

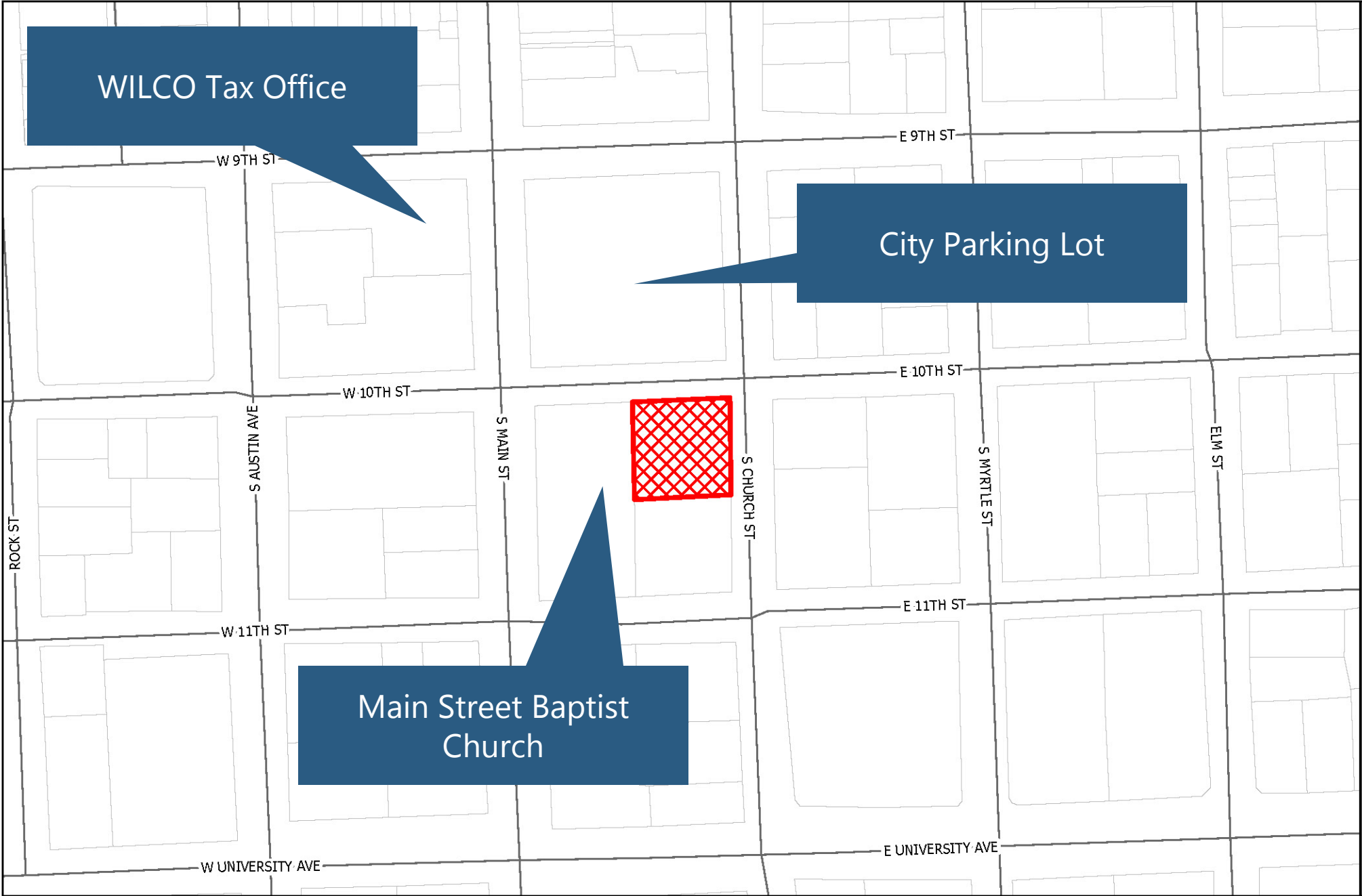
1004 Church Street Rezoning 2021-1-REZ

City Council
May 11, 2021

Item Under Consideration

2021-1-REZ

- Public Hearing and Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone Lots 1 and 2, Block 22, Glasscock Addition, from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, and from the Old Town Historic Overlay zoning district to the Downtown Historic Overlay zoning district, for the property generally located at 1004 S Church St (2021-1-REZ).

