

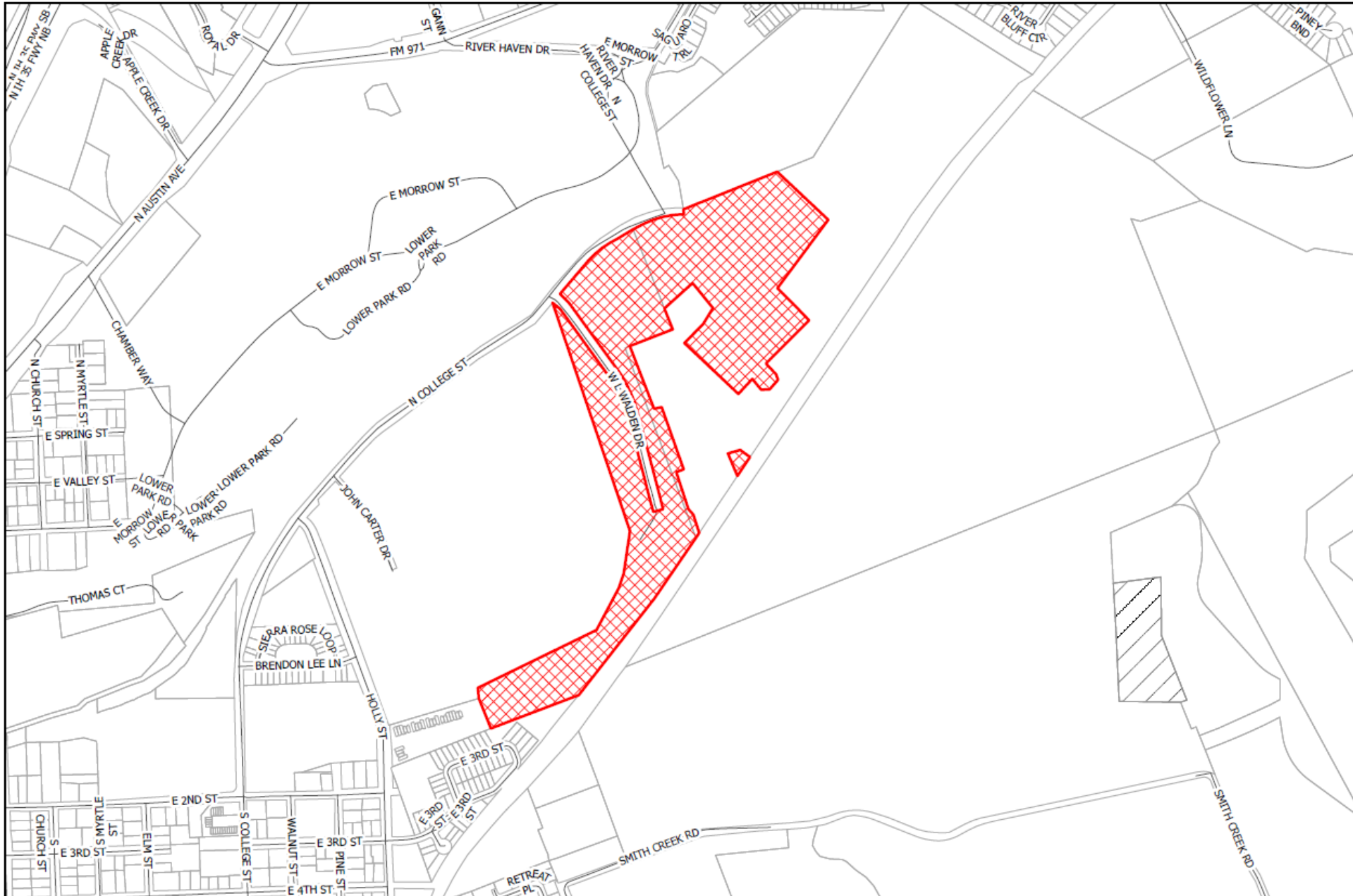
Transfer Station Rezone 2021-4-REZ

City Council
May 11, 2021

Item Under Consideration

2021-4-REZ

- Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone a 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, from the Residential Single-Family (RS) and Public Facility (PF) zoning districts to the Public Facility (PF) and Industrial (IN) zoning districts, for the property generally located at the western corner of North College Street and W L Walden Drive



