

# Wolf Lakes Village PUD Amendment No. 2 2020-9-PUD

City Council  
May 11, 2021

# Item Under Consideration

## 2020-9-PUD

- Public Hearing and First Reading of an Ordinance for a Zoning Map Amendment to amend the Wolf Lakes Village Planned Unit Development (PUD), to revise the standards relating to architectural design, street character zones, open space and amenities, parking lots, utility screening, signage, and the terms for modification, consisting of approximately 164-acres in the J.P. Pulsifer Survey, Abstract No. 498 and the C. Stubblefield Survey, Abstract No. 558, generally located on the north side of W University Avenue between IH-35 and Wolf Ranch Parkway.

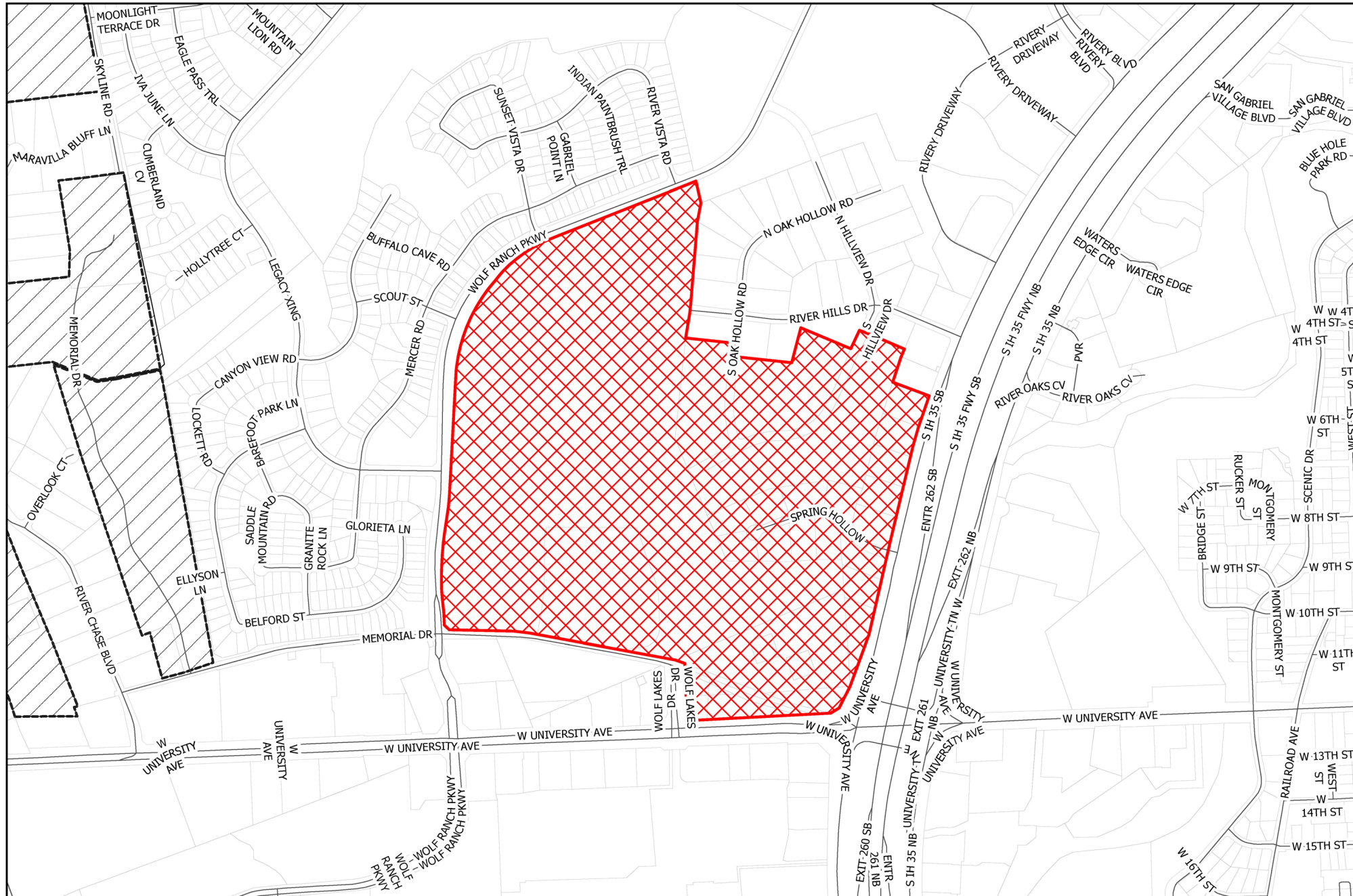
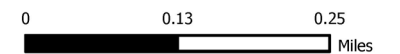


# LOCATION

2020-9-PUD

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ





## AERIAL

2020-9-PUD

-  Site
-  City Limits
-  Georgetown ETJ



0 500 1,000  
Feet

Wolf Ranch "Hilltop"