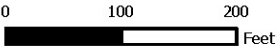


LOCATION

2021-1-REZ

Exhibit #1

-  Site
-  Parcels



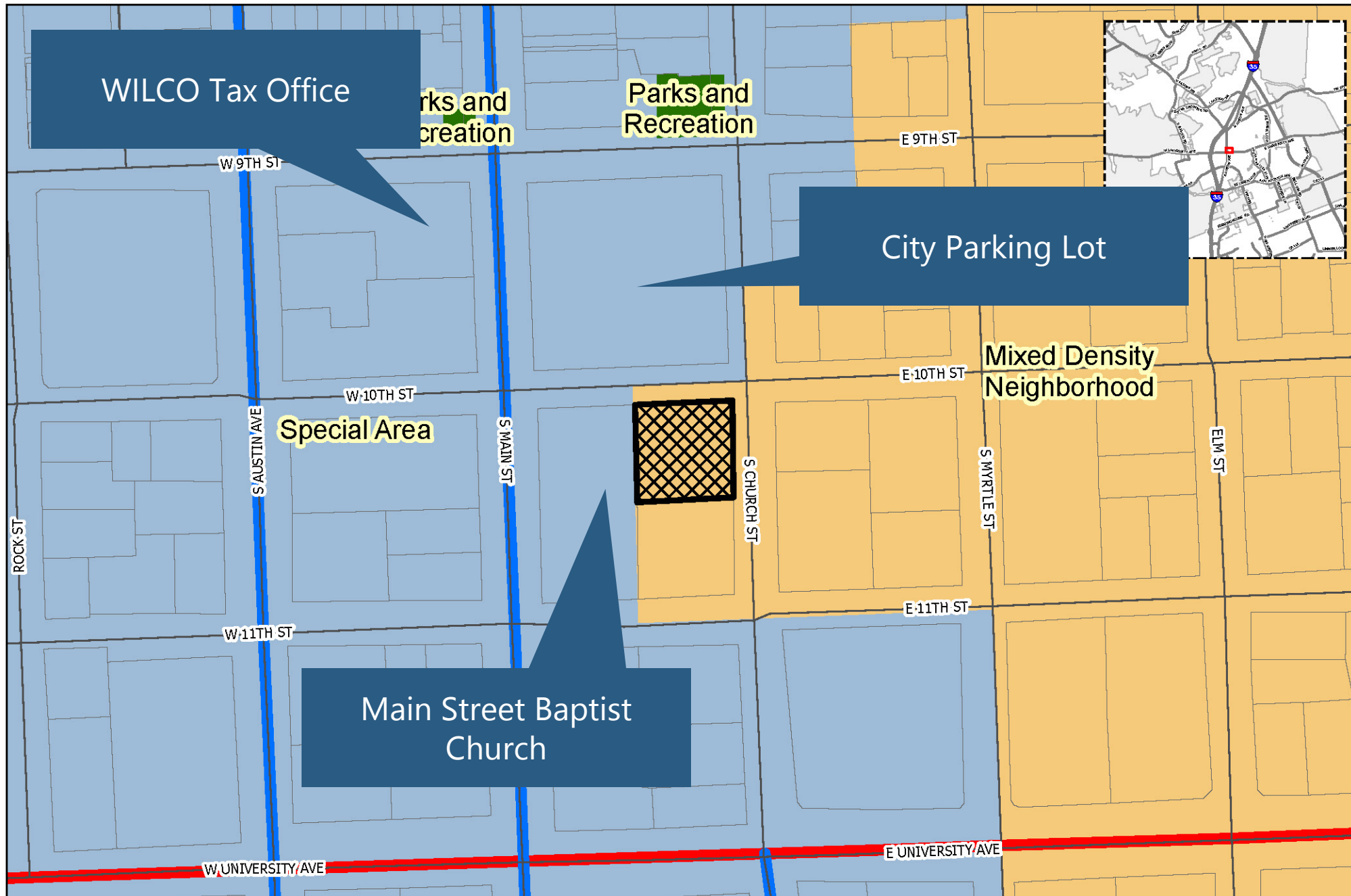


AERIAL
2021-1-REZ

 Site



0 100 200
Feet

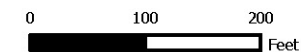


**FUTURE LAND USE/
OVERALL TRANSPORTATION
PLAN
2021-1-REZ
Exhibit #2**

- Site
- Parcels
- City Limits
- Georgetown ETJ
- Future Land Use**
 - Community Center
 - Employment Center
 - Institutional
 - Mining
 - Mixed Density Neighborhood
 - Neighborhood
 - Open Space
 - Parks and Recreation
 - Regional Center
 - Rural Residential
 - Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail



Mixed Density Neighborhood (MDN)

- Provides for a variety of housing types within a traditional neighborhood
- Duplexes, townhomes, quadplexes, or potentially moderate density multi-family
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Transitions of land uses and connectivity to neighborhood serving commercial is encouraged

DUA: 5.1-14.0

Target Ratio: 80% residential, 20% nonresidential

Primary Use: Variety of single-family home types (detached, duplex, townhome)

Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic uses

Special Area (SA)

- Unique Destinations that emphasize retail, office, and entertainment uses
- Emphasis on building design, landscaping, public spaces
- Pedestrian oriented places that often include shopping streets, shared parking, and strong links to surrounding areas

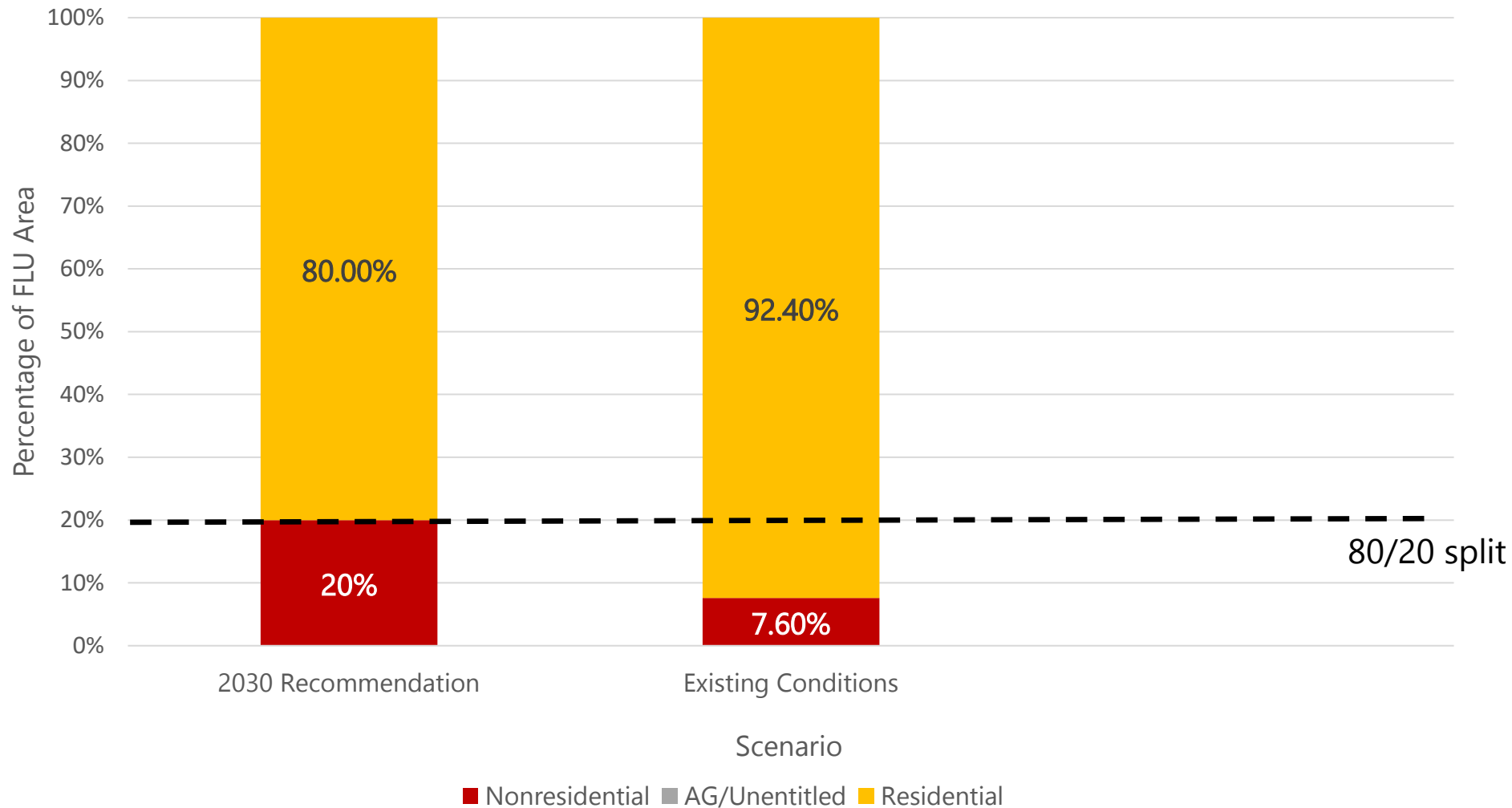
DUA: 14 or more

Target Ratio: Development Specific

Primary Use: Mixed-use (high-density residential and retail)

