

4230 Williams Drive 2021-17-REZ

City Council
September 14, 2021

Item Under Consideration

2021-17-REZ

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone **2.3832 acres** in the David Wright Survey, Abstract No. 13, from the **Agriculture (AG)** zoning district to the **Local Commercial (C-1)** zoning district, for the property generally located at 4230 & 4236 Williams Drive (2021-17-REZ).

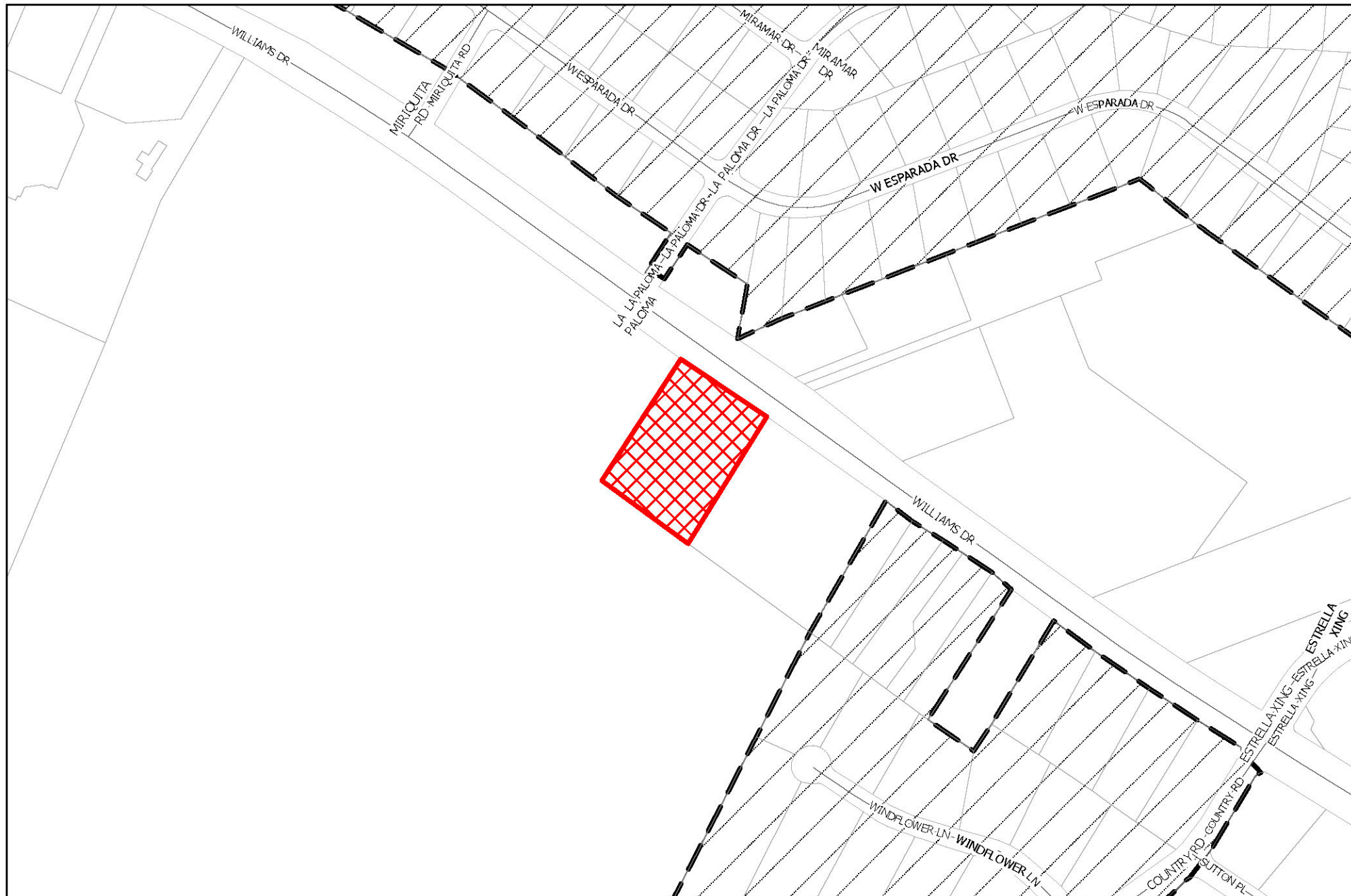
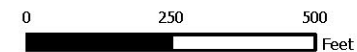


