



## **AGENDA**

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ May 12, 2016 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: April 28, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the May 5, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

**Consent Agenda**

7. Subdivision Case 15-SFP-019: Consider action on the Holloway Addition Short Form Final Plat for 9.603 acres more or less; WCAD Parcels R031343 and R473478; generally located 435 ft to the west of northwest corner of the intersection of Ronald Reagan Blvd and E. Crystal Falls Pkwy; Leander, Williamson County, Texas. Applicant/Agent: Keith Stewart on behalf of James L & Linda Holloway

**Public Hearing**

8. Zoning Case 15-Z-033: Hold a public hearing and consider action on the rezoning of two parcels generally located at the northwest corner of the future intersection of Lakeline Blvd and San Gabriel Pkwy; for 119.932 acres more or less; legally described as 119.932 acres out of the Charles Cochran Survey Abstract No. 134 Williamson County, Texas, WCAD Parcels R031730 and R473812. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property SFR-2-A (Single-Family Rural), LC-2-B (Local Commercial), LO-2-B (Local Office) and SFT-2-B (Single-Family Townhouse); Leander, Williamson County, Texas. Applicant: Danny R. Martin on behalf of J.L. Development, Inc.

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

9. Zoning Case 16-Z-007: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the west of the intersection of CR 279 and Live Oak Rd; 76.89 acres more or less; WCAD Parcels R022926, R022924, R473840, R022625, and R473841. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to SFR-2-B (Single-Family Rural), Leander, Williamson County, Texas. Applicant: San Gabriel Whitt Ranch, LLC (Davy Roberts).

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

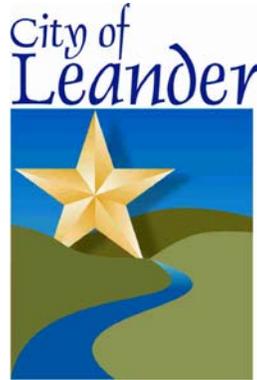
10. Meeting Adjourned

## **CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission 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 telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 18th day of March, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis – Assistant City Manger



## MINUTES

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ April 28, 2016 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order  
**Meeting called to order at 7:05 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Cotton.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: April 14, 2016  
**Motion made by Commissioner Hines to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the April 21, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at April 21, 2016 meeting.**
5. Review meeting protocol  
**Chairman Sokol referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizen wished to speak.**

**Consent Agenda**

7. Subdivision Case 15-PP-014: Consider action on the Travisso, Phase 2, Section 2C, 2D, 2E, 2F, 2G, & 2H Preliminary Plat for 101.17 acres more or less; TCAD Parcels 844740, 353024, 863593, and 353650; generally located to the northwest of the intersection of Travisso Parkway and RM 1431; Leander, Travis County, Texas. Applicant/Agent: Pape-Dawson Engineers on behalf of Travisso, LTD.
8. Subdivision Case 15-FP-002: Consider action on the Borho Ph 8 Final Plat for 4.922 acres more or less; WCAD Parcel R031532; generally located approximately 82 ft east from the northeast corner of the intersection of Blended Tree Ranch Dr. and Twisted Trees Dr.; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC
9. Subdivision Case 15-FP-011: Consider action on the Palmera Ridge, Section 3 Final Plat for 17.82 acres more or less; WCAD Parcels R031617 and R333713; generally located approximately 130 ft north from the northwest corner of the intersection of Zamora Rd. and Carretera Dr.; Leander, Williamson County, Texas. Applicant/Agent: Randall Jones Engineering and Associates Inc. on behalf of Palmera Ridge Development Inc.

**Commissioner Anderson moved to approve the consent agenda with staff recommendations, Commissioner Hines seconded the motion. Motion passed unanimously.**

**Regular Agenda**

10. Meeting Adjourned at **7:13 Pm**

\_\_\_\_\_  
Chairman Sokol

ATTEST:

\_\_\_\_\_  
Ellen Pizalate, Secretary



## EXECUTIVE SUMMARY

MAY 12, 2016

- 
- Agenda Subject:** Subdivision Case 15-SFP-019: Consider action on the Holloway Addition Short Form Final Plat for 9.603 acres more or less; WCAD Parcels R031343 and R473478; generally located 435 ft to the west of northwest corner of the intersection of Ronald Reagan Blvd and E. Crystal Falls Pkwy; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Keith Stewart on behalf of James L & Linda Holloway
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 non-residential lots. This proposal meets all of the requirements of the Subdivision Ordinance, and staff recommends approval of the final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

05/04/2016

VICINITY MAP

NOT TO SCALE



**HOLLOWAY ADDITION  
SHORT FORM FINAL PLAT  
9.603 ACRES**

SITUATED IN THE  
**ELIJAH D. HARMON SURVEY  
ABSTRACT NUMBER 6**  
CITY OF LEANDER  
WILLIAMSON COUNTY, TEXAS  
SHEET 1 OF 2 SHEETS

*Legend of Symbols/Line work*

- Deed lines and/or adjoining lines
- Existing easement lines
- Proposed easement lines

**LEGEND OF ABBREVIATIONS**

- US.SyFt. United States Survey Feet
- TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
- NAVD'88 North American Vertical Datum of 1988
- P.R.W.C.T. Plat Records of Williamson County, Texas
- O.P.R.W.C.T. Official Public Records of Williamson County, Texas
- D.R.W.C.T. Deed Records of Williamson County, Texas
- POB Point of Beginning
- POC Point of Commencing
- P.U.L.P.A.E. Public Utility, Landscape, and Pedestrian Access Easement

**MONUMENTS / DATUMS / BEARING BASIS**

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
- MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- Monuments are found if not marked MNS or CRS.
- TBM ◆ Site benchmark (see vicinity map for general location)
- Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
- Elevations, if shown, are NAVD'88
- Bearings are based on grid north (TxCS,'83,CZ)

**LAND SUMMARY USE TABLE**

LOT 1	LOT 2	PLAT
4.511 ACRES	5.092 ACRES	9.603 ACRES

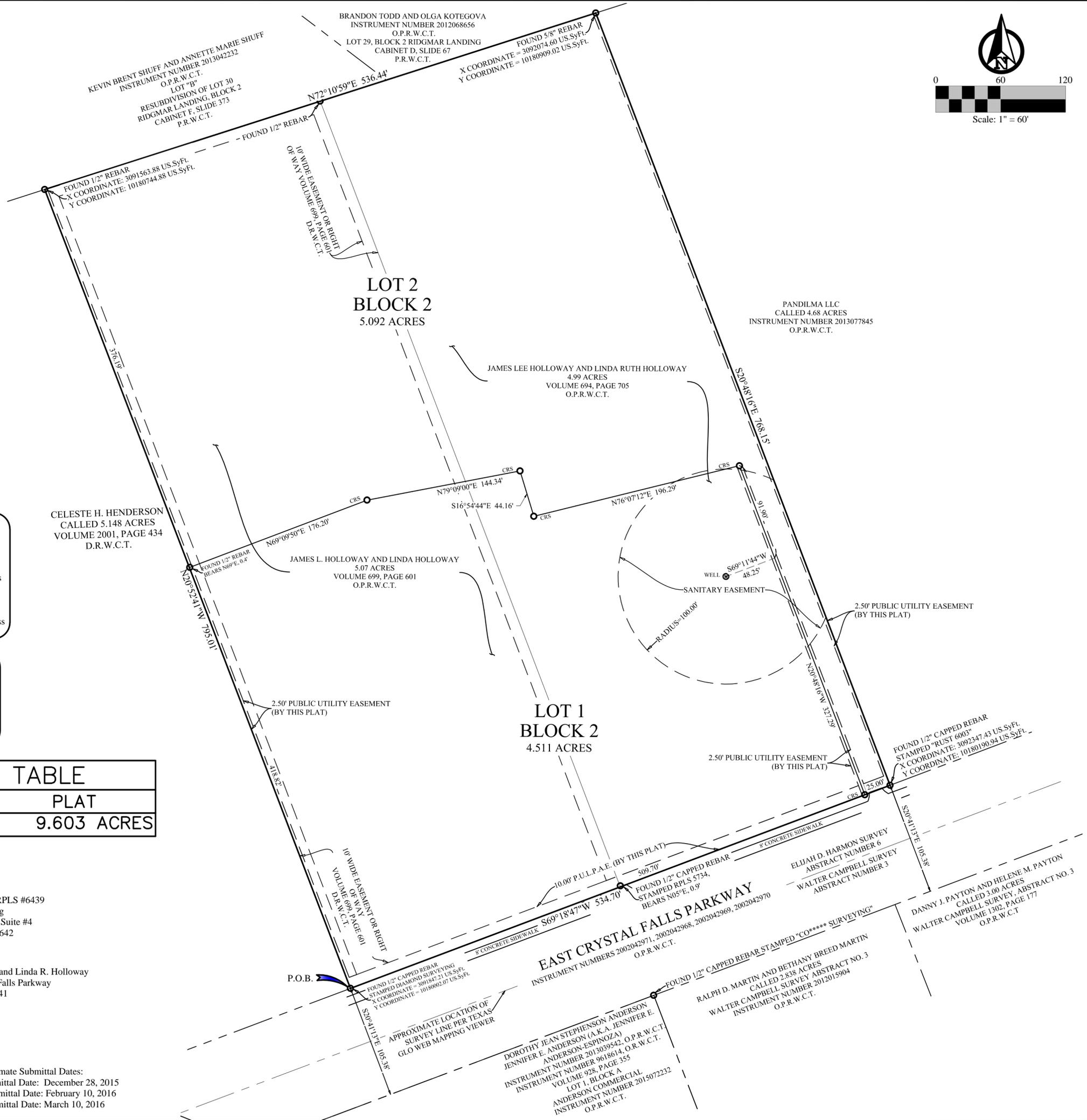
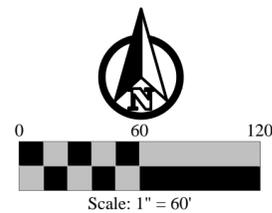


