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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
Zoning Change
Letter of Intent**

Please find attached an application for a Zoning Change 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 current Single Family Suburban (SFS-2-B) be rezoned to General Commercial (GC-2-A). The Applicant has also requested 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.

Property Description:

The proposed 2.85 acre site is partially developed with two main structures, asphalt drives and parking areas. There are small miscellaneous structures that are used for storage.

The site generally slopes from north to south with an average slope of 2% on the north portion of the property and 5% on the south portion of the property.

Tree coverage for the site is primarily covered with cedar trees and small number of live oak trees and elm trees. Ground vegetation is poor to fair coverage. There are no apparent waterways within the site.

Thank you for your consideration for rezoning to General Commercial – GC-2-B.

Sincerely,

A handwritten signature in blue ink that reads "Richard F. Michalka". The signature is written in a cursive style with a large initial 'R'.

Richard F. Michalka
Project Manager
Jamison Civil Engineering LLC
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