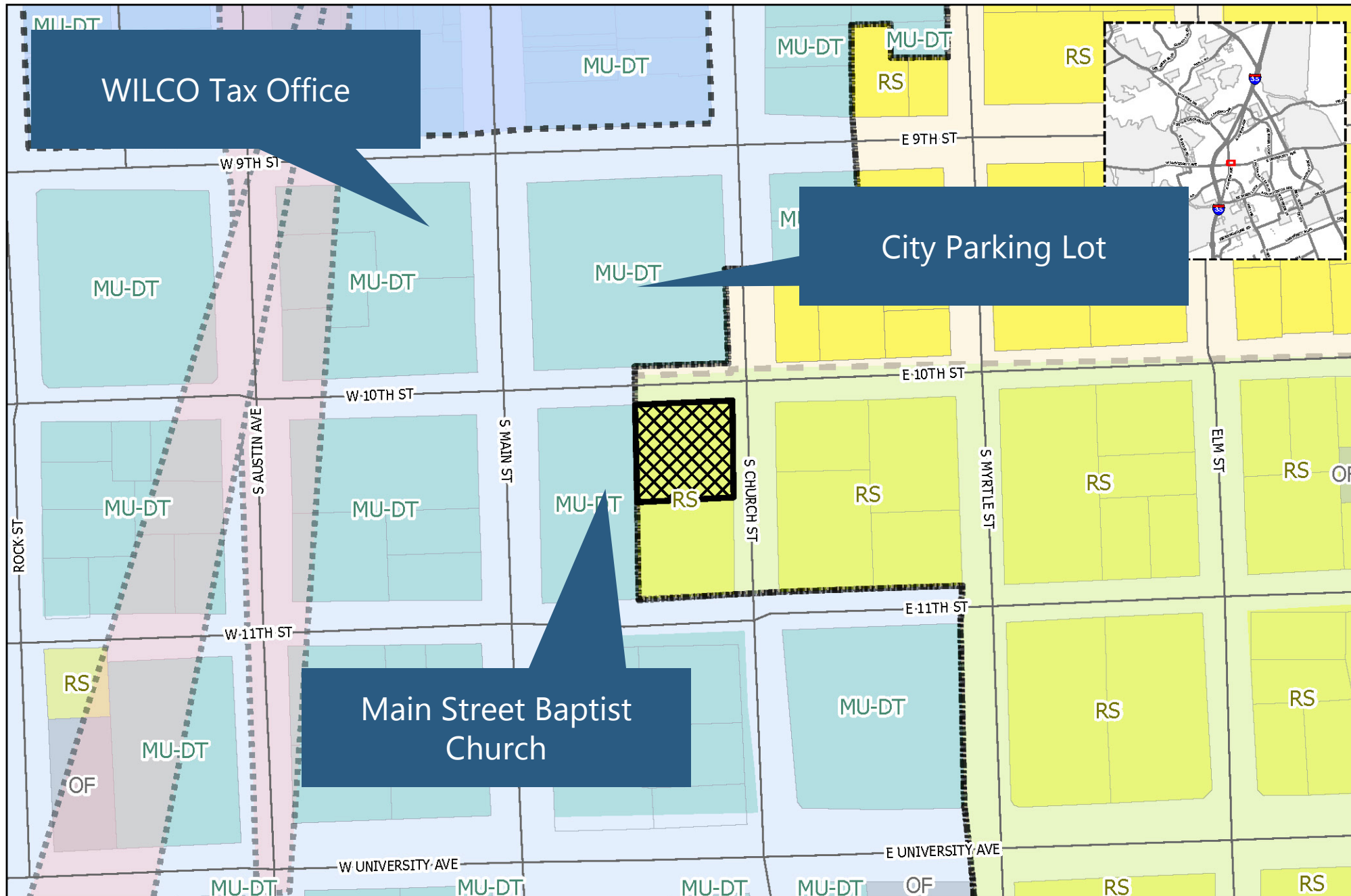
Secondary Uses: Medium-density residential, office, commercial, recreational, and civic uses

Land Use Ratios – Mixed Density Neighborhood



Total Area:
 657 acres
 100%

Area of Subject Property:
 0.33 acres
 0.0005%



ZONING

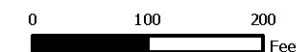
2021-1-REZ

Exhibit #3

- Site
- PUD
- City Limits
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- SPO Overlay
- Gateway Overlay
- Parcels
- Georgetown ETJ

Zoning

- AG - Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF - Two-Family
- TH - Townhouse



Mixed Use Downtown (MU-DT)

- Mix of land uses, including general commercial and retail
- Also includes single-family and multi-family in the downtown area
- Smaller in scale and scope
- Only appropriate in the traditional downtown area
- Shall meet design requirements of the Downtown Overlay District and Design Guidelines

Dimensional Standards

- Max building height = 40'
- Setbacks = 0'
- Up to 95% impervious cover
- 10' landscape buffer to residential zoning

Downtown Overlay District

- The Downtown Overlay District is intended to protect the aesthetic and visual character of the Town Square and downtown Georgetown through the establishment of two distinct zones, designated as Area 1 (Town Square Historic District) and Area 2 (remainder of the Downtown Overlay District).