LOCATION

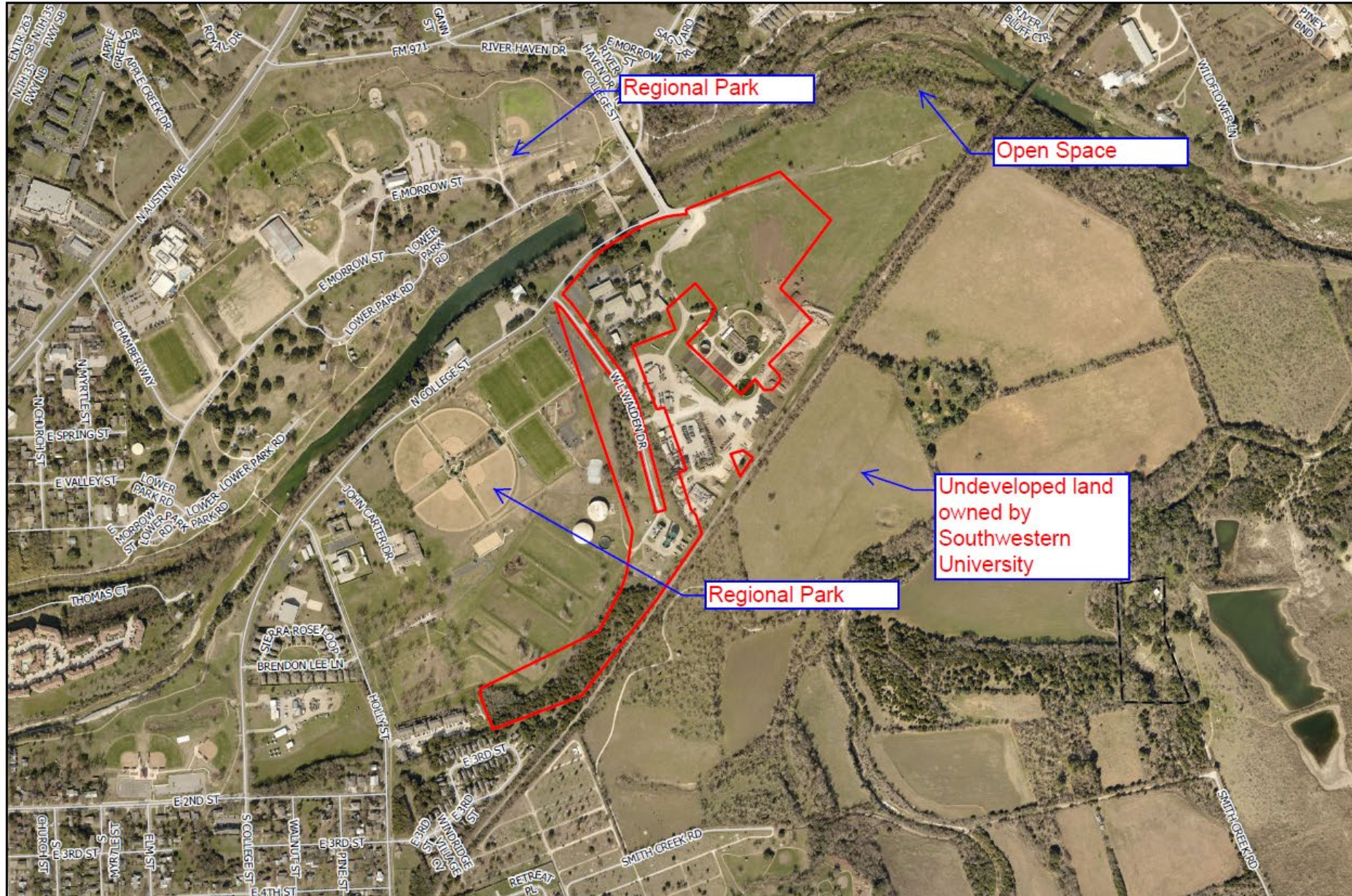
2021-4-REZ

Exhibit #1

- Site
- Parcels
- Georgetown ETJ



0 0.13 0.25
Miles



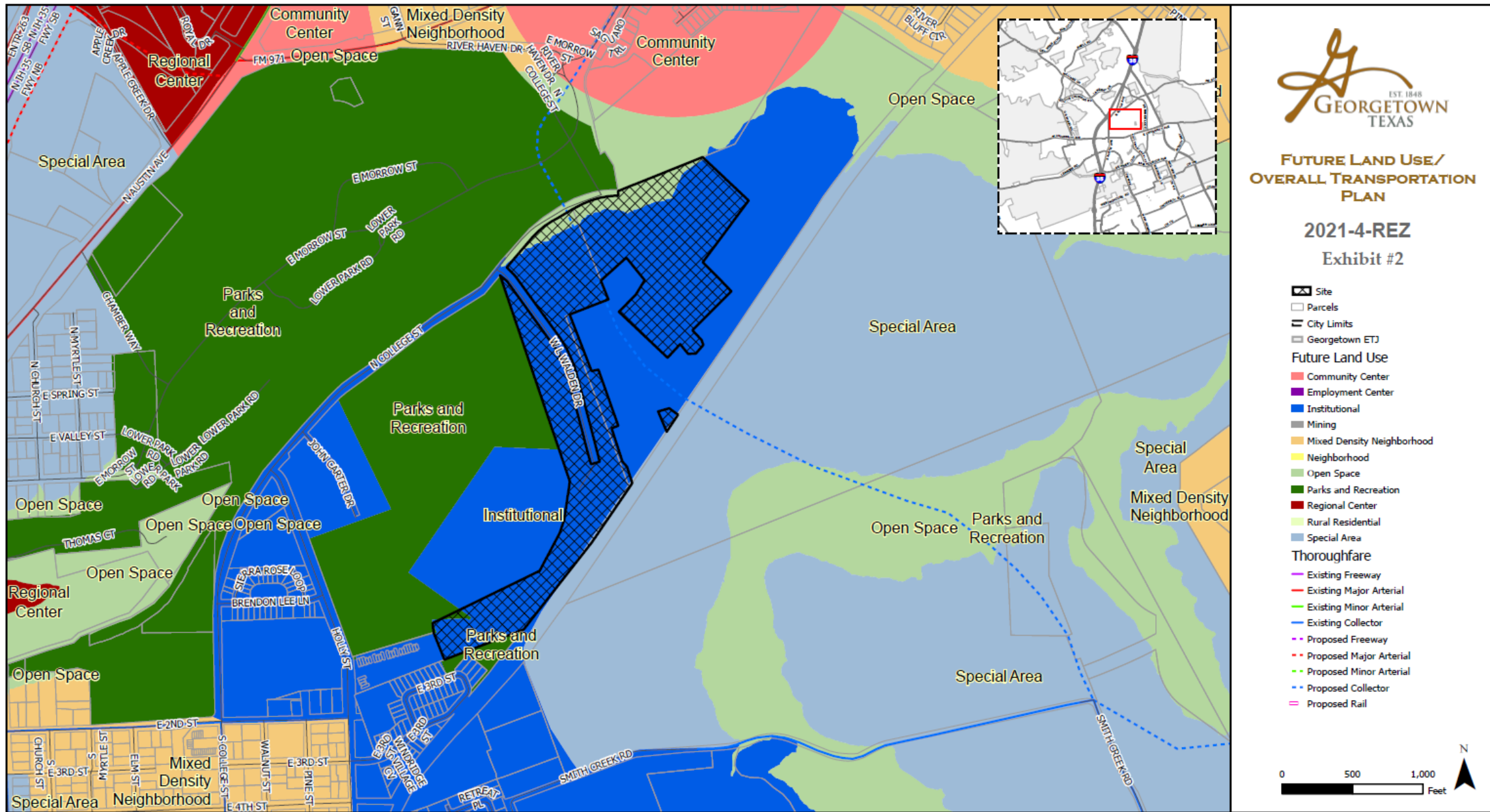
AERIAL

2021-4-REZ

- Site
- City Limits
- Georgetown ETJ



0 500 1,000
 Feet



Institutional (I)

- The institutional category refers to individual or concentrations of government operations and uses.
- These facilities project a positive image of the community and are located to provide ample public access.

