

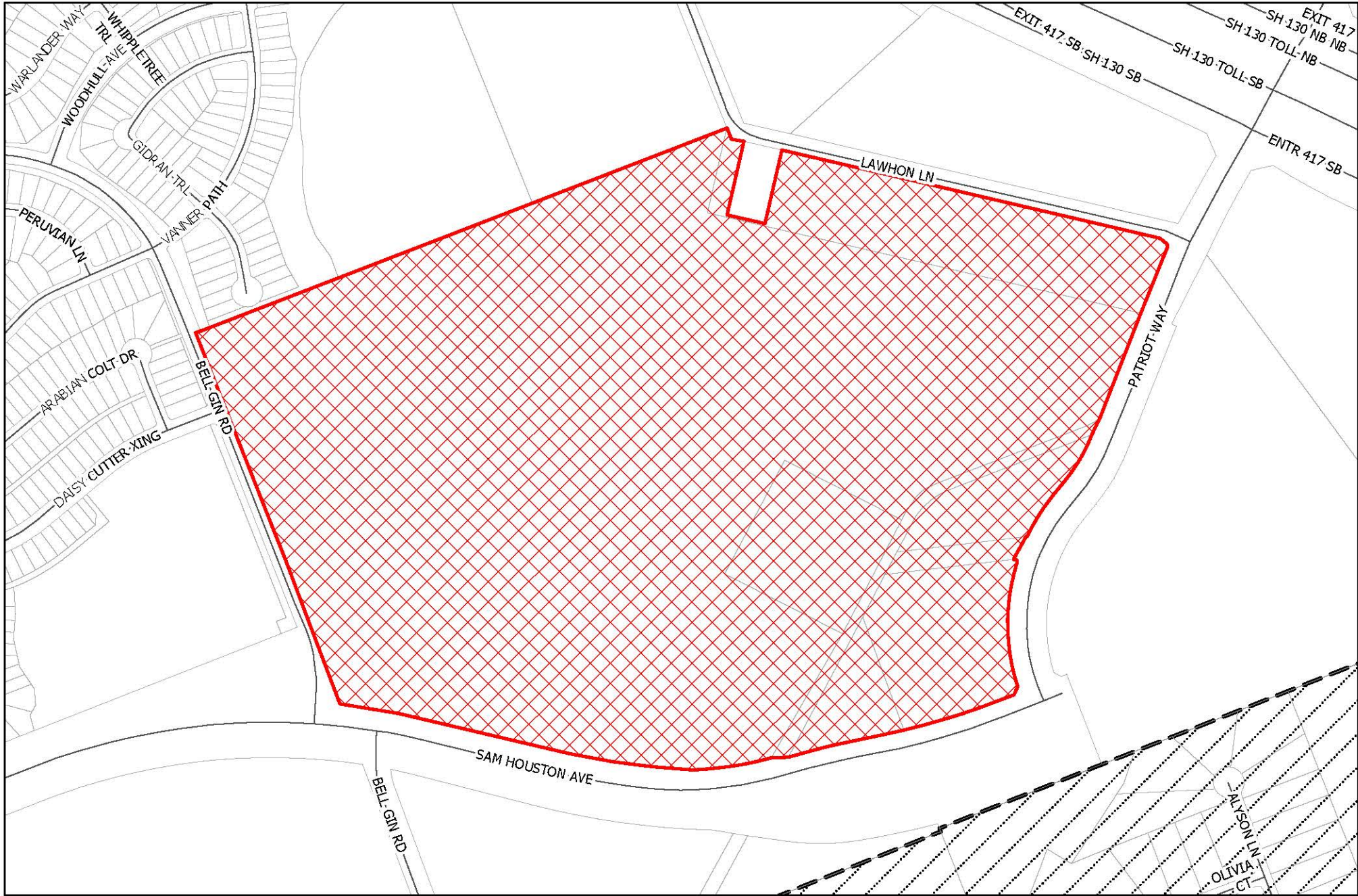
Lawhon PUD 2020-4-PUD

2nd City Council
May 11, 2021

Item Under Consideration

2020-4-PUD

- Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone a 146.786-acre tract of land out of the Woodruff Stubblefield Survey, Abstract No. 556, from Agriculture (AG) to Planned Unit Development (PUD) with a base district of Residential Single-Family (RS), Low Density Multifamily (MF-1) and General Commercial (C-3) for the property generally located northeast of the Sam Houston Ave and Bell Gin Road intersection (2020-4-PUD)

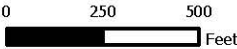


LOCATION

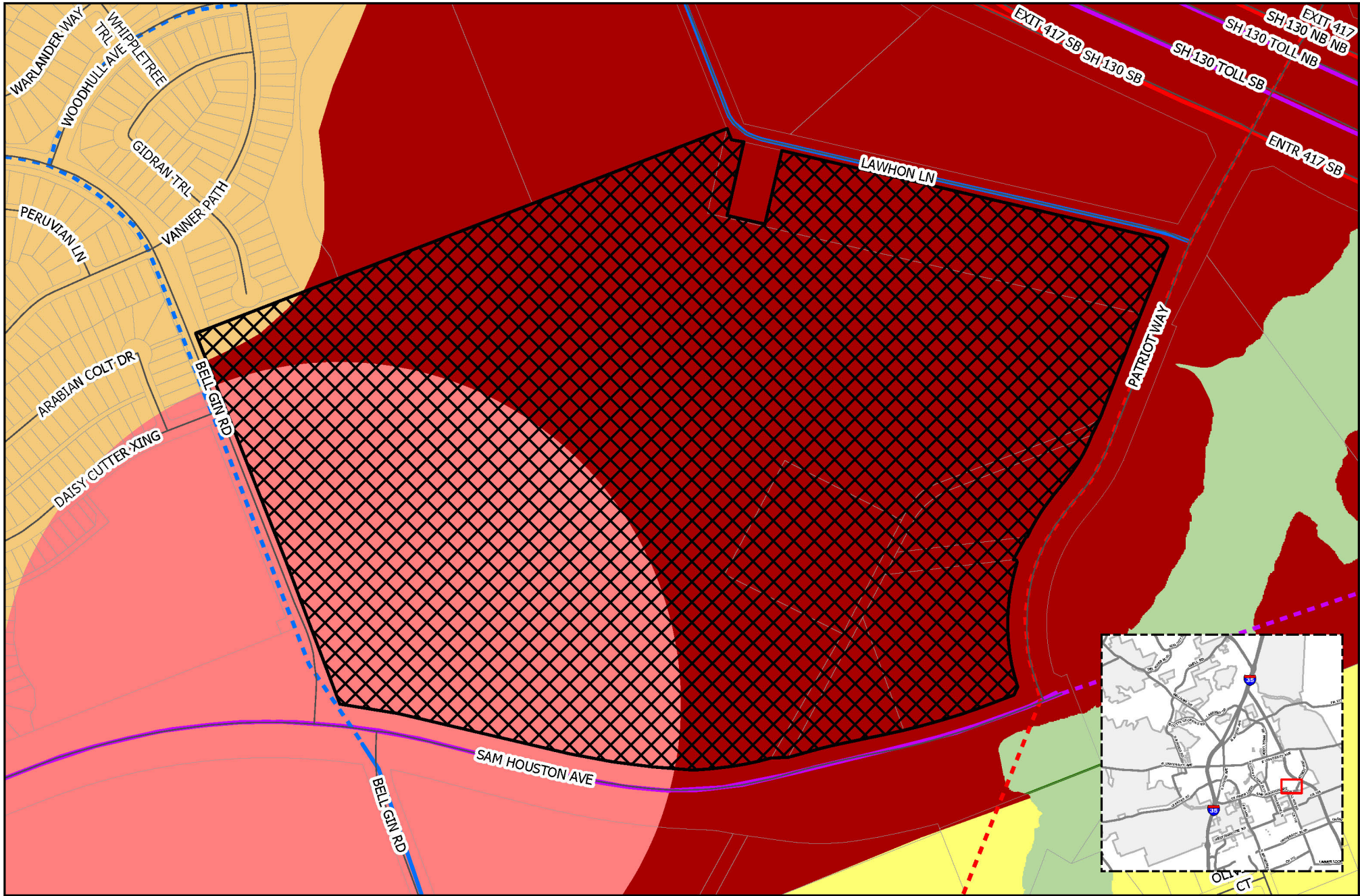
2020-4-PUD

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ







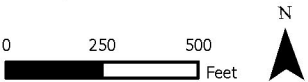
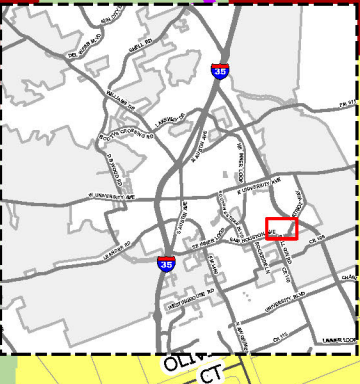
**FUTURE LAND USE/
OVERALL TRANSPORTATION
PLAN**

**2020-4-PUD
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

- Future Land Use**
- FLU
- Community Center



Community Center (CC)

- Located around arterial roads and intersections
- Space for mid-sized development such as local retail, professional office, service-oriented businesses
- Serves the residents of Georgetown
- Context sensitive & quality site design and pedestrian access are encouraged to ensure compatibility with adjacent land uses