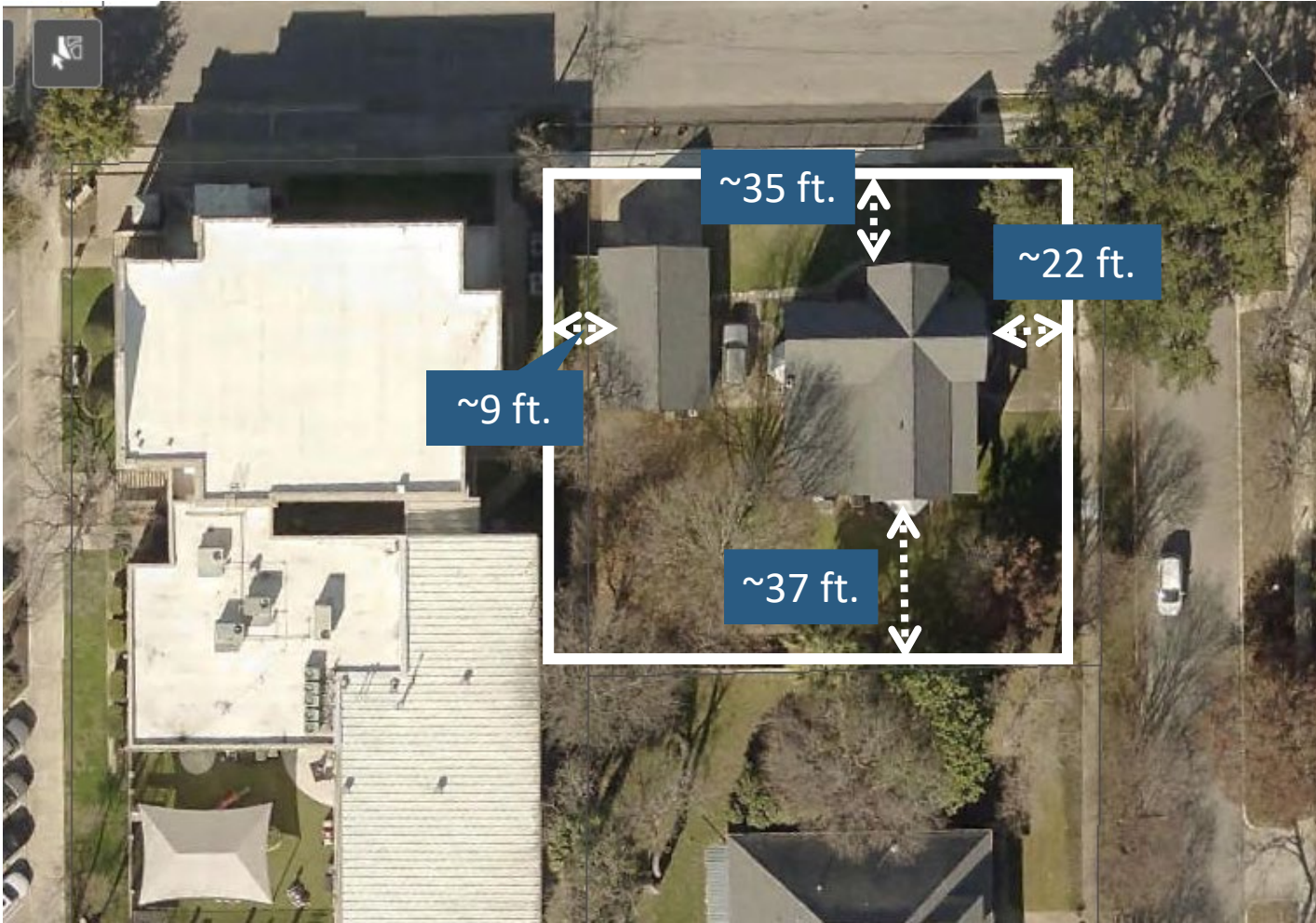
Development Standards

- Max building height = 40'
- Buildings along Austin Ave = 2 stories in height
- Setbacks = 0'
- Up to 95% impervious cover for properties included within the regional detention ponds
- No parking minimums in Area 1
- 1:500 parking ratio in Area 2
- Signs require approval of a COA

Old Town Overlay vs. Downtown Overlay

Current Base Zoning Districts	Old Town	Downtown
Residential Single Family	X	X
Mixed-Use Downtown	-	X
Office	X	X
