

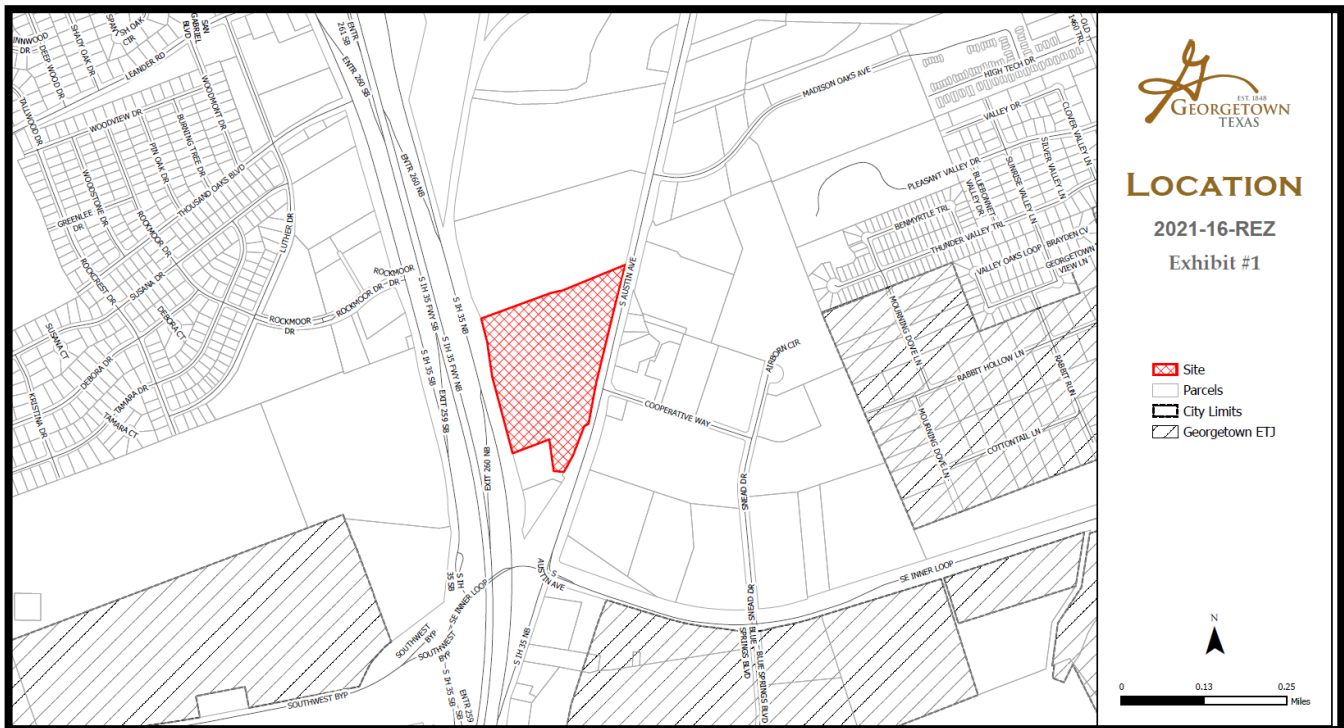


Planning and Zoning Commission Planning Department Staff Report

Report Date: August 13, 2021
Case No: 2021-16-REZ
Project Planner: Sofia Nelson, Planning Director

Item Details

Project Name: Loram Technologies, Inc.
Project Location: Generally located east of I-35 and west of Austin Ave, north of Georgetown Station (near the intersection of Austin Avenue and Cooperative Way)
Total Acreage: 24.326 acres
Legal Description: 24.326 acres in the Lewis J Dyches Survey No 2.
Applicant: Nick Dubose, Halff Associates
Property Owner: Gregory Grissom, Loram Technologies
Request: Zoning Map Amendment to rezone the subject property from **Residential Single-Family (RS)** to **Industrial (IN)**.
Case History: This is the first public hearing of this request.



