



**AGENDA
SPECIAL CALLED CITY COUNCIL MEETING
AND WORKSESSION
CITY OF LEANDER, TEXAS**



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

Monday ~ September 14, 2015 at 6:00 PM

<p>Mayor – Christopher Fielder Place 1 – Andrea Navarrette (Mayor Pro Tem) Place 2 – Michelle Stephenson Place 3 – Shanan Shepherd</p>	<p>Place 4 – Ron Abruzzese Place 5 – Jeff Seiler Place 6 – Troy Hill City Manager – Kent Cagle</p>
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1. Open meeting
2. Roll Call

PUBLIC HEARING: NO ACTION

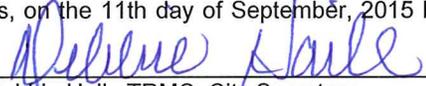
3. Public Hearing on a Proposal to Adopt a Tax Rate for FY 2015-16

WORKSESSION

4. Presentation and Discussion on the Composite Zoning Ordinance
5. 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 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 11th day of September, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



 Debbie Haile TRMC, City Secretary



Executive Summary

September 14, 2015

Agenda Subject: Public Hearing on a Proposal to Adopt a Tax Rate for FY 2015-16.

Background: This is the first of two required public hearings on the tax rate. The second hearing will be held on September 17, 2015. If a taxing entity desires to consider a possible tax rate that would exceed either the effective tax rate or rollback tax rate, whichever is lower, state “Truth-in-Taxation” laws require two public hearings. The proposed rate need not be the final rate that the governing body actually adopts, but the final rate cannot exceed the proposed rate which for FY 2015-16, the proposed rate is 63.292 cents per \$100 which is the 2.0 cents below the current rate.

As background, the effective tax rate is generally equal to the prior year’s taxes divided by the current taxable value of properties that were also on the tax roll in the prior year. The rollback rate allows a taxing entity to raise the same amount of M&O money as raised in the prior year, plus 8 percent. The rollback debt service rate is the rate needed to pay the entity’s debt service for the upcoming year. The rates are as follows:

	ETR Calculation	Current Rate	Proposed Rate
Effective Tax Rate	\$0.614859 per \$100	\$0.65292	\$0.63292
Effective Operating Tax Rate	\$0.392394 per \$100	\$0.41864	\$0.40364
Effective Maximum Operating Tax Rate	\$0.423785 per \$100		
Debt Rate	\$0.229280 per \$100	\$0.23428	\$0.22928
Rollback Rate	\$0.653065 per \$100	\$0.65292	\$0.63292

Origination: Robert G. Powers, Finance Director

Attachments: Effective & Rollback Rate Calculations; Public Notice

Recommendation: At the conclusion of the public hearing, the Mayor is required to announce the date, time, and location of the vote on the tax rate. The vote on the tax rate will occur on Monday, September 21, 2015 at 6:00 p.m. at the Pat Bryson Municipal Hall, 201 North Brushy Street, Leander, Texas.

Prepared by: Robert G. Powers, Finance Director

2015 Effective Tax Rate Worksheet

City of Leander

See pages 13 to 16 for an explanation of the effective tax rate.

1.	2014 total taxable value. Enter the amount of 2014 taxable value on the 2014 tax roll today. Include any adjustments since last year's certification; exclude Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in line 2) and the captured value for tax increment financing (will deduct taxes in line 14).	\$2,505,222,437
2.	2014 tax ceilings. Counties, Cities and Junior College Districts. Enter 2014 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0" If your taxing units adopted the tax ceiling provision in 2014 or prior year for homeowners age 65 or older or disabled, use this step.	\$196,957,692
3.	Preliminary 2014 adjusted taxable value. Subtract line 2 from line 1.	\$2,308,264,745
4.	2014 total adopted tax rate.	\$0.652920/\$100
5.	2014 taxable value lost because court appeals of ARB decisions reduced 2014 appraised value. A. Original 2014 ARB values: \$8,906,280 B. 2014 values resulting from final court decisions: - \$7,909,361 C. 2014 value loss. Subtract B from A.	\$996,919
6.	2014 taxable value, adjusted for court-ordered reductions. Add line 3 and line 5C.	\$2,309,261,664
7.	2014 taxable value of property in territory the unit deannexed after January 1, 2014. Enter the 2014 value of property in deannexed territory.	\$0
8.	2014 taxable value lost because property first qualified for an exemption in 2014. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, "goods-in-transit" exemptions. A. Absolute exemptions. Use 2014 market value: \$637 B. Partial exemptions. 2015 exemption amount or 2015 percentage exemption times 2014 value: + \$5,257,869 C. Value loss. Add A and B.	\$5,258,506