River Hills Neighborhood

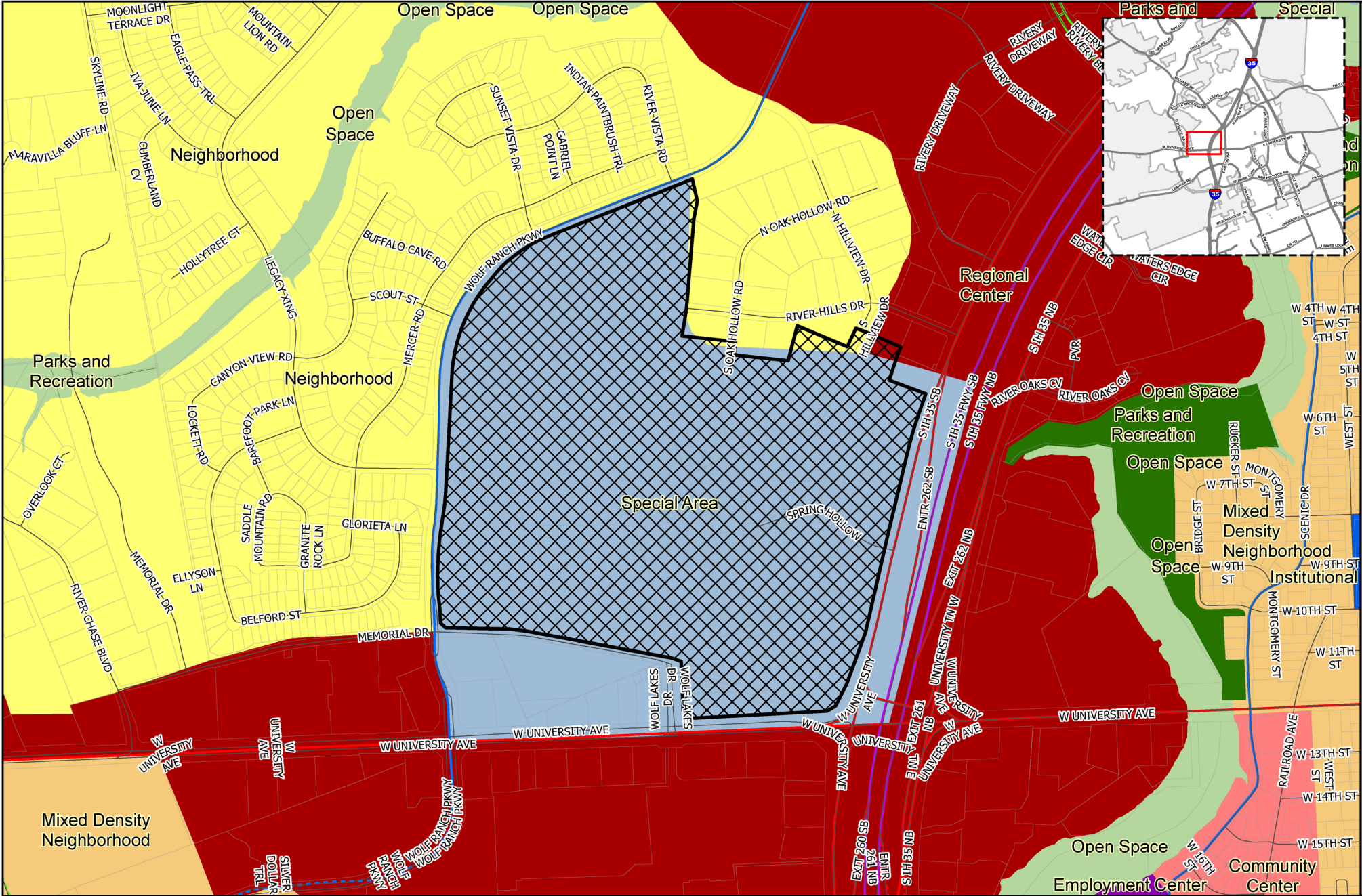
HEB, Hobby Lobby

Bluebonnet Plaza, Misc.  
Shops, Cemetery

Wolf Ranch  
Town Center

Wolf Crossing

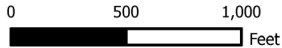




**FUTURE LAND USE /  
OVERALL TRANSPORTATION  
PLAN**

**2020-9-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



# Special Area (SA)

- Unique Destinations that emphasize retail, office, and entertainment uses
- Emphasis on building design, landscaping, public spaces
- Pedestrian oriented places that often include shopping streets, shared parking, and strong links to surrounding areas

**DUA:** 14 or more

**Target Ratio:** Development Specific

**Primary Use:** Mixed-use (high-density residential and retail)

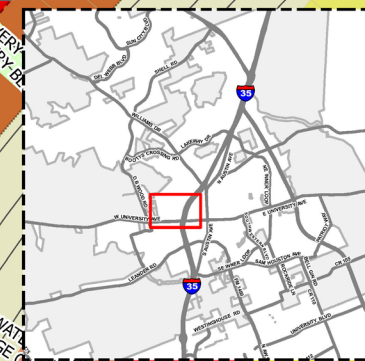
**Secondary Uses:** Medium-density residential, office, commercial, recreational, and civic uses



# ZONING

2020-9-PUD





























Exhibit #3



Highway Gateway Overlay

Wolf Ranch Hillwood PUD

Scenic-Natural Gateway Overlay

-  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



# 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



# Wolf Lakes Village PUD

- Approved in December 2018
- High-density, mixed-use, “urban village” development
- Development standards focus on building design, “village aesthetic”, streetscapes
- Amendment No. 1 – February 2021
  - *Wolf Lakes Circle* Relocation
  - Driveway Spacing (internal driveways)

## II. VISION AND GUIDING PRINCIPLES

The Wolf Lakes Village concept is a blend of European village design with traditional retail and office buildings architecturally integrated as a cohesive development unit. The 164-acre tract will contain a diverse mix of uses, densities, and building scale with a common, unifying architectural theme and distinct Wolf Lakes Village brand, creating a one-of-a-kind destination. The project will be focused on the featured lake in the heart of the village area, which will contain public gathering spaces oriented to pedestrian activity and amenities suitable to a mixed-use environment. The Wolf Lakes Village plan envisions live-work, mixed-use development with Class A corporate office space, destination retail and restaurants, high-quality residential, and unique recreational amenities.

# Wolf Lakes Village PUD

## Guiding Principles:

- Create cohesive architectural design that integrates different uses and sub-areas.
- Enhance social interaction through recreation, public spaces, and live/work/play proximity.
- Generate sufficient density to promote user demand, destination identity, and a sense of place.
- Orchestrate best-in-class users that create optimum conditions for a dynamic micro-economy.
- Design a pedestrian-oriented village to de-emphasize vehicular traffic and expansive parking lots.
- Ensure sustainability through consistent focus on quality and a long-term strategic vision.



# EXHIBIT C.4 CONCEPTUAL MASTER PLAN



WOLF LAKES  
VILLAGE  
GEORGETOWN

HALFF  
CALLISON|TKL  
A DESIGN CONSULTANCY OF ARCADIS



# EXHIBIT C.3 DEVELOPMENT FRAMEWORK

## Residential District

Primarily residential with some retail, office, hotel, and civic uses.

## Village District

Office, retail, civic, hotel, entertainment, and residential uses.

## Mixed-Use District

Retail and personal service, office, and high-density residential uses.

## Office District

Mix of office, retail, and residential uses.

### LEGEND

#### Wolf Lakes Sub-Districts

- |   |   |
|---|---|
|  Village |  Mixed-Use   |
|  Office  |  Residential |

#### Street Character Zones

- |   |                            |
|---|----------------------------|
|  | Residential Urban          |
|  | Mixed-Use Urban            |
|  | Highway / Gateway Overlays |

#### Trails

- |   |                      |
|---|----------------------|
|  | Trails               |
|  | Streets              |
|  | One Side of Street   |
|  | Both Sides of Street |



# Wolf Lakes Village PUD

- Base zoning General Commercial (C-3)
- Phased Mix of Uses

	Tier 1	Tier 2	Tier 3	Tier 4
<b>Non-Residential Limit</b>	150,000 GFA	250,000 GFA	450,000 GFA	600,000 GFA
<b>Residential Limit</b>	700 units	950 units	1,800 units	2,200 units

