



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

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

Thursday ~ August 20, 2015 at 5:30 p.m.

Mayor – Christopher Fielder	Place 4 – Ron Abruzzese
Place 1 – Andrea Navarrette (Mayor Pro Tem)	Place 5 – Jeff Seiler
Place 2 – Michelle Stephenson	Place 6 – Troy Hill
Place 3 – Shanan Shepherd	City Manager – Kent Cagle

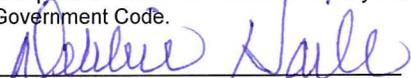
Place 1 – Chris Schwendenmann	Place 5 – Richard Allen (Vice Chair)
Place 2 – Joel Wixson	Place 6 – Betty Saenz
Place 3 – Jason Anderson	Place 7 – Marshall Hines
Place 4 – Sid Sokol (Chairman)	

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

1. Open Work Session
2. Roll Call
3. Discussion on City Council Retreat Items
4. Discuss PUD Requirements
5. Discussion on Rear Setbacks
6. Comprehensive Plan Update
7. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [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 telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above agenda for this Joint Work Session of City Council and the Planning & Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 14th day of August, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.


Debbie Haile, TRMC, City Secretary

CITY COUNCIL RETREAT – JULY 18, 2015

Short Term Goals – 1 to 3 years

- ACC – connectivity with from the Cap Metro Site
- Town Center / Old Town / Events
- Economic Development
- Senior Center
- Bond Task Force Committee

Long Term Goals – 3 + years

- Town Center – Connecting with the TOD
- Trails / Parks
- TOD Development
- Bond Issuance
- Transportation / Roads

SECTION 16: PUD - PLANNED UNIT DEVELOPMENT

(a) Purpose and Objectives

The purpose and intent of the Planned Unit Development (PUD) district is to create unified standards for development in order to provide flexible, customized zoning and subdivision standards to encourage imaginative and innovative designs for the development of property in the City consistent with this ordinance and accepted urban planning principles in accordance with the City of Leander Comprehensive Plan. The PUD rules are designed:

- (1) To allow development which is harmonious with nearby areas;
- (2) To enhance and preserve areas which are unique or have outstanding scenic, environmental, cultural or historic significance;
- (3) To provide an alternative for more efficient use of land, resulting in smaller utility networks, safer streets, more open space and lower construction and maintenance costs;
- (4) To encourage harmonious and coordinated development by developing plans that better address natural features, community facilities, circulation patterns and surrounding properties and neighborhoods;
- (5) To enable productive development of land with unusual physical or location characteristics that may not be feasible under standard zoning district regulations;
- (6) To facilitate the development of the tax base, the local economy, population and public facilities and provide additional protections to the environment;
- (7) To provide and result in an enhanced residential and/or work environment for those persons living and/or working within the district; and
- (8) To require the application of professional planning and design techniques to achieve overall coordinated mixed-use developments and avoid the negative effects of piecemeal, segregated, or unplanned development.

Toward these ends, rezoning of land and development under this district will be permitted only in accordance with the intent and purpose of the City's Comprehensive Plan and this ordinance, and to that end the PUD plan shall be prepared and approved in accordance with the provisions of this ordinance.

(b) Mixed Use Development

The PUD district may include and allow for compatible mixed uses such as compatible residential, commercial and/or industrial uses within a single project in order to provide the flexibility required for a well-designed and innovative development that will conserve, develop, protect and utilize to their best use the natural resources of the area in a manner that ensures the safe, orderly and healthy development and expansion of the City. In order to promote such development, the PUD may be comprised of a combination of components provided for in this ordinance. The outer boundary of each such PUD district shall be shown on a Conceptual Site Layout and Land Use Plan, as will the area for each separate proposed zoning use. Zoning uses may also be vertically integrated within a building or area and denoted on the plan. Said plan shall include a descriptive legend, the specific boundaries of the area proposed for authorized use in any other zoning district, the percentage of the total area of such PUD which will comprise each such separate use, and all notations, references, and other information shown thereon. The Conceptual Site Layout and Land Use Plan shall be adopted by ordinance as an integral part of the PUD and, to the extent feasible, contain all notes and standards of the PUD.

(c) Flexible Planning

When considering a PUD, the unique nature of each proposal for a PUD may require, under proper circumstances, the departure from the strict enforcement of certain present codes

and ordinances. Final approval of a PUD by the City Council shall constitute authority and approval for such flexible planning to the extent that the PUD, as approved, departs from existing codes and ordinances. The flexibility permitted for a PUD does not imply that any standard or requirement will be varied or decreased.