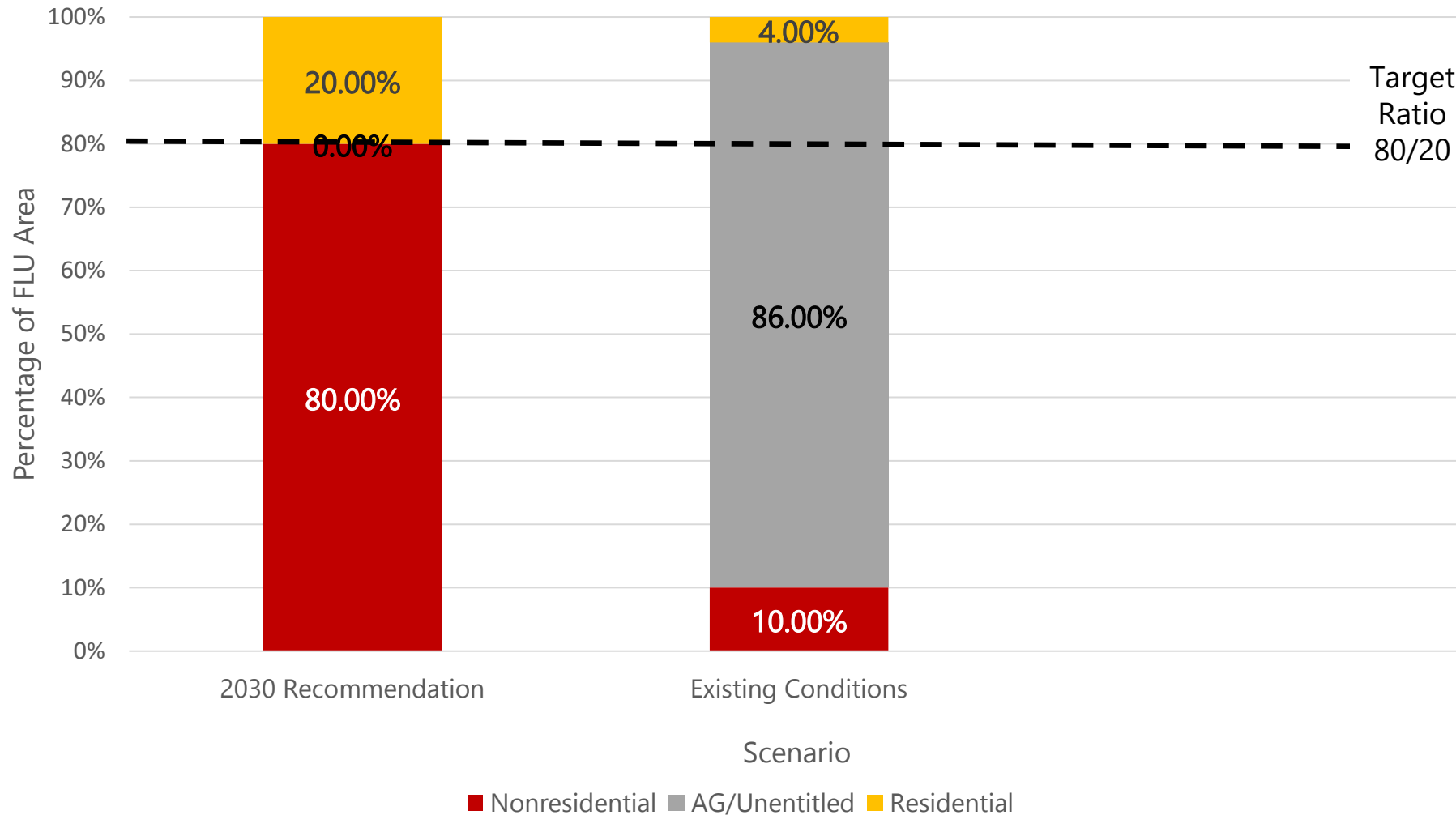
DUA: 14 or more

Target Ratio: 80%
nonresidential, 20% residential

Primary Use: Small to mid-size retailers

Secondary Uses: Medium and high density residential, local restaurants, specialty retailers, professional office, and civic uses

Land Use Ratios – Community Center



Total Area:
 305 acres
 100%

Area of Subject Property:
 42 acres
 14%

AG/Unentitled:
 42 acres
 86%

Regional Center (RC)

- Located around arterial roads and highways
- Space for large scale commercial development
- Serves a larger geographic area
- Higher density residential uses can be appropriate when context sensitive land use planning and site design ensure an appropriate transition of land uses

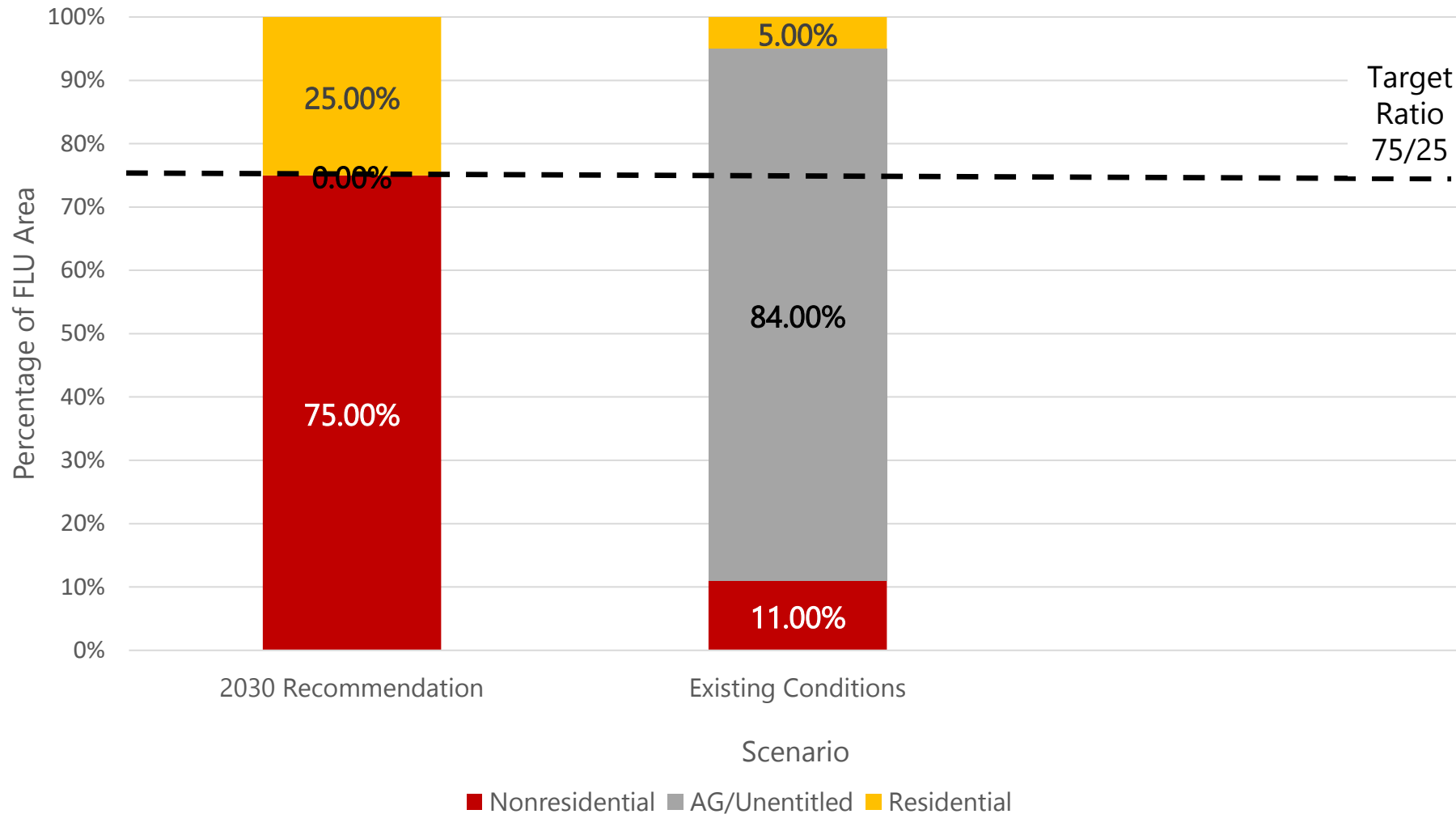
DUA: 18 or more

Target Ratio: 75%
nonresidential, 25% residential

Primary Use: Large retailers

Secondary Uses: Mixed use, high density residential, chain restaurants, specialty retailers, professional office, and civic uses

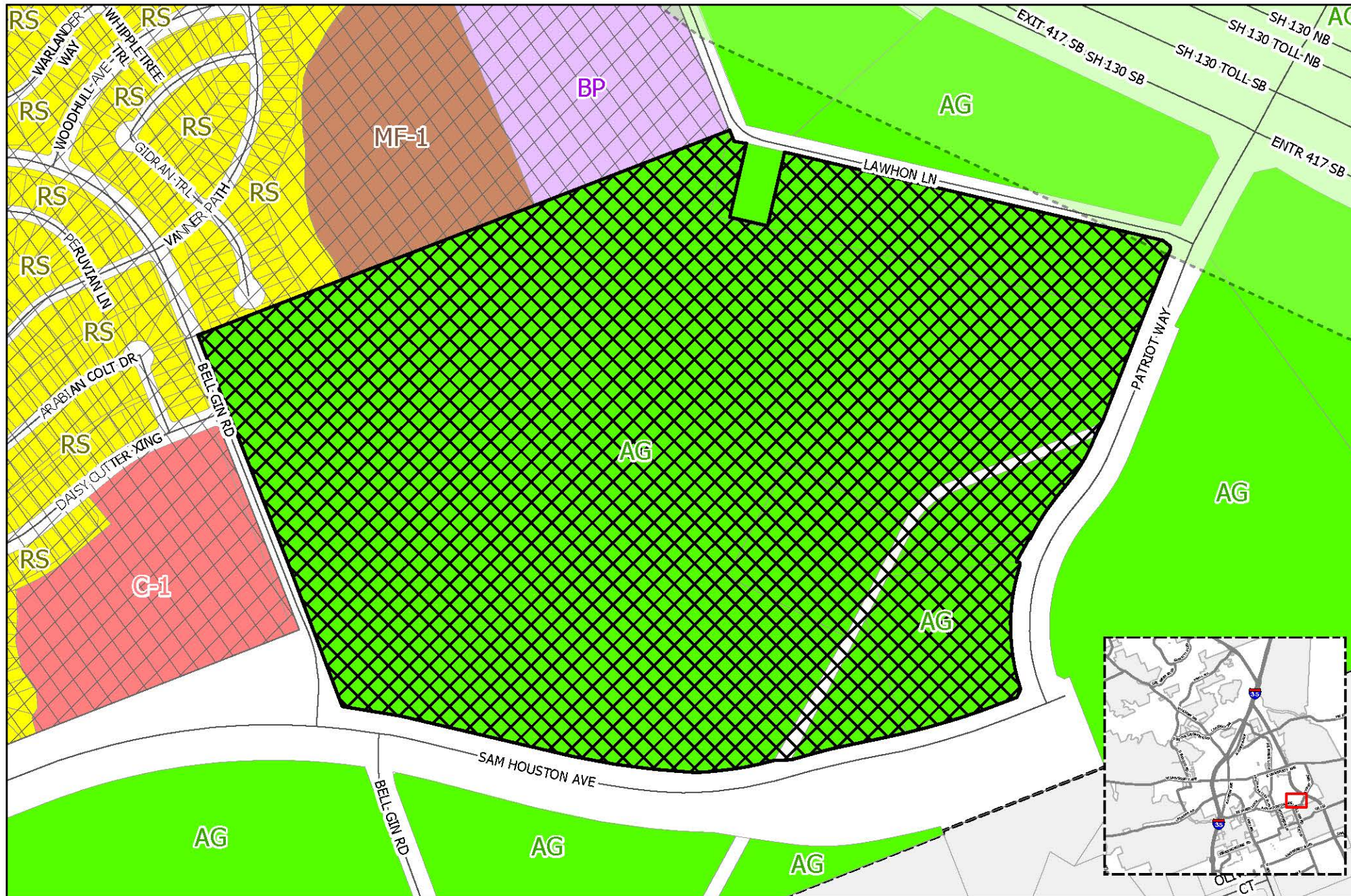
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ZONING

