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DRENNER GROUP

December 20, 2021

Ms. Sofia Nelson
Planning Department
City of Georgetown
406 W. 8th Street
Georgetown, TX 78626

Via Electronic Delivery

Re: Keystone Georgetown PUD – Planned Unit Development (PUD) application for the 51.60-acre piece of property located at 1951 FM 1460, in Georgetown, Williamson County, Texas (the “Property”)

Dear Ms. Nelson:

As representatives of the owner of the Property, we respectfully submit the enclosed PUD application package. The project is titled Keystone Georgetown PUD, consists of 51.60 acres of land in the Full Purpose Jurisdiction of the City of Georgetown, and is located at the southwest corner of the intersection of SE Inner Loop and Maple Street. The Property is currently zoned AG (Agriculture). The requested rezoning is from AG to PUD (Planned Unit Development) with MF-1 (Low-Density Multifamily) and C-1 (Local Commercial) base districts. The Property is currently undeveloped. The purpose of this rezoning is to allow for the development of a high-quality, horizontal mixed-use project containing low-density multifamily residential uses and commercial uses. The zoning base district requests are consistent with the zoning on the adjacent property to the west. A Pre-Application Meeting was conducted with the City of Georgetown on October 20, 2020, see enclosed notes.

The City of Georgetown's 2030 Comprehensive Plan has the Property split between two future land use designations: Regional Center (RC) node for the eastern portion of the Property and Mixed Density Neighborhood (MDN) area for the western portion of the Property along Maple Street. The requested uses are also consistent with the City's Comprehensive Plan Future Land Use (FLU) map designation. Therefore, per the Pre-Application Meeting notes, a Comprehensive Plan Amendment will not be required with this rezoning.

Additionally, our request meets the following rezoning criteria and PUD approval criteria (respectively per UDC Sections 3.06.030 and 3.06.040).

Zoning Approval Criteria:

- The PUD rezoning application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.

- The zoning change is consistent with the Comprehensive Plan. The arrangement of the proposed base districts in the PUD are consistent with the Regional Center node and Mixed-Density Neighborhood area designations described in the Comprehensive Plan.
- The zoning change promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City. The commercial and residential uses within the PUD will serve as a transition within the Regional Center node between the more intense commercial activity planned along FM 1460, SE Inner Loop, and Maple Street to the north, and the less intense residential land uses bordering to the south, evidencing that this request is suitable for the uses permitted by the base districts.
- The zoning change is compatible with the present zoning and conforming uses of nearby property. The adjacent property to the south is zoned PUD with a mixture of single-family use types, the property to the east is undeveloped with Single-Family zoning, and the properties to the west are zoned High-Density Multifamily and General Commercial. The proposed PUD does not exceed 14 Dwelling Units per Acre (DUA) and therefore keeps with the character of the neighborhood as desired by the Mixed Density Neighborhood area described in the Comprehensive Plan.

PUD Approval Criteria:

- 1) A variety of housing types, employment opportunities, or commercial services to achieve a balanced community:
 - The variety of multifamily and commercial uses within the PUD will, “encourage a balanced mix of residential and commercial” uses along the southeast Regional Center node that contribute to “varying densities and intensities to reflect a gradual transition from urban to suburban” development. (*Comprehensive Plan Goal LU.1*)
 - The PUD shall provide a minimum of four (4) acres of commercial development within the Project to fulfill the City’s vision for this property specified in the 2030 Comprehensive Plan and support the 2030 Plan goals of a balance of land uses. Residential uses shall be phased into the project prior to commercial uses to ensure the supportive, nearby density for commercial uses.
- 2) An orderly and creative arrangement of all land uses with respect to each other and to the entire community:
 - The PUD provides appropriately scaled multifamily residential to transition between the adjacent single-family residences to the south. Additionally, the PUD establishes convenient commercial uses, creating employment opportunities along the east Collector Roadway, which will help further achieve “gradual transitions in intensities” within the Regional Center node. (*Comprehensive Plan Goal LU.1*)
- 3) A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways:
 - The PUD will provide the extension of a Major Collector through the Property, from FM 1460 (at the established curb cuts south of SE Inner Loop), along the north property line of the PUD, to SE Inner Loop. Additionally, by continuing and connecting the Neighborhood Collector, Naturita Drive, north to the new Major Collector and providing pedestrian connections to new commercial uses, “connectivity is prioritized” and locates residents

“within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile) to non-residential uses.” The inclusion of the Major Collector is also consistent with the Future Land Use (FLU) map and will help integrate the comprehensive thoroughfare plan. (*Comprehensive Plan Goal LU.1*)

- 4) The provisions of cultural or recreational facilities for all segments of the community:
 - The PUD will provide a trail network through and around the project in order to facilitate pedestrian and neighborhood connectivity eastward towards Pinnacle Park, across Maple Street.
- 5) The location of general building envelopes to take maximum advantage of the natural and manmade environment:
 - The PUD does not contain any known natural environmental features, however, buildings within the PUD shall be limited to two (2) stories in height to respect the scale of the natural environment.
- 6) The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services:
 - Water and wastewater service is available along Maple Street, however, the exact tie in point for service will be determined at the time of site development permit. Electric service will come from the City of Georgetown.

The PUD project proposed will provide for a project that is in compliance with the City goals and requirements for a PUD as outlined in the PUD Development Plan Standards included with this submittal.

Please accept this as our Letter of Intent and let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very Truly Yours,



Amanda Swor

cc: Grant White, Planning Department (*via electronic delivery*)
Ethan Harwell, Planning Department (*via electronic delivery*)