



Planning and Zoning Commission

Planning Department Staff Report

Report Date: September 12, 2019
Case No: 2019-12-REZ
Project Planner: Michael Patroski, Planner

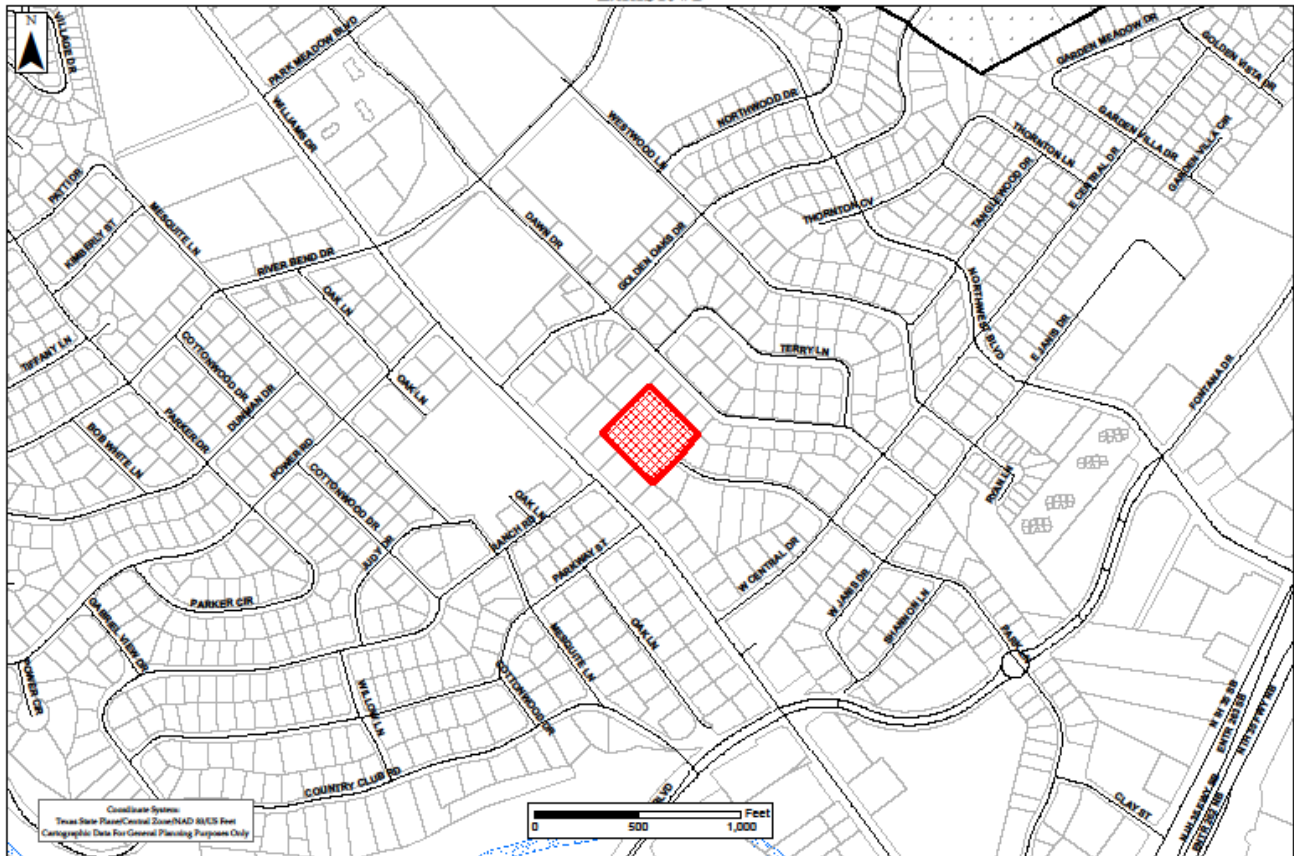
Item Details

Project Name: Keister Properties
Project Location: 1625 Williams Drive, within City Council district No. 2.
Total Acreage: 2.55 acres
Legal Description: 2.55 acres out of the Nicholas Porter Survey, Abstract No. 49
Applicant: Jab Engineering, LLC, c/o Joshua Barran
Property Owner: Dave Keister
Request: The applicant is requesting to rezone the **Residential Single-Family (RS)** zoned property to **Office-(OF)**.
Case History: The portion of the property fronting Williams Drive was rezoned in 2018.



Location Map
2019-12-REZ
Exhibit #1

Legend
Site
Parcels
City Limits
Georgetown ETJ



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Overview of Applicant's Request

The applicant is requesting to rezone the Residential Single-Family (RS) zoned property to Office (OF).

Site Information

Location:

The subject property is located generally at 1625 Williams Drive. This property is located at the end of Park Lane one block east of the Williams Drive/Golden Oaks Drive intersection.

Physical and Natural Features:

The subject property currently consist of a one (1) existing barn. The remainder of the property is predominately flat with moderate tree coverage throughout the site.