**Surveyor**  
Robert A. Hansen RPLS #6439  
JPH Land Surveying  
13563 West SH 29, Suite #4  
Liberty Hill, TX 78642

**Owner**  
James L. Holloway and Linda R. Holloway  
10981 East Crystal Falls Parkway  
Leander, Texas 78641

JPH Job No.  
2015.200.029  
© 2016 JPH Land Surveying, Inc. - All Rights Reserved  
13563 West SH 29, Suite #4, Liberty Hill, Texas 78642  
Telephone (512) 778-5688 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
Dallas - Fort Worth | Austin | Abilene

Approximate Submittal Dates:  
1st Submittal Date: December 28, 2015  
2nd Submittal Date: February 10, 2016  
3rd Submittal Date: March 10, 2016



FOUND 1/2" CAPPED REBAR STAMPED DIAMOND SURVEYING X COORDINATE = 3091847.21 US.SyFt. Y COORDINATE = 1018002.07 US.SyFt.

DOROTHY JEAN STEPHENSON ANDERSON JENNIFER E. ANDERSON (A.K.A. JENNIFER E. ANDERSON-ESPINOZA) INSTRUMENT NUMBER 2013039542, O.P.R.W.C.T. VOLUME 928, PAGE 355 LOT 1, BLOCK A ANDERSON COMMERCIAL INSTRUMENT NUMBER 2015072232 O.P.R.W.C.T.

RALPH D. MARTIN AND BETHANY BREED MARTIN CALLED 2.838 ACRES WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 INSTRUMENT NUMBER 2012015904 O.P.R.W.C.T.

DANNY J. PAYTON AND HELENE M. PAYTON CALLED 3.00 ACRES WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 VOLUME 1302, PAGE 177 O.P.R.W.C.T.

ELIJAH D. HARMON SURVEY ABSTRACT NUMBER 6 WALTER CAMPBELL SURVEY ABSTRACT NUMBER 3

EAST CRYSTAL FALLS PARKWAY INSTRUMENT NUMBERS 2002042971, 2002042968, 2002042969, 2002042970 O.P.R.W.C.T.

FOUND 1/2" CAPPED REBAR STAMPED "RUST 6003" X COORDINATE = 3092347.43 US.SyFt. Y COORDINATE = 10180190.94 US.SyFt.

WELL S69°11'44"W 48.25'

SANITARY EASEMENT RADIUS=100.00'

JAMES LEE HOLLOWAY AND LINDA RUTH HOLLOWAY 4.99 ACRES VOLUME 694, PAGE 705 O.P.R.W.C.T.

JAMES L. HOLLOWAY AND LINDA HOLLOWAY 5.07 ACRES VOLUME 699, PAGE 601 O.P.R.W.C.T.

CELESTE H. HENDERSON CALLED 5.148 ACRES VOLUME 2001, PAGE 434 D.R.W.C.T.

KEVIN BRENT SHUFF AND ANNETTE MARIE SHUFF INSTRUMENT NUMBER 2013042232 O.P.R.W.C.T. LOT "B" RESUBDIVISION OF LOT 30 RIDGMAR LANDING, BLOCK 2 CABINET F, SLIDE 373 P.R.W.C.T.

BRANDON TODD AND OLGA KOTEGOVA INSTRUMENT NUMBER 2012068656 O.P.R.W.C.T. LOT 29, BLOCK 2 RIDGMAR LANDING CABINET D, SLIDE 67 P.R.W.C.T.

FOUND 5/8" REBAR X COORDINATE = 3092074.60 US.SyFt. Y COORDINATE = 10180909.02 US.SyFt.

PANDILMA LLC CALLED 4.68 ACRES INSTRUMENT NUMBER 2013077845 O.P.R.W.C.T.





## EXECUTIVE SUMMARY

MAY 12, 2016

**Agenda Subject:** Zoning Case 15-Z-033: Hold a public hearing and consider action on the rezoning of two parcels generally located at the northwest corner of the future intersection of Lakeline Blvd and San Gabriel Pkwy; for 119.932 acres more or less; legally described as 119.932 acres out of the Charles Cochran Survey Abstract No. 134 Williamson County, Texas, WCAD Parcels R031730 and R473812. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property SFR-2-A (Single-Family Rural), LC-2-B (Local Commercial), LO-2-B (Local Office) and SFT-2-B (Single-Family Townhouse); Leander, Williamson County, Texas.

**Background:** This request is the first step in the rezoning process.

**Origination:** Applicant: Danny R. Martin on behalf of J.L. Development, Inc.

**Financial Consideration:** None

**Recommendation:** See Planning Analysis.

**Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to \_\_\_\_\_.  
(zoning district)

DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.

**Attachments:**

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent

**Prepared By:** Martin Siwek, AICP, GISP  
Planner

04/28/2016



# PLANNING ANALYSIS

## ZONING CASE 15-Z-033 GREATWOOD SOUTH

**GENERAL INFORMATION**

**Owner:** J.L. Development, Inc. / John Lloyd

**Current Zoning:** Interim SFR-1-B (Single-Family Rural)

**Proposed Zoning:** SFR-2-A (Single Family Rural)  
LO-2-B (Local Office)  
LC-2-B (Local Commercial)  
SFT-2-B (Single Family Townhouse)

**Size and Location:** The property is generally located at the northwest corner of the future intersection of Lakeline Blvd and San Gabriel Pkwy and includes 119.923 acres more or less.

**Staff Contact:** Martin Siwek, AICP, GISP  
Planner

**ABUTTING ZONING AND LAND USE:**

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFR-2-B	Single-Family Homes under construction (Greatwood Subdivision)
EAST	Interim SFR-1-B	Vacant Land
SOUTH	OCL	Vacant Land
WEST	Interim SFR-1-B OCL	Vacant Land

<b>COMPOSITE ZONING ORDINANCE INTENT STATEMENTS</b>
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**USE COMPONENTS:****SFR – SINGLE-FAMILY RURAL:**

*Features:* 1 acre lot min.; 1,600 square foot living area min.

*Intent:* 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.

**SFT – SINGLE FAMILY TOWNHOUSE:**

*Features:* 2,000 sq. ft. lot min; 900 sq. ft. living area min.

*Intent:* 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.

**LO – LOCAL OFFICE:**

*Features:* Office, assisted living, day care. Hours of operation: 7:00 a.m. to 10:00 Sun.-Thurs., 7:00 a.m. to 11:00 p.m. Fri. and Sat.

*Intent:* 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:**

*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.

**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 35% 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 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.

**ARCHITECTURAL COMPONENT:**

**TYPE A:**

*Features:* 85% masonry; 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:* 85% masonry 1<sup>st</sup> floor, 50% all stories; 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 STATEMENTS:**

The following Comprehensive Plan statements may be relevant to this case:

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Create strong neighborhoods with a variety of housing choices.
- The purpose of the Mixed Use Corridor Designation is to allow for areas along arterials to be developed to preserve the integrity of the corridor and maintain mobility. Typical uses include a variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

**ANALYSIS:**

This zoning case was presented to the Planning & Zoning Commission at the March 24, 2016 meeting. Due to a notification error, a new public hearing is required.

The applicant's property is zoned Interim SFR-1-B along the CR 280 frontage, and the remainder of the property is outside of city limits. The applicant is requesting to rezone approximately 119.932 acres of property to SFR-2-A (Single Family Rural), SFT-2-B (Single Family Townhouse), LO-2-B (Local Office) and LC-2-B (Local Commercial). This property was subject to an involuntary annexation and was annexed on April 21<sup>st</sup>, 2016.

The Future Land Use Plan illustrates the larger northern portion of the property to be identified as Neighborhood Residential, along with the southern property boundary being located within a Mixed-Use Corridor land use category. The Neighborhood Residential land use component is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability (or future availability) of water and sewer infrastructure, the road network, proximity to neighborhood and community centers, and the location of future schools and park sites.

The applicant's request for SFR-2-A zoning is permissible within the Neighborhood Residential land use of the Comprehensive Plan. However, this classification calls to specifically evaluate the topography of the land among other aforementioned characteristics when determining the appropriate density for residential development. The intent statement of the SFR district calls for the development of detached dwellings on lots of one acre or larger in size and for other complimentary uses that are compatible with very low density residential development. The

applicant's subject property is suited for higher density residential development, as it is bounded by the future extensions of high class thoroughfare, such as Lakeline Blvd. and San Gabriel Pkwy. The topography is relatively flat and would not prohibit challenges to developing the property at a higher density.

