



# PLANNING ANALYSIS

## COMPREHENSIVE PLAN AMENDMENT 19-CPA-004

### CRYSTAL FALLS COMMERCIAL

#### GENERAL INFORMATION

- Owner:** Shops at 279, LLC
- Current Land Use:** Neighborhood Residential
- Proposed Land Use:** Commercial Corridor
- Size and Location:** The property is located at 4170 CR 279 and includes approximately 10.0261 acres.
- Staff Contact:** Michael Chenausky  
Planner

#### 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.

#### FUTURE LAND USE CATEGORY

- **NEIGHBORHOOD RESIDENTIAL**  
Neighborhood Residential is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network.
- **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.

Application: All land within approximately 500 ft. of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

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.

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

**ANALYSIS:**

The Future Land Use Plan was originally adopted by City Council in 2014 and was based upon the land use goals established in the 2009 Comprehensive Plan. In 2015, the City completed a five year update to the comprehensive plan which included a complete review and update to the Future Land Use Plan. As stated in the comprehensive plan, “The Leander Future Land Use Plan is a conceptual representation of the development pattern that leaders and citizens of Leander envision for the future”. The distribution of land use categories as reflected on the Future Land Use Plan implement the land use policy goals in the comprehensive plan.

The applicant is requesting to amend the Comprehensive Plan to change the Future Land Use Map designations on the western half of subject property from Neighborhood Residential to the Commercial Corridor land use category.

As described above, the locations of the Commercial Corridor land use districts are based upon adjacent uses, access to transportation and utility infrastructure. CR 279 is designated as a Mixed-Use Corridor which allows less intense commercial development such as Local Office and Local Commercial. CR 279 also includes many properties annexed into the City limits, which are currently operating higher intensity commercial businesses.

As an element of the Comprehensive Plan, the Future Land Use Plan may be amended following the process stipulated in the City Charter which states in part:

*The council may by ordinance, adopted by not less than five votes after a public hearing, amend the comprehensive plan. Amendments to the comprehensive plan may be initiated by the council, the planning commission, or the city manager; provided that all amendments shall be reviewed, considered and recommended for adoption in the same manner as for the original adoption of the comprehensive plan.*

**STAFF RECOMMENDATION:**

The Comprehensive Plan calls for Commercial Corridors along arterial class roadways that include existing strip retail development. In the proposed condition, the Mixed Use Corridor is adjacent to CR 279 and the proposed Commercial Corridor is located to the west. The purpose in this request is to support the proposed commercial zoning for the property.