High Density Multifamily	X	X
Local Commercial	X	X
Neighborhood Commercial	X	-
Two-Family	X	-

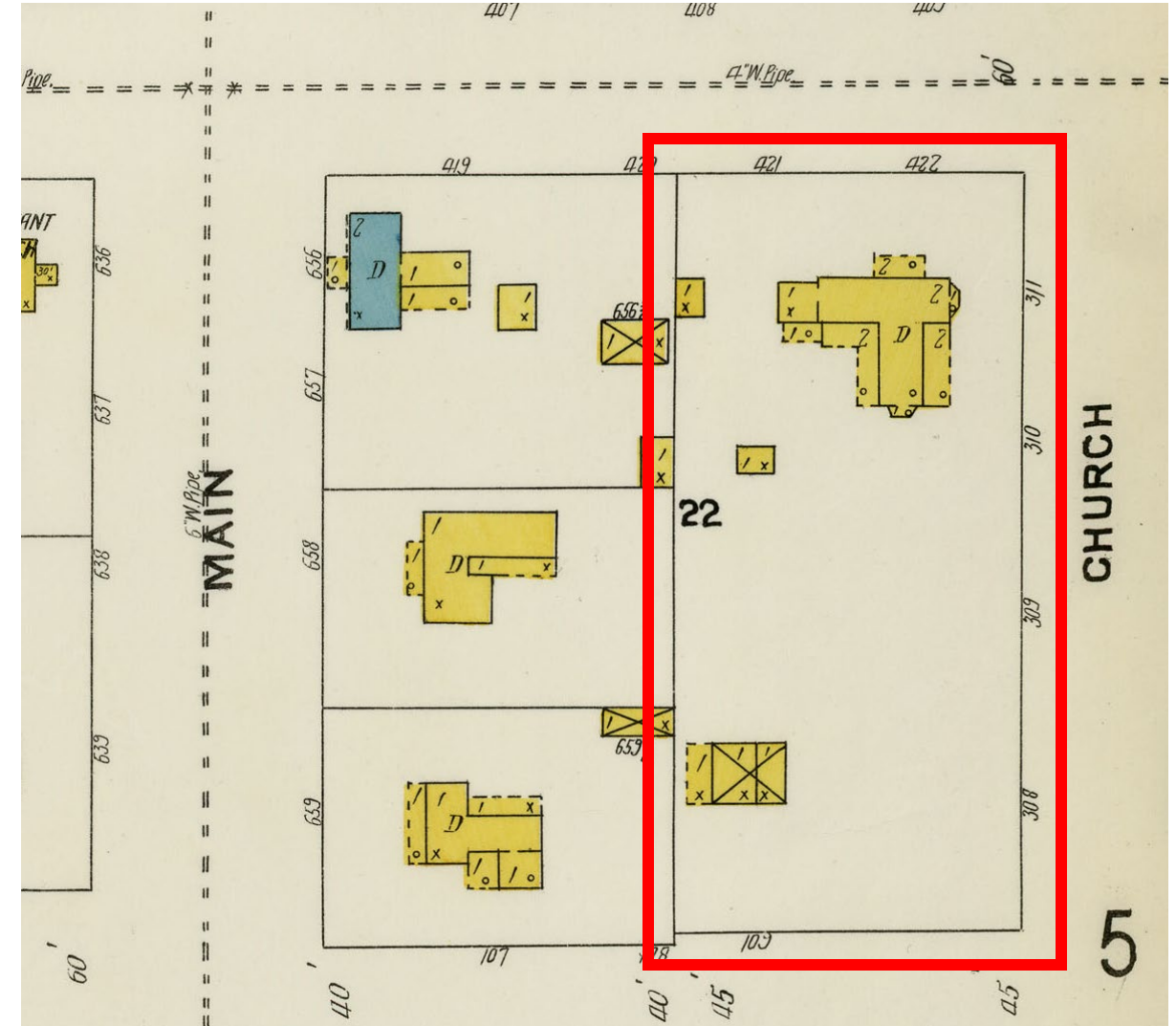
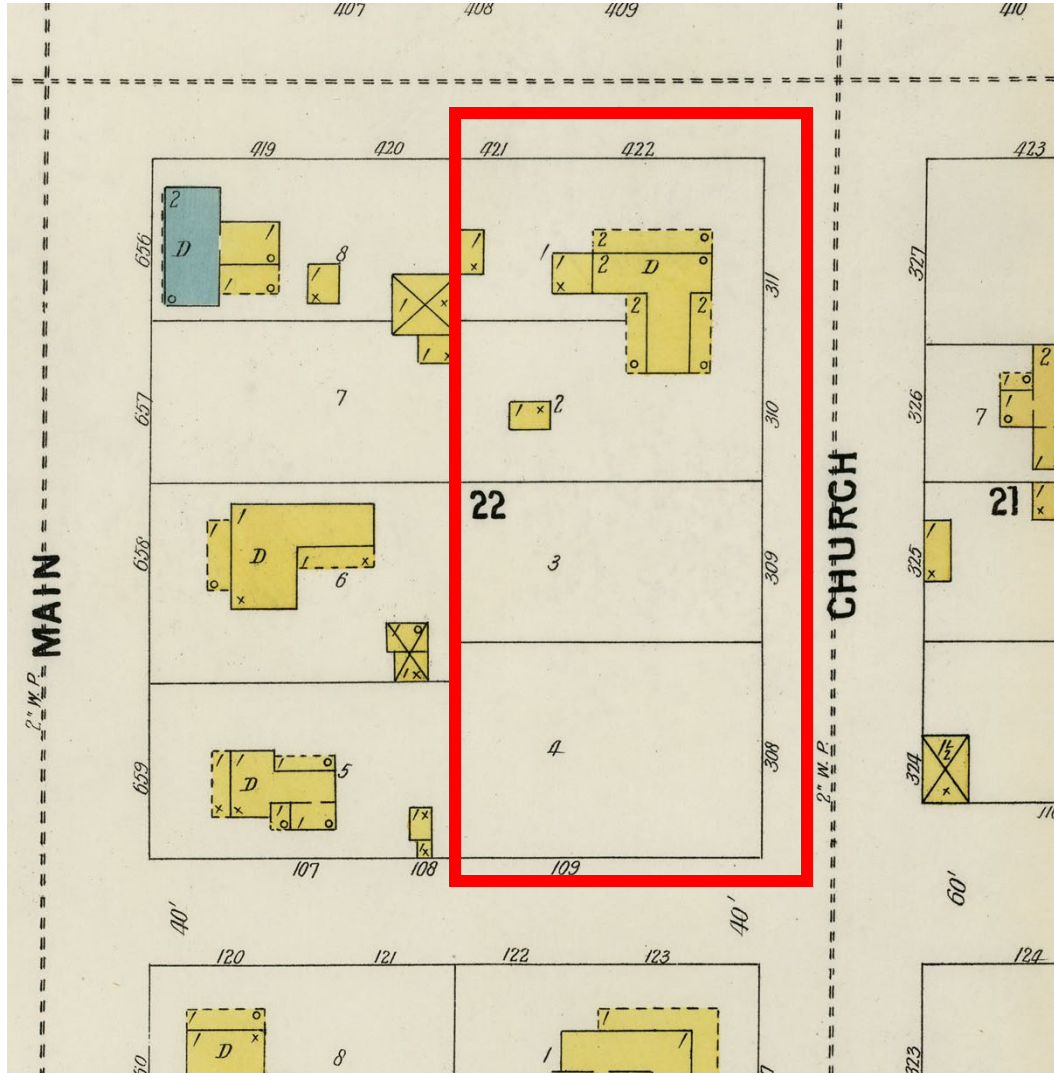
Development Standards	Old Town	Downtown
Lot Size	By Base Dist.	By Base Dist.
Building Height	30'	40'
Lot Width	By Base Dist.	By Base Dist.
Setbacks	By Base Dist.	By Base Dist.
Building Height at Setbacks	15'	40'
Floor-to-Area Ratio Maximum	0.45	-
Parking Minimum (generally)	By Use	1:500
Design Guidelines	Yes	Yes