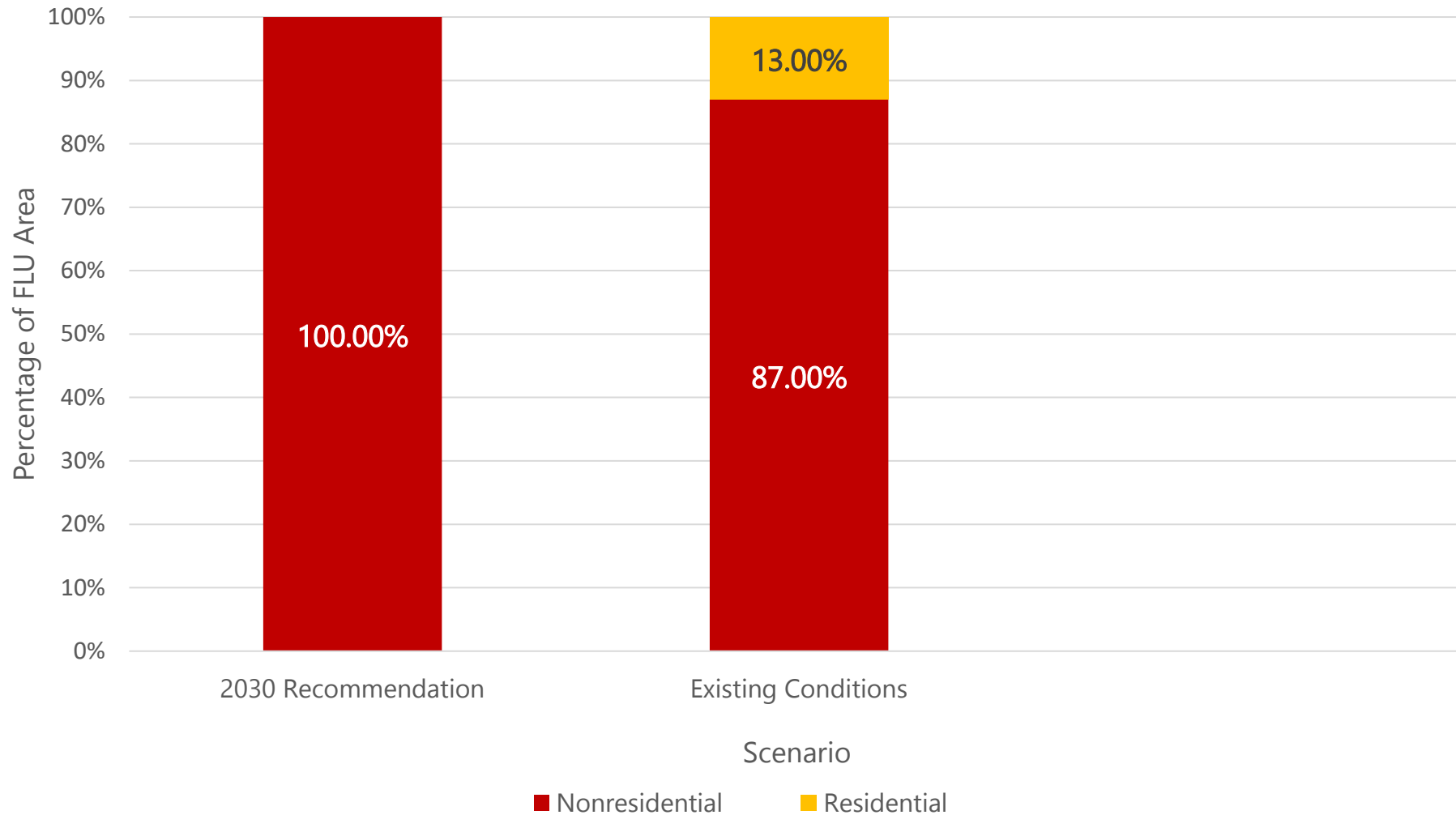
DUA: n/a

Target Ratio: 100%
nonresidential

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

Secondary Uses: n/a

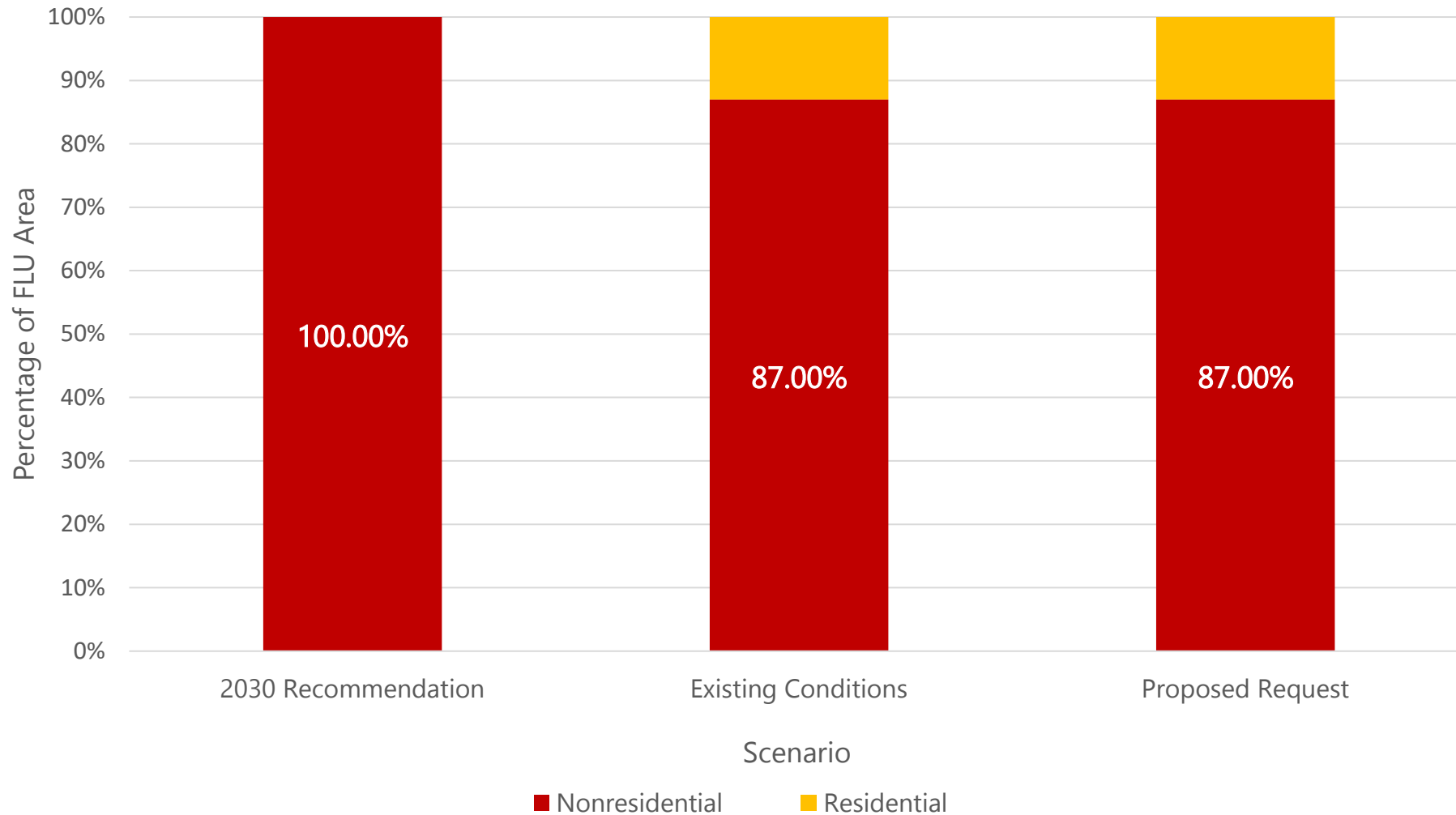
Land Use Ratios – Institutional



Total Area:
 157 acres
 100%

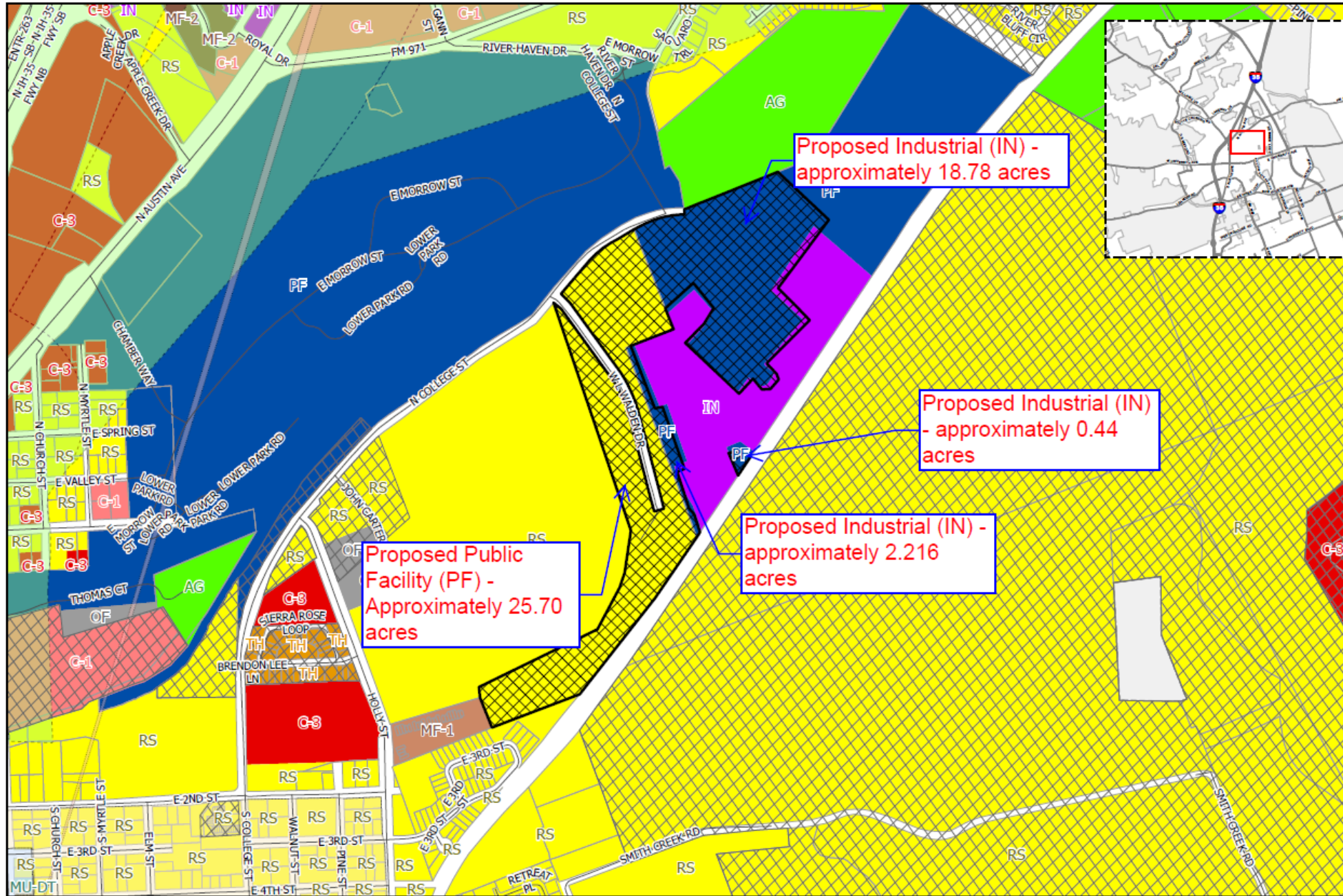
Area of Subject Property:
 48.6 acres
 30.9%

Land Use Ratios – Institutional



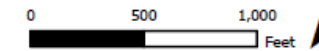
Total Area:
157 acres
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Area of Subject Property:
48.6 acres
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ZONING 2021-4-REZ Exhibit #3

- 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



Public Facilities (PF)