The requested SFT-2-B, LO-2-B, and LC-2-B districts are located within a Mixed-Use Corridor land use category as identified on the Future Land Use Map. The purpose of the Mixed Use Corridor Designation is to allow for areas along arterials to be developed to preserve the integrity of the corridor and maintain mobility. The Comprehensive Plan specifically notes that a variety of residential types, such as small-lot single family, townhomes, duplexes and quadplexes are compatible within this type of corridor. Additionally, this corridor permits the use of limited neighborhood-serving commercial uses and higher-density residential at appropriate intersections. Small professional offices that compliment residential development are permitted along the corridor.

The intent statements for the SFT, LO, and LC use components of the Composite Zoning Ordinance all speak to serving and providing a buffer between larger lot neighborhoods and ore intensive uses such as multi-family, commercial, or arterial roadways. The placement of these districts within Mixed-Use Corridor satisfies the intent of the Comprehensive Plan and is located appropriately within the designated corridor.

The Type 2 Site Component that is paired with all of the requested use components in the applicant's request is compatible with the intent statements of the Composite Zoning Ordinance. This site component is intended for non-residential developments that are adjacent to a residential district or other more restrictive district. The requested LO, LC, and SFT Use Components are adjacent to the more restrictive requested SFR-2-A district to the north.

The Type 2 Site Component would apply the following limitations on the requested LO-2-B and LC-2-B portions of the property:

<b>Type 2 Site Component</b>	
Outdoor Display and Storage	No
Outdoor Entertainment Venues	No
Drive-thru service lane	Yes
Outdoor fuel sales	No
Overhead Commercial Service Doors	No

The Type 2 Site Component is the standard component paired with the majority of residential districts and meets the intent statements of the Composite Zoning Ordinance.

The Type A Architectural Component is intended to be utilized for high quality development 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. It is intended to be used for single-family development that backs up to, or sides to, major thoroughfares. 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. The Type A Architectural Component is appropriately paired with the SFR Use Component requested by the applicant. However, the Type B Architectural Component requested for the LO and LC Use Components is not compatible with the method applied in the applicant's request. As noted in the intent statements for the Type A Architectural Component, it is to be applied when a less restrictive land use is adjacent to a more restrictive land use.

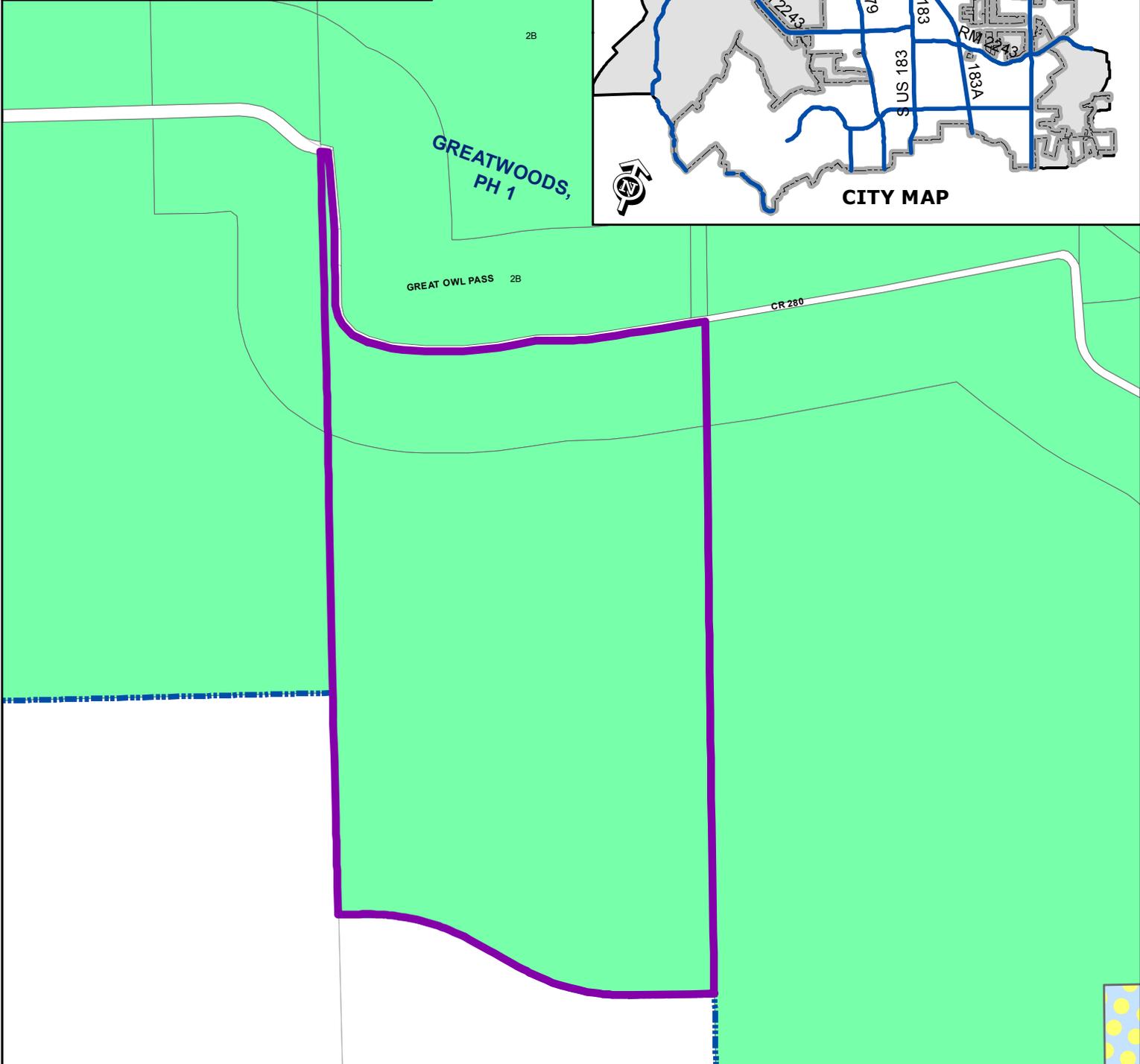
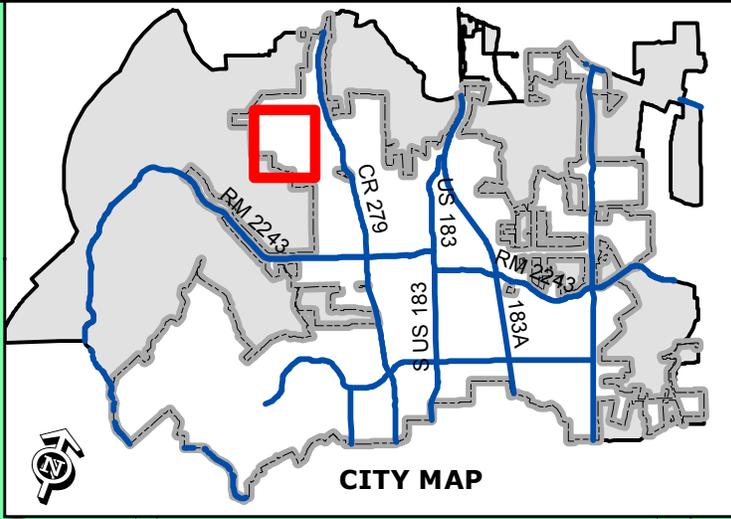
The Type B Architectural Component requires 85% masonry on the first story of buildings and 50% masonry on each additional story. This component requires four architectural features for street facing facades. The Type A Architectural Component requires 85% masonry on all stories with a minimum of 5 architectural design features on street facing elevations.

**STAFF RECOMMENDATION:**

Staff recommends approval of SFR-2-A, SFT-2-B, LO-2-A, and LC-2-A districts. The Type A Architectural Component is being applied to the LO and LC Use Components since they are adjacent to a more restrictive land use. The applicant's request is in partial compliance with the Comprehensive Plan; as it allows for the Mixed Use Corridor to be developed as intended by the plan while allowing the remaining portion of the applicant's property to be developed without the future extension of sewer service being provided as identified in the City's Wastewater Master Plan.

The Planning & Zoning Commission unanimously recommended approval of SFR-2-A (Single-Family Rural), SFT-2-A (Single-Family Townhouse), LO-2-A (Local Office), LC-2-A (Local Commercial) at the March 24, 2016 meeting.

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, please refer to the official ordinance for zoning verification. 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.