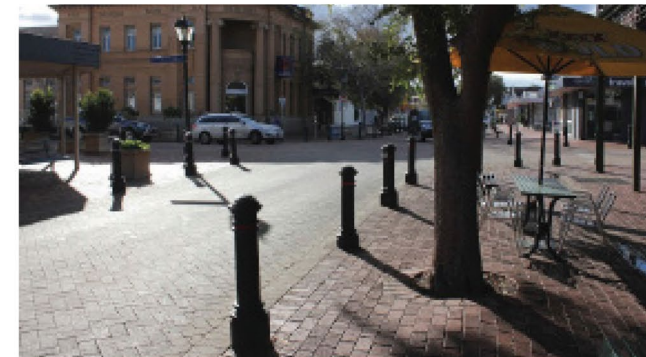
- Modifies and prohibits uses to contribute to urban village feel. For example:
  - Artisan Production
  - Self-storage
  - Horse Stables
  - Bed and Breakfast

**Table 3.2 Residential Use Limitations**

RESIDENTIAL BUILDING UNITS (MAX.)	WOLF LAKES VILLAGE DISTRICTS				
	Village	Mixed-Use	Office	Residential	Total
Single-Unit Residential Building (units)	30	--	--	50	50
Multi-Unit Residential Building (units)	300	500	500	1800	2500
Total number of units	300	500	500	1800	2500
Note: Aggregate numbers purposely exceed the total in the far column to allow for flexibility between housing types and location.					
RESIDENTIAL BUILDING UNITS (MIN.)	WOLF LAKES VILLAGE DISTRICTS				
	Village	Mixed-Use	Office	Residential	Total
Single-Unit Residential Building (1 unit)	--	--	--	--	--
Multi-Unit Residential Building (2-6 units)	20	--	--	120	140
Multi-Unit Residential Building (7+ units)	100	--	--	1000	1100
Total number of units (Minimum)	120	--	--	1120	1240

