



April 24, 2019

City of Georgetown Planning Department
406 W. 8th Street
Georgetown, TX 78626

Re: Description of Property and Letter of Intent

The Carlson Tract is a 68.4 acre tract of land located within the City of Georgetown, east of the S.E. Inner Loop. The Property is currently zoned RS (Residential). The Property is located immediately south of Carlson Place and will be an extension of this highly desirable Georgetown Neighborhood. Carlson Place is also in the City Limits and zoned RS (Residential-Single Family).

The Applicant rezoned the Property in 2018 to the current RS zoning and currently seeks to rezone the Property to PUD with a RS base district. The reason for the PUD request is to offer a wider mix of residential lots, with a minimum lot size not currently allowed within the RS district. The request will offer opportunity for reasonably priced homes that appeal to families.

The Saddle Creek community is located south of Carlson South and is also under construction. While Carlson South will not directly connect to Saddle Creek due to Saddle Creek's plat, Carlson South will gain access to Wey Hill Drive along Saddle Creek's northern boundary. Saddle Creek is a PUD, with the base zoning of RS (Residential-Single Family) along the common boundary of both projects.

The Property is designated as Mixed Use Community on the City's Future Land Use Plan. Via this Application, the Applicant seeks consideration of the request to rezone the Property from RS (Residential) to RS (Residential-Single Family). Via rezoning the Tract to RS (Residential-Single Family), the Applicant will be extending stable moderate density neighborhoods in the immediate area, meeting goals and actions set within the 2030 Comprehensive Plan:

Goal 4 of the City of Georgetown 2030 Comprehensive Plan states: *"Maintain and strengthen viable land uses and land use patterns (e.g., stable neighborhoods, economically sound commercial and employment areas, etc.)."*

Policy/Action 4.A. of the Goal states: *"Minimize impacts and encroachments of incompatible land uses (e.g., commercial intrusions into healthy residential neighborhoods)."*

Policy/Action 4.D. of the Goal states: *"Revise the UDC to ensure proper transitions and buffering between established neighborhoods and adjacent commercial and manufacturing areas."*

The Property, as illustrated on the attached Rezoning Exhibit, will require access to S.E. Inner Loop. The roadway access will be gained via an extension of the community's proposed Residential Collector Road. Additional roadway connections will be provided to adjoining properties consistent with the Unified Development Code regulations.

The Property will be serviced by existing water/wastewater lines along S.E. Inner Loop.



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It is the Applicant's position that developing a similar residential product adjacent to a healthy, established neighborhood, while incorporating areas of open space, creates a stepped transition of land uses becoming more intense as development moves southeast towards the City's employment center identified on the Future Land Use Plan.

Thank you for your consideration of this rezoning request. Should you have any questions or need additional information, please do not hesitate to contact Peter Verdicchio at peter@secplanning.com, 512.246.7003 (office) or 512.413.5889 (mobile).

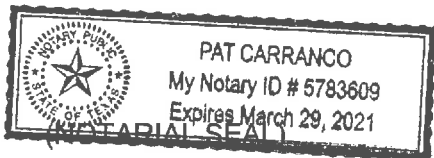
Sincerely,

Dayne M. Carlson
Dayne Carlson

Pamela Carlson
Pamela Carlson

STATE OF Texas
COUNTY OF Williamson

The foregoing instrument was acknowledged before me this 29th day of April, 2019, by Dayne M. Carlson, for and on behalf thereof.

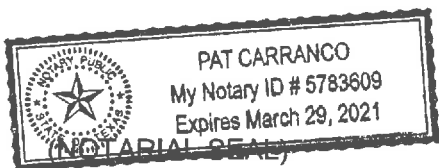


Pat Carranco
Signature of Notary Public - State of Texas
Pat Carranco
Print, type, or stamp commissioned name of Notary

Enclosure

STATE OF Texas
COUNTY OF Williamson

The foregoing instrument was acknowledged before me this 29th day of April, 2019, by Pamela Carlson, for and on behalf thereof.



Pat Carranco
Signature of Notary Public - State of Texas
Pat Carranco
Print, type, or stamp commissioned name of Notary