

Thrower Design

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June 25, 2019

Ms. Robin M. Griffin
Director
Planning Department
City of Leander
201 N. Brushy Street
Leander, Texas 78641

RE: Bonnet Zoning, 670 CR 267, Georgetown Texas

Dear Ms. Griffin,

This firm represents the Owners of 134.970 acres of land located on the north side of Country Road 267, of which the above referenced address is included. The application for rezoning included with this letter is for a 56.929 acre portion of the total acreage as shown by the survey with accompanied sketch in the application packet.

The 56.929 acre property is undeveloped and there does not appear to be any topographical constraints as the land is mostly flat and absent of waterways. The property is largely open and somewhat uniformly scattered with trees with the exception of a few areas that are heavily treed along the north-eastern property line. Tree species is primarily Live Oak with some Post Oak and Pecan as well.

When the property was annexed into the City limits it received an interim zoning district of Single-Family Rural, SFR-1-B. The request with this application is to establish permanent zoning such that Tract 1, consisting of 43.759 acres will be zoned Single-Family Residential, SFR-3-B and Tract 2, consisting of 13.171 acres will be zoned Single-Family Estate, SFE-3-B.

The Future Land Use map reserves the subject property for Neighborhood Residential use. Therefore, the requested zoning is consistent with the FLUM. The two differing residential districts will meet the City's requirement for a variety of lot sizes on tracts of land between 30-90 acres. Furthermore, the rezoning will bring residential uses to support the future *Activity Center* that is proposed at the nearby intersection of Ronald Reagan Boulevard and State Highway 29.

A successful rezoning will benefit the community by providing additional housing stock and type in a location that will support economic growth and activity in the near future. With this, we respectfully request favorable consideration and support for the rezoning.

Should you have any questions or need additional information, please contact me at my office.

Sincerely,

A. Ron Thrower