

1910 NE Inner Loop Fuel Sales 2022-6-SUP

August 23, 2022 | City Council

Item Under Consideration

2022-6-SUP

- Public Hearing and First Reading of an Ordinance on a request for a Special Use Permit (SUP) for the Fuel Sales Use in the Local Commercial (C-1) zoning district on the property located at 1910 NE Inner Loop, bearing the legal description of Lot 2, Amended Plat of Katy School Subdivision (2022-6-SUP). Travis Baird, Assistant Planning Director – Current Planning

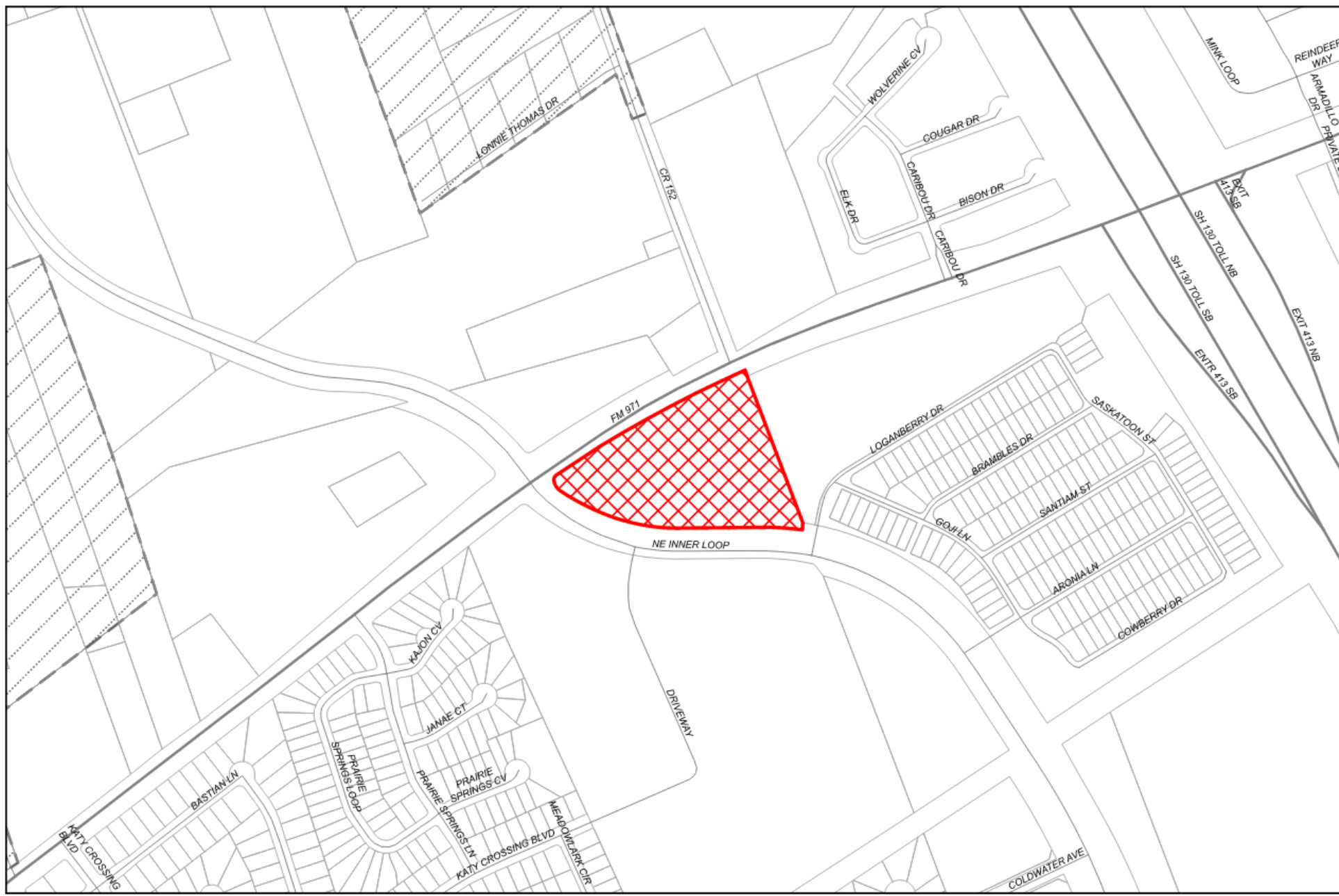


LOCATION

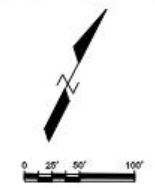
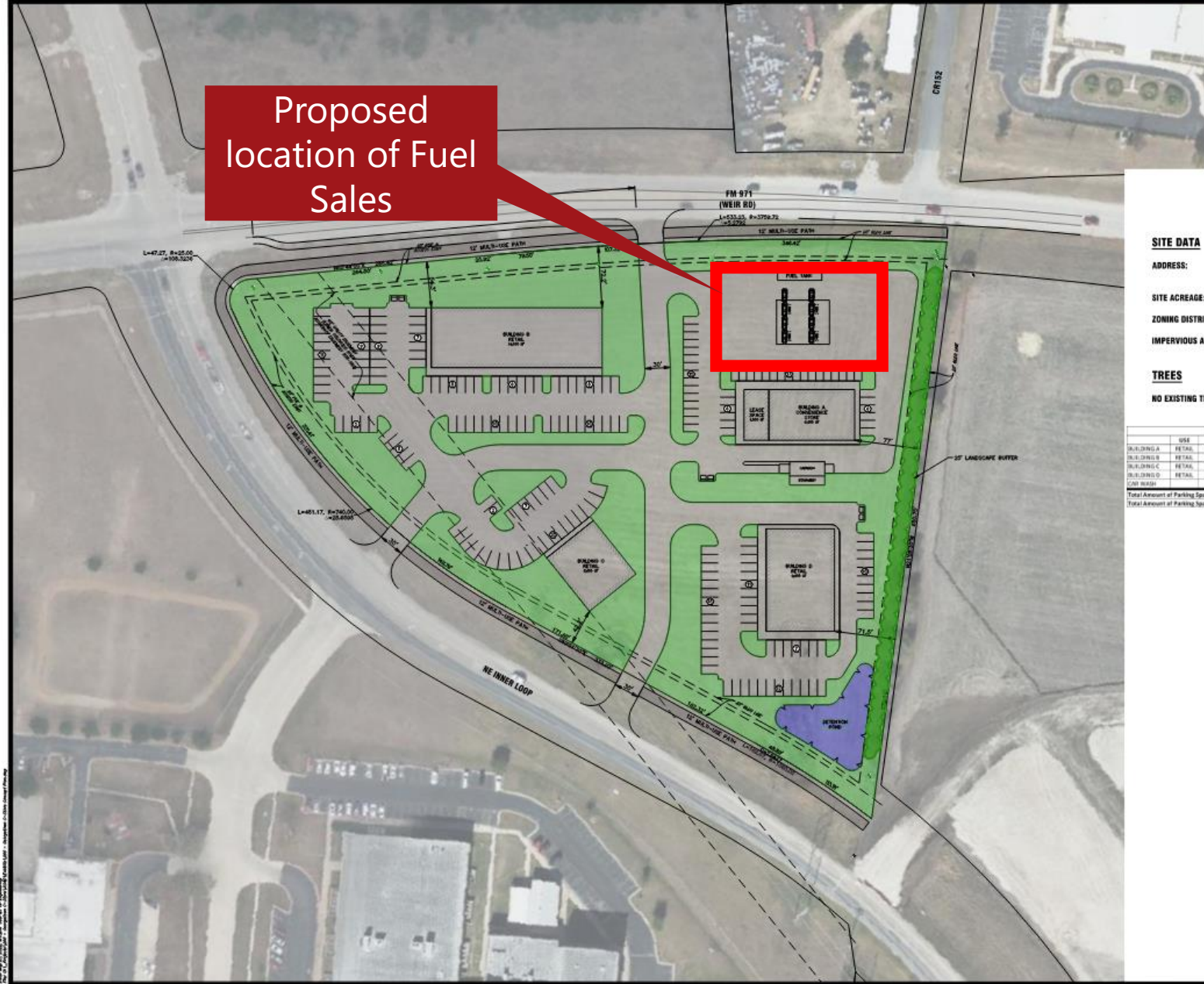
2022-6-SUP

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



Proposed
location of Fuel
Sales



SITE DATA

ADDRESS: 1910 NE INNER LOOP
GEORGETOWN, TX 76626

SITE ACREAGE: 7.96 Ac.