(d) Rules Applicable

The City Council, after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission (Commission), may attach a PUD district designation to any tract of land in the City. In approving a PUD, the City Council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including land use limitations and standards and regulations for items listed below. Under the PUD designation the following rules apply:

- (1) The approval of any proposed PUD or combination of uses proposed therein shall be subject to the discretion of the City Council, and no such approval will be inferred or implied.
- (2) Permitted uses and other standards are those as specified in a base zoning district or other sections of the Zoning Ordinance with additions or deletions as described on a Conceptual Site Layout and Land Use Plan.
- (3) A PUD district may be established where the principal purpose is to serve as a transitional district, or as an extension of an existing district whereby the provision of off-street parking, screening walls, fences, open space and/or planting, etc. would create a protective transition between a lesser and more restrictive district.
- (4) In approving a PUD, additional uses not permitted in the base zoning district(s) may be permitted, and specific permitted uses may be prohibited.
- (5) Standards required by the base zoning district(s) apply in a PUD except that the following regulations and standards may be varied in the adoption of the PUD provided that the plan is consistent with sound urban planning and engineering practices:
 - (i) Front, side and rear setbacks;
 - (ii) Maximum height;
 - (iii) Lot coverage;
 - (iv) Off-street parking (a PUD may propose a shared parking agreement, use limitations or other proposal to reduce off-street parking requirements);
 - (v) Special district requirements pertaining to the base zoning;
 - (vi) Lot size including, but not limited to, lot and yard area, widths and depths;
 - (vii) Accessory buildings and uses;
 - (viii) Signage;
 - (ix) Landscaping and tree preservation;
 - (x) Architectural, building materials and colors;
 - (xi) Outdoor lighting;
 - (xii) Screening and buffering;
 - (xiii) Fencing;
 - (xiv) Noise;
 - (xv) Outdoor display and storage;
 - (xvi) Hours of operation;
 - (xvii) Land use intensity and density;
 - (xviii) Project phasing and scheduling;
 - (xix) Management associations;
 - (xx) Building square footage;
 - (xxi) Other similar standards.

- (6) Standards required by the Subdivision Ordinance apply in a PUD except that the following regulations and standards may be varied in the adoption of the PUD provided that the plan is consistent with sound urban planning, engineering and architectural design practices:
 - (i) Procedure;
 - (ii) Street widths and cross section design;
 - (iii) Blocks and lots;
 - (iv) Transportation criteria;
 - (v) Parkland and facilities dedication; open spaces;
 - (vi) Other similar standards.
- (7) In approving a PUD, no standards shall be modified unless such modification is expressly permitted by this ordinance, and in no case shall standards be modified when such modifications are prohibited by this ordinance or may negatively impact the health, safety and welfare of the public.
- (8) The PUD shall result in overall higher standards than what would be provided by the base zoning district. As examples: (1) if residential lot sizes are decreased or development densities are increased, the PUD will be expected to significantly exceed other standards such as parkland and facilities dedication, landscaping, architectural controls, thoroughfare or other transportation improvements, creation of unique characteristics of the neighborhood, retention of significant trees and/or provision of public facilities, etc., or (2) if masonry standards or building/development setbacks are proposed to be decreased, other standards would be expected to be increased such as landscaping, screening, retention of significant trees, architectural controls, land uses and/or unique site layout standards, etc.
- (9) If the PUD is proposed to be developed in multiple phases, the phasing of improvements shall reflect consideration toward establishing important PUD objectives such as screening, landscaped areas, open space and recreational areas and amenities, necessary transportation improvements, and protections against negative impacts and safety features in the early phases of the PUD.

(e) Conceptual Site Layout and Land Use Plan

A Conceptual Site Layout and Land Use Plan of the entire property within the PUD will be considered by the Commission prior to any recommendation to, or consideration by, the City Council of the PUD district ordinance. A Conceptual Site Layout and Land Use Plan may also be considered as a Concept Plan and Preliminary Plat for subdivision purposes if it meets the standards of a Concept Plan and Preliminary Plat as contained in the Subdivision Ordinance or as modified and approved in the Conceptual Site Layout and Land Use Plan.

If an applicant requests that the PUD Conceptual Site Layout and Land Use Plan also be considered as a Concept Plan and Preliminary Plat, the applicant shall pay fees in accordance with the most current adopted fees for such Concept Plan and Preliminary Plat in addition to applicable PUD zoning application fees and other related fees. In addition, the notification, expiration, extension, revision and responsibility rules contained in the Subdivision Ordinance for the Concept Plan and Preliminary Plat shall apply.

The following rules shall be applicable to the Conceptual Site Layout and Land Use Plan:

- (1) Approval of a Conceptual Site Layout and Land Use Plan will determine the location and mix of uses (including water quality, detention facilities and other drainage features as appropriate). If considered appropriate in the opinion of the City Council, the Conceptual Site Layout and Land Use Plan will also contain additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent

property and public areas, including land use limitations and standards and regulations for items listed in subsection (d) above.

