

March 10, 2025

Zachary Morgan
Quiddity Engineering
150 E. Old Settlers Blvd, Suite 280
Round Rock, Texas 78664

Re: Zoning Case Z-24-0152 San Gabriel Parkway Commercial Minor PUD Zoning Change

Dear Zachary Morgan;

The City Council heard your request to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the San Gabriel Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) at the March 6, 2025, City Council meeting. At the conclusion of the presentation, the Council approved the zoning request.

A copy of the official Ordinance is enclosed.

If you have any additional, questions please let me know.

Sincerely,

Veronica Tovar
Veronica Tovar
Planning Coordinator
512-528-2791

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO. 25-021-00

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE SAN GABRIEL PARKWAY MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-2-A (GENERAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 6.09 acres \pm ; being more particularly described in Exhibit "B"; located at the intersection of San Gabriel Parkway and US 183 between west of the railroad tracks and east of US 183; identified by Williamson County Central Appraisal District tax identification number R089421 and R458174; more particularly described in Instrument Number 2024077599; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the San Gabriel Parkway Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A" and "B" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not

amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

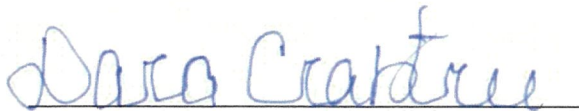
SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

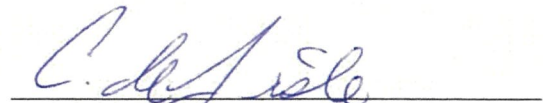
PASSED AND APPROVED on First Reading this the 20th day of February, 2025.

FINALLY PASSED AND APPROVED on this the 6th day of March, 2025.

ATTEST:

THE CITY OF LEANDER, TEXAS:


Dara Crabtree, City Secretary


Christine DeLisle, Mayor

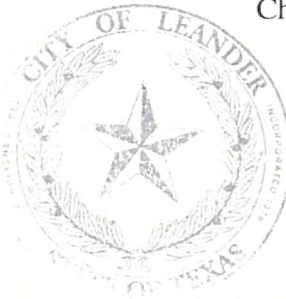


Exhibit A

San Gabriel Project Minor Planned Unit Development

A. Purpose and Intent

1. The San Gabriel Project Minor PUD is comprised of approximately 6.09-acres, as shown in **Exhibit B**. The development of this property includes retail uses.

B. Applicability and Base Zoning

1. All aspects of the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance except as established in this exhibit titled **Exhibit A**.
2. For the purposes of establishing development standards for the PUD the following base zoning district has been selected from the Leander Composite Zoning Ordinance:

GC-2-A (General Commercial)

C. Allowable / Prohibited Uses

1. The prohibited uses shall include the following:
 - i. Bar, nightclub
 - ii. Vape shop

EXHIBT B-1 SAN GABRIEL PROJECT FIELD NOTES

METES AND BOUNDS DESCRIPTION FOR A 4.717 ACRE TRACT OF LAND IN THE WILLIAM MANCIL SURVEY, ABSTRACT 437, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF A 5.64 ACRE TRACT AND ALL OF A 0.261 ACRE TRACT RECORDED IN VOLUME 511, PAGE 54, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND A PORTION OF THE ABANDONED ROADWAY KNOWN AS OLD HIGHWAY 29.

BEGINNING AT A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET IN THE WEST RIGHT OF WAY LINE OF THE T.&N.O. RAILROAD DEEDED TO THE CITY OF AUSTIN IN VOLUME 1417, PAGE 282, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND THE NORTH RIGHT OF WAY LINE OF SAN GABRIEL PARKWAY FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 72°13'16" WEST WITH THE NORTH RIGHT OF WAY LINE OF SAID SAN GABRIEL PARKWAY, A DISTANCE OF 106.65 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET IN THE EAST RIGHT OF WAY LINE OF US HIGHWAY 183 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID US HIGHWAY 183 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 20°58'55" WEST, A DISTANCE OF 264.00 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
2. NORTH 27°09'57" WEST, A DISTANCE OF 185.06 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
3. NORTH 20°57'32" WEST, A DISTANCE OF 831.00 FEET TO A TXDOT CONCRETE MARKER FOUND FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
4. SOUTH 69°02'28" WEST, A DISTANCE OF 69.15 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET AT THE SOUTHEAST CORNER OF A 1.488 ACRE TRACT RECORDED IN DOCUMENT NO. 2000053933, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;