LOCATION

2021-17-REZ

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ





AERIAL

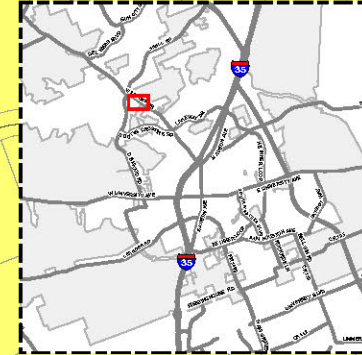
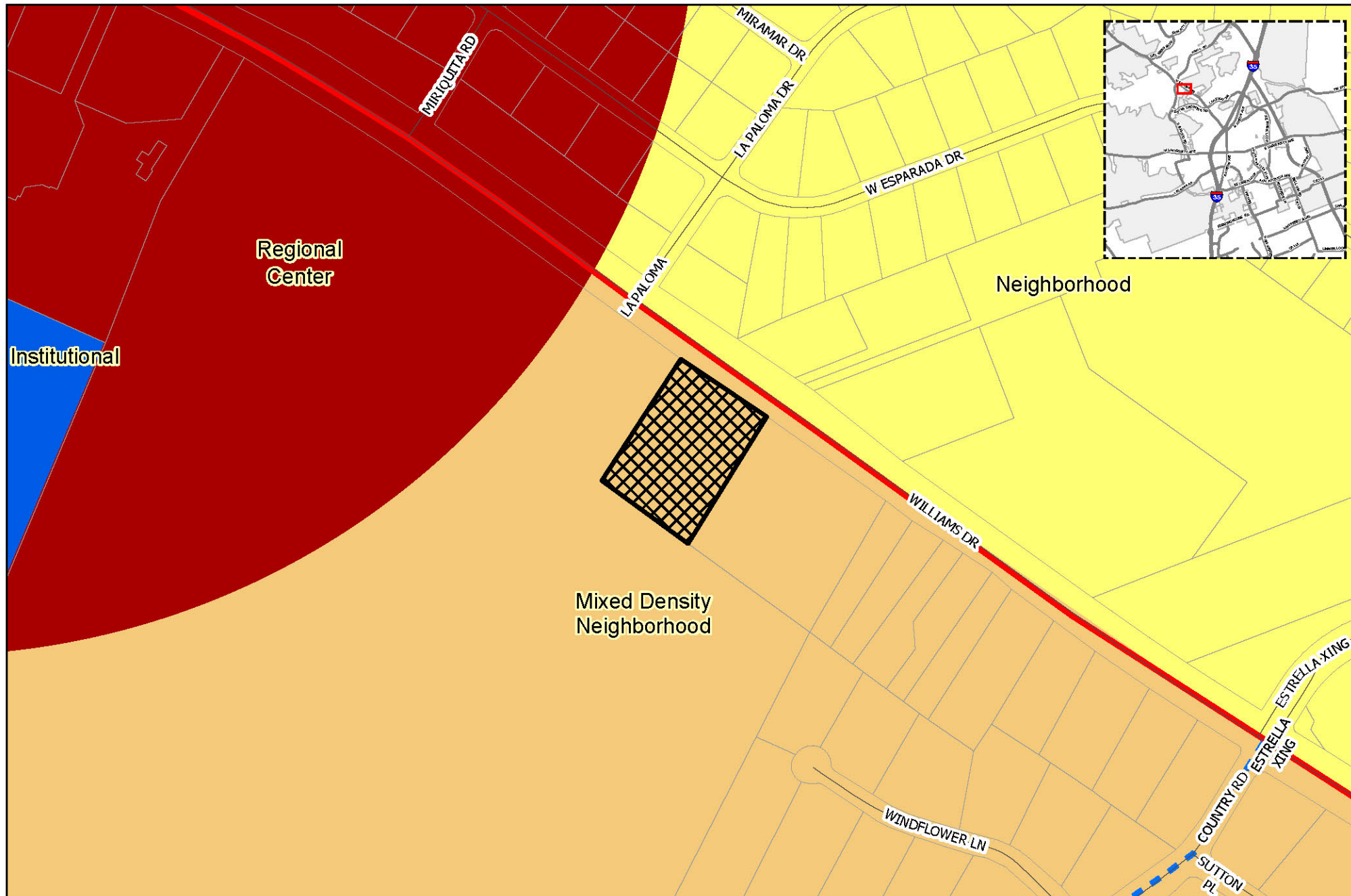
2021-17-REZ