## EXHIBIT C.3 DEVELOPMENT FRAMEWORK

### MIXED USE URBAN CHARACTER ZONE





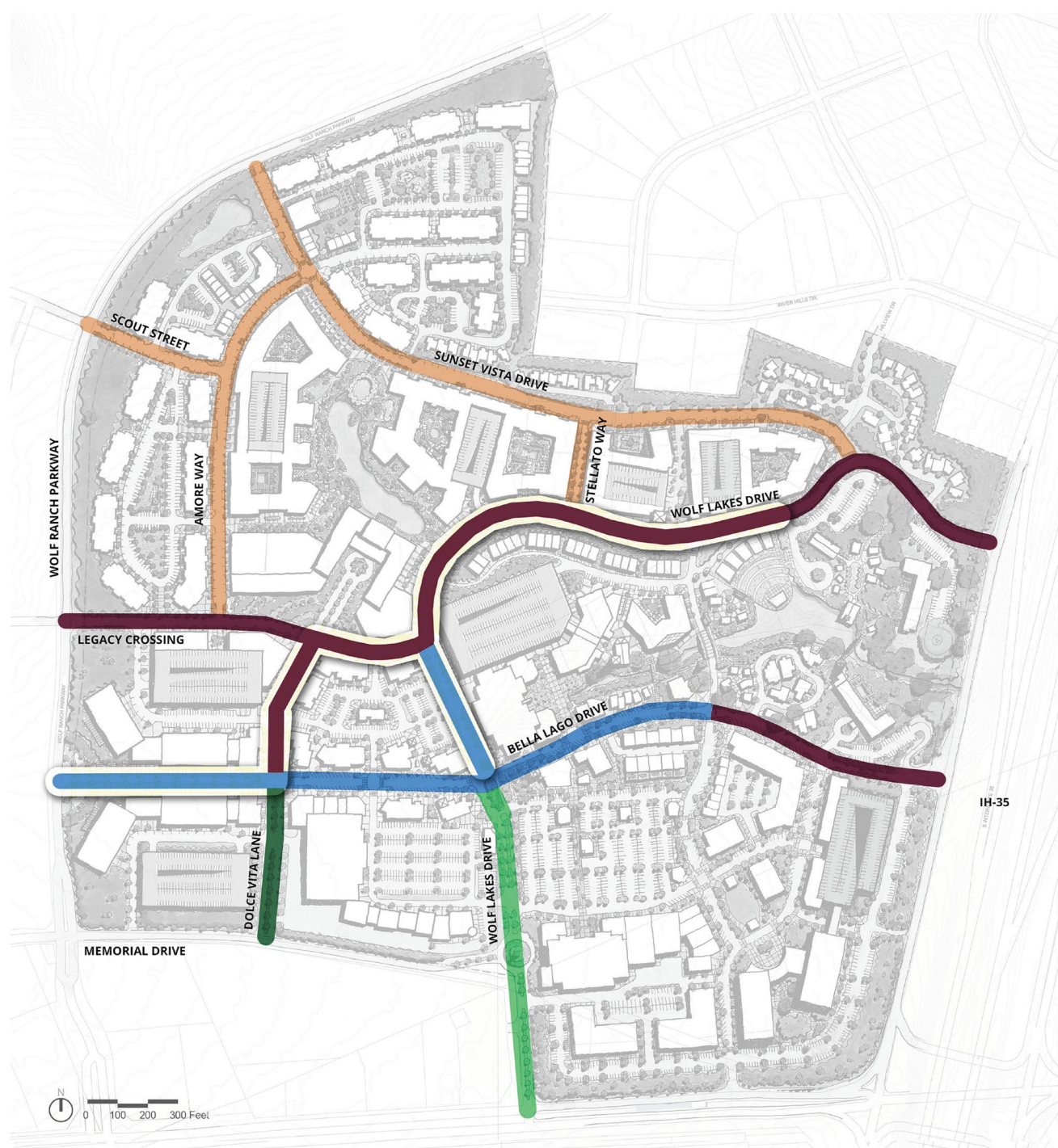
# EXHIBIT C.7

## STREET NETWORK

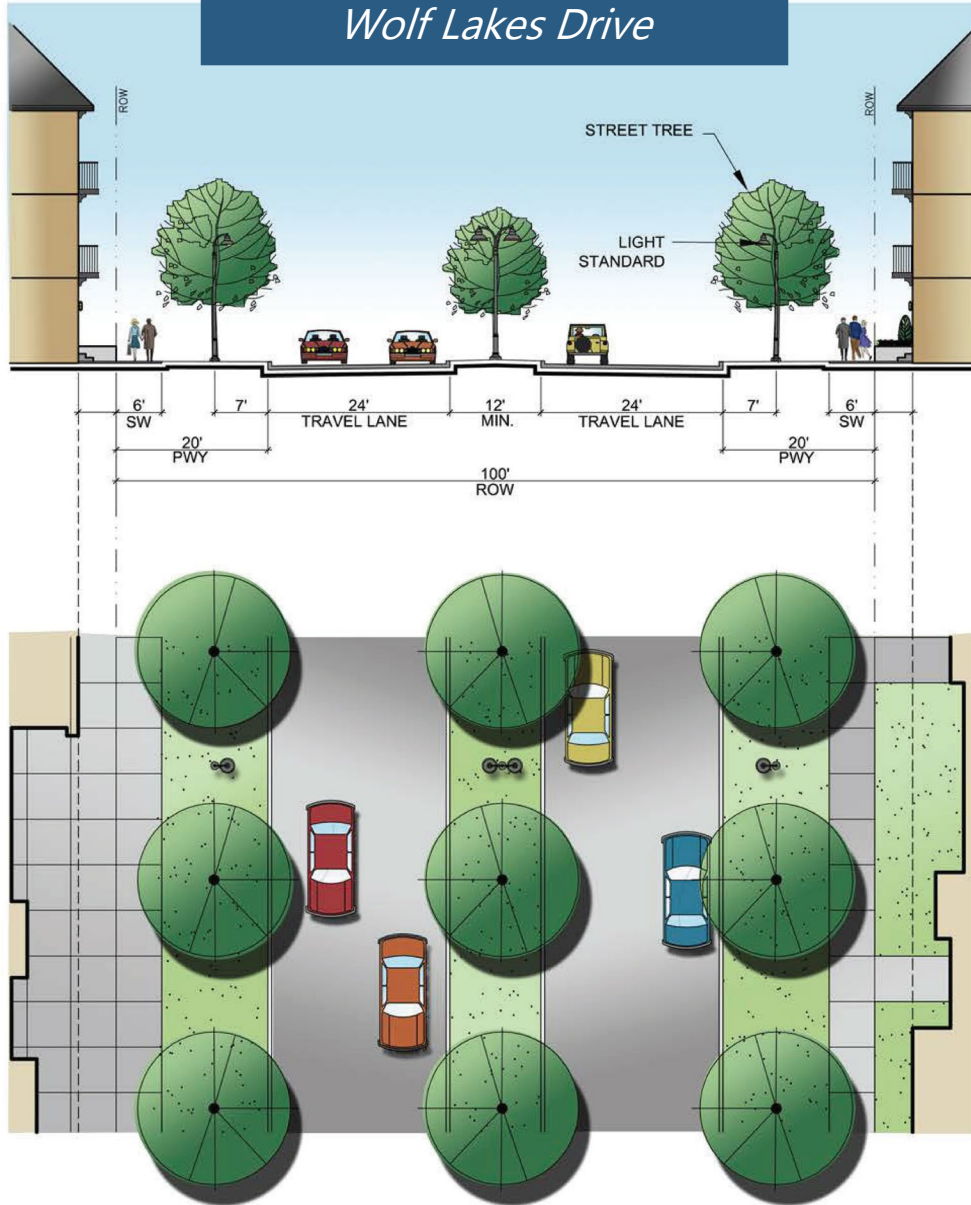
### LEGEND

#### Street Type Legend

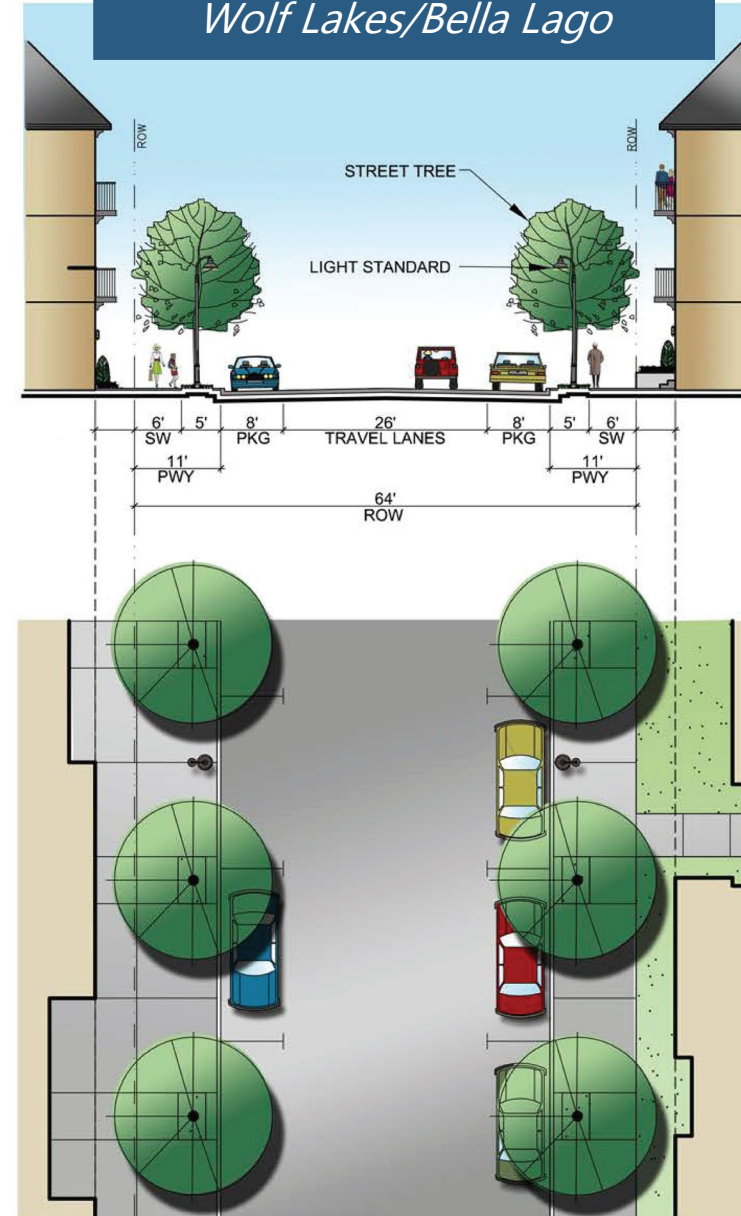
- Street Type A
- Street Type B
- Street Type C - Boulevard
- Street Type C with Angled Parking
- Street Type C with Parallel Parking
- Flex On-Street Parking



## Street Type A *Wolf Lakes Drive*



## Street Type C, Parallel Parking *Wolf Lakes/Bella Lago*





# Amendment No. 2

- III. Zoning & Land Use Framework
- IV. Development Standards**
- V. Open Space & Parkland**
- VI. Transportation & Circulation
- VII. Vehicle & Bicycle Parking**
- VIII. Landscaping & Trees
- IX. Environmental & Stormwater
- X. Utilities**
- XI. Signage**
- XII. Modifications & Administration**

# IV. Development Standards

## Architectural Design

- Materials
- Features
- Dimensional Standards

## Articulation

- UDC standard in the Mixed-Use District Only
- Focus on orientation & features to make every side of a building engaging to pedestrians

## Street Character Zones

- Address the relationship between buildings and the streets
- Setbacks, furnishing, building design, etc.

