



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 11, 2024
Regular Meeting at 6:00 PM



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

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

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the April 4, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

CONSENT AGENDA: ACTION

6. Approval of the extension of the completion date for Subdivision Case PICP-21-0032 Blockhouse Creek Farm - Leander Public Improvement Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R629336, R629338, and R629340, generally located at along Niles Drive, west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
7. Approval of the minutes for meeting held on March 28, 2024.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban), LC-2-B (Local Commercial), GC-2-A (General Commercial), and GC-3-A (General Commercial) and on eight (8) parcels of land approximately 290 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R506005, R485247, R485248,

R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Blvd., Leander, Williamson County, Texas.

- Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

9. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 5th day of April 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
4/11/2024

AGENDA SUBJECT:

Approval of the extension of the completion date for Subdivision Case PICP-21-0032 Blockhouse Creek Farm - Leander Public Improvement Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R629336, R629338, and R629340, generally located at along Niles Drive, west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the Blockhouse Creek Farm also known as Niles Drive Construction Plans. Article II, Section 28(e) includes the following provisions:

e) Time Limit for Completing Improvements. The period within which required improvements must be completed shall be incorporated in the surety instrument and shall not in any event, without prior approval of the City, exceed one (1) year from date of Final Plat approval.

(1) The Commission may, upon application of the developer and upon proof of hardship, recommend to the Council extension of the completion date set forth in such bond or other instrument for a maximum period of one (1) additional year. Such hardship may include delays imposed due to City projects. An application for extension shall be accompanied by an updated estimate of construction costs prepared by a licensed professional engineer, licensed to practice in the State of Texas. A surety instrument for guaranteeing completion of remaining required improvements must be filed in an amount equal to one hundred ten percent (110%) of the updated estimate of construction costs as approved by the City Engineer.

(2) The Council may at any time during the period of such surety instrument accept a substitution of principal sureties upon recommendation of the Commission.

These construction plans will provide for the expansion of Niles Drive. The Blockhouse Creek Farm development includes multi-family along Niles Drive and commercial tracts along Ronald W. Reagan Boulevard.

HISTORY/TIMELINE:

10/07/2010 – Zoning approved
03/10/2022 – Short-form Final Plat approved
04/06/2022 – Construction Plans approved
04/08/2024 – Construction Plans expired

APPLICANT/AGENT:

GarzaEMC, LLC. (Jonah Mankovsky) on behalf of Joseph Land & Cattle Company, LTD. (Phillip Joseph)

RECOMMENDATION:

The Subdivision Ordinance includes timelines for the completion of improvements as part of the subdivision process. The timeline/history section of this summary above includes the key dates for this request. The infrastructure associated with the public improvements construction plans are required to be completed one (1) year from the date of the final plat approval.

Staff recommends approval of an extension for one (1) additional year. Approving this extension would grant an extension to April 8, 2025 and will allow the developer to complete the construction of the improvements.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Att 1 PICP-21-0032 Extension Request - Blockhouse Creek Farm
2. Att 2 PICP-21-0032 Location Map - Blockhouse Creek Farm



April 2, 2024

Attention: City of Leander Engineering
Pat Bryson Municipal Hall
201 N Brushy St.,
Leander, Texas 78641

Reference: Blockhouse Creek Farm - Leander (21-PICP-032)
PICP – Extension Request
14951 Ronald W Reagan Blvd, Leander, TX 78641

Dear Staff,

On behalf of our client, GarzaEMC is submitting this letter as our formal request for a permit extension on the Blockhouse Creek Farm - Leander project (21-PICP-032). This project received a permit on April 6, 2022, and is approaching its 2-year expiration date.