2020-4-PUD

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

0 250 500 Feet

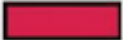

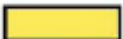


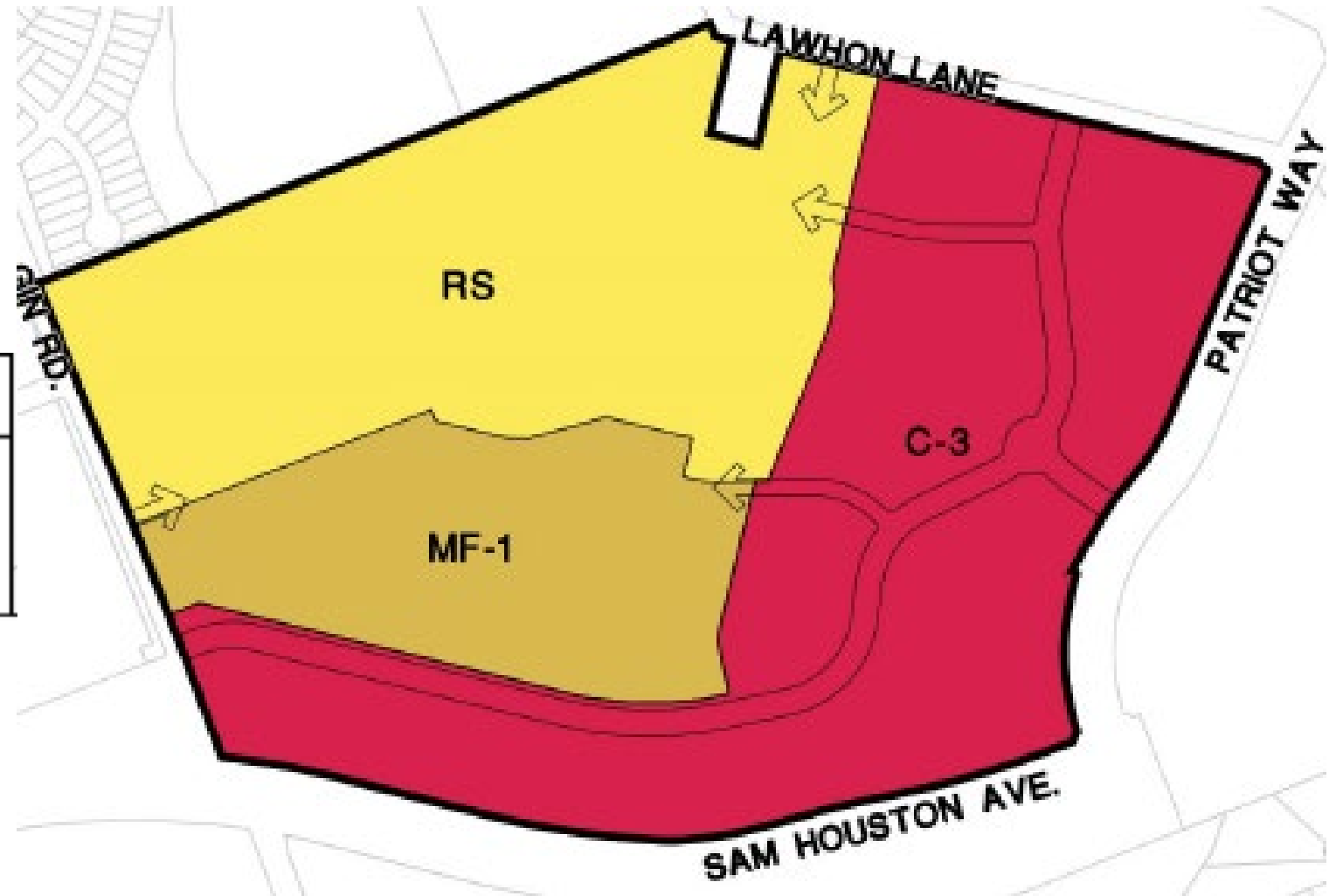
Planned Unit Development (PUD)

- Special purposed zoning district
- Allows flexibility in planning and design
- Can accommodate unique developments or environmentally-sensitive areas to be developed with a common scheme
- Can accommodate multiple uses

Lawhon PUD

LAND USE SUMMARY

	Commercial (C-3)	68.9 AC.
	Low-Density Multi-Family (MF-1)	26.1 AC.
	Residential (RS)	51.8 AC.



Residential Single-Family (RS)

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	Cemetary/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)

Residential Single Family (RS)

Item	PUD	UDC Standard	Change
Lot Width	47 ft	45 ft	+ 2 ft
Corner Lot Width	56 ft	55ft	+ 1 ft
Front Setback	15 ft house, 20 ft garage	20 ft house, 25 ft garage	-5 ft, -5 ft
Side Setback Min	6 ft	6 ft	None
Side Setback to Street	15 ft	15 ft	None
Garage access from Side	20 ft	25 ft	- 5 ft
Rear Setback	10 ft	10 ft	None
Height	35 ft	35 ft	None
Lot Area Min	5, 500 square feet	5, 500 square feet	None
Impervious Cover	52%, with waiver	45%	+ 7%

Low Density Multi-Family (MF-1)

Low Density Multi-Family (MF-1)

Permitted by Right	Permitted with Limitations	Permitted with a SUP
Group Home (7-15 residents) Multi-Family, Attached Multi-Family, Detached Rooming/Boarding House Utilities (minor)	Church (with columbarium) Day Care (family/group/commercial) Golf Course Nature Preserve/Community Garden Neighborhood Amenity Center Park (Neighborhood) School (Elementary) Utilities (Intermediate) Wireless Transmission Facility (<41')	Activity Center (youth/senior) Assisted Living Bed and Breakfast (with events) Emergency Services Station Group Home (16+ residents) Halfway House Nursing/Convalescent Home Orphanage School (middle) Student Housing

Low Density Multi-Family (MF-1)

Item	PUD	UDC Standard	Change
Lot Width	50 ft	50 ft	None
Front Setback	10 ft	20 ft	- 10 feet
Side Setback Min	10 ft	10 ft	None
Side Setback to Street	UDC	15 ft	None
Rear Setback	10 ft	10 ft	None
Height	35 ft	35 ft	None
Lot Area Min	12, 000 square feet	12, 000 square feet	None
Impervious Cover	65%, with waiver	50%	+ 15%

General Commercial (C-3)

General Commercial (C-3)

Permitted by Right		Permitted with Limitations	Permitted with a SUP
Agricultural Sales	Integrated Office Center	Activity Center (youth/senior)	Auto. Parts Sales (outdoor)
Artisan Studio/Gallery	Landscape/Garden Sales	Athletic Facility, Indoor or Outdoor	Auto. Repair & Service, General
Assisted Living	Laundromat	Bar/Tavern/Pub	Auto. Sales, Rental, Leasing
Automotive Parts Sales (indoor)	Library/Museum	Business/Trade School	Bus Barn
Auto. Repair and Service, Limited	Medical Diagnostic Center	Church (with columbarium)	Cemetery/Columbaria/Mausoleum/Memorial Park
Banking/Financial Services	Medical Office/Clinic/Complex	College/University	Correctional Facility
Blood/Plasma Center	Membership Club/Lodge	Commercial Recreation	Firing Range, Indoor
Car Wash	Nature Preserve/Community Garden	Community Center	Flea Market
Consumer Repair	Nursing/Convalescent/Hospice	Dance Hall/Night Club	Hospital, Psychiatric
Dry Cleaning Service	Parking Lot (commercial/park-n-ride)	Data Center	Lumber Yard
Emergency Services Station	Personal Services (including restricted)	Day Care (group/commercial)	Major Event Entertainment
Event Catering/Equipment Rental	Printing/Mailing/Copying Services	Driving Range	Manufactured Housing Sales
Farmer's Market	Private Transport Dispatch Facility	Event Facility	Meat Market
Fitness Center	Restaurant (general/drive-through)	Fuel Sales	Multifamily Attached
Food Catering Services	Small Engine Repair	Heliport	Recreational Vehicle Sales, Rental, Service
Funeral Home	Social Service Facility	Kennel	Self-Storage (indoor or outdoor)
General Retail	Surgery/Post Surgery Recovery	Live Music/Entertainment	Substance Abuse Treatment Facility
General Office	Theater (movie/live)	Micro Brewery/Winery	Transient Service Facility
Government/Postal Office	Transit Passenger Terminal	Neighborhood Amenity Center	Wireless Transmission Facility (41'+)
Home Health Care Services	Urgent Care Facility	Park (neighborhood/regional)	
Hospital	Utilities (minor/intermediate/major)	Pest Control/Janitorial Services	
Hotel/Inn/Motel (incl. extended stay)	Veterinary Clinic (indoor only)	School (elementary, middle, high)	
		Upper-story Residential	
		Wireless Transmission Facility (<41')	

Uses that are highlighted are NOT permitted within the PUD

General Commercial (C-3)

Per the PUD: In addition to the allowable C-3 uses, office uses as defined in Office (OF) district in the Georgetown UDC, Chapter 5 Zoning Table 5.04.010 Commercial Uses shall be allowed within the C-3 district of this PUD.

Office (OF)

