

# Keystone PUD 2021-22-PUD

City Council  
August 23, 2022

# Item Under Consideration

## 2021-13-PUD





- Public hearing and First Reading of an ordinance on a request for a Zoning Map Amendment to rezone approximately 51.055 acres out of the William Addison Survey Abstract No., 21, and the Lewis J. Dyches Survey, Abstract 2, from the Agriculture (AG), zoning district to a Planned Unit Development District (PUD) zoning district, for the property generally located at 1951 FM 1460 (2021-22-PUD )-Chance Sparks, AICP, CNU-A, Freese and Nichols



## LOCATION

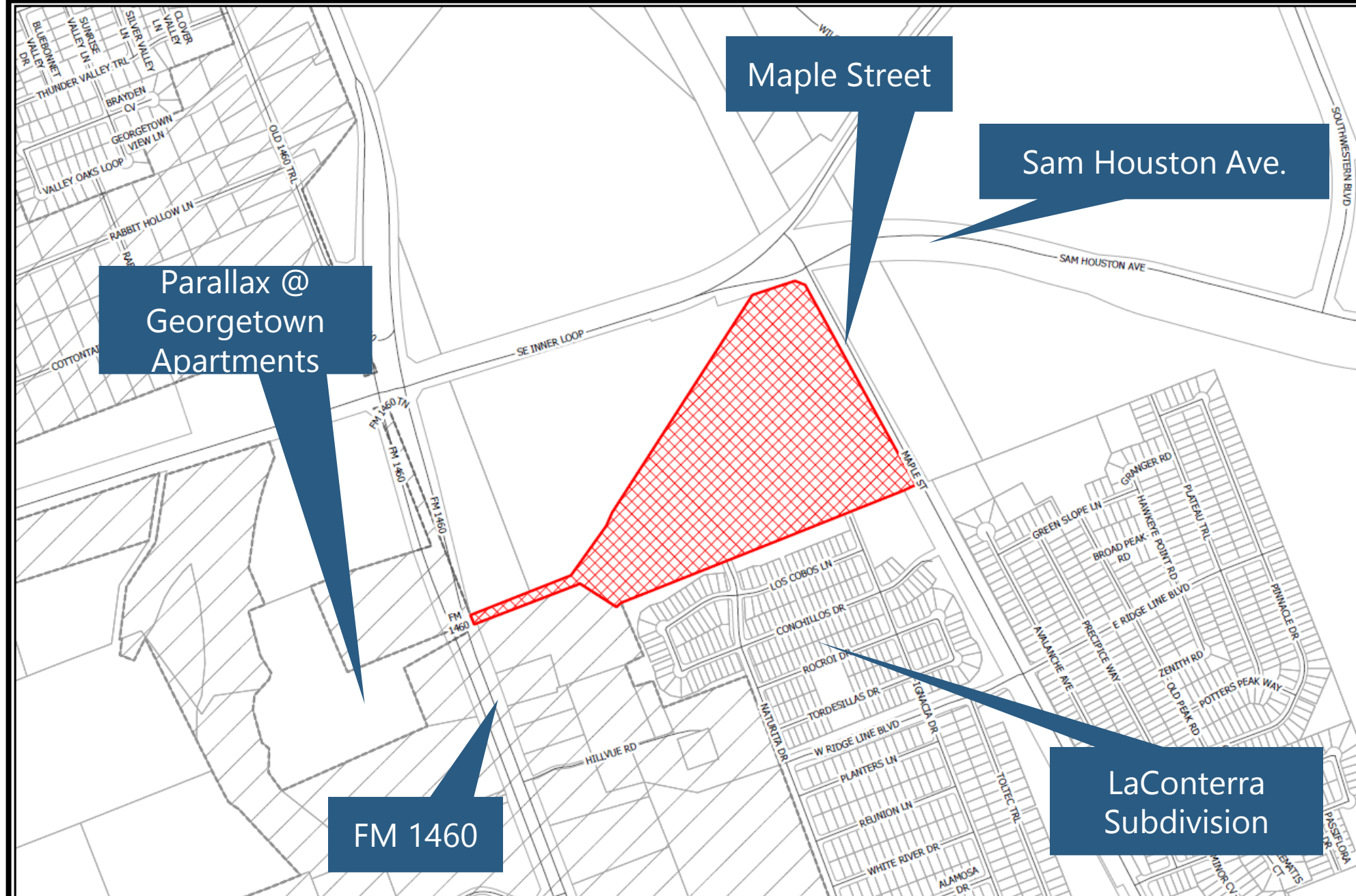
2021-22-PUD

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



0 0.13 0.25  
Miles



Maple Street

Sam Houston Ave.

Parallax @  
Georgetown  
Apartments

FM 1460

LaConterra  
Subdivision





Sam Houston Ave.

# Parallax @ Georgetown Apartments

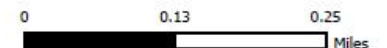
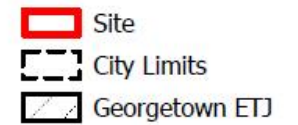
FM 1460