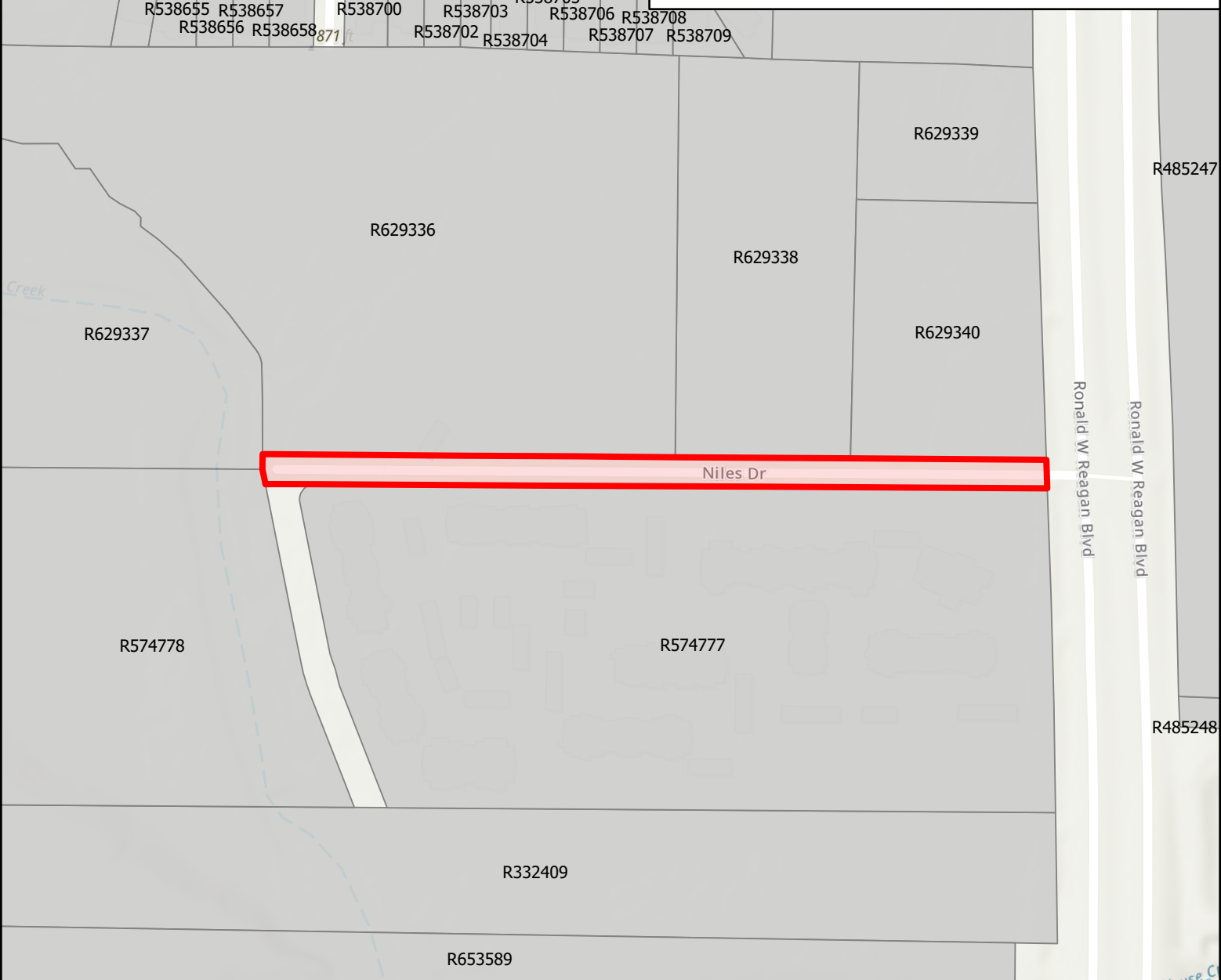
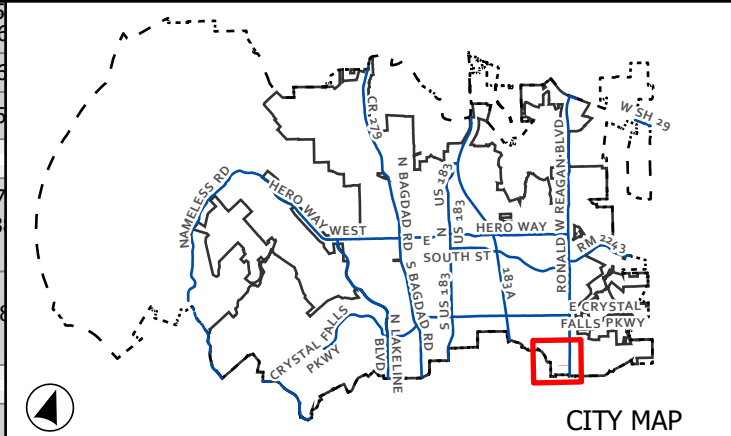
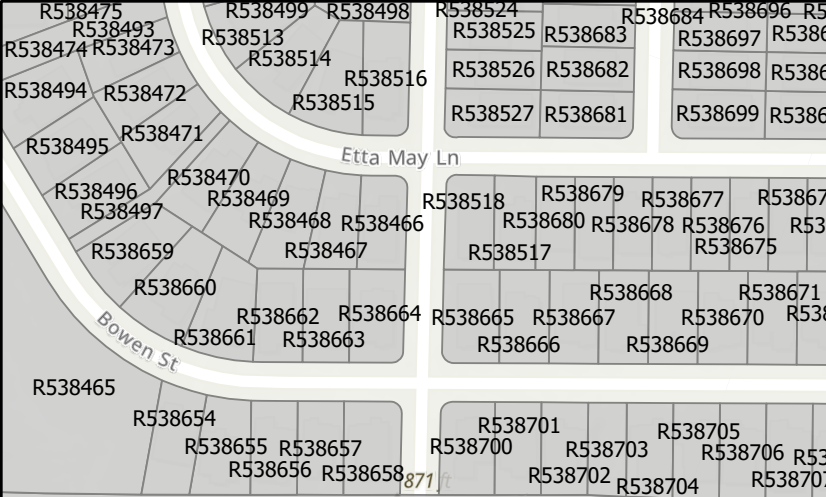
We are requesting this extension to allow for the completion of this project, which is actively under construction, and substantially complete. As part of our Development Agreement for this project, our client previously posted a fiscal totaling approximately \$1.7M. We understand that this fiscal will not be released until this project is fully constructed and accepted by the City of Leander.

Please contact our office should you require any additional items or if you have any questions in your review of the request.

Sincerely,

A handwritten signature in black ink, appearing to read 'JM' followed by a stylized surname.

Jonah Mankovsky, PE
Senior Project Manager



CASE: PICP-21-0032

ATTACHMENT 2

NILES PUBLIC IMPROVEMENT

Location Map



-  City Limits
-  Subject Boundary

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.

A horizontal scale bar with a black segment from 0 to 115 feet and a white segment from 115 to 230 feet. The word "Feet" is centered below the bar.



EXECUTIVE SUMMARY
4/11/2024

AGENDA SUBJECT:

Approval of the minutes for meeting held on March 28, 2024.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of the minutes.

PRESENTER:

Ellen Coufal, Senior Planning Coordinator

Attachments:

1. Att 1 Draft Planning & Zoning Commission Minutes 03/28/2024



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 28, 2024
Regular Meeting at 6:00 PM



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

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

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All Commissioners were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the March 21, 2024, meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

No one wished to speak

CONSENT AGENDA: ACTION

6. Approval of Minutes Motion: To approve the consent agenda item #6 with amendment.
By: John Cosgrove
Seconded: James Oliver

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip, Scott Calame.

No: None

Abstain: None

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing regarding Subdivision Case CP-23-0021 to adopt the Valor Schools Concept Plan and Preliminary Plat on one (1) parcel of land approximately 13.79 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R430223; generally located northwest of the intersection of Kauffman Loop and CR 267, Leander, Williamson County, Texas.

No one wished to speak.

Motion: To approve Concept Plan CP-23-0021

By: James Oliver

Seconded: Deirdre Moss

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

8. Conduct a Public Hearing regarding Ordinance Case OR-24-0017 to amend the Subdivision Ordinance to adopt updates to the Parkland Dedication, Park Improvement, and Parkland Fee-in-Lieu regulations and requirements, and to provide for related matters; Williamson & Travis Counties, Texas.

No one wished to speak.

