

Rezoning Letter of Intent

September 21, 2020

Planning Department
406 W. 8th St.
Georgetown, TX 78626

RE: Rezoning Letter of intent
Proposed C3 Zoning
IH-35, Blue Springs Blvd. & Rabbit Hill

Location: Parcels R462817, R429285 and R315757 @ IH-35, Blue Springs Blvd. & Rabbit Hill Rd.

Existing Zoning: IN (Industrial)

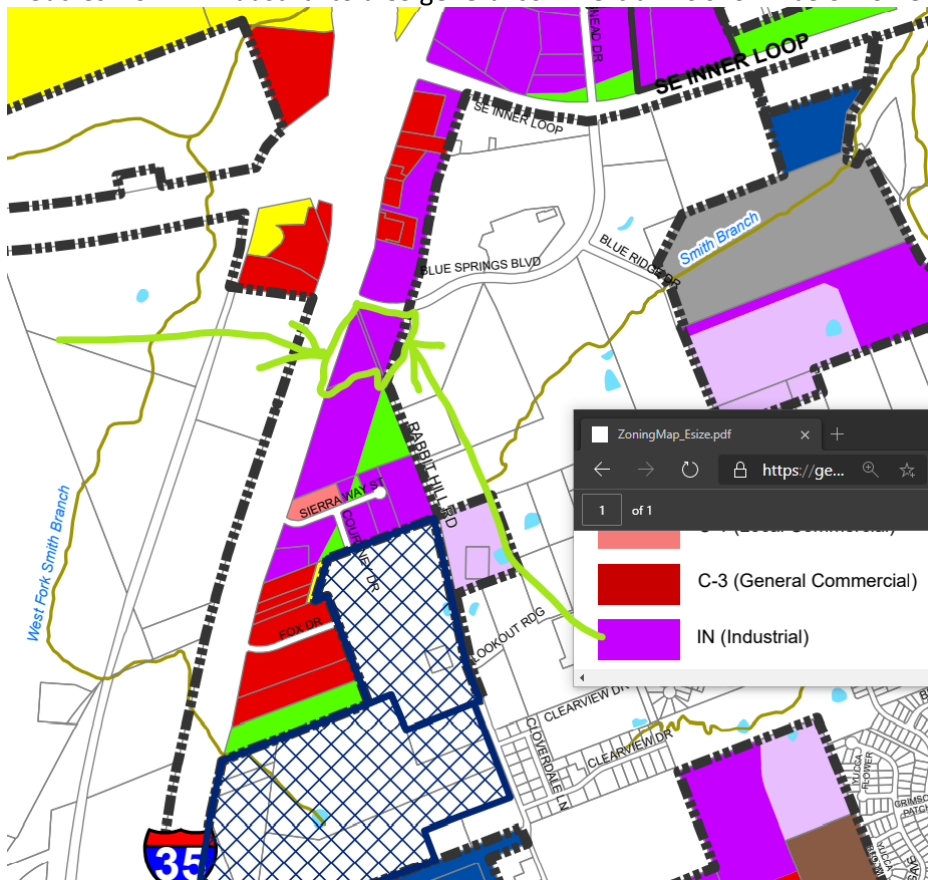
Proposed Zoning: C-3 (General Commercial)