# LaConterra Subdivision

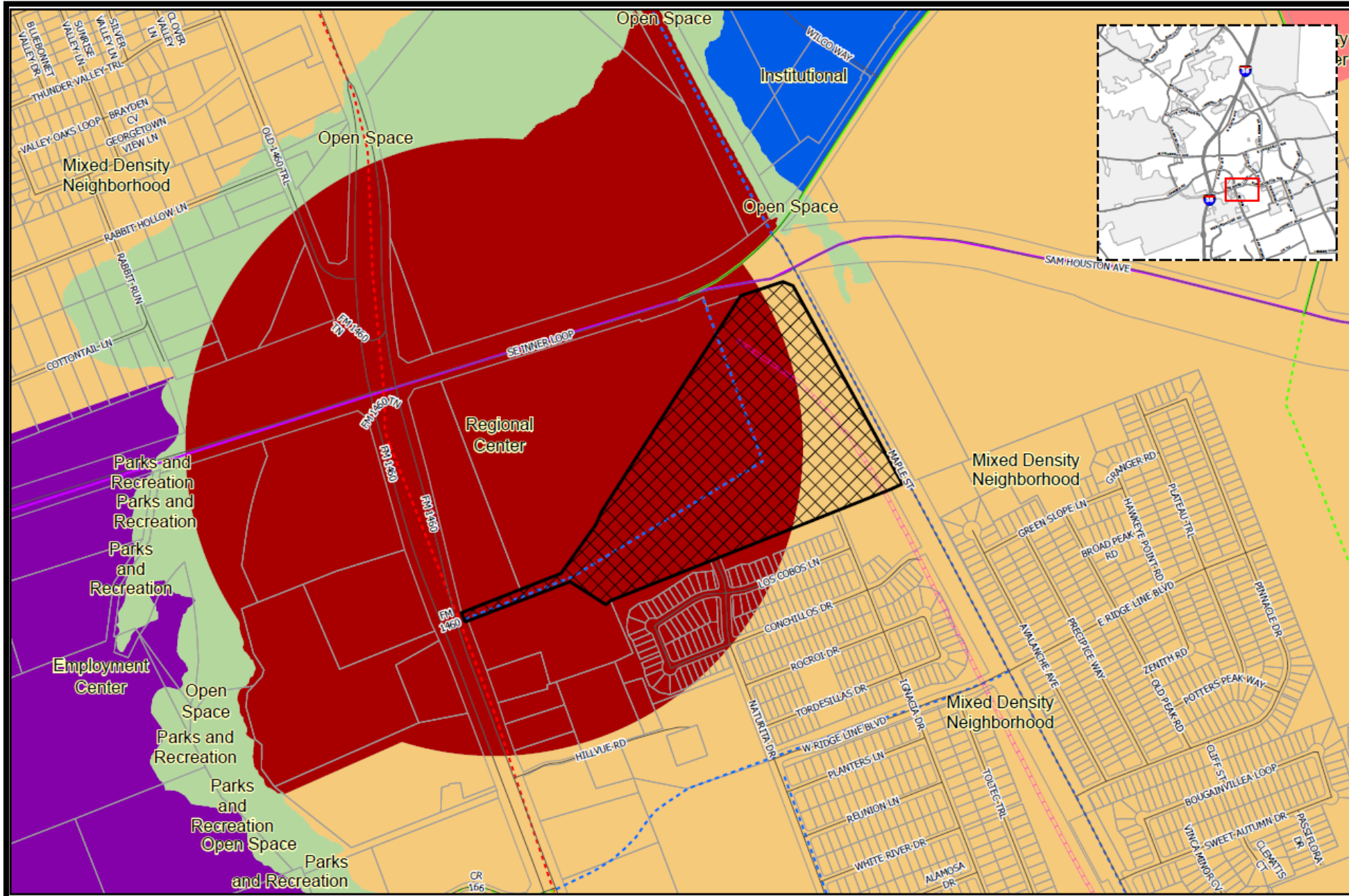


# AERIAL

2021-22-PUD







**FUTURE LAND USE/  
 OVERALL TRANSPORTATION  
 PLAN**

**2021-22-PUD  
 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



# Mixed Density Neighborhood (MDN)

- Blend of single-family and medium density housing types complementary to single-family neighborhoods
- Nonresidential uses and more intense development located primarily at arterials, with appropriate buffering and pedestrian orientation
- Emphasis on connectivity and access to amenities and parks
- **Other Plans:** FM 1460 is a Scenic Corridor, but marginal frontage of subject property

**DUA:** 5.1-14.0

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

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

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

# Regional Center (RC)

- Major shopping centers, big-box retailers, large-scale mixed-use projects and flex office & office/warehouse
- Auto-oriented with convenient access from major transportation routes
- Maximize internal pedestrian connectivity
- Well-integrated residential that encourages interaction of residents and businesses
- Vertical mixed-use encouraged

