

San Gabriel Flats 806 E. Spring St 2021-8-REZ

City Council
September 14, 2021

Item Under Consideration

2021-8-REZ

- Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone **0.662 acres** of property described as Lots 1, 2, 7, and 8, Block 12, North Georgetown Addition, from the **Residential Single-Family (RS)** district to the **Low-Density Multi-Family (MF-1)** district, for the property generally located at 806 E. Spring Street (2021-8-REZ).



Williams Drive &
N. Austin Ave.

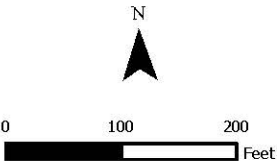


LOCATION

2021-8-REZ

Exhibit #1

-  Site
-  Parcels





Starbucks,
Chipotle, etc.

House, Zydeco Ice,
etc.

Brookwood in
Georgetown
(B.i.G.)

Auto Parts,
Restaurant, etc.

Single-Family
Neighborhood

Bob's Catfish



AERIAL
2021-8-REZ

 Site



0 100 200
Feet



*Facing West
Spring Street*

Subject Property

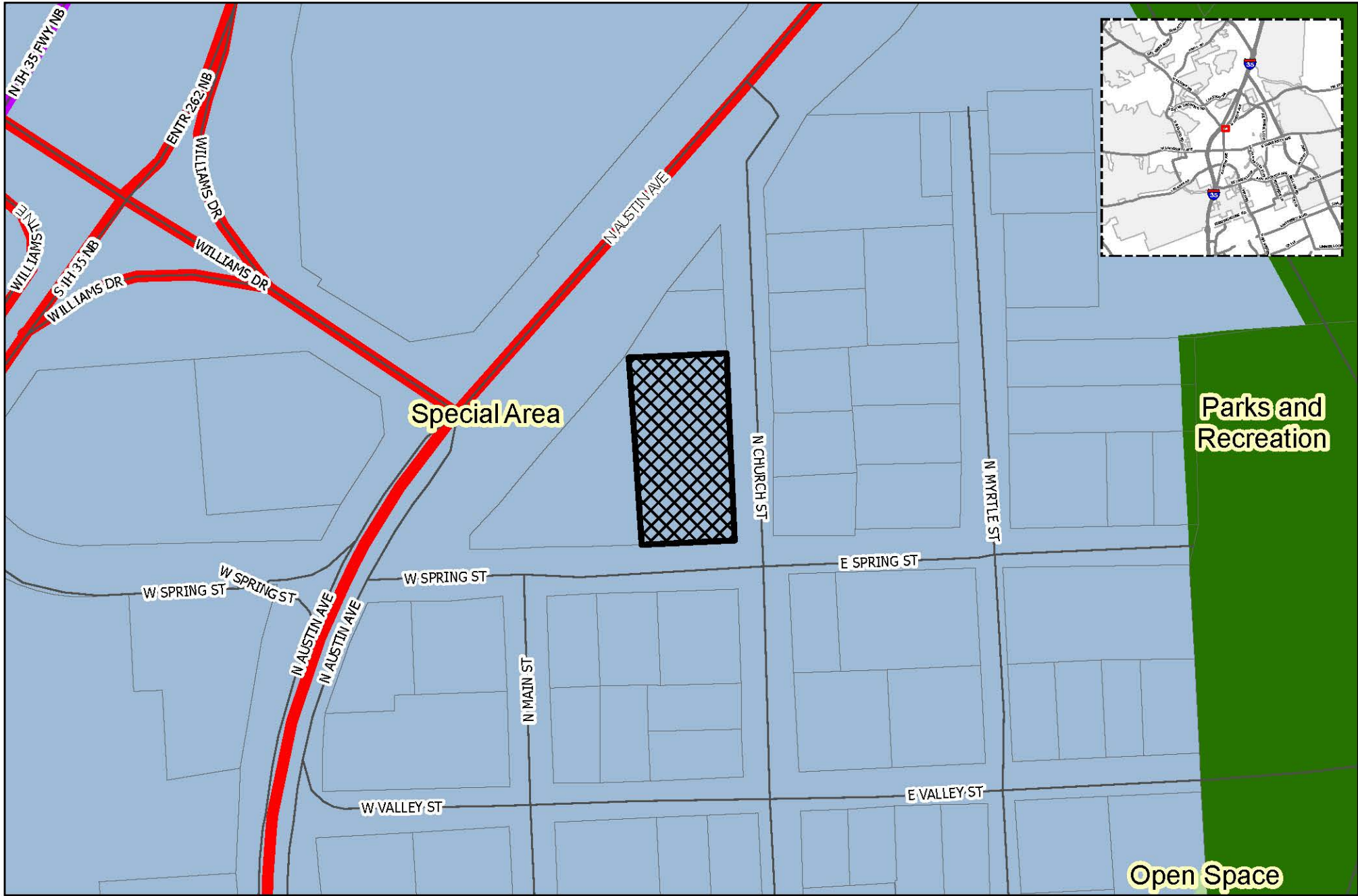
Subject Property

Facing North
N Church Street





*Facing North
Across Property*