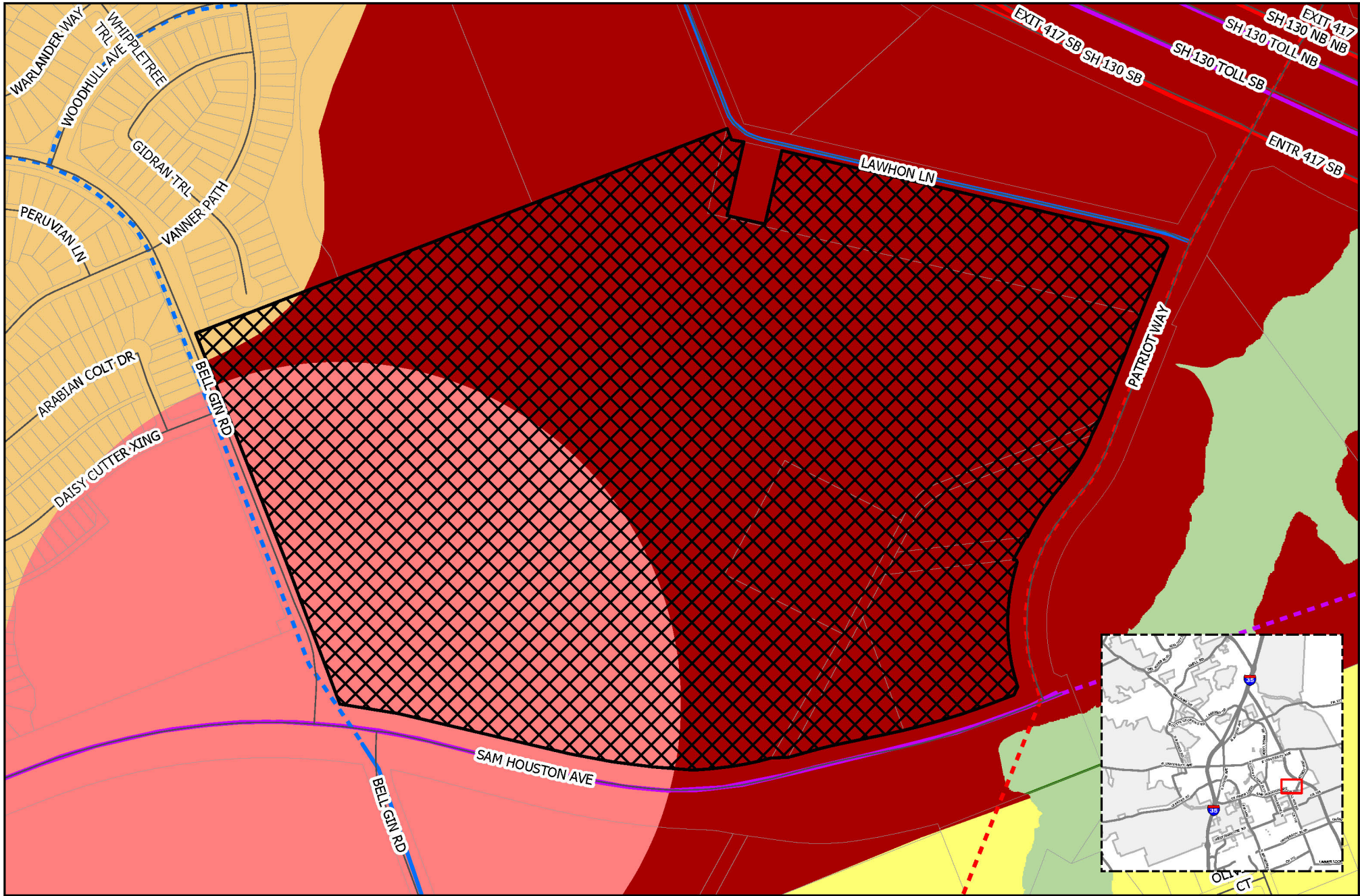
Permitted by Right	Permitted with Limitations	Permitted with a SUP
Diagnostic Center Home Health Care Services Medical Office/Clinic Dental Office/Clinic General Office Personal Services Dry Cleaning Service, Drop-off Only Printing/Mailing/Copy Services Banking/Financial Services Commercial Document Storage Emergency Services Station Government/Postal Office Library/Museum Social Service Facility Nature Preserve/Community Garden Parking Lot, Off-Site Parking Lot, Commercial Park-n-Ride Facility Utilities (Minor, Intermediate, Major)	Restaurant, General Data Center Upper-story Residential Home-Based Business Business/Trade School Day Care (Group/Commercial) Church Church w/ Columbarium Public Park, Neighborhood Heliport Wireless Transmission Facility (<41') Seasonal Product Sales Farmer's Market, Temporary Business Offices, Temporary Concrete Products, Temporary Construction Field Office Construction Staging, Off-site Parking Lot, Temporary	Hotel, Boutique Medical Complex Surgery Center Integrated Office Center

General Commercial (C-3)

Item	PUD	UDC Standard	Change
Front/Street Setback	20 ft	25 ft	- 5 ft
Side Setback Min	10 ft	10 ft	None
Rear Setback	20 ft	10 ft	+ 10ft
Height	60 over 100' from RS 35' within 100' of RS	60 ft	Same Max height - 25 ft within 100' of RS
Lot Area Min	12, 000 square feet	12, 000 square feet	None
Impervious Cover	77%, with waiver	70%	+7 %

