PLANNING ANALYSIS

ZONING CASE 19-TOD-Z-013
TYLERVILLE NORTHWEST PUD

GENERAL INFORMATION

Owner/Agent: SEC Planning, LLC (Gary Jueneman) on behalf of Waterstone Tylerville, LP. (PBA).
Current Zoning: PUD/TOD-CD (Planned Unit Development/Transit Oriented Development-Conventional Development Sector)
Proposed Zoning: PUD/TOD (Planned Unit Development/Transit Oriented Development) with the base zoning district of GC-3-A (General Commercial)
Size and Location: The property is located northwest of the intersection of San Gabriel Pkwy and US 183, including approximately 9.2 acres.
Staff Contact: Karina Castillo
Planner

APPLICANT REQUEST

The subject property is currently zoned as Conventional Sector and the applicant has submitted a request to change the designated zoning district of their property in order to assign a zoning district. The PUD is planned as a high quality, non-residential development with a variety of office and commercial offerings.

STAFF CONCLUSIONS

☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? see page 3
☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? see page 4
☒ ☐ Does the proposal warrant any other special considerations? see below

SPECIAL CONSIDERATIONS

The property is located at the intersection of two major arterials within the Conventional Development Sector of the TOD. The Conventional Development Sector was established along the edge of the TOD to allow for traditional style development in locations that are more auto-oriented.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

<table>
<thead>
<tr>
<th></th>
<th>ZONING</th>
<th>LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>TOD/PUD-CD</td>
<td>Animal Clinic</td>
</tr>
</tbody>
</table>
**Surrounding Area:**
This property is located east of the Enclave at Maya Vista neighborhood. The South San Gabriel Animal Clinic is located just north of this site. East of this site is the St. David Emergency Center and medical campus on San Gabriel Parkway, east of the railroad tracks. The proposed Northline mixed-use development will be located on the south side of San Gabriel Parkway between US 183 and 183A Toll Road.

**Physical and Natural Features:**
This property contains significant trees located on the northern portion of the property as can be seen on Figure 1. These trees will need to be preserved or mitigated during development.

**Property History:**
This property was annexed into the City of Leander on November 7, 2002.

**Previous Zoning Cases:**
The following zone case was approved for this property:

- 05-Z-006 was approved on September 22, 2005 and established the Smart Code/Transit Oriented District (TOD). This property was designated as Conventional Development Sector.

**Major Corridors:**
This property has access onto US 183 and San Gabriel Parkway.

**Transportation Plan Requirements:**
This property includes frontage on San Gabriel Pkwy, which is a planned 4 lane Arterial roadway and US 183. US 183 is not currently planned for an expansion, but the Transportation Plan calls for 10’ sidewalks on either side of the roadway.

Akumal St. will be extended onto this property and will continue as a private drive into the parking lot from the existing public roadway.
The table below includes the proposed streets along the development. These streets have not been reviewed and are subject to change during the review process.

<table>
<thead>
<tr>
<th>STREET</th>
<th>CLASSIFICATION</th>
<th>LAND USE CONTEXT</th>
<th>DESIGN ELEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>US 183</td>
<td>Arterial</td>
<td>Commercial Use</td>
<td>Existing ROW 10’ sidewalk</td>
</tr>
<tr>
<td>San Gabriel Pkwy.</td>
<td>Arterial</td>
<td>Commercial Mixed Use</td>
<td>100’ ROW 4-lane Divided 10’ sidewalk</td>
</tr>
</tbody>
</table>

Figure 2 – 4-Lane Arterial Cross Section

**SUBDIVISIONS:**
This application includes a concept plan (19-TOD-CP-003) and preliminary plat (19-TOD-PP-013).

**EXISTING UTILITIES:**
This property has access to water along San Gabriel Pkwy and Akumal St. Wastewater services are accessible from Akumal St. These are shown on Figures 3 and 4.

Figure 3 – Water Services 
Figure 4 – Wastewater Services
CURRENT LAND USES:
This property is currently undeveloped.

PROPOSED ZONING DISTRICT:

USE COMPONENT

PUD – PLANNED UNIT DEVELOPMENT:
The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for
development in order to facilitate flexible, customized zoning and subdivision standards which encourage
imaginative and innovative designs for the development of property within the City. The intent of this zoning
request is to establish a base zoning district and request waivers from the Composite Zoning Ordinance to allow
for more flexibility in building and site design. A Conceptual Site Layout and Land Use Plan has been attached
to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use
Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not
intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development
to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within
the region.

GC – GENERAL COMMERCIAL:
Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse,
vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500
sq. ft.
Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic
areas. Access to this component should be provided by an arterial street. The heaviest concentration of this
component should be located at intersections of arterial streets.

SITE COMPONENT

TYPE 3:
Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited
outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor
parking required.
Intent:
(1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted
districts to provide for a land use transition.
(2) This component is intended to be utilized with residential components where accessory dwellings or additional
accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
(3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to
utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
(4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements:
- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Position Leander as a destination for employers.

Applicable Future Land Use categories:
- COMMERCIAL CORRIDOR
  The purpose of the Commercial Corridor designation is to allow for additional commercial development along corridors already devoted to primarily commercial and office uses.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of medium-intensity uses including general businesses and services, offices, restaurants, retail, professional and medical services, light industrial, flex space, storage and even some limited residential uses.

Design Standards:
- Minimize driveways on corridor
- Connect parking lots
- Screen parking from view
- Architecturally integrated signage
- Sidewalks and street trees

Compatible Zoning Use Components: GC, LC, LO, PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by the Planning Department, Engineering Department, and Fire Department. A more detailed review will be conducted at the time of subdivision and site development by all applicable development review staff.

SCHEDULE:

DEVELOPMENT MEETING
There has not been a development meeting for this site within the last 12 months.

The following ordinance changes occurred following the development meeting which may have impacted this project.

- Several articles and sections of the Composite Zoning Ordinance were amended on August 15, 2019 to update the masonry requirements per House Bill 2436.
- Article VI, Section 1 of the Composite Zoning Ordinance was amended on March 5, 2020 to street tree requirements.
- Various Articles and Sections of the Composite Zoning Ordinance were amended on April 21, 2020 which added Neighborhood Outreach requirements. This amendment took effect on June 15, 2020 after the application was submitted.
NOTIFICATION

08/20/2020 - Public Notice on Hill Country News
08/26/2020 - Mail Notification to Property Owners within 200’
08/26/2020 - Public Hearing Signage Posted on Property
09/10/2020 - Planning and Zoning Commission Public Hearing
09/17/2020 - City Council Public Hearing & First Reading of the Ordinance
10/01/2020 - City Council Second & Final Reading of the Ordinance

APPROVAL CRITERIA:

The current zoning of Conventional Sector requires that a base zoning be established. The request for PUD (Planned Unit Development) with a base zoning of GC-3-A (General Commercial) is compatible with the current zoning and land uses located along US 183 and San Gabriel Pkwy. There is an established neighborhood, Enclave at Maya Vista, located to the west of the site. The St. David’s medical campus is located to the east of this site. The property to the south is the Tylerville Commercial PUD and is proposed to consist of retail and employment areas. The property to the north is South San Gabriel Animal Clinic.

In addition to establishing a base zoning, the PUD proposal includes modifications to the development standards for the conventional development sector to blend in with surrounding development standards. The following modifications have been proposed:

- Akumal St. to be extended east and transition into a private drive into the parking lot
- Increased amount of parking permitted between the building and the street
- Decreased width of sidewalks located between the building and parking lot
- No continuous building frontage
- Buildings on A- and B- street with primary entrance on street accessing the sidewalk