

City of Georgetown
Planning and Zoning Commission
406 West 8th Street
Georgetown, Texas 78626

**RE: Letter of Intent for Comprehensive Plan Amendment
Rockride Lane Development
City of Georgetown ETJ, Texas 78626**

To Whom It May Concern:

Please accept this Letter of Intent as part of our application for Comprehensive Plan amendment regarding the subject 30.14 acre property located off of Rockride Lane ("Tract"), which is concurrent to an application for voluntary annexation. The change to the Comprehensive Plan is required to allow the Tract to be annexed and zoned RS – Residential Single Family. The desired RS zoning density is greater than that allowed by the Low Use Residential standards currently prescribed by the City's Future Land Use Map.

Justification for Comprehensive Plan Amendment in accordance with The 2030 Plan, Future Land Use Map, and UDC Sec. 3.04.030

"Description of changing or unforeseen circumstances/emergence of new information that supports the proposed amendment"

As shown in Exhibit 1, the Tract, while currently placed in a "Low Density Residential" Future Land Use area, is located between the Casper Development to the south, (a Moderate-Density development), designated Moderate Density land use to the west, Mixed Use Community land use to the Northwest, and designated Employment Center land use to the north and east. Effectively, if the Tract were to remain a Low Density Residential area, it would represent a small pocket of Low Density Residential development surrounded by areas of higher usage, rather than being contiguous to similar developments. Designating the Rockride Lane Development as Moderate Density would make for a smoother transition in terms of developmental density in the surrounding area.

Additionally, the Tract is bordered to the east by Rockride Lane, a major arterial, which is better complemented by a land use other than low-density residential.

Furthermore, designating the Land Use of the Tract as Moderate-Density Residential makes for a more efficient usage of the City wastewater facilities that have recently been extended into the area. Fiscally-speaking, supplying a Moderate Density development is a better use of the investment made to extend utilities than supplying Low Density development.

*"Which Vision Statements and/or Goals, Strategies, and Actions the proposed change would be implementing and why the 2030 **Future Land Use designation**/Growth Tier/OTP does not meet the vision or goals (such as a significant economic development opportunity in Tier 2 or 3)."*

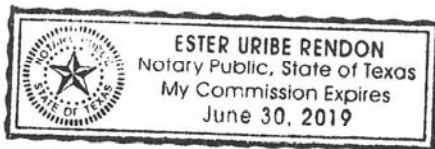
Page 2.14 of the 2030 Comprehensive Plan states both that the City desires "consolidated development patterns, where feasible" and that it encourages "the staged, orderly expansion of contiguous development to coincide with the expansion of roads and infrastructure." As outlined above, the requested land use change to Moderate Density Residential would coincide with adjacent development patterns as well as with recent expansions to City infrastructure. Approval of an amendment to the 2030 Plan would help to promote the contiguous, continued development of Moderate Density Residential and complementary land uses of the area.

We appreciate the City of Georgetown's consideration of this application for Comprehensive Plan amendment.



Respectfully,

[NOTARIZED OWNER'S SIGNATURE]



Ester Uribe Rendon
June 24, 2019