

Harmony Public School (revision) 2022-2-ANX

City Council

September 13th 2022

Item Under Consideration

The ordinance adopted on June 28, 2022, inadvertently omitted the language necessary to annex the ETJ Property and the FM 1460 ROW and a legal description of Existing Property. This new ordinance includes such language and repeals the ordinance adopted on June 28, 2022.

Item Under Consideration

2022-2-ANX – ANNEXATION AND ZONING

- Second reading of an ordinance for the annexation of 54.7606 acres in the Lewis J. Dyches Survey 2 Abstract No. 180 and the Frances A Hudson Survey Abstract No. 295, including approximately 26.7606 acres of right-of-way of FM 1460; repealing Ordinance No. 2022-49; and a zoning map amendment to rezone 20.19 acres out of the Lewis J. Dyches Survey 2 Abstract No. 180 to the Public Facility (PF) zoning district; and to zone 7.81 acres out of the Lewis J. Dyches Survey 2 Abstract No. 180 and the Frances A. Hudson Survey, Abstract No. 295 to the Public Facility (PF) zoning district, upon annexation (2022-2-ANX).
Nat Waggoner, Asst. Planning Dir. – Long Range



LOCATION

2022-2-ANX

Exhibit #1

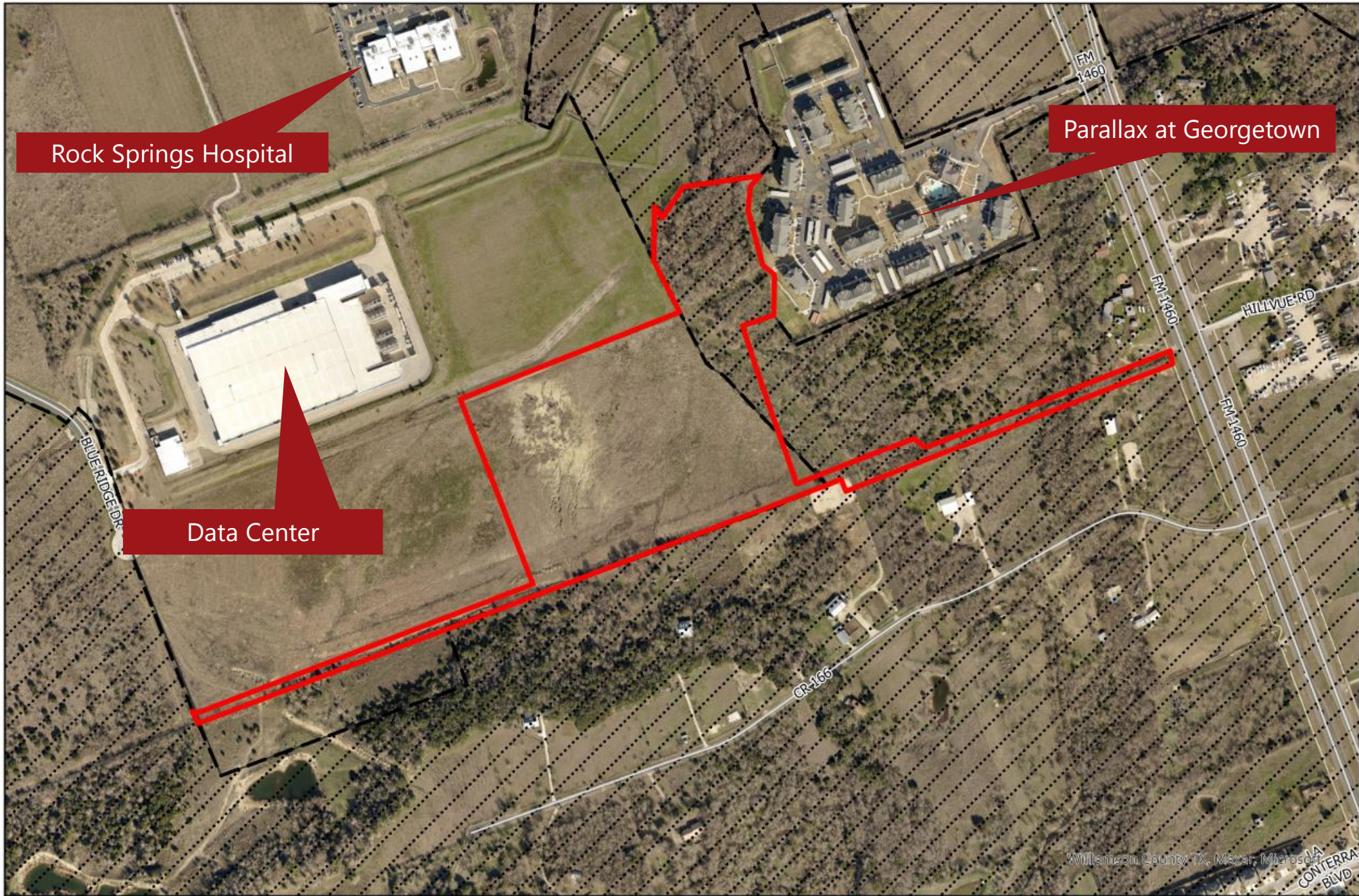
-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



