



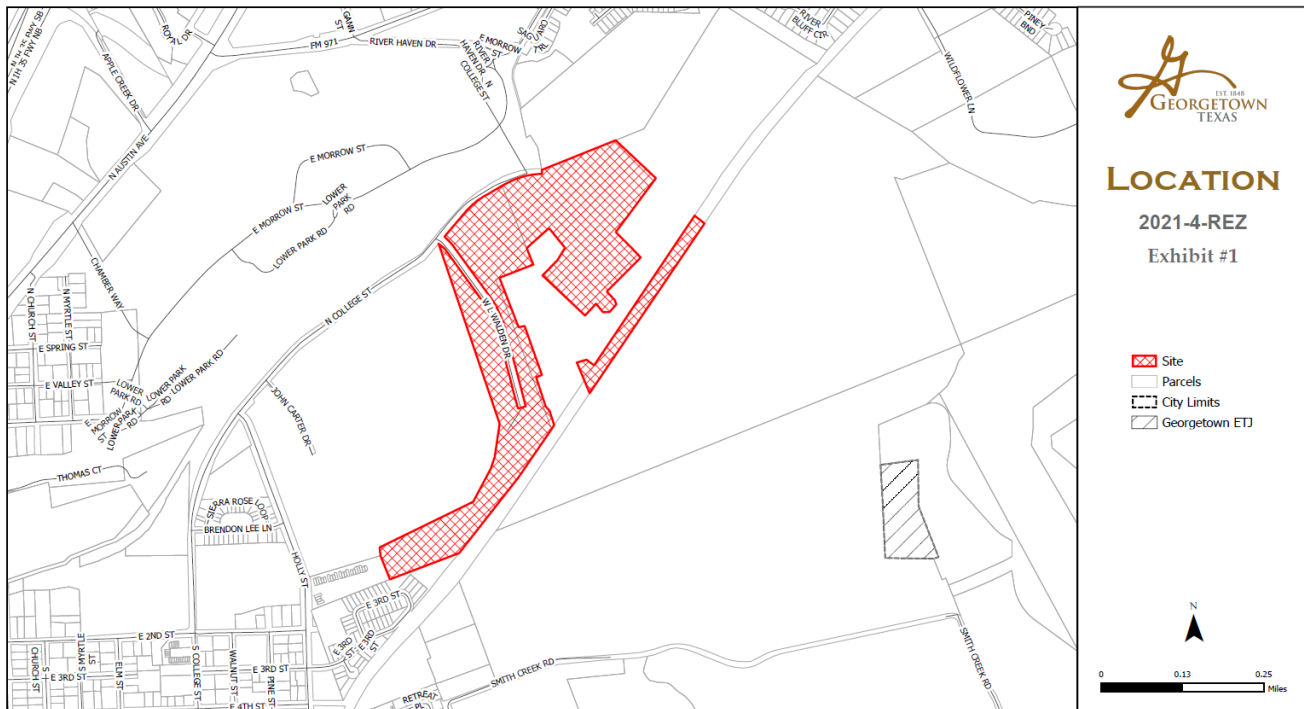
Planning and Zoning Commission

Planning Department Staff Report

Report Date: April 16, 2021
Case No: 2021-4-REZ
Project Planner: Ryan Clark, Planner