ZONING DISTRICT: C-1

IMPERVIOUS AREA: 58%

TREES

NO EXISTING TREES

PARKING TABLE			
BUILDING	TYPE	SPACES	REQUIRED SPACES
BUILDING A	RETAIL	7500	3 per 250 GFA = 92
BUILDING B	RETAIL	54000	2 per 250 GFA = 52
BUILDING C	RETAIL	1400	3 per 250 GFA = 17
BUILDING D	RETAIL	1600	3 per 250 GFA = 19
LOW RISE		1000	3 per 250 GFA = 7
Total Amount of Parking Spaces Required			137
Total Amount of Parking Spaces Provided			216



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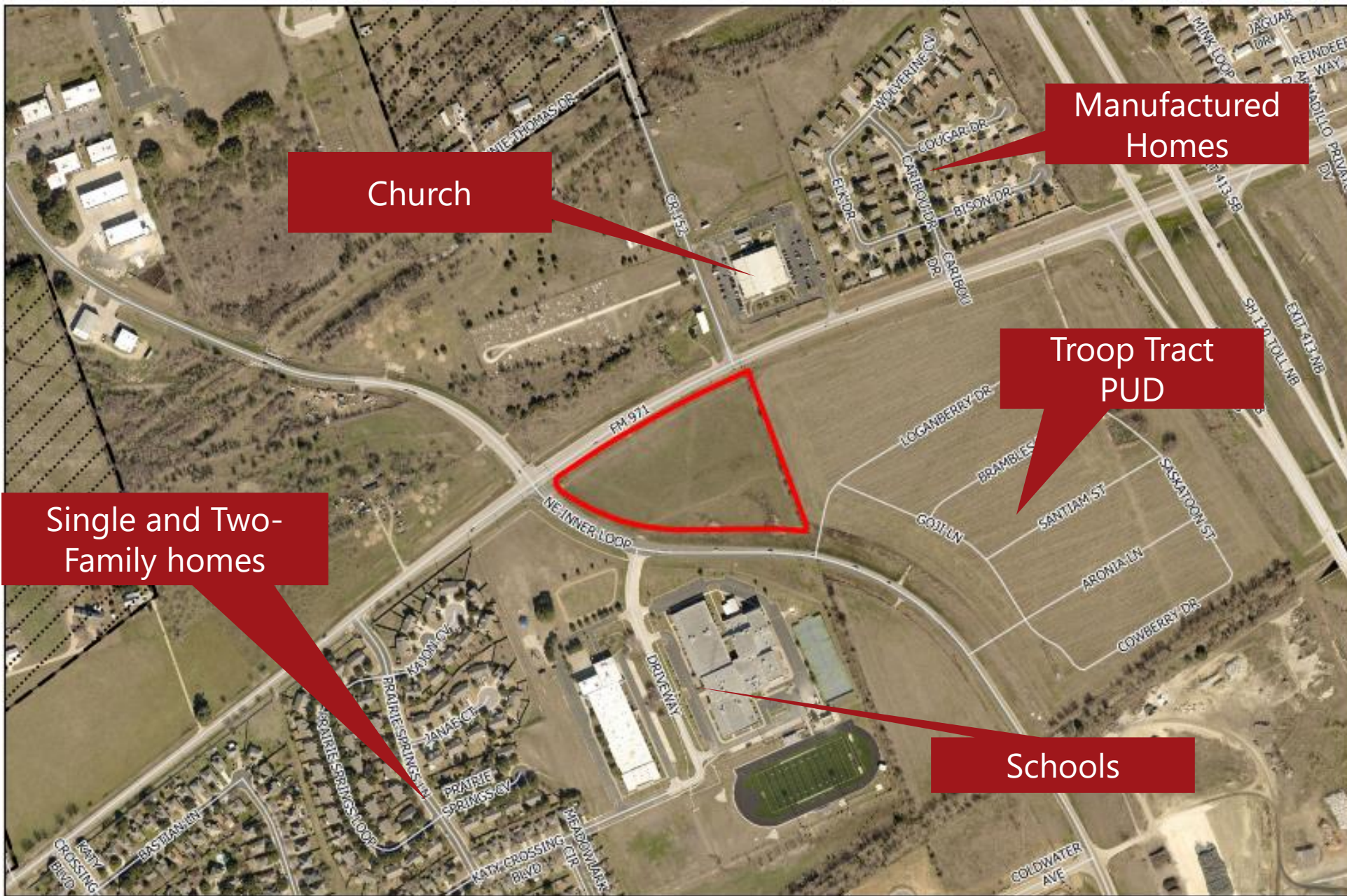
UCI PROPERTY LLC
5808 CALLAGHAN RD, SUITE 100
SAN ANTONIO, TEXAS 78226

7.96 AC TRACT
GEORGETOWN DEVELOPMENT
PRELIMINARY LAND PLAN

DATE	DESCRIPTION

DESIGNED BY: WFF
DRAFTED BY: JWH
CHECKED BY: NFI

SHEET
1
OF 1



Church

Manufactured Homes

Troop Tract PUD

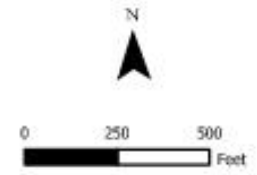
Single and Two-Family homes

Schools



AERIAL
2022-6-SUP

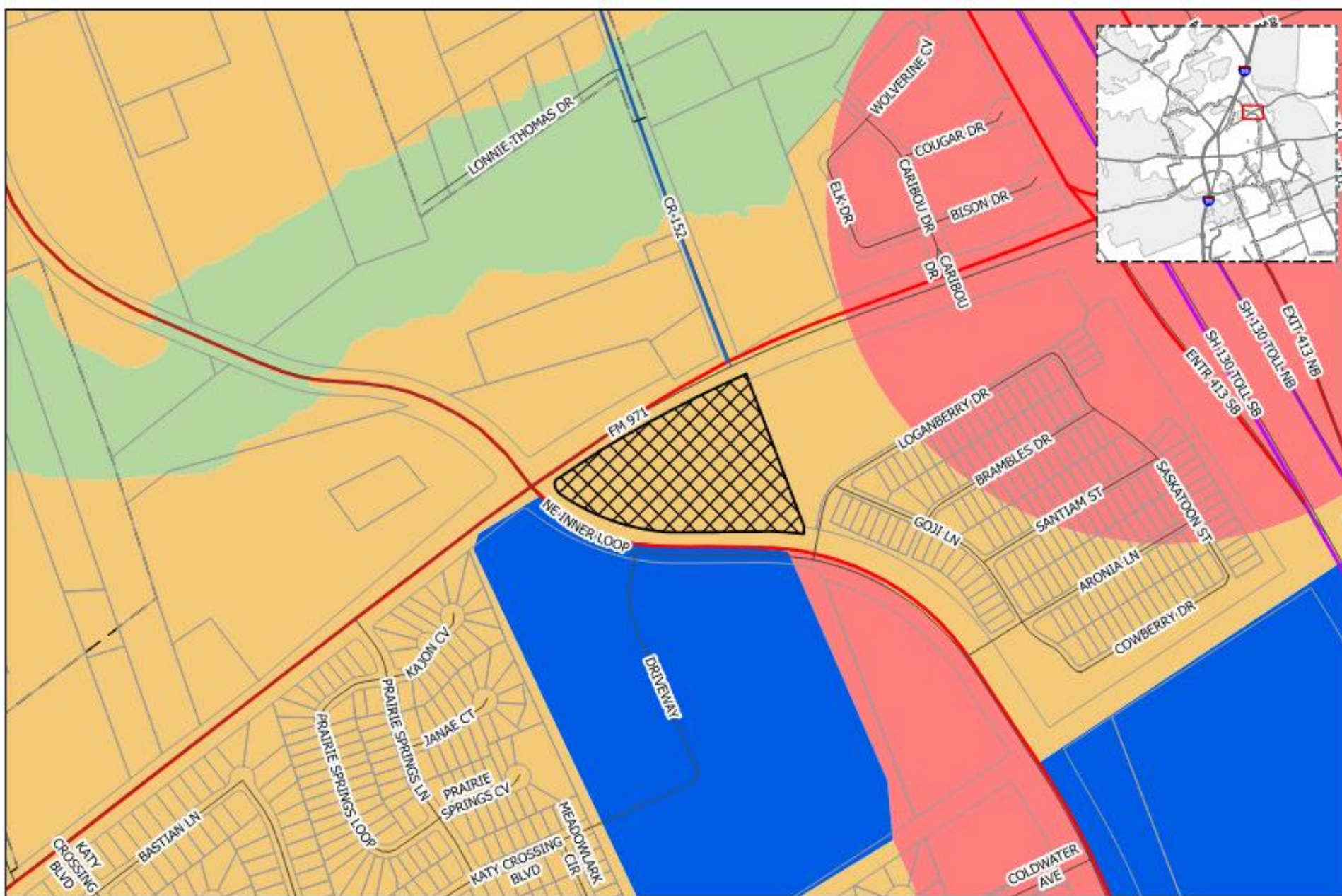
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FUTURE LAND USE/ OVERALL TRANSPORTATION PLAN