**Table 4.1 Building Materials**

BUILDING MASONRY TYPES	WOLF LAKES VILLAGE DISTRICTS			
	Village	Mixed-Use	Office	Residential
Class I (minimum)	90%	50%	50%	30%
Class I materials include: Stone, Rock, Brick, Thin Brick, Stone Veneer				
Class II (maximum)	5%	45%	45%	65%
Class II materials include: Stucco, Architectural concrete masonry block				
Prohibited Materials: EIFS, Fiber Cement, Metal R-Paneling, Unfinished concrete wall (except for structured parking)				



# IV. Development Standards

## Architectural Design

- Non-Primary façades facing streets shall incorporate arch. Elements such as windows, doors, or balconies, awnings, trees or green walls to break up massing.
- 15' landscape buffer shall be provided when loading zones/mech. Equipment sit between the façade and the street.

## Articulation – No changes

## Street Character Zones

- Clarify how space should be treated when buildings are set back farther than the prescribed setback for the Street Character Zones.
- In the Highway/Gateway buildings 50,000+ GFA should provide features like sloped roofs, multiple intersecting planes, glazing, clerestory windows, arcades, etc. to break up massing.

# V. Open Space & Parkland

## Required

- 5,000 ft<sup>2</sup> Central Public Plaza
- 2 Pocket Parks
- 2 Playgrounds
- Open-air pavilion
- 2 Lakes
- Oversized Trail Connection, Natural trails
- Residential greenspace and amenities.

## Optional

- Performing Arts Amphitheater
- Sports Court/Ice Skating Rink



**EXHIBIT C.10**  
 OPEN SPACE,  
 PARKS, & TRAILS

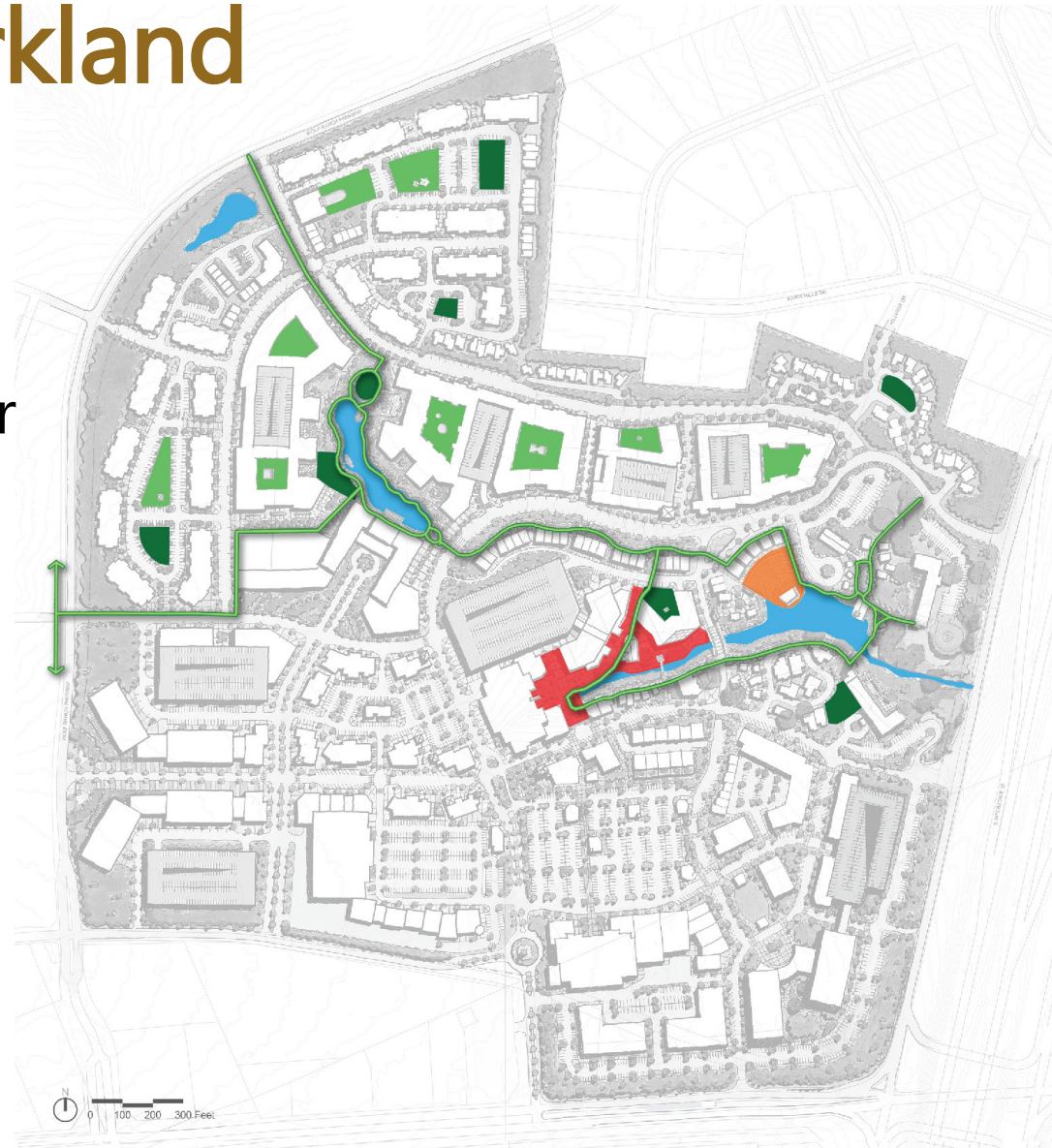
- LEGEND**
- Residential Amenities
  - Lakes
  - Pocket Parks / Playgrounds
  - Amphitheatre
  - Plaza Space
  - Trails



# V. Open Space & Parkland

## Proposed Changes

- Flexibility in trail alignment.
- Minimum length of 8,000 linear feet required



## EXHIBIT C.10 OPEN SPACE, PARKS, & TRAILS

### LEGEND

- Residential Amenities
- Lakes
- Pocket Parks / Playgrounds
- Amphitheatre
- Plaza Space
- Trails

# VII. Vehicle & Bicycle Parking

## Required

- Min. parking requirements are set for bicycles and vehicles
- Parking Lot Design
  - Accented design materials like stamped concrete, pavers, rock, stone brick
  - UDC standards screening
  - Structured parking design requirements.

