

Planning and Zoning Commission Planning Department Staff Report

Report Date: May 31, 2019
Case No: 2019-2-ANX
Project Planner: Michael Patroski, Planner

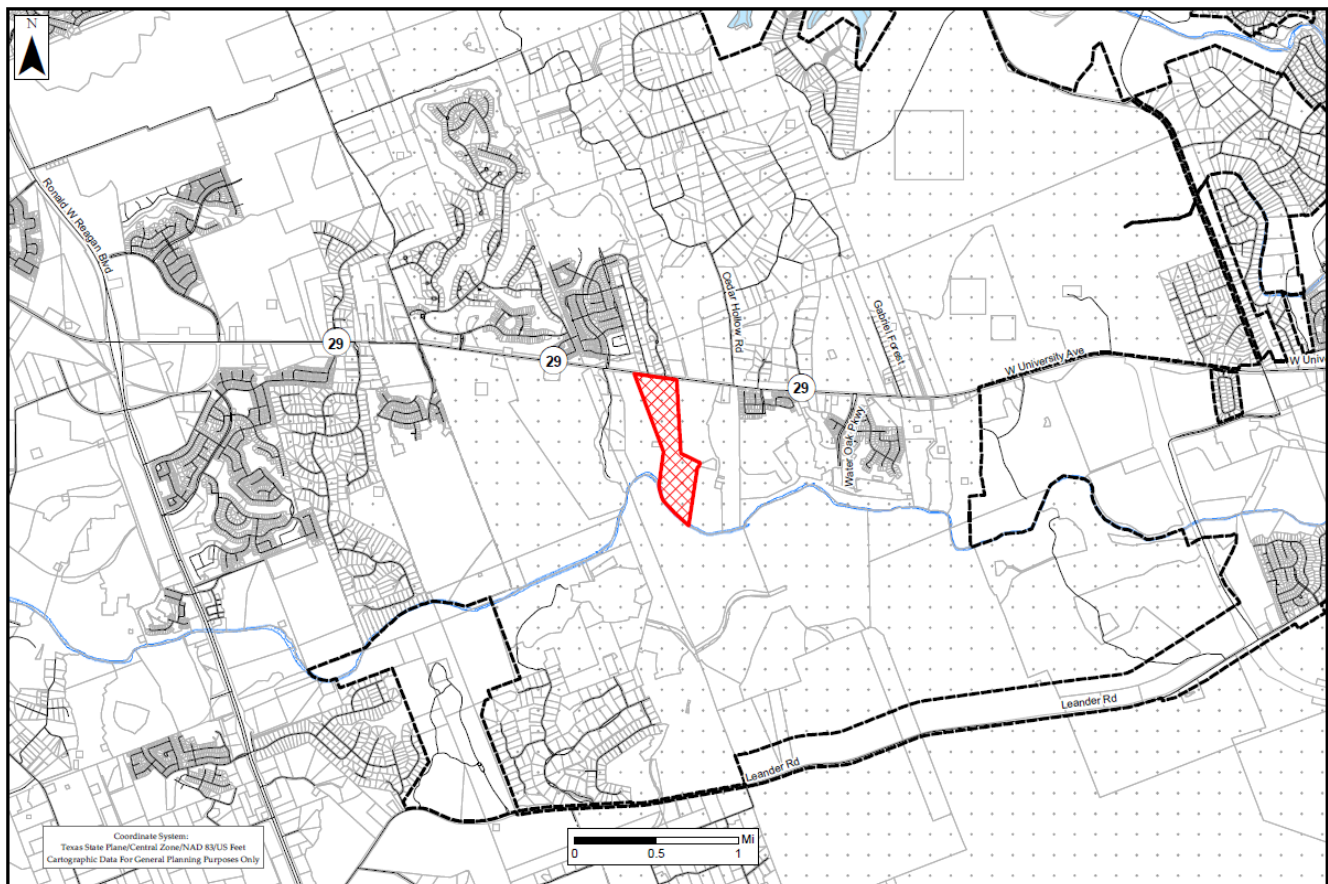
Item Details

Project Name: Cole Estates
Project Address: 4901 West Highway 29
Total Acreage: 100.39
Legal Description: 100.39-acres of the Isaac Donagan Survey, Abstract No. 178

Applicant: Griffith Consulting, c/o James W. Griffith, P.E., RPLS
Property Owner: Overlook At San Gabriel LLC c/o Sathibabu Chakka

Request: Zoning Map Amendment to zone the subject property to **Residential Single-Family (RS), Low Density Multi-Family (MF-1) and Local Commercial (C-1), and Scenic/Natural Gateway Overlay** district upon annexation.

Case History: This is the first public hearing of this request.