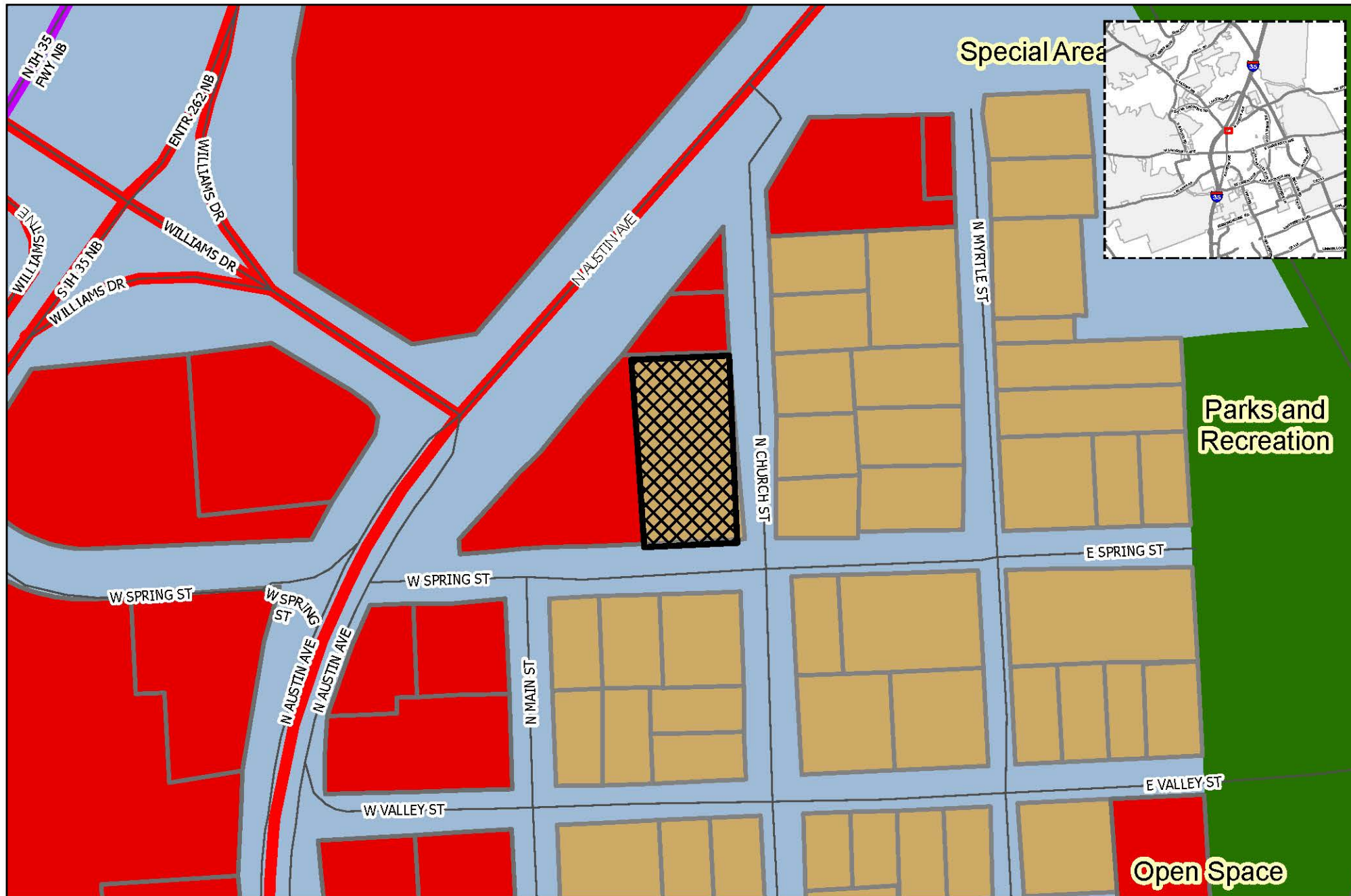


**FUTURE LAND USE/
OVERALL TRANSPORTATION
PLAN**

**2021-8-REZ
Exhibit #2**

- Site
- Parcels
- 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/ OVERALL TRANSPORTATION PLAN

2021-8-REZ
Exhibit #2

- Site
- Parcels
- City Limits
- Georgetown ETJ
- Thoroughfare
 - Existing Freeway
 - Existing Major Arterial
 - Existing Minor Arterial
 - Existing Collector
 - Proposed Freeway
 - Proposed Major Arterial
 - Proposed Minor Arterial