Motion: To approve the Ordinance Case OR-24-0017

By: Scott Calame

Seconded: James Oliver

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

REGULAR AGENDA

9. Discuss and consider action on an appeal of an administrative decision regarding Article VI, Section 14 (c) of the Composite Zoning Ordinance pertaining to standards associated with utility lines on one (1) lot, approximately 22.27 acres in size, more particularly described by Williamson Central Appraisal District Parcel R031208, commonly addressed as 10930 E Crystal Falls Pkwy; Williamson County, Texas.

Motion: To deny the appeal of the administrative decision.

By: John Cosgrove

Seconded: James Oliver

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver

No: Laura Lantrip, Scott Calame

Abstain: None

10. Adjournment at 6:34 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
4/11/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban), LC-2-B (Local Commercial), GC-2-A (General Commercial), and GC-3-A (General Commercial) and on eight (8) parcels of land approximately 290 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R506005, R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Blvd., Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process. The Planning & Zoning Commission unanimously recommended denial during the January 25, 2024 meeting. The applicant requested to postpone the case to revise the request to include the commercial portion of the property.

HISTORY/TIMELINE:

10/04/2006 – Annexed into the City Limits
05/02/2018 – Annexed into the City Limits
01/25/2024 – Planning & Zoning, 1st Public Hearing (denied)
03/07/2024 – City Council, 2nd Public Hearing & 1st Reading of the Ordinance (postponed by applicant)
03/14/2024 – Planning & Zoning, 1st Public Hearing (approved)
04/04/2024 – City Council, 2nd Public Hearing & 1st Reading of the Ordinance (postponed due to notification error)

APPLICANT/AGENT:

LJA Engineers, Inc (T. Walter Hoysa) on behalf of Burleson Ranches, LTD (Mary Frances Roberts).

RECOMMENDATION:

The Planning & Zoning Commission unanimously recommended approval of the request during the March 14, 2024 meeting. After the public hearing, an error was identified in the zoning request. The property along Journey Parkway to the west of the school was shown as residential. This zoning is not in compliance with the Comprehensive Plan or the Development Proposal Review completed by the City Council. The applicant updated the request to include commercial zoning at this location. During the notification process, the newspaper included an incorrect reference to the acreage. A new notification was posted in compliance with the ordinance requirements and Local Government Code.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. CPA-23-0009 & Z-23-0102 Att 1 Planning Analysis - Burleson Roberts Tract
2. CPA-23-0009 & Z-23-0102 Att 2 Current FLUM - Burleson Roberts Tract
3. CPA-23-0009 & Z-23-0102 Att 3 Proposed FLUM - Burleson Roberts Tract
4. CPA-23-0009 & Z-23-0102 Att 4 Current Zoning - Burleson Roberts Tract
5. CPA-23-0009 & Z-23-0102 Att 5 Proposed Zoning - Burleson Roberts Tract
6. CPA-23-0009 & Z-23-0102 Att 6 Aerial Map - Burleson Roberts Tract
7. CPA-23-0009 & Z-23-0102 Att 7 Public Notification - Burleson Roberts Tract
8. CPA-23-0009 & Z-23-0102 Att 8 Letter of Intent - Burleson Roberts Tract
9. CPA-23-0009 & Z-23-0102 Att 9 Neighborhood Outreach 02.05.2024 - Burleson Roberts Tract



PLANNING ANALYSIS

COMPREHENSIVE PLAN CASE CPA-23-0009 ZONING CASE Z-23-0102 BURLESON ROBERTS TRACT

GENERAL INFORMATION

Owner/Agent:	LJA Engineers, Inc (T. Walter Hoysa) on behalf of Burleson Ranches, LTD (Mary Frances Roberts).
Current Zoning:	Interim SFR-1-B (Single-Family Rural) Interim SFR-2-B (Single-Family Rural)
Proposed Zoning:	SFS-2-B (Single-Family Suburban), LC-2-B (Local Commercial), GC-2-A (General Commercial), and GC-3-A (General Commercial)
Current Future Land Use Category:	Multi- Use Corridor
Proposed Future Land Use Category:	Neighborhood Residential
Size and Location:	The property is located at 14750 Ronald W. Reagan Boulevard, including approximately 290 acres.
Staff Contact:	Justin Hunt, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated Future Land Use category and zoning district of their property in order to develop a single-family neighborhood with commercial uses along the Ronald W. Reagan Boulevard corridor.

STAFF CONCLUSIONS

- | | | |
|-------------------------------------|--------------------------|--|
| Y | N | |
| ☒ | ☐ | Does the proposal comply with the intent statements of the Composite Zoning Ordinance? <i>see page 3</i> |
| ☒ | ☐ | Does the proposal comply with the goal statements of the Comprehensive Plan? <i>see page 4</i> |
| ☒ | ☐ | Does the proposal warrant any other special considerations? <i>see below</i> |

SPECIAL CONSIDERATIONS

The zoning change request requires that the Comprehensive Plan Amendment be approved before the approval of the rezoning. A development proposal review was held during the November 16, 2023 City Council Regular Meeting. During the meeting, the Council confirmed that they were not against the applicant submitting a request for review to change the Comprehensive Plan. This item will require two actions to be taken. If the Commission and Council wish to approve the zoning request, they will first need to approve the Comprehensive Plan amendment.

During the January 25, 2024 meeting, the Planning & Zoning Commission unanimously recommended denial. The applicant requested to postpone the case to revise the request. This proposal now includes general commercial uses along the Ronald W. Reagan Boulevard corridor.

