

# Rivery Crossing 2021-2-REZ

City Council  
May 11, 2021

# Item Under Consideration

## **2021-2-REZ**

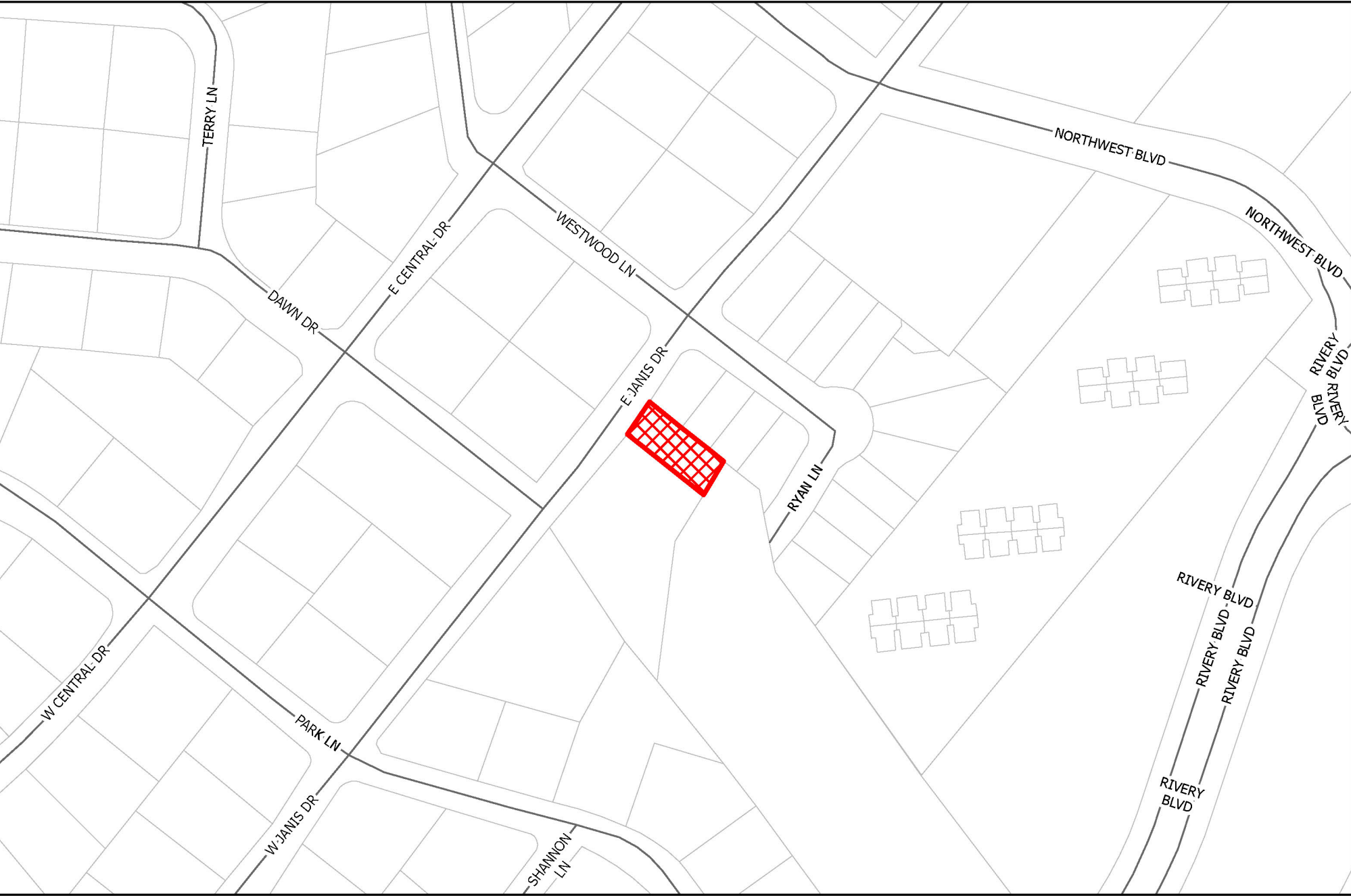
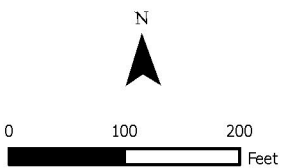
- Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone approximately 0.141 acres (6, 160 sq. ft.), out of the Nicholas Porter Survey, Abstract No. 497, from the Townhouse (TH) zoning district to the Residential Single-Family (RS) zoning district, for the property generally located at 206 E Janis Drive (2021-2-REZ) --



