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LETTER OF INTENT

July 2, 2019

City of Leander
201 N. Brushy St.
Leander TX 78641

RE: Lot 7, Leander Heights, Section Two
603 Lion Drive
Leander, Texas 786

This is a letter of intent for the rezoning of a 1.5 Acre portion of land out of a 2.44 acre Lot described as Lot 7, Block A, Leander Heights Section Two. The requested zoning change will be from the current TF zoning to PUD, with a base zoning of CH-2-A, Cottage Housing with a Site Component of 2 and an Architectural Component of A.

General Information and Rezoning:

This tract is located in the central section of the City of Leander just southwest of the Old Town area. The parent 2.44 Acre tract is located at 603 Lion Drive with frontage on both Lion Drive to the south and Municipal Drive to the north. This application is proposing to rezone a 1.5 acre portion of land fronting on Municipal Drive. The remaining 0.94 acre portion fronting Lion Drive will remain in the current TF zoning. The developers are also proposing to process a concurrent subdivision to formally create the 1.5 acre lot.

The proposed development will consist of 9 residential duplex style buildings for a total of 18 units to be sold as condominiums on a single 1.5 acre tract. Each duplex building will be three-story with a garage on the first floor. The Future Land Use map shows most of the area within 1000' of the site as NR (Neighborhood Residential), with a portion of this 1000' radius shown as Activity Center and Old Town. The reason for the PUD is to provide a minor modification to the maximum number of units per acre to allow 12 units per acre instead of the 8 units per acre currently allowed under CH zoning. To the best of my knowledge, all other restrictions under CH zoning will be met by the proposed development.

This proposal will result overall higher standards of development by providing the following:

- a. Designating Type A Architectural Component
- b. Provides a master cohesive architectural materials palette
- c. Enhanced Landscaping throughout the site above and beyond the minimum design requirements
- d. Enhanced screening from adjacent properties through the addition of masonry walls and perimeter landscaping
- e. Recreation improvements in the form of a community fire pit near the center of the site.
- f. Provide unique characteristics of a neighborhood with a unique site layout by providing a

- lush landscaped common area to the majority of the units at the center of the site.
- g. Provide shading of the public sidewalk along the principal roadway.

This 1.5 acre area to be rezoned is currently bounded to the south by the 0.94 acre remaining portion of this tract containing a single family residence fronting Lion Drive which will remain TF zoning. The site is bounded to west by a vacant tract currently zoned MF, to the east by an office building currently zoned LO, and to the southeast by a single family residence zoned TF. Across the street to the north consists of 3 tracts owned by City of Leander and Leander ISD, all zoned HC. Across Lion Drive to the south, more than 200' from the 1.5 acre tract to be rezoned, contains single family residences zoned MF.

Property Description:

The property generally slopes moderately from northwest to southeast at an average 1.3% slope. The site is moderately wooded consisting mainly of cedar trees and native grasses. There are no waterways crossing the site and the 1.5 acre portion of the site to be rezoned is currently vacant.

This concludes the letter of intent for the rezoning of 1.5 acre portion of Lot 7, Block A, Leander Heights Section Two.

Feel free to contact the undersigned at 512-785-8446 with any questions.

Sincerely,
Marco Castaneda, PE

7/2/19