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Overview of Applicant's Request

The applicant is requesting, approximately 72.958 acres to be zoned Residential Single-Family (RS), 11.819 acres to be zoned Low Density Multi-Family (MF-1) and 15.613 acres to be zoned Local Commercial (C-1) upon annexation for the 100.39 acre subject site.

Site Information

Location:

The subject site is located along US Hwy 29 between Old Creekside Road and the Crescent Bluff Section 1 Subdivision in the City of Georgetown's ETJ.

Physical and Natural Features:

The subject site is currently undeveloped. The landscape is predominately flat with a large quantity of trees through the 110.39-acre tract. The South Fork of the San Gabriel River runs through the subject property along its south boundary line.

Future Land Use and Zoning Designations:

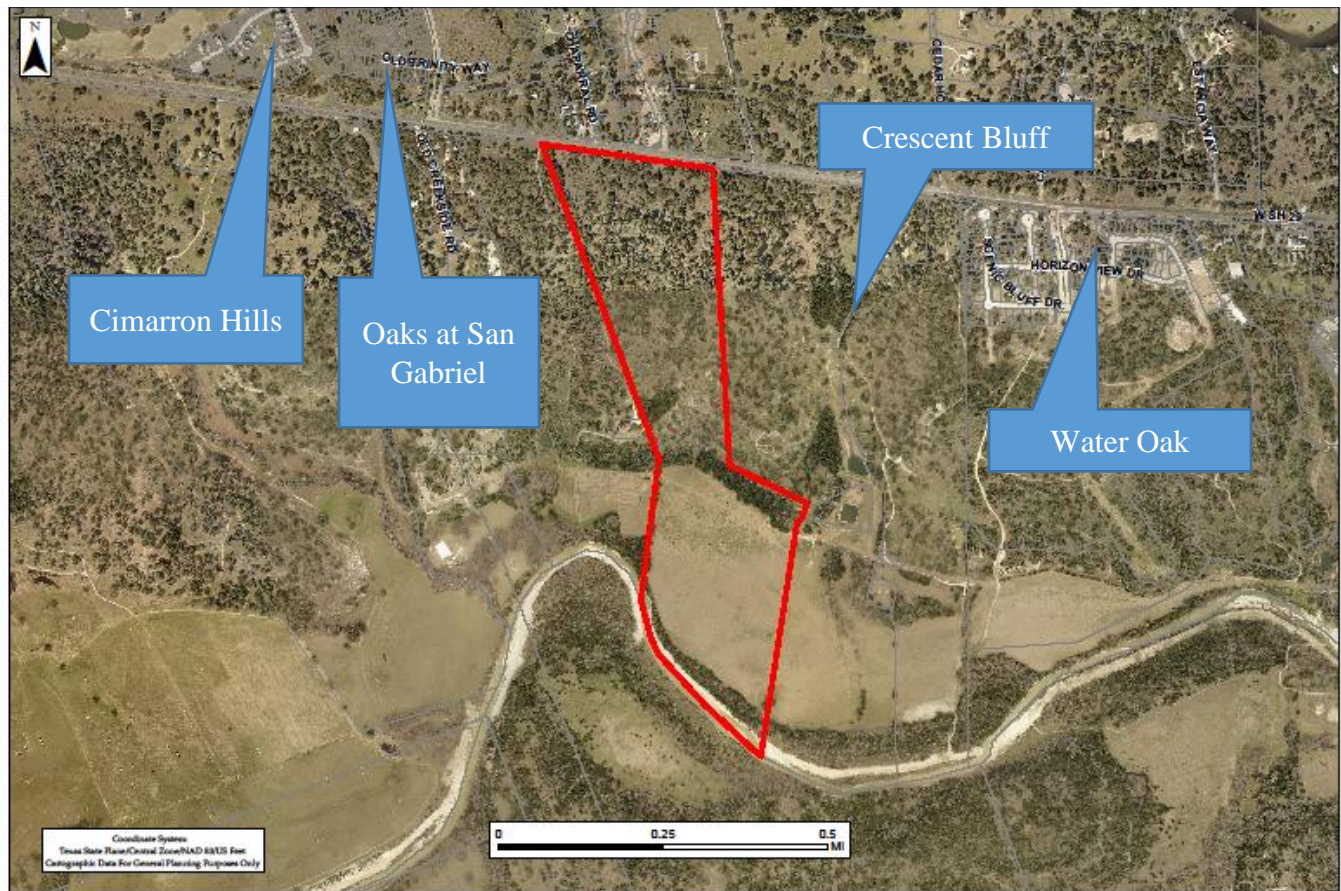
The subject site has an existing Future Land Use designation of Moderate Density Residential. The subject property is not zoned because it is currently outside of the City Limits.