Item Details

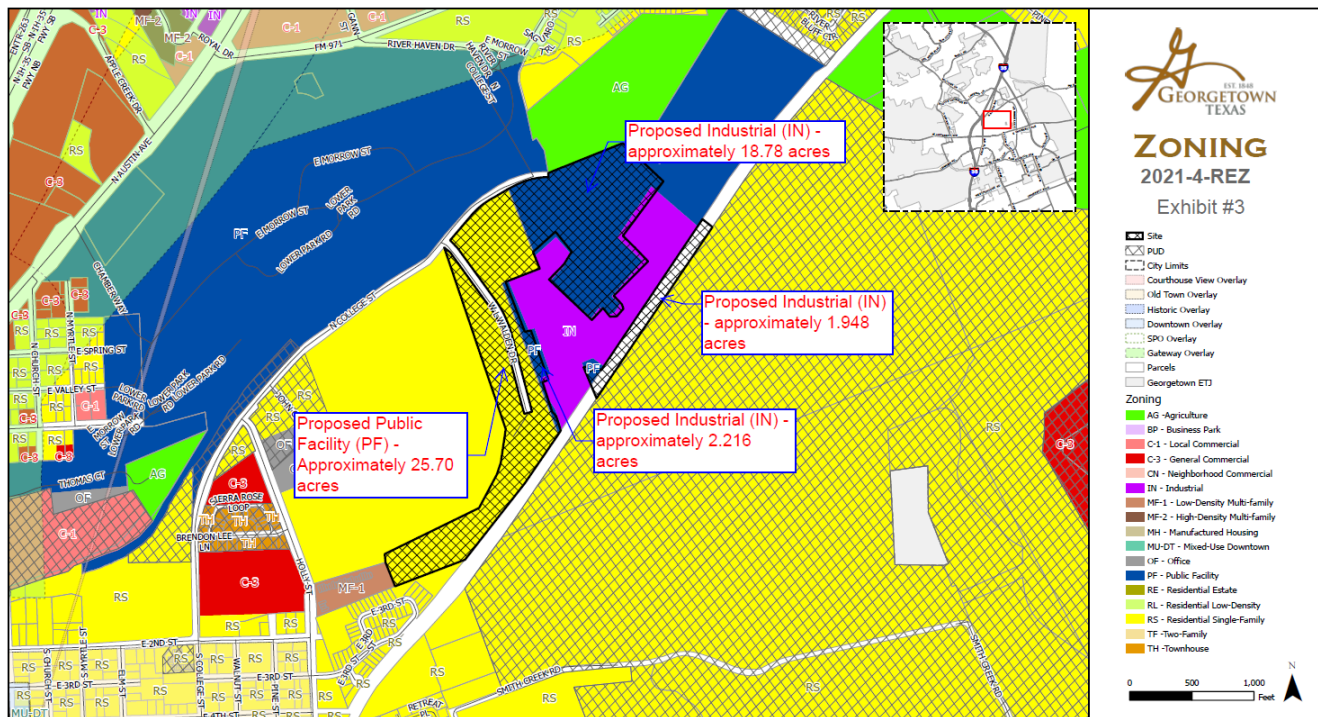
Project Name: Transfer Station Rezone
Project Location: generally located at the western corner of North College Street and W L Walden Drive, within City Council district No. 7.
Total Acreage: 48.644
Legal Description: 48.644 -acre tract of land located in the Antonio Flores Survey, Abstract No. 235, patented in conflict with the Orville Perry Survey, Abstract 10, Williamson County, Texas
Applicant: Steger Bizzell Engineering, c/o Kyle Miller
Property Owner: City of Georgetown, c/o Eric Johnson
Request: Zoning Map Amendment to rezone the subject property from Residential Single-Family (RS) and Public Facility (PF) to Public Facility (PF) (25.70 acres) and Industrial (IN) (22.94 acres) districts.
Case History: This is the first public hearing of this request.



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Overview of Applicant's Request

The Applicant is requesting to rezone the subject properties from the Residential Single-Family (RS) and Public Facility (PF) zoning districts to the Public Facility (PF) and Industrial (IN) zoning districts to continue and expand its use as a solid waste transfer station and government facility, as stated in the letter of intent (Exhibit 5). A large portion of the overall site (approximately 73.48 acres) where the existing facilities are housed is already zoned Industrial (IN) and Public Facility (PF). This rezoning request would bring the existing uses into compliance with the appropriate zoning districts needed to accommodate them.



Site Information

Location:

The subject properties encompass W L Walden Drive, on the southern edge of San Gabriel Park. It is currently used as a government facility including a wastewater facility and solid waste transfer station.

Physical and Natural Features:

The properties are near the San Gabriel River and Park. There are currently numerous trees on the undeveloped western side of W L Walden Drive that is being rezoned. The 100-year FEMA floodplain extends to the most northern portion of the subject properties due to its proximity to the San Gabriel River. The southern edge of the subject properties has a railroad line, and the land east of the wastewater plant on site is open space that extends to the San Gabriel River.

Future Land Use and Zoning Designations:

The subject properties have an Institutional Future Land Use Designation for most of the site with a small portion designated as Open Space on the northern side generally following the boundary of the