Mixed-Use Downtown (MU-DT)

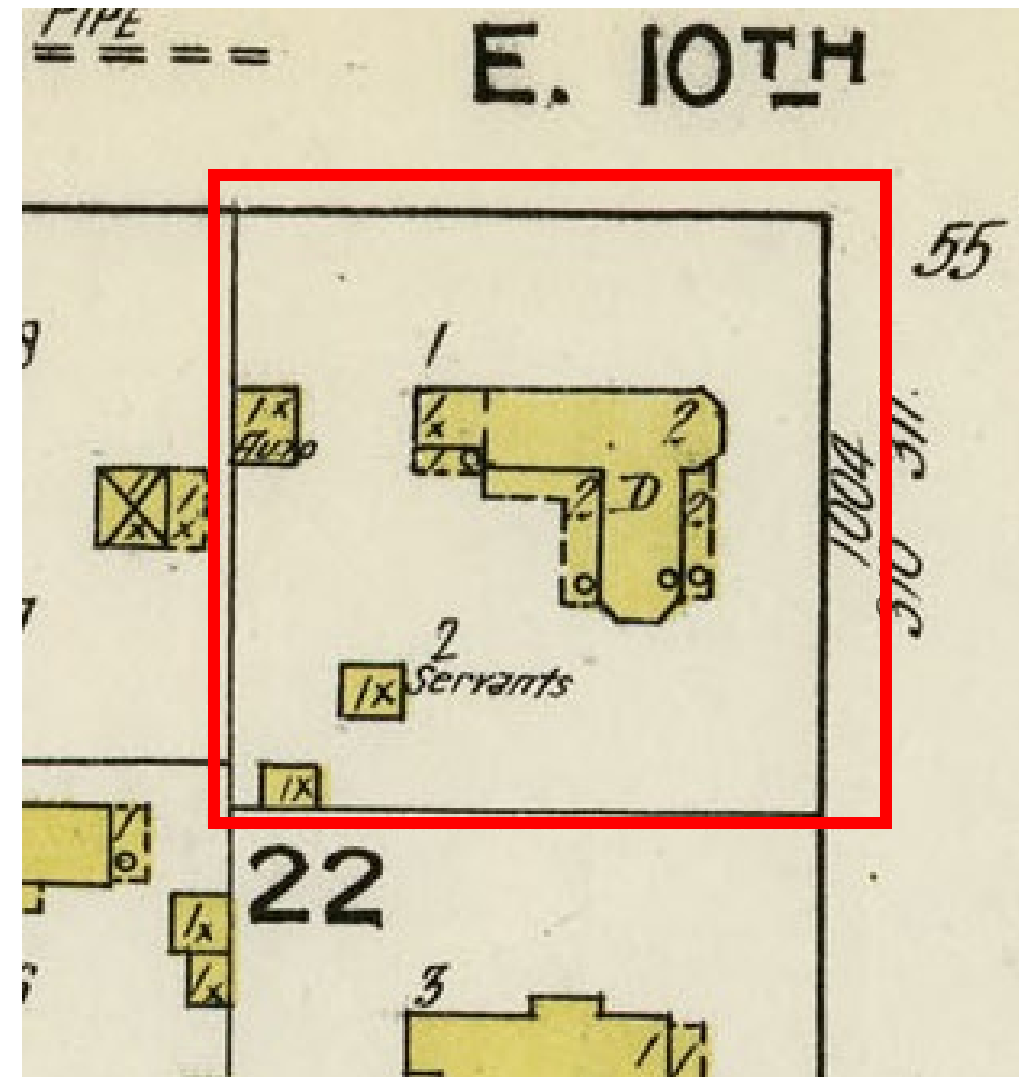
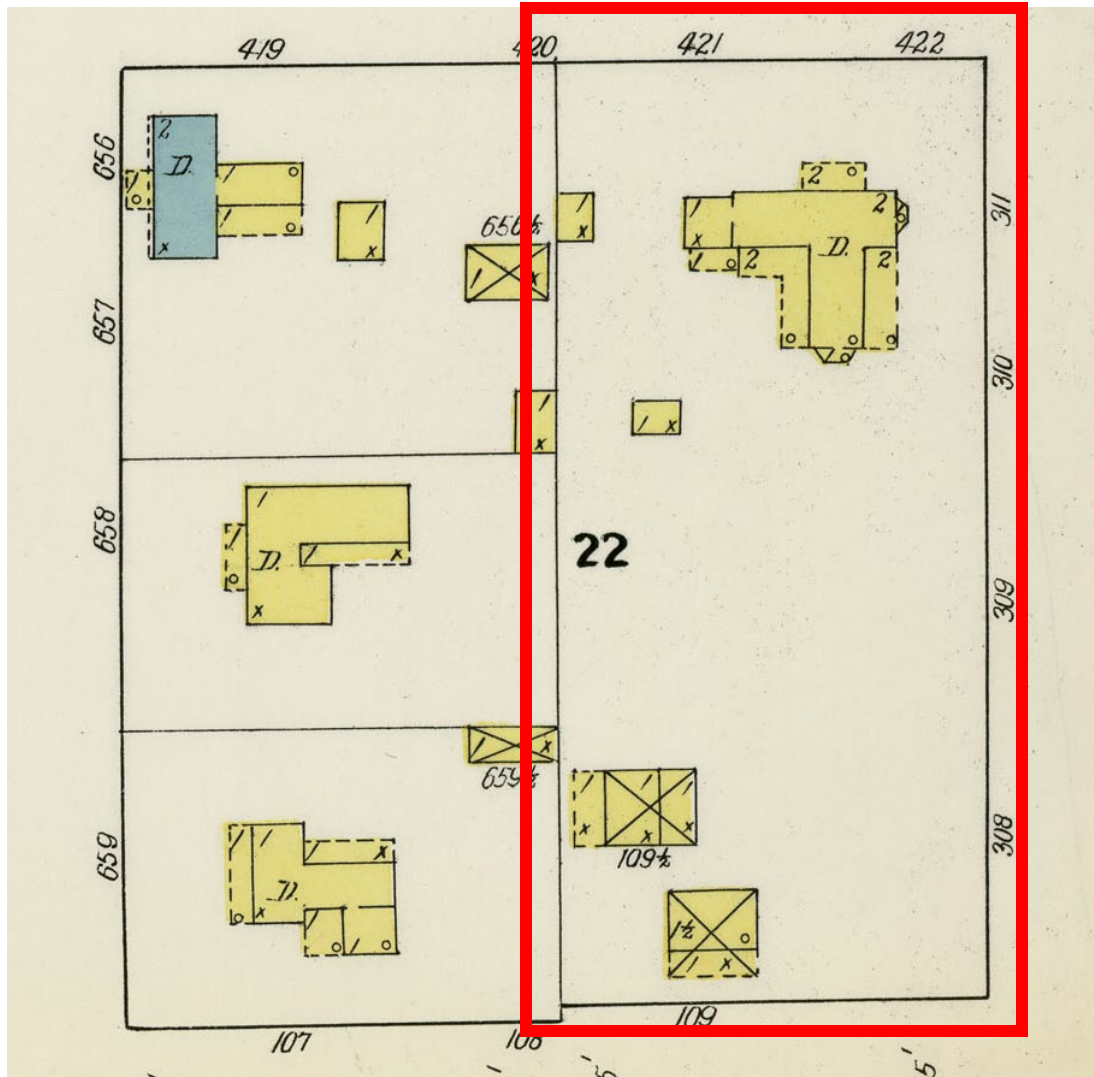
Permitted by Right	Permitted with Limitations	Permitted with a SUP	
Inn	Bed and Breakfast	Hotel (boutique)	Townhouse
Restaurant, General	Bed and Breakfast (with events)	Hotel (Full service)	Multi-family, attached dwelling units
Food Catering Services	Microbrewery or Microwinery	Restaurant (drive thru)	Accessory dwelling unit
Home Health Care Services	Live Music or Entertainment	Bar, Tavern or Pub	Group Home (7-15 residents)
Medical or Dental Office	General Office	Theater (Movie or live)	Assisted Living
Farmers Market	Integrated Office Center	Membership (Club or Lodge)	Hospice
Artisan Studio/Gallery	General Retail	Event Facility	Rooming or Boarding House
Personal Services	Upper story residential	Commercial Recreation	School, College or University
Dry Cleaning Service (drop off only)	Home based business	Bldg or Plasma Center	School, Business or Trade
Laundromat	Daycare (family home)	Diagnostic Center	Activity Center (Youth or Senior)
Printing, Mailing, Reproduction Services	Daycare (group)	Medical or Dental Clinic	Community Center
Banking and Financial Services	Religious assembly facilities	Medical Complex	Correctional Facility
Consumer Repair	Religious assembly facilities (with columbaria)	Post Surgical Recovery Center	Social Service Facility
Vet Clinic (Indoor pens only)	Public Park (neighborhood)	Surgey Center	Transient Service Facility
Single Family Detached	Heliport	Urgent Care Facility	Hospital
Group Home (6 residents or less)	Utility Services Intermediate	Personal Services (restricted)	Hospital, Psychiatric
Emergency Services Station	Wireless Transmission Facility (<40')	Fitness Center	Private Transport Service Dispatch Facility
Government or Postal Office			
Library or Museum			
Nature Preserve/Community Garden			
Parking Lot (offsite)			
Parking Lot (commercial)			
Park and Ride Facility			
Transit Passenger Terminal			
Utility Services (Minor)			

