

# Loram Tract 2021-16-REZ

Planning & Zoning Commission  
September 14, 2021

# Item Under Consideration

## 2021-16-REZ

**Public Hearing and First Reading of an ordinance on a request to rezone** 24.326-acre tract situated in the Lewis J Dyches Survey No 2. from the **Residential Single Family (RS)** zoning district to the **Industrial (IN)** zoning district, for the property generally located east of I-35, west of Austin Ave, north of Georgetown Station and the Inner Loop (near the intersection of Austin Avenue and Cooperative Way) 2021-16-REZ)







**AERIAL**

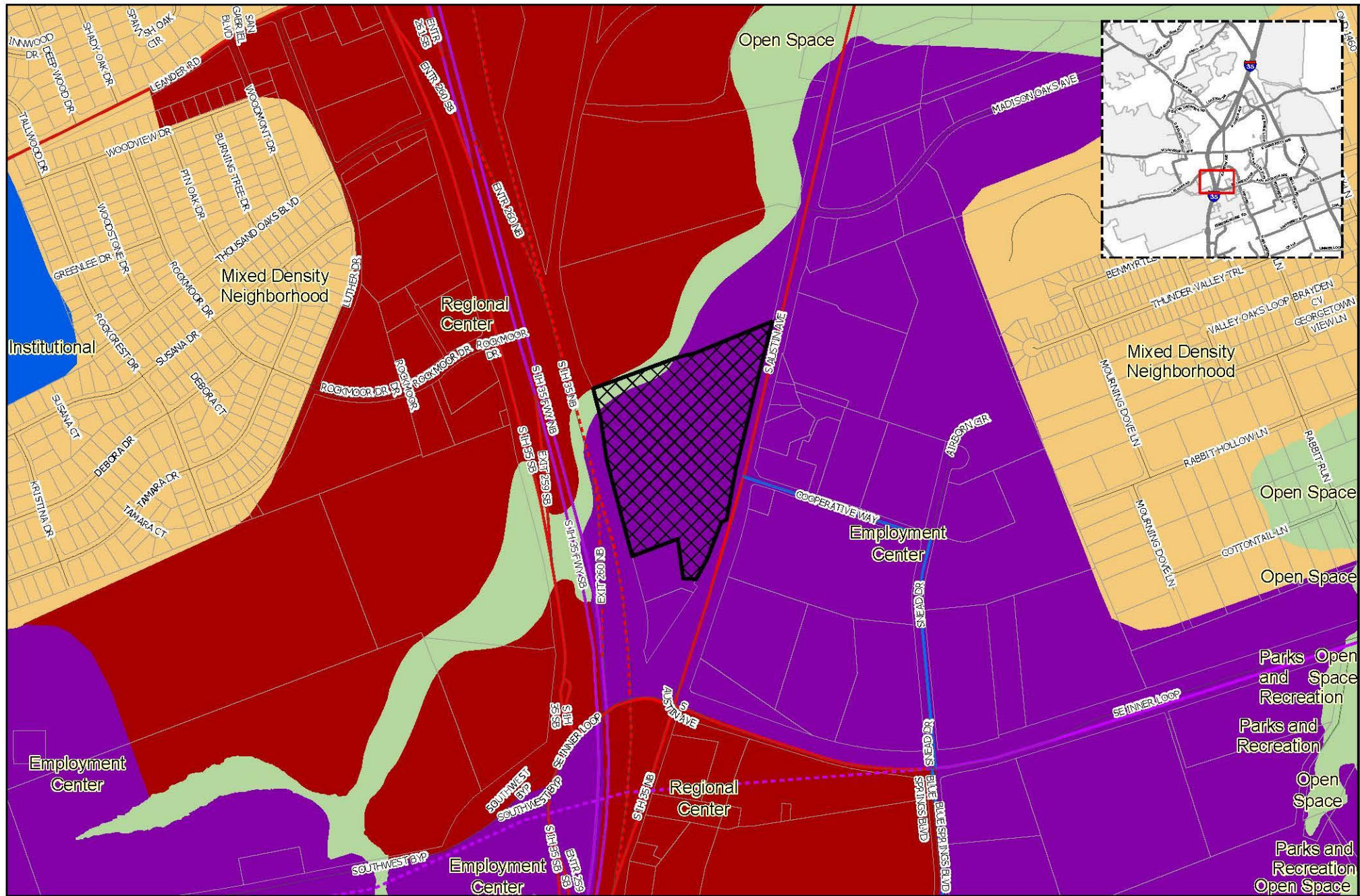
**2021-16-REZ**

-  Site
-  City Limits
-  Georgetown ETJ



0 500 1,000 Feet





## FUTURE LAND USE/ OVERALL TRANSPORTATION PLAN

2021-16-REZ  
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



# Employment Center (EC)

- Employment-generating uses that support heightened economic activity through quality architectural design
- Transition areas between more intensely developed industrial uses and residential neighborhoods
- Use of buffering and/or performance-based development standards to protect adjacent uses from adverse impacts