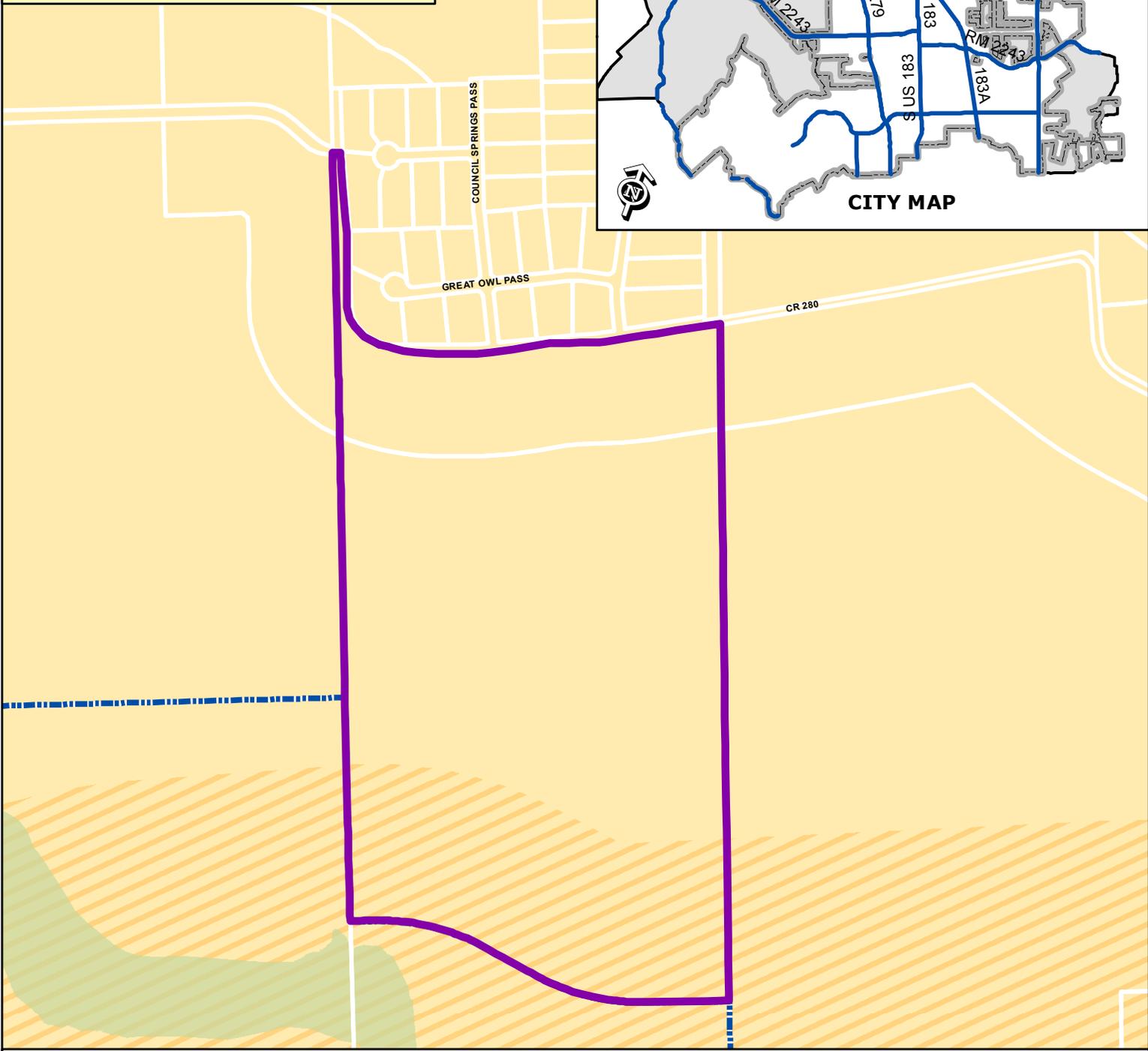
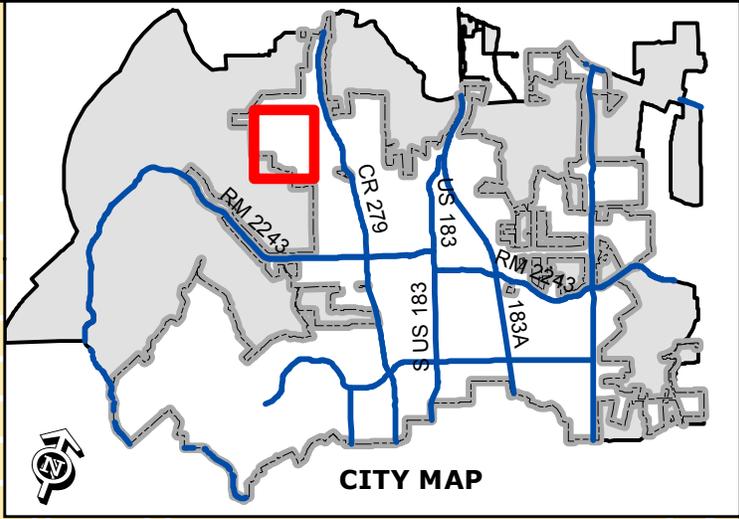
**ZONING CASE 15-Z-033 Attachment #2**

Current Zoning Map - Greatwood South

 Subject Property	 SFR	 SFL	 LO	 PUD - Commercial
 City Limits	 SFE	 SFT	 LC	 PUD - Mixed Use
	 SFS	 SFU/MH	 GC	 PUD - Multi-Family
	 SFU	 TF	 HC	 PUD - Townhomes
	 SFC	 MF	 HI	 PUD - Single-Family



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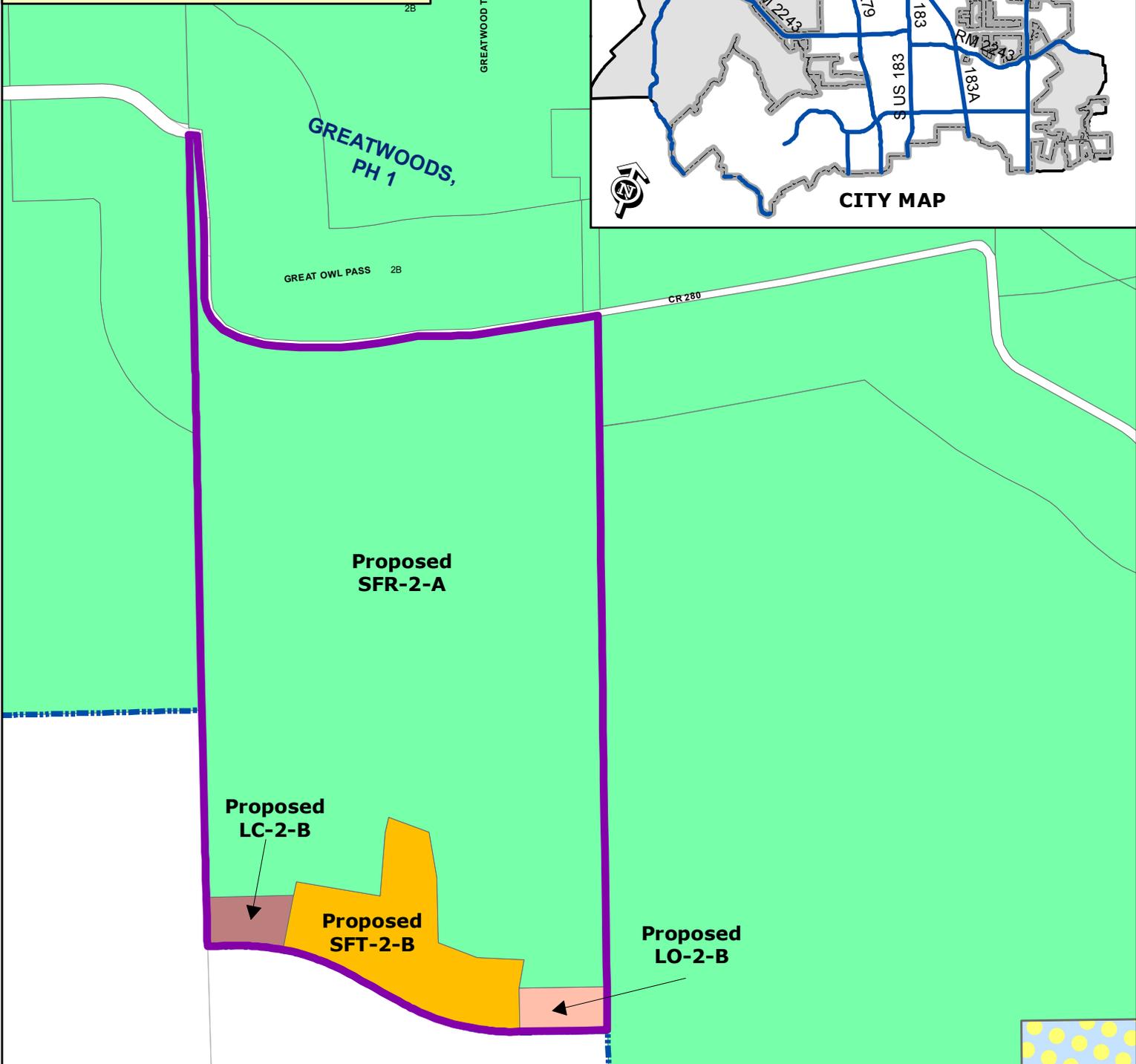
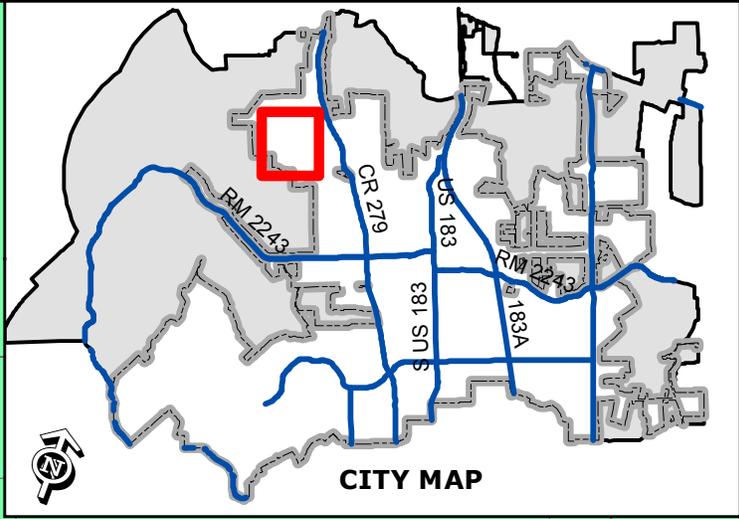
**ZONING CASE 15-Z-033 Attachment #3** Future Land Use Map - Greatwood South