The Planning & Zoning Commission unanimously voted to approve this request during the March 14, 2024 meeting. Following the public hearing, an error was identified in the zoning request. The property along Journey Parkway to the west of the school was shown as residential. This zoning is not in compliance with the Comprehensive Plan or the Development Proposal Review completed by the City Council. The applicant updated the request to include commercial zoning at this location. During the notification process, the newspaper included an incorrect reference to the acreage. A new notification was posted in compliance with the ordinance requirements and Local Government Code. The new request shows an updated map with the request of Local Commercial along Journey Parkway in conformance with the Future Land Use category of Multi-Use Corridor.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFR-1-B, SFC-2-A, Journey Bible PUD GC-LO-MF	Elementary School Single-Family Residential Church/Daycare Undeveloped
EAST	SFU-2-A, SFC-2-A	Single-Family Residential
SOUTH	Outside of City Limits	Single-Family Residential
WEST	GC-LC-LO MF-2-B SFT-2-A	Commercial Multi-Family Single-Family Residential

SURROUNDING AREA:

This property is located south of an undeveloped commercial corner at the northeast quadrant of Ronald W. Reagan Boulevard and Journey Parkway. There is a church and daycare north of Journey Parkway. The Catalina Ranch and Barksdale subdivisions are also located north of the subject property. The Pecan Creek subdivision is located east of the property. Reagan Crossing commercial mixed use is located west of the property across Ronald W. Reagan Boulevard along with Leander Junction apartments, and the Lenox Hill townhouse development. The City of Leander city limits are along the south side of the property, with adjacent residential subdivisions outside of our jurisdiction.

PHYSICAL AND NATURAL FEATURES:

A portion of the floodplain extends into the subject area boundary along the east side and a smaller portion at the southwest corner. Development around the floodplain will be evaluated in detail with subsequent construction applications.

The entire site contains significant tree cover and will be subject to the City's tree preservation and mitigation requirements. A creek extends north to south between the proposed commercial uses and the residential uses.

PROPERTY HISTORY:

The parcels adjacent to Ronald W. Reagan Boulevard were annexed into the City of Leander on May 2nd, 2006, with the remaining parcels being annexed on October 4th, 2018.

PREVIOUS ZONING CASES:

There have been no previous zoning cases for this property.

MAJOR CORRIDORS:

This property has access to Ronald W. Reagan Boulevard and Journey Parkway.

TRANSPORTATION PLAN REQUIREMENTS:

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Ronald W Reagan Blvd	Existing Arterial (Access Controlled)	Commercial Corridor	400' ROW 10' sidewalk
Journey Pkwy	Existing Arterial	Commercial Corridor	74' ROW Existing 6' sidewalk

Future secondary trails are shown to be on our Parks Master Trail Plan and will be reviewed upon submittal of construction plans.

SUBDIVISIONS:

No subdivision cases have been submitted for this property:

EXISTING UTILITIES:

This property has access to water and wastewater as shown in Figure 1 and Figure 2.



Figure 1 Water line

Figure 2 Wastewater

CURRENT LAND USES:

This property is currently being used as a large residential lot and undeveloped land.

PROPOSED ZONING DISTRICT:**USE COMPONENT****SFS – SINGLE FAMILY SUBURBAN:**

Features: 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

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

LC – LOCAL COMMERCIAL:

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

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 2:

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

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

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 A:**

Features: 5 or more architectural features.

Intent:

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

TYPE B:

Features: 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Strategy 10.1: Maintain and/or improve affordability and diversity in the housing market.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories**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. Residential may not exceed 40% of the project.

SFT, TF, CH LO, LC, GC (Along Priority Corridors & Road Intersections with Arterials*), PUD

NEIGHBORHOOD RESIDENTIAL

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity. Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 08/07/2023. The following changes were made to the project since the development meeting was held:

- The development meeting proposal included 40' to 70' lots, but now only 70' lots are being proposed.
- The Comprehensive Plan Amendment is accompanied with the zoning request.

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

NOTIFICATION

There was a public hearing scheduled for 02/15/2024 which was published in The Hill Country News on 12/28/2023. This was rescheduled for 03/07/2024, and will be renotified.

03/21/2024 - Public Notice on Hill Country News
 03/27/2024 - Mail Notification to Property Owners within 200'
 03/27/2024 - Public Hearing Signage Posted on Property
 04/11/2024 - Planning and Zoning Commission Public Hearing
 04/18/2024 - City Council Public Hearing & First Reading of the Ordinance
 05/02/2024 - City Council Second & Final Reading of the Ordinance

Previous Dates:

02/22/2024 - Public Notice on Hill Country News
 02/28/2024 - Mail Notification to Property Owners within 200'
 02/28/2024 - Public Hearing Signage Posted on Property
 03/14/2024 - Planning and Zoning Commission Public Hearing
 04/04/2024 - City Council Public Hearing & First Reading of the Ordinance

12/28/2023 - Public Notice on Hill Country News
 01/10/2024 - Mail Notification to Property Owners within 200'
 01/10/2024 - Public Hearing Signage Posted on Property
 01/25/2024 - Planning and Zoning Commission Public Hearing
 03/07/2024 - City Council Public Hearing & First Reading of the Ordinance
 03/21/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

A neighborhood meeting was held at 6pm on November 27th at Stiles Middle School. Below is a list of comments/concerns that were discussed during the meeting:

- Interest in connections to Ronald W. Reagan Boulevard and new stop lights.
- Alleviate cut-through traffic through existing neighborhoods.
- Concerns about future capacity levels to Stiles Middle School.
- Buffers between existing neighborhoods.
- Increased traffic issues along New Hope due to this development and future development including Perfect Game.
- Drainage concerns in the existing neighborhoods and the impact.
- The single-family residents to the north are in support of a less intense use than commercial development.

The following changes were made to address issues discussed.