2022-6-SUP Exhibit #2



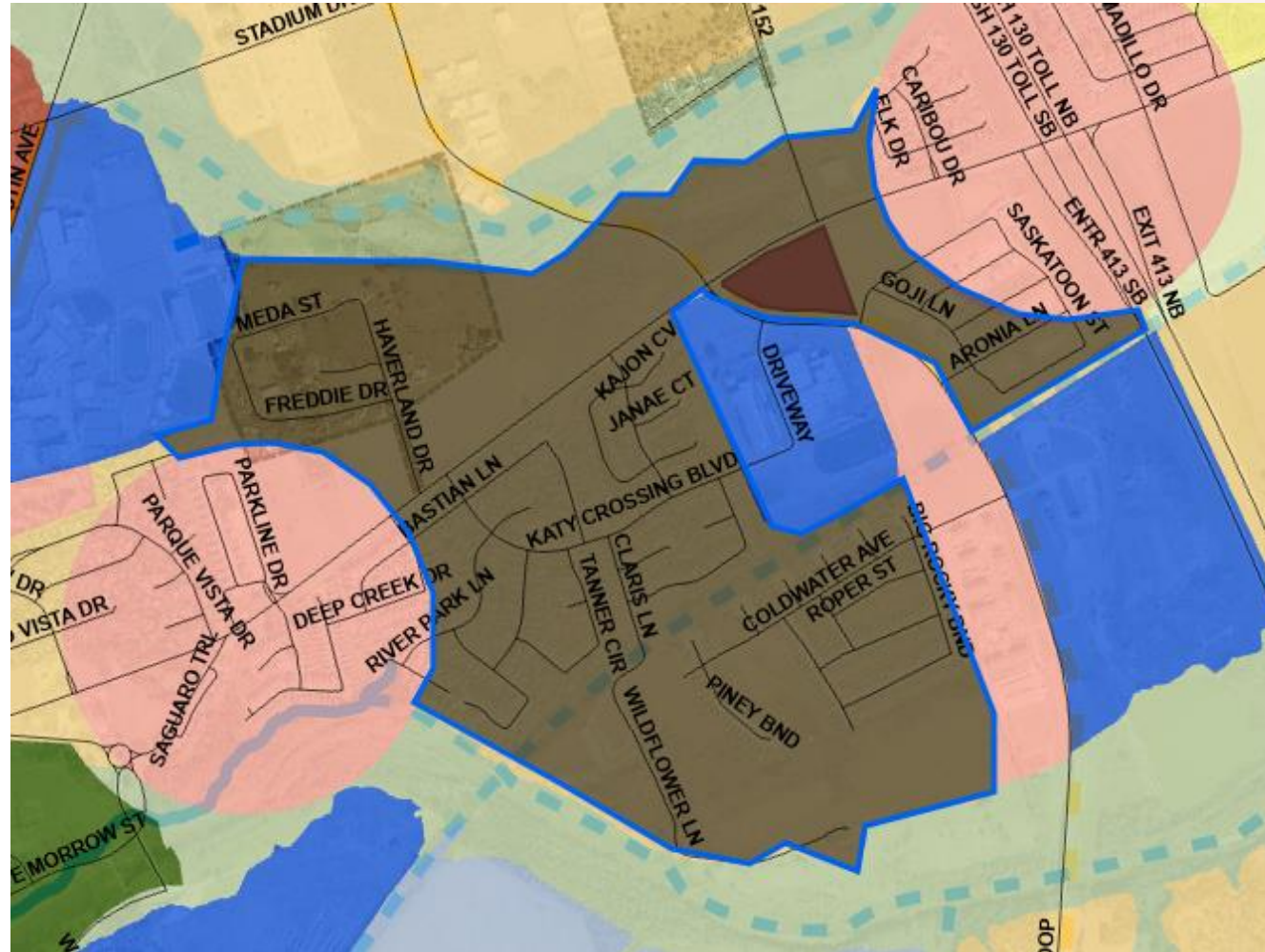
- Site
- Parcels
- City Limits
- Georgetown ETJ
- Future Land Use**
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Thoroughfare**
- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail



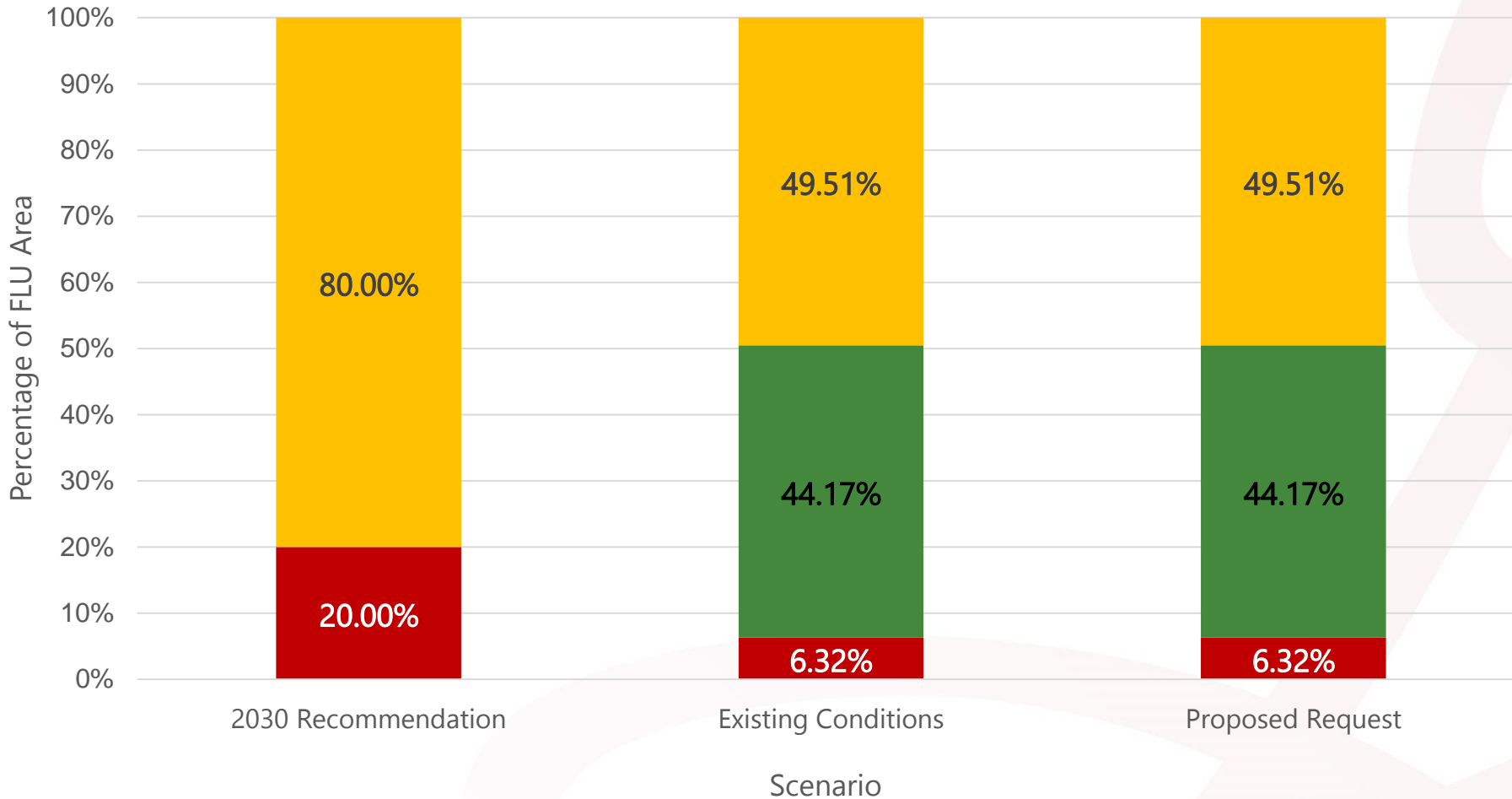
Mixed Density Neighborhood (MDN)