.38 miles south of
SE Inner Loop

.15 miles north of
CR 166





Rock Springs Hospital

Parallax at Georgetown

Data Center



AERIAL

2022-2-ANX

-  Site
-  City Limits
-  Georgetown ETJ



0 250 500 Feet

Williamson County TX, Mexico, Mirasol
CONTRERA BLVD

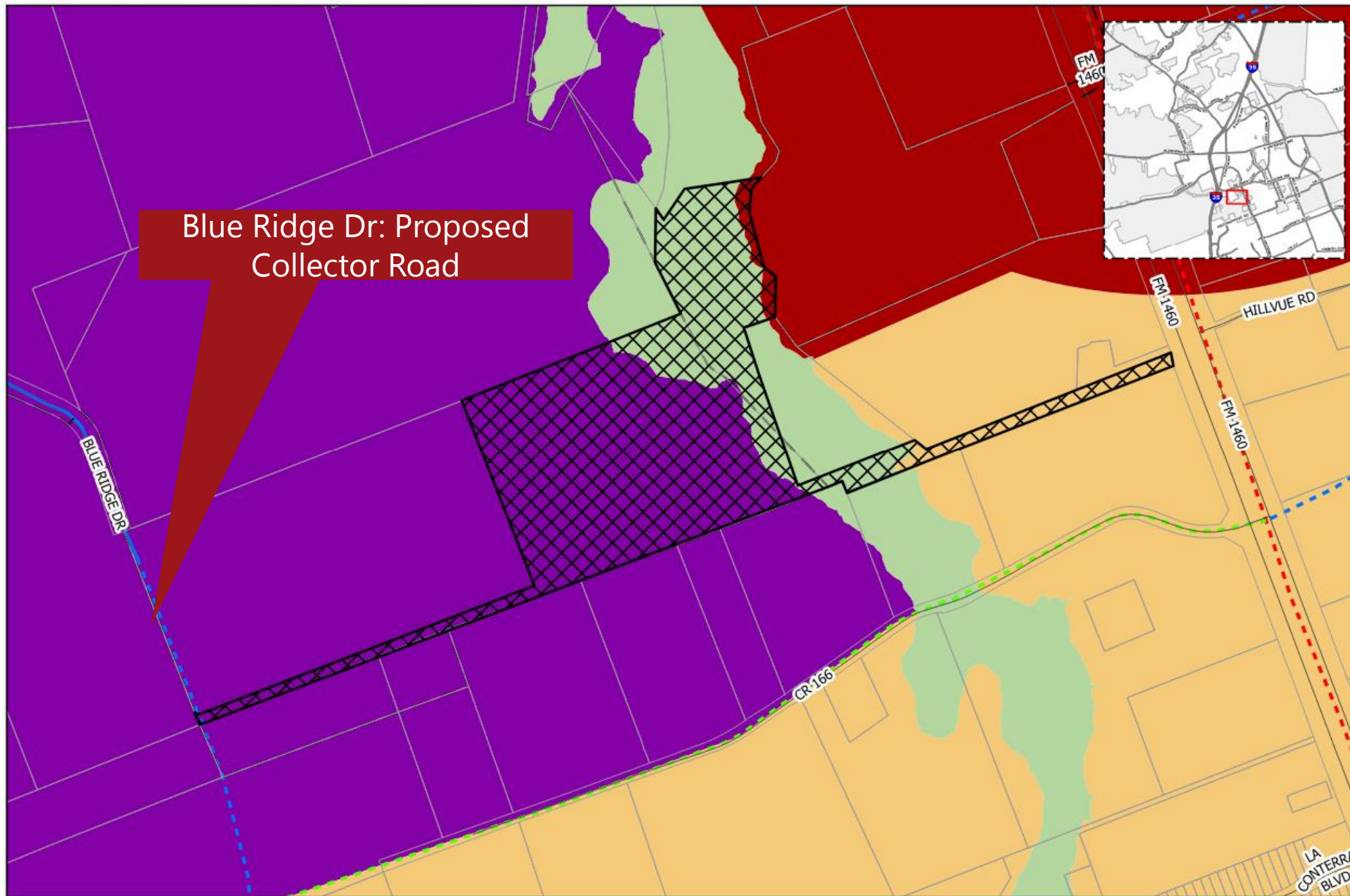
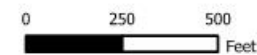