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-  Georgetown ETJ



0 250 500
Feet



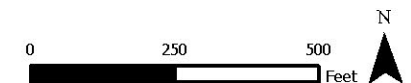


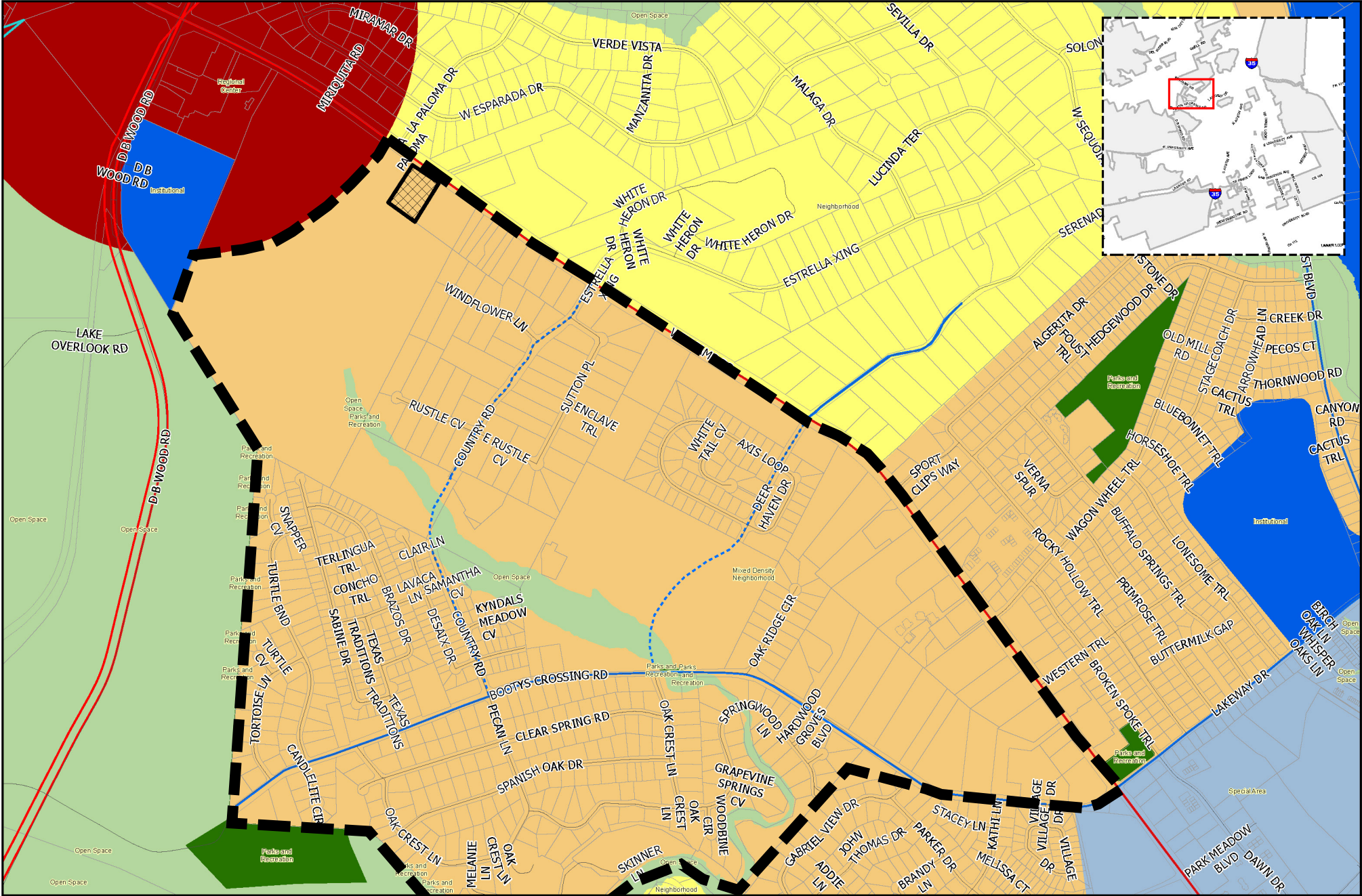
FUTURE LAND USE/ OVERALL TRANSPORTATION PLAN