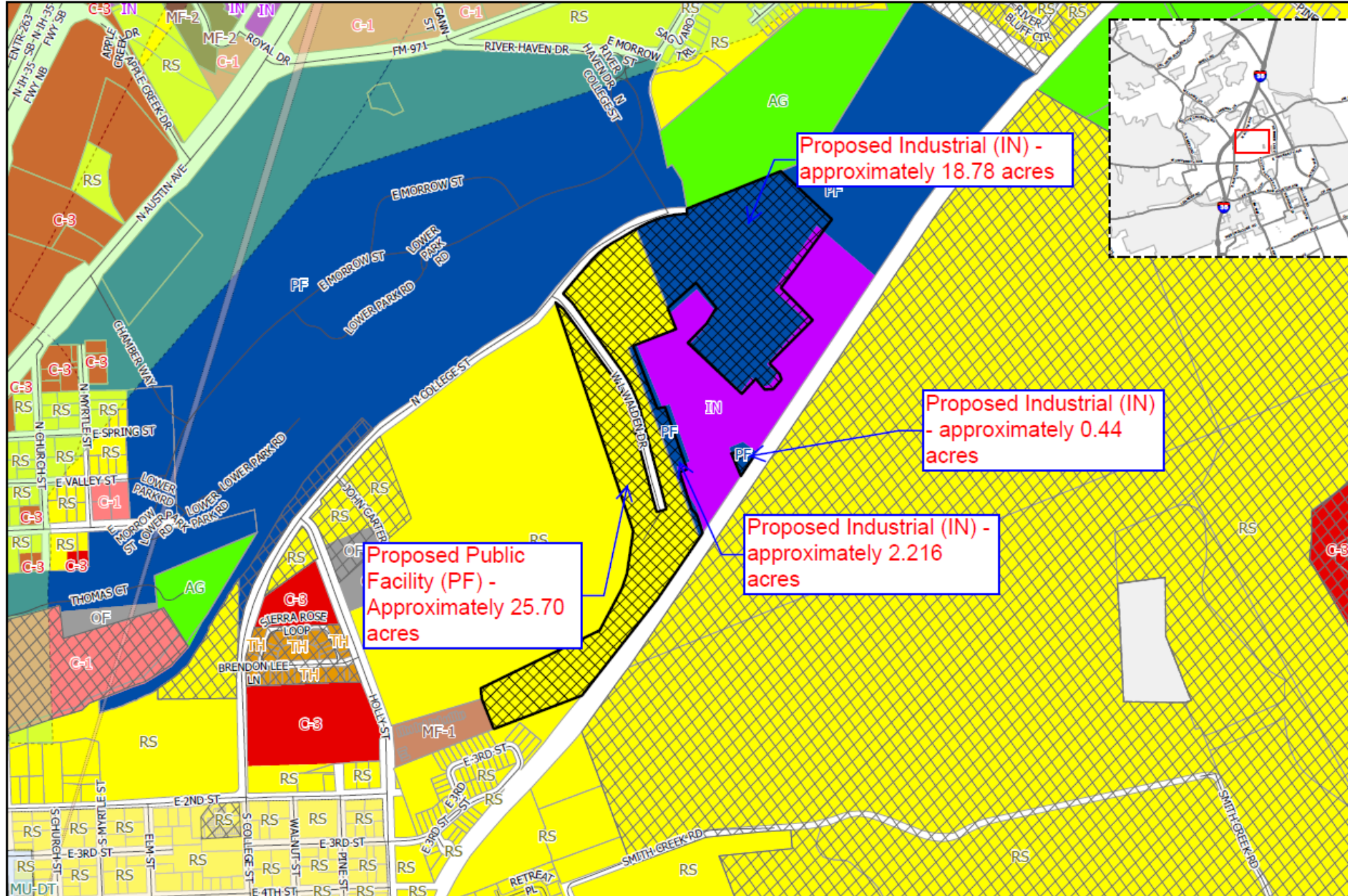
- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

Dimensional Standards

- Max building height = 45'
- Front setback = 25'
- Side setback = 5'
- Rear setback = 0'
- Side Setback to Residential = 15'
- Rear Setback to Residential = 25'
- 15' bufferyard when adjacent to residential

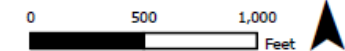
Public Facilities (PF)

| Permitted by Right | Permitted with Limitations | Permitted with a SUP |
|--|---------------------------------------|--|
| Emergency Services Station | All schools | Group Home (>16 residents) |
| Government/Post Office | Activity Center, Youth/Senior | Orphanage |
| Library/Museum | Animal Shelter | Correctional facility |
| Social Service Facility | Community Center | Transient Service Facility |
| Hospital | Church | Psychiatric Hospital |
| Nature Preserve/Community Garden | Church with Columbarium | Substance Abusive Treatment Facility |
| Bus Barn | Regional/Neighborhood Public Park | Cemetery/Columbaria/Masoleum/Memorial Park |
| Parking Lot, Off-site | Golf Course | Major Event Entertainment |
| Park-n-Ride Facility | General Restaurant | Airport |
| Transit Passenger Terminal | Event Facility | Wireless Transmission Facility (<41') |
| Utilities (minor, intermediate, major) | Indoor/Outdoor Athletic Facility | |
| | Heliport | |
| | Wireless Transmission Facility (>40') | |
| | Seasonal Product Sales | |
| | Farmers Market, Temporary | |
| | Mobile or Outdoor Food Vendor | |
| | Business Offices, Temporary | |
| | Concrete Products, Temporary | |
| | Construction Field Office | |
| | Construction Staging, Off-site | |
| | Parking Lot, Temporary | |
| | Portable Classrooms | |



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Industrial (IN)

- Location for manufacturing and industrial activities that can generate nuisances
- Traffic generation can include heavy vehicles
- Access to Arterial or Freeway necessary
- Not appropriate adjacent to residential uses