# LOCATION

2021-2-REZ  
Exhibit #1

-  Site
-  Parcels







Rivory Blvd & Northwest  
Blvd Intersection

Cedar Ridge Apartments



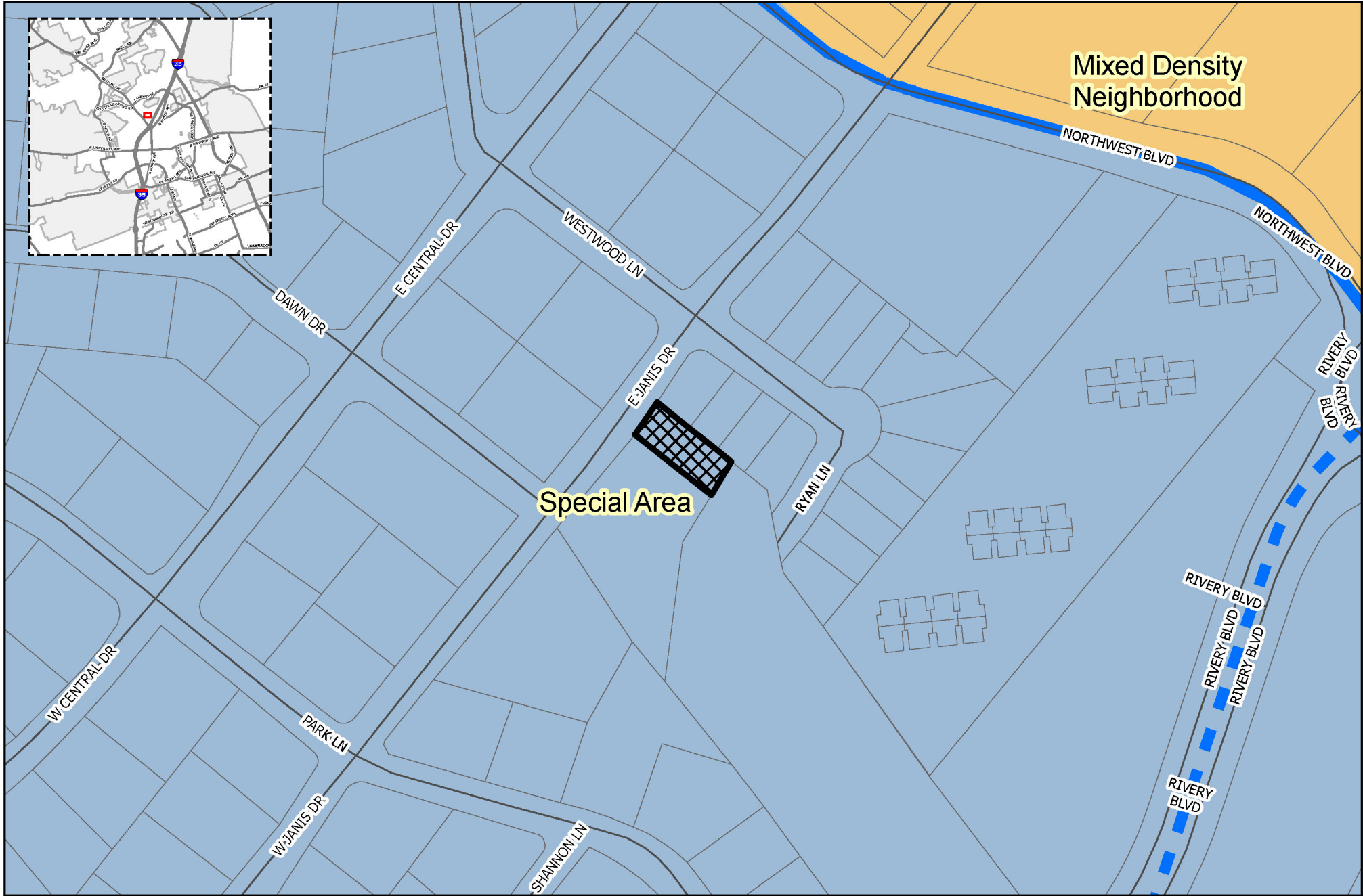
**AERIAL**  
2021-2-REZ

 Site



0 100 200  
Feet

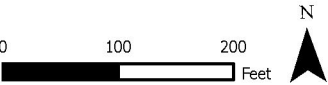




**FUTURE LAND USE/  
OVERALL TRANSPORTATION  
PLAN**

**2021-2-REZ  
Exhibit #2**

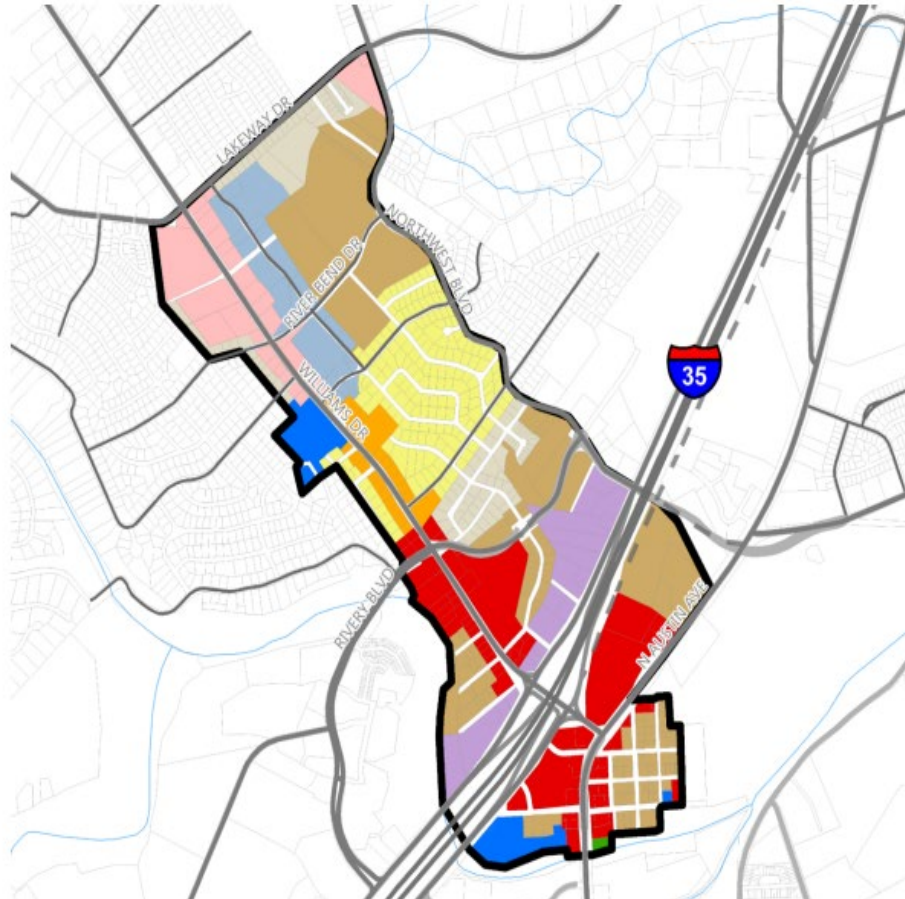
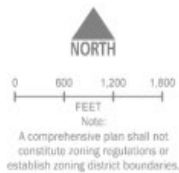
- Site
- Parcels
- City Limits
- Georgetown ETJ
- Future Land Use**
  - Community Center
  - Employment Center
  - Institutional
  - Mining
  - Mixed Density Neighborhood
  - Neighborhood
  - Open Space
  - Parks and Recreation
  - Regional Center
  - Rural Residential
  - Special Area
- Thoroughfare**
  - Existing Freeway
  - Existing Major Arterial
  - Existing Minor Arterial
  - Existing Collector
  - Proposed Freeway
  - Proposed Major Arterial
  - Proposed Minor Arterial
  - Proposed Collector
  - Proposed Rail



