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August 9, 2019

City of Leander Planning Department  
201 North Brushy Street  
P.O. Box 319  
Leander, Texas 78646-0319

**Re: Crystal Falls Commercial  
Comprehensive Plan Amendment  
Letter of Intent**

Please find attached an application for a Comprehensive Plan Amendment submittal for the proposed Crystal Falls Commercial development located at 10990 E. Crystal Falls Parkway, west of the intersection of E. Crystal Falls Parkway and Ronald Reagan Boulevard. The proposed development is on a 2.85 acre tract with proposed uses of Restaurant/Bar, Retail and Animal Boarding.

The current Future Land Use Category for the proposed site development is Neighborhood Center and Corridor Mixed Use as indicated on the City's Future Land Use Map.

Current Zoning for the proposed site development is Single Family Suburban (SFS-2-B) as indicated on the City of Leander's Zoning Map. Portions of the proposed site is adjacent to property currently zoned as HC-3-D to the east and GC-3-B to the south.

The Applicant, Crystal Ventures LLC, requests that the Future Land Use Plan be amended from Neighborhood Center to Community Center which would allow zoning to be changed to GC-General Commercial. The rezoning to GC-General Commercial will allow for the proposed uses of Restaurant/Bar, Retail and Animal Boarding.

On July 18, 2019, the City Council voted unanimously voted to allow the Comprehensive Plan Amendment process to proceed.

Thank you for your consideration.

Sincerely,



Richard F. Michalka  
Project Manager  
Jamison Civil Engineering LLC  
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