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July 14, 2021

Andreina Dávila-Quintero, AICP
Planning Manager
City of Georgetown
406 W. Eighth Street
Georgetown, TX 78626

Via Electronic Delivery

Re: Molto – Georgetown – Annexation & Zoning Letter of Intent for the 43.421-acre tract bounded by the Williamson Central Appraisal District Parcel Numbers R039324, R420720, R482459, and R485212 (the “Property”)

Dear Ms. Dávila-Quintero:

As representatives of the owner of the Property, we respectfully submit the enclosed Annexation Application. The Property is located south of SE Inner Loop and east of Blue Springs Boulevard.

Annexation

I acknowledge the Property is contiguous to City of Georgetown City Limits, as indicated in the Location Map included with the application documents.

The project consists of a 43.421-acre tract of land, as indicated in the field notes and sketch included with the application documents.

The Property has an existing use of agriculture.

Based on the approval criteria outlined in UDC Section 3.25.030, this request meets City requirements in the following ways:

- I confirm the application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action by the City of Georgetown.
- I confirm the annexation promotes the health, safety, and general welfare of the City and the safe, orderly, and healthful development of the City.

- I confirm this request is consistent with the City's adopted long-range plans and annexation policies.

The proposal is in compliance with the City's 2030 Plan in the following ways:

- The Property is within the City's electric service CCN.
- The Property is within the City's water service CCN.
- The Property is designated as Employment Center on the City's Future Land Use Map. Based on the growth scenarios, the City would support intentional infrastructure for these areas.
- Roadway corridors which would support industrial uses already exist around the Property.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

With this signed petition for voluntary annexation, the landowner understands that construction of any capital improvements necessary for development on the property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.

Below you will find the notarized signature of the Property owner.

Zoning

The zoning district requested to be designated to the subject property upon annexation is Industrial.

The Property has an existing use of agriculture, and this proposal would be to rezone from agriculture to industrial. The Property is designated as Employment Center on the City's Future Land Use Map.

The project consists of a 43.421-acre tract of land, as indicated in the field notes and sketch included with the application documents.

The proposal is in compliance with the City's 2030 Plan in the following ways:

- The Property is within the City's electric service CCN.
- The Property is within the City's water service CCN.
- Based on the Plan growth scenarios, the City would support intentional infrastructure for these areas.
- The development would create a balance of land uses by utilizing the roadway corridors which would support industrial uses already in existence around the Property.

From a roadway perspective, SE Inner Loop exists to the north, and Blue Springs Boulevard is to the west.

An existing 18" waterline exists in SE Inner Loop. An existing 12" waterline exists in Blue Springs Boulevard. There is no immediate wastewater available to the site; an extension would be required.

No existing structures or features are on the Property; therefore no Conceptual Site Layout has been provided.

This request meets the approval criteria for a Zoning Map Amendment outlined in UDC Section 3.06.030 in the following ways:

- The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action.
- The zoning change is consistent with the Comprehensive Plan. The Property is designated as Employment Center on the City's Future Land Use Map. While this designation can take many forms, the most logical conclusion is to allow for heavier uses in an area so close to Interstate Highway 35. Therefore, the Industrial zoning district is consistent with this Land Use Designation.

The Property is bounded by SE Inner Loop to the North. The SE Inner Loop Schematic Design Preliminary Engineering Report, adopted by City Council on January 13, 2015, quantifies the ultimate roadway sections and alignment of SE Inner Loop. SE Inner Loop will be converted first to a four-lane divided corridor, and ultimately to a six-lane elevated freeway with three-lane frontage roads on each side. This ultimate right-of-way expansion has been clearly explained to our design team since the initial meeting with the City, therefore has been clearly incorporated into our site design. In addition, we have adjusted our layout to ensure that no heavy truck parking (only standard parking) is present along the frontage to maintain a clean and more pleasant aesthetic along SE Inner Loop.

- The zoning change promotes the health, safety, and general welfare of the City and the safe orderly, and healthful development of the City. The proposed development will provide heightened economic activity for the City of Georgetown by complying with the Future Land Use as Employment Center. The Project is designed to accommodate patrons leasing portions of the buildings and facilities within the boundaries of the Property. Because Molto does not know the use of these future patrons, the Industrial zoning district allows for the most flexibility to ensure that no one is turned away, and that all businesses operating within this area are compliant under City of Georgetown regulations.

The proposed development will include sidewalks along all roadway frontages as required by Code, ensuring pedestrian circulation throughout the City. The frontage of the buildings along SE Inner Loop will be primarily office and car parking, with truck courts internal to the site.

Williamson County rerouted Blue Ridge Drive to ensure that a grove of Heritage Trees at the intersection of Blue Springs Boulevard would be protected. Our survey crews have identified these tree locations, their canopies, and their critical root zones. Though this is in the downstream area of the Property, our Civil design team has engineered the stormwater ponds to ensure no impact to this natural preserve.

This development will fully comply with all Texas Commission on Environmental Quality (TCEQ) regulations, most notably water quality requirements due to the site's location within the Edwards Aquifer Recharge Zone. In addition, the City of Georgetown has progressively allowed permeable pavers as sustainable stormwater management, a strategy with which we fully intend to take advantage.

- The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood. Adjacent the Property, to the east is a hospital, and to the south is a data center, with all other general areas undeveloped. The Property is approximately 43 acres and falls well within a City of Georgetown designated Future Land Use of Employment Center – an area of nearly 900 acres – on the east side of Interstate Highway 35 alone. Employment Center focuses on uses which this project will ultimately bring – both office and industrial.

Based on the projected trip generation, the development did not meet the threshold to warrant a traffic impact analysis, mainly because the intended uses require heavy vehicles; versus the Business Park District which typically has more traffic but fewer heavy vehicles. Further, as defined by the Industrial District, SE Inner Loop will act as the necessary arterial roadway to accommodate access for heavy vehicles.

- The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment. While Office/Warehouse is an allowed use by right in both the Industrial District and Business Park District, this development plans to accommodate patrons of the following uses: Manufacturing, Processing and Assembly – General, and Warehousing and Distribution – both Limited and General. None of these uses is currently allowed within the Business Park District. Success of the project relies on ensuring that patrons are able to have the most flexibility in regard to uses.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

Longhorn Junction Land and Cattle Company, LLC,
a Texas Limited Liability Company

By: 

Name: Drew G. Hall

Title: Manager

