

Planning and Zoning Commission

Planning Department Staff Report

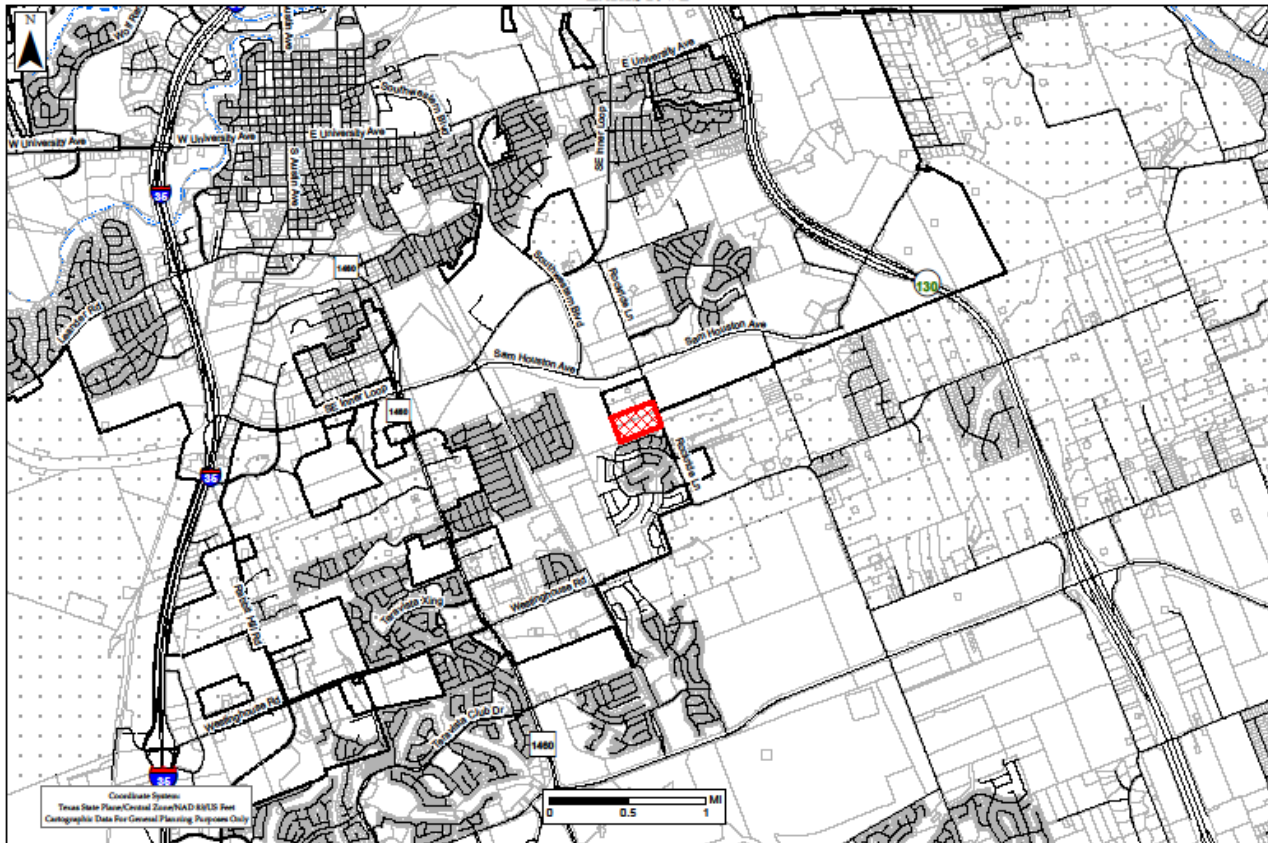
Report Date: August 28, 2019
Case No: 2019-4-CPA
Case Manager: Michael Patroski, Planner

Item Details

Project Name:	Rockride Lane Subdivision
Project Address:	2488 Rockride Lane, within City Council district No. 7.
Total Acreage:	30.14
Legal Description:	30.14-acres tract in William Addison Survey, Abstract No. 21
Applicant:	BGE, Inc, c/o Brian Williams
Property Owner:	Blake Henderson
Request:	The applicant is requesting to change the Future Land Use of the property from Low Density Residential (LDR) to Moderate Density Residential (MDR) .
Case History:	This is the first public hearing for this case.