FUTURE LAND USE/ OVERALL TRANSPORTATION PLAN

2022-2-ANX

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



Blue Ridge Dr: Proposed
Collector Road

BLUE RIDGE DR

FM 1460

FM 1460

HILLVUE RD

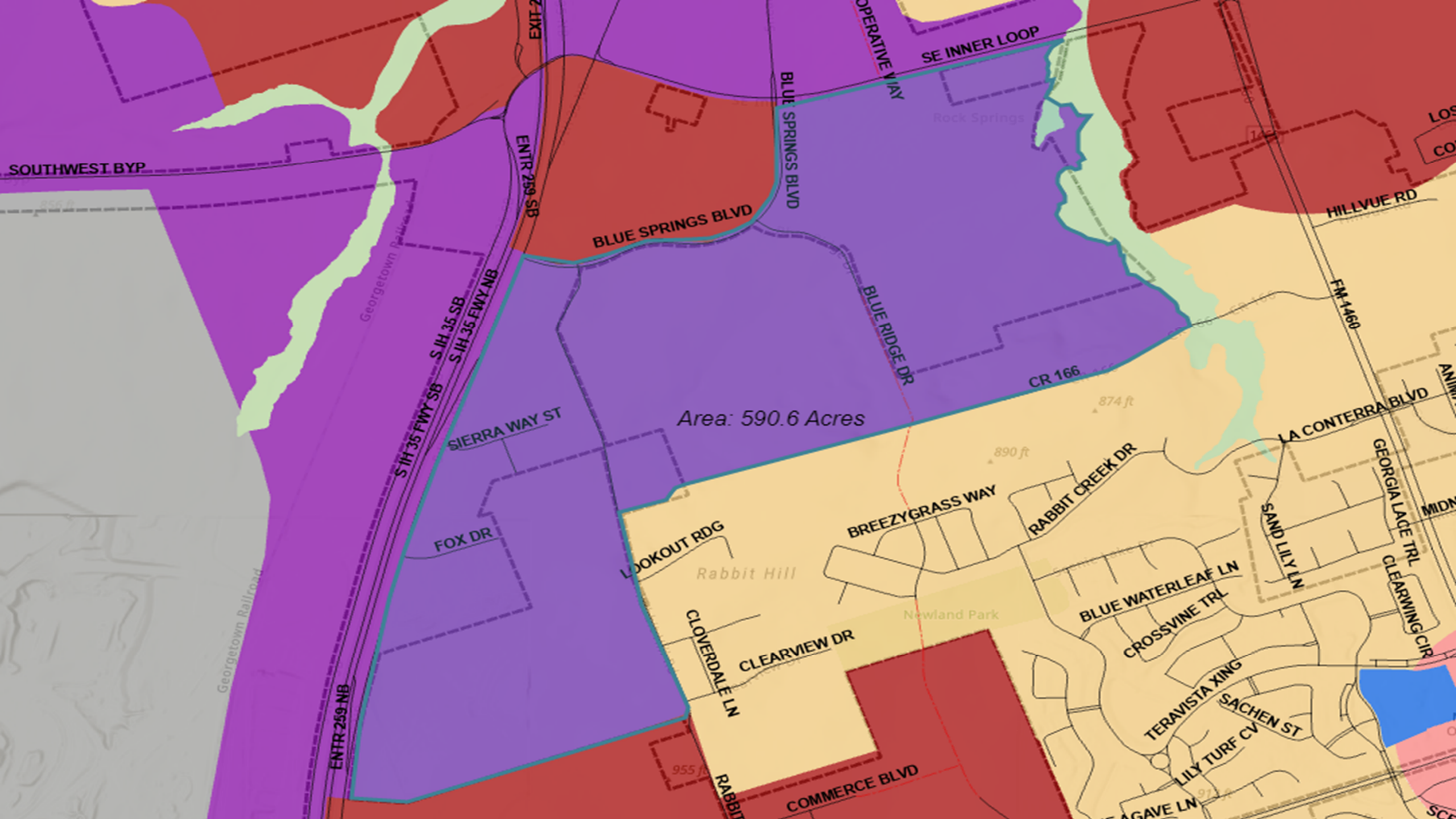
FM 1460

CR 166

LA
CONTERRA
BLVD

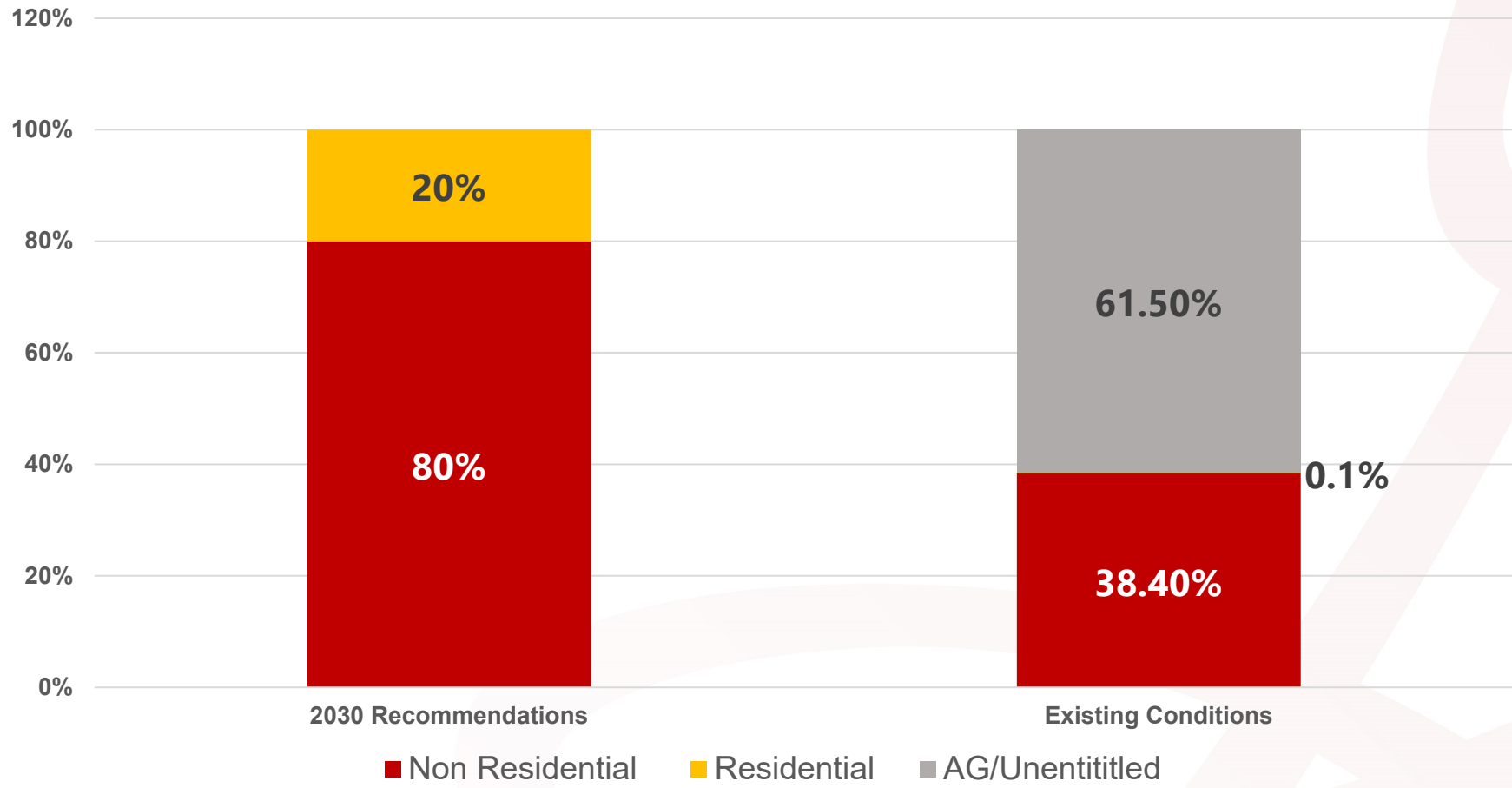
Employment Center (EC)

