

**Report Date:** May 31, 2019  
**Case No:** 2019-3-ANX  
**Project Planner:** Chelsea Irby, Senior Planner

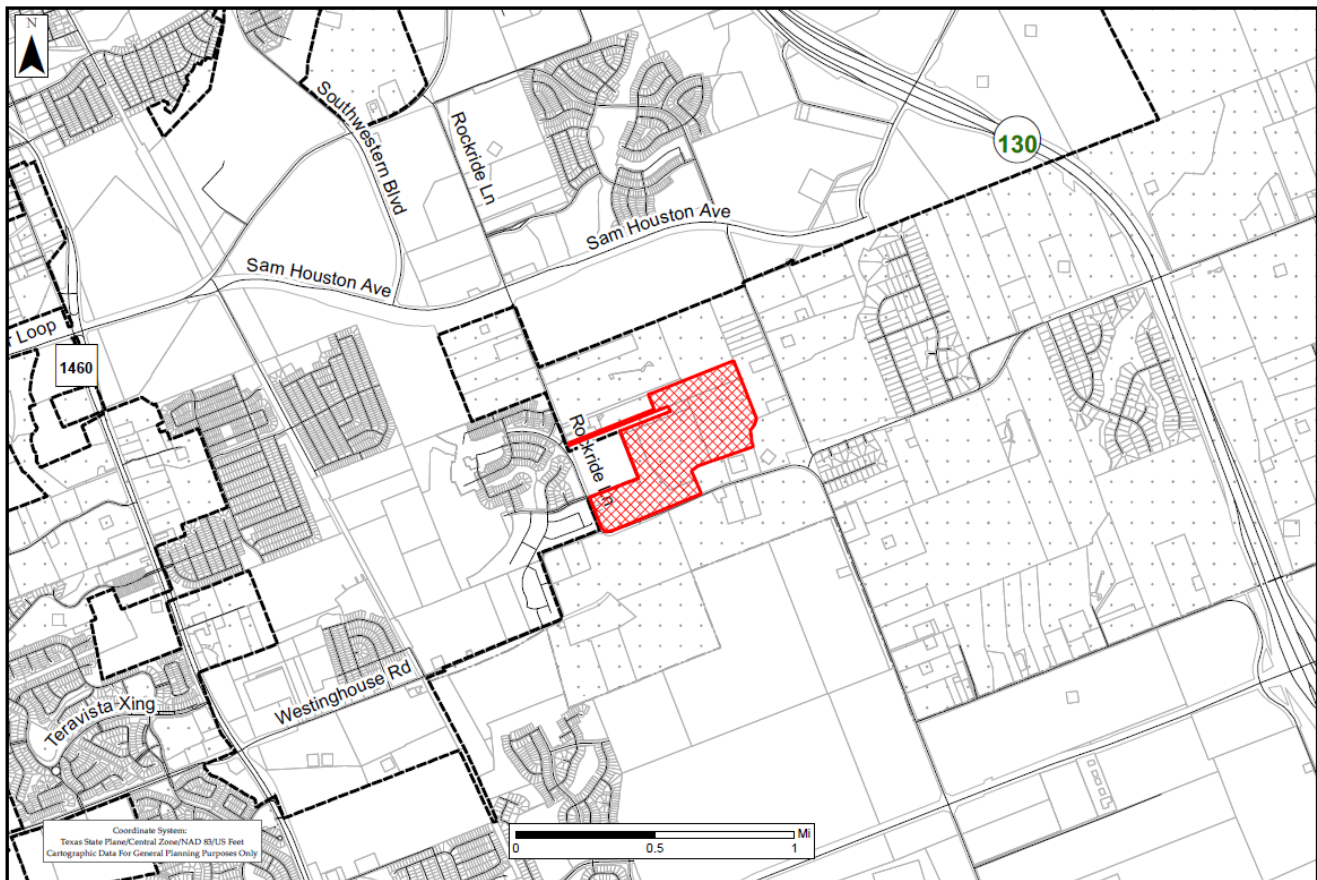
### Item Details

**Project Name:** Patterson Ranch  
**Project Address:** 4301 Southwestern Blvd, near the corner of Southwestern Blvd and CR 110, within future City Council District No. 7 (upon annexation)  
**Total Acreage:** 112.85  
**Legal Description:** 112.85 acres in the William Addison Survey, Abstract No. 21

**Applicant:** Matkin Hoover Engineering c/o Matt Synatschk  
**Property Owner:** Glenn Patterson

**Request:** Zoning Map Amendment to **zone** the subject property to Residential Single-Family (RS) **and** General Commercial (C-3) **upon annexation.**

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



*Location Map*

## Planning Department Staff Report

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### Overview of Applicant's Request

The applicant is requesting approximately 106.092 acres to be zoned Residential Single-Family (RS) upon annexation for a residential subdivision. The applicant is also requesting approximately 5.575 acres to be zoned General Commercial (C-3) upon annexation to create a commercial node at Southwest Blvd. and CR 110. The City Council accepted the petition for annexation at their meeting on April 23, 2019. See *Exhibit 5* for the applicant's Letter of Intent.