2015 Effective Tax Rate Worksheet (continued)

City of Leander

9.	2014 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2015. Use only those properties that first qualified in 2015; do not use properties that qualified in 2014. A. 2014 market value: \$1,380,057 B. 2015 productivity or special appraised value: - \$2,636 C. Value loss. Subtract B from A. \$1,377,421	
10.	Total adjustments for lost value. Add lines 7, 8C and 9C.	\$6,635,927
11.	2014 adjusted taxable value. Subtract line 10 from line 6.	\$2,302,625,737
12.	Adjusted 2014 taxes. Multiply line 4 by line 11 and divide by \$100.	\$15,034,303
13.	Taxes refunded for years preceding tax year 2014. Enter the amount of taxes refunded during the last budget year for tax years preceding tax year 2014. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2014. This line applies only to tax years preceding tax year 2014.	\$30,066
14.	Taxes in tax increment financing (TIF) for tax year 2014. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2015 captured appraised value in Line 16D, enter "0."	\$105,726
15.	Adjusted 2014 taxes with refunds. Add lines 12 and 13, subtract line 14.	\$14,958,643
16.	Total 2015 taxable value on the 2015 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 18). These homesteads includes homeowners age 65 or older or disabled. A. Certified values only: \$3,010,679,608 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$0	

2015 Effective Tax Rate Worksheet (continued)

City of Leander

16. (cont.)	<p>C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property (use this line based on attorney's advice):</p> <p style="text-align: right;">- \$0</p> <p>D. Tax increment financing: Deduct the 2015 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2015 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in line 21 below.</p> <p style="text-align: right;">- \$44,630,895</p> <p>E. Total 2015 value. Add A and B, then subtract C and D.</p>	\$2,966,048,713
17.	<p>Total value of properties under protest or not included on certified appraisal roll.</p> <p>A. 2015 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.</p> <p style="text-align: right;">\$64,714,293</p> <p>B. 2015 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included at appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value.</p> <p style="text-align: right;">+ \$0</p>	

2015 Effective Tax Rate Worksheet (continued)

City of Leander

17. (cont.)	C. Total value under protest or not certified. Add A and B.	\$64,714,293
18.	2015 tax ceilings. Counties, cities and junior colleges enter 2015 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0." If your taxing units adopted the tax ceiling provision in 2014 or prior year for homeowners age 65 or older or disabled, use this step.	\$259,020,485
19.	2015 total taxable value. Add lines 16E and 17C. Subtract line 18.	\$2,771,742,521
20.	Total 2015 taxable value of properties in territory annexed after January 1, 2008. Include both real and personal property. Enter the 2015 value of property in territory annexed.	\$30,845,229
21.	Total 2015 taxable value of new improvements and new personal property located in new improvements. "New" means the item was not on the appraisal roll in 2014. An improvement is a building, structure, fixture or fence erected on or affixed to land. A transportable structure erected on its owner's land is also included unless it is held for sale or is there only temporarily. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the unit after January 1, 2014 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2015. New improvements do not include mineral interests produced for the first time, omitted property that is back assessed and increased appraisals on existing property.	\$308,043,066
22.	Total adjustments to the 2015 taxable value. Add lines 20 and 21.	\$338,888,295
23.	2015 adjusted taxable value. Subtract line 22 from line 19.	\$2,432,854,226
24.	2015 effective tax rate. Divide line 15 by line 23 and multiply by \$100.	\$0.614859/\$100
25.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2015 county effective tax rate.	\$/\$100

A county, city or hospital district that adopted the additional sales tax in November 2014 or in May 2015 must adjust its effective tax rate. *The Additional Sales Tax Rate Worksheet* on page 39 sets out this adjustment. Do not forget to complete the *Additional Sales Tax Rate Worksheet* if the taxing unit adopted the additional sales tax on these dates.

2015 Rollback Tax Rate Worksheet

City of Leander

See pages 17 to 21 for an explanation of the rollback tax rate.