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Overview of Applicant's Request

The applicant is requesting rezoning of the subject property to allow for the consistency with the existing Industrial zoning to facilitate a more compatible land use transition with the General Commercial (C-3) zoning to the south.

Site Information

Location:

Generally located east of I-35 and west of Austin Ave, north of Georgetown Station (near the intersection of Austin Avenue and Cooperative Way)

Physical and Natural Features:

There are no notable physical or natural features on the site.

Future Land Use and Zoning Designations:

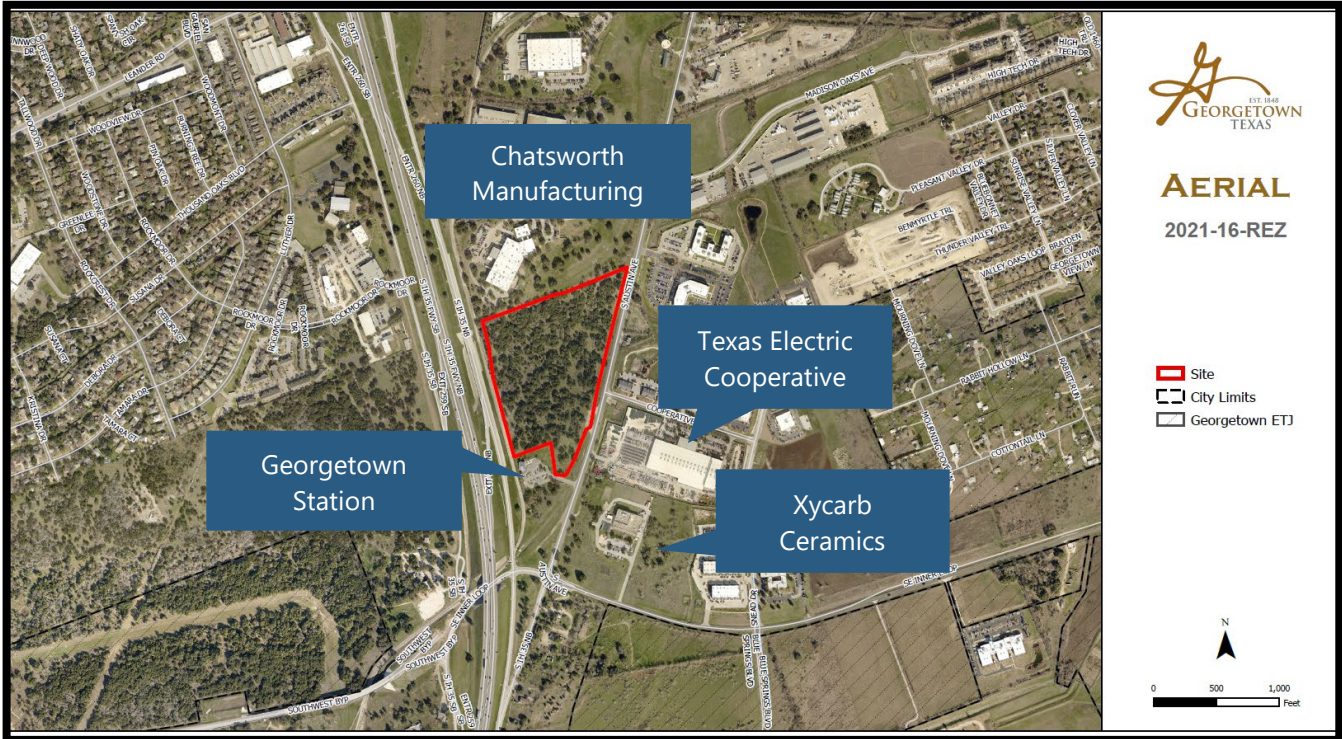
The subject property has an Employment Center Land Use designation and is currently zoned as Single Family Residential (RS). The subject property is located in both a Highway and Urban Corridor.

