

Comprehensive Plan Amendment Request

Submitted: August 19, 2019

Subject Property: Shops at 279,LLC
 4170 CR 379
 Leander, TX 78641
 Jake Scott

The Shops at 279, LLC wish to request a Comprehensive Plan Amendment for the property located at 4170 CR 279 so that it may become compliant with the current use already established on the property.

The property was purchased on or about February 2011 and was in the County at that time and Leander's ETJ. Permits for Septic were obtained from the County and Electrical permits from PEC at that time to start construction on 4 Commercial Buildings. On or about April 2016, Leander annexed the property. Currently the default zoning is SFR but the first 500ft is in a mixed use area as designated by the Comprehensive Plan and default zoned SFS. The Shops at 279 are more than happy to comply with the first 500ft and do not need any change outside of zoning for this portion of the property. The remaining portion of the property request the Comp Plan Amendment to allow for GC to comply with what is currently in use on the site.

In November of 2017 Code enforcement sent a letter stating the property was not compliant with the current zoning. Mr. Scott then applied for a Continuation of Use and spend several thousand dollars and many months bringing the building up to compliance. The City has inspected the facilities including the Fire Department and letters have been provided showing compliance with Electrical, Building Code, Plumbing and Engineering. The City has now issued a Continuation of a Use permit and CO's for the existing buildings.

This request is just to make the back portion of the property compliant with what is currently in place and being used under the Continuation of Use agreement established between the City and the Property.

Thank you,



Jake Scott
Shops at 279,LLC