Dimensional Standards

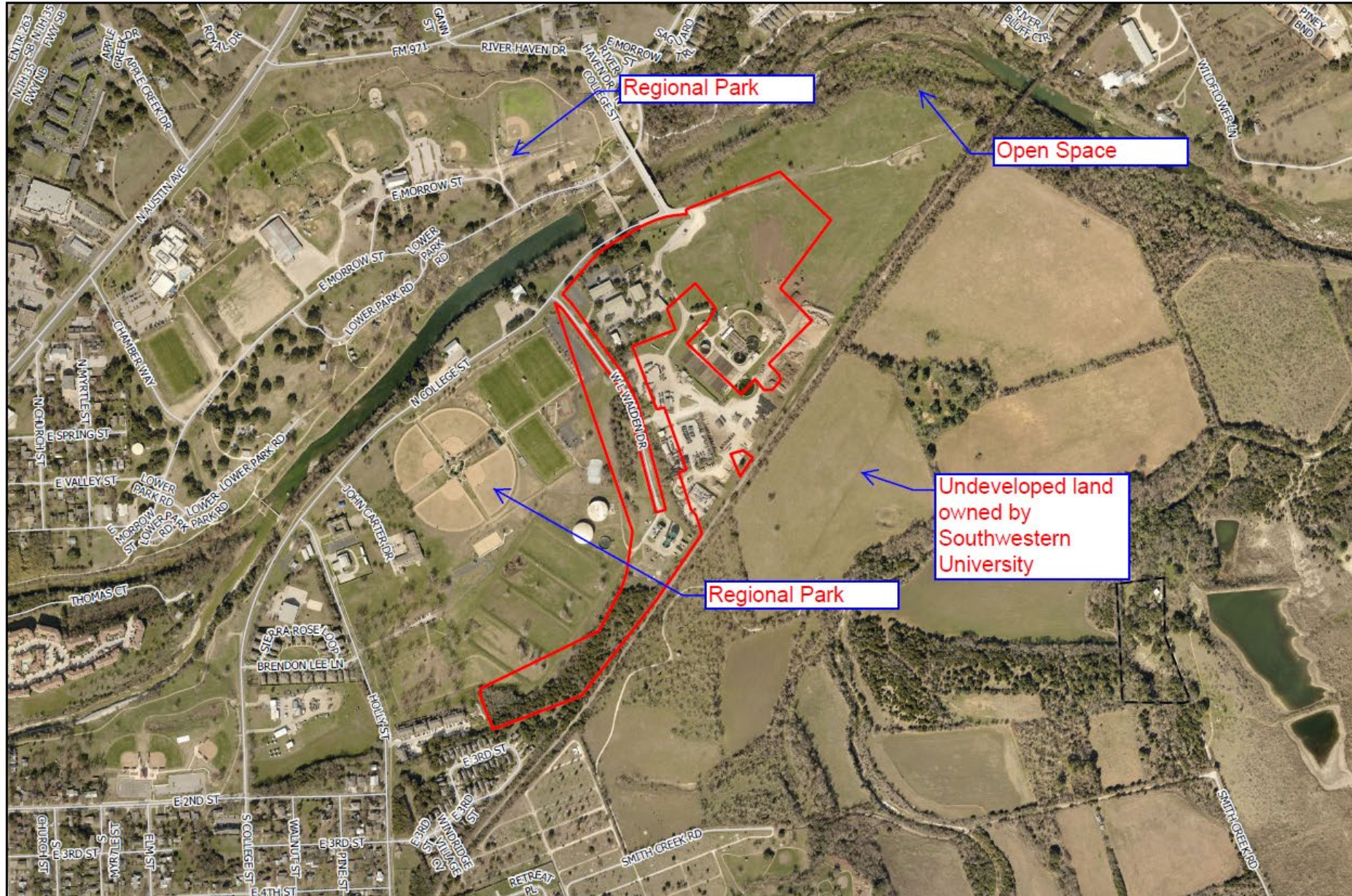
- Max building height = 60'
- Front/street setback = 25'
- Side setback = 10'
- Rear setback = 10'
- Side Setback to Residential = 25'
- Rear Setback to Residential = 35'
- 30' bufferyard when adjacent to residential

Industrial (IN)

| Permitted by Right | | Permitted with Limitations | Permitted with a SUP |
|-----------------------------------|---|---------------------------------------|---|
| Emergency Services Station | Car Sales/Rental/Leasing Facility | Business/Trade School | Correctional Facility |
| Government/Post Office | Car Parts/Accessories Sales, Outdoor | Animal Shelter | Hospital |
| Naure Presreve/Community Garden | Car Repair/Service, Limited | Neighborhood Public Park | Psychiatric Hospital |
| Food Catering Services | Bus Barn | Kennel | Substance Abuse Clinic |
| Athletic Facility, Indoor/Outdoor | Parking Lot, Off-site/Commercial | Self-Storage, Outdoor | Cemetery/Columbaria/Mausoleum/Memorial Park |
| Driving Range | Park-n-Ride Facility | Heliport | Sexually Oriented Business |
| Medical or Dental Office | Private Transport Service Dispatch Facility | Wireless Transmission Facility (>40') | Major Event Entertainment |
| Medical or Dental Clinic | Rail or Transit Yard | Seasonal Product Sales | Indoor Firing Range |
| Medical Complex | Transit Passenger Terminal | Farmer's market, Temporary | Fuel Sales |
| General Office | Utilities (Minor, Intermediate, Major) | Mobile/Outdoor Food Vendor | Car Wash |
| Integrated Office Center | Contractor Services, Limited/General | Business Offices, Temporary | Airport |
| Data Center | Movie Production | Concrete Products, Temporary | Wireless Transmission Facility (<41') |
| Artisan Studio/Gallery | Printing/Publishing | Construction Field Office | Resource Extraction |
| Small Engine Repair | Office/Warehouse | Construction Staging, Off-site | Oil Refinery/Distribution |
| Self-Storage, Indoor | Manufacturing, Processing and Assembly, Limited/General | Parking Lot, Temporary | Waste Related Uses |
| Commercial Document Storage | Warehouse/Distribution, Limited/General | | Wrecking, Scrap, Salvage yard |
| Event Catering/Equipment Rental | Truck Terminal | | |
| Furniture Repair/Upholstery | Lumber Yard | | |
| Heavy Equipment Sales/Repair | Dry Cleaning/Laundry Plant | | |
| Pest Control/Janitorial Services | Asphalt/Concrete Batch Plant | | |
| Office/Showroom | Recycling Collection Center | | |
| Wholesale Showrooms | Meat Market | | |
| Stone/Dirt/Mulch Sales Yards | Taxidermist | | |
| Manufactured Housing Sales | | | |