2021-17-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





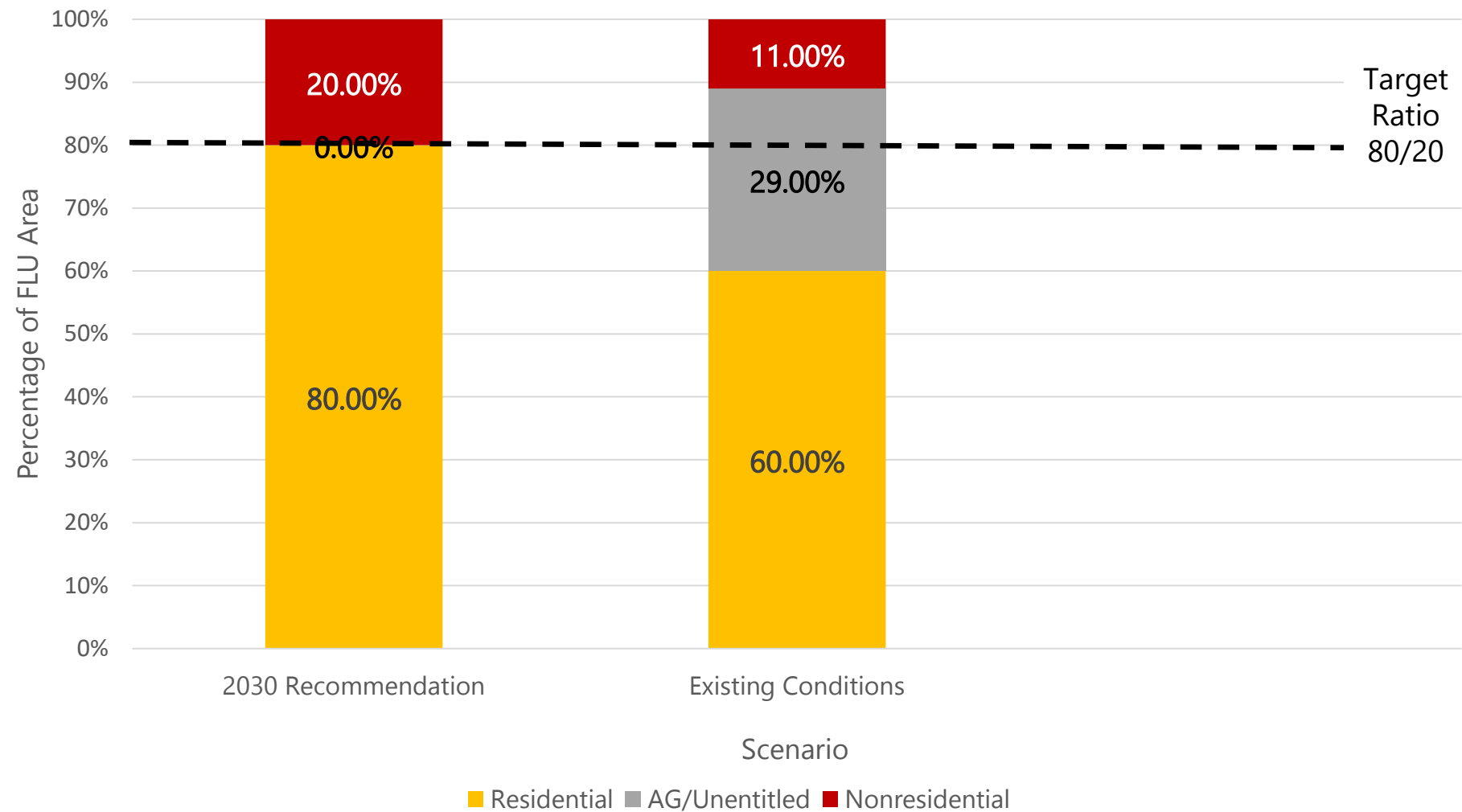
**FUTURE LAND USE/
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**2021-17-REZ
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Land Use Ratios – Mixed Density Neighborhood *With Nature Preserve*