 Subject Property	 Commercial Corridor	 Transit Supportive Mixed Use
 City Limits	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
	 Industrial District	
	 Neighborhood Residential	



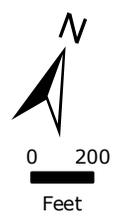

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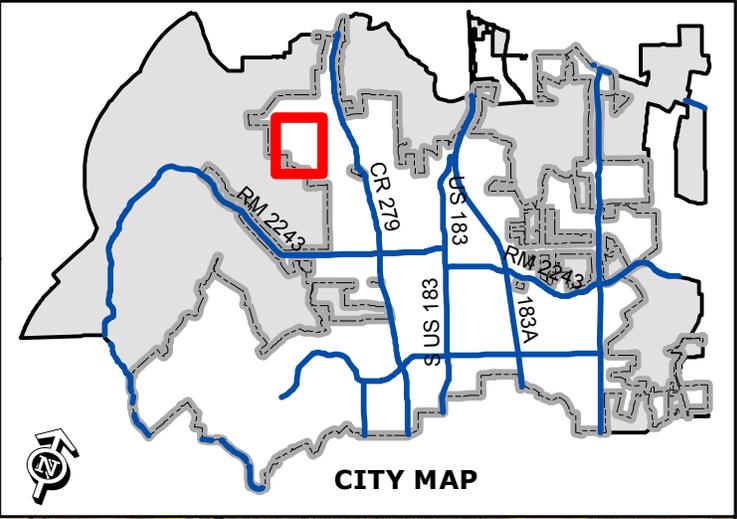
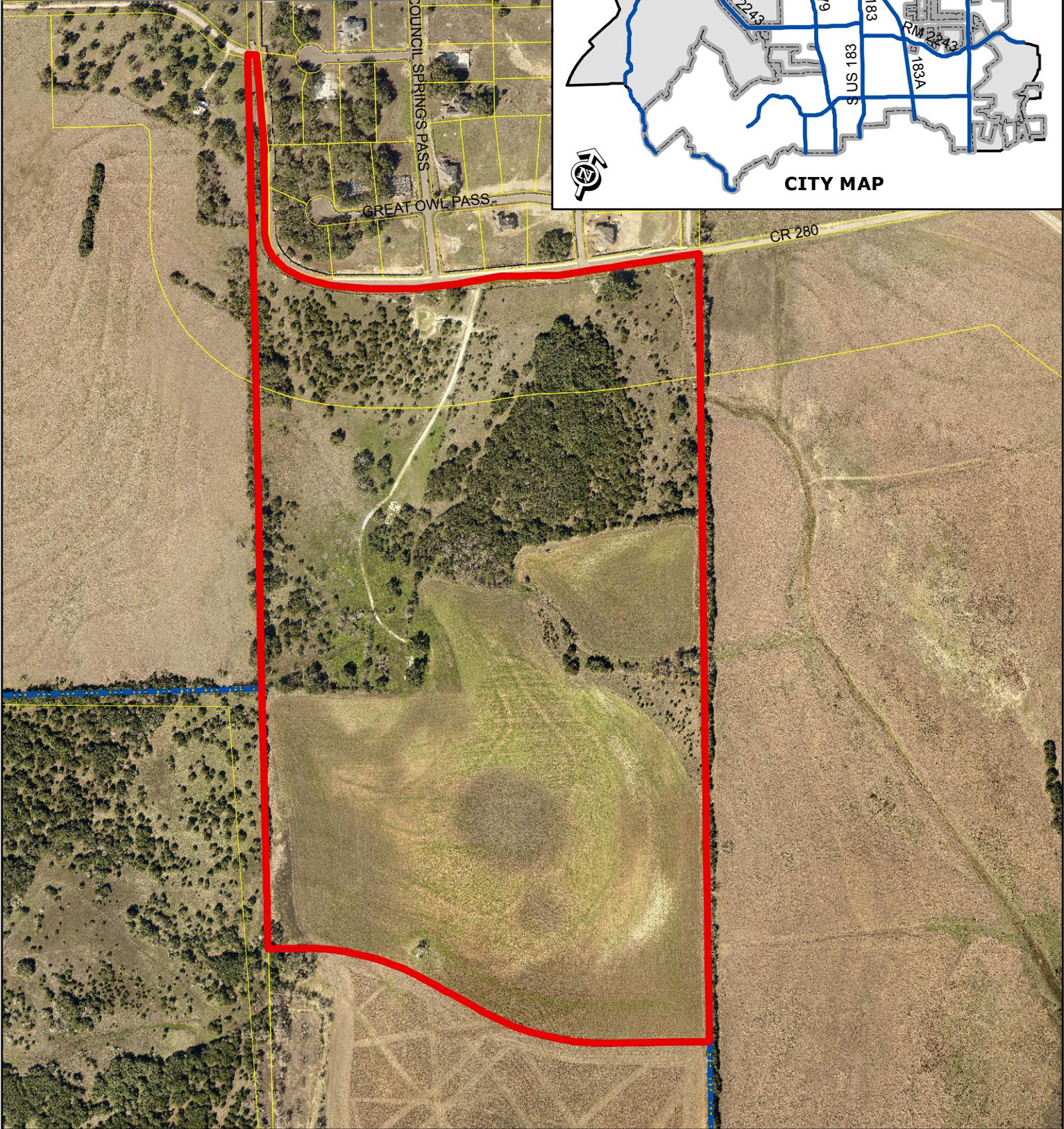
**ZONING CASE 15-Z-033 Attachment #5**

Proposed Zoning Map - Greatwood South

 Subject Property	 SFR	 SFL	 LO	 PUD - Commercial
 City Limits	 SFE	 SFT	 LC	 PUD - Mixed Use
	 SFS	 SFU/MH	 GC	 PUD - Multi-Family
	 SFU	 TF	 HC	 PUD - Townhomes
	 SFC	 MF	 HI	 PUD - Single-Family



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### ZONING CASE 15-Z-033 Attachment #6

Aerial Exhibit - Approximate Boundaries  
Greatwood South



-  Subject Property
-  City Limits



CIVIL ENGINEERING \* DEVELOPMENT CONSULTING \* PROJECT MANAGEMENT

29 October 2015

Ms. Robin Griffin  
Senior Planner  
Planning Department City of Leander  
104 North Brushy Street  
Leander, Texas 78646

Re: Greatwood South Subdivision  
Zoning Change  
MWI Project No. 14-035

Dear Ms. Griffin:

Malone/Wheeler, Inc. as engineer and agent for J L Development, Inc. the Owner and Developer of Greatwood South Subdivision are submitting herewith a Zoning Change.

We are also submitting applications for Concept Plan, Voluntary Annexation and for a Development Agreement.

Greatwood South Subdivision is proposing 81 one acre lots requiring SFR-2-A zoning on 84.84 acres, one lot requiring LO-2-B zoning on 1.12 acres, one lot requiring LC-2-B zoning on 1.12 acres and SFT-2-B zoning district on 8.43 acres.

County Road 280 provides access to the subdivision.

The City of Leander has a 24 inch water main in County Road 280 that will provide water service. The future extension of the City of Leander's wastewater system will provide wastewater service to the LO-2-B, LC-2-B and SFT-2-B uses while private individual onsite septic systems will provide wastewater service to the SFR-2-A use.

Please let us know if you need any additional information. A copy of the Greatwood South Concept Plan is attached hereto.

Sincerely,

A handwritten signature in blue ink that reads "Danny R. Martin".

Danny R. Martin, P.E., R.P.L.S.  
Senior Project Manager  
Malone/Wheeler, Inc.

Attachments

cc: John S. Lloyd, J L Development, Inc.



## EXECUTIVE SUMMARY

MAY 12, 2016

- 
- Agenda Subject:** Zoning Case 16-Z-007: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the west of the intersection of CR 279 and Live Oak Rd; 76.89 acres more or less; WCAD Parcels R022926, R022924, R473840, R022625, and R473841. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to SFR-2-B (Single-Family Rural), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: San Gabriel Whitt Ranch, LLC (Davy Roberts).
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to \_\_\_\_\_.  
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
  2. Current Zoning Map
  3. Future Land Use Map
  4. Notification Map
  5. Proposed Zoning Map
  6. Aerial Map
  7. Letter of Intent
- Prepared By:** Martin Siwek, AICP, GISP  
Planner
- 04/28/2016



## PLANNING ANALYSIS

ZONING CASE 16-Z-007  
San Gabriel Whitt Ranch

### GENERAL INFORMATION

**Owner:** San Gabriel Whitt Ranch, LLC: Davy Roberts

**Current Zoning:** Interim SFR-1-B (Single-Family Rural)

**Proposed Zoning:** SFR-2-B (Single-Family Rural)

**Size and Location:** The property is generally located west of the intersection of Live Oak Rd and CR 279, on the west side of CR 279 for 76.89 acres more or less.