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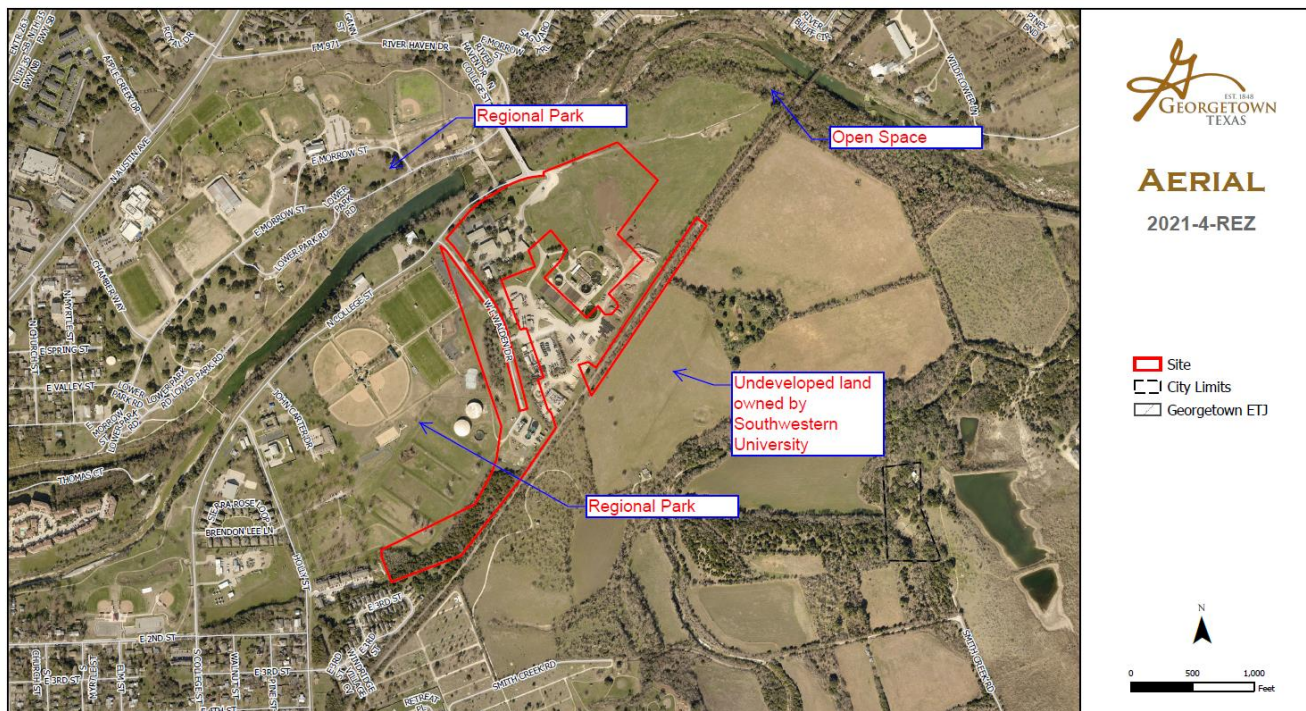
100-year FEMA floodplain. The tract surrounding W L Walden Drive is currently zoned Residential Single-Family (RS), and the remaining portion is zoned Public Facility (PF).

Surrounding Properties:

The subject properties are bounded by the San Gabriel River and Park, the McMaster Athletic Complex, and a rail line. The San Gabriel River is adjacent to the northern and eastern portions of the property, and abuts open space and parkland uses. South of the rail line at the southern edge of the subject property is undeveloped land owned by Southwestern University. Overall, this is a highly institutional area with numerous natural and manmade buffers for and surrounding the subject properties.

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	Public Facility, Agriculture	Open Space, Parks and Recreation	Open Space, Regional Park
East	Residential Single-Family, Public Facility	Special Area, Open Space	Open Space, Undeveloped
South	Residential Single-Family	Special Area	Undeveloped
West	Residential Single-Family	Institutional, Parks and Recreation	Regional Park



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Property History:

The subject properties were annexed into the city in 1975 and had an original zoning designation of Residential Single-Family (RS). In 2006, part of the original 73.48-acre tract west of the tract surrounding W L Walden Drive was rezoned from RS to Industrial (IN). In 2012, another portion of that tract was rezoned from RS to Public Facility (PF). The subject properties are not platted.

Comprehensive Plan Guidance

Future Land Use Map:

The institutional category refers to individual or concentrations of government operations and uses, including government administrative offices, libraries, police, fire and EMS services, airports, correctional facilities, and infrastructure. Schools, university and college campuses, and similar educational uses and centers are also a part of this designation, as are community institutions that are privately or semi-private owned, such as churches and major medical and health care facilities. These facilities project a positive image of the community and are located to provide ample public access.

DUA: n/a

Target Ratio: 100%
nonresidential

Primary Use: Governmental operations, educational uses, religious uses, and major healthcare facilities

Secondary Uses: n/a

Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, it is located within the City of Georgetown and Oncor dual service area for electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

The subject properties border W L Walden Drive and North College Street. W L Walden Drive is classified as a local street. These streets are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector level streets and arterial level streets. North College Street is classified as a Major Collector. These streets are intended to balance traffic between arterial streets and local streets. These streets tend to carry a high volume of traffic over shorter distances, providing access and movement between neighborhoods, parks, schools, retail areas and the arterial street system.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

The Public Facilities (PF) zoning district is intended to provide a location for government and other public or quasi-public facility operations. These may include schools, public parks, hospitals, airports, government offices, churches and other related uses, but would not include industrial facilities or

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storage yards. Some uses allowed in this district might generate heavy traffic volumes and high-intensity operations. The PF district shall contain uses that are allowed in both residential and non-residential districts and is subject to non-residential design and landscaping standards for compatibility with nearby or adjacent residential uses.

