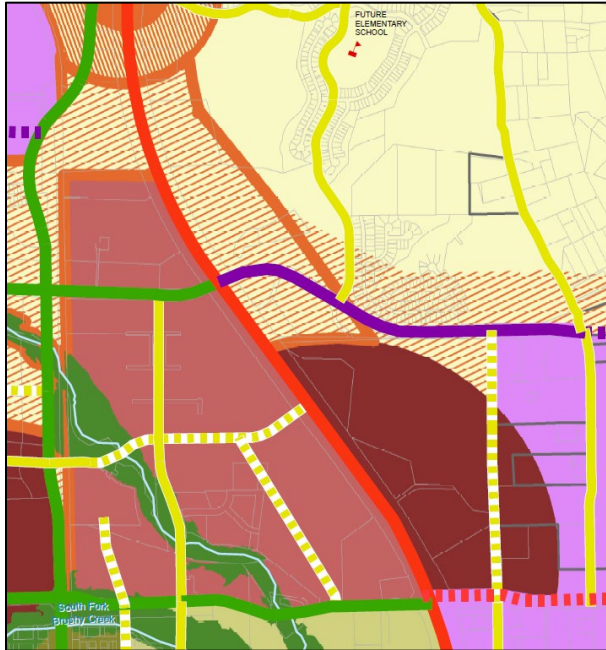
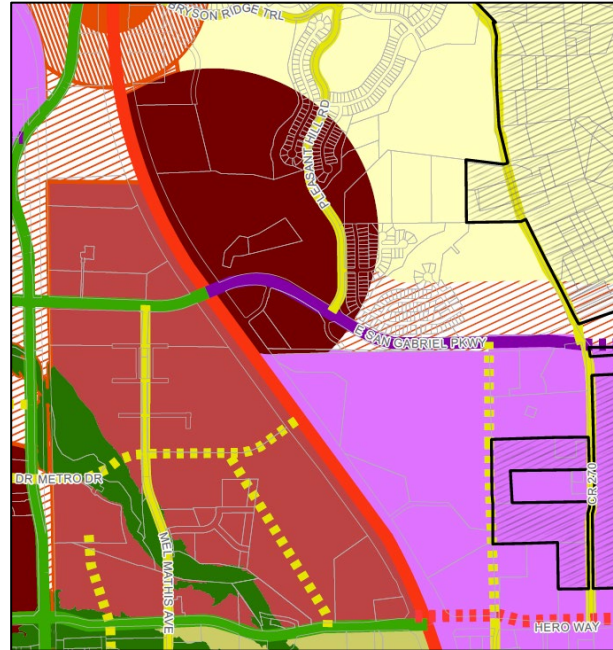
3. **Property to the east of West Drive** – Continues the Transitional land use category to the south. This area is currently developed as a mix of residential and commercial uses with cases where property is zoned commercial, but developed as residential.

CURRENT:**PROPOSED:**

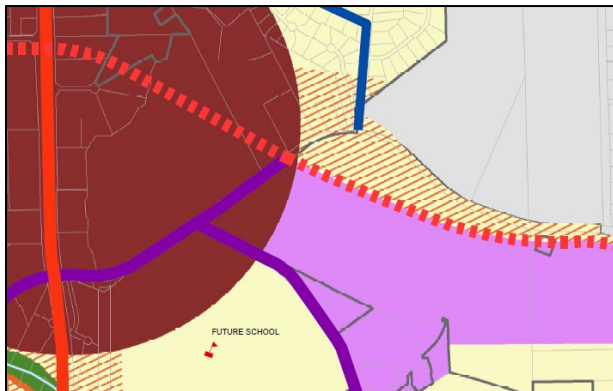
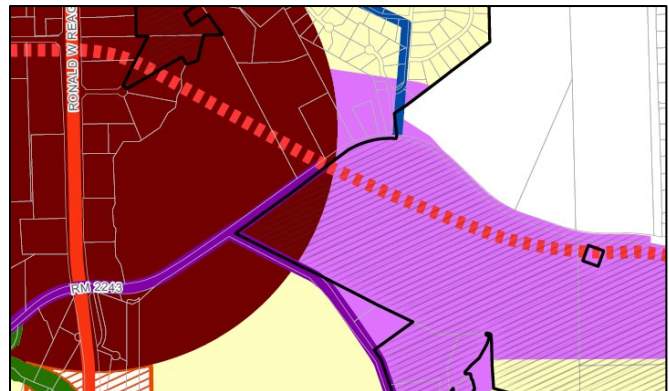
4. **Property to the north of Leander Dr and Hazelwood St** – Adds Industrial to the property located to the north of Leander Dr and Hazelwood. This area was previously identified as the Industrial category and is currently zoned for industrial.