**Staff Contact:** Martin Siwek, AICP, GISP  
Planner

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFR-1-B	Vacant Property
EAST	Interim SFR-1-B	Established Single Family Neighborhood (Live Oak Ranch)
SOUTH	Interim SFS-2-B	Established Single Family Homes (Bagdad Estates) and vacant property
WEST	OCL	Vacant Property

<b>COMPOSITE ZONING ORDINANCE INTENT STATEMENTS</b>
---

**USE COMPONENTS:****SFR – SINGLE-FAMILY RURAL:**

*Features:* 1 acre lot min.; 1,600 square foot living area min.

*Intent:* 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.

**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 35% 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 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.

**ARCHITECTURAL COMPONENTS:****TYPE B:**

*Features:* 85% masonry 1<sup>st</sup> floor, 50% all stories; 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 STATEMENTS:**

The following Comprehensive Plan statements may be relevant to this case:

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Encourage a range of housing types at a variety of price points.
- Create strong neighborhoods with a variety of housing choices.
- Consider both the land use pattern and roadway design in the development and redevelopment of corridors.

## **LAND USE POLICIES**

### **NEIGHBORHOOD RESIDENTIAL**

- Neighborhood Residential is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network.

### **CORRIDORS**

#### **MIXED USE CORRIDOR**

Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility. Typical uses within this corridor include a variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

## **ANALYSIS:**

This zoning case was scheduled to be reviewed by the Planning & Zoning Commission at the April 14, 2016 meeting. The applicant requested that the zoning application was postponed to a later date.

The applicant is requesting to rezone the property from Interim SFR-1-B (Single-Family Rural) to SFR-2-B (Single-Family Rural). The properties to the north and west are vacant, and the properties to the east and south are established single family homes of the Live Oak Ranch and Bagdad Estates Subdivisions. The western portion of this property was annexed into the City Limits on April 21, 2016.

The use component of SFR only permits residential on one acre or large lots and a few compatible nonresidential uses, such as community centers, group family homes, places of worship, libraries, and schools. 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.

The applicant's proposed Type 2 site component is the standard site component paired with the City's residential districts. It regulates the size of accessory buildings and structures provided on the property, and the size of accessory dwellings (with a minimum of 400 sq. ft of living area and a maximum of either 900 sq. ft or 40% of the gross floor area of the primary building; whichever is greater).

The Type B architectural component requested by the applicant requires 85% masonry on the first story and 50% masonry on each additional story thereafter. The remaining materials of the building may either be comprised of cementitious-fiber planking (not panels) or solid wood planking. This component requires four architectural features for all street facing facades and restricts the building height to a maximum of 35 ft.

This property is located in the Neighborhood Residential and Mixed Use Corridor land use classifications as identified in the City's Comprehensive Plan. The Neighborhood Residential classification seeks to accommodate a variety of housing types based on several suitability factors including availability and future availability of water and wastewater infrastructure, topography, floodplain, the proximity of the property to Neighborhood and Community Centers, and existing or planned parks and schools. The Mixed Use Corridor areas along arterials seek to preserve the integrity of the corridor and to maintain mobility. A variety of small lot residential types, civic and institutional uses, and small professional offices that complement residential development are permitted within the corridor.

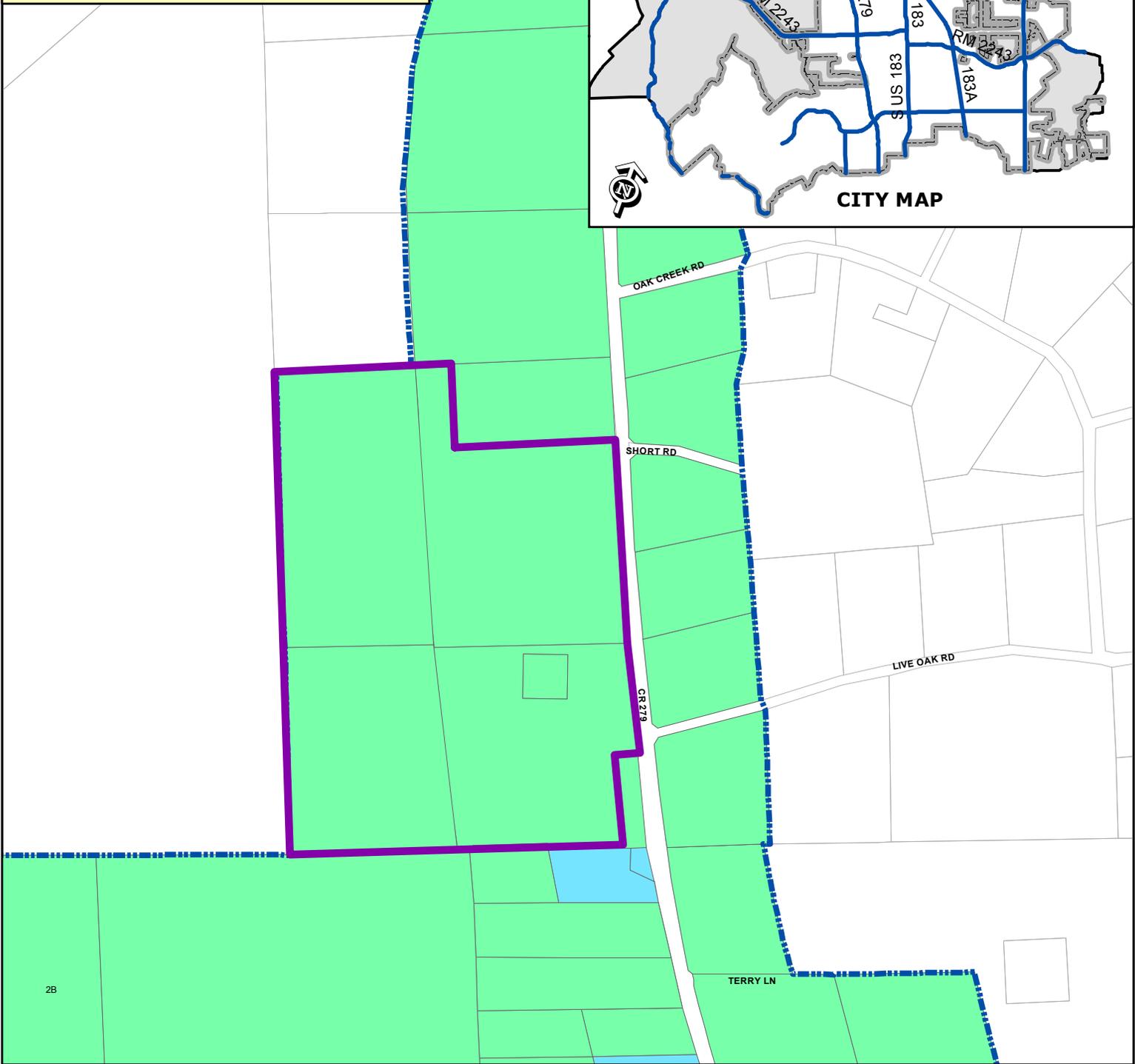
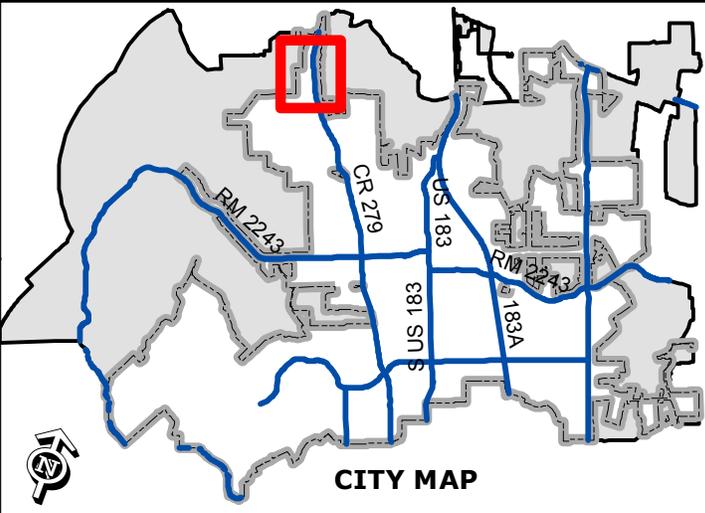
The suitability factors for this property lend itself to a higher residential density. The topography of the land is relatively flat with a gentle 1.5% slope running across the entirety of the track. Roughly 60% of the property is covered in trees with a small tributary dividing the property into two watersheds. The property is roughly 1.5 miles north of the nearest Community Center, and is approximately ½ mile away from Neighborhood Centers to the west and north. The closest schools to this property would be the Tom Glenn HS and the future planned middle school off of Collaborative Way at approximately one mile. The City recently installed a water line along CR 279 and the property has access for service. Wastewater lines are presently not available, but the Wastewater Master Plan calls for this area to be ultimately served by the City.