THENCE NORTH 20°03'32" WEST WITH THE EAST LINE OF SAID 1.488 ACRE TRACT, A DISTANCE OF 272.29 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET AT THE SOUTHWEST CORNER OF A 2.339 ACRE TRACT RECORDED IN DOCUMENT NO. 2011022646, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 67°38'28" EAST WITH THE SOUTH LINE OF SAID 2.339 ACRE TRACT, A DISTANCE OF 187.89 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET IN THE WEST RIGHT OF WAY LINE OF SAID T.&N.O. RAILROAD AT THE SOUTHEAST CORNER OF SAID 2.339 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 21°05'32" EAST WITH THE WEST RIGHT OF WAY LINE OF SAID T.&N.O. RAILROAD, A DISTANCE OF 1561.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.717 ACRES OF LAND, MORE OR LESS.

EXHIBIT B-2 SAN GABRIEL PROJECT FIELD NOTES

TRACT 2

METES AND BOUNDS DESCRIPTION FOR A 1.367 ACRE TRACT OF LAND IN THE WILLIAM MANCIL SURVEY, ABSTRACT 437, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF A 5.64 ACRE TRACT RECORDED IN VOLUME 511, PAGE 54, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

BEGINNING AT A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET IN THE EAST RIGHT OF WAY LINE OF US HIGHWAY 183 AT THE NORTHWEST CORNER OF A 4.33 ACRE TRACT RECORDED IN DOCUMENT NO. 2006112794, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THIS TRACT;

