

## PUD 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 Planned Unit Development (PUD) 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 would like to request the PUD zoning with the front 500ft of the property to comply with the Composite Zoning Ordinance and request a LO-2A designation. The remainder of the property would request a GC-4C to comply with what is currently in use on the site and that which the City has already granted a Continuation of Use. The Shops at 279 would like to exclude and make part of the PUD zoning the following that would not be allowed in the GC portion of the property: Restaurants, Banks, Grocery Sales, Pharmacy, Colleges and Universities, Bar, Nightclubs, Hospital, Hotel, Liquor Store, Furniture Stores or Pet Shops. The intent is just to become compliant with what the Continuation of Use has granted.

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.

Thank you,



Jake Scott  
Shops at 279,LLC