 - Proposed Collector
 - Proposed Rail
- Williams Dr Subarea FLU
 - High Density Mixed Housing
 - Urban Mixed Use
- Future Land Use
 - Open Space
 - Parks and Recreation
 - Special Area

0 100 200
Feet



High Density Mixed Housing (HDMH)

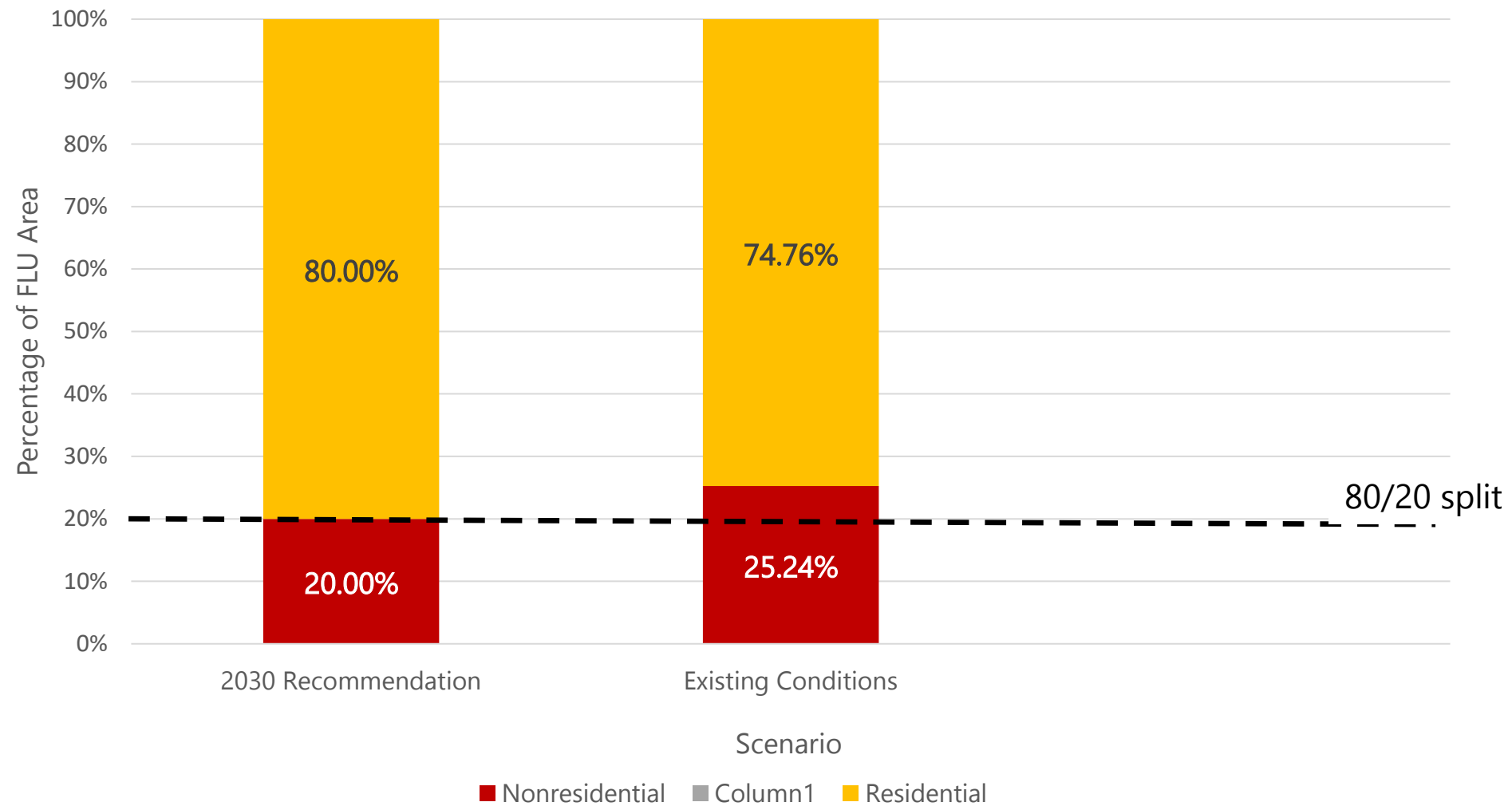
- The High-Density Mixed Housing designation encourages a variety of higher-intensity residential housing in a walkable environment.
- Acceptable uses include townhomes, apartments, and assisted living facilities.