- Employment-generating uses that support heightened economic activity through quality architectural design
 - Transition areas between more intensely developed industrial uses and residential neighborhoods
 - Use of buffering and/or performance-based development standards to protect adjacent uses from adverse impacts
- **DUA:** 14 or more
 - **Target Ratio:** 80% nonresidential, 20% residential
 - **Primary Use:** Advanced manufacturing, life sciences, and professional services
 - **Secondary Uses:** Flex workspace, environmentally friendly manufacturing, retail, commercial, high-density residential, mixed-use



Land Use Ratios – (Employment Center)

Employment Center



Total Area:
590.6 acres
100%

Area of Subject Property:
28 acres
4.7%

AG/Unentitled:
363.1 acres
61.5%



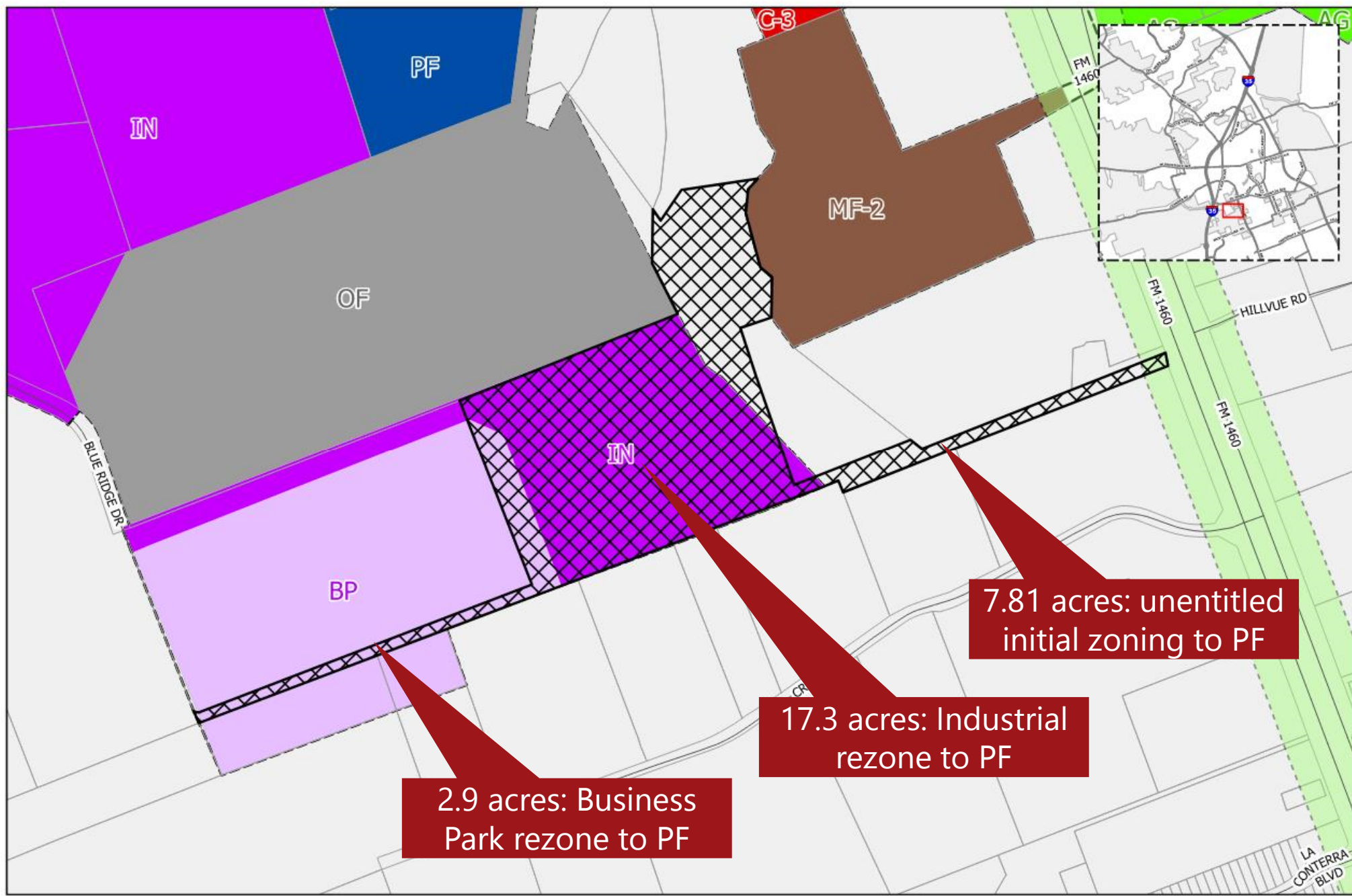
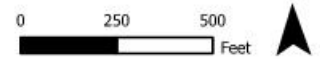
ZONING