## Plan for Future Land Uses

Figure 55 provides a detailed depiction of the planned future land uses within the Williams Drive Gateway Small Area. A key objective of this map is to be more efficient with the distribution of nonresidential uses by allowing for flexible mixed-use areas, focusing density in the most appropriate areas, and allowing for greater infill of residential uses.

- Small Area Boundary
- Urban Mixed-Use
- Suburban Mixed-Use
- Office/High Density Housing
- Highway Commercial
- Small Office/Medium Density Housing
- High Density Mixed Housing
- Medium Density Mixed Housing
- Single Family
- Civic
- Park



## High Density Mixed Housing

The High Density Mixed Housing designation encourages a variety of higher-intensity residential housing in a walkable environment. The designation provides no fewer than 16 dwelling units per acre. Acceptable uses include townhomes, apartments, and assisted living facilities. Careful transitions between existing similar single-family residences and higher density residential uses are accommodated.



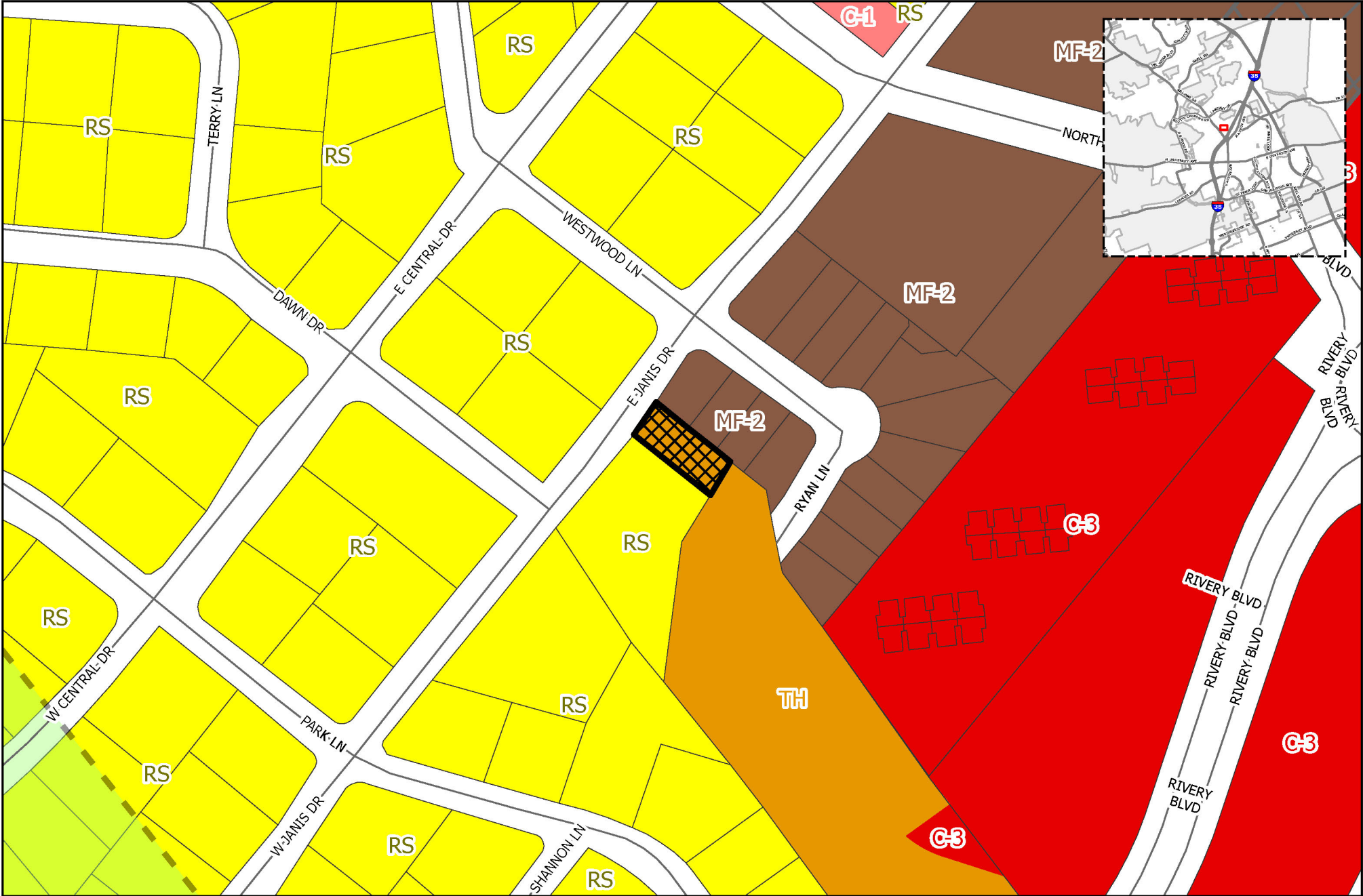
**DUA: 16 or more**

**Target Ratio: 80% residential, 20% nonresidential**

**Primary Use: Medium density residential**

**Secondary Uses: High density residential, neighborhood-serving retail, office, institutional, and civic uses**

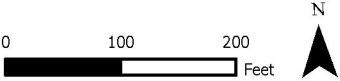




**ZONING**  
**2021-2-REZ**

Exhibit #3

- Legend**
- 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



# Residential Single-Family (RS)

- Medium density