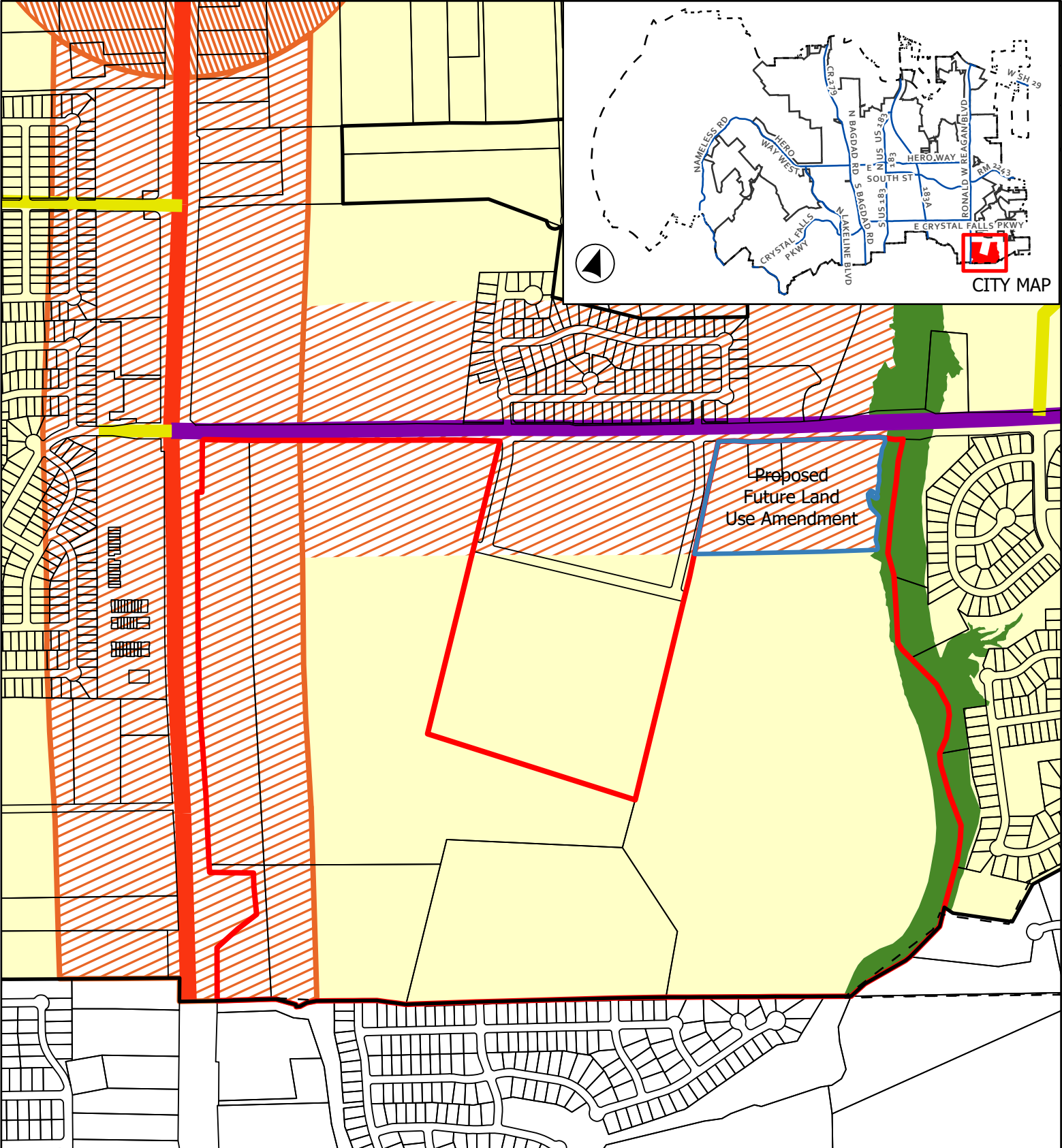
- No changes have been made to the request, but the developer will demonstrate how many of their concerns would be mitigated.

A second neighborhood meeting was held at 6:30 pm on February 5, 2024 at the Mason Homestead. No additional concerns were listed by the applicant.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

Staff supports the request based on the adjacent land uses of residential and the school towards the east on Journey Parkway and topography limitations for commercial development on the site. Staff has recognized that commercial development is trending more towards the Ronald W. Reagan Boulevard and residential as you move east on Journey Parkway. In addition, the proposal of 70' lots is consistent with Ordinance 22-031-00 Water Resolution, which prioritizes low density uses components Single-Family Rural, Single-Family Estate, and Single-Family Suburban. Although, the General Commercial component is not intended to be abutting residential uses, the creek will act as a buffer and limit the accessibility to the neighborhood. The Local Commercial and General Commercial use is compatible with and meets the intent of the Future Land Use Map for the Multi-Use Corridor. Staff recommends approval of the case.