2022-2-ANX

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



2.9 acres: Business Park rezone to PF

17.3 acres: Industrial rezone to PF

7.81 acres: unentitled initial zoning to PF

Public Facilities (PF)

- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

Dimensional Standards

- Max building height = 45'
- Front setback = 25'
- Side setback = 5'
- Rear setback = 0'
- Side Setback to Residential = 15'
- Rear Setback to Residential = 25'
- 15' bufferyard when adjacent to residential

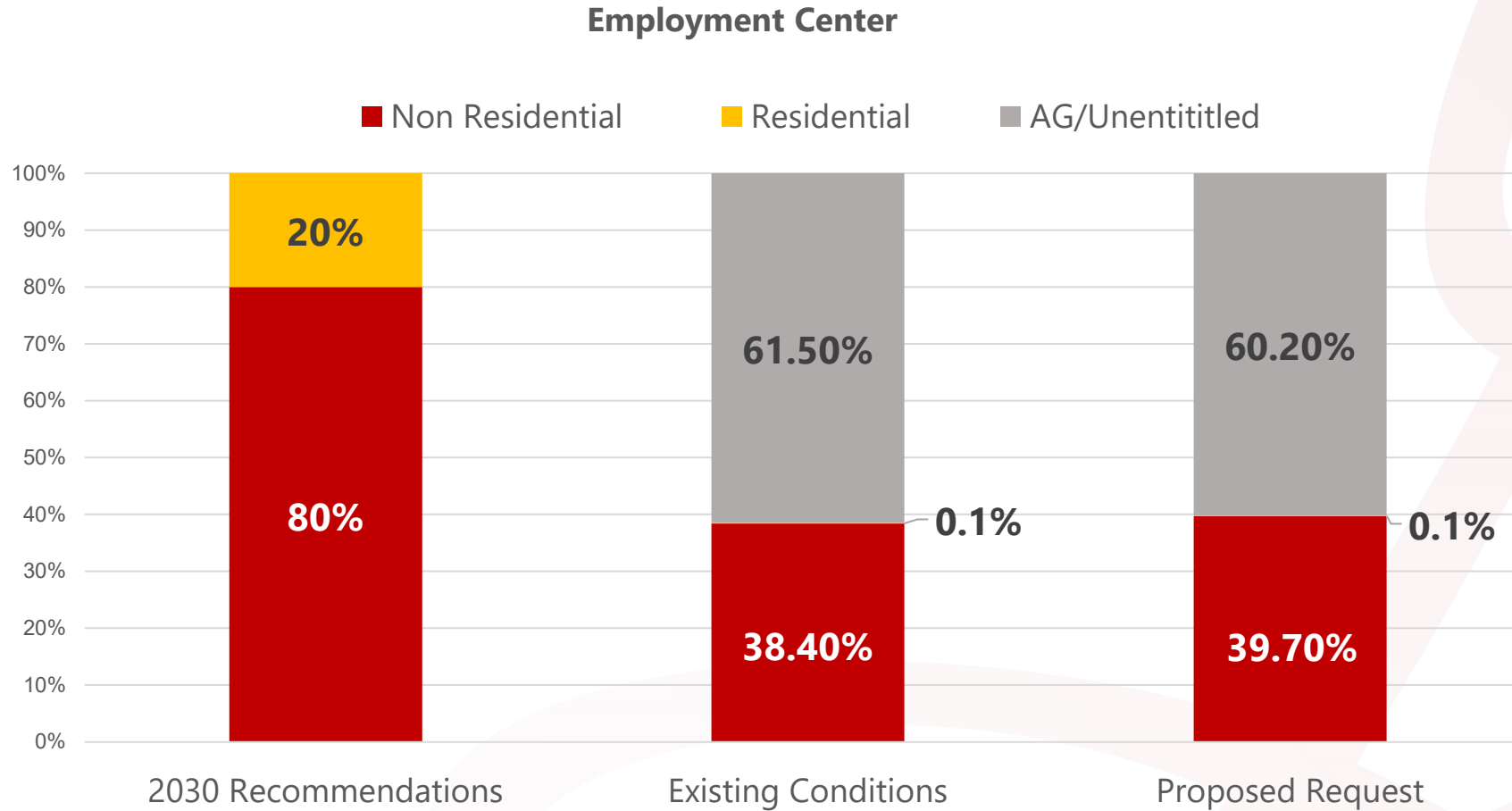
Approval Criteria – UDC Section 3.25.030