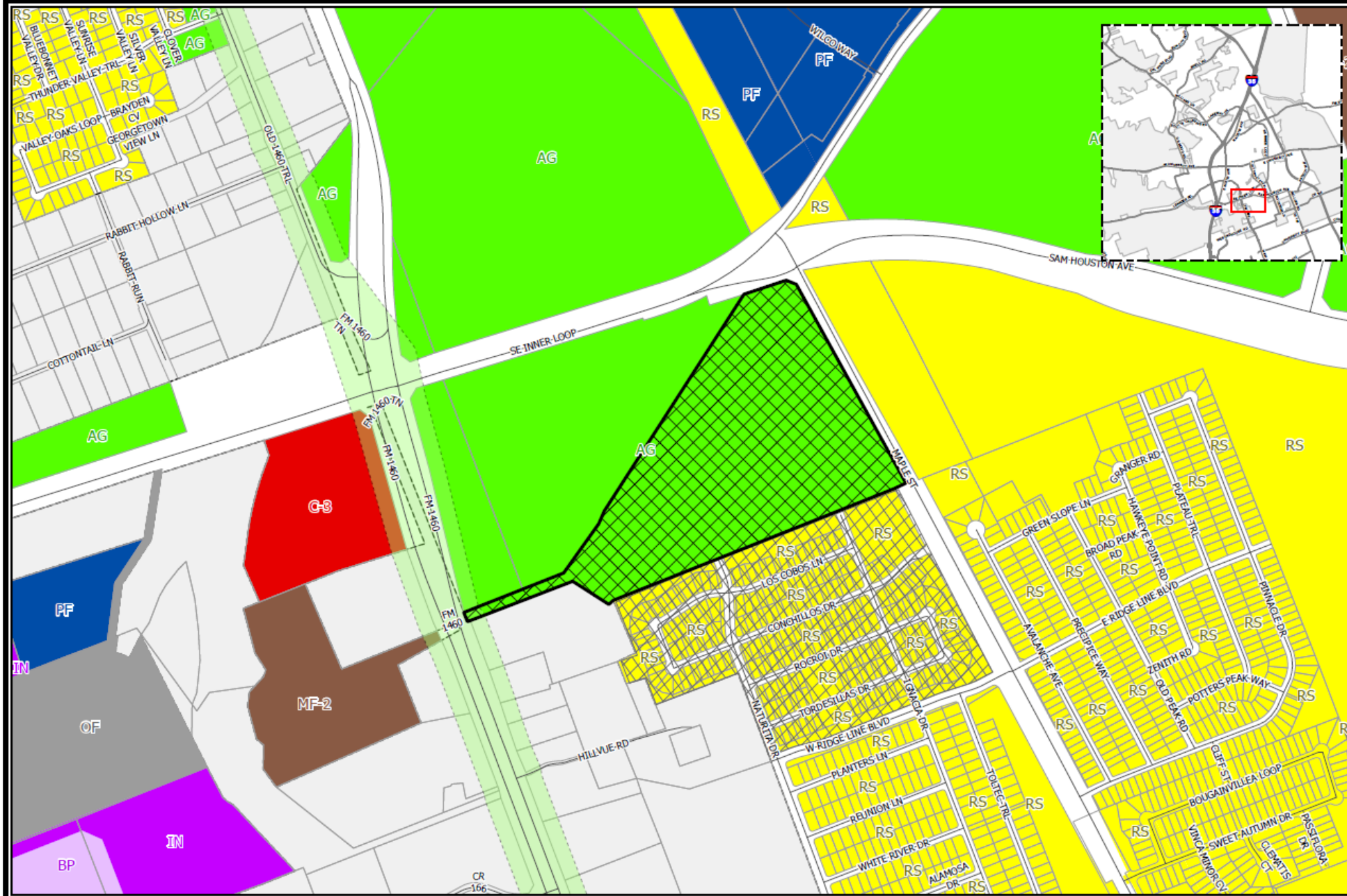
**DUA:** 18+

**Target Ratio:** 75%  
nonresidential, 25% residential

**Primary Use:** Large retailers

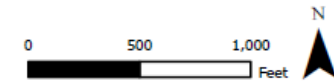
**Secondary Uses:** Mixed-use, high density residential, chain restaurants, specialty retailers, professional office and civic uses



