



August 19, 2021
PK No.: 4670-2.455

Ms. Sofia Nelson
CITY OF GEORGETOWN
Planning Department
406 West 8th Street
Georgetown, Texas 78626

Re: **RIVERY BOULEVARD GEORGETOWN**
14.7 Acre Mixed Use Development
Letter of Intent - Rezoning Application
Georgetown, Williamson County, Texas

Dear Ms. Nelson:

We are proposing the rezoning of the properties located at the below addresses:

1313 Williams Drive, Georgetown, Texas 78628 (R563387, R389424)

A supporting location map of these properties is provided. The properties are currently zoned as RS (Residential Single-Family) and is currently occupied by a vacant elementary school. We are proposing to rezone the properties as a Planned Unit Development. Access to the site is proposed off Williams Drive and Rivery Boulevard with internal connectivity. The water service is proposed to be pulled off existing mains located within Williams Drive and Rivery Boulevard for looping purposes. The wastewater service is proposed to discharge into an existing 10" line within Williams Drive.

We feel that to the best of our knowledge, the proposed zoning change complies with the criteria outlined in UDC Section 3.06.030:

- A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;
All items from the application checklist have been provided.
- B. The zoning change is consistent with the Comprehensive Plan;
The City's future land use map and Williams Drive 2030 Gateway Plan identifies these properties as Urban Mixed-Use (R389424) and High-Density Mixed Housing (R563387). Per the Williams Drive Plan Urban Mixed-Use is defined as, "a dense, pedestrian friendly urban environment that supports a mixture of residential and nonresidential uses. The designation provides for no less than 18 dwelling units per acre. Acceptable uses include townhomes, apartments, assisted living facilities, lodging, offices, medical offices, retail, and restaurants." The Plan defines High-Density Mixed Housing as, "a variety of higher-intensity residential housing in a walkable environment. The designation provides no fewer than 16 dwelling units per acre. Acceptable uses include townhomes, apartments, and assisted living facilities. Careful transitions between existing similar single-family residences and higher density residential uses are accommodated." The proposed land use is primarily retail and multi-family residential, which falls under the City's definition for Urban Mixed-Use.

- C. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;
The proposed zoning change promotes responsible growth in alignment with the current zoning surrounding and the City's future land use map.
- D. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and
Adjacent properties are zoned as local commercial, residential single-family, and two family. The proposed zoning change aligns with these existing and adjacent uses.
- E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.
The properties proposed to be rezoned are suitable for the use as general retail and multi-family.

If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,



Hollis A. Scheffler, P.E.

HAS/jjb
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enc.