26.	2014 maintenance and operations (M&O) tax rate.	\$0.418640/\$100
27.	2014 adjusted taxable value. Enter the amount from line 11.	\$2,302,625,737
28.	<p>2014 M&O taxes.</p> <p>A. Multiply line 26 by line 27 and divide by \$100. \$9,639,712</p> <p>B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2014. Enter amount from full year's sales tax revenue spent for M&O in 2014 fiscal year, if any. Other units, enter "0." Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent. + \$0</p> <p>C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other units, enter "0." + \$0</p> <p>D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another unit by written contract, enter the amount spent by the unit discontinuing the function in the 12 months preceding the month of this calculation. If the unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the unit operated the function. The unit discontinuing the function will subtract this amount in H below. The unit receiving the function will add this amount in H below. Other units, enter "0." +/- \$0</p>	

2015 Rollback Tax Rate Worksheet (continued)

City of Leander

28. (cont.)	<p>E. Taxes refunded for years preceding tax year 2014: Enter the amount of M&O taxes refunded during the last budget year for tax years preceding tax year 2014. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2014. This line applies only to tax years preceding tax year 2014. + \$19,831</p> <p>F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance. + \$0</p> <p>G. Taxes in tax increment financing (TIF): Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2015 captured appraised value in Line 16D, enter "0." - \$113,158</p> <p>H. Adjusted M&O Taxes. Add A, B, C, E and F. For unit with D, subtract if discontinuing function and add if receiving function. Subtract G. \$9,546,385</p>	
29.	2015 adjusted taxable value. Enter line 23 from the Effective Tax Rate Worksheet.	\$2,432,854,226
30.	2015 effective maintenance and operations rate. Divide line 28H by line 29 and multiply by \$100.	\$0.392394/\$100
31.	2015 rollback maintenance and operation rate. Multiply line 30 by 1.08. (See lines 49 to 52 for additional rate for pollution control expenses.	\$0.423785/\$100

2015 Rollback Tax Rate Worksheet (continued)

City of Leander

32.	<p>Total 2015 debt to be paid with property taxes and additional sales tax revenue. "Debt" means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the unit's budget as M&O expenses.</p> <p>A: Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. List the debt in Schedule B: Debt Service. \$6,964,040</p> <p>B: Subtract unencumbered fund amount used to reduce total debt. -\$608,965</p> <p>C: Subtract amount paid from other resources. -\$0</p> <p>D: Adjusted debt. Subtract B and C from A. \$6,355,075</p>	
33.	Certified 2014 excess debt collections. Enter the amount certified by the collector.	\$0
34.	Adjusted 2015 debt. Subtract line 33 from line 32.	\$6,355,075
35.	Certified 2015 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	100.000000%
36.	2015 debt adjusted for collections. Divide line 34 by line 35.	\$6,355,075
37.	2015 total taxable value. Enter the amount on line 19.	\$2,771,742,521
38.	2015 debt tax rate. Divide line 36 by line 37 and multiply by \$100.	\$0.229280/\$100
39.	2015 rollback tax rate. Add lines 31 and 38.	\$0.653065/\$100
40.	COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2015 county rollback tax rate.	\$/\$100

A taxing unit that adopted the additional sales tax must complete the lines for the *Additional Sales Tax Rate*. A taxing unit seeking additional rollback protection for pollution control expenses completes the *Additional Rollback Protection for Pollution Control*.

**2015 Notice of Effective Tax Rate
Worksheet for Calculation of Tax Increase/Decrease**

Entity Name: City of Leander

Date: 08/25/2015

1. 2014 taxable value, adjusted for court-ordered reductions. Enter line 6 of the Effective Tax Rate Worksheet.	\$2,309,261,664
2. 2014 total tax rate. Enter line 4 of the Effective Tax Rate Worksheet.	0.652920
3. Taxes refunded for years preceding tax year 2014. Enter line 13 of the Effective Tax Rate Worksheet.	\$30,066
4. Last year's levy. Multiply Line 1 times Line 2 and divide by 100. To the result, add Line 3.	\$15,107,697
5. 2015 total taxable value. Enter Line 19 of the Effective Tax Rate Worksheet.	\$2,771,742,521
6. 2015 effective tax rate. Enter line 24 of the Effective Tax Rate Worksheet or Line 47 of the Additional Sales Tax Rate Worksheet.	0.614859
7. 2015 taxes if a tax rate equal to the effective tax rate is adopted. Multiply Line 5 times Line 6 and divide by 100.	\$17,042,308
8. Last year's total levy. Sum of line 4 for all funds.	\$15,107,697
9. 2015 total taxes if a tax rate equal to the effective tax rate is adopted. Sum of line 7 for all funds.	\$17,042,308
10. Tax Increase (Decrease). Subtract Line 8 from Line 9.	\$1,934,611