- Primarily single-family neighborhoods
- May be located in proximity of neighborhood-friendly commercial
- Protected from incompatible uses

## Dimensional Standards

- Min. lot size = 5,500 sq. ft.
- Min. lot width = 45'
- Max building height = 35'
- Front setback = 20'
- Side setback = 6'
- Rear setback = 10'
- Side/rear street setback = 15'
- Street facing garage setback = 25'



## Residential Single-Family (RS)

Permitted by Right	Permitted with Limitations	Permitted with a SUP
Group Home (<7 residents)	Church (with columbarium)	Accessory Dwelling Unit
Single-family, Detached	Day Care (family home)	Activity Center (youth/senior)
Utilities (Minor)	Golf Course	Bed and Breakfast (with events)
	Home Based Business	Cemetery/Columbaria/Mausoleum
	Nature Preserve/Community Garden	Community Center
	Neighborhood Amenity Center	Day Care (group)
	Park (neighborhood)	Emergency Services Station
	School (elementary)	General Office
	Single-family Attached	Halfway House
	Utilities (intermediate)	Hospice Facility
	Wireless Transmission Facility (<41')	Rooming/Boarding House
		School (middle)

# 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		





### Medium Density Mixed Housing

The Medium Density Mixed Housing designation encourages middle housing compatible with traditional single-family dwellings. The designation provides for no more than 8 dwelling units per acre. Acceptable uses include small-lot single-family units, duplexes, cottage courts, townhomes, and multiplex units.