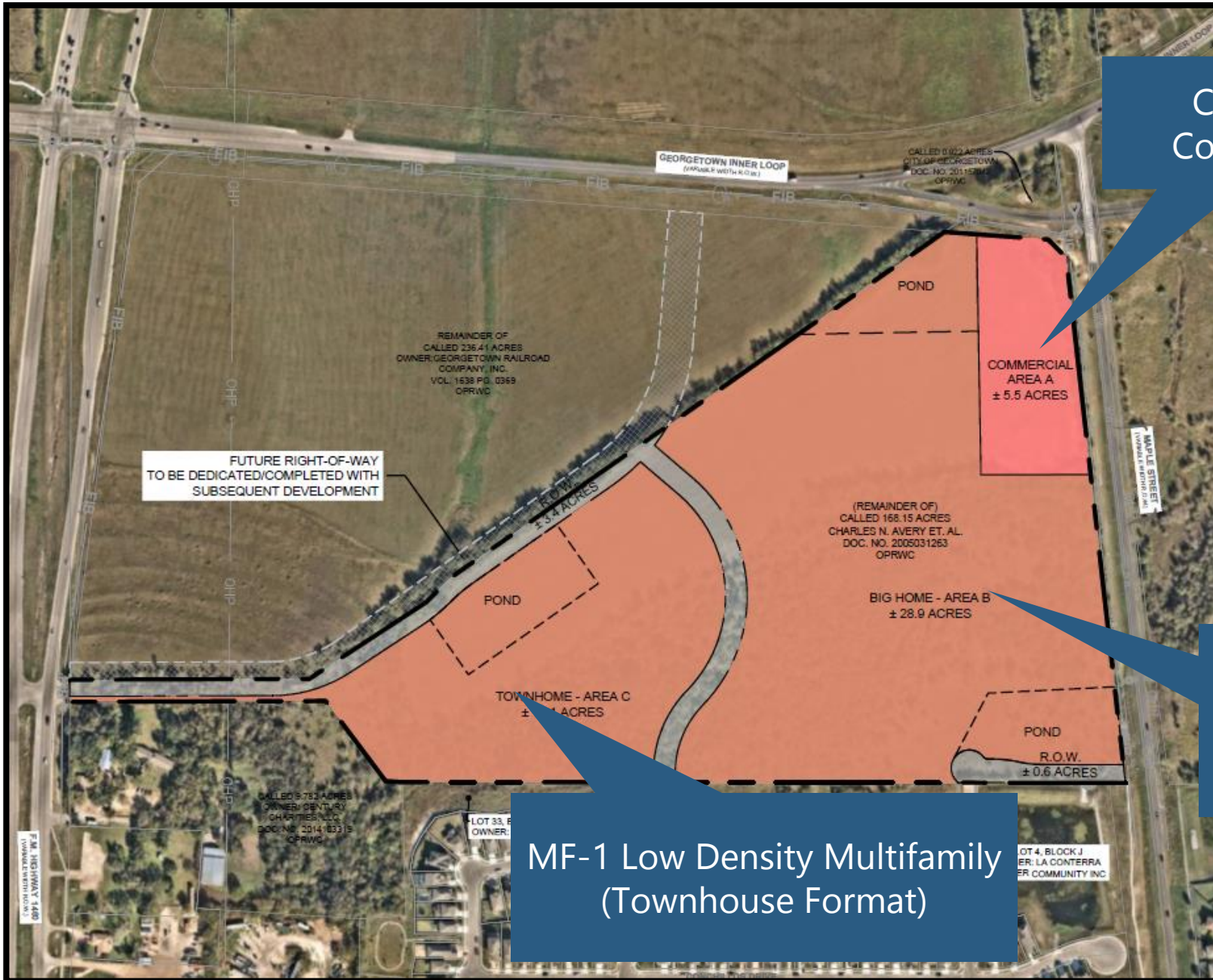


# **ZONING** 2021-22-PUD Exhibit #3

- 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







C-1 Local  
Commercial

MF-1 Low Density Multifamily  
("Big House" Format)

MF-1 Low Density Multifamily  
(Townhouse Format)

# PUD Overview (1)

The proposed PUD has been designed to address the following development standards:

- **Multi-family Density & Form:** The total number of residential units within areas having a multifamily base zoning shall be limited to 525 total units (12.2 du/ac), split into a lower density townhouse form (10.6 du/ac) and “big home” form (13 du/ac).
- **Site Standards, Landscape and Buffers.** Increased requirement for ornamental trees in the street yard, masonry buffer wall between MF-1 and C-1 areas within the project, wrought iron buffer wall along southern boundary. Building heights limited to 2 stories in MF-1.
- **Parkland.** PUD will pay fee-in-lieu with site development permit, tied to scheduling for P&Z approval.