City of Leander

Tax Rate Recap for 2015 Tax Rates

Description of Rate	Tax Rate Per \$100	Tax Levy This is calculated using the Total Adjusted Taxable Value (line 19) of the Effective Tax Rate Worksheet	Additional Tax Levy Compared to <u>last year's tax levy</u> of 16,357,098	Additional Tax Levy Compared to <u>effective tax rate levy</u> of 17,042,308
Last Year's Tax Rate	0.652920	\$18,097,261	\$1,740,163	\$1,054,953
Effective Tax Rate	0.614859	\$17,042,308	\$685,210	\$0
Notice & Hearing Limit*	0.614859	\$17,042,308	\$685,210	\$0
Rollback Tax Rate	0.653065	\$18,101,280	\$1,744,182	\$1,058,972
Proposed Tax Rate	0.632920	\$17,542,913	\$1,185,814	\$500,604

Effective Tax Rate Increase in Cents per \$100

0.00	0.614859	17,042,308	685,210	0
0.50	0.619859	17,180,895	823,797	138,587
1.00	0.624859	17,319,483	962,384	277,174
1.50	0.629859	17,458,070	1,100,971	415,761
2.00	0.634859	17,596,657	1,239,559	554,349
2.50	0.639859	17,735,244	1,378,146	692,936
3.00	0.644859	17,873,831	1,516,733	831,523
3.50	0.649859	18,012,418	1,655,320	970,110
4.00	0.654859	18,151,005	1,793,907	1,108,697
4.50	0.659859	18,289,592	1,932,494	1,247,284
5.00	0.664859	18,428,180	2,071,081	1,385,871
5.50	0.669859	18,566,767	2,209,668	1,524,458
6.00	0.674859	18,705,354	2,348,256	1,663,046
6.50	0.679859	18,843,941	2,486,843	1,801,633
7.00	0.684859	18,982,528	2,625,430	1,940,220
7.50	0.689859	19,121,115	2,764,017	2,078,807
8.00	0.694859	19,259,702	2,902,604	2,217,394
8.50	0.699859	19,398,289	3,041,191	2,355,981
9.00	0.704859	19,536,877	3,179,778	2,494,568
9.50	0.709859	19,675,464	3,318,365	2,633,155
10.00	0.714859	19,814,051	3,456,953	2,771,743
10.50	0.719859	19,952,638	3,595,540	2,910,330
11.00	0.724859	20,091,225	3,734,127	3,048,917
11.50	0.729859	20,229,812	3,872,714	3,187,504
12.00	0.734859	20,368,399	4,011,301	3,326,091
12.50	0.739859	20,506,986	4,149,888	3,464,678
13.00	0.744859	20,645,574	4,288,475	3,603,265
13.50	0.749859	20,784,161	4,427,062	3,741,852
14.00	0.754859	20,922,748	4,565,650	3,880,440
14.50	0.759859	21,061,335	4,704,237	4,019,027

- *Notice & Hearing Limit Rate: This is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.
- School Districts: The school tax rate limit is \$1.50 for M&O, plus \$0.50 for 'New' debt plus a rate for 'Old' debt. 'Old' debt is debt authorized to be issued at an election held on or before April 1, 1991, and issued before September 1, 1992. All other debt is 'New' debt.

Tax Levy: This is calculated by taking the adjusted taxable value (line 19 of Effective Tax Rate Worksheet), multiplying by the appropriate rate, such as the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Rollback Tax Rate Worksheet), multiplying by the appropriate rate, dividing by 100 and then adding this year's frozen tax levy on homesteads of the elderly.

Additional Levy Last Year: This is calculated by taking Last Year's taxable value (line 3 of Effective Tax Rate Worksheet), multiplying by Last Year's tax rate (line 4 of Effective Tax Rate Worksheet) and dividing by 100.

For School Districts: This is calculated by taking Last Year's taxable value, subtracting Last Year's taxable value for the elderly, multiplying by Last Year's tax rate, dividing by 100 and adding Last Year's tax ceiling.

Additional Levy This Year: This is calculated by taking the current adjusted taxable value, multiplying by the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Rollback Tax Rate Worksheet), multiplying by the Effective Tax Rate, dividing by 100 and adding This Year's tax ceiling.

COUNTIES ONLY: All figures in this worksheet include ALL County Funds. Tax Levy amounts are the sum of each Fund's Taxable Value X each Fund's Tax Rate.