### Site Information

#### Location:

The subject property is located in the City's ETJ, south of Sam Houston Ave and west of SH-130. More specifically, the property is located near the intersection of Southwestern Blvd and CR 110.

#### Physical and Natural Features:

The subject property is currently undeveloped with a single-family structure. It has little tree cover and has a water feature (small pond and creek) that runs through the middle of the property.

#### Future Land Use and Zoning Designations:

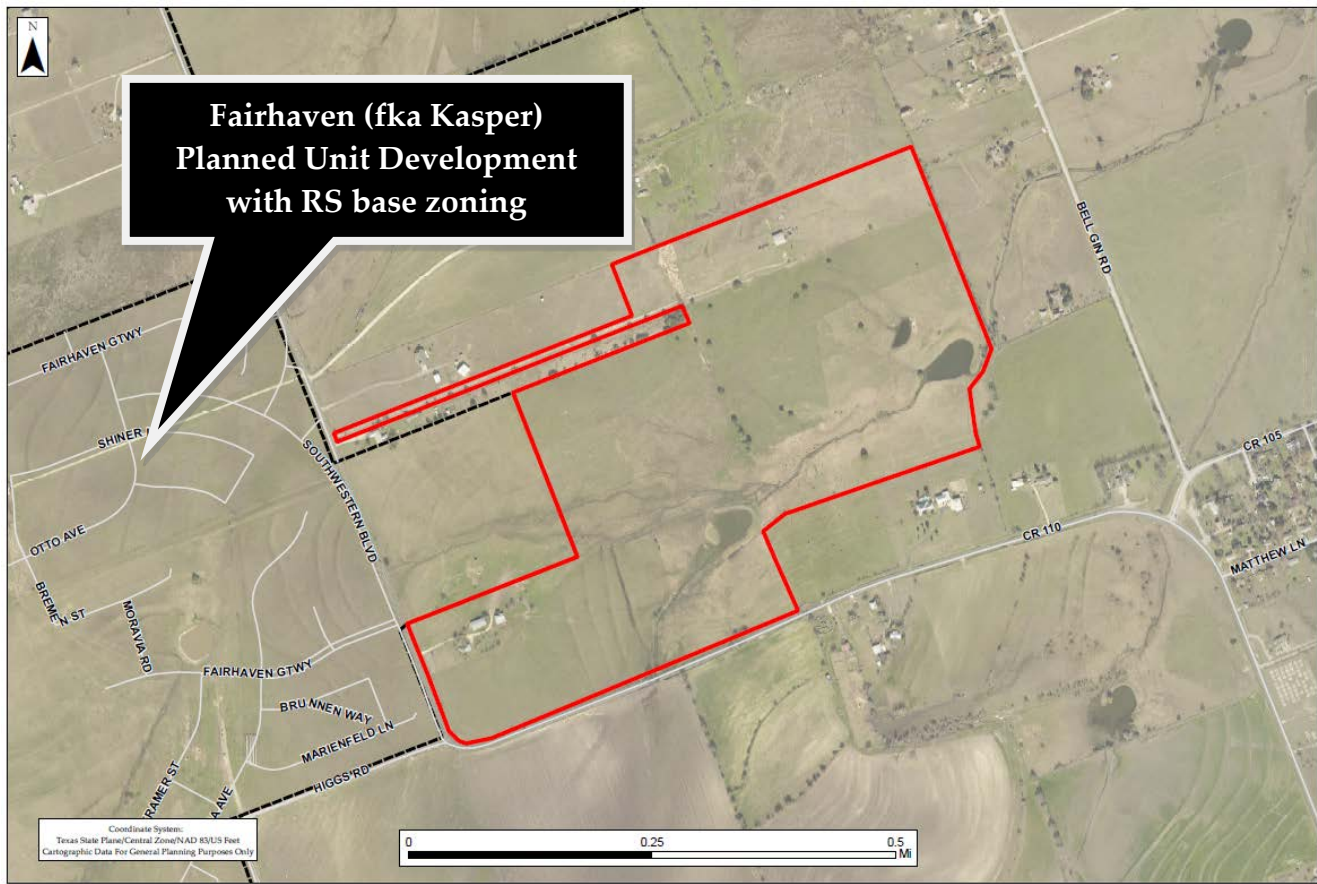
The subject property has an existing Future Land Use designation of Moderate Density Residential and Community Commercial. The subject property is not zoned because it is currently outside of the City Limits.