CURRENT:**PROPOSED:**

5. **Southeast of the Intersection San Gabriel Pkwy & 183A** – Expands the Employment Center and moved the Activity Center to the north. The area between the existing Employment Center and 183A Toll Road should be a continuation of the Employment Center. Due to this change, we are proposing an Activity Center to the east of the intersection of San Gabriel Pkwy and 183A Toll Road. This area includes properties zoned for commercial as well as areas that could support commercial uses.

CURRENT:**PROPOSED:**

6. **East of the Intersection of RM 2243 & Ronald W Reagan Blvd** – Expands the Employment Center to the north of future Hero Way east extension. The future expansion of Hero supports large employers and more intense uses.

CURRENT:**PROPOSED:**

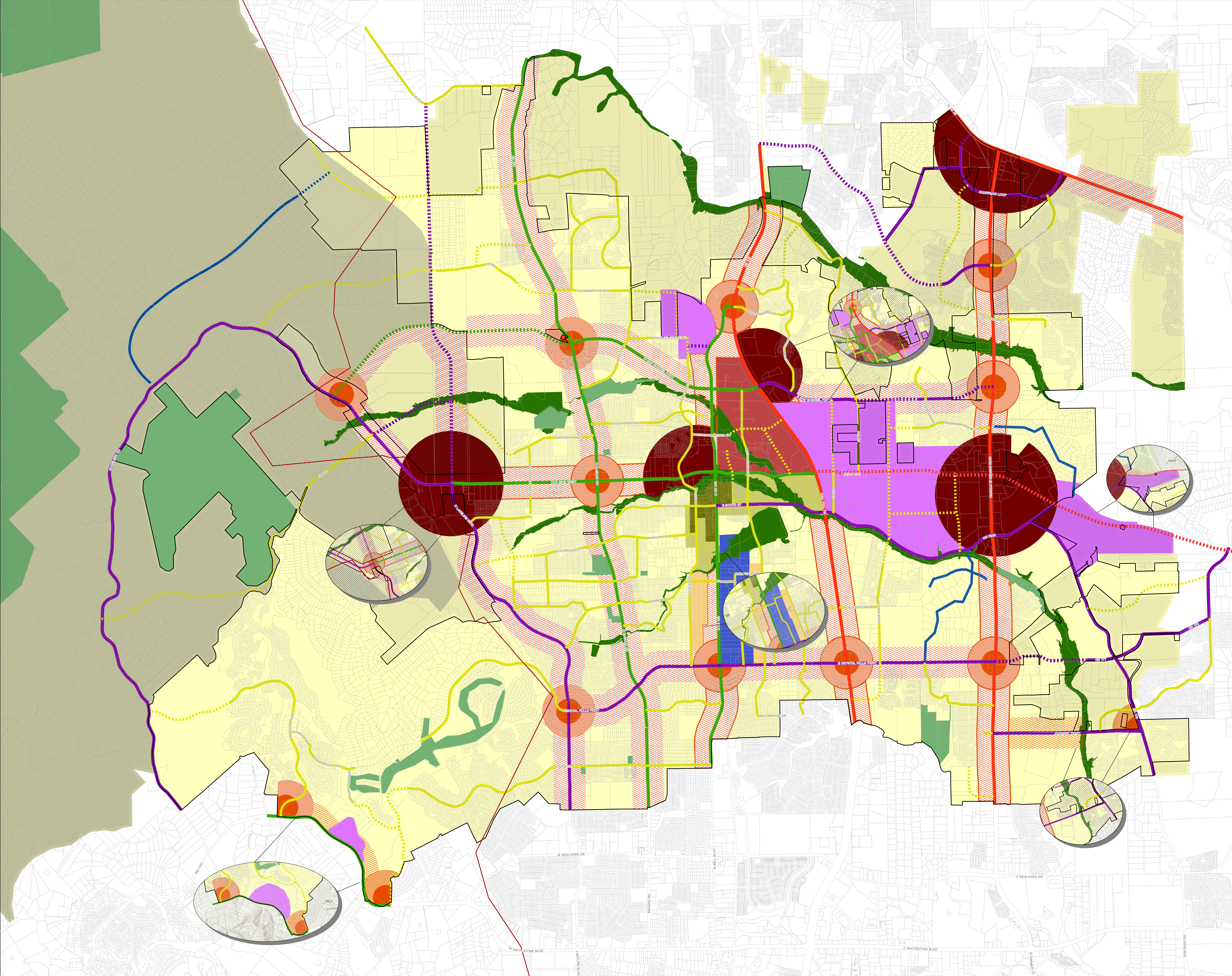
7. **West of the Intersection CR 175 & Journey Pkwy** – Adds a Neighborhood Center in the northwest corner of Journey Pkwy and CR 176 as well as extended the Multi-Use Corridor along Journey Parkway. Journey Pkwy was upgraded with the latest Transportation Master Plan from a collector to an arterial. This change created a more significant intersection where it would be appropriate to have a Neighborhood Center.