- 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

Mixed-Density Neighborhood Target Area



Land Use Ratios – Mixed Density Neighborhood



Total Area:
391 acres
100%

Area of Subject Property:
7.96 acres
2.89%

AG/Unentitled:
172.69 acres
44.17%

Gateways and Image Corridors



- Highway Corridor
- Scenic/Natural Corridor
- Urban Corridor
- Downtown Corridor
- Williams Drive Corridor

NORTH

0 1 2 3
MILES

Scenic Corridor

Land Use and Building Design

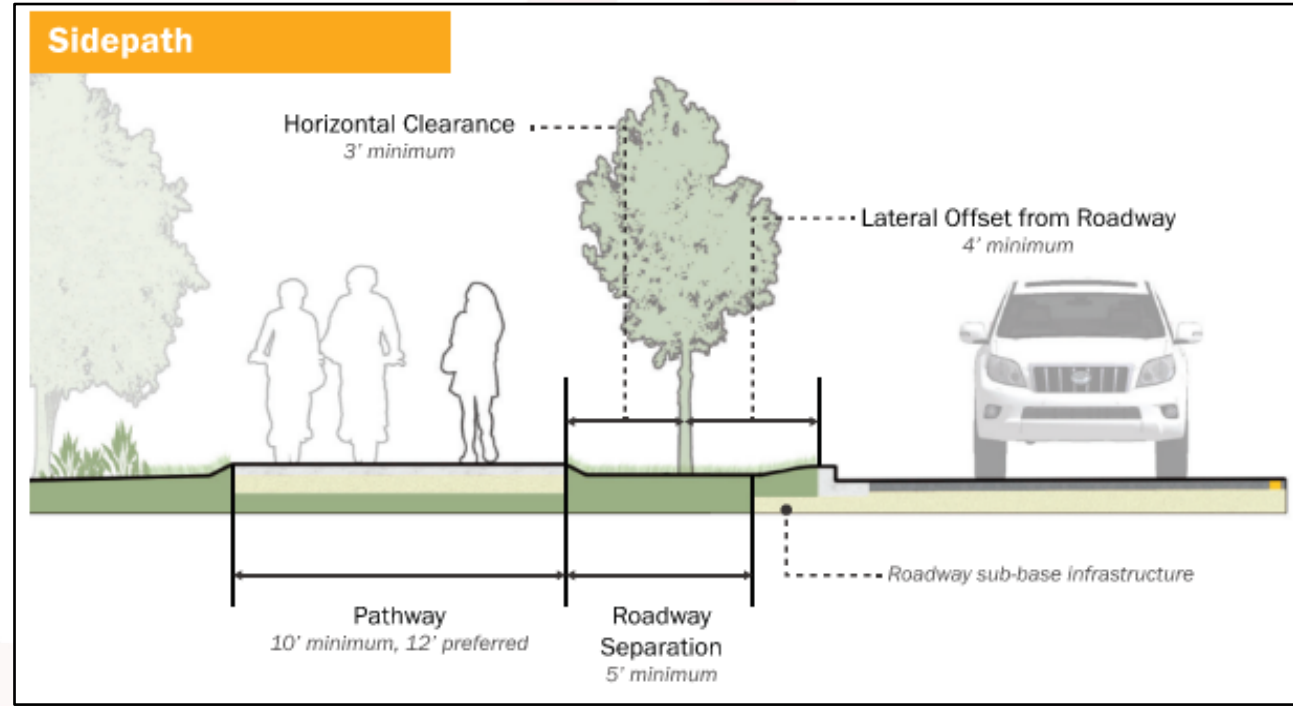
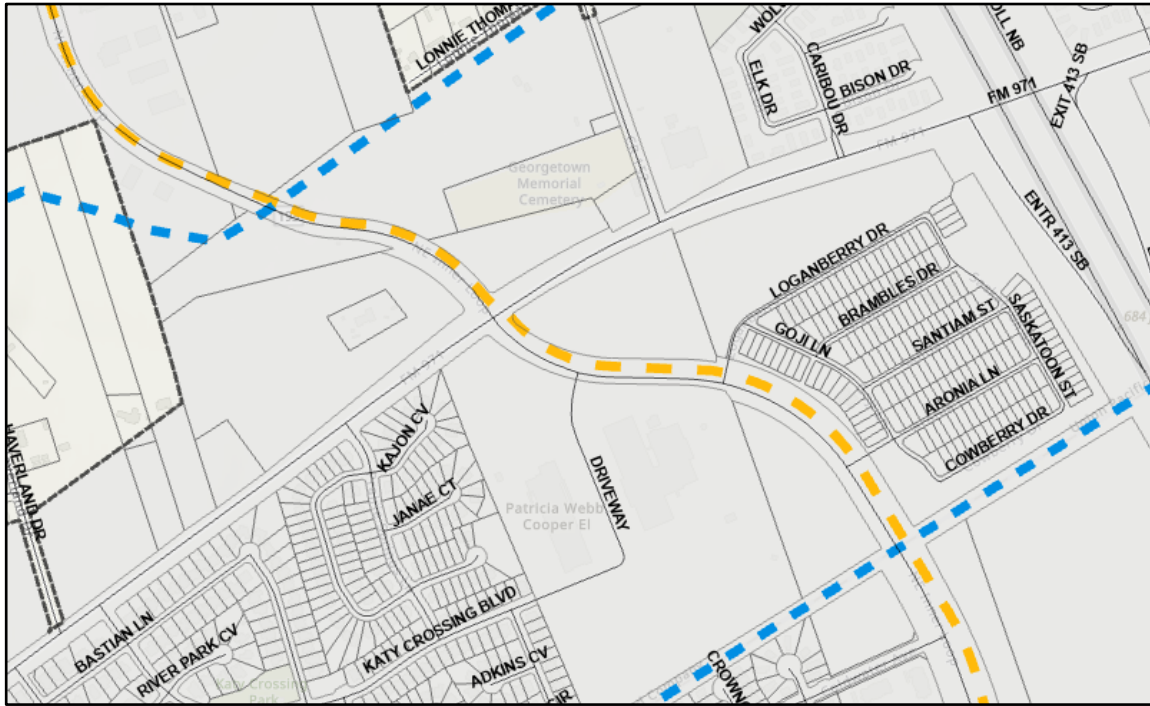
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Streetscape

- Landscaped median
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Trails Master Plan



C-1 AG

IN
OF AG

Church

Single and Two-Family homes

Troop Tract PUD

Schools



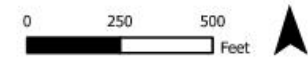
ZONING

2022-6-SUP

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
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 - MF-1 - Low-Density Multi-family
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 - RL - Residential Low-Density
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 - TH - Townhouse



Local Commercial (C-1)