Surrounding Properties:

The subject site is situated between W SH 29 and South San Gabriel River with predominantly vacant land surrounding the property. However, a variety of residential developments have been approved for the surrounding properties within Municipal Utility District's (MUD) including Crescent Bluff, Water Oak, Oaks at San Gabriel, and Cimarron Hills. As these surrounding properties develop, the subject site's proposed zoning would reflect those developments.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	ETJ	Moderate Density Residential	Auto Repair Shop
South	ETJ	Open Space	Open Space-South Fork San Gabriel River
East	ETJ	Low Density Residential	Vacant
West	ETJ	Low Density Residential	Vacant



Property History:

The subject site is currently located in the City of Georgetown's ETJ. The applicant has submitted an application to have the Future Land Use Map changed from Low Density Residential to Moderate Density Residential to establish a designation of the property to accommodate their proposed concept plan for the 100.39-acre tract of land. On May 28, 2019, the City Council approved the Future Land Use Map amendment.

A Preliminary Plat was approved for the subject property for single-family residential and commercial development; however, this Preliminary Plat expired in February 2019. Since this time, the applicant has decided to revise the project to allow for more and higher density development than what was previously approved, and reinstate the entitlement process, thus the reason for this request.

Comprehensive Plan Guidance

Future Land Use Map:

The 2030 Future Land Use category for the site is Moderate Density Residential. This category comprises single family neighborhoods that can be accommodated at a density ranging between 3.1 and 6 dwelling units per gross acre, with housing types including small-lot detached and attached single-family dwellings (such as townhomes).

The Moderate-Density Residential category may also support complementary non-residential uses along arterial roadways such as neighborhood-serving retail, office, institutional, and civic uses,

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although such uses may not be depicted on the Future Land Use Map. Standards should be established to maximize compatibility of these uses with adjacent land uses, minimize traffic congestion and overloading of public infrastructure, and also ensure a high standard of site, landscape, and architectural design.

Growth Tier:

The subject site is located within Growth Tier 2(Intermediate Growth Area 10-20 years). Tier 2 is the area [within the ETJ] where growth and the provision of public facilities are anticipated beyond the next 10 years and where premature, fragmented, leapfrog, or inefficient development is discouraged by the City. Until annexation occurs, land use and development controls are limited to subdivision review and signage, and in some cases building permits where City utilities are connected to new construction. However, the City may consider request for annexation, extension of City services, and rezoning's in this area.

Utilities

The subject site is located within the City's service area for water. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electric. If this site is to be annexed, the property will be in City's service area for wastewater. There is capacity in the current line because of the city's investment in the South San Gabriel Interceptor. A Utility Evaluation will be required at the time of Subdivision Plat and Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

The subject site is currently located along W SH 29, an existing major arterial in accordance with the City's Overall Transportation Plan. The frontage for this property along W SH 29 is an estimated 706.5 feet. Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Major Arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

The applicant is requesting approximately 72.958 acres to be zoned Residential Single-Family (RS), 11.819 acres zoned Low Density Multi-Family (MF-1) and 15.613 acres zoned Local Commercial (C-1) upon annexation.

The *Residential Single-Family (RS)* zoning district allows for medium density and its minimum lot size is 5,500 square feet. The RS district contains standards for development that maintain single-family neighborhood characteristics. The RS district may be located within proximity of neighborhood-friendly commercial and public services and protected from incompatible uses. All housing types in

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the RS district shall use the lot, dimensional and design standards of the district. Permitted land uses within the district include detached single-family homes and group homes with 6 or less residents. Attached single-family homes, churches, family home day care, and schools among other uses are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Other uses such as accessory dwelling units, bed and breakfast, group day care, general office and other similar uses may be permitted subject to approval of a Special Use Permit (SUP). *Exhibit 4* contains a comprehensive list of RS district permitted uses and development standards.

The *Low Density Multifamily District (MF-1)* is intended for attached and detached multifamily residential development, such as apartments, condominiums, triplexes, and fourplexes, at a density not to exceed 14 dwelling units per acre. The MF-1 District is appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories, and may be appropriate in the moderate density residential area based on location, surrounding uses, and infrastructure impacts. Properties zoned MF-1 should have convenient access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF-1 District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multifamily or commercial districts. Permitted uses in the district include, but are not limited to, group home, multifamily attached, multifamily detached, rooming/boarded house. Other uses such as a church, day care, golf course, park, school (elementary) among others are permitted subject to specific design limitations. Certain land uses, including assisted living, emergency service station, halfway house, and bed and breakfast may be subject to approval of Special Use Permit (SUP). *Exhibit 4* contains a comprehensive list of RS district permitted uses and development standards.

