PLANNING ANALYSIS

ZONING CASE 18-Z-029

LEANDER TOWING PUD

GENERAL INFORMATION

Agent / Owner: Enable Design (DeVon Wood) on behalf of Justin Rollin & Angelia N Townsley

Current Zoning: GC-3-C (General Commercial)

Proposed Zoning: PUD (Planned Unit Development) with the base zoning district of GC-5-A (General Commercial)

Size and Location: The property is legally described as Lot 1B, Block A, Integrated Metal Products Subdivision. The property is located on Hero Way West to the east of the intersection with Bagdad Road and includes approximately 1.804 acres.

Staff Contact: Robin M. Griffin, AICP
Planning Director

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

<table>
<thead>
<tr>
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<th>ZONING</th>
<th>LAND USE</th>
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</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>GC-3-C</td>
<td>Existing large lot residential</td>
</tr>
<tr>
<td>EAST</td>
<td>HC-5-D</td>
<td>Developed commercial</td>
</tr>
<tr>
<td>SOUTH</td>
<td>SFU-2-B</td>
<td>Land owned by the Bagdad Cemetery Association</td>
</tr>
<tr>
<td>WEST</td>
<td>SFU-2-B</td>
<td>Land owned by the Bagdad Cemetery Association</td>
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COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

PUD – PLANNED UNIT DEVELOPMENT:
The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards that encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the continuation of a commercial development to serve the community. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

USE COMPONENT:
GC – GENERAL COMMERCIAL:
Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.
Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT:
TYPE 5 (non-residential only):
Features: Accessory buildings; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display and storage; outdoor entertainment venues and animal boarding.
Intent:
(1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
(2) This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, HC or HI use components.
(3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
(4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.
(5) Compliance with Type 1, 2, 3 or 4 site component standards shall also be deemed as compliance with Type 5 standards.
ARCHITECTURAL COMPONENT:

TYPE A:

Features: 5 or more architectural features.

Intent:

(1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.

(2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.

(3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.

(4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.

(5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.

(6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

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.
- Position Leander as a destination for employers.

FUTURE LAND USE CATEGORY

- 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.

  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.

  Targets: 50% Residential, 50% Non-residential
  Compatible Zoning Use Components: GC, LC, LO, TF, SFT, SFL, PUD

- COMMERCIAL CORRIDOR
  The purpose of the Commercial Corridor designation is to allow for additional commercial development along corridors already devoted to primarily commercial and office uses.
Typical Uses: A variety of medium-intensity uses including general businesses and services, offices, restaurants, retail, professional and medical services, light industrial, flex space, storage and even some limited residential uses.

Design Standards:
- Minimize driveways on corridor
- Connect parking lots
- Screen parking from view
- Architecturally integrated signage
- Sidewalks and street trees

Compatible Zoning Use Components: GC, LC, LO, PUD

**ANALYSIS:**

The applicant has submitted a request to change the zoning to the Leander Towing PUD (Planned Unit Development). The properties to the west and south are owned by the Bagdad Cemetery Association. The properties to the north and east are established commercial uses.

The Leander Towing PUD includes the GC-5-A (General Commercial) base zoning district with the condition that a wrecker yard is permitted.

The GC use component provides for the development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. When paired with the Type 5 site component the following uses are permitted:
- Unlimited outdoor display
- Unlimited outdoor storage
- Drive-through service lanes
- Overhead commercial service doors
- Outdoor commercial fueling and washing of vehicles

The Type A architectural component requires a minimum of five architectural features while the Type C Architectural component requires three architectural features.

In addition to designating the zoning district, the PUD includes alternative fencing to screen the outdoor storage areas. The fencing is proposed to be eight feet tall and made of R Panel for the western, southern, and eastern walls as well as masonry on the northern wall.

The Commercial Corridor and Community Center land use categories include the GC use component as a compatible zoning district. The purpose in these land use categories is to allow for general business and service uses for the community.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Leander Towing PUD with the base zoning district of GC-5-A (General Commercial). This proposal is in compliance with the intent statements of the Composite Zoning Ordinance and the goal statements of the Comprehensive Plan.