- (2) The Commission and/or City Council may approve, conditionally approve, request modifications, or deny approval of the Conceptual Site Layout and Land Use Plan based on evaluation of details with respect to:
 - (i) The plan's compliance with all provisions of the Subdivision and Zoning ordinances and other ordinances of the City;
 - (ii) The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood;
 - (iii) The relationship of the development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values, and negative impacts;
 - (iv) The provision of a safe and efficient vehicular and pedestrian circulation system;
 - (v) The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged;
 - (vi) The sufficient width and suitable design and location of streets to accommodate prospective traffic and provide access for emergency equipment to buildings;
 - (vii) The coordination of streets so as to comprise a convenient system that retains neighborhood integrity, is adequate to service projected traffic, is safe, protects the public welfare, and is consistent with the Roadway Plan of the City.
 - (viii) The use of landscaping, screening and tree retention to provide buffers to shield lights, noise, movement or activities from adjacent properties; and to complement the design and location of buildings and be integrated into the overall site design.
 - (ix) The location, size and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
 - (x) The adequacy of water, drainage, sewerage facilities, garbage disposal and other utilities necessary for essential services to residents and occupants.
 - (xi) The method, timing and sequence of phasing of improvements for the PUD;
 - (xii) Other similar aspects of the Conceptual Site Layout and Land Use Plan.

(f) Amendments

Consideration of amendments to a PUD will take into consideration the effect of the proposed development on the remainder of the property and adjacent properties and neighborhoods. Amendments to the PUD that are substantive shall require public hearings in the manner required for any other zoning change.

Minor changes in the PUD that do not affect the major features or characteristics of the PUD or significantly change the boundaries of a use area shown on the Conceptual Site Layout and Land Use Plan may be approved administratively as determined by the appropriate departments. Minor changes shall not include changes that alter the basic relationship of the proposed development to adjacent property; change the uses permitted; increase the density, building height or coverage of the site; reduce yards provided at the boundary of the site or reduce the amount of land designated for open space or parkland. Minor changes may include minor adjustments to lot lines, parking and loading areas, driveways, parking counts, building configurations and orientations, architectural design, building

materials, landscape materials, tree retention, street alignments, sidewalks, drainage facilities, project phasing, lighting, signage, site layout, changes of 5% or less in the areas of land use or other similar features.

(g) Ordinance Amendment

Every PUD district approved under the provisions of this ordinance is considered an amendment of this ordinance as to the property involved, and to the Comprehensive Plan. All PUD districts will be referenced on the Zoning District Map.

(h) Certificate of Occupancy

All PUD district conditions and special regulations must be complied with in the PUD, or in the separate section or phase, before a certificate of occupancy is issued for the use of land or any structure which is part of a PUD district, or, if applicable, the separate section or phase being developed.

SECTION 6: SETBACKS

(a) Building / Structure and Site Improvements:

BUILDING / STRUCTURE							
	Use Component	Architectural Component	Front	Side	Street Side	Rear	
Standard Setback	SFR		25'	7'	15'	15'	
	SFE, SFS, SFU, SFU/MH, TF		20'	5'	15'	15'	
	SFC, SFL		20'	5' or 0' & 10'	15'	10'	
	SFT		15'	0 or 10'	15'	10'	
	MF	Type A		20'	10'	20'	20'
		Type B		25'	10'	25'	20'
	LO, LC, GC, HC, HI	Type A, B		15'	10'	15'	10'
Type C			20'	10'	20'	10'	
GC, HC, HI	Type D		25'	15'	25'	15'	
Special Setback Where Adjacent to SFR, SFE, SFS, SFU, SFC, SFL, SFU/MH, TF*	MF, LO, LC, GC, HC, HI	Type A	(NA)	20'	(N/A)	20'	
		Type B	(NA)	25'	(N/A)	25'	
	LO, LC, GC, HC, HI	Type C	(NA)	30'	(N/A)	30'	
Garage Setback	GC, HC, HI	Type D	(NA)	50'	(N/A)	50'	
	SFR, SFE, SFS, SFU, SFU/MH, SFC, SFL, SFT, TF		See Article VIII, Section 5 (i)				

PARKING, AISLE, LOADING, CANOPIES, OUTDOOR DISPLAY						
	Use Component	Site Component	Front	Side	Street Side	Rear
Standard Setback	MF	All	20'	5'***	20'	5'***
	LO, LC, GC, HC, HI	Type 1, 2	15'	5'***	15'	5'***
		Type 3	20'	5'***	20'	5'***
		Type 4, 5	25'	5'***	25'	5'***
Special Setback Where Adjacent to SF or TF*	MF, LO, LC, GC, HC, HI	Type 1-3	(N/A)	15'	(N/A)	15'
		Type 4, 5	(N/A)	20'	(N/A)	20'

OUTDOOR STORAGE						
	Use Component	Site Component	Front	Side	Street Side	Rear
Standard Setback	LO, LC, GC, HC, HI	Type 3-4	**	5'***	**	0'
		Type 5	25'	0'***	25'	0'
Special Setback Where Adjacent to SF or TF*	LO, LC, GC, HC, HI	Type 3-5	(N/A)	25'	(N/A)	25'

* Unless such district is utilized for a non-residential use

** No closer than the street facing wall of the primary structure that utilizes such storage.

*** Setback does not apply for parking, drive aisles, storage etc. that are intended to cross lot line.

Comprehensive Plan Update

Upcoming milestones

September 1st - complete draft delivered to staff and Steering Committee

September 24th - P&Z public hearing and recommendation to Council

October 1st - Council public hearing and possible adoption