Surrounding Properties:

The surrounding area near the subject property has both developed and developing properties. The adjacent properties to the north consist of Industrial (IN) zoned property. Land to the south of the subject property consists of General Commercial (C3) zoned property.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	Industrial (IN)	Employment Center, Open Space, and Regional Center	Chatsworth Manufacturing
South	General Commercial (C3)	Employment Center	Georgetown Station
East	Industrial	Employment Center	Texas Electric Cooperative
West	-	Employment Center	Right of Way - Rail Road and I-35



Comprehensive Plan Guidance

Future Land Use Map:

The subject property falls within the Employment Center Land Use Designation. The Employment Center is described in the 2030 Comprehensive Plan as an area with employment-generating uses which support heightened economic activity through quality architectural design and well-integrated supporting uses such as retail, and restaurants. The area aims to incorporate up to 20% residential and has deemed the area suitable for moderate to high density residential. Due to the areas often acting as a transition between more intensely developed industrial uses and residential neighborhoods, standards should be developed to ensure that development of these activities is compatible with the character of the surrounding area. Care should be taken to protect adjacent uses from adverse impacts potentially associated with exiting industrial uses (commercial, traffic, outside storage, etc.), using buffering and/or performance-based development standards.

DUA: 14 or more

Target Ratio: 80% non-residential, 20% residential

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

Secondary Uses: Flex workspace, environmentally friendly manufacturing, retail, commercial, high-density residential, and mixed uses.

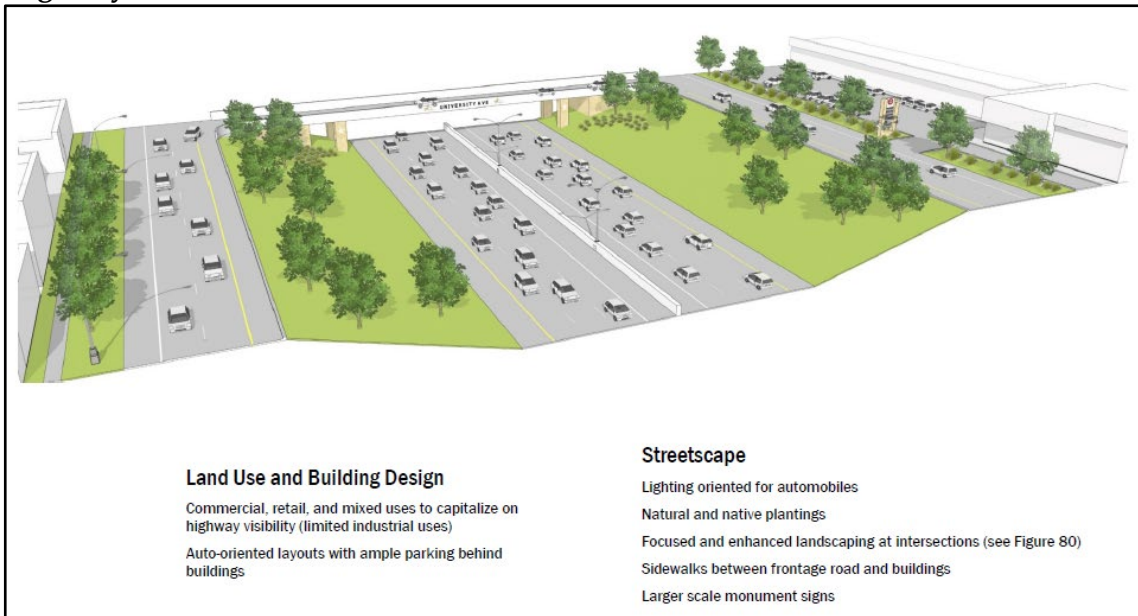
Other Master Plans:

