Kimley»Horn

October 9, 2024

Robin M. Griffin, AICP
Executive Director of Development Services
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Submittal

RE: Application for a Rezoning of approximately 28.12 acres in the Anastasha Carr Survey, Abstract No. 122 generally located at 2855 CR 175, Leander, TX 78641 (WCAD ID R338811) (the "Property")

Dear Ms. Griffin:

As representatives of the Property owner, please accept this application for a rezoning on the subject property. The site is currently located in the City of Leander ETJ. This application is made concurrently with a request for voluntary annexation. We request that the property be zoned to the Single Family Suburban (SFS-2-A) district upon annexation.

The proposed Single Family Suburban (SFS-2-A) will allow for the development of a single-family subdivision consistent with the development pattern of the neighboring subdivision, The Trails of Shady Oak. The property has frontage on CR 175 and a stub street along its northern boundary. The site is relatively flat, contains some oak stands, and has an existing home on the property.

According to the Future Land Use Map (FLUM), the site is located in the Neighborhood Residential Future Land Use Category; therefore, the proposed Zoning Change complies with the FLUM.

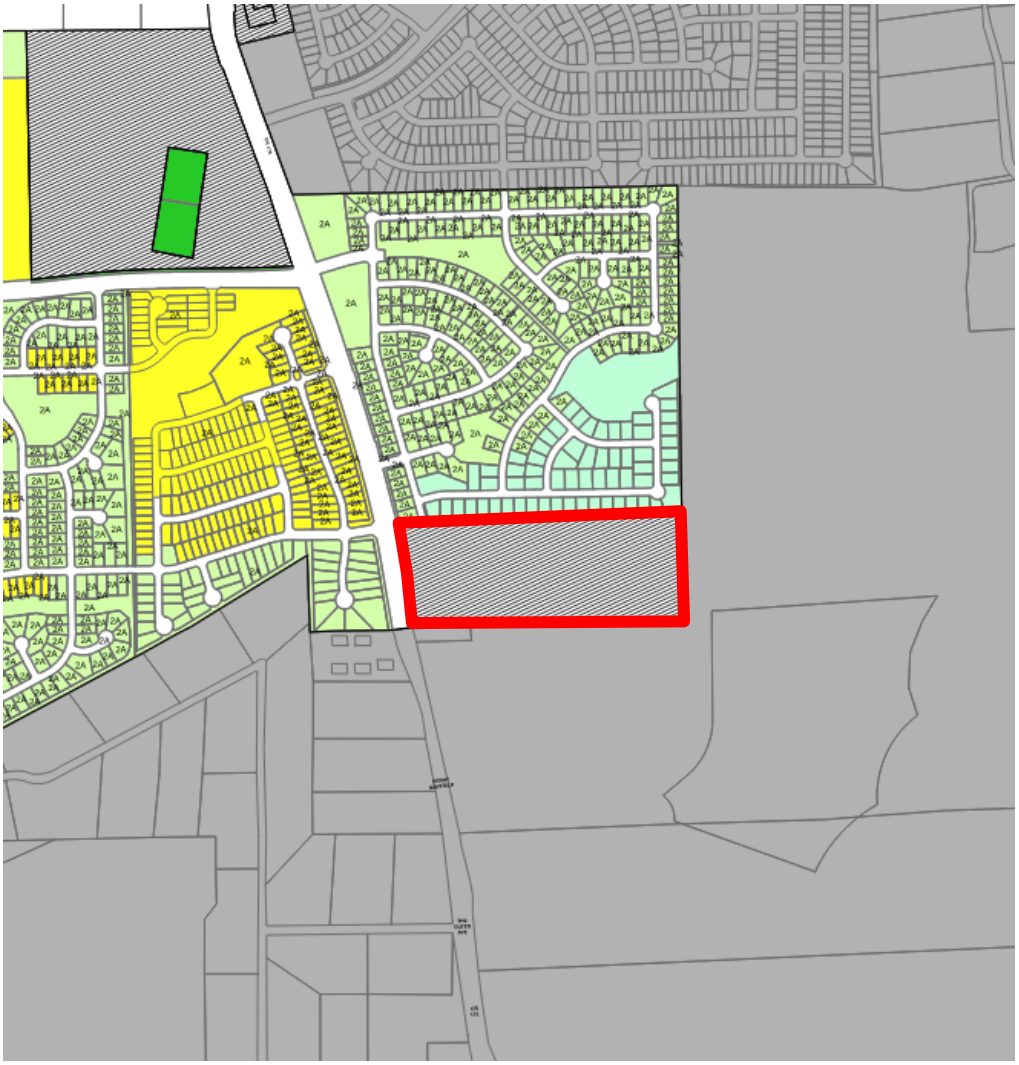
If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience.

Sincerely,

Ethan Harwell, AICP

Ethan.Harwell@Kimley-Horn.com
512 580 5803

ZONING MAP



LEGEND

- Leander City Limits
- Extra-Territorial Jurisdiction
- Future Annexation Per DA

Current Zoning

RESIDENTIAL

- SFR-Single-Family Rural
- SFE-Single-Family Estate
- SFS-Single-Family Suburban
- SFU-Single-Family Urban
- SFU/MH-Single-Family Urban / Manufactured Home
- SFC-Single-Family Compact
- SFL-Single-Family Limited
- CH-Cottage Housing
- SFT-Single-Family Townhouse
- TH-Tiny House
- TF-Two Family
- NR-Neighborhood Residential
- MF-Multi-Family

RETAIL/COMMERCIAL

- LO-Local Office
- LC-Local Commercial
- GC-General Commercial
- HC-Heavy Commercial