



PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT
19-CPA-001
100 MOCKINGBIRD HILL

GENERAL INFORMATION

Agent/Owner: Anthony and Heidi Perez

Current Land Use: Neighborhood Residential

Proposed Land Use: Mixed Use Corridor

Size and Location: The property is addressed at 100 Mockingbird Hill, including approximately 10.316 acres.

Staff Contact: Karina Castillo
Planner

COMPREHENSIVE PLAN STATEMENTS:

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

- **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.

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 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.

Design Standards:

- Limited parking between corridors and buildings
- Consistent landscaping and lighting
- Pedestrian-friendly development
- Low, monument style signage
- Transit-ready

Compatible Zoning Use Components: LC*, LO, TF, SFT, SFL, PUD

*LC is only appropriate at intersections

ANALYSIS:

The Future Land Use Plan was originally adopted by City Council in 2014 and was based upon the land use goals established in the 2009 Comprehensive Plan. In 2015, the City completed a five year update to the comprehensive plan which included a complete review and update to the Future Land Use Plan. As stated in the comprehensive plan, “The Leander Future Land Use Plan is a conceptual representation of the development pattern that leaders and citizens of Leander envision for the future”. The distribution of land use categories as reflected on the Future Land Use Plan implement the land use policy goals in the comprehensive plan.

The applicant is requesting to amend the Comprehensive Plan to change the Future Land Use Map designations on the subject property from Neighborhood Residential to the Mixed Use Corridor land use category.

As described above, the locations of the Mixed Use Corridor land use districts are based upon adjacent uses, access to transportation and utility infrastructure and the goals in the comprehensive plan of providing land use transitions and convenient access from neighborhoods to commercial services.

As an element of the Comprehensive Plan, the Future Land Use Plan may be amended following the process stipulated in the City Charter which states in part:

The council may by ordinance, adopted by not less than five votes after a public hearing, amend the comprehensive plan. Amendments to the comprehensive plan may be initiated by the council, the planning commission, or the city manager; provided that all amendments shall be reviewed, considered and recommended for adoption in the same manner as for the original adoption of the comprehensive plan.

The applicant presented a development proposal at the City Council meeting held on January 3, 2019. The presentation was regarding a proposed rezoning of her property located at 100 Mockingbird Hill Road; Leander, Williamson County.

STAFF RECOMMENDATION:

The applicant is requesting to extend the existing Mixed Use Corridor across their property. The Comprehensive Plan states that areas along arterials between Centers are appropriate for Mixed Use Corridors. The purpose of the Corridor is to preserve the integrity and maintain mobility while allowing higher density residential, small professional offices, and limited neighborhood service commercial uses. This change may result in increased commercial encroachment into the area. The properties to the east, north, and south are currently designated as Neighborhood Residential. The Council has selected a consulting firm to start the update to the Comprehensive Plan. This update will result in an evaluation of the existing plan, current land uses, and infrastructure. An updated future land use map will be part of the revisions to the Comprehensive Plan.