Target Ratio: 80% residential, 20% nonresidential

Primary Use: Medium density residential

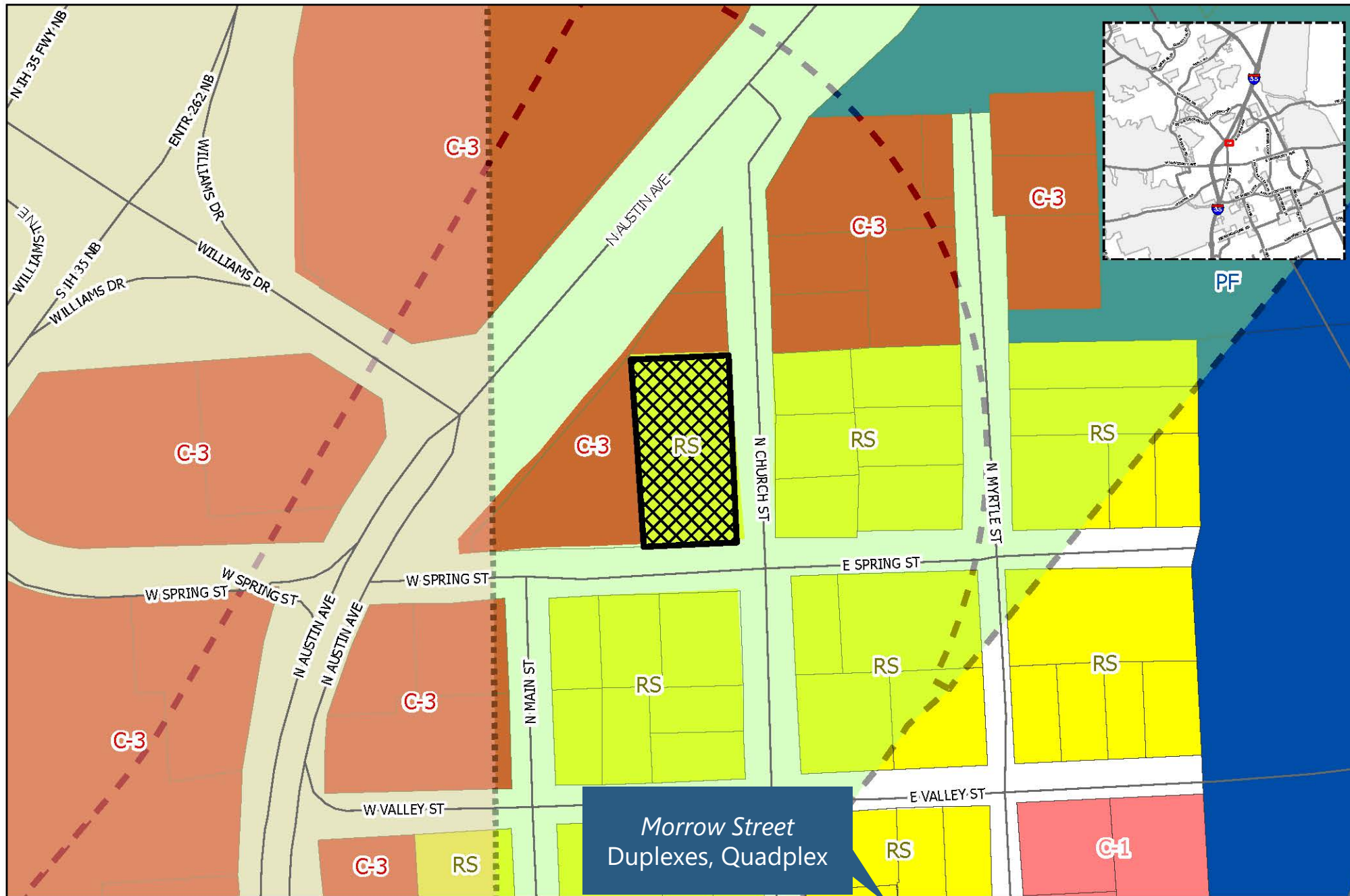
Secondary Uses: High density residential, neighborhood-serving retail, office, institutional, and civic uses.

Land Use Ratios – High Density Mixed Housing (WDGP)



Total Area:
 20.6 acres
 100%

Area of Subject Property:
 .66 acres
 3.2%



ZONING

2021-8-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

0 100 200
Feet



Morrow Street
Duplexes, Quadplex

Low Density Multi-Family (MF-1)

- Attached and detached multi-family
- Apartments, condos, triplexes, fourplexes
- Should have convenient access to major thoroughfares
- Should not route traffic through low density areas
- May be appropriate adjacent to residential and non-residential districts

Dimensional Standards

- Max density = 14 units/acre
- Min. lot size = 12,000 sq. ft.
- Min. lot width = 50'
- Max building height = 35'
- Front setback = 20'
- Side setback = 10'
- Rear setback = 10'
- Side/rear street setback = 15'
- Side/rear setback to residential = 20'
- 15' bufferyard adjacent to RS