CASE: CPA-23-0009
& Z-23-0102

ATTACHMENT 2

BURLESON-ROBERTS TRACT

Future Land Use Map



0 365 730

Feet

- Leander City Limits
- ETJ Boundary
- Subject Boundary
- CPA Amendment

Future Land Use

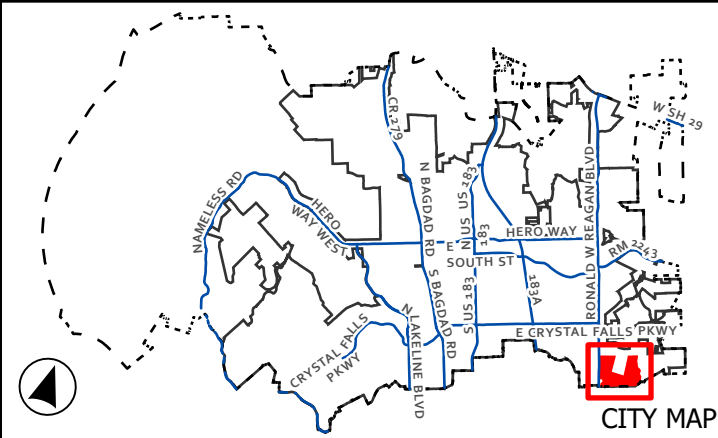
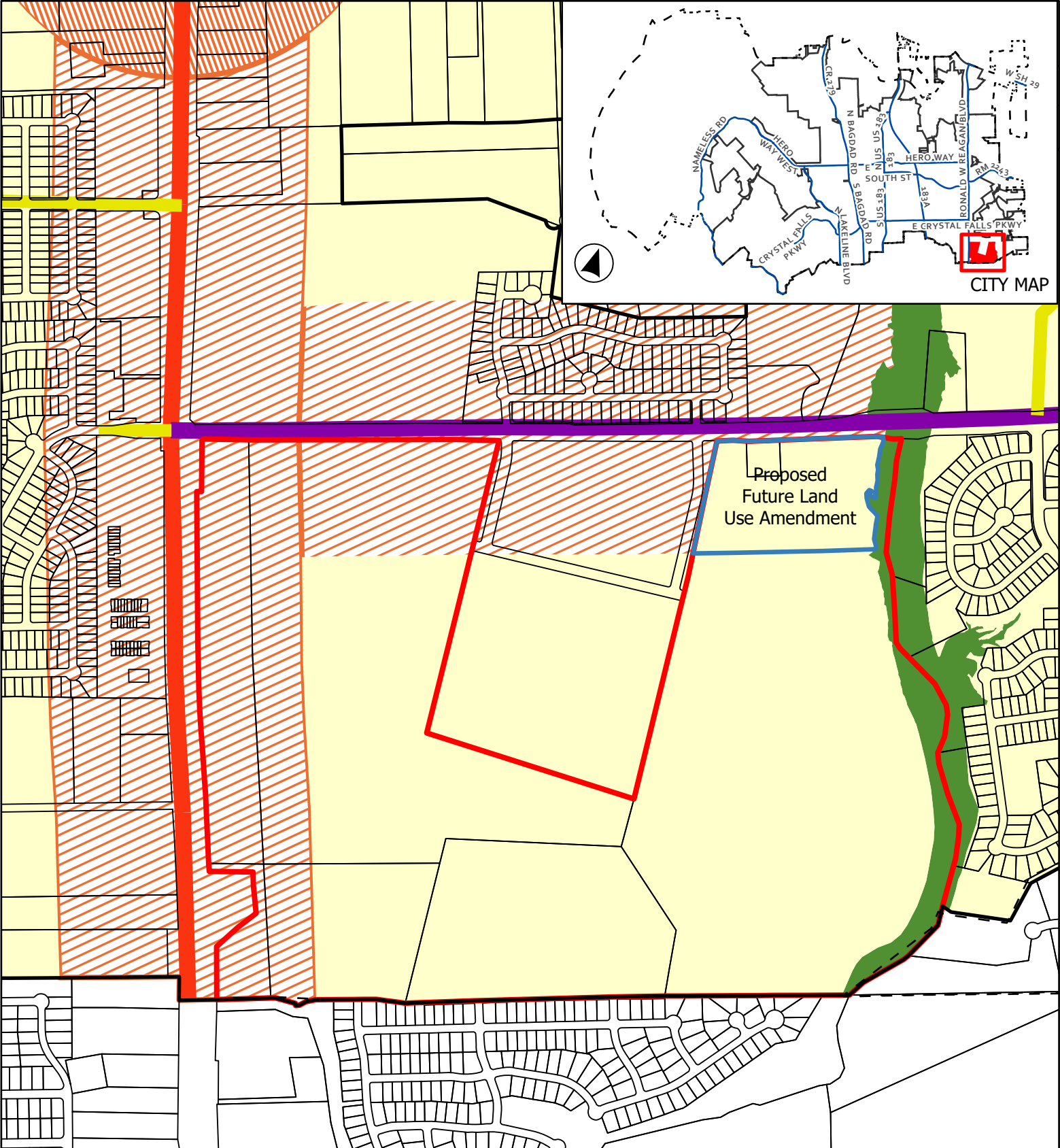
- Neighborhood Residential
- Multi-Use Corridor

- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Greenway

Thoroughfare Plan

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

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.



CASE: CPA-23-0009 **ATTACHMENT 3** **BURLESON-ROBERTS TRACT**
& Z-23-0102

Proposed Future Land Use Map

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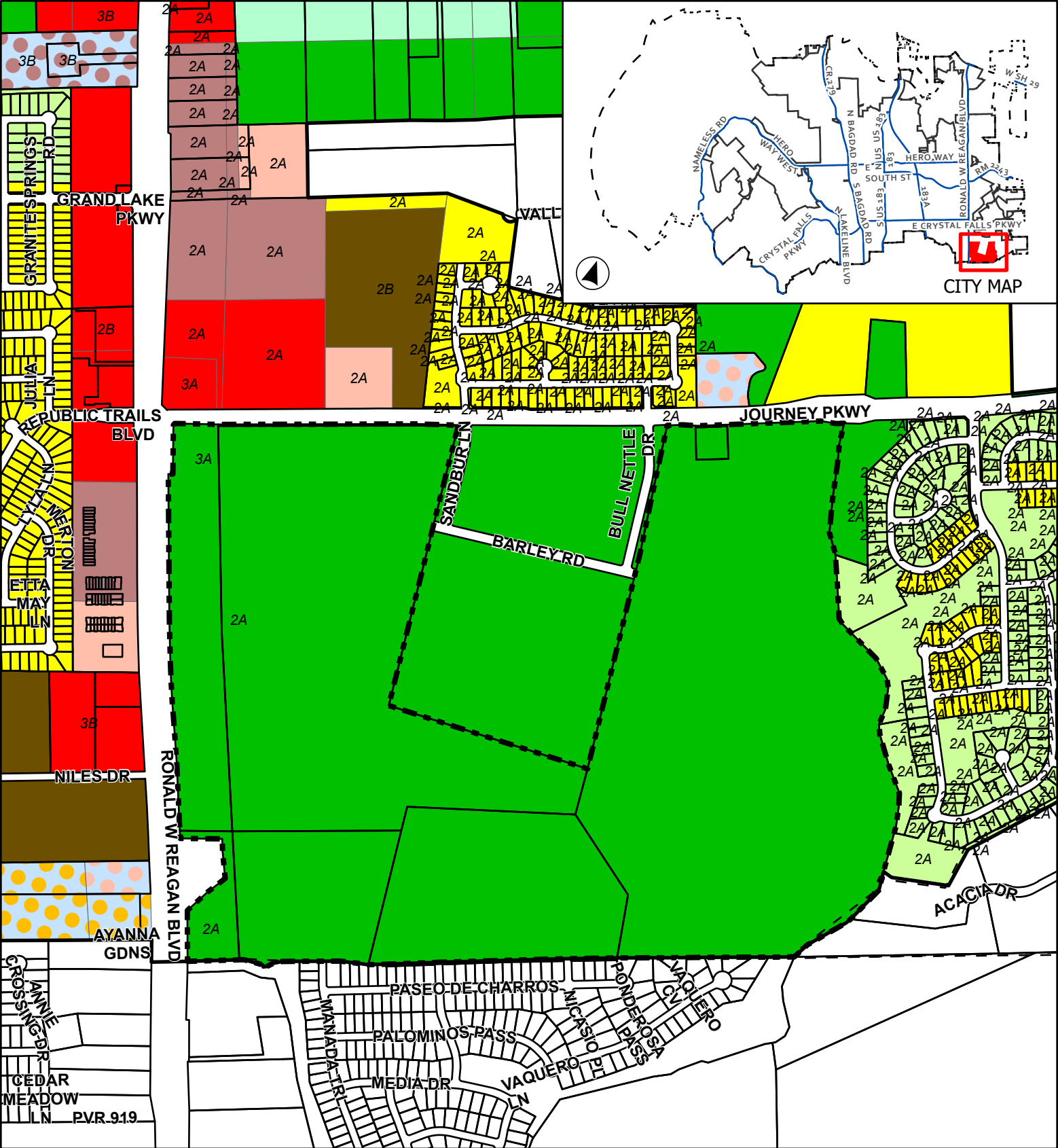
0 365 730
Feet