Future Land Use and Zoning Designations:

The subject property has a Mixed-Use Neighborhood Center Future Land Use designation. It is currently zoned Residential-Single Family (RS). It is also situated within the 2017 Williams Drive Study Area with the intended designation of Small Office/Medium Density Housing.

Surrounding Properties:

The subject property is adjacent to Residential Single-Family to the east and north, and Office to the west and south.

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	Residential-Single Family (RS)	Moderate Density Residential (MDR)	Residential Structure
South	Office (OF)	Mixed Use Neighborhood Center (MUNC)	Undeveloped
East	Residential Single-Family (RS)	Mixed Use Neighborhood Center (MUNC)	Residential Structure
West	Office (OF)	Mixed Use Neighborhood Center (MUNC)	Undeveloped



2019-12-REZ
Aerial



Property History:

The subject property was annexed into the city limits in 1964 (Annexation Ordinance 64-A1). This is the first rezoning case for the subject property.

Comprehensive Plan Guidance

Future Land Use Map:

The *Mixed-Use Neighborhood Center* designation applies to smaller areas of mixed commercial use within existing and new neighborhoods. These areas are primarily proposed adjacent to, or as part of, larger residential neighborhoods. Neighborhood-serving mixed-use areas abut roadway corridors or are located at key intersections. They often function as gateways into the neighborhoods they serve.

These compact and often “walk-to” centers provide limited retail goods and services to a local customer base, while having minimal impact on the surrounding residential uses. They accommodate (but do not require) mixed-use buildings with neighborhood-serving retail, service, and other uses on the ground floor, and offices or residential units above. They may also include stand-alone high density residential development.

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Uses in these areas might include a corner store, small grocery, coffee shops, hair salons, dry cleaners and other personal services, as well as small professional offices and upper story apartments. They may also include noncommercial uses such as churches, schools, or small parks. In new neighborhoods, in particular, the exact size, location, and design of these areas should be subject to a more specific approval process, to ensure an appropriate fit with the surrounding residential pattern.

Growth Tier:

The subject property is located within Growth Tier 1A. *Tier 1A* is that portion of the city where infrastructure systems are in place, or can be economically provided, and where the bulk of the city's growth should be guided over the near term. Within Tier 1A, the city is called on to conduct assessments of public facility conditions and capacities, and to prioritize short and long term capital investments so as to ensure that infrastructure capacity is sufficient to serve development intensities as indicated on the Future Land Use Map and in the zoning districts.

Other Master Plans: Williams Drive Study

The Williams Drive Study recommends a mix of uses within the Centers Area ranging between Urban Mixed Use, to Highway Commercial, to low to high density residential.

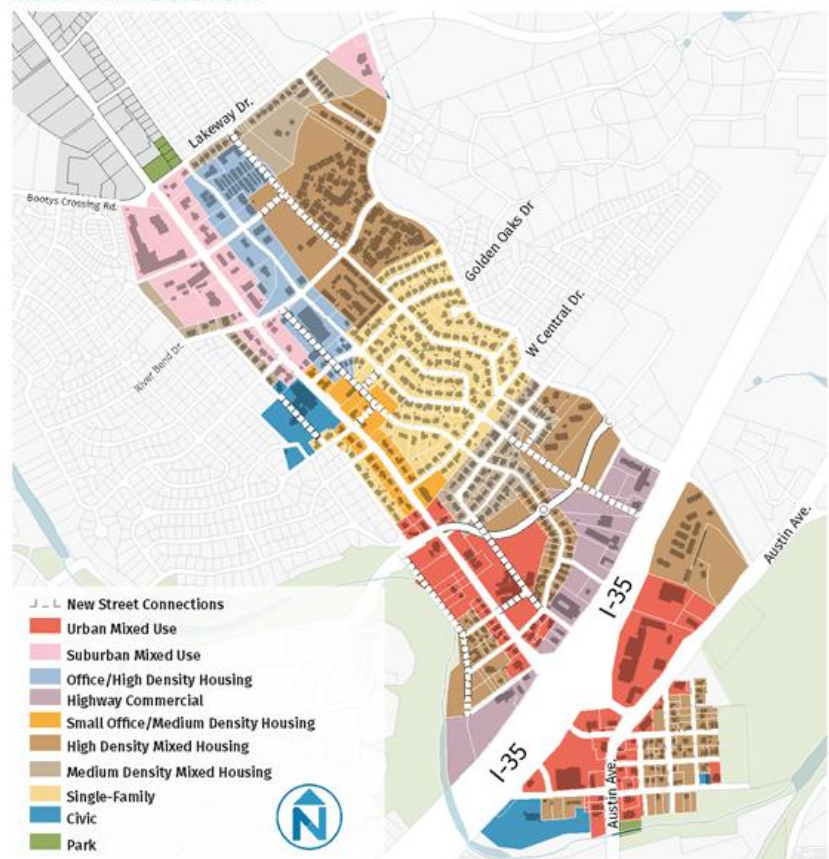
FUTURE LAND USE

During the charrette week, a future land use map and corresponding proposed zoning districts were prepared based on input from citizens and analysis by the consultant team. The land use map shown in Figure 34 is the basis for land use recommendations and provides the underlying foundation for the development of future zoning districts.