Due to the location of the subject property along Interstate 35 (IH-35), the property is also partially located within the Highway Corridor and Urban Corridor. The Highway Corridor and Urban Corridor are Image Corridors adopted as part of the 2030 Plan Updated. Highway Corridors are located along the City’s major roadways with the highest traffic volumes and traffic speeds. Highway corridors include primarily auto-oriented, nonresidential development such as commercial, retail, office, and mixed-use to capitalize on highway visibility and access; however, industrial development is not

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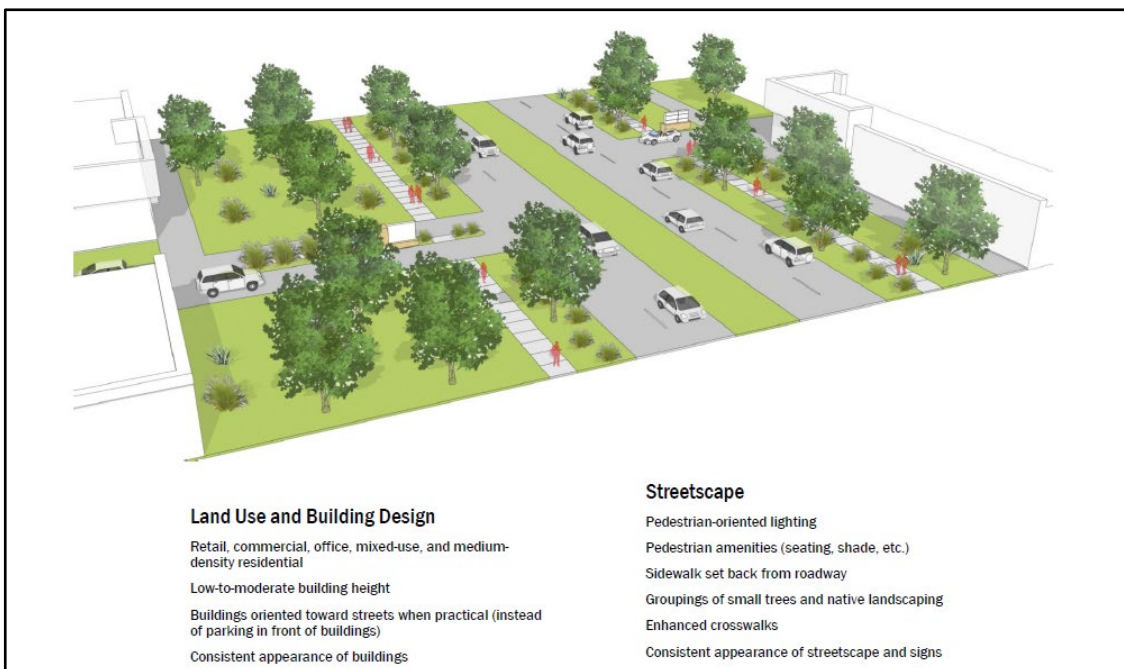
appropriate within these corridors without significant screening and performance standards. Highway corridors are the most visible to residents and visitors and project a positive image of Georgetown.

Highway Corridor



Urban Corridor

Urban corridors are located primarily near the core of the City along roadways with higher traffic volumes. Urban corridors encourage moderate-density commercial development while maintaining a safe and welcoming pedestrian environment. Urban corridors accommodate a blend of retail, commercial, office, mixed-use, medium-density residential, and a limited amount of residential subdivisions.



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Utilities

The subject property is located within the City's service area for water, wastewater, and electric. A Utility Evaluation may be required at time of Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

The subject property is visible from the IH-35 frontage road and takes access of Austin Avenue. Austin Avenue is a major arterial. Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Major Arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances. A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning District

The property is proposed to be rezoned to Industrial (IN). The Industrial District (IN) is intended to provide a location for manufacturing and industrial activities that may generate some nuisances. Traffic generation will likely include heavy vehicles, making access to an arterial or freeway necessary. Unless separated by a major roadway, the Industrial District is not appropriate adjacent to any residential uses. Special attention should be given toward the appearance of the use as it relates to the proximity to IH-35 as Industrial development is not appropriate within the highway corridor without significant screening and performance standards.