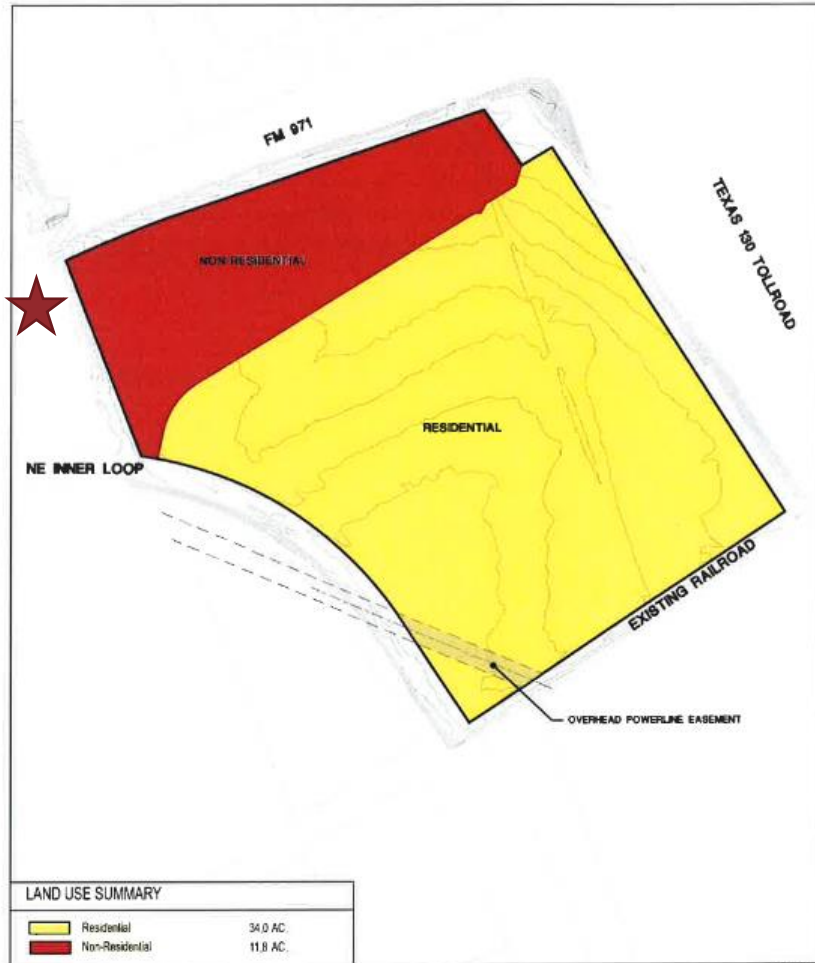
- Commercial and retail serving residential areas
- Pedestrian access to adjacent residential areas
- Not appropriate along residential streets or residential collectors

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

EXHIBIT C

Conceptual Land Use Plan



**Troop Tract
Planned Unit Development**

SEC Planning, LLC
 1000 West Loop South, Suite 1000, Houston, TX 77027
 281.416.1100
 www.secplanning.com

Exhibit C
 Conceptual Land Use Plan
 Date: October 3, 2019



SEC Planning, LLC and its consultants warrant that the information contained herein was prepared in good faith and is true and correct to the best of their knowledge and belief. SEC Planning, LLC and its consultants do not warrant or represent that the information contained herein is complete, accurate, or that it will be used for any purpose other than that intended. SEC Planning, LLC and its consultants shall not be held responsible for any errors or omissions in this plan or for any consequences arising from the use of this plan. This plan is subject to change without notice and does not represent any regulatory approval. Plans are subject to change.

EXHIBIT I

Non-Residential Area Use Concept



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Special Use Permit (SUP)

- The SUP allows for Planning & Zoning Commission and City Council approval of uses with unique or widely varying operating characteristics or unusual site development features, subject to the terms and conditions set forth in the UDC.
- The SUP also allows for additional restrictions to be placed on the use by the Planning & Zoning Commission and the City Council.

Special Use Permit (SUP)

1. No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:
 - a. The property is located on a corner of a major arterial roadway and a major collector or higher level roadway as classified in the Overall Transportation Plan (OTP); or
 - b. The proposed fuel sales establishment is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more; or
 - c. The property is adjacent to the SH 130 Toll or IH-35 roadways.
2. When one of the conditions outlined in Subsection (1) above is met, in no case shall a fuel sales establishment be permitted more than ten multi-fuel dispensers or 20 fuel positions.

Special Use Permit (SUP)

3. When a fuel sales establishment in the Local Commercial (C-1) zoning district is designed for four multi-fuel dispensers (eight fuel positions), the canopy and arrangement of such multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions):

Acceptable C-1 Pump Arrangement:		<u>Unacceptable C-1 Pump Arrangement:</u>			
X	X	X	X	X	X
X	X				

Special Use Permit (SUP)

- 4.No more than four multi-fuel dispensers (eight fuel positions) shall be located within 100 feet of a single-family residential zoned property.
- 5.An eight-foot masonry wall shall be required at the property line of residentially-zoned property, in addition to the required bufferyards in Chapter 8.
- 6.Fuel positions, vacuum, air, and water stations as well as other similar equipment are prohibited between the principal structure and the property line of a residentially-zoned property and shall comply with the building setbacks in all other circumstances.
- 7.The bottom of the canopy shall be a minimum of 13 feet six inches in height. The maximum height of the overall canopy shall not exceed 17 feet.
- 8.In addition to the requirements in Section 7.04, any freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.
- 9.No full-service or self-service car wash is allowed with the fuel sales use. Only an accessory one-bay automatic car wash is allowed.

Approval Criteria – UDC Section 3.07.030

Criteria for SUP	Complies	Partially Complies	Does Not Comply
The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.	X		
The proposed use does not negatively impact existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impact.	X		
The proposed use does not negatively impact existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection and the ability of existing infrastructure and services to adequately provide services.	X		
The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.		X	

C-1 AG

IN
OF AG

Church

Single and Two-Family homes

Troop Tract PUD

Schools



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2022-6-SUP

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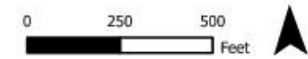
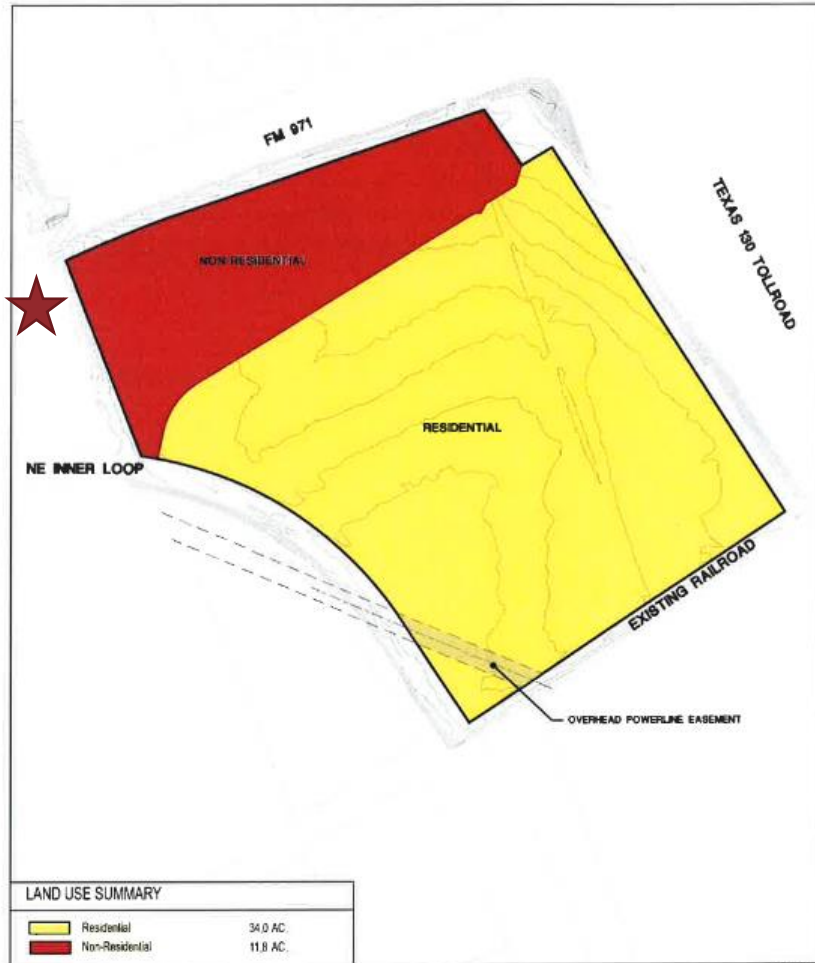


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The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.		X	

Scenic Corridor

Land Use and Building Design

- Residential, commercial and retail
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- Lower intensity development to maintain natural character