Future Land Use

- Leander City Limits
- ETJ Boundary
- Subject Boundary
- CPA Amendment
- Greenway
- Multi-Use Corridor

Thoroughfare Plan

- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Neighborhood Residential
- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Collector, Existing



CASE: CPA-23-0009
& Z-23-0102

ATTACHMENT 4

BURLESON ROBERTS TRACT

Current Zoning

Leander City Limits	SFU - Single-Family Urban	GC - General Commercial
Extra-Territorial Jurisdiction	SFC - Single-Family Compact	PUD - Townhomes
Subject Boundary	MF - Multi-Family	PUD - Local Office
SFR - Single-Family Rural	LO - Local Office	PUD - Local Commercial
SFS - Single-Family Suburban	LC - Local Commercial	

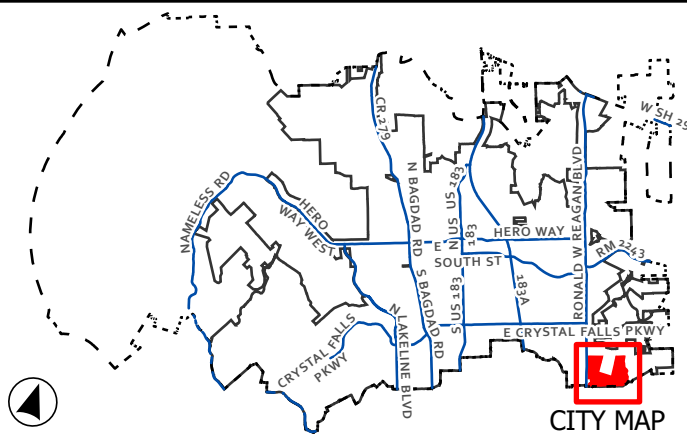
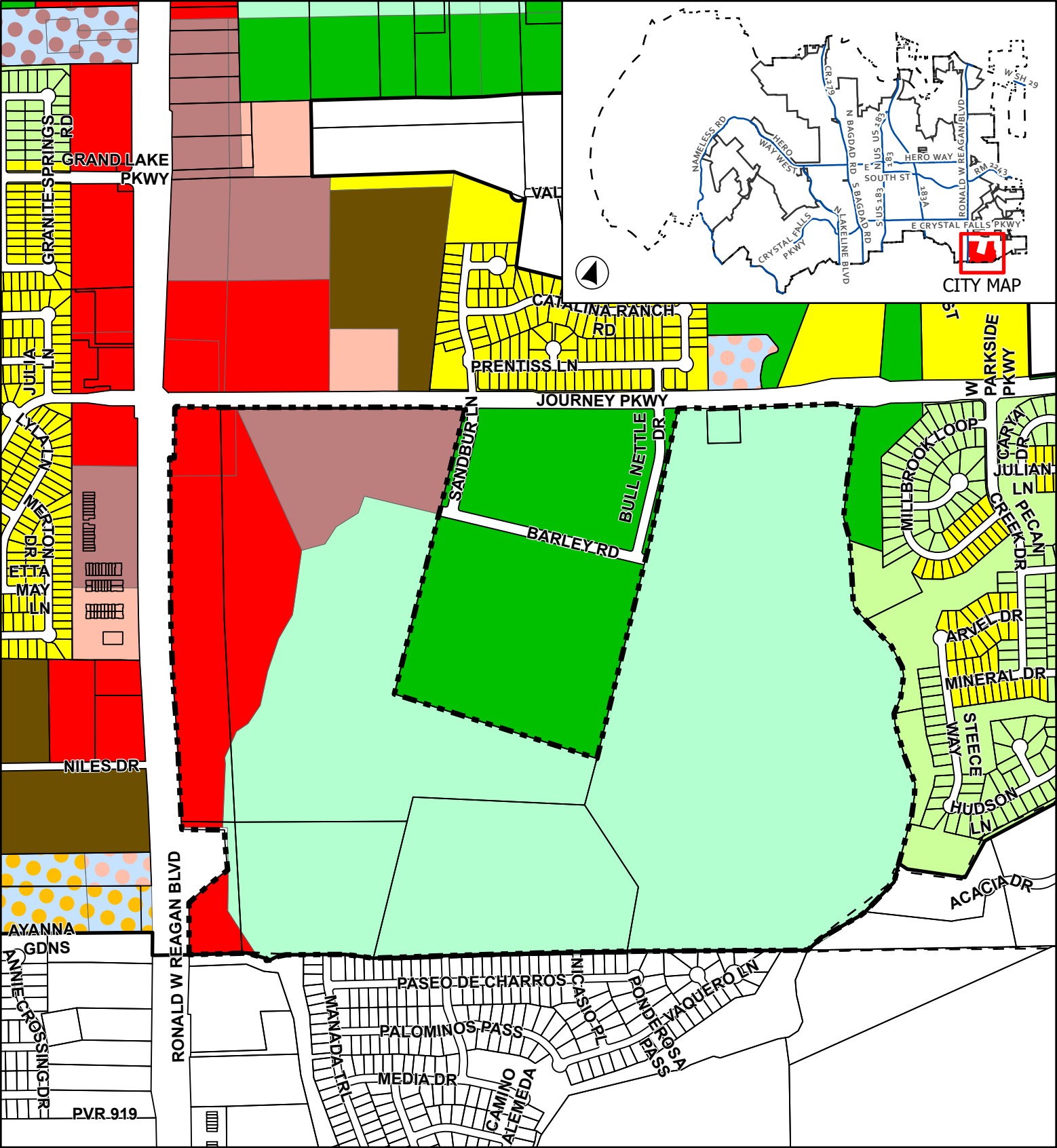