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	



**FUTURE LAND USE/
OVERALL TRANSPORTATION
PLAN**

2020-4-PUD

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

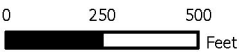
Proposed Collector

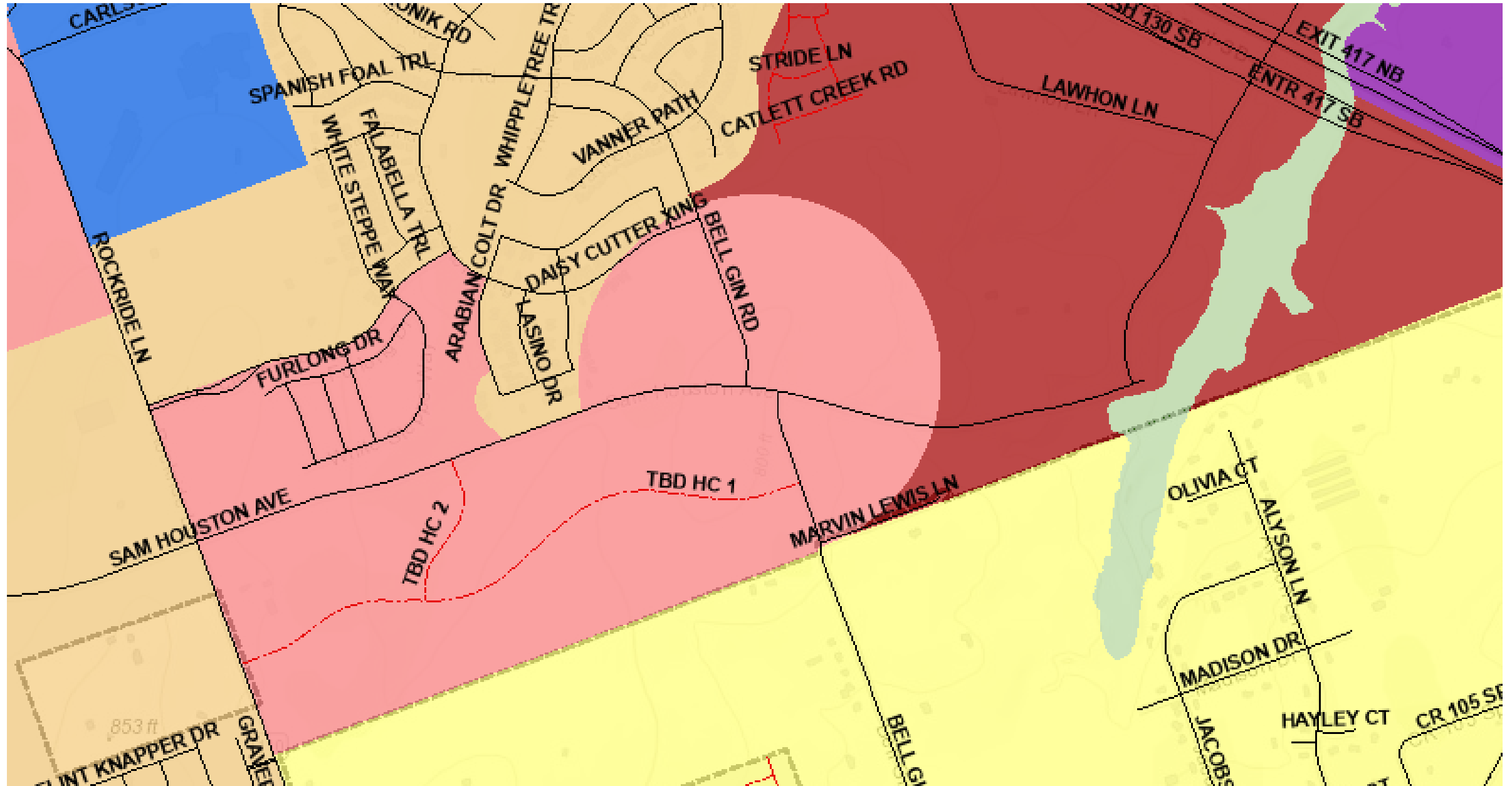
Proposed Rail

Future Land Use

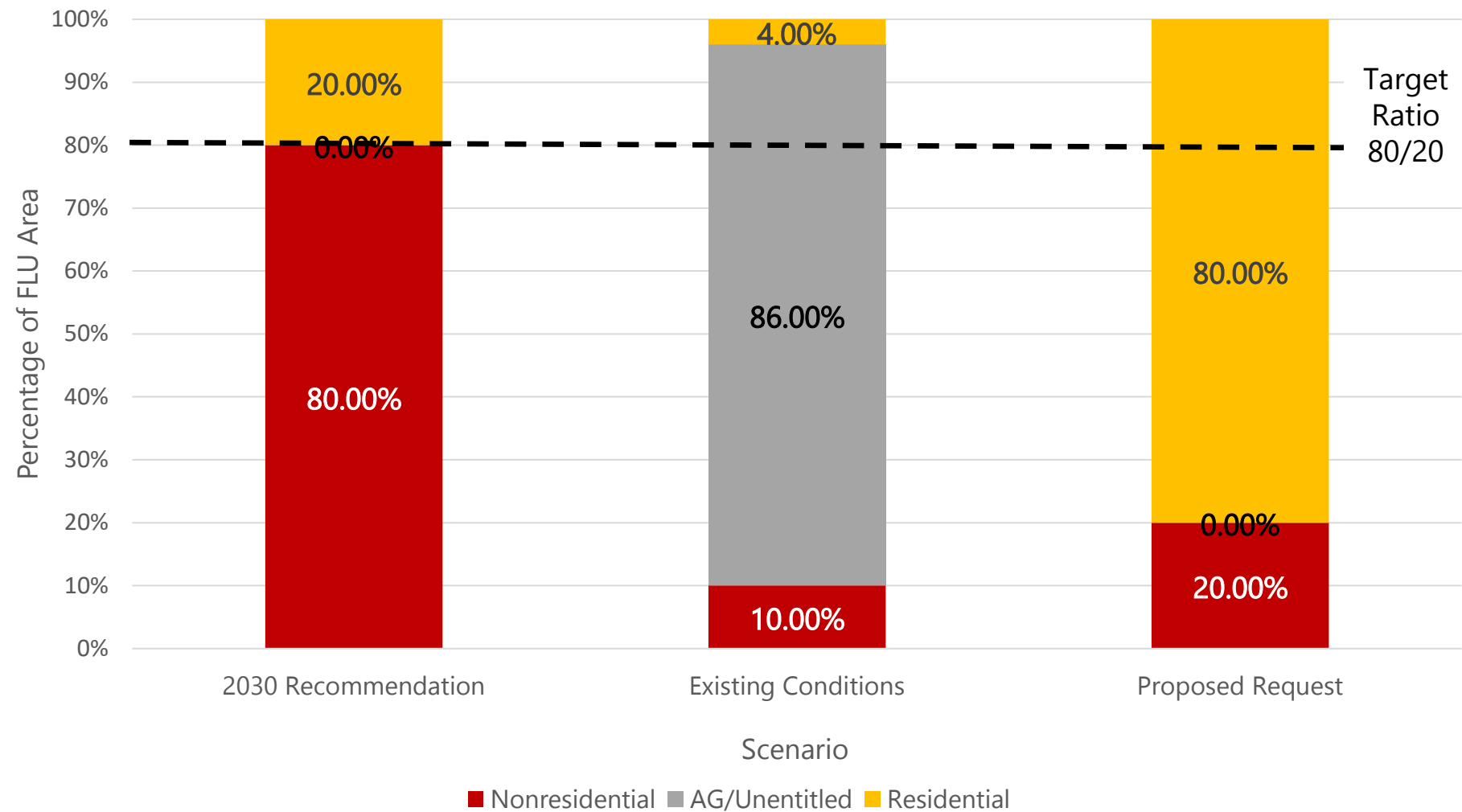
FLU

Community Center





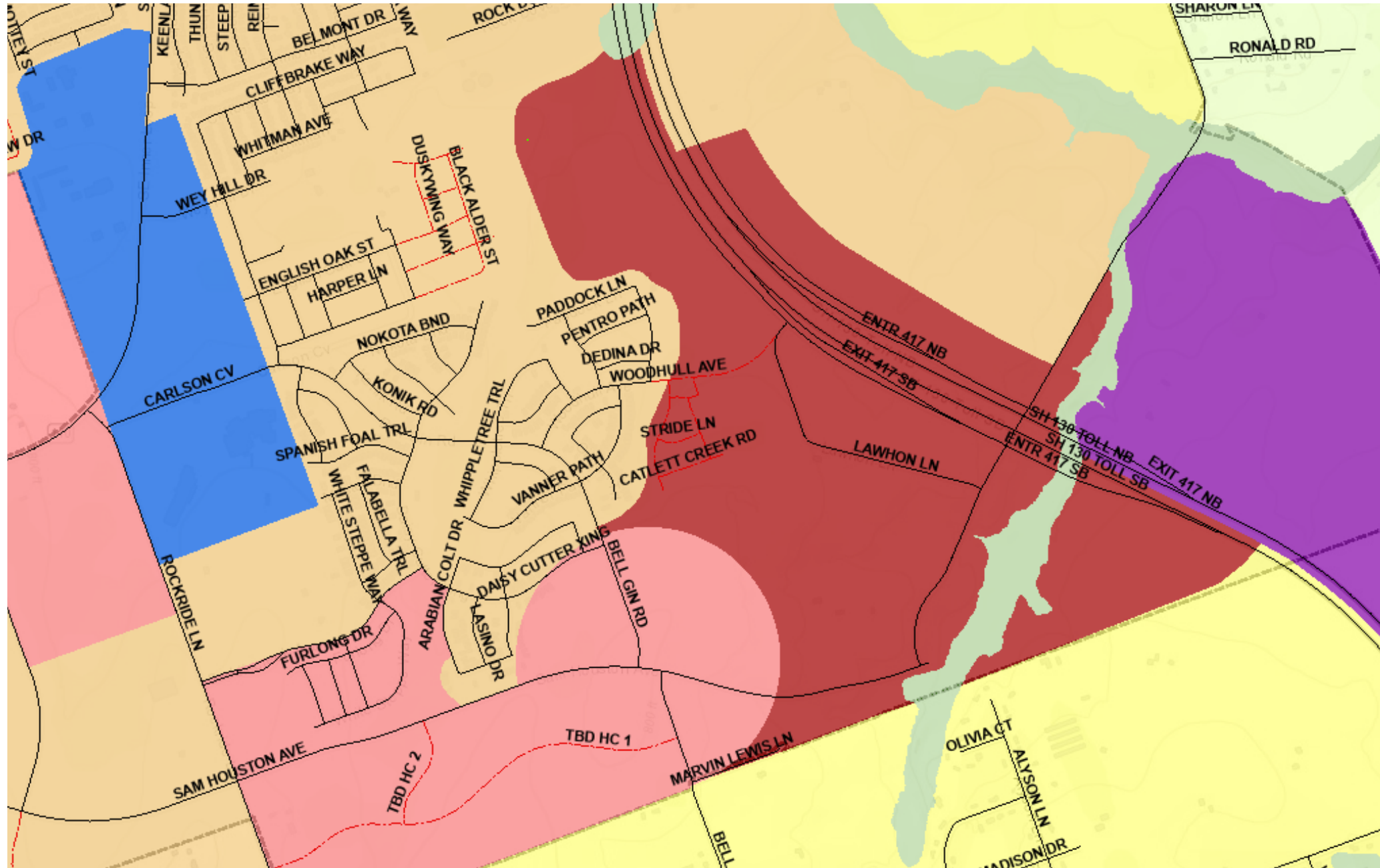
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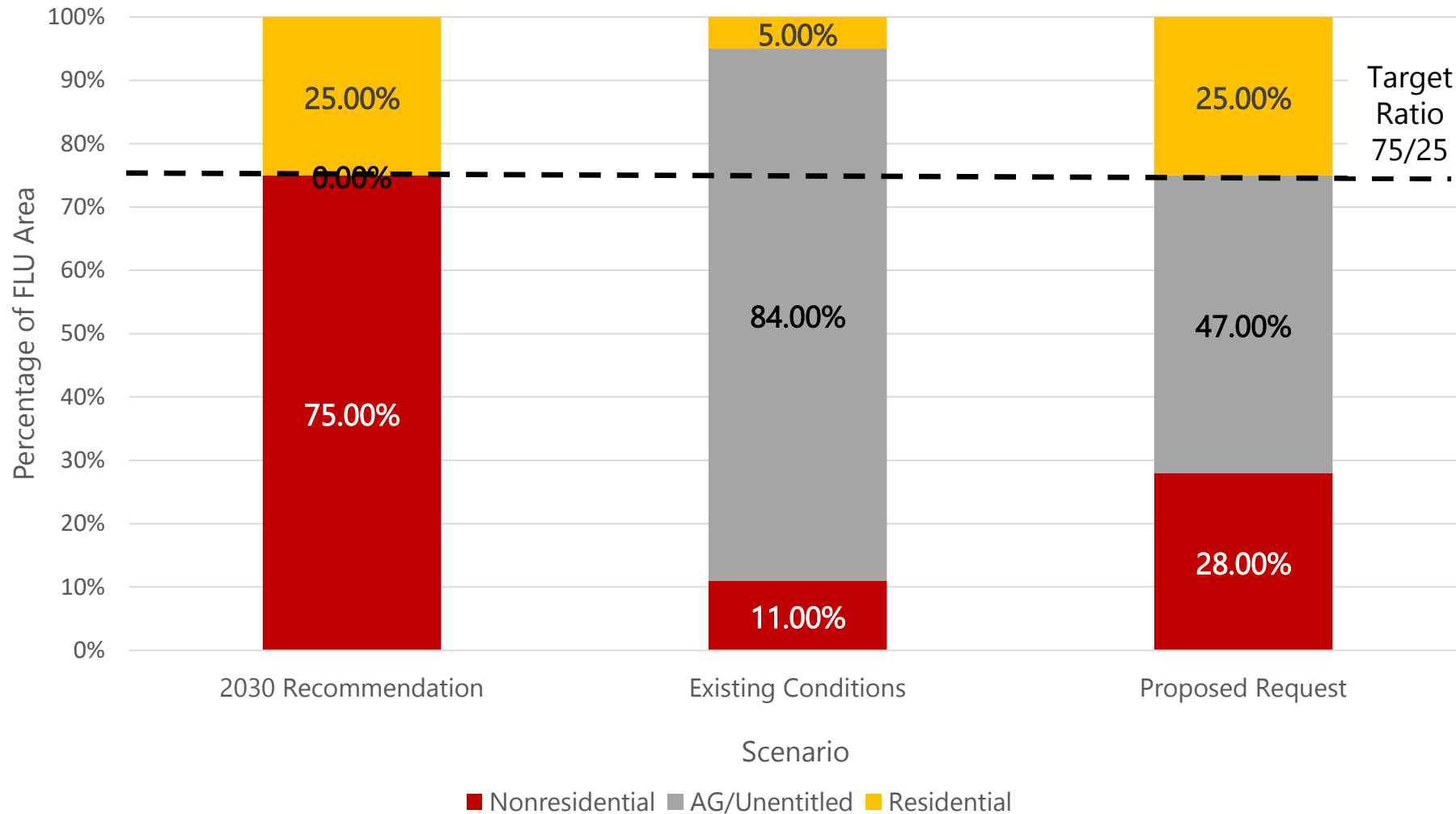
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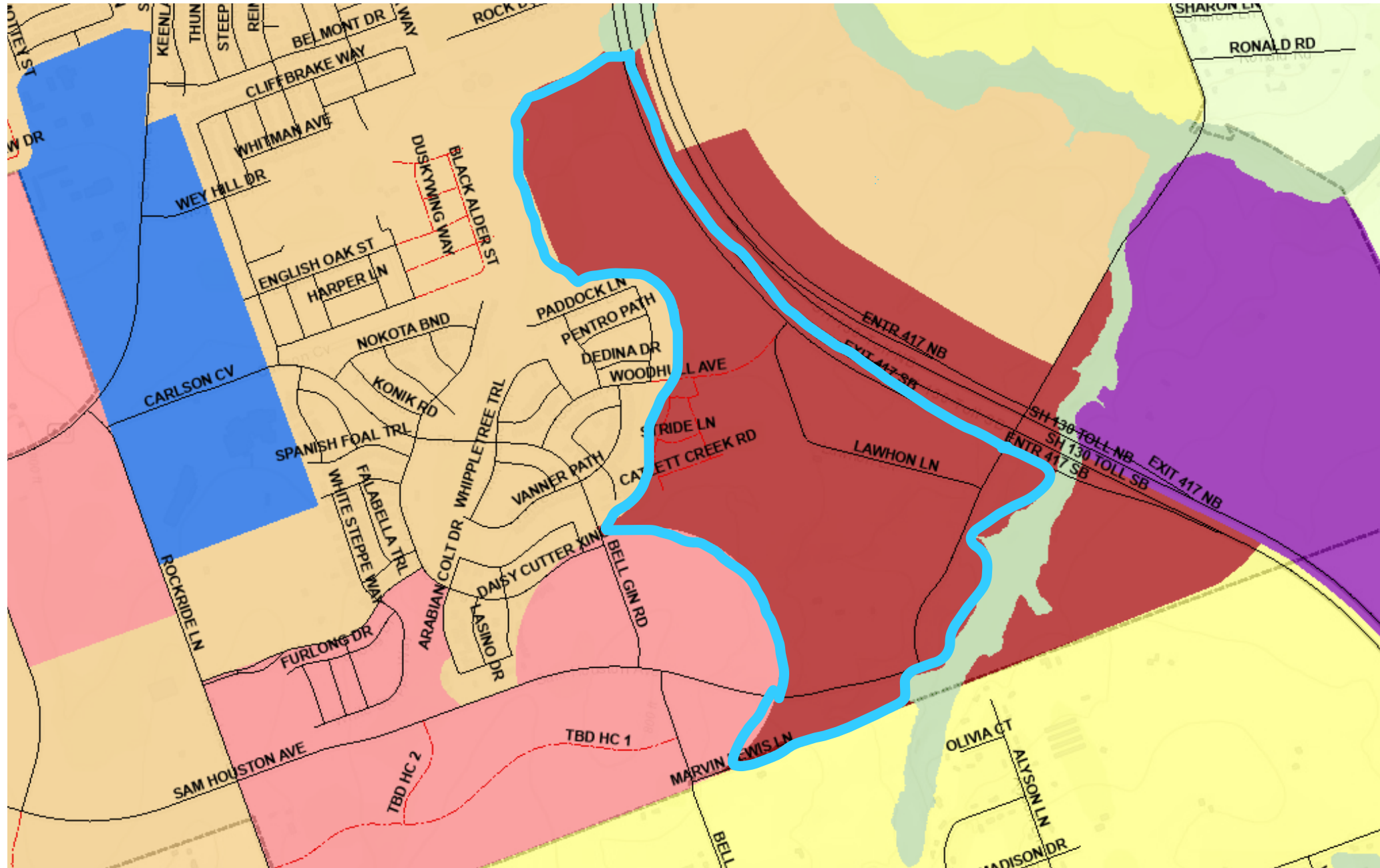
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COMMUNITY CENTER (CC)