Streetscape

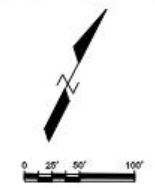
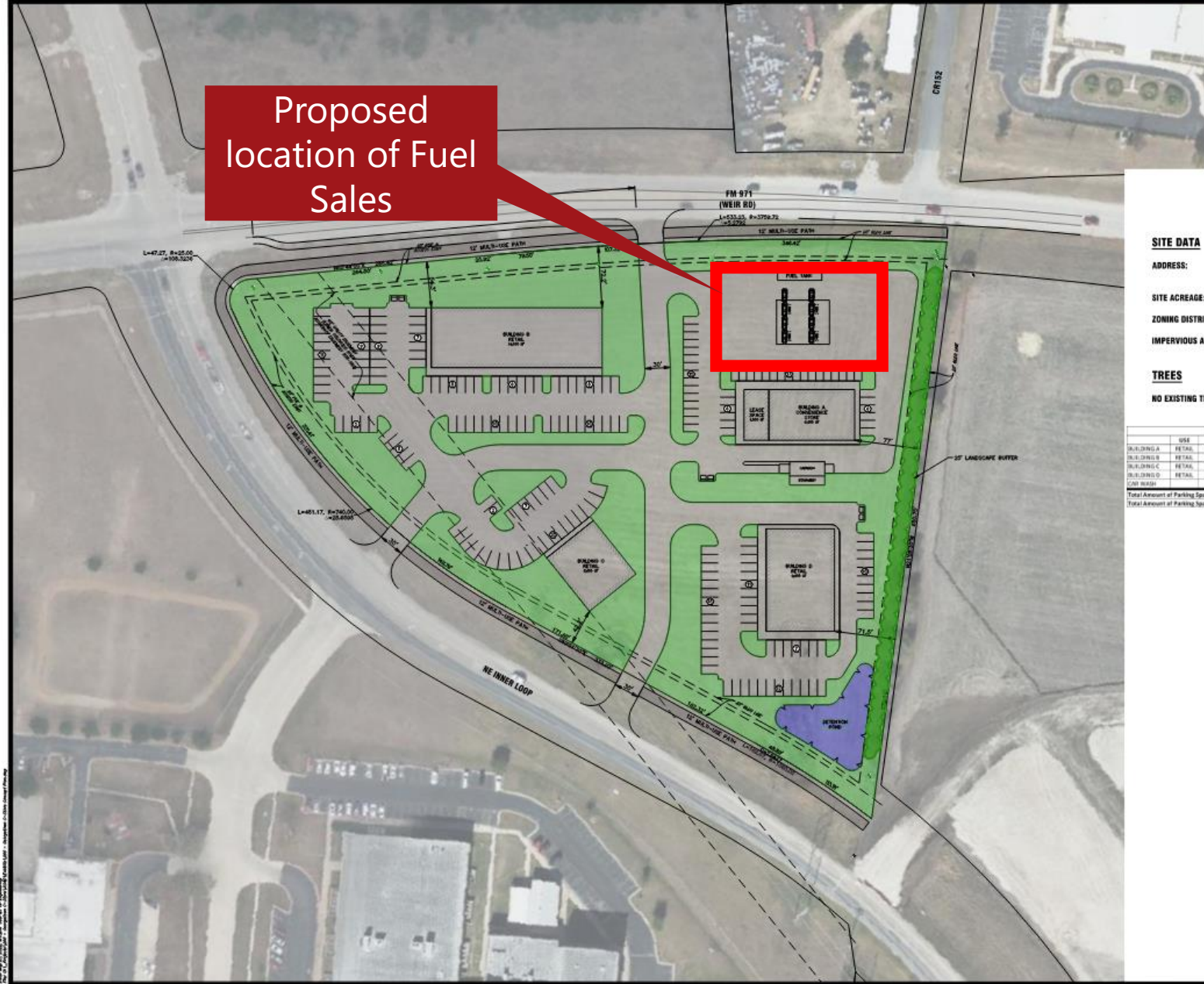
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Proposed
location of Fuel
Sales



SITE DATA

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SITE ACREAGE: 7.96 Ac.

ZONING DISTRICT: C-1

IMPERVIOUS AREA: 58%

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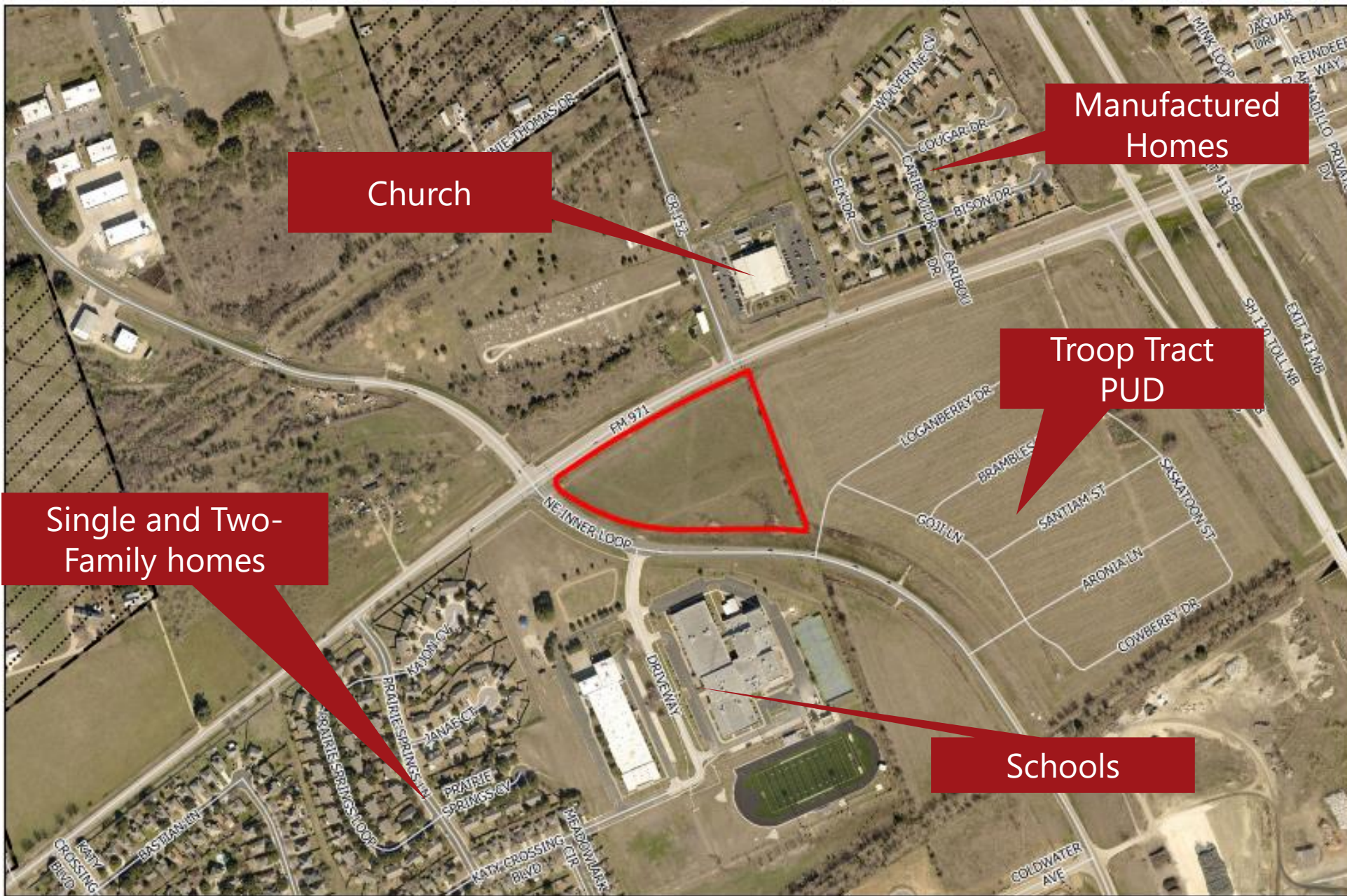
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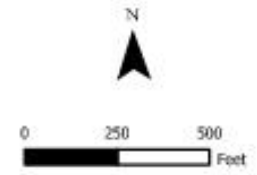
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AERIAL
2022-6-SUP

-  Site
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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	

Mixed Density Neighborhood (MDN)

- Provides for a variety of housing types within a traditional neighborhood
 - Duplexes, townhomes, quadplexes, or potentially moderate density multi-family
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Costco (at SDP)

QuikTrip (at SDP)