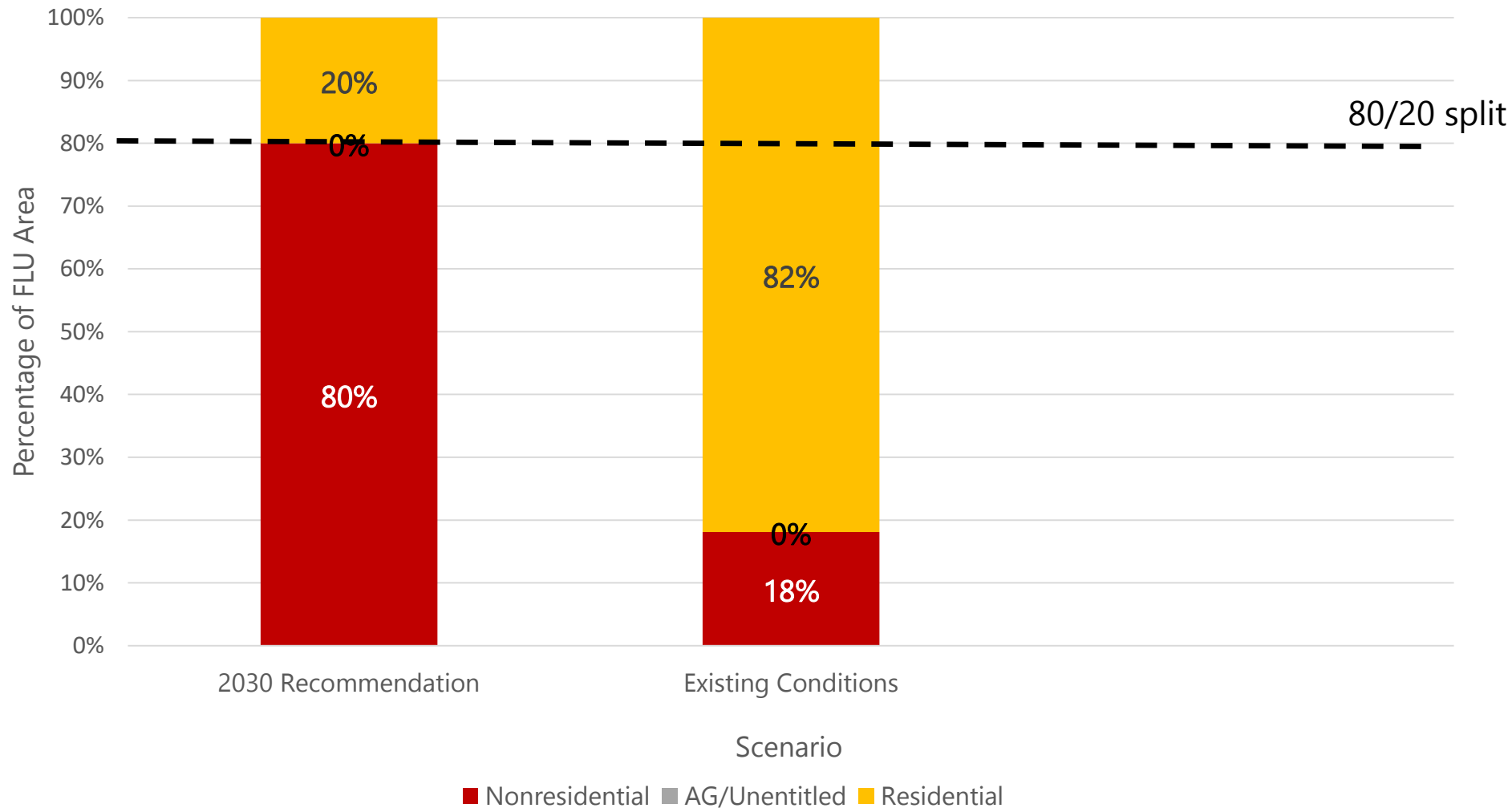
**DUA:** 14 or more

**Target Ratio:** 80%  
nonresidential, 20% residential

**Primary Use:** Advanced manufacturing, life sciences, and professional services

**Secondary Uses:** Flex workspace, environmentally friendly manufacturing, retail, commercial, high-density residential, mixed-use

