September 30, 2019

City of Leander
Planning Department
PO Box 319, Leander TX 78646

Re: Rezoning Letter of Intent; 1.91 acres at 602 Riva Ridge Drive

Dear Zoning Staff:

We are requesting to rezone approximately 1.91 acres of land from Single Family Suburban to Local Commercial. This property is undeveloped and is adjacent to single family suburban residential uses to the north and east.

While the property currently takes its frontage on Riva Ridge Drive, it also has approximately 481 feet of frontage along US Highway 183, which is a 4 lane divided major arterial roadway. In addition, the City of Leander has designated the Future Land Use of this property as Commercial Corridor.

The property slopes gently from northeast to southwest, with slopes of approximately 1% to 3%. The property contains a mixture of Cedars, small diameter Oak trees, and open grassy areas. Tree cover is approximately 40%. There are no waterways within these properties. There are no existing structures on this property. Water quality and stormwater detention can be provided towards the rear of the property.

Thank you,

Jim Wittliff