2022-5-SUP,
denied at CC

Subject Property

Existing



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		

C-1 AG

IN
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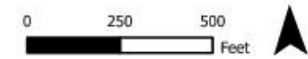
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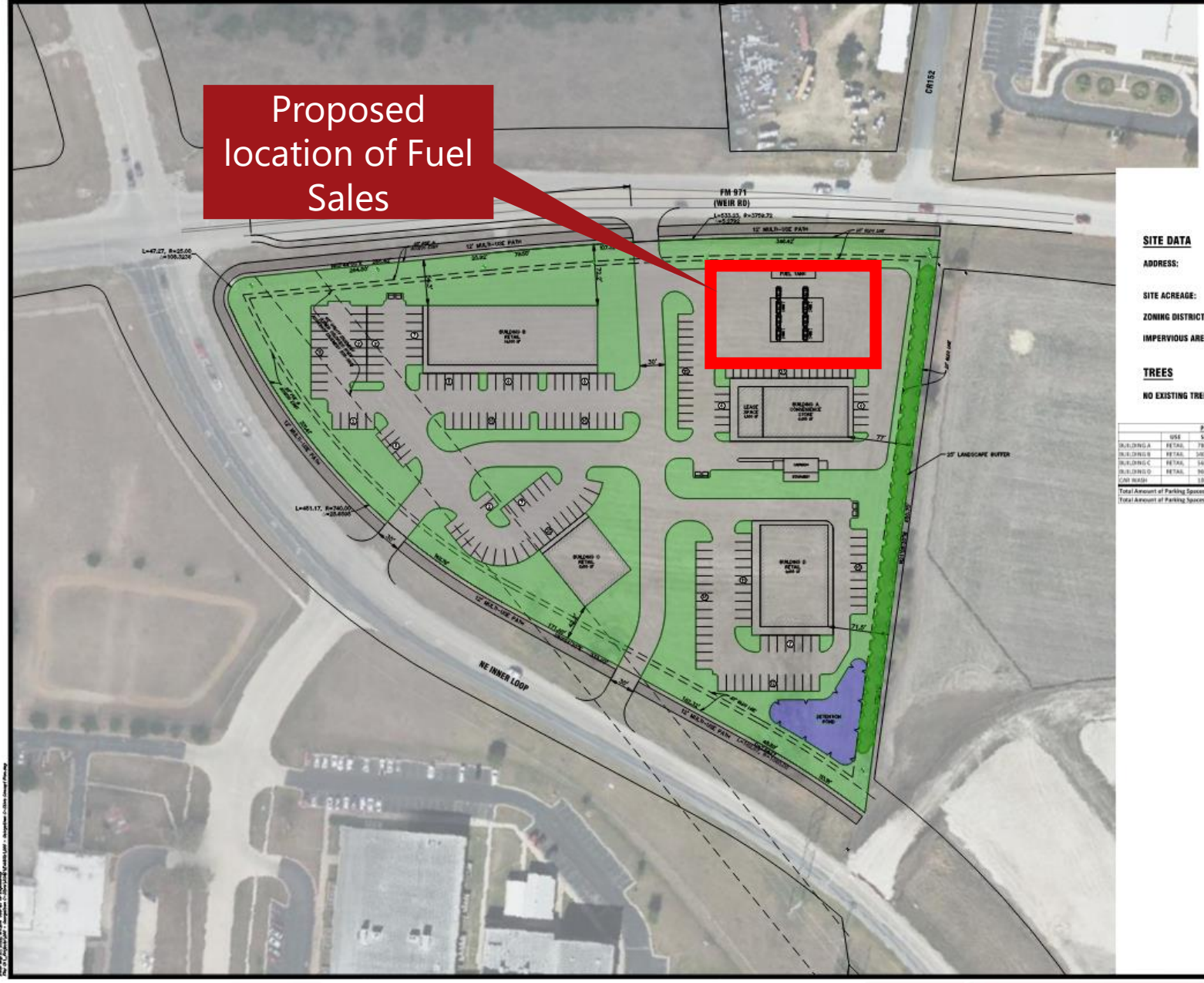
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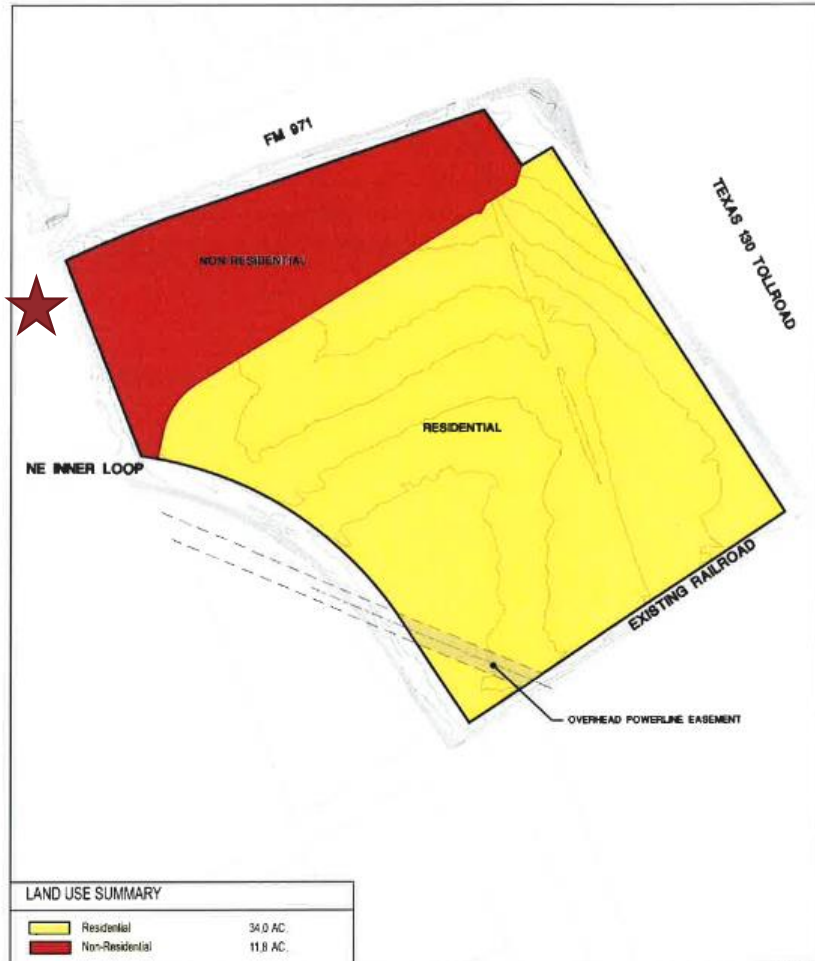
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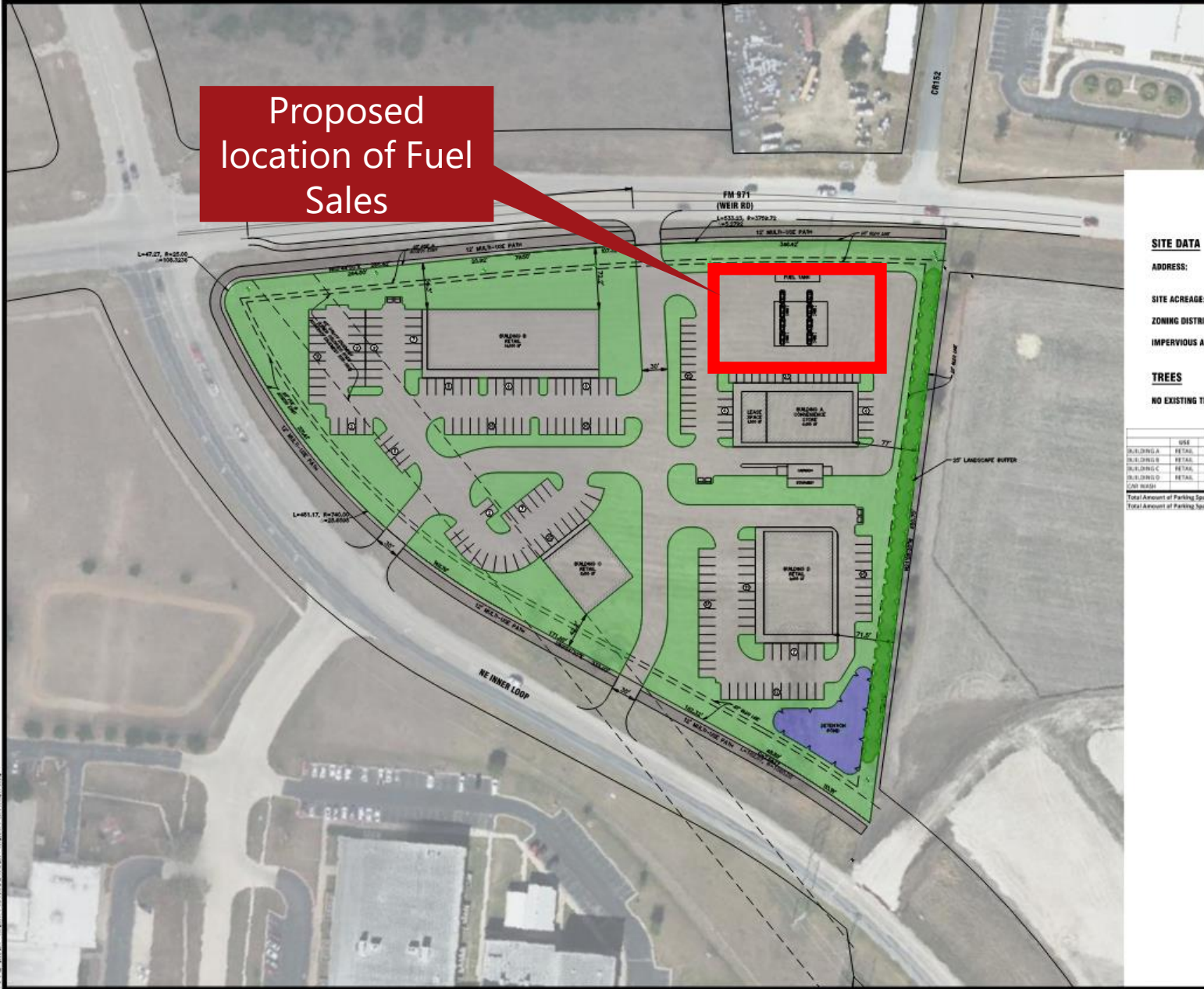
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 Non-Residential Area Use Concept
 Date: October 3, 2019