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 | | |



AERIAL

2021-4-REZ

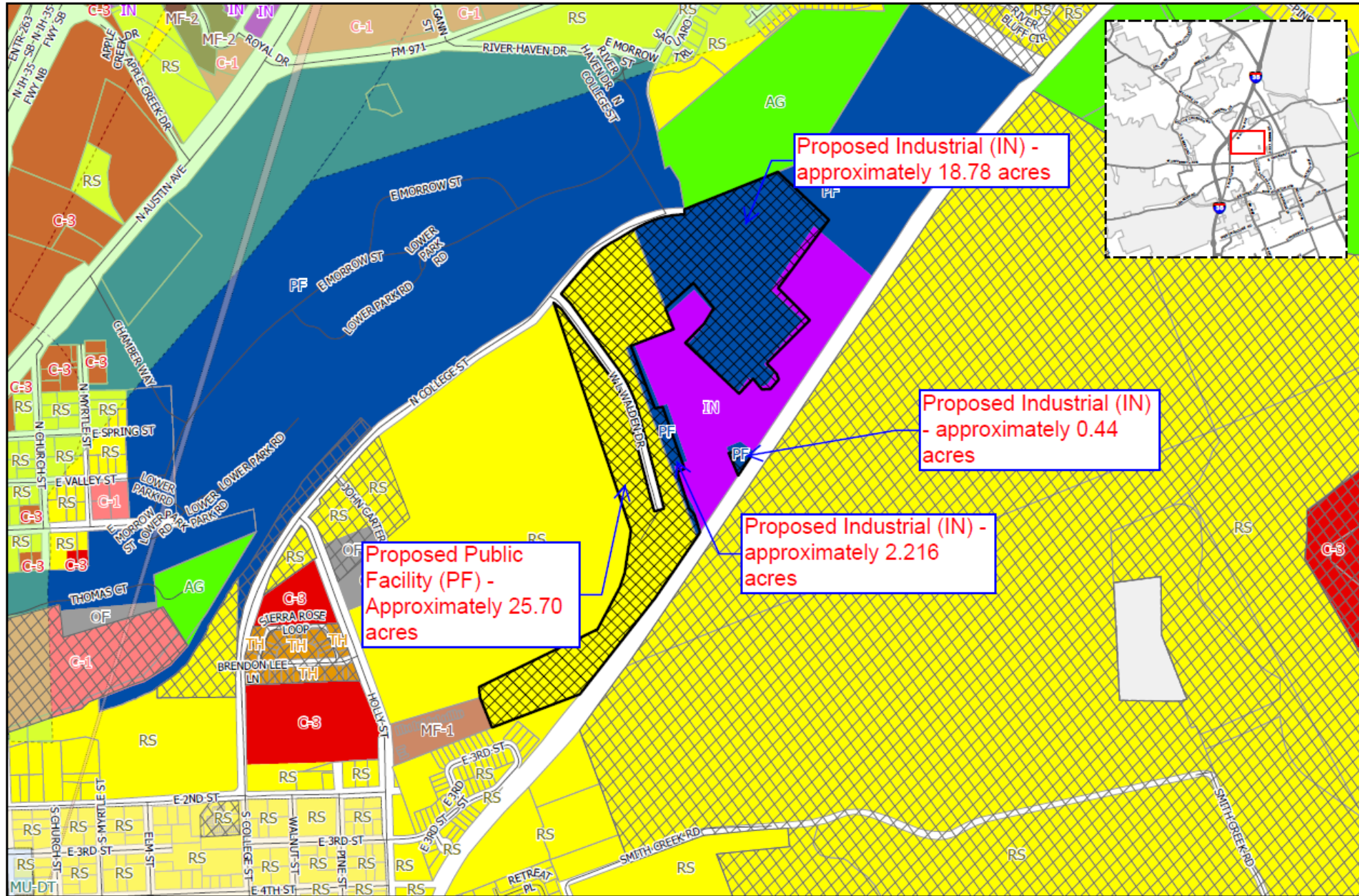
- Site
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0 500 1,000
Feet

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 | | |

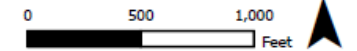


ZONING

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Planning & Zoning Commission Action

- At their April 20, 2021 meeting, the Planning & Zoning Commission recommended approval of the request (6-0).

City Council Action on First Reading

- At their April 27, 2021 meeting, the City Council approved 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 a 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, from the Residential Single-Family (RS) and Public Facility (PF) zoning districts to the Public Facility (PF) and Industrial (IN) zoning districts; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.