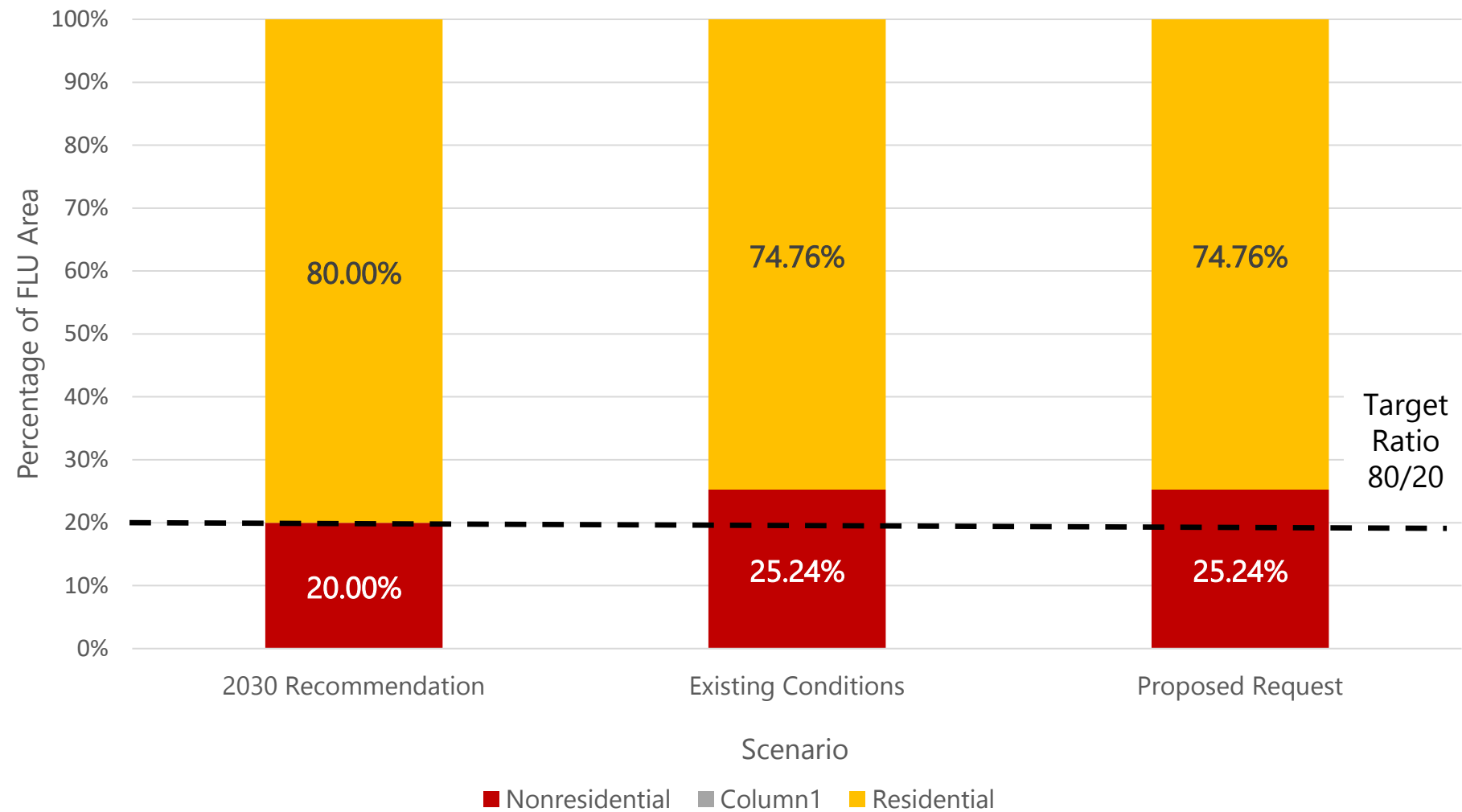
Low Density Multi-Family (MF-1)

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

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		

Land Use Ratios – Special Area (SA)



Total Area:
 20.6 acres
 100%

Area of Subject Property:
 .66 acres
 3.2%

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		

Public Notifications

- 25 property owners within the 300' buffer
- Notice in Sun News on May 30, 2021; July 11, 2021
- Signs posted on the property
- To date, staff has received:
 - 1 written comments IN FAVOR
 - 25 written comments OPPOSED