Criteria for Annexation	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; and	X		
The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.	X		
Consistency with the City's adopted long-range plans and annexation policies.	X		

Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	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 – (Employment Center)



Total Area:
590.6 acres
100%

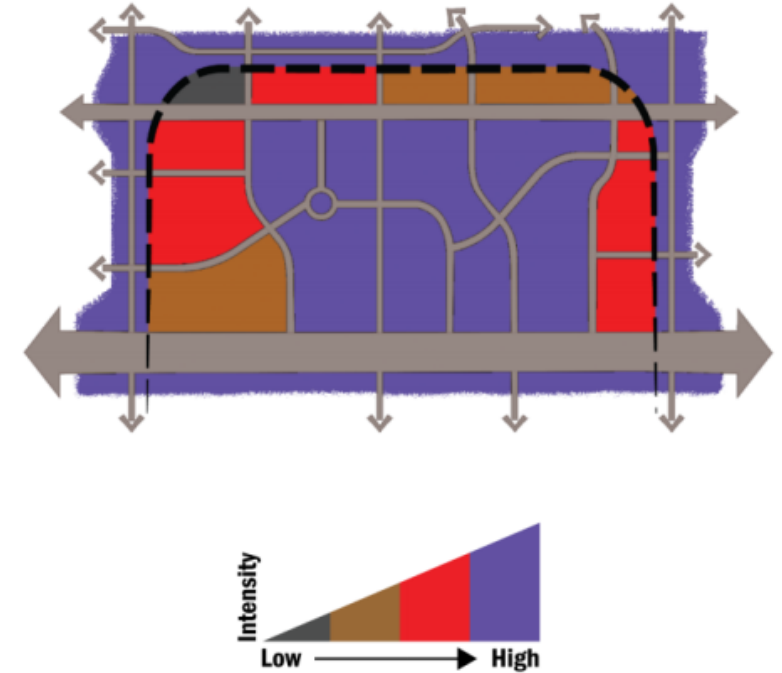
Area of Subject Property:
28 acres
4.7%

AG/Unentitled:
355 acres
60.2%

Transitions

- Policy LU.1 “Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.”
- More intense uses placed along roadways
- Uses that are more adaptable to other locations placed away from corridor

Figure 28. Corridor (Section 1)



The corridor development pattern serves as a transition between commercial and less dense residential development along a major roadway. A corridor development pattern utilizes a network of internal local streets to provide access between the commercial uses and supporting moderate to high density residential uses.

Approval Criteria – UDC Section 3 06 030

Criteria for Zoning Map Amendment	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	