Location Map
2019-4-CPA
Exhibit #1



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Overview of Applicant's Request

The applicant has initiated a request to change the Future Land Use Category of approximately 30.14 acres from Low Density Residential (LDR) to the Moderate Density Residential (MDR) category. The applicant's intent is to bring the property into the city's corporate limits to develop a residential subdivision. The applicant's request for Residential Single-Family (RS) zoning upon annexation is not consistent with the current Low Density Residential (LDR) Future Land Use category. The LDR category is intended for densities under three (3) dwellings units per acre, which is less than the desired density. Therefore, the applicant is submitting this Comprehensive Plan Amendment (CPA) to change the Future Land Use Map to a category consistent with the proposed use of the subject property.

The CPA application will precede the associated Annexation with Zoning application to all the Commission and Council to fully evaluate and determine the appropriateness of the Future Land Use category on this site. If the Commission and Council deny this CPA request, the subsequent Zoning request upon annexation would not be consistent with the current Future Land Use category, thus requiring a different zoning district designation.

Site Information

Location:

The subject property is located at 2488 Rockride Lane. This property is located west of Rockride Lane, approximately 1250 feet south of the Rockride Lane/Sam Houston Ave intersection. The subject property has a concurrent running project to annex the 30.14-acre property and 1.182 acres of R.O.W.

Physical and Natural Features:

The subject property currently has one (1) residential structure on the property with very little tree coverage throughout the site.

Surrounding Properties:

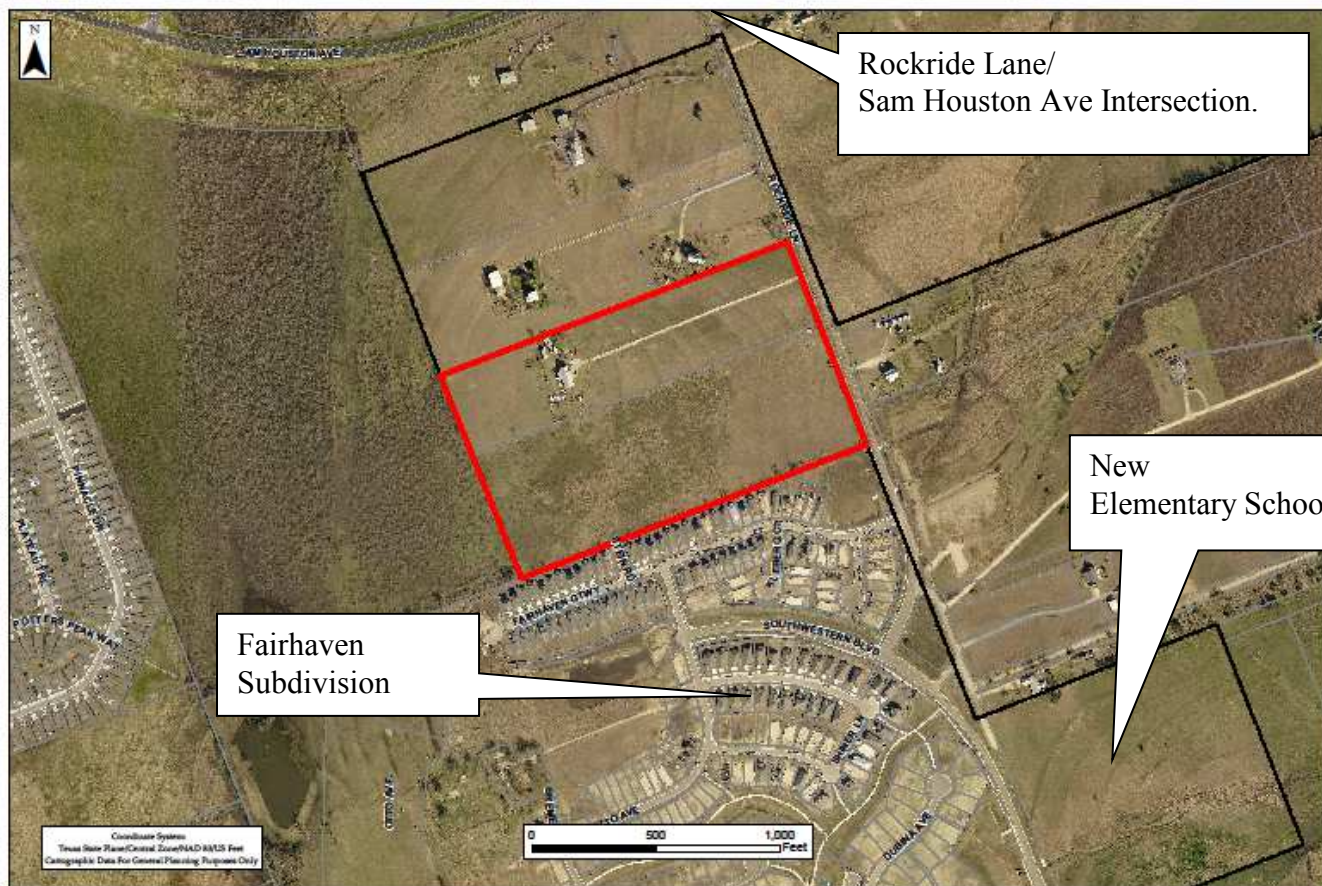
The subject property is situated along Rockride Lane. The subject property is directly adjacent to the Fairhaven subdivision to the south with predominantly undeveloped land surrounding the remainder of the property. The subject site's proposed zoning would reflect the adjacent Fairhaven Development.