It was clear that there was too much commercial zoning in the center area, especially in areas with little traffic, where retail is not viable.

Each district proposes allowed building types, generalized uses, height, and setbacks. The following pages illustrate each character area and explain in text and pictures the form and character of each area. The number listed with the character area name represents the suggested maximum building height to be allowed.

FIGURE 34: PROPOSED LAND USE MAP



Specifically, the Study recommends Small Office/Medium Density Housing for this property and area.

Small Office/Medium Density Housing

Description: Small office or residential buildings with parking in rear where practical.

Use: Townhouse, multiplex, office, medical office.

Front setback: 40 feet min.

Height (max): 3 stories/35 feet.



Utilities

The subject property is located within the City's service area for water, wastewater, and electric. It is anticipated that there is adequate water and wastewater capacity to serve the subject property at this time.

Transportation

The subject property has connectivity to Park Lane, a local roadway. It is anticipated that the subject property will have shared access with the property to the south onto Williams Drive. Williams Drive is identified as an existing Major Arterial in the Overall Thoroughfare Plan. Major arterials connect major traffic generators and land use connections, and serve much larger traffic volumes over greater distances.

Should the property be further subdivided, the extension of Park Lane will be required or construction of a cul-de-sac will be needed for streetfrontage and full access.

Proposed Zoning District

The Office District (OF) is intended to provide a location for offices and related uses. The uses allowed have relatively low traffic generation. Small areas of the OF District may be appropriate adjacent to most residential uses and as a transition between residential areas and commercial areas.

Permitted uses in this district include Diagnostic Center, Home Health Care Services, Medical

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Office/Clinic, Dental Office/Clinic, General Office, Personal Services, Dry Cleaners, Printing-Mailing-Copy Services, Banking/Finance Services, Commercial Document Storage, Emergency Services Station, Government/Postal Office, Library/Museum, Social Service Facility, Nature Preserve, Parking Lot, and Utilities. Other uses such as Restaurant, Date Center, Upper-Story Residential, Home-Base Business, Day Care, Church, Public Park, Heliport, Wireless Transmission Facility, Seasonal Product Sales, Farmers Market (temporary), Business Office (temporary), Concrete Products (temporary), Construction Field Office, Construction Staging (off-site), Parking Lot (temporary) are permitted subject to specific design limitations. Certain land uses, including Hotel, Medical Complex, Surgery Center, Integrated Office Center, require a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of OF 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 2 and partially complies with 3 of the 5 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 the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.
2. The zoning change is consistent with the Comprehensive Plan.	Partially Complies	The subject property is generally located in an area where the Mixed-Use Neighborhood Commercial and Moderate Density Residential designation converge. The 2030 Comprehensive Plan envisions a mix of complimentary uses along major corridors where moderate density residential focuses on residential development with the exceptions of commercial development along major arterials. While this property is currently under the same ownership of

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APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		the front parcel, it is large enough to be subdivided even after the required future extension of Park Lane. Seeing the proximity of Single-Family Residential, the presence of commercial along a local street without direct access to a collector or arterial roadway would be inconsistent with the 2030 plan.
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Partially Complies	The requested Office (OF) zoning district would not affect the health, safety, or welfare of residents. In regards to orderly development, should further subdivision take place and result in sole access off Park Lane, the increase in automotive traffic along a local residential street would not be considered within the safe orderly development of the City.
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Partially Complies	The Office (OF) district is compatible with the surrounding uses and character of the adjacent properties located along Williams Drive and nearby Golden Oaks. However, the proposed Office-OF may not be compatible with the adjacent properties along Dawn Drive and Park Lane that are zoned and developed as Residential Single-Family. Additionally, the proposed Office-OF zoning district along an exclusively Single-Family local street does appear to be inconsistent with the character of the residential neighborhood.
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies	The applicant is proposing to rezone to 2.55-acre property Office-OF. The property is suitable for the uses permitted in the OF zoning district.

Based on the findings listed above, staff finds that the requested Office (OF) zoning district complies with the 2 and partially complies with 3 approval criteria for a Zoning Map Amendment.

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Meetings Schedule

September 17, 2019 – Planning and Zoning Commission

October 8, 2019 – City Council First Reading of the Ordinance

October 22, 2019 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code (UDC), all property owners within 300 feet of the subject property were notified of the request (43 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper August 28, 2019 and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 2 in opposition of the request.

Attachments

2019-12-REZ- P&Z Staff Report

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – Design and development standards of the [OF Zoning District]

Exhibit 5 – Letter of Intent

Presentation