**Table 7.1 Bicycle Parking**

LAND USE	REQUIRED SPACES	MINIMUM SPACES	LOCATION
Residential	0.25 spaces per dwelling unit	4	On-site, sheltered and secured
Office	1 space per 10,000 sq. ft. GFA	2	On-site
Retail	5 spaces per 10,000 sq. ft. GFA	2	On-site or on-street

Terms: Unit = Dwelling unit, regardless of bedrooms  
 GFA = Gross Floor Area square footage

**Table 7.2 Vehicular Parking**

LAND USE	WOLF LAKES VILLAGE DISTRICTS			
	Village	Mixed-Use	Office	Residential
Residential	1 per unit	1 per 1 BR-unit; 2 per 2+ BR-unit	1 per 1 BR-unit; 2 per 2+ BR-unit	1 per 1 BR-unit; 2 per 2+ BR-unit
Commercial / Civic (GFA)	--	--	1 per 500	1 per 300
Office (GFA)	1 per 500	--	1 per 500	1 per 300
Hotel	1 per room	--	1 per room	1 per room
Amphitheater (GFA)	1 per 300	--	--	--

Terms: Unit = Dwelling unit, regardless of bedrooms  
 GFA = Gross Floor Area square footage  
 BR = Bedroom  
 Room = Hotel Guest Room



# VII. Vehicle & Bicycle Parking

## Proposed Changes

- Add “colored concrete” to list of accent materials
- Add trees to the screening requirements within the Highway/Gateway zone

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Commercial / Civic (GFA)	--	--	1 per 500	1 per 300
Office (GFA)	1 per 500	--	1 per 500	1 per 300
Hotel	1 per room	--	1 per room	1 per room
Amphitheater (GFA)	1 per 300	--	--	--

Terms: Unit = Dwelling unit, regardless of bedrooms  
 GFA = Gross Floor Area square footage  
 BR = Bedroom  
 Room = Hotel Guest Room

# X. Utilities

## **Required**

- Addresses the location of electrical transformers – away from primary streets, entry points.
- Easement requirements.
- Utility alignments

## **Proposed Change**

- Clarification that electric transformers should be screened from public spaces in the development.
- When screening is not possible, camouflage should be considered.



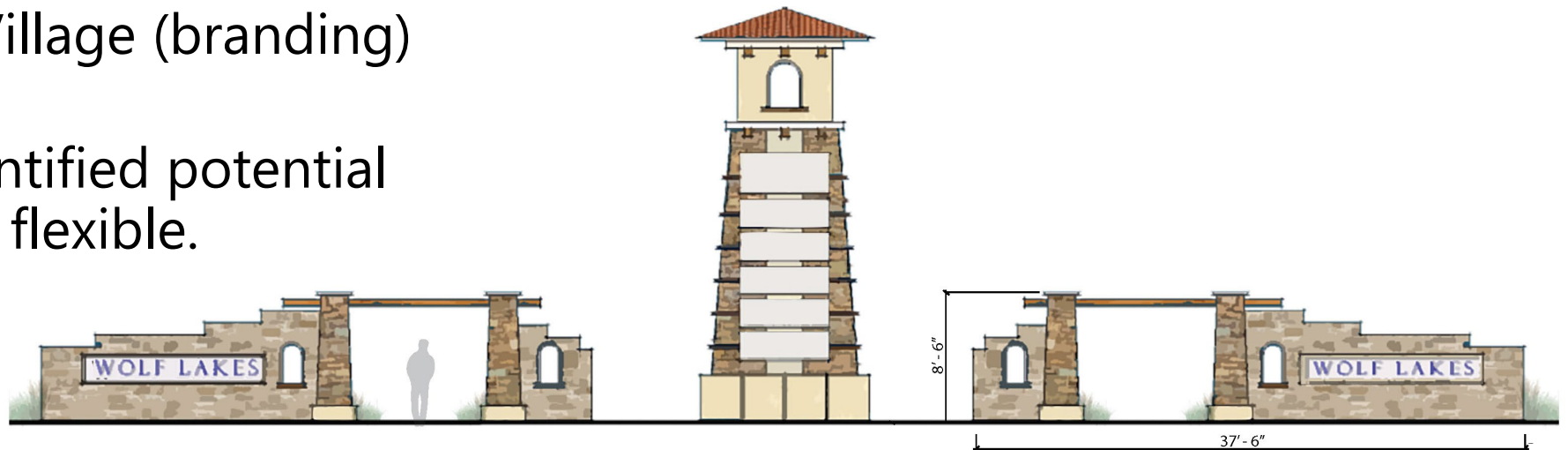
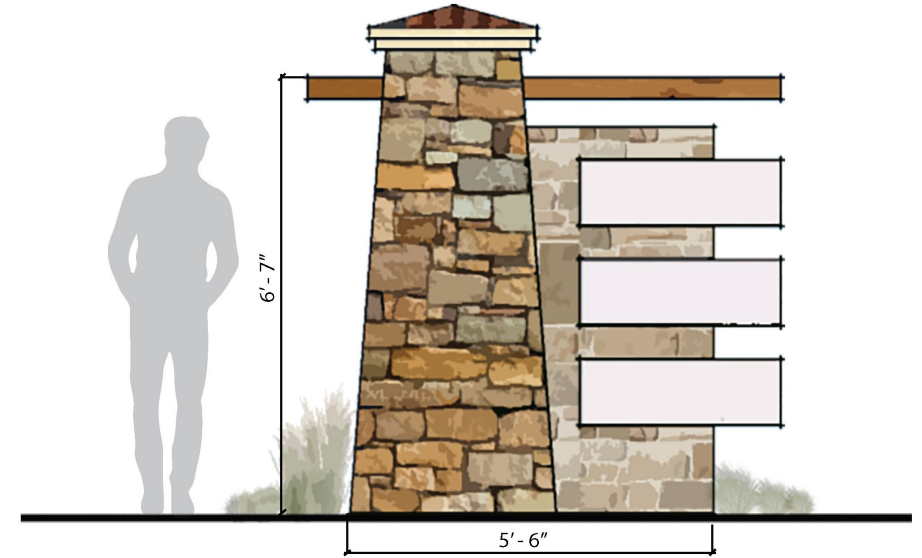
# XI. Signage

## Required

Established No. of Signs

- Two High-Profile Monument Signs Three Medium-Profile Monument Signs
- Four Low-Profile Monument Signs
- Three Corporate Monument Signs
- Four Wolf Lakes Village (branding) Monument Signs