1004 Church Street – Sanborn Fire Insurance Maps

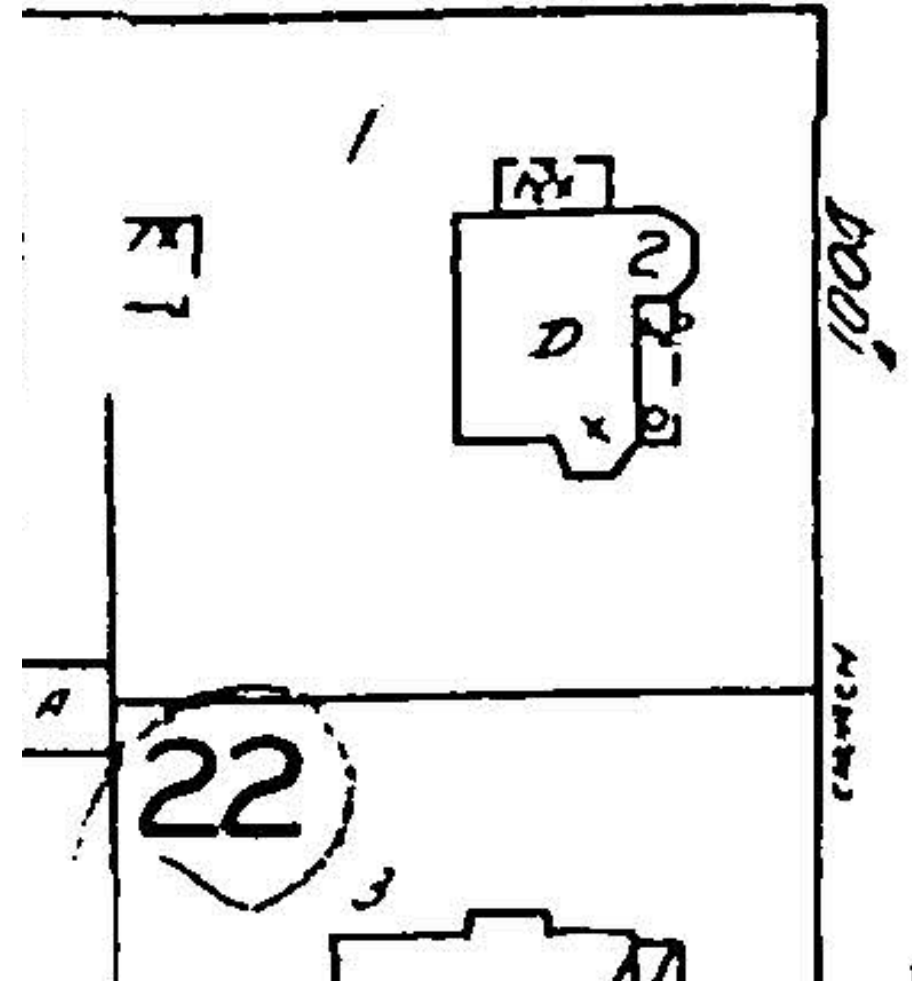
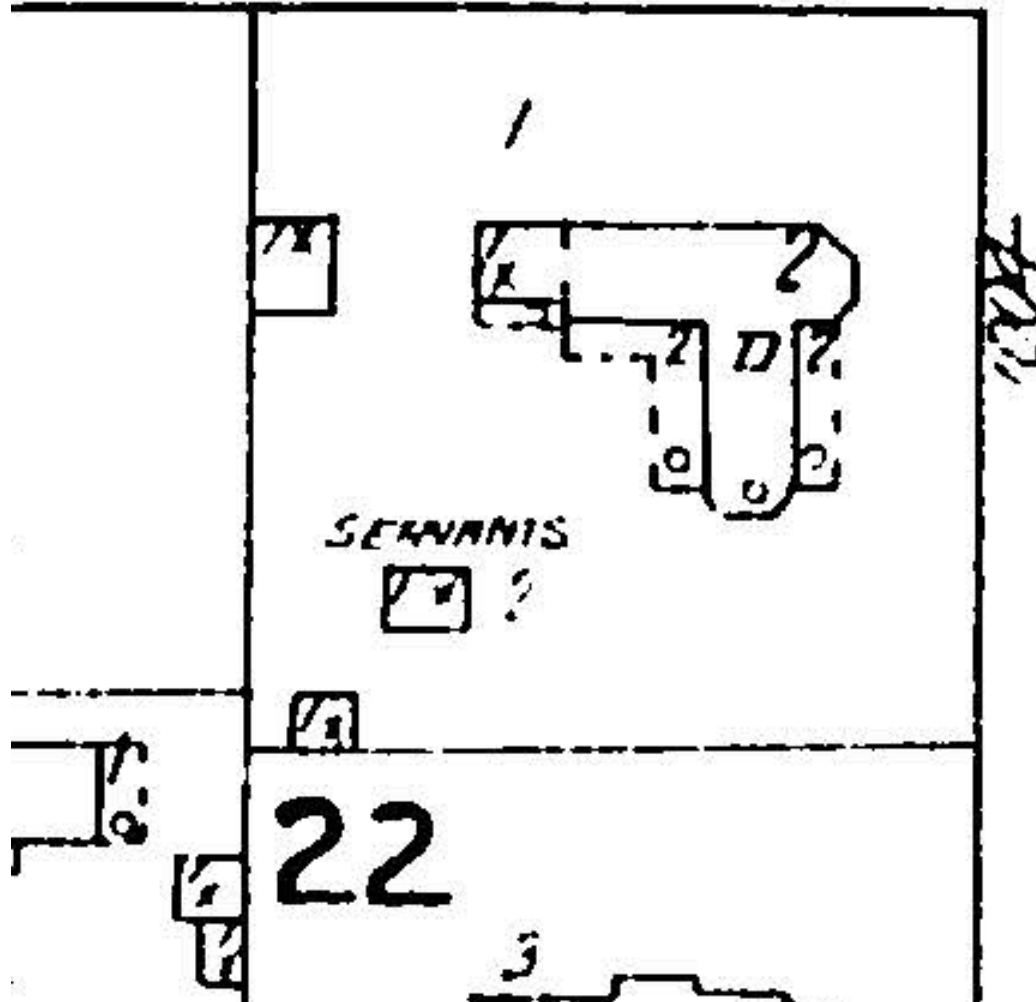


Sanborn Fire Insurance Maps of Georgetown – the 1900 map is on the left and the 1905 map is on the right, showing the house during the Love family's ownership

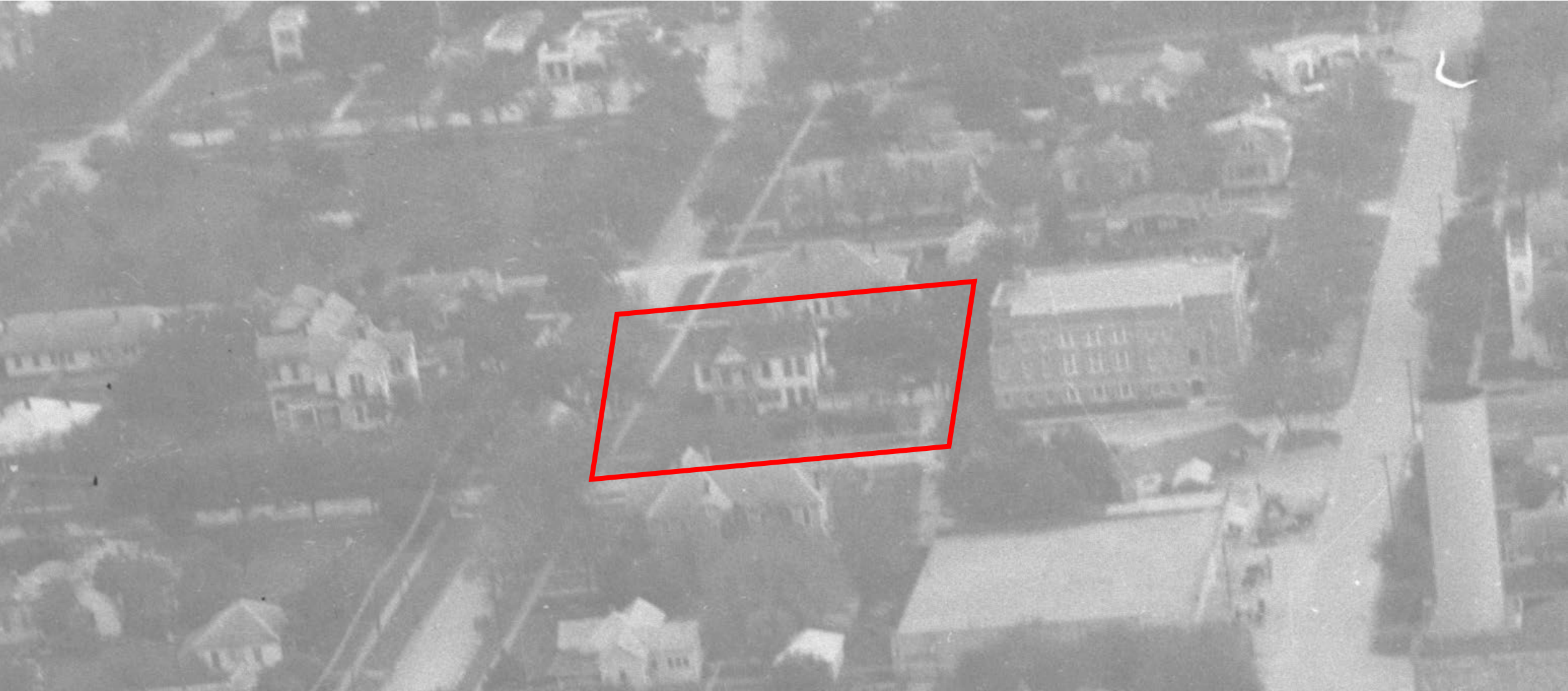
1004 Church Street – Sanborn Fire Insurance Maps