# Land Use Ratios – Employment Center



<u>Total Area:</u>
31.41 acres
100%
<u>Area of Subject Property:</u>
24.32 acres
3.99%
<u>AG/Unentitled:</u>
0 acres
0%





# ZONING

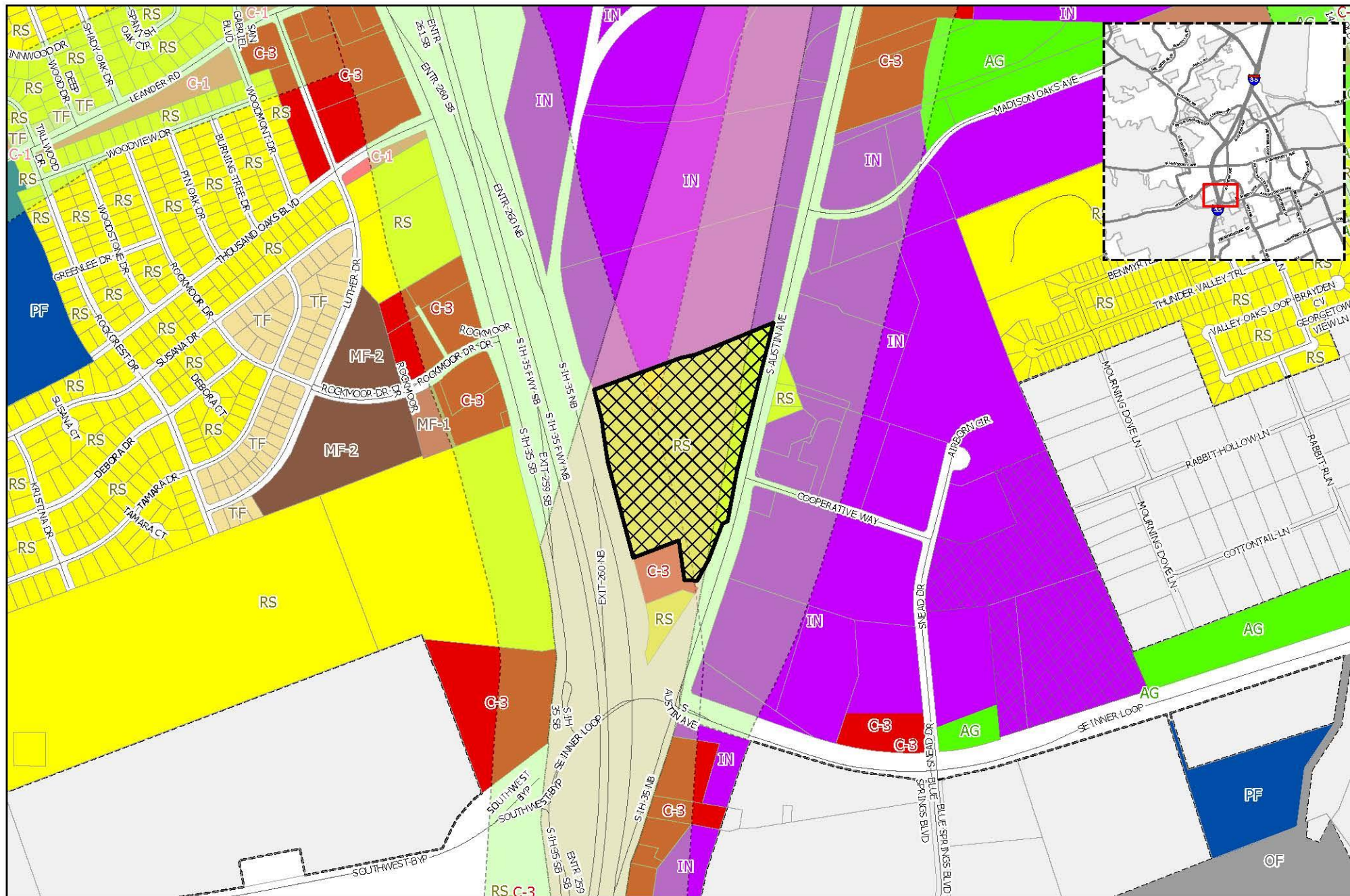
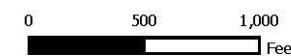
## 2021-16-REZ

