



January 26, 2021

City of Georgetown Planning Department
406 W. 8th Street
Georgetown, TX 78626

Re: Lawhon Tract PUD Zoning Amendment Application Letter of Intent REVISED

The Lawhon Tract is approximately 146.8 acres comprised of eight individual parcels located near the intersection of State Highway 130 Toll and Patriot Way Trail within the City of Georgetown. The Property is located within the City Limits and is currently zoned Agriculture. Located immediately adjacent to Saddlecreek, the project development will offer a transition of higher density residential as well as retail and employment opportunities.

The Applicant requests to rezone the Property to PUD with a mix of RS – Residential Single Family, MF-1 – Low Density Multi-Family and C-3 – General Non-Residential base districts. The PUD establishes the framework for a mix of residential housing opportunities along with a mix of retail and office uses. The various uses are linked together via a strong open space network and trails system.

The Property is designated as Community Center and Regional Center on the City's Future Land Use Plan in the 2030 Comprehensive Plan Update.

Per City's request in 2nd round of comments, following are supporting statements demonstrating the Project's Rezoning and PUD criteria as it correlates to Specific Objectives withing the City's Unified Development Code.

Section 3.06.030 - Approval Criteria (Rezoning)

A. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;

It is the Applicant's position that the Application is complete and has allowed adequate review and final action by the City.

B. The zoning change is consistent with the Comprehensive Plan;

The Applicant believes the zoning change requested is consistent within the spirit and intent of the Comprehensive Plan. The Comprehensive Plan land use designations on the Property allow a mix of residential and non-residential uses. While the densities of the residential portions are not as intense as outlined in the Comprehensive Plan, the Applicant believes the densities are compatible with surrounding neighborhoods and consistent with the City's recent position on high density multi-family.



C. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;

The zoning change promotes the health, safety and welfare of the City by; 1) offering additional housing options in this portion of the City; 2) Installing infrastructure to further development of non-residential uses on the Property, and 3) creating extensive sellable/developable non-residential property.

D. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and

The PUD document is structured to balance long term goals of the Comprehensive Plan with the current zoning and uses of the adjoining properties. It is the Applicant's opinion the PUD offers a transition from existing residential to the west, to higher density uses near SH 130.

E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.

The location and character of the Property is suitable for the rezoning and associated land uses. The Property is generally flat, agricultural fields.

Section 3.06.040 – Approval Criteria (Planned Unit Development)

1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community;

The PUD offers a variety of housing types that are compatible with existing surrounding residential while expanding the area's offering with attached, low density multi-family. Additionally, the PUD standards offer a mix of retail and employment opportunities closer to SH 130, allowing over 650,000 square feet of such opportunities on the Property.

2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community;

The PUD establishes a thoughtful integration of residential and non-residential uses with a strong recreational and open space system. Community trails and the community roadway network offer connectivity while limiting cut through traffic. The community design is centered on creating a connected community where citizens can live, work, shop and recreate without getting in a car and leaving the Project.

3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways;

As noted above, the PUD has been thoughtfully designed, offering strong vehicular and pedestrian connectivity linking residential areas with open space, retail and employment



opportunities. Central to this design is the central park with a strong pedestrian link to all areas within the PUD.

4. The provisions of cultural or recreational facilities for all segments of the community;

The PUD offers recreational opportunities via the strong trails system. Additionally, the C-3 base zoning allows opportunities for public and private cultural and recreational facilities within the Property.

5. The location of general building envelopes to take maximum advantage of the natural and manmade environment;

While conceptual in nature, the structure of the internal roadway system and parks system creates buildable areas that build on the parkland system and trails. The wholistic view of the design results in building areas and uses that complement each other, rather than turning and backing each other.

6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.

As conveyed to the City staff, the Applicant seeks to stage development in a manner that extends utilities to immediately serve the residential portions of the Property. The approach enables the Applicant to position the commercial lands as service ready, available for commercial development in this portion of Georgetown.

As outlined in the PUD, the development of this Property shall offer a higher density, integrated development at a future key intersection in the southeast area of Georgetown. Additionally, the Property's development will offer diverse housing options and generate significant employment and tax opportunities for the City of Georgetown.

Thank you for your consideration of this rezoning request. Should you have any questions or need additional information, please do not hesitate to me at peter@secplanning.com, 512.246.7003 (office) or 512.413.5889 (mobile).

Sincerely,

Peter Verdicchio

Peter Verdicchio, PLA, ASLA
Principal