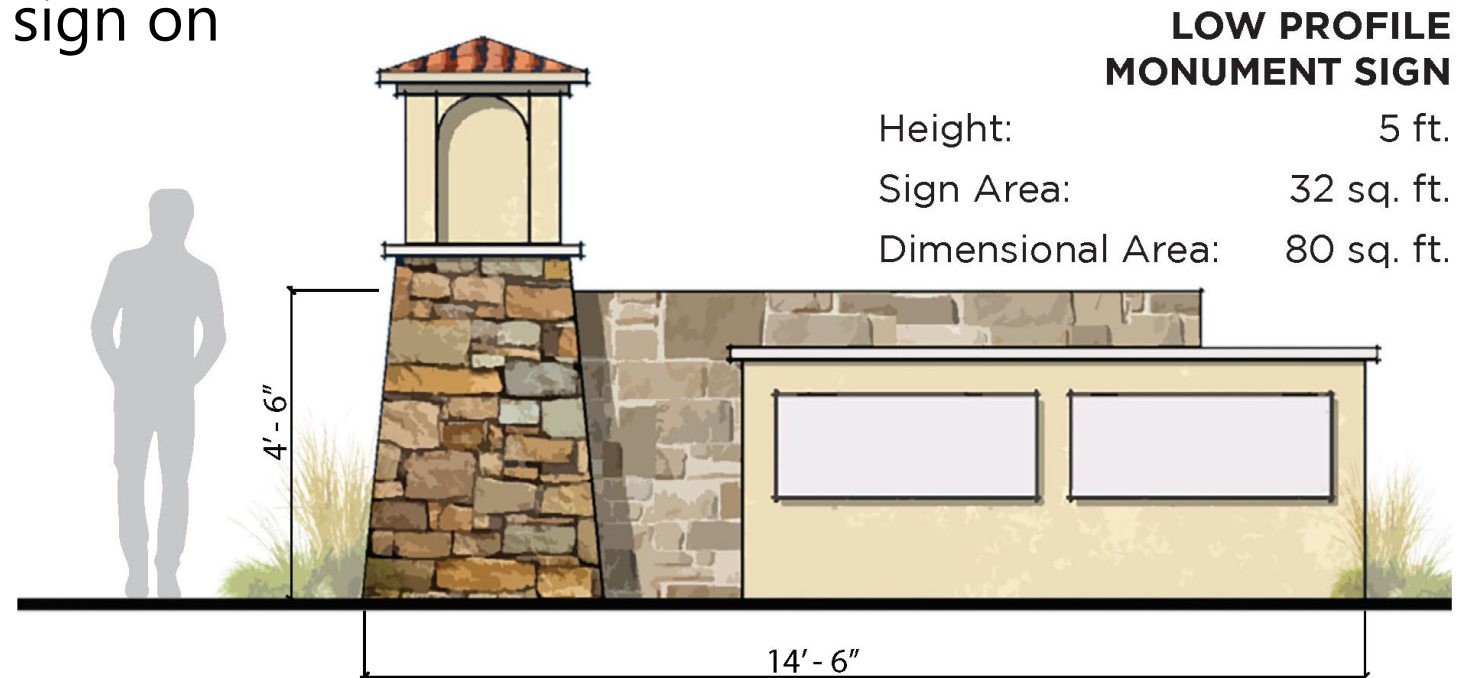
Conceptual Plan identified potential locations. Remained flexible.



# XI. Signage

## Proposed Changes

- Increase number of Low-Profile Monument Signs to five (5)
- Place a Low-Profile Monument sign on along University Avenue



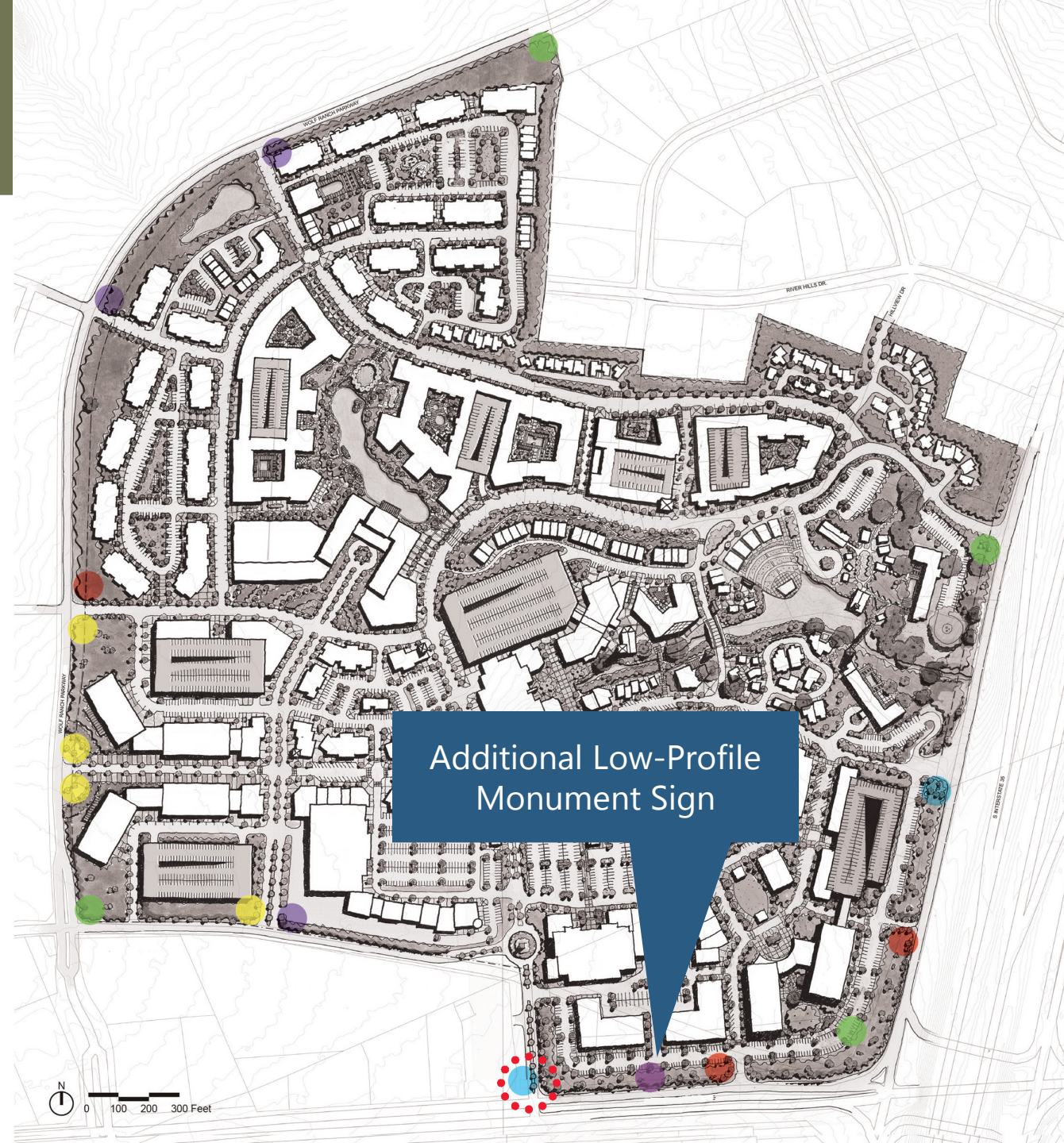


# EXHIBIT C.11 PERIMETER SIGNAGE PLAN

## LEGEND

- High-Profile Monument
- Medium-Profile Monument
- Low-Profile Monument
- Corporate Monument
- Wolf Lakes Identification
- Wolf Lakes Drive Entry

*Sign types and exact locations are subject to change, in accordance with Section XI of this PUD*



## XII. Modifications & Administration

- Minor Amendment = Administrative modification to some requirement of the PUD by the Planning Director
  - Rerouting or alignment of streets
  - Locational flexibility for elements shown on the concept plan
  - Flexibility in phasing



# XII. Modifications & Administration

## **Proposed Amendment**

Clarifies what a "Minor Modification" is:

- Adjustments to district boundaries, not to exceed 20% of total area,
- Ingress/egress locations on perimeter streets,
- Deviations up to 10% of any numerical standard,
- Relocation of required elements so long as it does not result in elimination of the element.