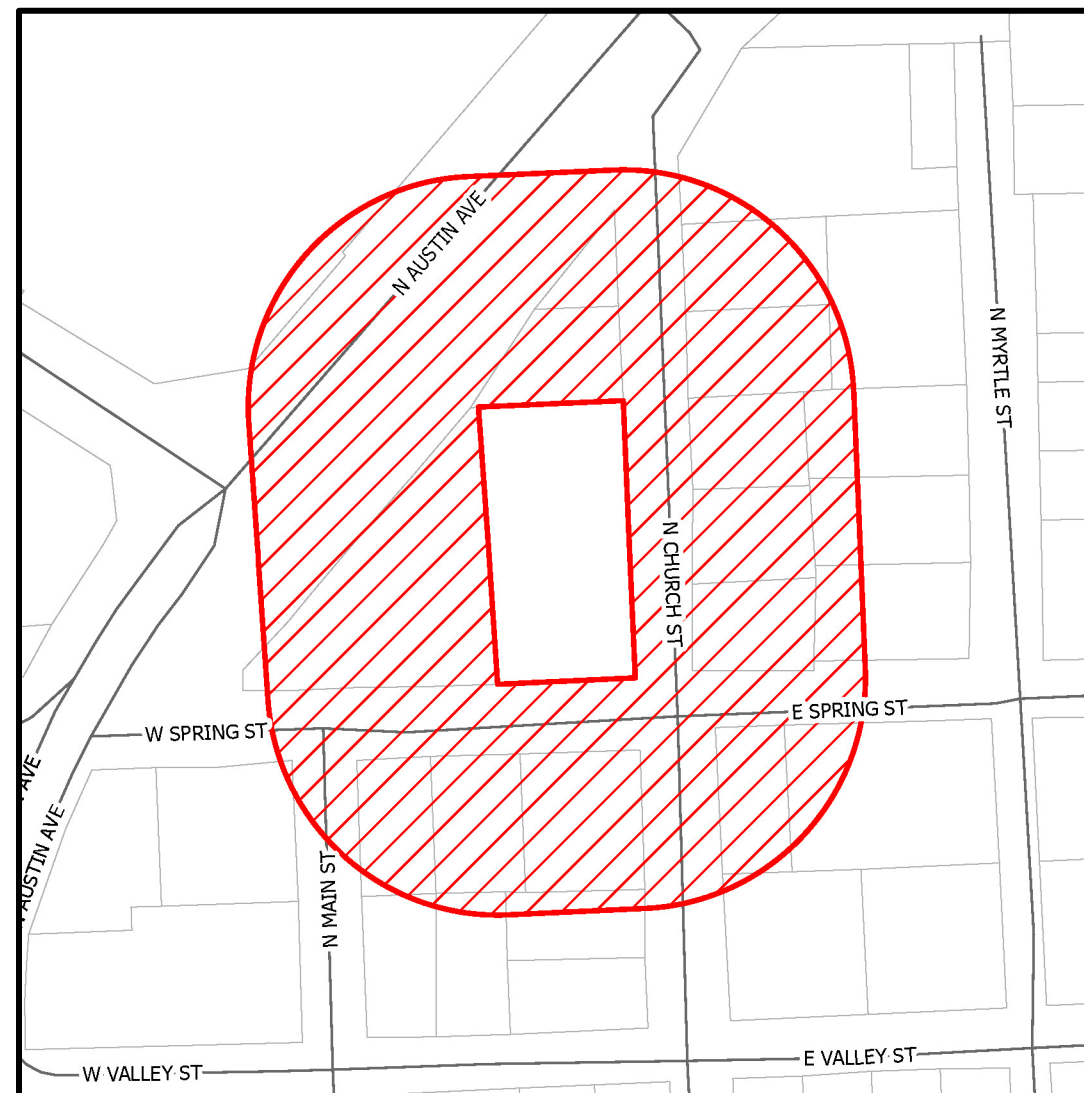


Public Notifications

- State Mandated 200-foot buffer
- Objection from owners of at least 20% of the area either in the buffer or area of the proposed change triggers a super majority vote by Council to approve.

12 Properties = 55.22% (No ROW)
= 29.05% (with ROW*)

*Required calculation per LGC 211.006



Planning & Zoning Commission Action

- At their July 6, 2021 meeting, the Planning & Zoning Commission recommended Approval of the request (5-1-1).

City Council Action

- At their August 24, 2021 meeting, the City Council approved first reading of the ordinance (6-0).

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 0.662 acres being Lots 1, 2, 7, and 8, Block 12, North Georgetown Addition, generally located at 806 E Spring Street, from the Residential Single-Family (RS) zoning district to the Low Density Multi-Family (MF-1) zoning district; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.