The eastern portion of the property along the CR 279 frontage is located within a Mixed Use Corridor. This corridor designation permits TF, SFT, SFL, PUD, LO, and LC (at appropriate intersections). The proposed zoning includes SFR-2-B within the Mixed Use Corridor and is not compliant with the land use designation identified by the Comprehensive Plan.

#### **STAFF RECOMMENDATION:**

The applicant submitted a development agreement application on August 13, 2014. At this time the proposed development with the requested zoning was in compliance with the adopted Comprehensive Plan and Future Land Use Map. The property changed ownership during the application process, and the City adopted a revised Comprehensive Plan and Future Land Use Map with criteria that were not applicable to the project at the beginning of the discussion of its development. The request is partially compliant with the plan in that it provides a residential use component which is permitted in the Neighborhood Residential land use classification of the Comprehensive Plan.

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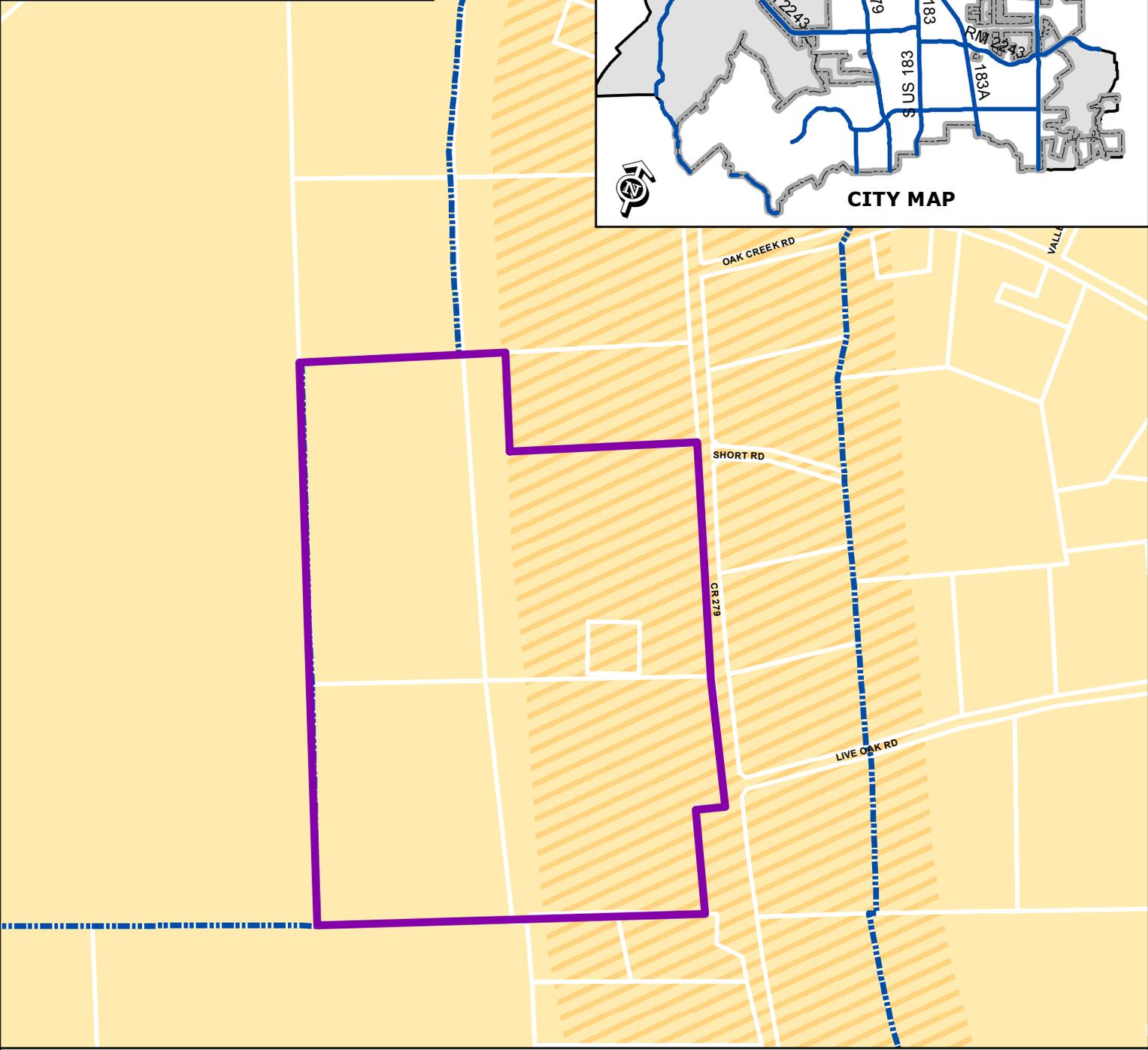
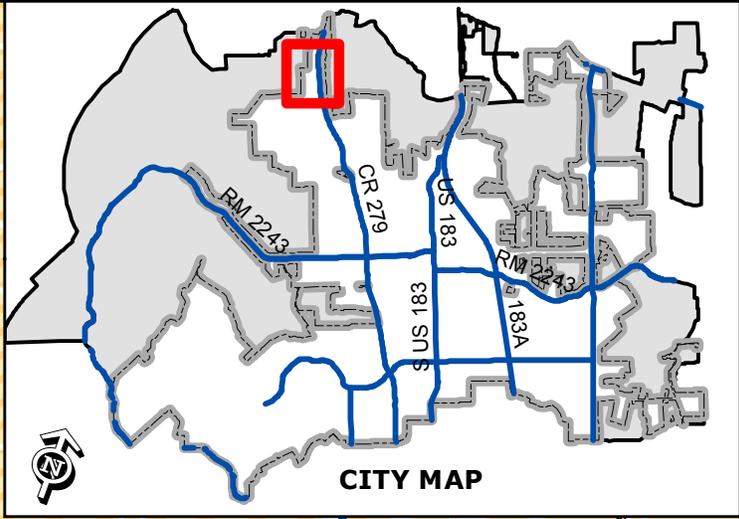


**ZONING CASE 16-Z-007 Attachment #2** Current Zoning Map - San Gabriel Whitt Ranch

 Subject Property	 SFR	 SFL	 LO	 PUD - Commercial
 City Limits	 SFE	 SFT	 LC	 PUD - Mixed Use
	 SFS	 SFU/MH	 GC	 PUD - Multi-Family
	 SFU	 TF	 HC	 PUD - Townhomes
	 SFC	 MF	 HI	 PUD - Single-Family



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**ZONING CASE 16-Z-007 Attachment #3** Future Land Use Map - San Gabriel Whitt Ranch

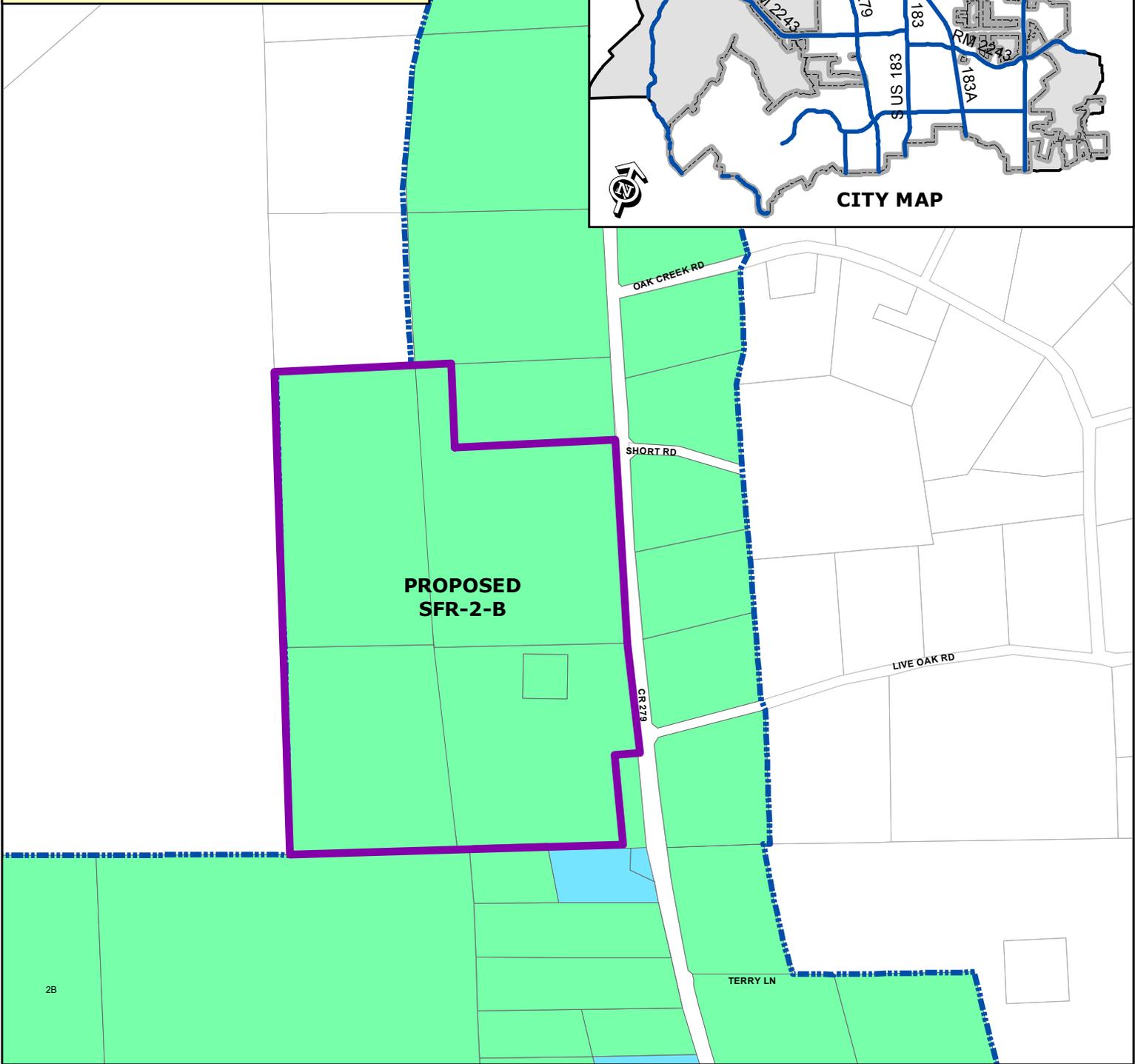
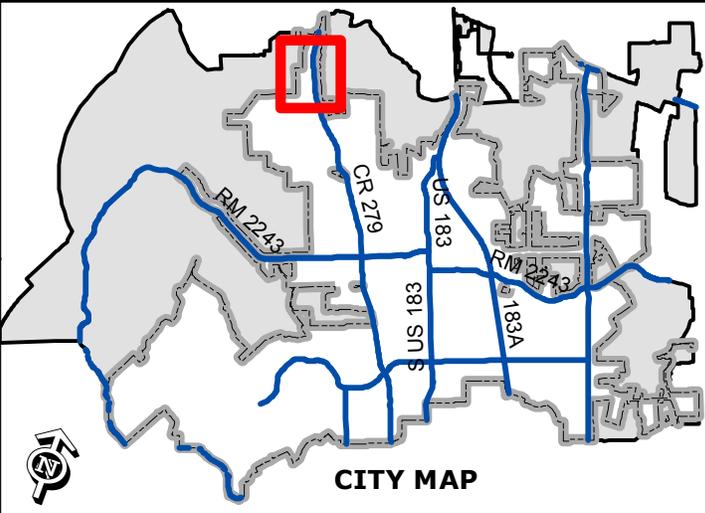
 SubjectProperty	 Commercial Corridor	 Transit Supportive Mixed Use
 City Limits	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
	 Industrial District	
	 Neighborhood Residential	