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	ETJ	Employment Center/ Mixed Use Community	Residential Homes
South	RS	Low Density Residential	Fairhaven Subdivision
East	ETJ/AG	Low Density Residential/ Employment Center	Vacant/ Residential Home
West	AG	Low Density Residential/ Mixed Use Community	Vacant



2019-4-CPA
Aerial

Legend
Site
City Limits



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 to establish a designation of the property to accommodate their proposed concept plan for the 30.14-acre tract of land.

Transportation

The subject site is currently located along Rockride Lane, an existing collector in accordance with the City's Overall Transportation Plan. The frontage for this property along Rockride is an estimated 882 feet.

Utilities

The subject site is located within the Jonah Water SUD service area and the Oncor 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 do to city's investment in the Kasper Development to the south.

2030 Comprehensive Plan

Future Land Use:

The 2030 Future Land Use category for the site is Low Density Residential. This category includes the

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city's predominantly single-family neighborhoods that can be accommodated at a density between 1.1 and 3 dwelling units per gross acre. Conservation subdivisions are also encouraged in this land use district.

Modifications to development standards applicable to this category could address minimum open space requirements, public facility impacts, and greater roadway connectivity.

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.

Proposed Future Land Use Category

As shown in Exhibit 3, the applicant is seeking to change the Future Land use category from Low Density Residential to Moderate Density Residential.

This land use category comprise single family neighborhoods that can be accommodate 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).

As in the preceding category, 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.

Inter Departmental, Governmental, and Agency Comments

The proposed amendment was reviewed by the applicable City departments. No comments were issued regarding the amendment request.

Staff Analysis

The Future Land Use Plan is a component/element of the 2030 Comprehensive Plan. It is a holistic view of Georgetown and provides guidance for land uses in a more broad based approach (as opposed to zoning). The Future Land Use Map provides guidance for zoning decisions. It does not necessarily reflect the present use of land or existing zoning district designations. Rather, the Future Land Use Map depicts the array and distribution of land uses as they are expected to exist in 2030.

The UDC identifies that amendments to the 2030 Plan may be considered when the request maintains sound, stable, and desirable development that is consistent with the goals and policies of the 2030 Plan.

Below is a summary of land use goals stated within the 2030 Plan used to evaluate this request.

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- Promote sound, sustainable, and compact development patterns with balanced land uses, a variety of housing choices, and well integrated transportation, public facilities, and open space amenities.
- Attract desired forms of balanced development, creating quality urban, suburban, and rural places that offer a choice of setting and lifestyle.
- Encourage residential developments that are well-connected to the larger community, planned and designed to compliment the heritage and natural character of the City, and offer a variety of housing types and price ranges.
- Encourage sound, compact, and quality growth, including pedestrian-friendly development patterns that incorporate mixed-uses, a variety of densities, and resource conservation while accommodating public transportation, alternative fuel vehicles, biking, and walking as convenient substitutes for automobile use.
- Encourage the staged, orderly expansion of contiguous development to coincide with the expansion of roads and infrastructure.