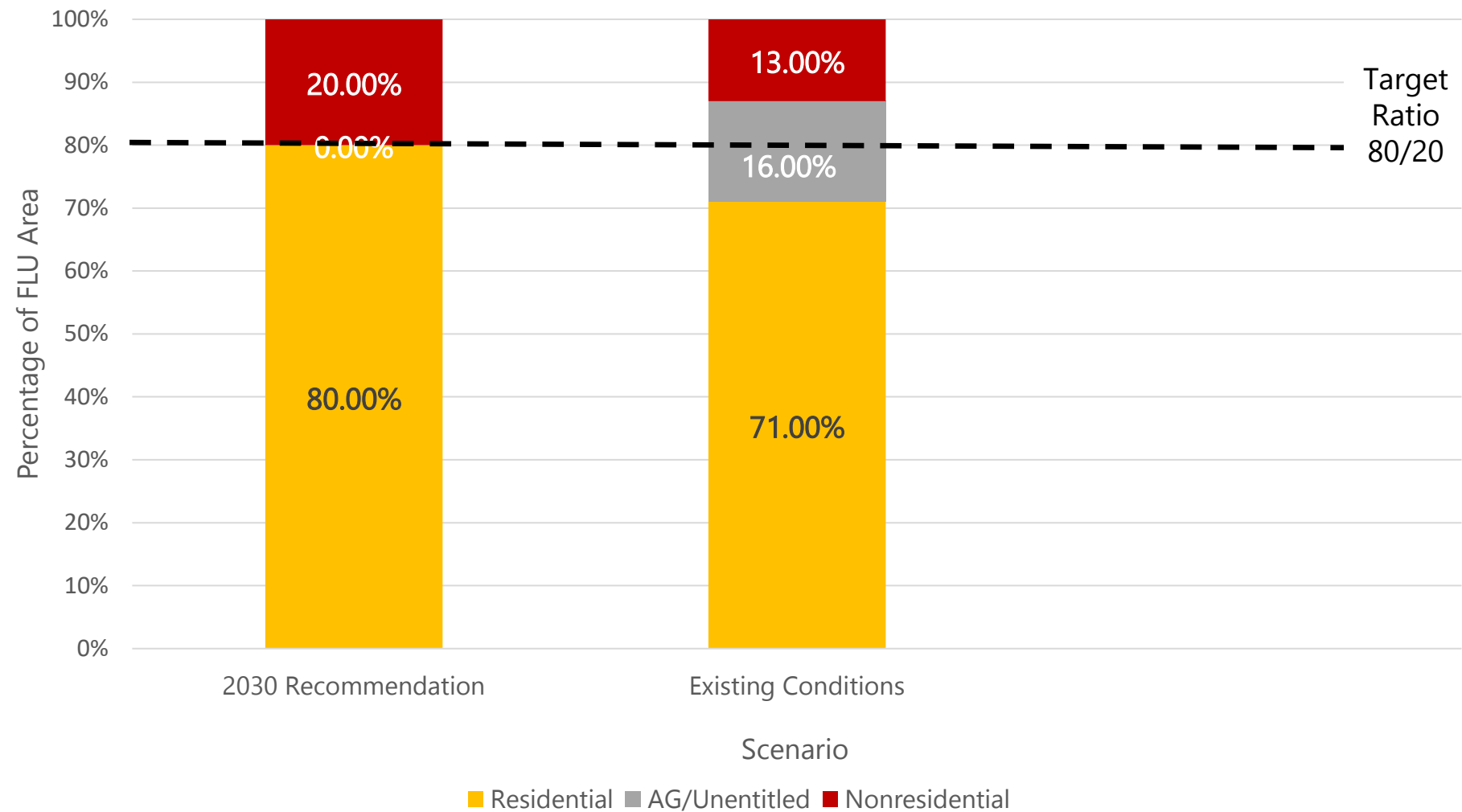
Total Area:
 656 acres
 100%

Area of Subject Property:
 2.32 acres
 0.35%

AG/Unentitled:
 192.6 acres
 29%

Land Use Ratios – Mixed Density Neighborhood

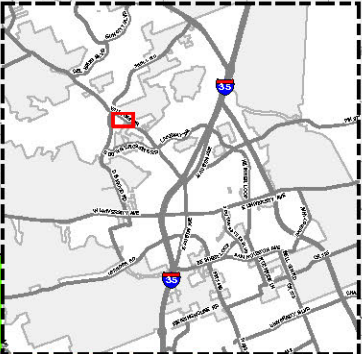
Without Nature Preserve



Total Area:
 550 acres
 100%

Area of Subject Property:
 2.32 acres
 0.42%

AG/Unentitled:
 86.9 acres
 16%



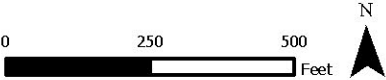
ZONING

2021-17-REZ

Exhibit #3

- Site
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- SPO Overlay
- Gateway Overlay
- Parcels