0 200  
Feet



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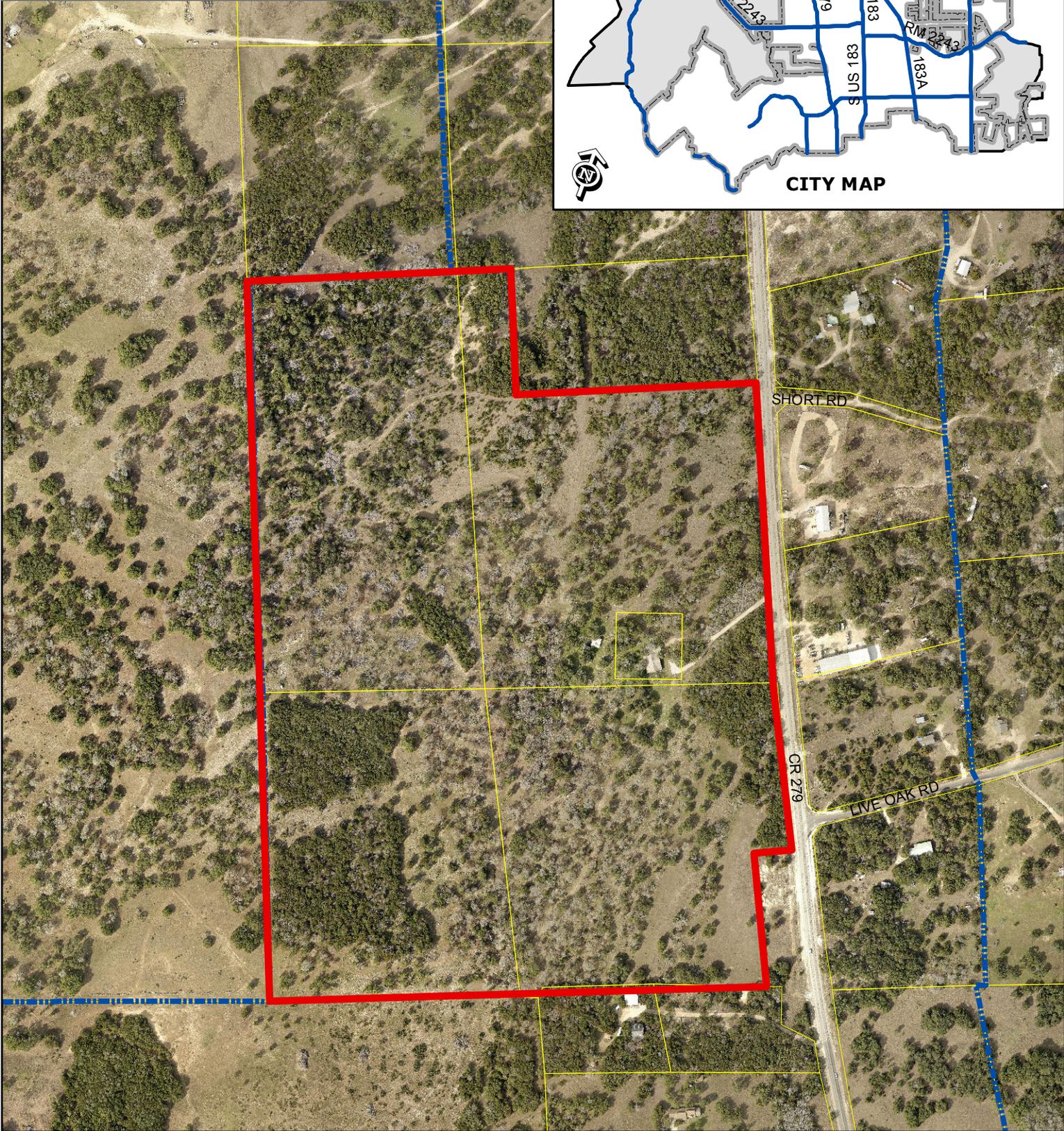
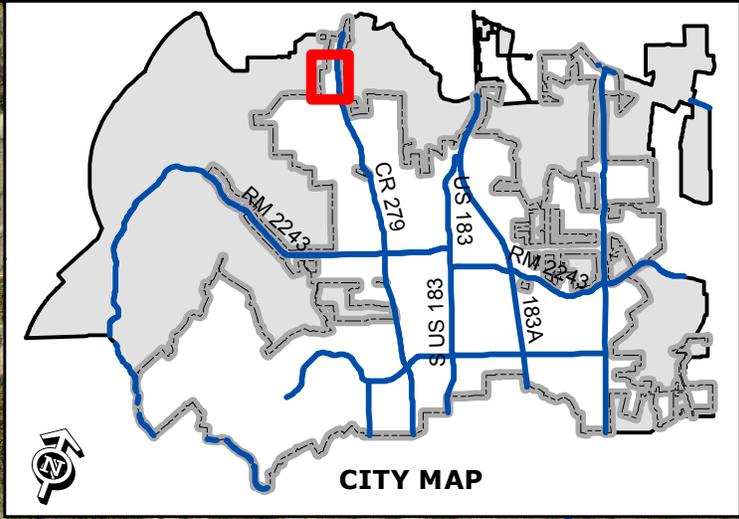


**ZONING CASE 16-Z-007 Attachment #5** Proposed Zoning Map - San Gabriel Whitt Ranch

 Subject Property	 SFR	 SFL	 LO	 PUD - Commercial
 City Limits	 SFE	 SFT	 LC	 PUD - Mixed Use
	 SFS	 SFU/MH	 GC	 PUD - Multi-Family
	 SFU	 TF	 HC	 PUD - Townhomes
	 SFC	 MF	 HI	 PUD - Single-Family



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### ZONING CASE 16-Z-007 Attachment #6

Aerial Exhibit - Approximate Boundaries  
San Gabriel Whitt Ranch



-  Subject Property
-  City Limits

# ATTACHMENT 7



February 25, 2016

City of Leander Planning Dept.  
104 North Brush Street  
P.O Box 319  
Leander, TX 78646-0319

Re: Whitt Ranch  
Zoning Change Application – Letter of Intent

San Gabriel Witt Ranch, LLC is requesting a zoning change for 77 acres on Bagdad Rd CR 279. The change is being requested in order to develop a residential subdivision on the property. Currently the portion of the property that is in Leander City Limits is zoned SFR-1-B and by ordinance when the western portion of the property is annexed, the default interim zoning will be SFR-1-B. The owner's intent is to have the entire parcel zoned as SFR-2-B in order to give future residents more flexibility on the size of accessory buildings/structures.

If you have any questions or require additional information please feel free to contact me.

Sincerely,  
Matkin-Hoover Engineering & Surveying

A handwritten signature in blue ink, appearing to read 'Garrett Keller'.

Garrett D. Keller, P.E.  
Project Manager