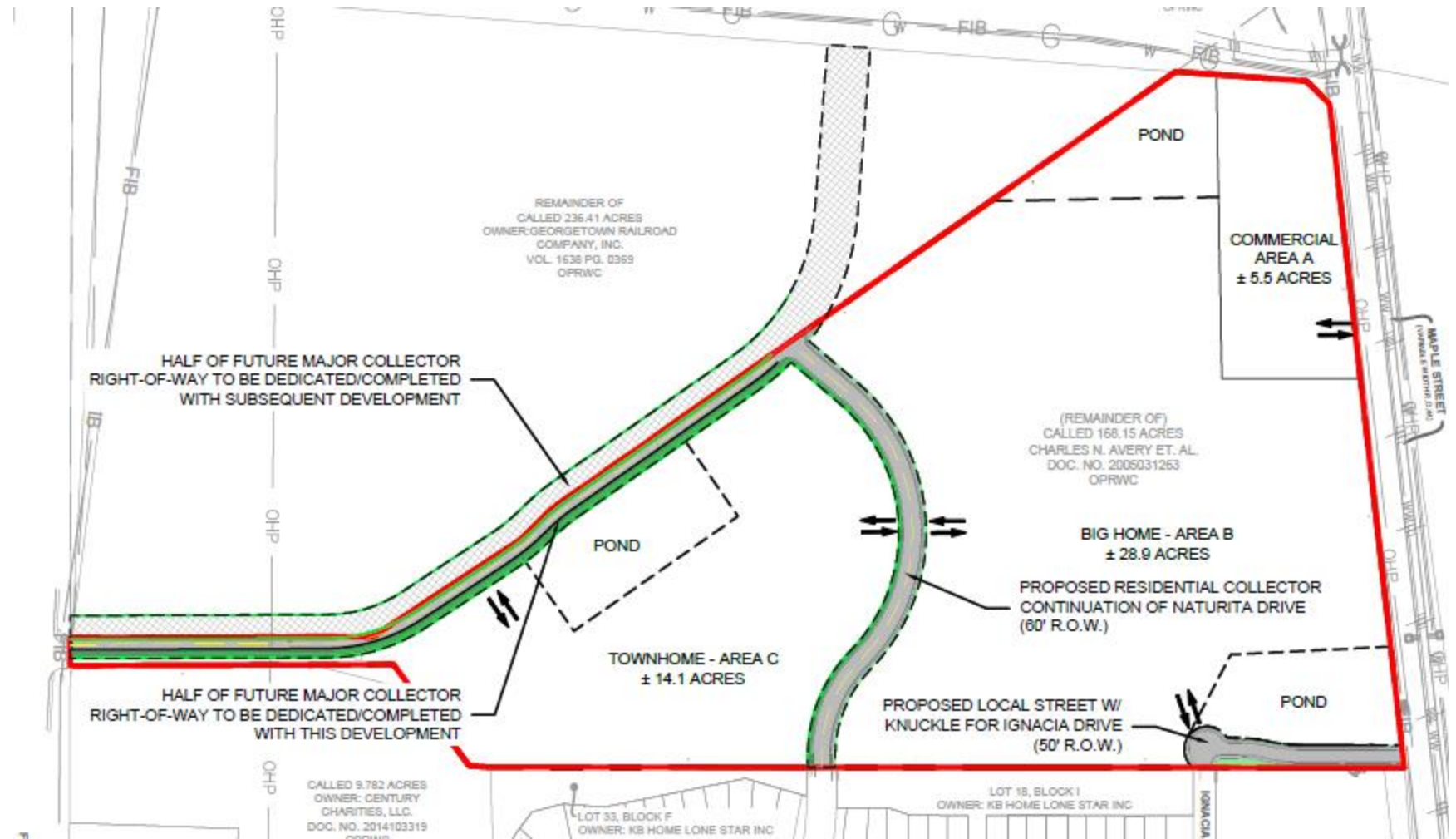


## PUD Overview (2)

- **Impervious Cover:** MF-1 maximum is 50 percent over Edwards Recharge per UDC. The PUD includes language allowing up to 60 percent if a combination of four waivers established in the UDC are invoked. There is also a provision that allows consideration of an alternative waiver mitigation agreed upon with Georgetown Development Engineering Review staff. It further states that impervious cover in the PUD shall not exceed 65 percent.
- **Use Adjustments.** Limits uses permitted in the C1 district, primarily uses potentially incompatible with adjacent residential uses. Prohibits residential uses within C-1. Fuel stations and similar automobile-oriented uses remain allowed either limited or by SUP consistent with UDC base zoning for C-1. The MF-1 area prohibits multifamily detached dwelling units as well as a collection of group living uses.

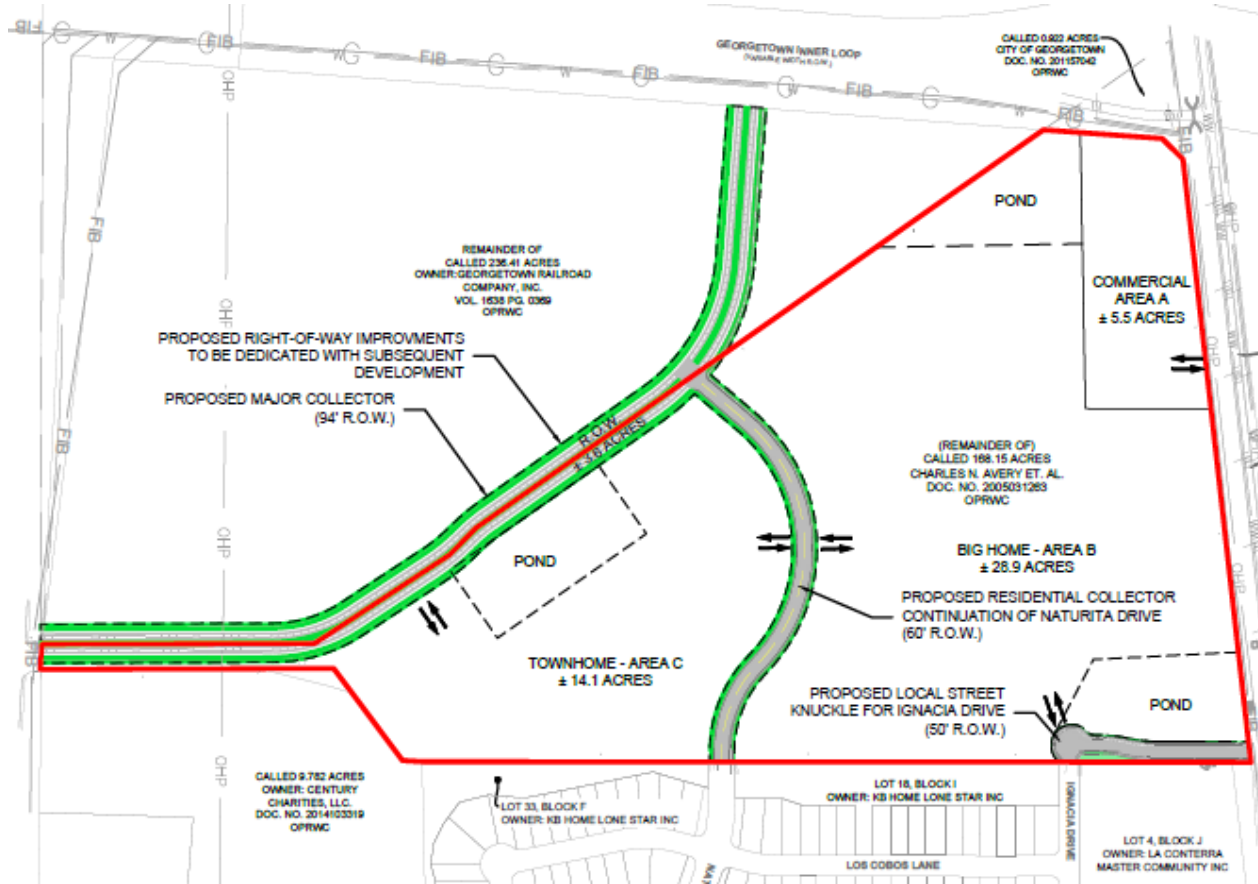
# PUD Overview (3)

- Vehicle Circulation.**  
 Specific roadway sections are included, with dedication of two major collectors. One will be a half-street, pending adjacent property development. The sections are standard.