- 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



Mixed Density Neighborhood (MDN)

- Provides for a variety of housing types within a traditional neighborhood
- Duplexes, townhomes, quadplexes, or potentially moderate density multi-family
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Transitions of land uses and connectivity to neighborhood serving commercial is encouraged

DUA: 5.1-14.0

Target Ratio: 80% residential, 20% nonresidential

Primary Use: Variety of single-family home types (detached, duplex, townhome)

Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic uses

Local Commercial (C-1)

- Commercial and retail serving residential areas
- Pedestrian access to adjacent residential areas
- Not appropriate along residential streets or residential collectors

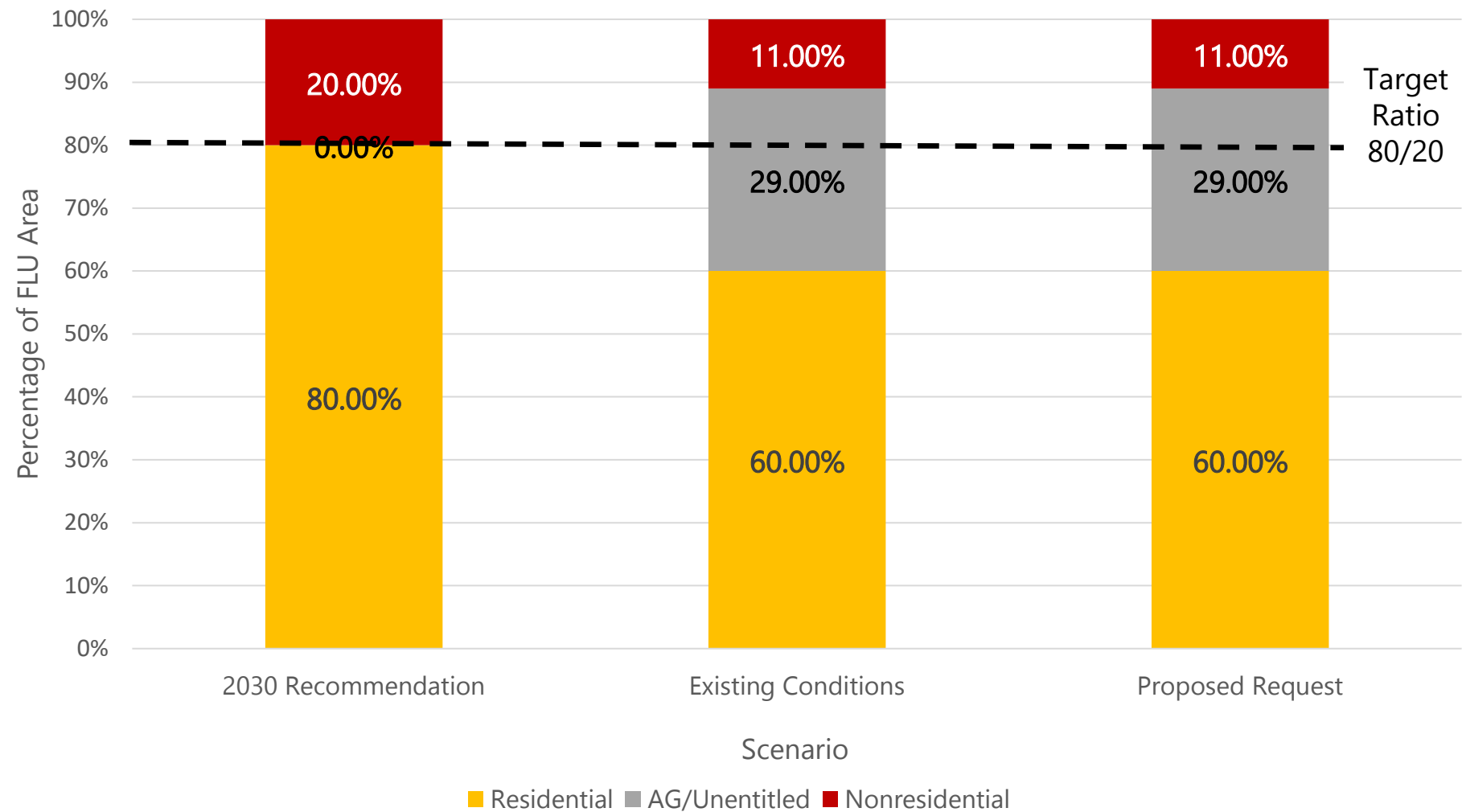
Dimensional Standards

- Min. lot width = 50'
- Max building height = 35'
- Front setback = 25'
- Side setback = 10'
- Rear setback = 0'
- Side setback to residential = 15'
- Rear setback to residential = 25'
- 15' bufferyard adjacent to RS
- FAR = 0.5

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 – Mixed Density Neighborhood *With Nature Preserve*