DUA: Up to 8

Target Ratio: 90% residential, 10% nonresidential

Primary Use: Medium density residential

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

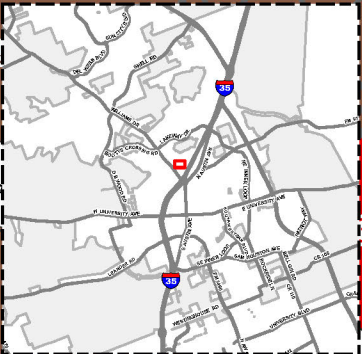
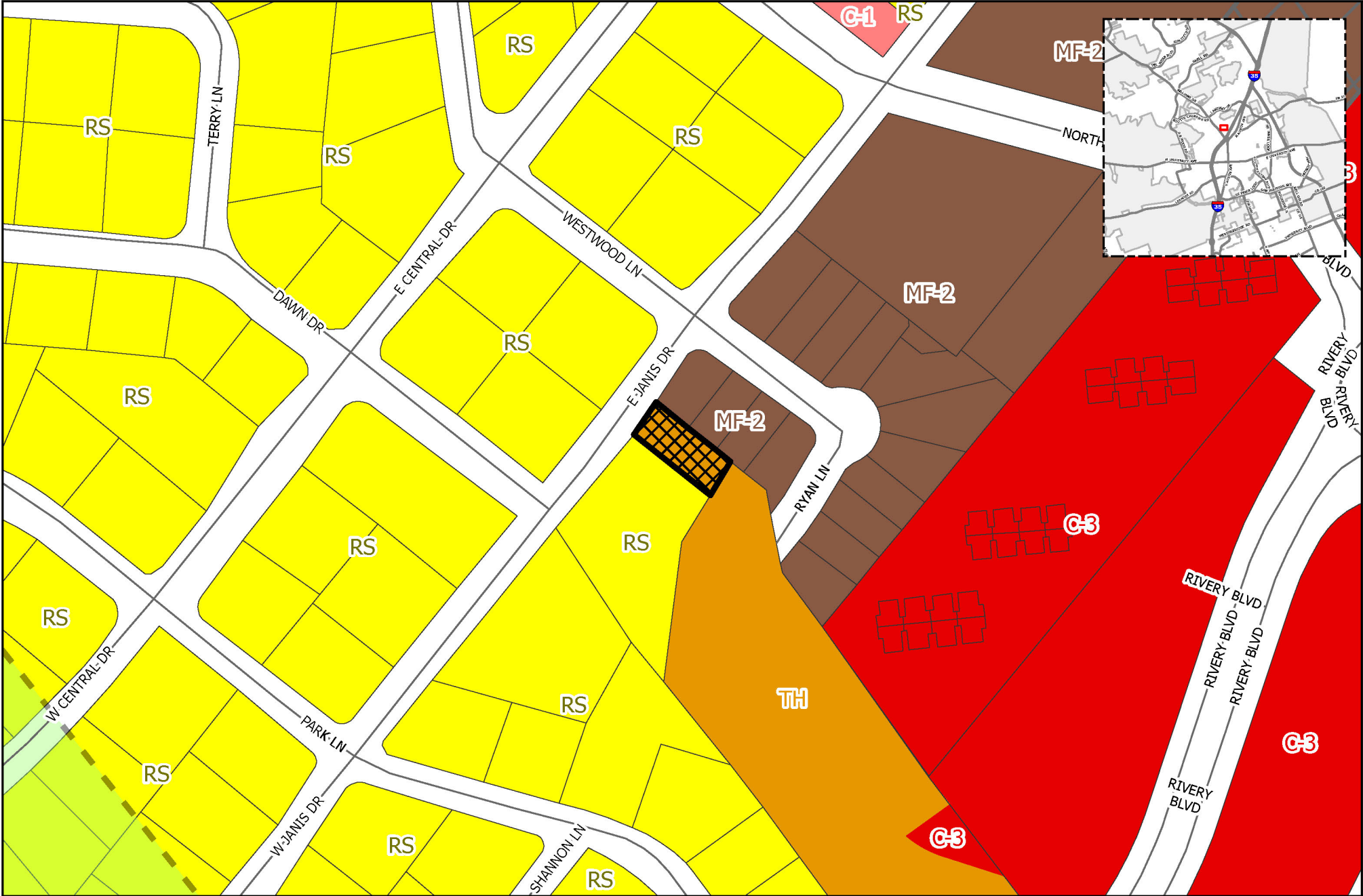
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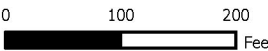
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be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



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# Planning & Zoning Commission Action

- At their April 6, 2021 meeting, the Planning & Zoning Commission recommended Approval of the request (7-0).

# City Council Action on First Reading

- At their April 27, 2021 meeting, the City Council voted for approval of the first reading of the ordinance (7-0).

# 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 0.141 acres out of the Nicholas Porter Survey, Abstract No. 497, generally located at 206 E Janis Drive, from Townhouse (TH) to Residential Single-Family (RS) zoning district; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.