Permitted uses in this district include, but are not limited to, contractor services, movie production, printing and publishing, office/warehouse, research, testing and development lab, manufacturing, processing, and assembling, warehousing and distribution, truck terminal, lumber yard, dry cleaning or laundry plant, asphalt or concrete batch plant, resource extraction, oil refinery and distribution, recycling collection center, waste relate uses, wrecking, scrap or salvage yard, storage yard, emergency services station, government or postal office, food catering services, athletic facility (indoor/outdoor), driving range, medical or dental office, general office, data center, small engine repair, self-storage (indoor), heavy equipment sales, commercial vehicle sales, rental, or leasing facility, fuel sales, car wash, meat market, and taxidermist. Exhibit 4 contains a comprehensive list of Industrial (IN) district permitted uses and development standards.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it meets 5 of the 5 criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies
<p>An application must provide the necessary information to review and make a knowledgeable decision for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.</p>	
2. The zoning change is consistent with the Comprehensive Plan.	Complies
<p>The 2030 Future Land Use Map designates the subject property as Employment Center. Development within the Employment Center designation is intended for undeveloped land located at strategic locations. The primary uses encouraged within these centers may include advanced manufacturing, life sciences, and professional services. Secondary uses include flex workspace, environmentally friendly manufacturing, retail, and high-density residential in support of the primary uses of the Employment Center designation. The Employment Center FLU designation has a target land use ratio of 80% non-residential and 20% residential. For the purposes of examining the Employment Center around the subject property (the area bounded by the floodplain to the north, I35 to the west, Inner loop to the south and Austin Avenue to the east) is approximately 31.41 acres in size. This proposed zoning change of approximately 24.27 acres will increase the current non-residential percentage to over 95%, leaving less than 5% of the remaining Employment Center area, or approximately 17 acres, for supporting residential development.</p> <p>Although the future land use designation encourages 20% residential this particular property is not ideal for residential uses given its location along the railroad, adjacency to industrial zoned property, and a lack of space for a transition of uses from industrial to a residential use. In addition, the subject property is located within the Scenic Natural Gateway and Highway Gateway & Image Corridor where appropriate industrial development requires significant screening and performance standards on the portion of the property visible to the IH-35 frontage road.</p>	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Complies
<p>The proposed Industrial (IN) zoning district is located appropriately in an area designated to facilitate the desired uses and would therefore promote safe, orderly development of the city. The location of the subject property along IH-35 and Austin Avenue allows for the development of the subject property in a harmonious manner. Screening, buffering and architectural standards could aid in protecting the gateway entrance into the community from adverse impacts such as noise pollution, commercial traffic, and outside storage generally associated with industrial uses.</p>	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Complies
<p>Parcels to the north and east of the subject property are currently zoned Industrial (IN). Given the proximity of this property, and properties to the north along Austin Ave, to the Georgetown Rail line, this corridor has an established development pattern of industrial type uses. The property to the</p>	

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ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

south is currently zoned General Commercial (C3) and shares the Future Land Use designation of Employment Center.

5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.

Complies

The subject property is appropriately sized, located, and without topographic challenges that support the development of the uses permitted within the industrial zoning district.

Based on the findings listed above, staff finds that the request Industrial (IN) zoning district complies with the approval criteria for a Zoning Map Amendment. The requested zoning change is compatible with the adjacent land uses and would be an appropriate designation considering surrounding industrial zonings and existing land uses.

Meetings Schedule

August 17, 2021 – Planning and Zoning Commission

September 14, 2021 – City Council First Reading of the Ordinance

September 28, 2021 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request (9 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (August 1, 2021) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – Design and development standards of the Industrial (IN) zoning district

Exhibit 5 – Letter of Intent