



PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT 19-CPA-002

CRYSTAL FALLS COMMERCIAL

GENERAL INFORMATION

Owner: Crystal Ventures, LLC

Current Land Use: Neighborhood Center

Proposed Land Use: Community Center

Size and Location: The property is located at 10990 E. Crystal Falls and includes approximately 2.85 acres.

Staff Contact: Michael Chenausky
Planner

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.

FUTURE LAND USE CATEGORY

- NEIGHBORHOOD CENTER

Neighborhood Centers are the smallest of the three types of Centers. They typically serve a local population and provide a few daily convenience uses and personal services to surrounding neighborhoods, such as corner markets, day care centers, dry cleaners and salons. Neighborhood Centers should be walkable and well-connected to existing and planned neighborhoods.

Size: Neighborhood Centers typically have fewer than 30,000 square feet of commercial uses and serve the immediate surrounding neighborhoods.

Typical Uses: Retail and service-oriented businesses; small professional offices; small-lot single-family, townhouses, duplexes and quadplexes; churches, gyms, child care centers, and other civic and institutional uses; parks and public spaces.

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

- **COMMUNITY CENTER**

Community Centers also provide the same uses and services offered by a Neighborhood Center. Additionally, Community Centers include uses that are demanded less frequently than daily, and are typically anchored by grocery stores. Community Centers should have an internal network of streets and promote walkability within the Center.

Size: Compared to Neighborhood Centers, Community Centers serve a larger population and typically have service areas up to one mile and include up to 125,000 square feet of commercial space.

Typical Uses: Community-serving commercial uses (grocery stores, restaurants and services); small professional offices; small-lot single-family, townhomes, duplexes, quadplexes; parks and public spaces.

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

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 Center to the Community Center land use category.

The change to from the Neighborhood Center to the Community Center would allow for an increase to the intensity of the permitted uses. Neighborhood Centers are smaller and allow for less intense uses that are intended to serve the adjacent neighborhood.

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.

City Council received a Development Proposal Review for this project on July 18, 2019. The petition for an amendment to the Comprehensive Plan was approved by the Council with a 6-0 vote.

STAFF RECOMMENDATION:

Staff recommends approval of the amendment to the Comprehensive Plan. This area is located near the intersection of E. Crystal Falls and Ronald W. Reagan Blvd which are both classified as arterial roads. The Community Centers are typically situated in areas of intersecting arterial roads, however this location is unique in that it is a three-way intersection. If this change is approved, the area will include a mix of uses that will serve the broader area. As development continues the City will experience a need for more commercial growth.