DUA: 14 or more

Target Ratio: 80%

nonresidential, 20% residential

Primary Use: Small to mid-size retailers

Secondary Uses: Medium and high density residential, local restaurants, specialty retailers, professional office, and civic uses

REGIONAL CENTER (RC)

DUA: 18 or more

Target Ratio: 75%

nonresidential, 25% residential

Primary Use: Large retailers

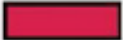

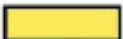
Secondary Uses: Mixed use, high density residential, chain restaurants, specialty retailers, professional office, and civic uses

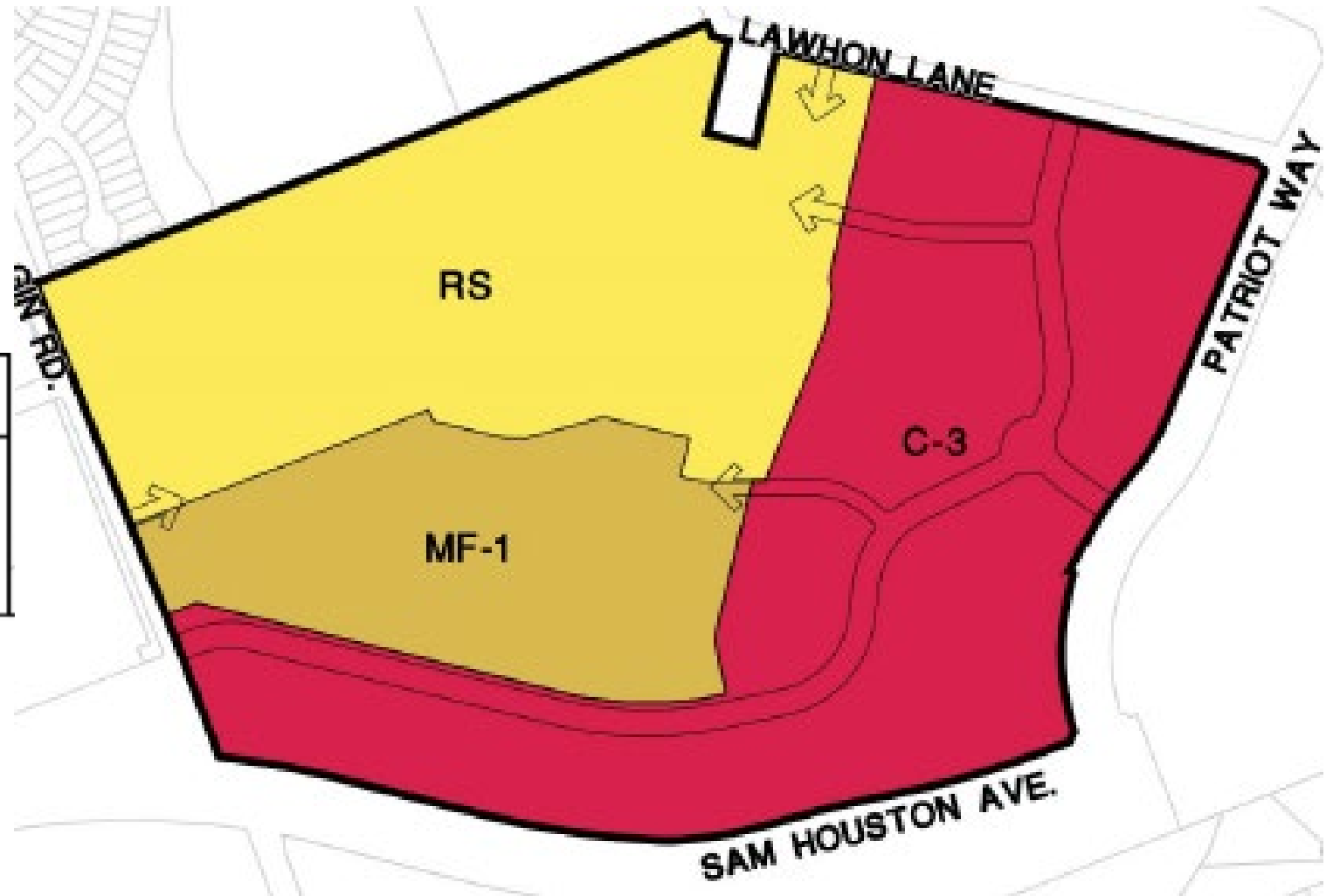
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Lawhon PUD

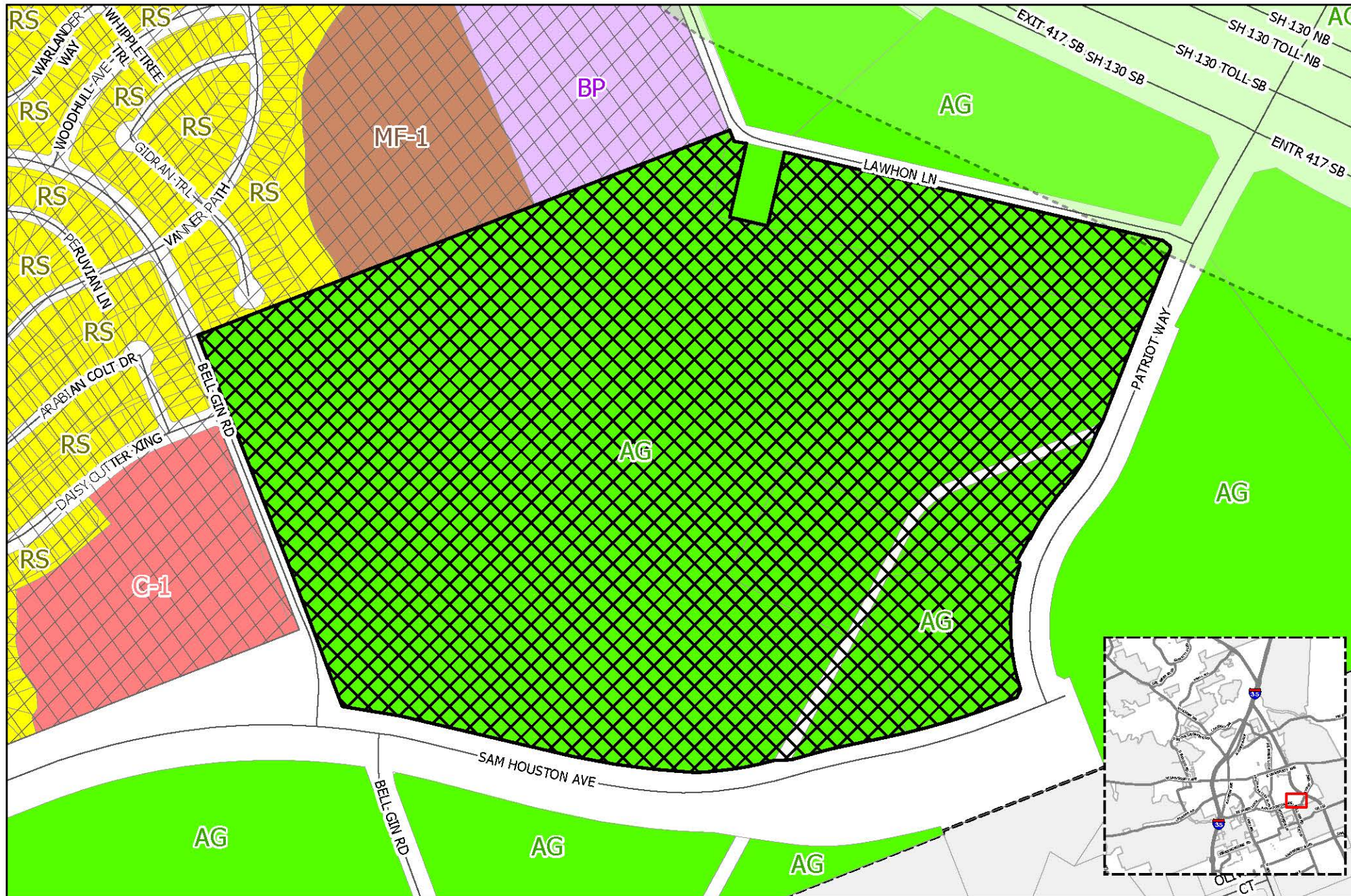
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Approval Criteria – UDC Section 3.06.030

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

2020-4-PUD

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- Site
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Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.		X	
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.		X	

Housing Diversity

Current PUD language:

Single Family Detached Lot Standards:

A. Lot Width

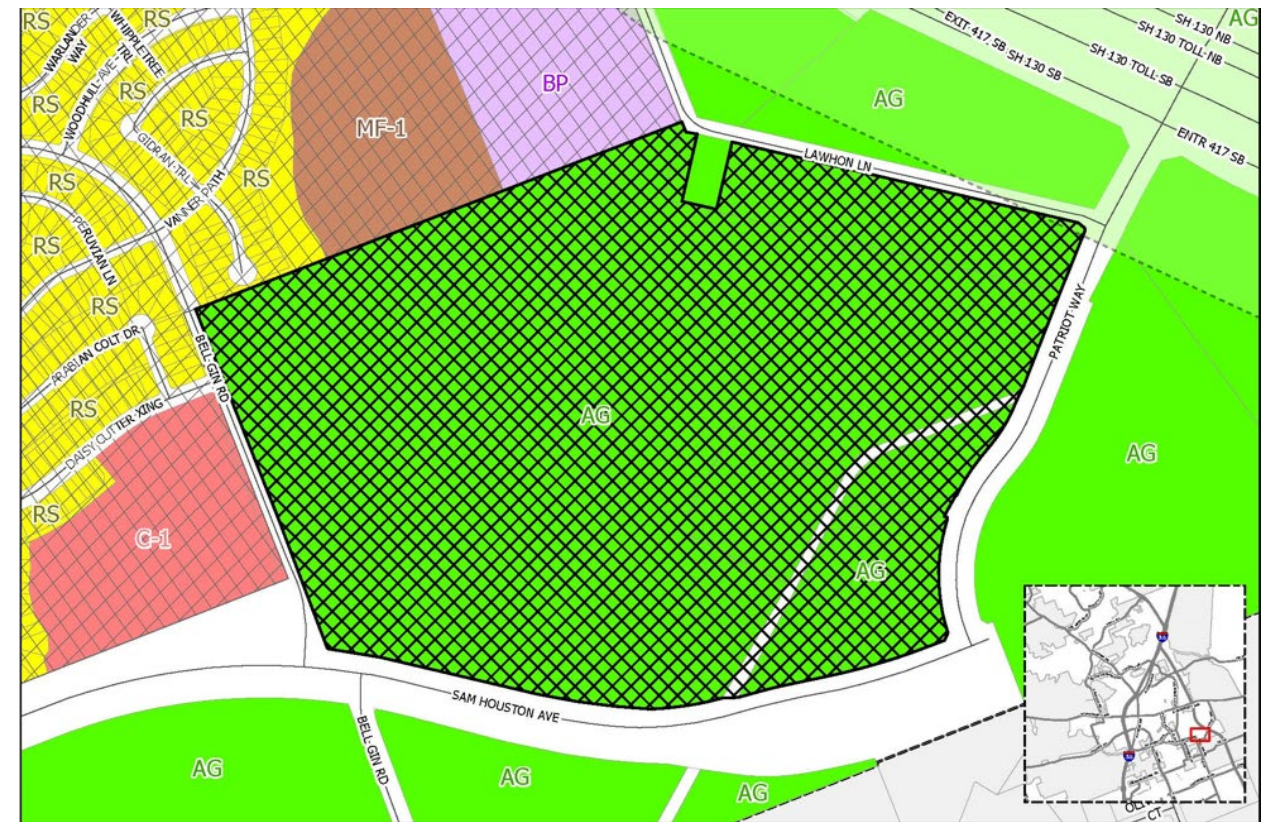
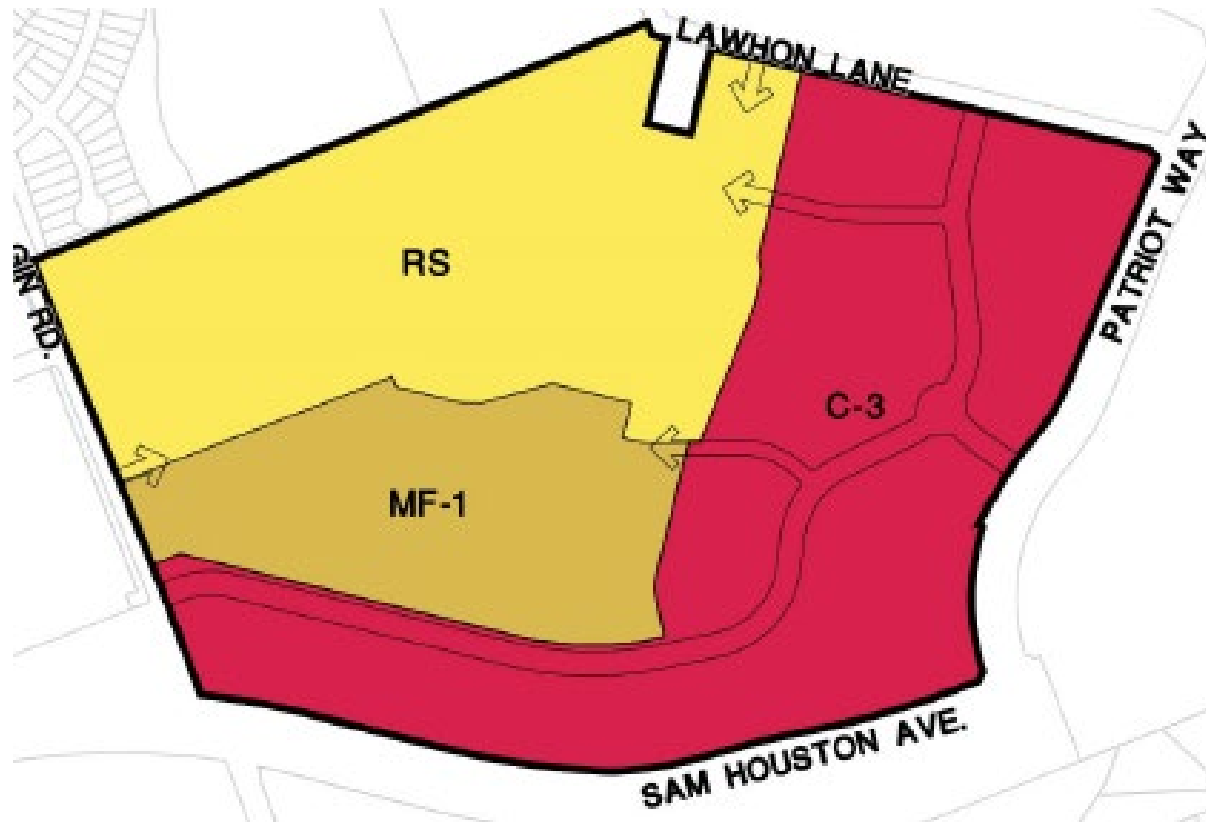
1. The minimum lot width for Single Family Detached Residential shall be 47 feet (47'). A variety of lot sizes shall be offered. A minimum of forty percent (40%) of the lots will be larger than fifty feet (50') in width.

Staff recommendations:

- Minimum and maximum number of units for attached and detached products.
- Menu board option for residential development.

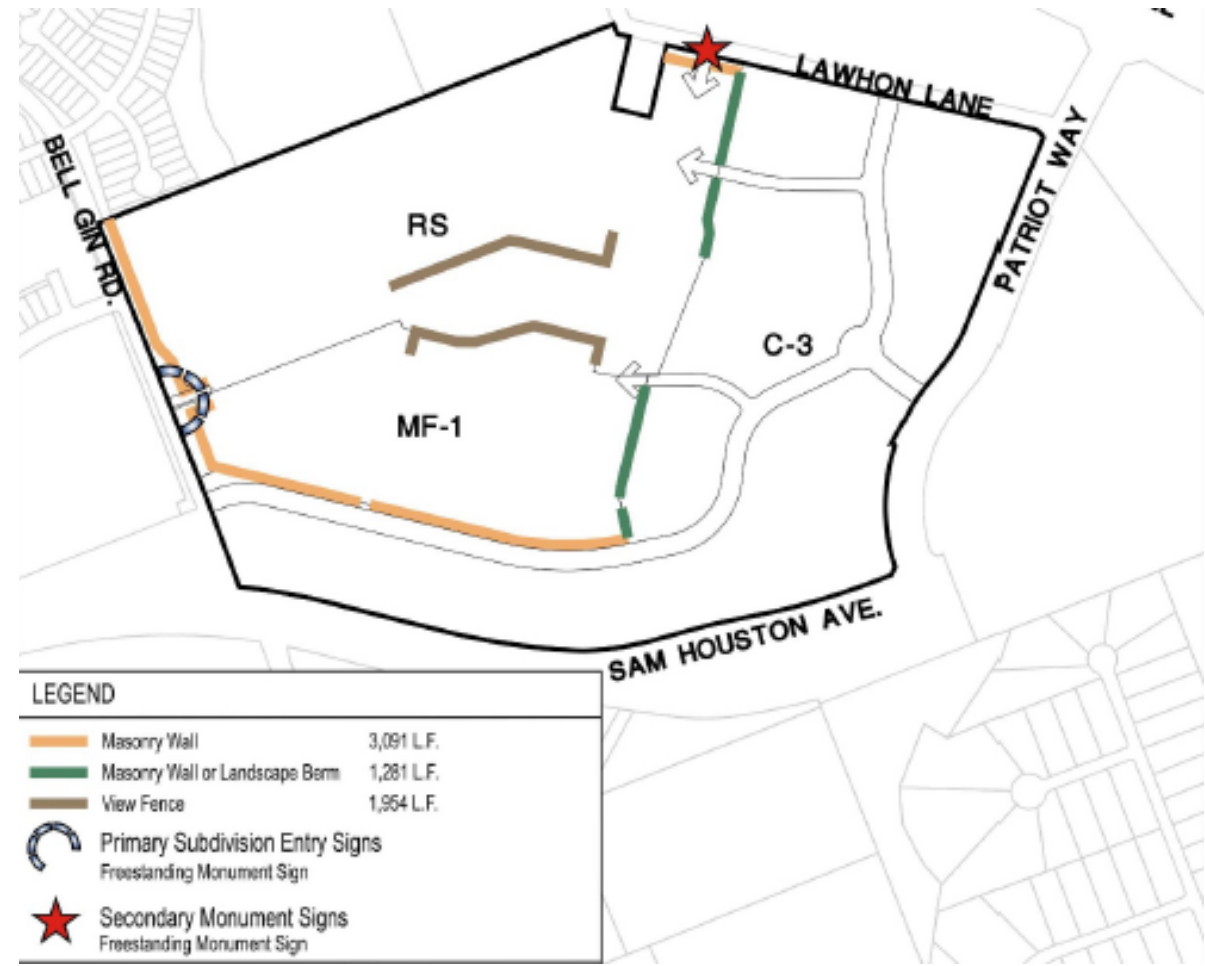
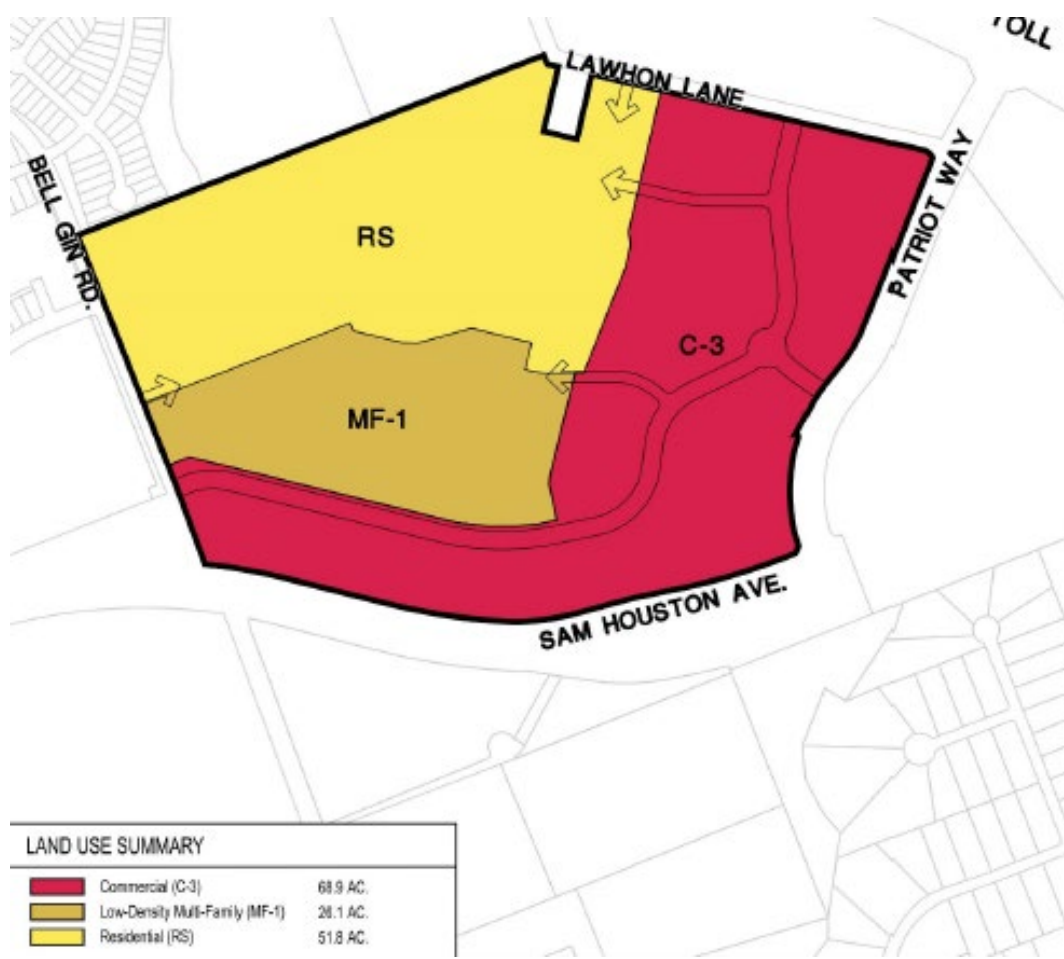
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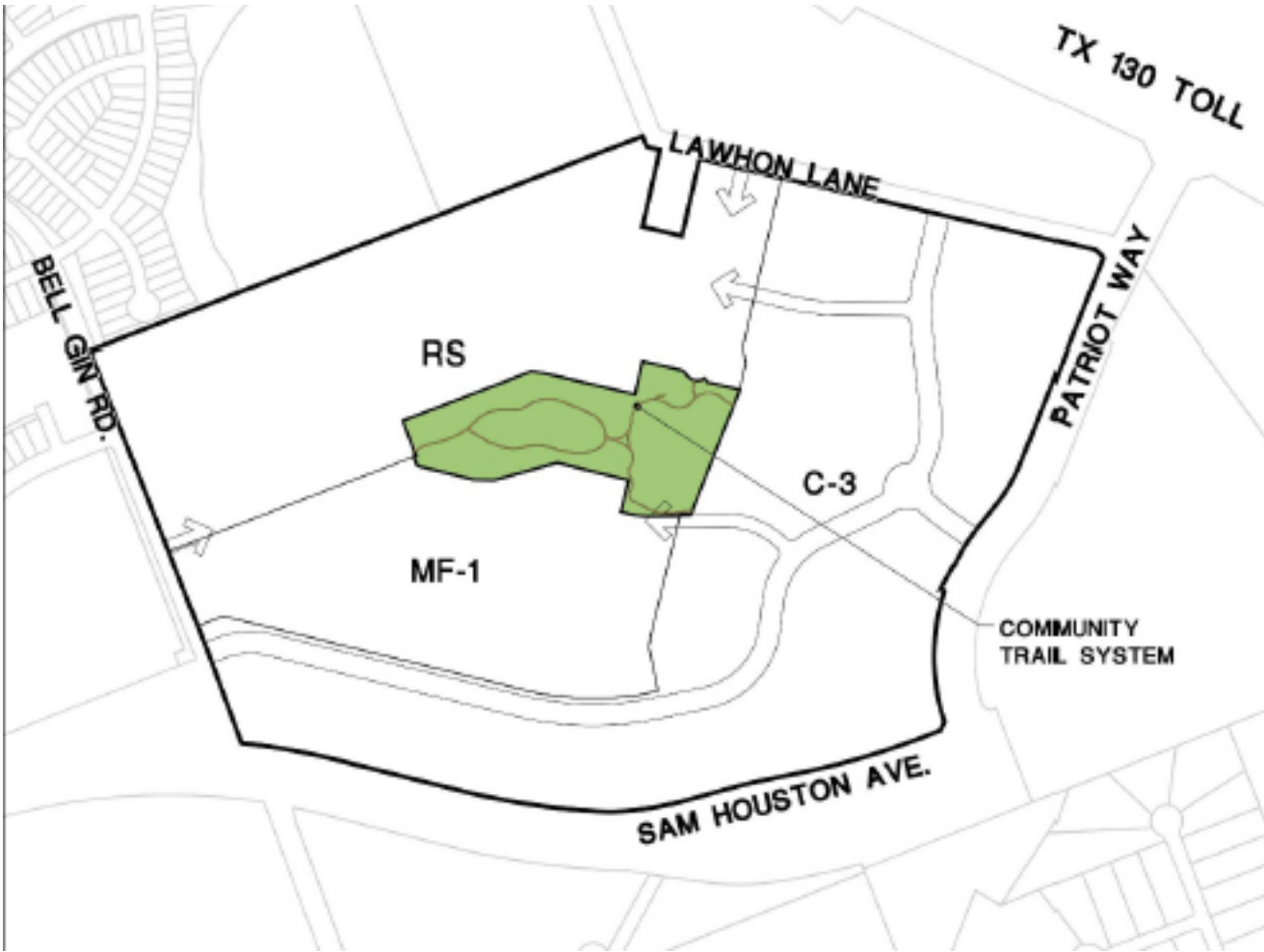
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Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.		X	
The location of general building envelopes to take maximum advantage of the natural and manmade environment.		X	
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		