#### Surrounding Properties:

The surrounding area was generally undeveloped farmland, but has recently started to develop into residential subdivisions. Two large subdivisions nearby are Fairhaven (fka Kasper) to the west and Saddlecreek to the north.

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	N/A - ETJ	Low Density Residential (LDR)	Undeveloped, single-family homes
South	N/A - ETJ		
East	N/A - ETJ		
West	PUD with a base district of Residential Single-Family (RS), and Public Facilities (PF)		Fairhaven (fka Kasper) residential development and Georgetown ISD school site



Aerial Map

**Property History:**

A Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Residential to Moderate Density Residential (2019-2-CPA) was approved by the City Council on May 28, 2019.

**Comprehensive Plan Guidance**

**Future Land Use Map:**

As defined in the 2030 Comprehensive Plan, the *Moderate Density Residential* land use 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, 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.

As defined in the 2030 Comprehensive Plan, the *Community Commercial* land use category applies to areas that accommodate retail, professional office, and service-oriented business activities that serve more than one residential neighborhood. These areas are typically configured as “nodes” of varying scales at the intersection of arterial roads, or at the intersection of arterials and collectors. Community

## Planning Department Staff Report

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commercial areas typically will include some neighborhood-serving commercial uses as well as larger retail uses including restaurants, specialty retail, mid-box stores, and smaller shopping centers. They may also include churches, governmental branch offices, schools, parks, and other civic facilities.

### **Growth Tier:**

The subject property is located in Growth Tier 2. *Tier 2* lies outside the city limits, but within the City's Extraterritorial Jurisdiction (ETJ). When the Comprehensive Plan was written in 2008, it was anticipated this area was likely needed to serve the city's growth needs over the next 10-20 years. Until annexation occurs, City 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 requests for annexation, extension of City services, and rezonings in this area. The City should first examine such requests based on objective criteria, such as contiguity (Policy 3A.2) and then require applicants to conduct a comprehensive impact assessment demonstrating that impacts can be adequately mitigated.

### **Utilities**

The subject property is located within the Jonah SUD service area for water, and Oncor service area for electric. The City of Georgetown will be the wastewater service provider upon approval of the Annexation. It is anticipated that there is adequate wastewater capacity to serve the subject property at this time. A Utility Evaluation will be required at time of Subdivision Plat and Site Development Plan to determine capacity and any necessary utility improvements.

### **Transportation**

The subject property has frontage along two major roadways – Southwestern Blvd (a Minor Arterial Roadway) and CR 110 (a Major Arterial Roadway).

*Minor 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. Minor Arterials connect lower functional classifications and major arterials and tend to be shorter in distance.

*Major 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 106.092 acres to be zoned Residential Single-Family (RS) upon annexation and approximately 5.575 acres to be zoned General Commercial (C-3) upon

## Planning Department Staff Report

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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 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 *General Commercial District (C-3)* is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

Permitted uses in this district include, but are not limited to, general retail, hotels, restaurants, and general office. Other uses such as activity center, bar/tavern/pub, college/university, fuel sales, and event facility among others are permitted subject to specific design limitations. Certain land uses, including automotive sales, rental or leasing facilities, require a Special Use Permit (SUP). *Exhibit 4* contains a comprehensive list of C-3 district permitted uses and development standards.