NOTICE OF 2015 TAX YEAR PROPOSED PROPERTY TAX RATE FOR City of Leander

A tax rate of \$0.632920 per \$100 valuation has been proposed by the governing body of City of Leander. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

PROPOSED TAX RATE	\$0.632920 per \$100
PRECEDING YEAR'S TAX RATE	\$0.652920 per \$100
EFFECTIVE TAX RATE	\$0.614859 per \$100
ROLLBACK TAX RATE	\$0.653065 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Leander from the same properties in both the 2014 tax year and the 2015 tax year.

The rollback tax rate is the highest tax rate that City of Leander may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Deborah M. Hunt, CTA
Williamson County tax assessor-collector
904 S. Main Street, Georgetown, TX 78626
512-943-1603
proptax@wilco.org
www.wilco.org

You are urged to attend and express your views at the following public hearings on proposed tax rate:
First Hearing: 09/14/2015 6:00 PM at Pat Bryson Municipal Hall, 201 N Brushy St, Leander, TX 78641
Second Hearing: 09/17/2015 7:00 PM at Pat Bryson Municipal Hall, 201 N Brushy St, Leander, TX 78641

City of Leander Composite Zoning Ordinance Overview

The composite zoning ordinance defines a zoning district in the City of Leander as a composite of three different components:

- **A Use Component**
- **A Site Component**
- **An Architectural Component**

A **Use Component** (Article III) may be any one of the following:

- | | | | |
|-----------------|--|--------------|-----------------------------|
| ▪ SFR | Single-Family Rural | ▪ TF | Two-Family |
| ▪ SFE | Single-Family Estate | ▪ MF | Multi-Family |
| ▪ SFS | Single-Family Suburban | ▪ LO | Local Office |
| ▪ SFU | Single-Family Urban | ▪ LC | Local Commercial |
| ▪ SFC | Single-Family Compact | ▪ GC | General Commercial |
| ▪ SFL | Single-Family Limited | ▪ HC | Heavy Commercial |
| ▪ SFT | Single-Family Townhouse | ▪ HI | Heavy Industrial |
| ▪ SFU/MH | Single-Family Urban ,
Manufactured Home | ▪ PUD | Planned Unit
Development |

A **Site Component** (Article V) may be any one of the following:

- **Type 1** - Utilized with developments not requiring site intensive uses and contains high standards that help to ensure a type and scale of development that is compatible with residential neighborhoods.
- **Type 2** - Utilized with developments that want to maintain high site standards and do not have a need to utilize the outdoor site area for commercial activities but may require drive-through service lanes.
- **Type 3** - Utilized with single family developments that have accessory dwellings or non-residential developments that have a need to utilize the outdoor site area for commercial activities such as outdoor fuel sales and / or limited outdoor display, storage and accessory buildings.
- **Type 4** - Utilized with non-residential developments that have moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and / or accessory buildings, etc.
- **Type 5** - Utilized with non-residential developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.

An **Architectural Component** (Article VII) may be any one of the following:

- **Type A** - Includes the highest architectural standards and a requirement for 85% masonry.
- **Type B** - Includes high architectural standards and a requirement for 85% masonry for the first floor and a total of not less than 50% masonry overall.
- **Type C** - Includes moderate architectural standards and a requirement for 35% masonry overall and 60% for street facing walls (not applicable to residential uses).
- **Type D** - Includes moderate architectural standards and a requirement for 35% masonry overall, 60% for street facing walls and permits metal walls for remainder of walls not facing a street (not applicable to residential uses).

USE COMPONENT INTENT STATEMENTS

SFR – SINGLE-FAMILY RURAL

(a) Statement of Intent

The Single-Family Rural use component is intended for the development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

SFE – SINGLE-FAMILY ESTATE

(a) Statement of Intent

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

SFS – SINGLE-FAMILY SUBURBAN

(a) Statement of Intent

The Single-Family Suburban use component provides for the 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.

SFU – SINGLE-FAMILY URBAN

(a) Statement of Intent

The Single-Family Urban use component provides for the development of single-family detached dwellings on moderate urban 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 moderate lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods.

SFC – SINGLE-FAMILY COMPACT

(a) Statement of Intent

The Single-Family Compact use component provides for the development of single-family detached dwellings on small 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 small lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the

neighborhoods, and to be developed on a moderate scale with a maximum district size of seventy-five (75) acres.