CURRENT:



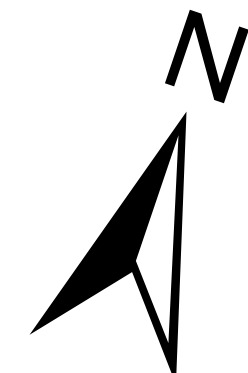
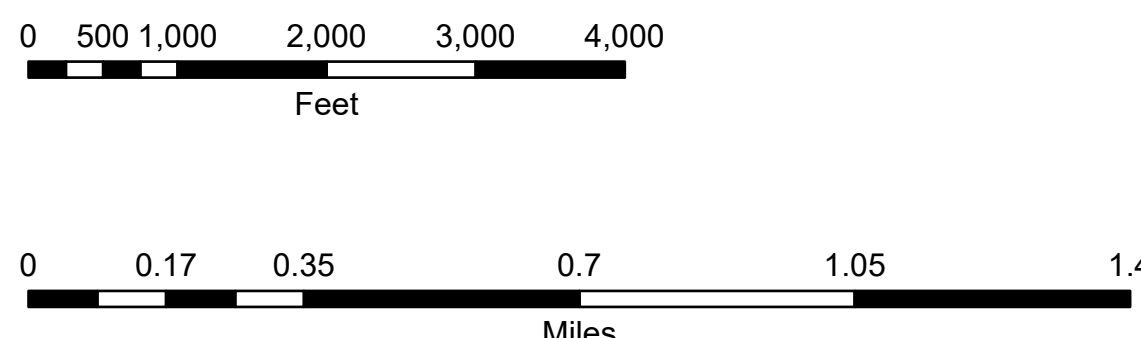
PROPOSED:





Future Land Use Map

Effective Date



- | | |
|-----------------------------|---------------------|
| Access Controlled, Existing | Collector, Proposed |
| Arterial 6 Lane, Existing | Rural, Proposed |
| Arterial 4 Lane, Existing | Activity Center |
| Collector, Existing | Employment Center |
| Rural, Existing | Greenway |
| Access Controlled, Proposed | Industrial |
| ARTERIAL 6, Proposed | Leander Central |
| Arterial 4 Lane, Proposed | Multi-Use Corridor |

Legend

- | | |
|---|--------------------------|
| Multi-Use Corridor - Priority Corridor | Transitional Residential |
| Neighborhood Center | Urban Mixed Use |
| Neighborhood Center - Priority Corridor | |
| Neighborhood Center - Solid | |
| Neighborhood Residential | |
| Old Town | |
| Parks and Preserves | |
| Rural | |

Texas Local Government Code Section 213.005:
A comprehensive plan shall not constitute zoning
regulations or establish zoning district boundaries.

* Properties added to the ETJ after the adoption
of this Future Land Use Map are designated as
Neighborhood Residential.