Permitted uses in this district include, but are not limited to, emergency services station, government/post office, library, hospital, and utilities. Other uses such as schools, community centers, churches, restaurants, and event facilities are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Certain land uses including group homes with more than 16 residents, orphanage, psychiatric hospital, and major event entertainment, may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of PF district permitted uses and development standards.

The Industrial (IN) zoning district is intended to provide a location for manufacturing and industrial activities that may generate some nuisances. Traffic generation will likely include heavy vehicles, making access to an arterial or freeway necessary. Unless separated by a major roadway, the Industrial District is not appropriate adjacent to any residential uses.

Permitted uses in this district include, but are not limited to, emergency services station, driving range, bus barn, transit passenger terminal, wholesale showrooms, manufacturing, processing and assembly, and heavy equipment and repair. Other uses such as kennels, heliport, temporary concrete products, and construction field offices are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Certain land uses including substance abuse clinic, indoor firing range, airport, and waste related uses may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of IN district permitted uses and development standards.

Due to the high intensity of the Industrial (IN) zoning district, this district is the only district that permits general outdoor storage, which is defined as the storage of merchandise, goods or materials that are not actively for sale. This includes but is not limited to items that are stacked on pallets and shelves, stored in shipping containers or conexes, and semi-trailers not attached to a truck. However, it is important to note that outdoor storage is not permitted in a front or street yard, and must be screened by a solid opaque wall or fence. These standards minimize the impact that the outdoor storage may have on the area.

It should also be noted that should this rezoning be approved, a Special Use Permit (SUP) will also be required for the proposed expansion of the solid waste facility.

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 the criteria

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established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
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.	Complies
The Future Land Use Map designates the subject properties to be rezoned as Institutional. The Future Land Use Element of the 2030 Comprehensive Plan states that the institutional category refers to individual or concentrations of government operations and uses. The PF zoning district is in line with the Institutional designation as it was created to accommodate civil and governmental uses, which is in line with the uses and character envisioned by the Institutional future land use designation. In addition, a great portion of the parcels being rezoned is currently and will continue to be used for a government-operated solid waste transfer station. Because of the industrial nature of the solid waste facility, the Industrial (IN) zoning district is the only district that may accommodate this use subject to approval of a Special Use Permit (SUP) by the City Council. While the Industrial (IN) zoning district is intended to provide a location for manufacturing and industrial activities that may generate some nuisances, several of the governmental and civic uses envisioned by the Institutional future land use designation, such as a solid waste transfer station, are industrial in nature making the Industrial (IN) zoning district compatible with this future land use designation. Because of this, staff finds that this request is consistent with the Comprehensive 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.	Complies
The current use that will be maintained with this rezoning is a governmental service that is crucial to the health, safety, and general welfare of the City in terms of the sanitation services it provides. This site is also appropriately buffered from residential and less intense uses by public parks to the north and east and a rail line to the southwest. The Public Facility (PF) and Industrial (IN) zoning districts also have screening, bufferyard, and setback requirements to ensure a safe and orderly development pattern that is amiable to surrounding properties.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Complies
The requested zoning change is to bring the existing uses into compliance with the City's zoning regulation, as well as accommodate the proposed expansion of these uses on the subject property. Beyond the continued use of the property as a government facility, the Public Facility (PF) zoning district would allow for other uses such as a Hospital, Social	

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ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

Service Facility, or library by right, and uses such as schools, churches, general restaurants, and parks subject to limitations. The Industrial (IN) zoning district would allow for uses by right such as a medical complex, small engine repair, limited car repair, or manufacturing, processing, and assembly. It would also allow for uses subject to limitations such as an animal shelter, outdoor self-storage, and seasonal product sales. While the adjacent properties are a mixture of Single-Family (RS) and Agriculture (AG) zoning, they are either used for an institutional use such as a public park or are undeveloped. Furthermore, of the undeveloped property adjacent to the parcels, the railroad to the south of the parcels will provide a buffer to anything that could develop on the vacant tract located on the other side of the rail line, and the San Gabriel River provides a buffer to the north and to the east. There is also dedicated parkland that will buffer the intensive uses from residential and other less intense uses on surrounding properties to the north and west.

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

Complies

The subject properties being rezoned have a current use that is permitted in the proposed zoning district, and possess adequate land and infrastructure for their use as a public facility.

These findings show that the subject properties are generally suitable for the Public Facility and Industrial zoning districts. The location of this property adjacent to other institutional uses as well as the numerous natural and man-made buffers makes it an appropriate place for the Public Facility and Industrial districts. Furthermore, the uses and development standards of these districts are consistent with the Future Land Use Guide's Institutional designation.

Meetings Schedule

04/20/2021 – Planning and Zoning Commission

04/27/2021 – City Council First Reading of the Ordinance

05/11/2021 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (2 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday April 4, 2021) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

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Exhibit 4 – Design and development standards of the PF and IN districts

Exhibit 5 – Letter of Intent