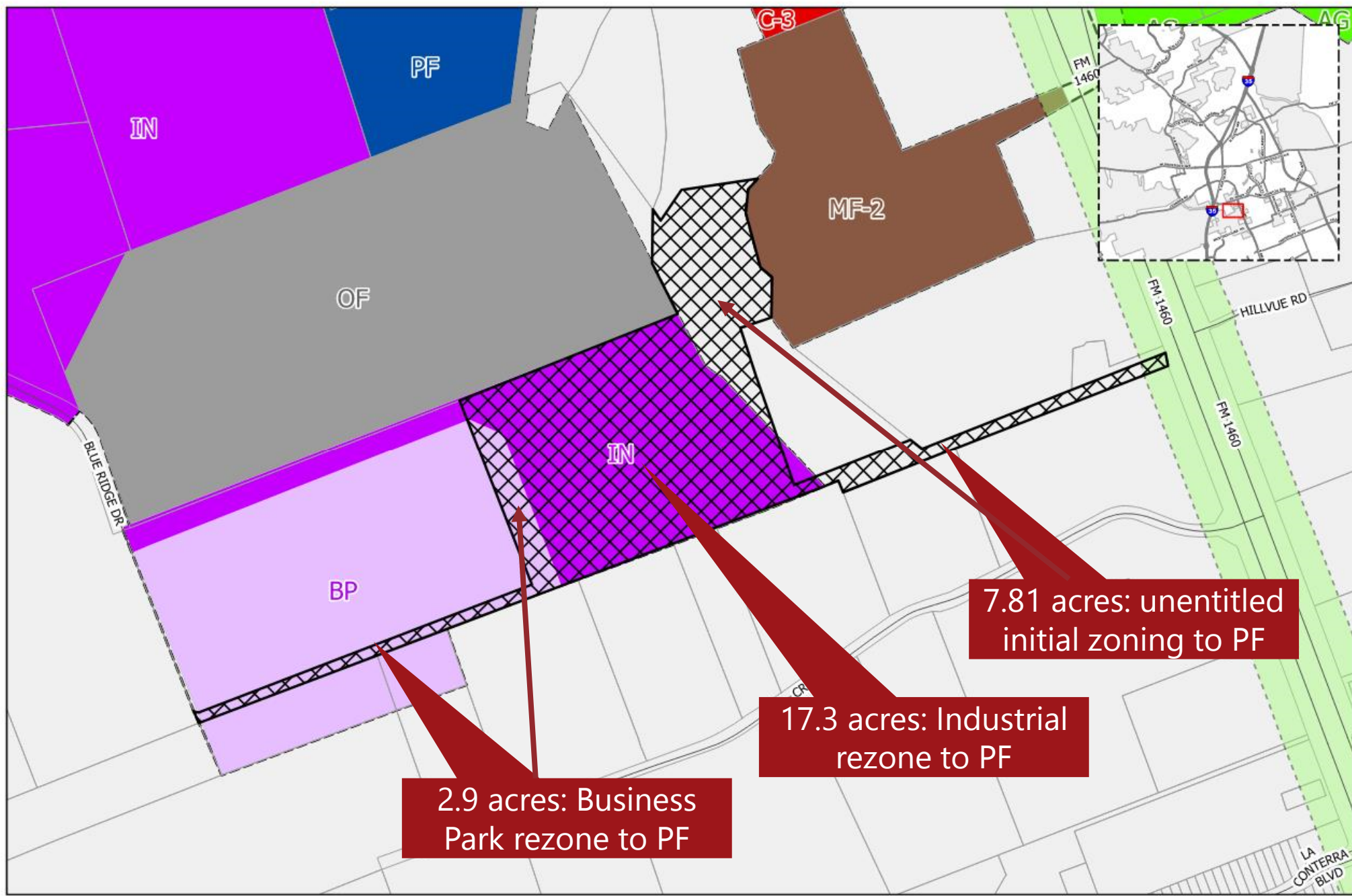
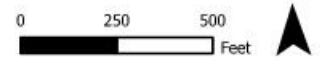
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Public Notifications

- 20 property owners within the 300' buffer
- Re-notice in Sun News on Sunday August 7, 2022
- 1 Sign posted on the property
- To date, staff has 0 comment in opposition and 0 in favor



Planning & Zoning Commission Action

- At their May 17, 2022 meeting, the Planning & Zoning Commission recommended APPROVAL of the request (4-1).

City Council Action on First Reading

- At their June 14th 2022 meeting, the City Council APPROVED the first reading of the ordinance (7-0).

City Council Action on Second Reading

- At their June 28th 2022 meeting, the City Council APPROVED the second reading as part of the consent agenda.

Need for Revision

The ordinance adopted on June 28, 2022, inadvertently omitted the language necessary to annex the ETJ Property and the FM 1460 ROW and a legal description of Existing Property. This new ordinance includes such language and repeals the ordinance adopted on June 28, 2022.

City Council Action on First Reading

- At their August 23rd 2022 meeting, the City Council APPROVED the first reading of the ordinance (7-0).

Second Reading of an Ordinance

An Ordinance of the City Council of the City of Georgetown, Texas, providing for the extension of certain boundary limits of the City of Georgetown, Texas, and the annexation of certain territory consisting of 54.527 acres, more or less, in the Lewis J. Dyches Survey 2 Abstract No. 180 and the Frances A Hudson Survey Abstract No. 295, including approximately 26.527 acres of right-of-way of FM 1460; repealing Ordinance No. 2022-49; amending part of the Official Zoning Map to rezone 20.19 acres out of the Lewis J. Dyches Survey 2 Abstract No. 180 to the Public Facility (PF) zoning district; amending the Official Zoning Map to zone 7.81 acres out of the Lewis J. Dyches Survey 2 Abstract No. 180 and the Frances A. Hudson Survey, Abstract No. 295 to the Public Facility (PF) zoning district, upon annexation; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.