The *Local Commercial District (C-1)* is intended to provide areas for commercial and retail activities that primarily serve residential areas. Uses should have pedestrian access to adjacent and nearby residential areas, but are not appropriate along residential streets or residential collectors. The district is more appropriate along major and minor thoroughfares and corridors. Permitted uses in this district include, but are not limited to banking/financial services, fitness center, general retail, general office, hospital, medical office, restaurant and Urgent Care Facilities. Other uses such as activity center, bar/tavern/pub, community center, fuel sales, neighborhood amenity center among others are permitted subject to specific design limitations. Certain land uses, including event facility, meat market, and personal services restricted, require a Special Use Permit (SUP). *Exhibit 4* contains a comprehensive list of C-1 district permitted uses and development standards.

In addition to these districts, this rezoning request also includes the designation of the Scenic/Natural Gateway Overlay District. The UDC identifies SH 29 as one of the gateway corridors into the city and downtown area, specifically the Scenic/Natural Gateway for this portion of SH 29.

The purpose of the *Scenic/Natural Gateway* is to reflect the natural characteristics of the land. These Georgetown roadways are prominent arterials and growth zoned leading into the City. The purpose of the design standards for the Scenic/Natural Gateway corridors is to maintain the existing informal character as they develop. For developments that occur along the Scenic/Natural Gateways, designers shall integrate the natural characteristics of the land into the landscape design. Informal tree massing's planting of under story trees, incorporation of native stones and boulders and use of native grasses and

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wildflowers are examples of how to blend required plantings with native plantings.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

Approval Criteria

Staff has reviewed the proposed zoning request and has found that it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies	An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by P&Z and City Council. Staff reviewed the application and deemed it complete.
2. The zoning change is consistent with the Comprehensive Plan.	Complies	<p>The proposed zoning change is consistent with the Comprehensive Plan. The three proposed zoning districts all adequately support the Comprehensive Plans Moderate-Density Residential Future Land Use designation.</p> <p>The Moderate-Density Residential use accommodates a range of density for residential housing while steering commercial development along major arterials. The requested zoning districts include commercial along the major arterial roadway, low density multi-family adjacent to the commercial and in close proximity to the major arterial, followed by the single-family residential towards the southern portion of the site.</p>

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<p>3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.</p>	<p>Complies</p>	<p>The proposed zoning district promotes the health, safety, and general welfare of the City by providing necessary commercial development along W SH 29, while at the same time designating single-family residential properties away from the major arterial and providing a transition in uses and zoning between the commercial and single-family residential through the proposed low density multi-family.</p> <p>Additionally, being part of the Scenic/Natural Gateway, the subject property would be required to provide a larger buffer yard (25 feet) from SH 29, further promoting the safety and general welfare of the immediate area, and will provide an aesthetic appeal and screening of parking areas.</p>
<p>4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.</p>	<p>Complies</p>	<p>The proposed zoning districts would not negatively impact the immediate surrounding uses as this portion of the City has developed with a mix of uses, including Single-Family Residential, Commercial, and other Non-Residential uses.</p> <p>The Scenic/Natural Gateway Overlay, which requires additional landscaping and buffer standards, will assist the subject site to conform the with other properties along SH 29, creating uniformity along a prominent arterial leading into the city.</p>
<p>5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.</p>	<p>Complies</p>	<p>The subject site is suitable for the permitted uses of Residential Single-Family, Low Density Multi-Family, and Local Commercial. The subject site has sufficient acreage to create the lots and commercial tracts that can conform to the required dimensional standards including setbacks, parking, landscaping, bufferyards, screening</p>

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APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		and lighting. The subject site is also suitable to be part of the Scenic/Natural Gateway. The continuation of this overlay will further protect the natural characteristics of the land.

In summary, this request to amend the zoning map to zone the subject property to Residential Single-Family (RS), Low Density Multi-Family (MF-1) and Local Commercial (C-1), and Scenic/Natural Gateway Overlay district upon annexation, meets the requirements of the UDC. Staff's main findings are summarized below.

- The proposed zoning districts Residential Single-Family (RS), Low Density Multi-Family (MF-1) and Local Commercial (C-1) are compatible with the Moderate Density Residential Future Land Use designation.
- The subject site has sufficient acreage to create the lots and commercial tracts that can conform to the required dimensional standards including setbacks, parking, landscaping, bufferyards, screening and lighting.
- The Scenic/Natural Gateway Overlay designation will extend the Gateway from the current city limits, maintaining the existing informal character of the area.

Meeting Schedule

4/9/2019 – City Council Resolution for Annexation Petition
6/4/2019 – Planning and Zoning Commission Public Hearing (Zoning Only)
6/25/2019 3pm – City Council Public Hearing #1
6/25/2019 6pm – City Council Public Hearing #2
7/23/2019 – City Council First Reading of the Ordinance
8/13/2019 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request (14 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (May 19, 2019) and signs were posted on-site. To date, staff has received zero (0) written comments in favor or opposition to the request.

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3- Concept Land Plan
Exhibit 4 – Design and development standards of the C-1, MF-1 and RS districts
Exhibit 5 – Letter of Intent
Presentation