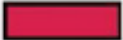

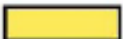


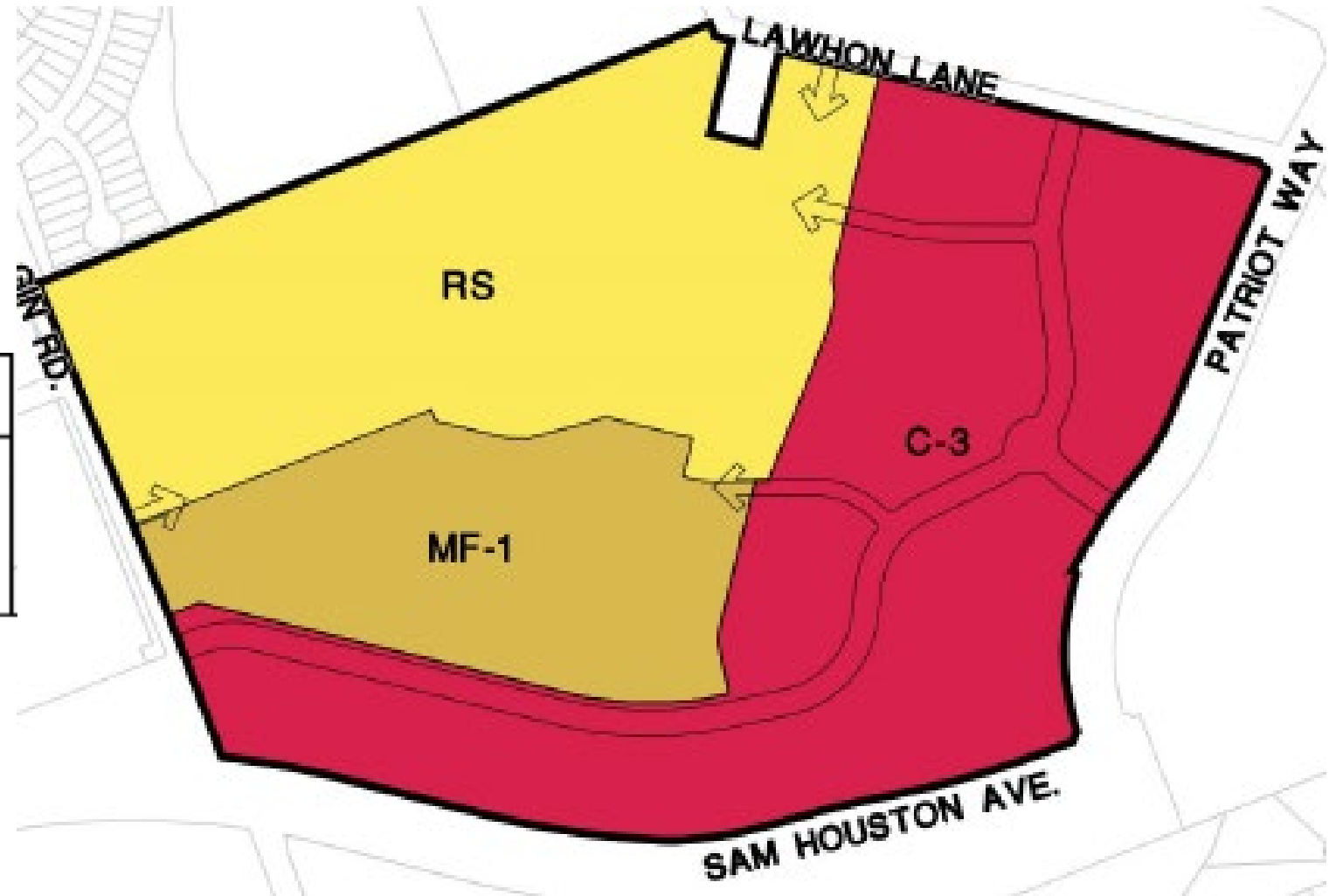
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Lawhon PUD

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The location of general building envelopes to take maximum advantage of the natural and manmade environment.		X	
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		

Changes from First Reading

1. The Utility Section has been removed. All Utility standards will be held to UDC requirements.
2. At the request of City Council, the applicant has added the following language to the PUD (Sec XVI).
 - No more than 285 residential units shall be permitted through the building permit approval process prior to platting one (1) non-residential lot. The non-residential lot shall be a minimum of three (3) acre lot with direct access to Patriot Way and/or the internal roadway network.

Staff Findings

1. Direct conflict with the 2030 Comprehensive Plan and the City's vision for this particular corridor.
2. Approval of this PUD will hinder future residential development within the area and result in a complete reversal of the Community Center Future Land Use designations target ratio of land uses.
3. There are several areas of the PUD that hold subjective language that reads more closely to a land use policy plan rather than an alternative zoning ordinance.
4. The PUD displays conflicting land uses with the adjacent property, in terms of intensity and transition of uses.
5. As Georgetown continues to grow and develop, the City has expressed its importance to preserved certain corridors for non-residential development. This particular corridor within the southeastern portion of Georgetown has continuously been identified as an area intended to withhold a commercial and employment service land use.
6. Impervious Cover percentages is also of concern.

City Council Action on First Reading

- At their April 27 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 146.786 acre tract of land out of the Woodruff Stubblefield Survey, Abstract No. 556, generally located at 2202 Patriot Way, from Agriculture (AG) to a Planned Unit Development (PUD) zoning district with a base of Residential Single-Family (RS), Low Density Multi-Family (MF-1) and General Commercial (C-3); repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.