Additionally, the UDC establishes approval criteria in analyzing the long term effects of a Comprehensive Plan Amendment. Staff has reviewed the proposed request and has found that it partially complies with the criteria established in UDC Section 2.06.030 for a Comprehensive Plan 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 and application for consideration by the Planning and Zoning Commission and City Council. The application was reviewed by staff and deemed to be complete.
2. The Amendment promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Complies	The proposed amendment to the Future Land Use map promotes orderly development because it is consistent with the development trends of the surrounding areas, particularly the Kasper Development to the south. Other similar developments within the vicinity include Westhaven, La Conterra and Pinnacle Park to the west, Saddlecreek to the north, and

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APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		<p>Vizcaya to the south, within Round Rock's jurisdiction. In addition, due to the change in development pattern and vision for this portion of the City, a recent similar Comprehensive Plan amendment was approved for the property located at the intersection of Rockride Ln/Southwestern Ave and CR 110, approximately 2,000 feet south of the subject property.</p> <p>The proposed amendment to the Comprehensive Plan would be in line with Policy 1.A, Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities, to reflect a gradual transition from urban to suburban to rural development. The proposed amendment would also be in line with Goal 4, Maintain and strengthen viable land uses and land use patterns (e.g., stable neighborhoods, economically sound commercial and employment areas, etc.).</p>

In addition to the approval criteria above, Section 3.04.030.B of the UDC contains the following guidelines when considering an amendment.

APPROVAL CRITERIA	STAFF COMMENTS
1. The need for the proposed change;	Upon annexation, the applicant is proposing to zone the subject property Residential Single-Family (RS). The RS zoning district has a minimum lot area of 5,500 sq.ft, which may accommodate a density of up to 7 dwelling units per gross acre. The current FLU

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APPROVAL CRITERIA	STAFF COMMENTS
	<p>designation only supports residential development ranging between 1.1 to 3 dwelling units per acre, which are more compatible with the Residential Low Density (RL) zoning district (10,000 sq.ft minimum lot size). To better accommodate the proposed development, a FLU map amendment to change the Future Land Use category for the subject property is required.</p>
<p>2. The effect of the proposed change on the need for City services and facilities;</p>	<p>The proposed amendment would change the required demand for additional service and facilities due to the increase in density and total number on units that may be allowed in the proposed Moderate Density Residential category. The zoning districts that are suitable in the Moderate Density Residential category, include Residential Single-Family (RS) (minimum lot size of 5,500 square feet) as well as Townhouse (TH) (minimum lot size of 2,000 sq.ft). Both zoning districts allow greater density than what has been anticipated for the Low Density Residential category.</p> <p>However, this level of density is consistent with the uses of the surrounding area, which have extended adequate infrastructure to serve the area. It is believed at this time the city has adequate resources to serve the additional 30.14 acre property.</p>
<p>3. The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood development of the City;</p>	<p>This designation change would be compatible with nearby properties and current character of the area. The Kasper Development to the south has a Planned Unit Development (PUD) with a base zoning district of Residential Single-Family, which is a residential development that is similar in scale and size of what is being requested for the subject property.</p> <p>Additionally, the nearby Patterson Tract on the east side of Rockride Land has recently had a FLU amendment and given the zoning designation of Residential Single-Family. This development trend helps describe how the character of the area has evolved from large acre lot residential to the</p>

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APPROVAL CRITERIA	STAFF COMMENTS
	traditional single-family neighborhoods we are seeing today.
4. The implications, if any, that the amendment may have for other parts of the Plan.	The proposed amendment would facilitate the type of development that is trending along Rockride Lane. As Rockride Lane and Sam Houston Ave develop, FLU of Moderate Density Residential (MDR) may be a more appropriate designation considering the demand and opportunity for residential development within the vicinity. It is believed at this time that proposed amendment would have little effect on other parts of the Comprehensive Plan and that the city currently has the resources and ability to facilitate the proposed change in land use.

Summary:

In summary, staff finds the proposed change from Low Density Residential (LDR) to Moderate Density Residential (MDR) is appropriate due to its compatibility with the development trends of the area. Upon annexation, the proposed amendment to the subject property would assist the city with providing consistent development trends of Moderate Density Residential along Rockride Lane and assist in the gradual transition from urban to suburban to rural development.

Public Comments:

As required by the Unified Development Code, a legal notice advertising the public hearing was placed in the Sun Newspaper August 14, 2019. To date, staff has received 0 written comments regarding the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:

Michael Patroski, Planner

ATTACHMENTS

2019-4-CPA- P&Z Staff Report

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Letter of Intent

Presentation