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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		

Proposed
location of Fuel
Sales



UP
ENGINEERING
+ SURVEYING

PRELIMINARY
NOT FOR CONSTRUCTION,
SALES OR FINANCING
PURPOSES.
PREPARED UNDER THE
AUTHORITY OF THE
NATIONAL ENGINEERING
EXAMINING BOARD,
INC. ASSOCIATION OF
PROFESSIONAL ENGINEERS
AND SURVEYORS
No. 11111
DALLAS, TEXAS 75243

UCI PROPERTY LLC
5808 CALLAGHAN RD, SUITE 100
SAN ANTONIO, TEXAS 78228

7.96 AC TRACT
GEORGETOWN DEVELOPMENT
PRELIMINARY LAND PLAN

SITE DATA

ADDRESS: 1910 NE INNER LOOP
GEORGETOWN, TX 78626

SITE ACREAGE: 7.96 Ac.

ZONING DISTRICT: C-1

IMPERVIOUS AREA: 58%

TREES

NO EXISTING TREES

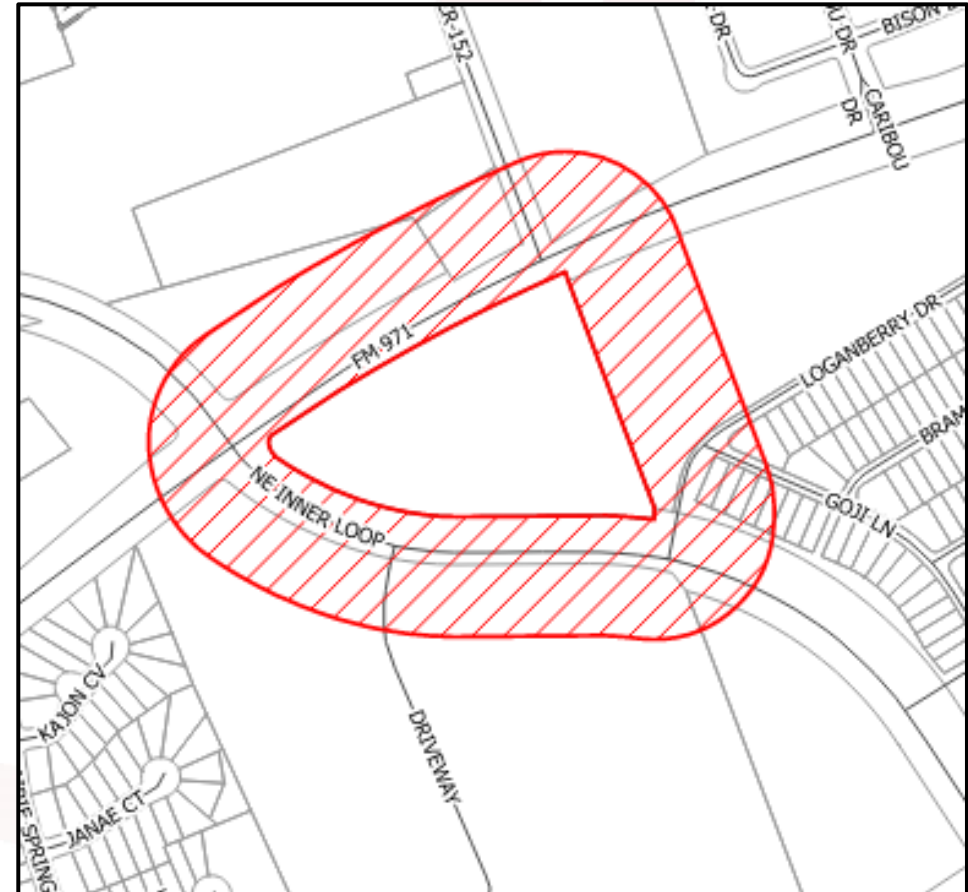
PARKING TABLE				
BUILDING	TYPE	ST	PARKING CODE	REQUIRED SPACES
BUILDING A	RETAIL	7000	3 per 250 GFA	82
BUILDING B	RETAIL	54000	2 per 250 GFA	52
BUILDING C	RETAIL	5400	3 per 250 GFA	23
BUILDING D	RETAIL	1600	1 per 250 GFA	8
LOW RISE		1000	3 per 250 GFA + 2	7
Total Amount of Parking Spaces Required				157
Total Amount of Parking Spaces Provided				216

Map of 7.96 AC Tract, 1910 NE Inner Loop, Georgetown, Texas, prepared by UCI Property LLC, 5808 Callaghan Rd, Suite 100, San Antonio, Texas 78228.



Public Notifications

- 10 property owners within the 300' buffer
- Notice in Sun News on July 31, 2022
- Signs posted on the property
- To date, staff has received:
 - 1 written comments IN FAVOR
 - 0 written comments OPPOSED
 - 1 neither opposed or in favor



Planning & Zoning Commission Action

- At their August 16, 2022 meeting, the Planning & Zoning Commission recommended approval of the request (4-2) with the following condition:

The proposed retail buildings as shown on the conceptual plan shall be included in the same Site Development Plan Application as the Fuel Sales

Summary

- Public Hearing and First Reading of an Ordinance on a request for a Special Use Permit (SUP) for the Fuel Sales Use in the Local Commercial (C-1) zoning district on the property located at 1910 NE Inner Loop, bearing the legal description of Lot 2, Amended Plat of Katy School Subdivision (2022-6-SUP). Travis Baird, Assistant Planning Director – Current Planning
- Per UDC Section 3.07.030, the Planning & Zoning Commission shall hold a Public Hearing... and make a recommendation to the City Council.
- The SUP also allows for additional restrictions to be placed on the use by the Planning & Zoning Commission and the City Council.

First Reading of an Ordinance

An Ordinance of the City Council of the City of Georgetown, Texas, conditionally granting a Special Use Permit for the specific use of “Fuel Sales” within the Local Commercial (C-1) zoning district, for the property located at 1910 Northeast Inner Loop, bearing the legal description of Lot 2, Amended Plat of Katy School Subdivision; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.