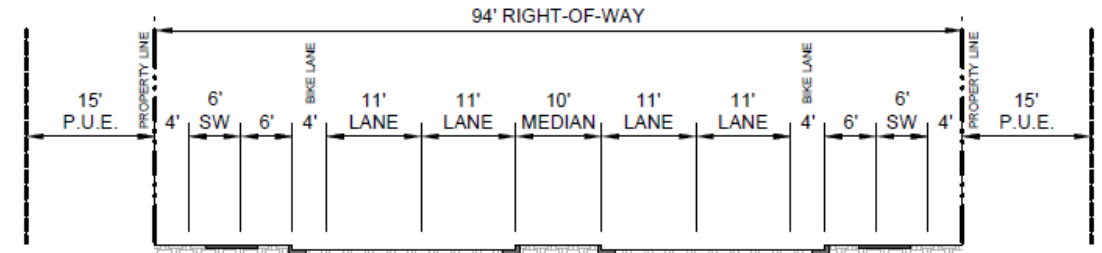




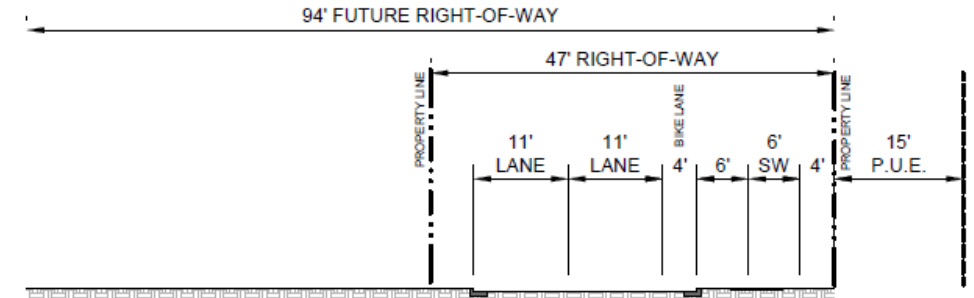
# Street Sections



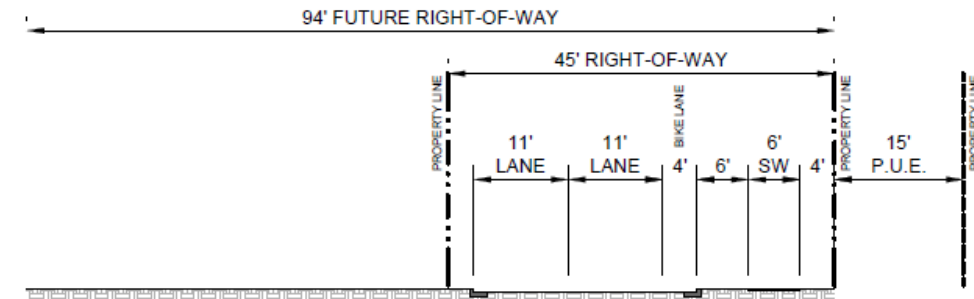
MAJOR COLLECTOR  
(FULL BUILDOUT)



MAJOR COLLECTOR  
(INTERIM BUILDOUT)



MAJOR COLLECTOR  
(INTERIM BUILDOUT @ FM 1460)



## Local Commercial (C-1)

- Commercial and retail that serves residential areas
- Should have pedestrian access, but not be oriented along residential thoroughfares
- Appropriate along major and minor thoroughfares and corridors
- Min lot width = 50'
- Max building height = 35'
- Front setback = 25'/0' build-to option
- Side setback = 10'/15' (res. or existing ETJ home)
- Rear setback = 10'/15' (res. or existing ETJ home)
- Variable bufferyard and landscaping by use & adjacency

## Low Density Multi-Family (MF-1)

- Attached and detached in the form of apartments, condos, triplexes and fourplexes
- Moderate density residential areas
- Convenient access
- Transition from intense commercial and denser multi-family
- Min lot size = 12,000
- Max density = 14 units/acre
- Min lot width = 50'
- Max building height = 35'
- Front setback = 20'
- Side setback = 10'/20' (res. or existing ETJ home)
- Rear setback = 10'/20' (res. or existing ETJ home)



## Local Commercial (C-1)

Permitted by Right		Permitted with Limitations	Permitted with a SUP
Agricultural Sales*	Integrated Office Center*	Activity Center (youth/senior)	Automotive Parts Sales (indoor)*
Artisan Studio/Gallery*	Landscape/Garden Sales*	Bar/Tavern/Pub	Car Wash
Assisted Living	Laundromat*	Bed and Breakfast (with events)	Event Facility
Banking/Financial Services*	Library/Museum	Business/Trade School	Fuel Sales
Blood/Plasma Center*	Medical Diagnostic Center*	Church (with columbarium)	Meat Market
Consumer Repair*	Medical Office/Clinic/Complex*	College/University	Multifamily Attached
Dry Cleaning Service*	Membership Club/Lodge*	Commercial Recreation	Personal Services Restricted
Emergency Services Station	Nature Preserve/Community Garden	Community Center	Private Transport Dispatch Facility
Farmer's Market*	Nursing/Convalescent/Hospice	Dance Hall/Night Club	Student Housing
Fitness Center*	Parking Lot (commercial/park-n-ride)	Day Care (group/commercial)	
Food Catering Services*	Personal Services*	Live Music/Entertainment	
Funeral Home*	Printing/Mailing/Copying Services*	Micro Brewery/Winery	
General Retail*	Restaurant (general/drive-through)*	Neighborhood Amenity Center	
General Office*	Rooming/Boarding House	Park (neighborhood/regional)	
Government/Postal Office	Social Service Facility	Pest Control/Janitorial Services*	
Group Home (7+ residents)	Surgery/Post Surgery Recovery*	Self-Storage (indoor only)	
Home Health Care Services*	Urgent Care Facility*	School (elementary, middle, high)	
Hospital	Utilities (minor/intermediate/major)	Theater (movie/live)	
Hotel/Inn (excluding extended stay)	Veterinary Clinic (indoor only)*	Upper-story Residential	
		Wireless Transmission Facility (<41')	

The following uses permitted by C-1 zoning shall be prohibited in Area A of the PUD:

- Multifamily, Attached Dwelling Units
- Group Home (7 to 15 residents)
- Group Home (16 residents or more)
- Rooming or Boarding House
- Membership Club or Lodge
- Personal Services
- Personal Services, Restricted
- Funeral Home
- Pest Control or Janitorial Services
- Blood or Plasma Center
- Meat Market
- Parking Lot, Off-Site
- Parking Lot, Commercial
- Park-n-Ride Facility
- Private Transport Service Dispatch Facility