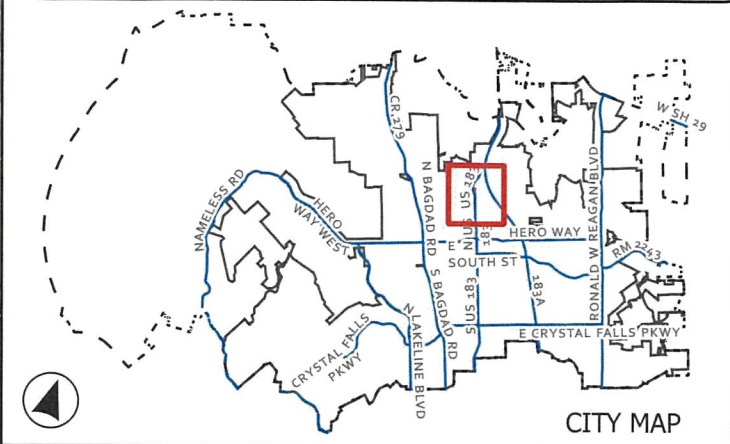
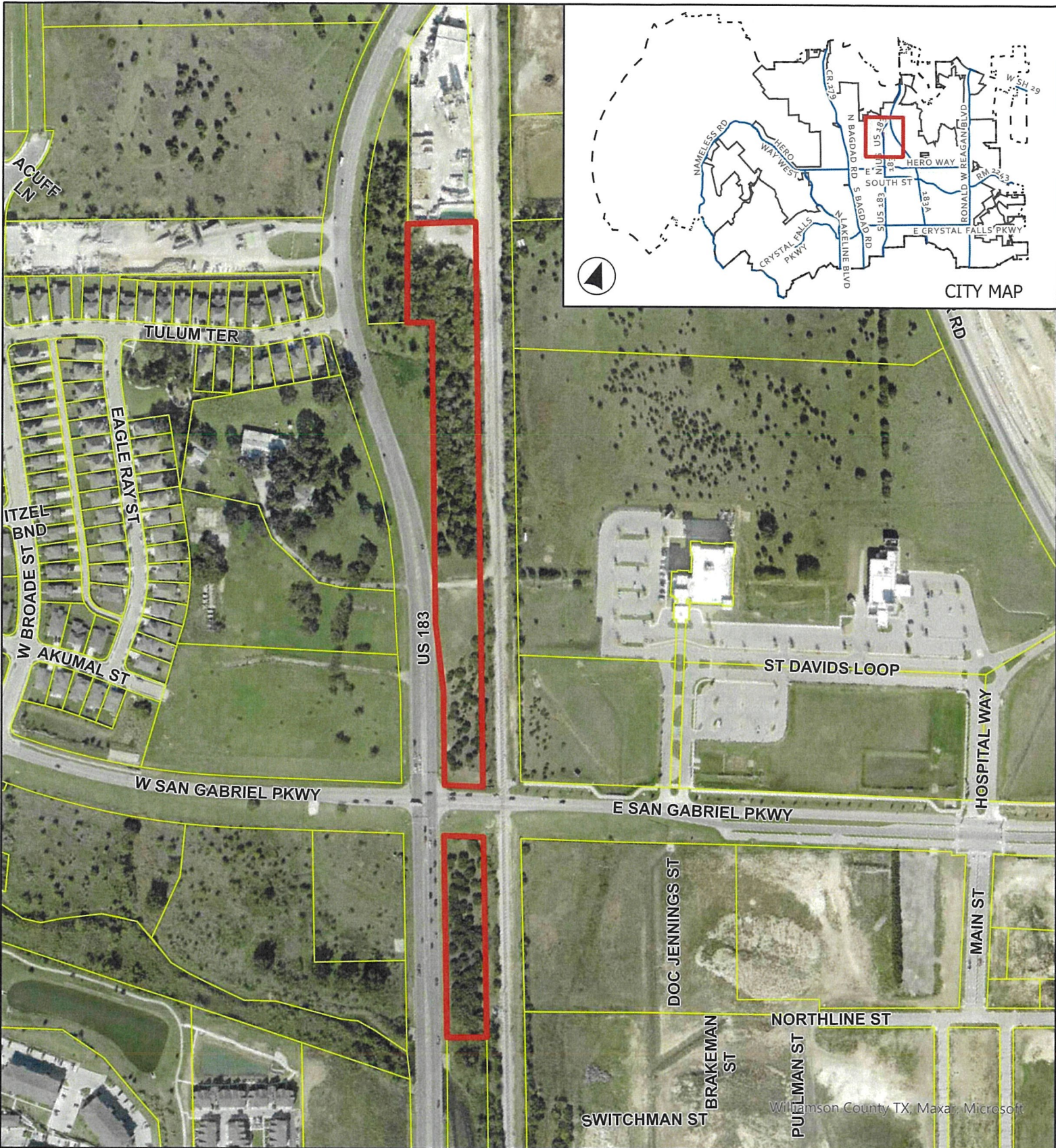
THENCE NORTH 20°58'55" WEST WITH THE EAST RIGHT OF WAY LINE OF SAID US HIGHWAY 183, A DISTANCE OF 557.38 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SAN GABRIEL PARKWAY FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A ½" IRON ROD FOUND NEAR THIS CORNER BEARS SOUTH 71°54'46" WEST, A DISTANCE OF 0.27 FEET;

THENCE NORTH 71°54'46" EAST WITH THE SOUTH RIGHT OF WAY LINE OF SAID SAN GABRIEL PARKWAY, A DISTANCE OF 106.89 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF THE T.&N.O. RAILROAD DEEDED TO THE CITY OF AUSTIN IN VOLUME 1417, PAGE 282, DEED RECORDS, WILLIAMSON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE A ½" IRON ROD FOUND NEAR THIS CORNER BEARS SOUTH 71°54'46" WEST, A DISTANCE OF 1.05 FEET;

THENCE SOUTH 21°05'32" EAST WITH THE WEST RIGHT OF WAY LINE OF SAID T.&N.O. RAILROAD, A DISTANCE OF 552.59 FEET TO A ½" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 4.33 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 69°20'28" WEST WITH THE NORTH LINE OF SAID 4.33 ACRE TRACT, A DISTANCE OF 107.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.367 ACRES OF LAND, MORE OR LESS.



CASE: Z-24-0152

EXHIBIT B

SAN GABRIEL PARKWAY
MINOR PUD

Location Map



This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



0 150 300



Feet

-  Leander City Limits
-  Subject Boundary