### 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 rezoning 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:

ZONING 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.	<b>Complies</b>	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 the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.
2. The zoning change is	<b>Partially Complies</b>	The Future Land Use designation for a

**Planning Department Staff Report**

ZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
<p>consistent with the Comprehensive Plan.</p>		<p>majority of the subject property is Moderate Density Residential. A portion of the property, at the intersection of Southwestern Blvd. and CR 110, has the Future Land Use designation of Community Commercial.</p> <p>The zoning designation of Residential Single-Family (RS) and is appropriate in the MDR Future Land Use category because the Comprehensive Plan’s vision for this category is 3.1 to 6 dwelling units/acre with housing types including small-lot detached. The RS zoning designation would achieve this desired density and housing type.</p> <p>The zoning designation of General Commercial (C-3) partially complies with the Comprehensive Plan.</p> <ul style="list-style-type: none"> <li>• It complies because of the Comprehensive Plan’s vision for the Community Commercial node at Southwestern Blvd. and CR 110. The Comprehensive Plan envisions Community Commercial nodes as areas that accommodate retail, professional, office, and service-oriented business activities that serve more than one neighborhood. The northwest corner of Southwestern Blvd and CR 110 has been developed as residential. Because of this, it is important to capture commercial zoning at this intersection to support the increase of residential development in this area.</li> <li>• It partially complies because of the Comprehensive Plan’s recommendation for buffering commercial zoning from</li> </ul>

**Planning Department Staff Report**

ZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		<p>residential uses. This is outlined in Goal 4 of the Land Use goals: “Maintain and strengthen viable land uses and land use patterns...” More specifically, policy 4.A is to “minimize the impacts and encroachments of incompatible land uses (e.g., commercial intrusions into healthy residential areas.”</p>
<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><b>Complies</b></p>	<p>The zoning request of Residential Single-Family (RS) and General Commercial (C-3) promotes orderly development because it is consistent with the development trends of the area. Additionally, the zoning request for C-3 promotes orderly development because it supports the requested RS zoning as well as the nearby residential 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><b>Partially Complies</b></p>	<p>The zoning request for Residential Single-Family (RS) is compatible with the zoning and character of the surrounding area. The RS zoning would allow the type of development that is trending on the east side of IH-35. There are multiple developments in the area that have a base district of RS, including Teravista, Gatlin Crossing, Fairhaven (fka Kasper), and Saddlecreek.</p> <p>The zoning request for General Commercial (C-3) partially complies with compatibility to the zoning and character of the surrounding area because it would be directly adjacent to residential. This would not create a smooth transition of uses. The Local Commercial (C-1) district would have less of an impact on the surrounding uses while still providing non-residential uses to support the nearby residential areas.</p> <p>However, it is appropriate in this context because of the following reasons:</p>



**Planning Department Staff Report**

ZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		<ul style="list-style-type: none"> <li>• The request for C-3 is at the intersection two major roadways and has a Future Land Use designation of Community Commercial.</li> <li>• The Future Land Use designation of Community Commercial is envisioned to support more than one neighborhood. There have been many large residential developments and entitlements in this area (Teravista, Gatlin Crossing, Fairhaven, and Saddlecreek) and there is a lack of supporting commercial development. The requested C-3 zoning district would not only support the residential use in this proposed development, but it would also contribute to the commercial needs of the greater area. The size of the property would limit the amount of intense commercial uses that could be developed on the property.</li> <li>• The C-3 district would allow the uses that the Community Commercial node envisions to support residential uses, like General Office, General Retail, and Personal Services.</li> <li>• The UDC contains development standards for commercial uses when they are adjacent to residential that will protect the residential area. The rear setback to residential is 25', the side setback to residential is 15', and a 15' landscaped bufferyard is required on property lines that are adjacent to residential. Additionally, all building</li> </ul>



## Planning Department Staff Report

ZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		<p>elevations that are facing public roadways and residential areas are subject to greater articulation and building design requirements.</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><b>Complies</b></p>	<p>The subject property of 112.85 acres has ample land area to plat residential lots that conform to the standards of the Residential Single-Family (RS) zoning district. Additionally, there is ample land area near the major thoroughfares to plat lots that conform to the General Commercial (C-3) zoning district standards, including setbacks and bufferyards.</p>

In summary, the request for Residential Single-Family (RS) zoning continues a pattern of residential development that promotes orderly development and is compatible with the character of the surrounding area.

The request for General Commercial (C-3) zoning at the intersection of Southwestern Blvd. and CR 110 could be appropriate because of the Community Commercial node envisioned by the Comprehensive Plan. The C-3 area would also aid in serving the other nearby residential areas that have developed without supporting commercial uses. However, C-3 is usually not compatible adjacent to residential uses, as it does not provide for a smooth transition of uses. Nearby areas, like along San Houston Ave (designated as a Freeway), would be more appropriate for C-3 zoning.

### Meeting Schedule

4/23/2019 – 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 (17 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (May 19, 2019)

## **Planning Department Staff Report**

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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 – Zoning Map

Exhibit 4 – Design and development standards of the RS and C-3 districts

Exhibit 5 – Letter of Intent