Reference:
Tract 1 Lot 1B of Integrated Metal Products Subdivision
Williamson County Appraisal District #R5 48 156

The referenced parcel is currently zoned GC-3C. Leander Towing proposes a zoning change to a HC-5A- CO district to accommodate their proposed intended land use. In addition to the zoning change the required setback of 400’ from the adjacent arterial road (FM 2243) shall be modified to a 185’ setback due to the fact the existing development is sited between the proposed site and the existing roadway. This existing development (Dollar General) has frontage along FM2243 which is north of proposed site. This existing development lies within a general commercial zoning district. South and West of the said property lies the Bagdad Cemetery zoned for public use, while west of the proposed site is zoned ‘5D‘ in which a Day Care currently occupies. Within the same subdivision, northwest of the proposed site, a Veterinarian
Clinic has been established also within the same commercial zoning district as the existing Dollar General store.

SEE - EXHIBIT – D City of Leander Zoning Map, EXHIBIT – E Williamson Appraisal District Map.

For consideration Leander Towing Company not only proposes a new zoning change but proposes an added 20 foot wide greenspace/ landscape area along the frontage of the property line in conjunction with a 6’ height masonry fence. A 8’ height masonry fence with a landscape area combined with trees and shrubs at the foundation of the proposed masonry fence shall be incorporated along the frontage area of the proposed development to provide adequate and additional screening of the towing storage yard from adjacent roadway and commercial uses.

SEE - EXHIBIT – C Site layout, landscaping elevations.

Site Summary Information:

Lot sizes 1.84 acreage = + / - 80,150.4 square feet.

Lot width is varying from 296.6 feet to 390.42 feet wide. Lot depth is 222.96 feet.

DeVon Martin Wood - Agent

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