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





# 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)

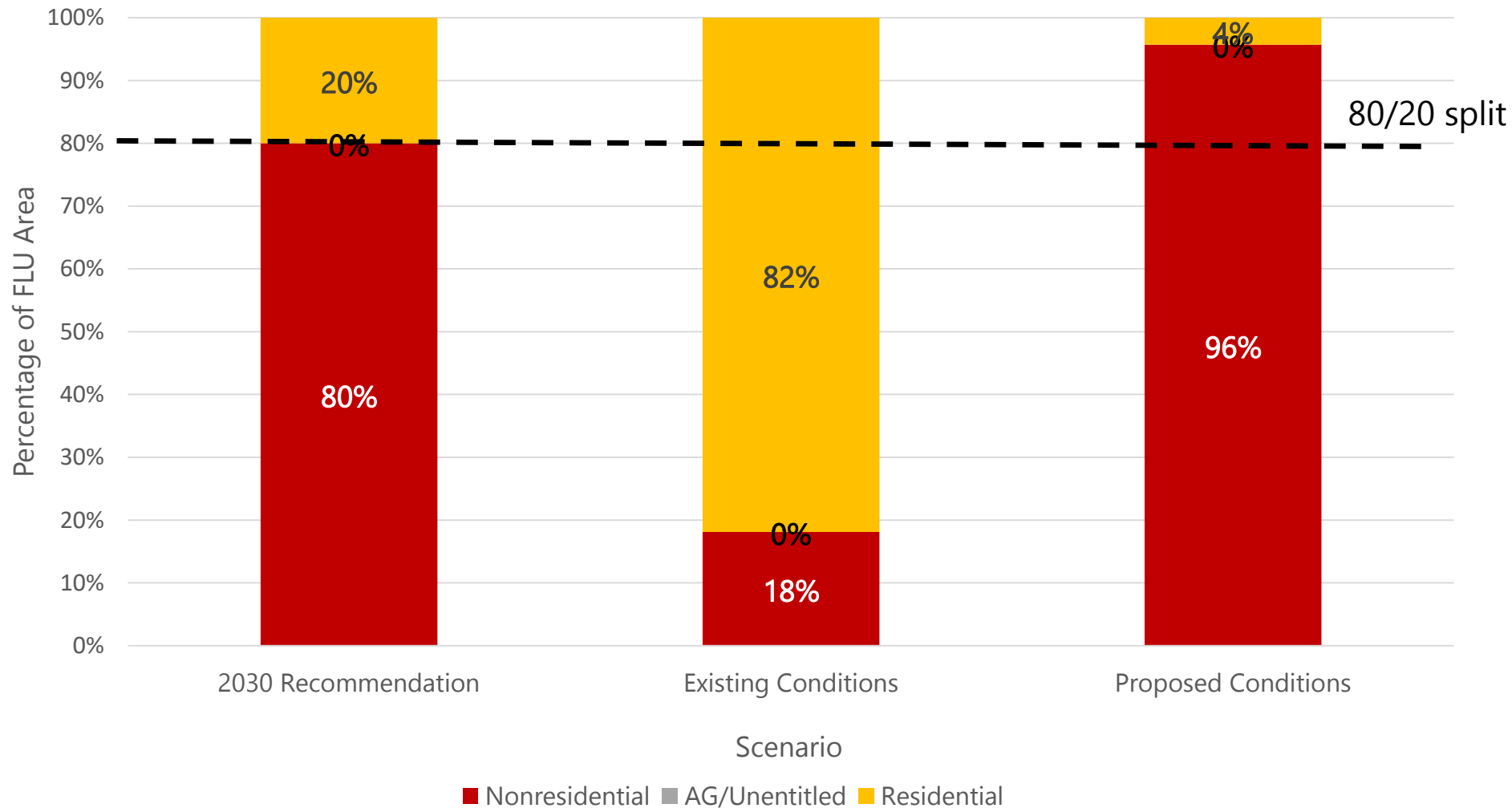
Permitted by Right		Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Car Sales/Rental/Leasing Facility	Business/Trade School	Correctional Facility
Government/Post Office	Car Parts/Accessories Sales, Outdoor	Animal Shelter	Hospital
Naure Presreve/Community Garden	Car Repair/Service, 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		

