



City of Leander Planning Department
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Meeting Date: 6/17/2019
 Meeting Time: 4:00
 Project Name: 602 Riva Ridge Dr

DEVELOPMENT MEETING WORKSHEET

The purpose of a Development Meeting is to provide a property owner/developer with the opportunity to participate in a meeting with all departments involved in the development process. These meetings are scheduled to discuss local development regulations and project proposals with city staff.

Development Meetings are typically scheduled every Monday starting at 2:30 p.m., unless Monday is a City Holiday then they are scheduled for the following Tuesday starting at 2:30 p.m. Up to three groups can be schedule for the meeting. During the meeting this form will be completed by staff that explains the various city ordinances, permitting and development processes, and rules and regulations adopted by the City. **This meeting does not constitute approval or a permit and the results are preliminary.**

The following departments attend the meetings:

- Building Permits
- Engineering
- Planning
- Fire
- Parks & Recreation

NOTE: Any information provided at the Development Meeting is considered PRELIMINARY. The information is not binding and does not vest the project or proposal, and does not represent a complete review of your project. In-depth reviews are provided during the application process.

The City makes no assurances as to the accuracy of any information provided at pre-development meetings or in any other communications to applicants and assumes no liability if an applicant relies upon inaccurate information to its detriment.

Contact Names: Chad Seward

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Project Location: 602 Riva Ridge Dr.

Project Description / Type: Proposed commercial strip center and retail

Step 1: Will a Zoning Change be required?

Existing Zoning: SFS-2-B

Zoning Change Required? Yes No

Recommended district? LC-2-A

Notes: Staff would be able to support a zoning change to commercial, however the opposition may come from the adjacent neighborhood. It would be beneficial if you met with them to discuss your development proposals.

Zoning Intent Statements: Single Family Suburban - Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

Step 2: Is a Comprehensive Plan Amendment required?

Future Land Use Category: Mixed Use Corridor

Is an amendment required?: Yes No

Notes: The future land use map shows mixed use corridor which would support local office, local commercial or townhomes. If you want General Commercial like office warehouse, you would need have a Comprehensive Plan Amendment and Zoning change.

Step 3: Will a Plat or Replat be required?

Legal Description: S3778 - High Gabriel East 3, Lot 2 pt, ACRES 1.9113

Plat Required?: Yes No Replat Required?: Yes No Public Hearing Required?: Yes No

Notes: N/A

Step 4: Do the Utilities & ROW meet City Standards?

Water: City water ___ Water well Yes No Sewer: City main ___ Septic Yes No

Utility Improvements Required? The water lines are extended along 183 and there is an approved plan to bring the line north fronting 183A. The sewer line is near the Bryson Subdivision. We may be able to serve wastewater service to this site, if there is no existing entity who would serve this site.

Transportation Plan Roads: We would review a proposal for a driveway on Riva Ridge based on the Austin Transportation Criteria Manual.

ROW Improvements Required? N/A

Roadway Adequacy Ordinance: N/A

Notes: This area is not within the Leander CCN Boundary, so we can provided fire service. But you would need to contact AQUA Tx, for water service because they currently have the rights to provide water to this area.

Base on the proposed lot sizes, you would not be able to have septic systems.

Step 6: Parks Department requirements?

Each project is different – the required parkland or recreation improvements will depend on the type of the project. Trail improvements may be required based on the Parks & Open Space Master Plan.

Notes: N/A

Step 7: What Site Improvements are required?

Each project is different – the required site improvements will depend on your specific project needs.

Notes: You can have a swimming pool show room and sample swimming pool on site. The swimming pool may be able to be proposed as a landscape item in the application. It may help to have the example pool labeled as a landscape feature vs a swimming pool.

Step 8: What do I need to get a Building Permit?

Steps 1 – 4 must be acceptable “as is” **or** the required improvements must be approved. Then, the project’s Construction Documents must be approved before a Building Permit will be issued – see the **Building Permit Checklist** for required information. **NOTE:** *Additional approvals and/or permits may be required by other agencies and/or utility service providers before a Permit can be issued.*

Notes: If the buildings are over 6,000 sq. ft. they will require fire suppression sprinklers. If you have a sprinkler system, this may help limit your fire flow requirements.

ADDITIONAL NOTES

- Your first step would be the zoning change application, which takes approximately 6 weeks and will require a public notice.
- You will have a 25 ft. building setback adjacent to residential district. You are required a 6 ft. masonry wall when you are adjacent to a residential district.
- You can have a monument sign.
- Attachment 1: Zoning Change Application
- Attachment 2: Zoning Submittal Date
- Attachment 3: Building Setbacks