SFL – SINGLE-FAMILY LIMITED

(a) Statement of Intent

The Single-Family Limited use component provides for the development of single-family detached dwellings on small lots, including zero lot line development, 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 where it is appropriate to have small lot sizes and reduced setbacks. This component is generally intended as follows:

- (1) To provide an orderly transition to and create a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities in the fabric of neighborhoods.
- (3) To be located in planned developments of greater than 100 acres and comprising less than twenty percent (20%) of the lots, or to provide infill opportunities in appropriate areas of the City.
- (4) To include or be located within six hundred feet of parkland or other recreational open space and/or transit opportunities.
- (5) Lots that average less than forty-five (45') feet in width along a block shall front on a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless access to garages on such lots is from an alley.
- (6) Proposals for lots less than forty-one (41') feet wide require PUD zoning as stated in Article II, Section 2 (e) (5) (iii).

SFT – SINGLE-FAMILY TOWNHOUSE

(a) Statement of Intent

The Single-Family Townhouse use component provides for the development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.

Frontage for such lots shall be provided by a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless access to garages on such lots is from an alley.

SFU/MH – SINGLE-FAMILY URBAN, MANUFACTURED HOME

(a) Statement of Intent

The Single-Family Urban, Manufactured Home component provides for the development of single-family homes and manufactured homes on moderate sized lots and for other uses that are compatible and complimentary to such uses on moderate sized lots. Such components are also intended to create more variety in housing opportunities.

TF – TWO-FAMILY

(a) Statement of Intent

The Two-Family use component provides for the development of two-family dwelling structures on intermediate sized lots and for other uses that are compatible and complimentary to intermediate sized lots and two-family dwellings. Such components are generally intended to provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses and to create more variety in housing opportunities and in the fabric of the neighborhoods. The goal is to avoid more than ten acres of contiguous land having a two-family component. This component should include or be located within six hundred feet of parkland or other recreational open space. To avoid street congestion due to additional on-street parking, access to lots shall be provided by a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless lots average at least one hundred feet in width or unless garage access is from an alley.

MF – MULTI-FAMILY

(a) Statement of Intent

The Multi-Family use component provides for the development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.

LO – LOCAL OFFICE

(a) Statement of Intent

The Local Office use component allows for the development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a collector or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development.

LC – LOCAL COMMERCIAL

(a) Statement of Intent

The Local Commercial use component allows for the 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

(a) Statement of Intent

The General Commercial use component allows for the 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.

HC – HEAVY COMMERCIAL

(a) Statement of Intent

The Heavy Commercial use component allows for the development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector street.

HI – HEAVY INDUSTRIAL

(a) Statement of Intent

The Heavy Industrial use component allows for the development of outdoor processing (when associated with a Type 5 site component) and large scale manufacturing, assembly and processing businesses. Access should be provided by an industrial or commercial collector street.

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.

SITE COMPONENT INTENT STATEMENTS

TYPE 1

(a) Statement of Intent

- (1) The Type 1 site component is intended to be utilized typically for non-residential or multi-family developments that have frontage on a local residential street or residential collector street and are bounded by single-family development on at least one side. This component is also intended to be utilized for single-family and two-family residential lots backing up to or siding to a major thoroughfare.
- (2) This component ensures that development will not have site intensive uses or large buildings and will ensure that development is designed to a form and scale that is compatible with residential neighborhoods.

TYPE 2

(a) Statement of 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 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.
- (5) Compliance with Type 1 standards shall also be deemed as compliance with this component.

TYPE 3

(a) Statement of 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.

TYPE 4

(a) Statement of Intent

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

TYPE 5

(a) Statement of Intent

- (1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
- (2) This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.
- (5) Compliance with Type 1, 2, 3 or 4 site component standards shall also be deemed as compliance with Type 5 standards.

ARCHITECTURAL COMPONENT INTENT STATEMENTS

TYPE A

(a) Statement of 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

(a) Statement of 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.
- (5) Compliance with Type A architectural component standards shall also be deemed as compliance with Type B standards.

TYPE C

(a) Statement of 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.
- (4) Compliance with Type A or B architectural component standards shall also be deemed as compliance with Type C standards.

TYPE D

(a) Statement of Intent

- (1) This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, HC or HI use components.
- (2) This component is not intended to be utilized with the majority of GC districts.
- (3) This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.
- (5) Compliance with Type A, B or C architectural component standards shall also be deemed as compliance with Type D standards.