# Land Use Ratios – Employment Center



<u>Total Area:</u>
31.41 acres
100%
<u>Area of Subject Property:</u>
24.37 acres
77.6%
<u>AG/Unentitled:</u>
0 acres
0%

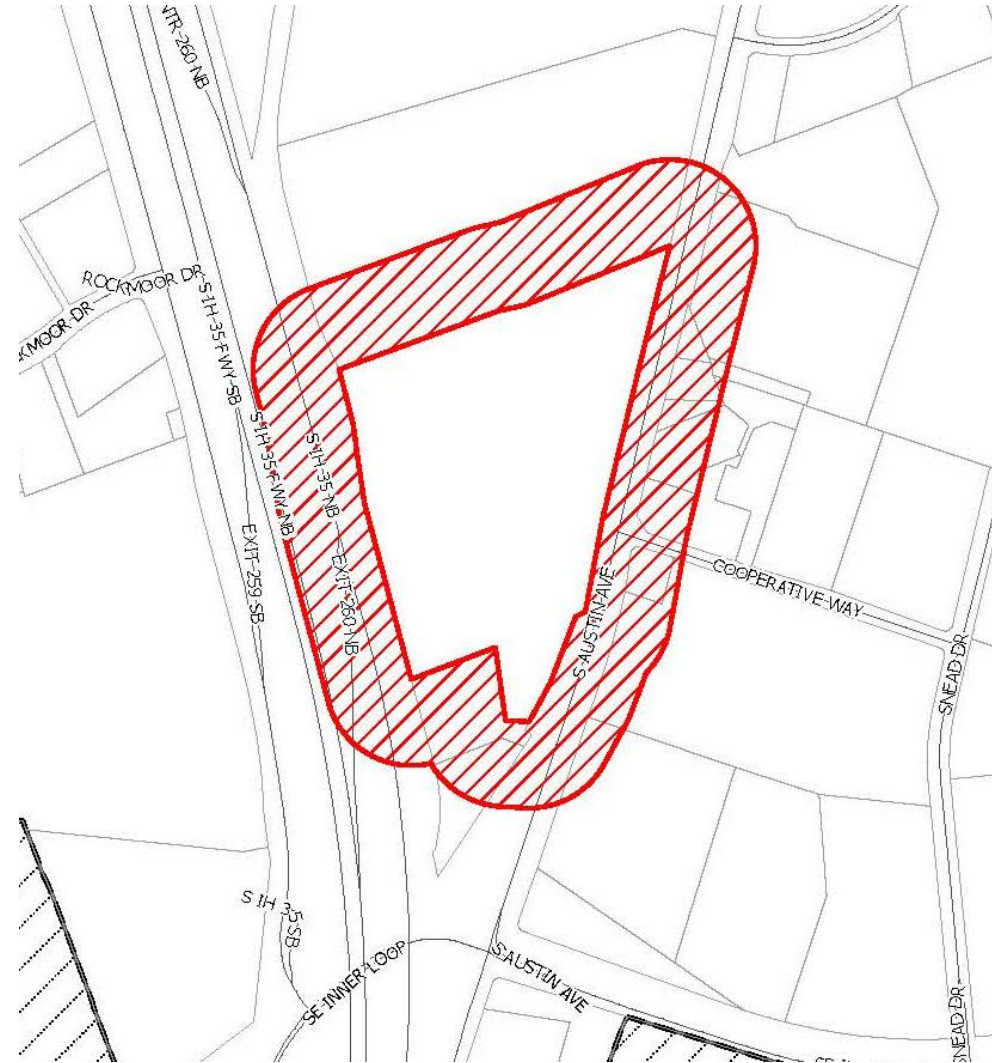


# Approval Criteria – UDC Section 3.06.030

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

- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED





# Planning and Zoning Commission Recommendation

- On August 17<sup>th</sup> the Planning and Zoning Commission made a recommendation of APPROVAL for your consideration.

# Ordinance Caption

- **An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 24.326 acres in the Lewis J. Dyches Survey No.2 , Abstract No. 180, generally located at east of I-35, west of Austin Ave, north of Georgetown Station and the Inner Loop (near the intersection of Austin Avenue and Cooperative Way), from the Residential Single Family (RS) zoning district to the Industrial (IN) zoning district; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date**