## Low Density Multi-Family (MF-1)

Permitted by Right	Permitted with Limitations	Permitted with a SUP
Group Home (7-15 residents) Multi-Family, Attached Multi-Family, Detached Rooming/Boarding House Utilities (minor)	Church (with columbarium) Day Care (family/group/commercial) Golf Course Nature Preserve/Community Garden Neighborhood Amenity Center Park (Neighborhood) School (Elementary) Utilities (Intermediate) Wireless Transmission Facility (<41')	Activity Center (youth/senior) Assisted Living Bed and Breakfast (with events) Emergency Services Station Group Home (16+ residents) Halfway House Nursing/Convalescent Home Orphanage School (middle) Student Housing

The following uses permitted by MF-1 zoning shall be prohibited in Areas B and C of the PUD:

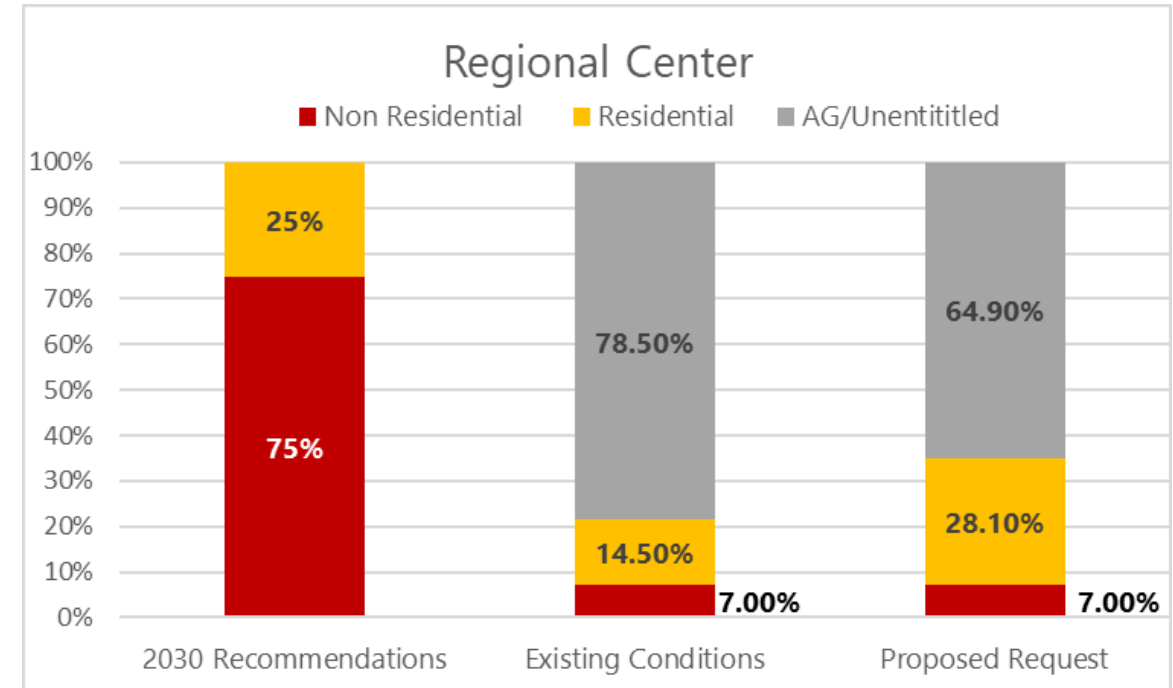
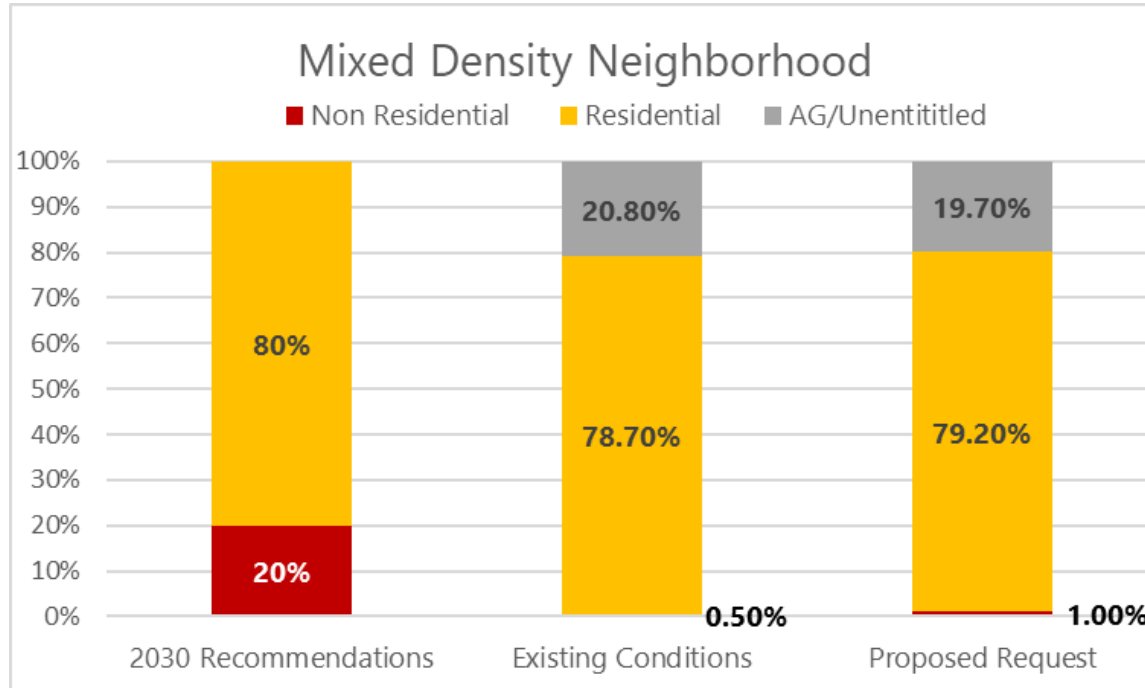
- Multifamily, Detached Dwelling Units
- Group Home (7 to 15 residents)
- Group Home (16 residents or more)
- Rooming or Boarding House
- Halfway House