1004 Church Street – Sanborn Fire Insurance Maps



1004 Church Street – c. 1934



1004 Church Street – 1976



1004 Church Street – 1984 Historic Resource Survey



1004 Church Street – Current Church Street Facade



1004 Church Street – Current E. 10th Street Facade



Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;		X	
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and		X	
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.		X	

Approval Criteria – UDC Section 3.06.060

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
Character, interest, or value of the structures, sites or area because of their unique role in the development, heritage or cultural characteristics of the City, County, State or Nation;	X		
Occurrence of a notable historical event at the structures, sites or area;			X
Identification of the structures, sites, or area with a person or persons who contributed notably to the culture and development of the City, County, State, or Nation;	X		

Approval Criteria – UDC Section 3.06.060

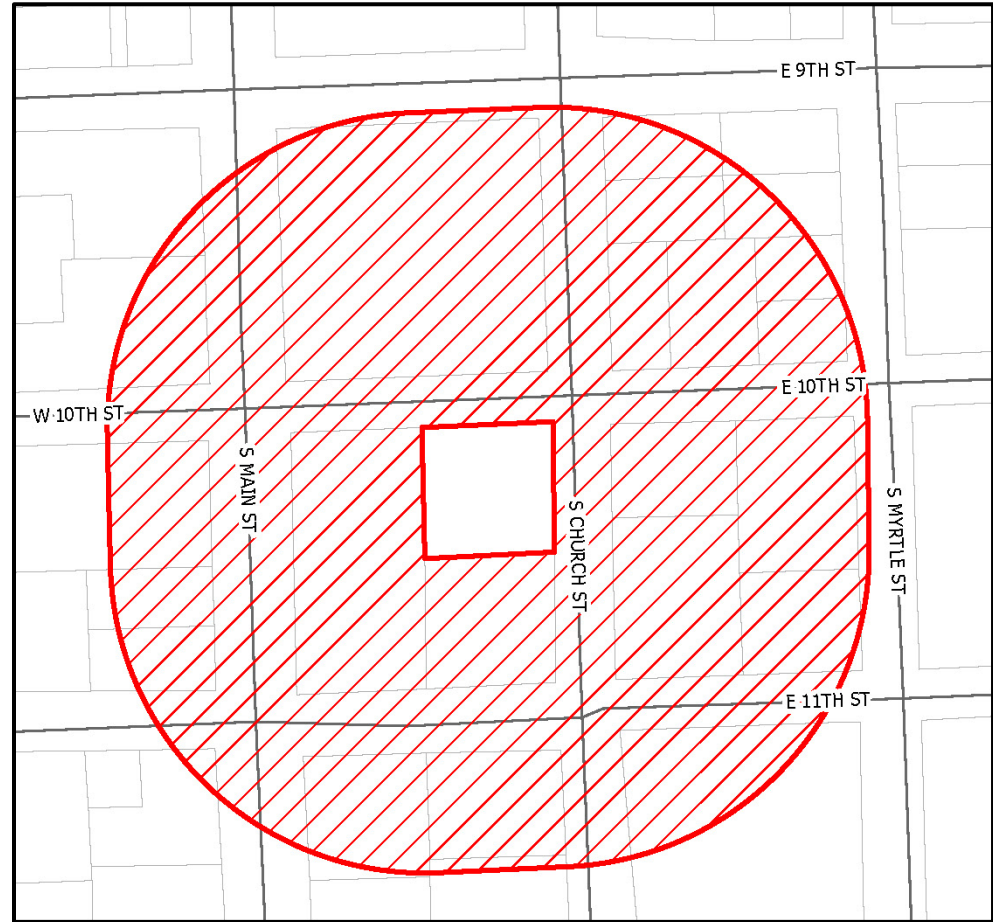
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
<p>Embodiment in multiple buildings in a site, or area under consideration of distinctive elements of architectural design, detail material, or craftsmanship related to a uniqueness to the area, or the related distinctiveness of a craftsman, master builder or architect, or a style or innovation, including but not limited to:</p> <ol style="list-style-type: none"> 1. Scale of buildings and structures typical of the area; 2. Architectural style of the buildings and structures; 3. Architectural period of the buildings and structures; 4. Building materials typical of the area; 5. Colors and textures used in the buildings and structures typical of the area; 6. Typical relationships of buildings in the area to the street; 7. Setbacks and other physical patterns of buildings in the area; 8. Typical patterns of rooflines of buildings in the area; or 9. Typical patterns of porch and entrance treatments of buildings in the area. 	X		

Approval Criteria – UDC Section 3.06.060

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
Archaeological value in the sense that the structures, sites, or area have produced or can be expected to yield, based on physical evidence, information affecting knowledge of historic or prehistory.			X

Public Notifications

- 21 property owners within the 300' buffer
- Notice in Sun News on March 21, 2021
- Signs posted on the property
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 2 written comments OPPOSED



Historic & Architectural Review Commission Action

- At their March 25, 2021 meeting, the Historic & Architectural Review Commission recommended approval of the request for rezoning to the Downtown Overlay District (3-1).

Planning & Zoning Commission Action

- At their April 6, 2021 meeting, the Planning & Zoning Commission recommended approval of the request (4-3).

City Council Action on First Reading

- At their April 27, 2021 meeting, the City Council approved the first reading of the ordinance (5-2).

Second Reading of an Ordinance

- An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone Lot 1 and Lot 2, Block 22, Glasscock Addition from the Residential Single-Family District to the Mixed-Use Downtown District, and from the Old Town Historic Overlay District to the Downtown Historic Overlay District; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.