## XII. Modifications & Administration

### **Sets terms for the administrative removal of a planned street:**

- Elimination of a street is the last option exercised (save re-routing, reclassifying, making public or private, etc.)
- Wolf Lakes Drive, Sunset Vista Drive, Legacy Crossing, and Bella Lago (east of Wolf Lakes Drive) are not eligible for elimination.
- The following must be provided to the Planning Director in a request for street elimination:
  - An explanation and demonstration of what unique conditions or site constraints exist that prevent planned streets from being rerouted or constructed as streets;
  - An explanation as to how the removal of a planned street promotes the Vision and Guiding Principles of the PUD;
  - An explanation as to how the removal of the planned street is compliant with the design standards for the Street Character Zone and Subdistrict; and
  - An engineered study of the impact of the removal of a street on the vehicular and pedestrian circulation internal to the PUD and the potential impact to the circulation of perimeter streets. The need for an update to the already approved TIA will be evaluated at the time of the request based on the scope of the roadways to be eliminated.



# 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		

# 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		



# Approval Criteria – UDC Section 3.06.040

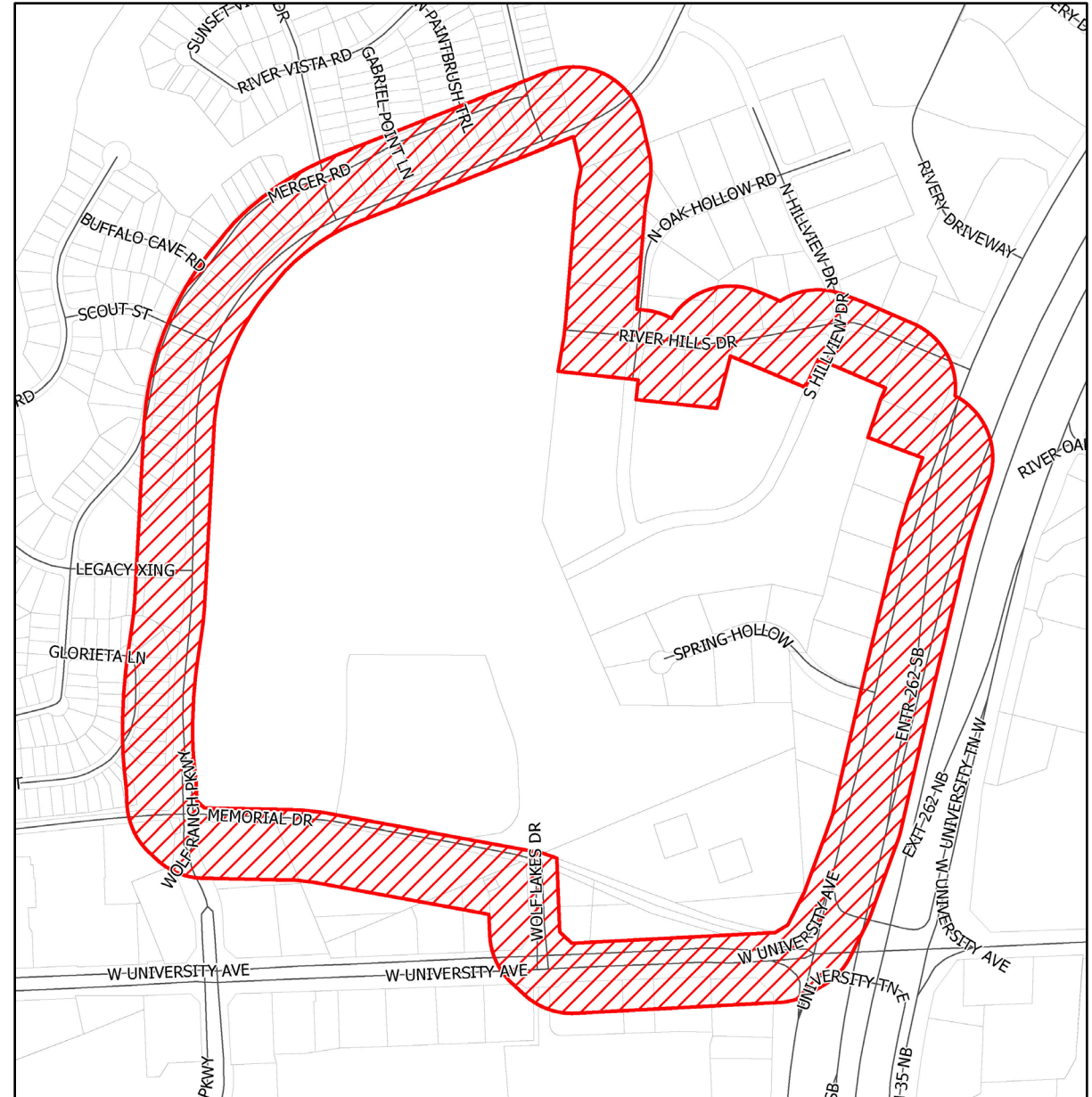
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	X		
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	X		
A planned and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

# 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		

# Public Notifications

- 94 property owners within the 300' buffer
- Notice in Sun News on April 4, 2021
- 14 signs posted on the property
- To date, staff has received:
  - 2 written comments IN FAVOR
  - 0 written comments OPPOSED





# Planning & Zoning Commission Action

- At their May 4, 2021 meeting, the Planning & Zoning Commission recommended approval of the request (5-0).

# First Reading of an Ordinance

- An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map for approximately 164-acres of land in the J.P. Pulsifer Survey, Abstract No. 498 and the C. Stubblefield Survey, Abstract No. 558, generally located on the north side of W. University Avenue between IH-35 and Wolf Ranch Parkway, to amend the existing Wolf Lakes Village Planned Unit Development (PUD), to revise the standards relating to architectural design, street character zones, open space and amenities, parking lots, utility screening, signage, and the terms for modification; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.