# 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 and Regional Center



# 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	



# Approval Criteria – UDC Section 3.06.040

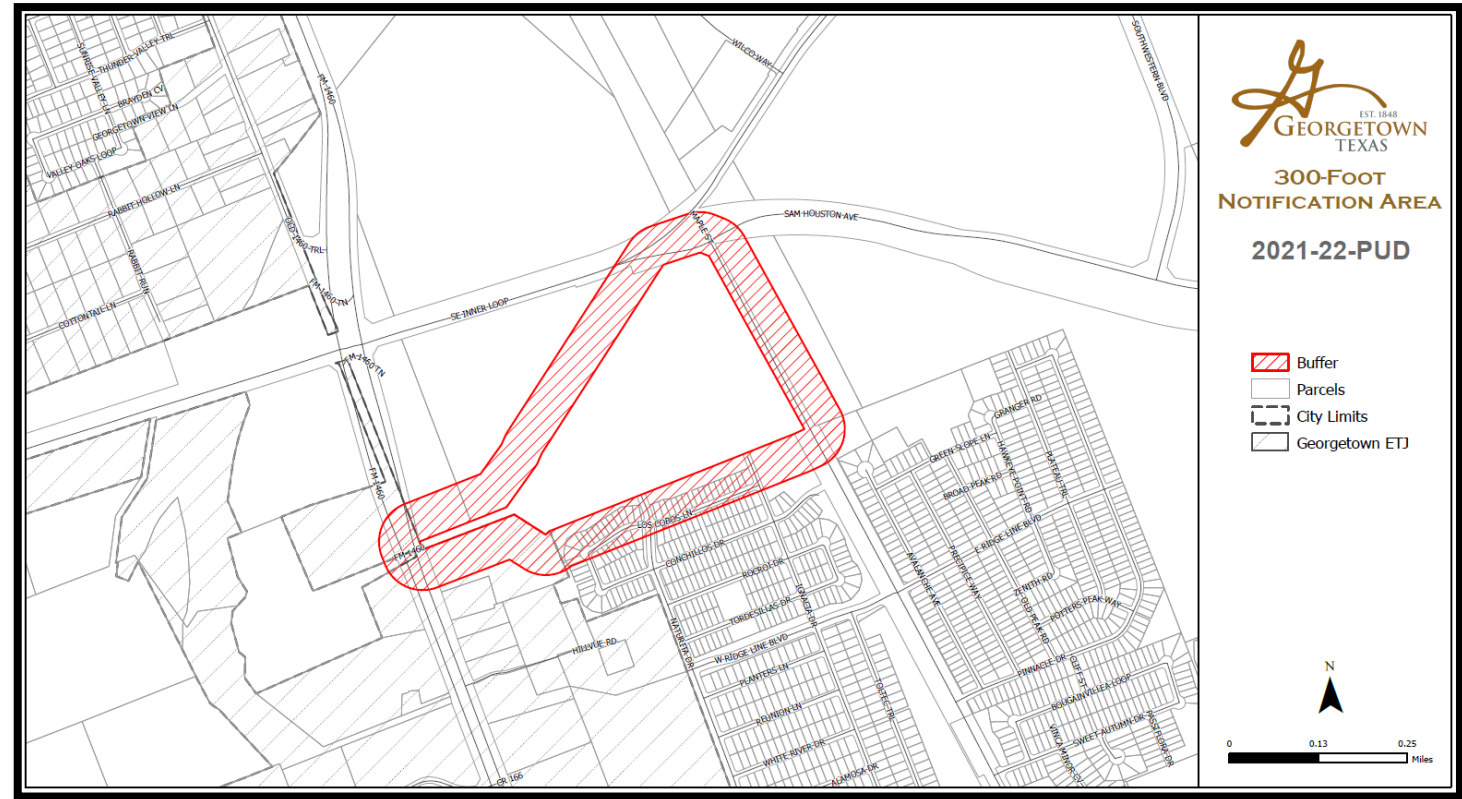
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.		X	
A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.		X	

# Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.			X
The location of general building envelopes to take maximum advantage of the natural and manmade environment.		X	
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.		X	

# Public Notifications

- Notice was placed in the June 5, 2022 edition of the Sun News
- 64 owners were notified within 200 feet.
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED
- This item was postponed from June 21, 2022 meeting.





# Planning and Zoning Action

- The Planning and Zoning Commission recommend **DENIAL** of the request at the July 19<sup>th</sup>, 2022 meeting (5-0-0).

# City Council Action

- The City Council **APPROVED** of the request at the August 9<sup>th</sup>, 2022 meeting.

## Second Reading

**An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 51.60 acres out of the William Addison Survey, Abstract No 21, and the Lewis J. Dyches Survey, Abstract 2, generally located at 1951 FM 1460, from the Agriculture (AG) zoning district to a Planned Unit Development District (PUD) with a base zoning of Local Commercial (C-1) zoning district and Low Density Multi-Family (MF-1) zoning district repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.**