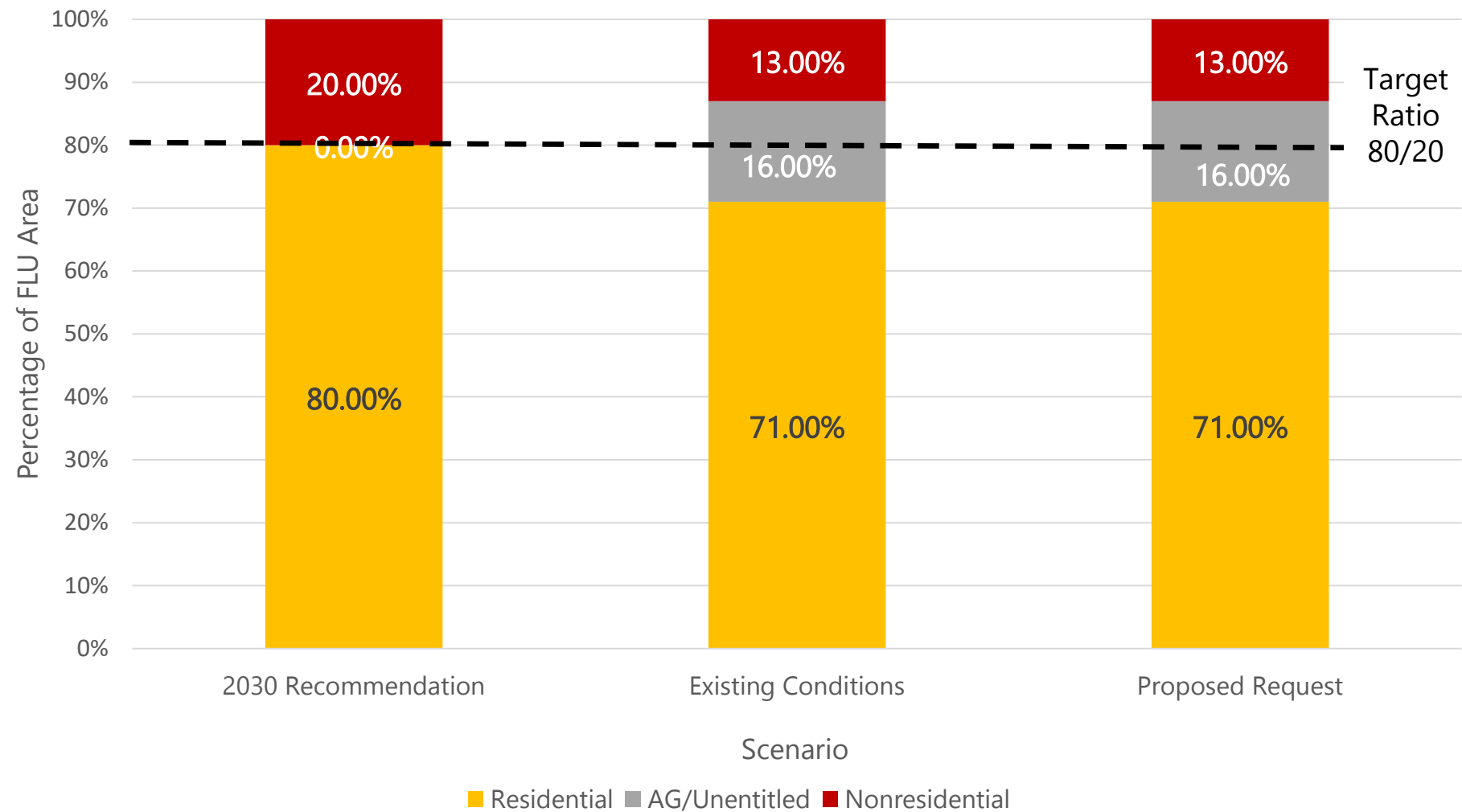
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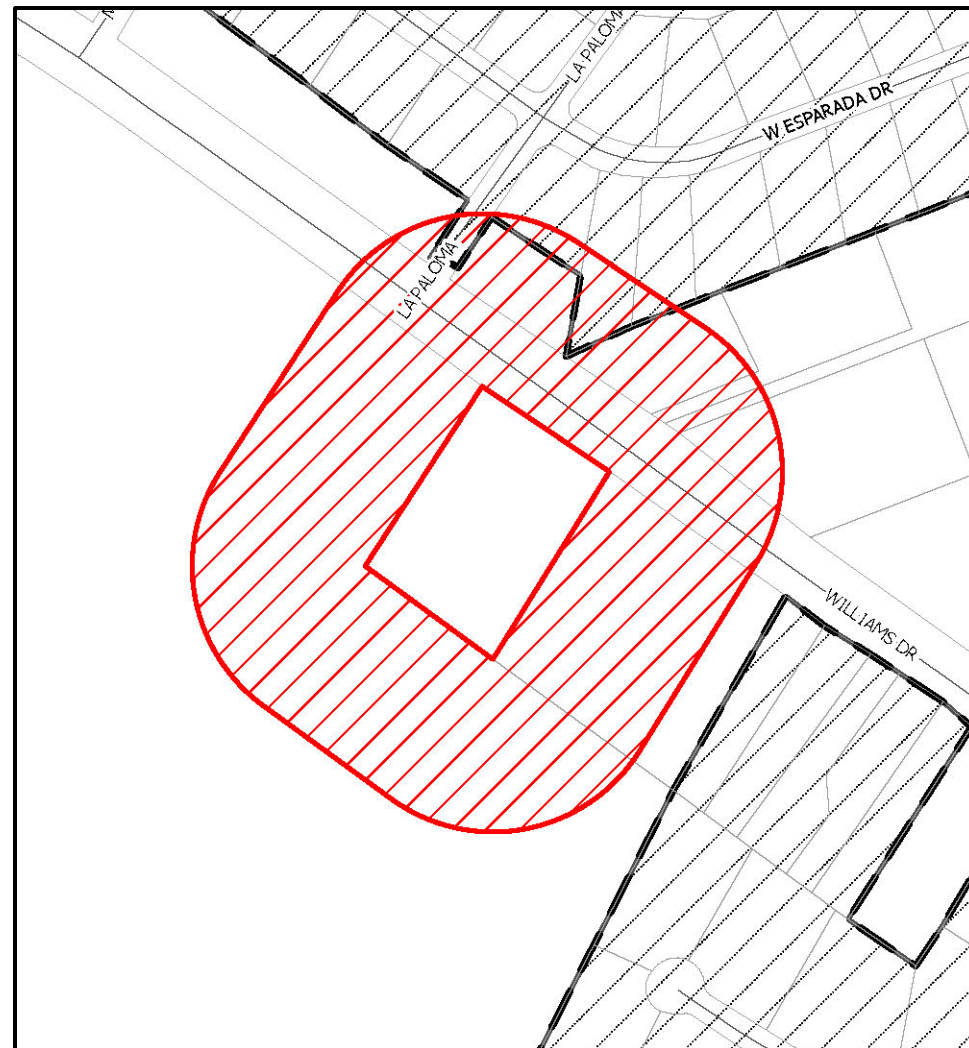
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Approval Criteria – UDC Section 3.06.030

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		

Public Notifications

- 12 property owners within the 300' buffer
- Notice in Sun News on August 22, 2021
- Signs posted on the property
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 0 written comments OPPOSED



Planning & Zoning Commission Action

- At their September 7, 2021 meeting, the Planning & Zoning Commission recommended **approval** of the request (7-0).

First Reading of an Ordinance

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 2.3832 acres in the David Wright Survey, Abstract No. 13, generally located at 4230 & 4236 Williams Drive, from the Agriculture (AG) zoning district to the Local Commercial (C-1) zoning district; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.