0 300 600

Feet

Page 22 of 27

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CASE: CPA-23-0009 & Z-23-0102 ATTACHMENT 5 BURLESON ROBERTS TRACT

Proposed Zoning

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- | | | |
|--------------------------------|-----------------------------|-------------------------|
| Leander City Limits | SFU - Single-Family Urban | GC - General Commercial |
| Extra-Territorial Jurisdiction | SFC - Single-Family Compact | PUD - Townhomes |
| Subject Boundary | MF - Multi-Family | PUD - Local Office |
| SFR - Single-Family Rural | LO - Local Office | PUD - Local Commercial |
| SFS - Single-Family Suburban | LC - Local Commercial | |



March 21, 2024

Robin Griffin - Executive Director of Development Services
City of Leander
Development Services Department
201 N Brushy Street
Leander, Texas 78641

RE: Burleson Roberts Tract – Zoning Change (Amendment to original request)
Letter of Intent – Z-23-0102
LJA Project #A140-0422

Dear Robin:

The Burleson Roberts tract is located on approximately 290 acres at the southeast corner of Journey Parkway and Ronald Reagan Boulevard within the city limits of the City of Leander. A Development Proposal was recently completed and the Leander City Council expressed a willingness to allow removal of approximately 16 acres of Multi-Use corridor from the Future Land Use Map along the frontage of Journey Parkway at the east end of the property. A FLUM change request has been submitted under separate cover as case CPA-23-0009.

The property is currently zoned Single Family Rural (SFR-1-B). The zoning change request proposes to change approximately 234 acres from SFR-1-B to Single Family Suburban – SFS 2-B. Approximately 4 acres at the hard corner of Journey Parkway and Ronald W Reagan Boulevard is proposed to be zoned GC-3-A. Approximately 31 acres along the Ronald W. Reagan boulevard priority multi-use corridor, is proposed to be zoned GC-2-A. The remaining 19.6 acres along the Journey Parkway multi-use corridor is proposed to be zoned LC-2-B.

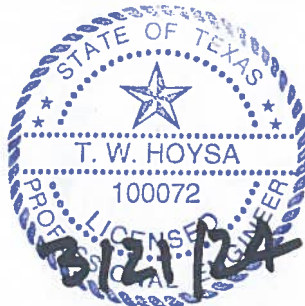
The case was originally heard at the Planning and Zoning Commission meeting on January 25, 2024. The Planning and Zoning Commission expressed reservations about allowing the case to proceed without zoning of the entirety of the tract. The above proposed zoning scheme includes the entire tract, is intended to meet the intent of the current water conservation ordinance, and is in conformance with the FLUM as proposed to be amended under CPA-23-0009.

Please find maps, executed applications, and fee estimates attached for further City review of this proposed Zoning change. Please let us know if you have any questions or require additional information. Thank you.

Very Truly Yours,
LJA ENGINEERING, INC.



T. Walter Hoysa, P.E.
Vice President



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.

On January 31, 2024, letters were hand-delivered to all residential property owners within 500 ft. of the property by the developer.

Attached is a map illustrating the parcels that were notified, along with the letter that was distributed.

We held a neighborhood meeting held at 6:30 pm on February 5th, 2024 at the Mason Homestead 1101 S Bagdad.

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.

The HOAs to the East and the North of the Property were notified via email, (Pecan Creek and Catalina Ranch) and all residential property owners within 500 ft.

were notified via hand-delivered notices. Attached is a list including the names and addresses of the individuals notified.

3. What concerns were raised during these communications?

•Requested additional coordination on traffic issues with City of Cedar Park (both during construction and design)

•Potential for an (delete significant) increase in cut-through traffic for Cedar Park residents located to the south in Caballo Ranch; however, residents located in communities along Journey Parkway were excited about the development in regards to the school connectivity and how it will

•Interest in connections to Ronald Reagan (and stoplights) that would alleviate cut-through traffic in Caballo Ranch.

•Caballo Ranch homeowners wish to see a buffer between their homes and the future development. Please note that they are not aware of a 30' to 67' setback that will be in place due to a WW easement, which we believe is more than enough of an adequate buffer.

•Concerns around the future capacity of the Elementary and Middle School with the new development. We cannot comment on behalf of LISD, but please note that the less dense zoning of SFS compared to the nearby SFC zoning will mitigate the impact to the schools. Additionally,

•Perfect Game's development and increased potential for traffic issues along New Hope Dr., and Construction noise and traffic during the development

•Concerns about how drainage could impact Caballo Ranch. We communicated to them that a full drainage study would be completed and the project would be Engineered appropriately to not increase any drainage onto their property

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

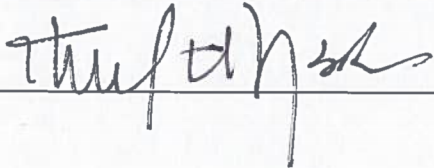
No specific modifications were made to the zoning request, but the developer highlighted how further design and study would demonstrate how

many of their concerns would be mitigated Overall the neighbors did not have any concerns around the actual zoning we are requesting, but the primary concern was made from the southern property owners in regards to cut through traffic to the school.

However, the neighbors to the north were in support of the future roads from Ronald Reagan to the schools as it would mitigate traffic on Journey. Lastly, the neighbors recognized that the proposed less intense residential zoning category substantially dampens the the overall effect of the concerns they raised and the positive impact that larger lot sizes would have on their property values.

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

Signature: _____



Date: _____

2/6/2024