Future Land Use: Employment Center

Acreage of property to be rezoned: 7.516 Acres

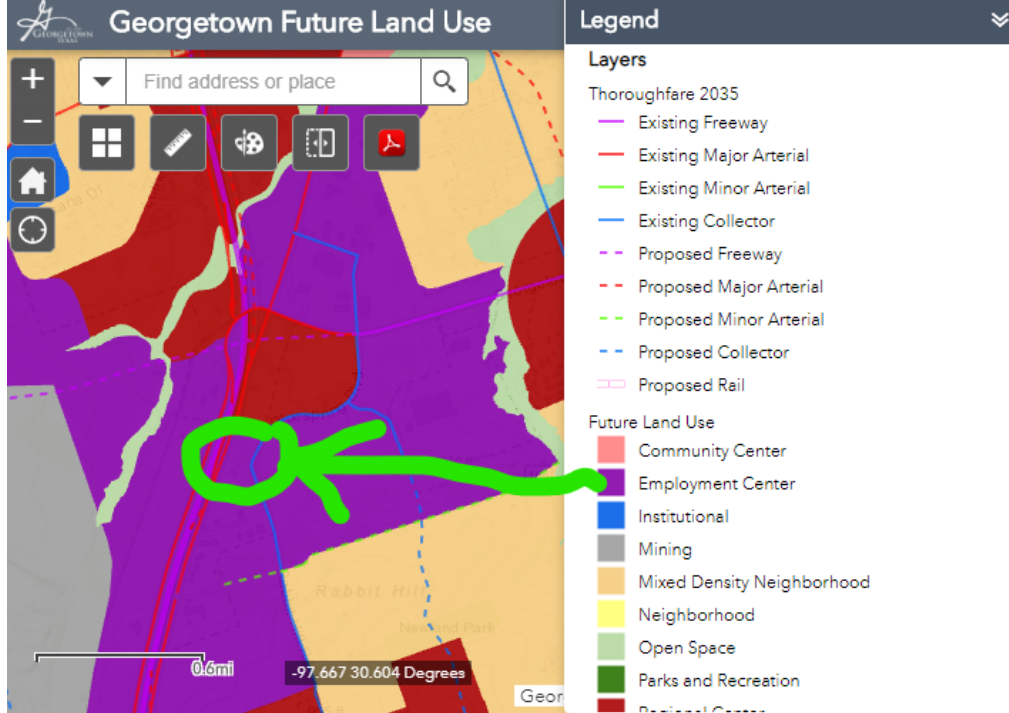
To Whom it May Concern,

We are requesting zoning change of Parcels R462817, R429285 and R315757 (see attached WilCo Parcels) just south of Blue Springs Blvd. located in between IH-35 & Rabbit Hill Rd. approximately 7.5 acres from IN industrial to a C3 general commercial. As shown below on existing zoning map.



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The City of Georgetown 2030 Future Land Use Plan, shown below, indicates proposed long range use as an Employment Center EC.



(Future Land Use)



Employment Center (EC)

Centers with employment-generating uses support heightened economic activity through quality architectural design and well-integrated supporting uses such as retail, restaurants. The inclusion of moderate to high density residential is appropriate as a supporting use to these areas of commerce and employment. Because these areas often act as a transition between more intensely developed industrial uses and residential neighborhoods, standards should be developed to ensure that development of these activities is compatible with the character of the surrounding area. Care should be taken to protect adjacent uses from adverse impacts potentially associated with existing industrial uses (commercial traffic, outside storage, etc.), using buffering and/or performance-based development standards.

DUA: 14 or more

Target Ratio: 80% nonresidential, 20% residential

Primary Use: Advanced manufacturing, life sciences, and professional services

Secondary Uses: Flex workspace, environmentally friendly manufacturing, retail, commercial, high-density residential, and mixed-use

As shown above the employment center should “...protect adjacent uses from adverse impacts potentially associated with the existing industrial uses” We are proposing with this project to change the

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lot from IN to C3, removing the industrial zoning and changing to general commercial which will provide commercial employment on current undeveloped land.

If this rezoning request is approved this project currently proposes; moving the electrical lines from crossing the middle of the lot (R429285) & relocation to underground along the easterly and northerly side of the lot (R462817) Then Subdividing the existing lots (R462817, R429285 and R315757) down to the 5 acre lot square off of blue springs and remaining 2.5acre track of land to be platted. The lot is currently an undeveloped grassy lot, with plan to develop the 5 acre partial of lots for a travel center, see attached preliminary draft site layout for your reference.

See responses in red explaining as how this request is meeting approval criteria:

Sec. 3.06.030. - Approval Criteria (Rezoning).

The City Council shall consider the following approval criteria for zoning changes:

A.

The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action; **Included application checklist for zoning map amendment (rezoning) with all supporting documents.**

B.

The zoning change is consistent with the Comprehensive Plan; **Zoning is change to C3 general commercial per Employment Center goals per future land use of the 2030 comprehensive plan.**

C.

The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City; **This zoning change request is consistent with the comprehensive plan to help better the city by providing development to currently undeveloped land.**

D.

The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and **This property is surrounded by roads on the westerly northly and easterly side of lot and the southern side will be remaining industrial as currently zoned.**

E.

The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment. **Per our pre-application meeting with the city on 9/3/20220 we need to have the lot rezoned from IN to C-3 before starting the site plan process.**

If you have any questions or concerns, please don't hesitate to reach out.

Thanks for your time,



Bob Demyan, PE

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