



March 22, 2022

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

Re: Somerset PUD Amendment 2
Letter of Intent

Sun City Texas, Somerset is a 768.9 acre Planned Unit Development (PUD) located within the City of Georgetown's city limits. The current PUD was approved by the City Council on October 14, 2014, with Amendment 1 approved in 2018. The Applicant requests a second amendment to the PUD. The intent of the request is to amend the PUD to convert 6.4 acres of the project from Residential/Golf to Amenity Center. The requested conversion will enable an expansion of recreational facilities located within Sun City.

Additionally, Amendment 2 includes language outlining standards for potential future minor amendments to the PUD. Such language was not included within the original PUD.

The Future Land Use Plan illustrates the Subject Tract as Moderate Density Residential. Based on this designation and the Comprehensive Plan's stated goal to "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" at the Subject Tract intersection, it is the Applicant's opinion that the desire to rezone the Subject Tract to a PUD complies with the intent of the Future Land Use Plan and noted land use goals.

Sec. 3.06.040. - Approval Criteria (Planned Unit Development) of the Georgetown UDC outlines six objectives and criteria used to evaluate and approve a PUD request. It is the Applicant's opinion that the request meets all six criteria. Specifically, the request offers:

1. A variety of housing and commercial services to achieve a balanced community.
2. An orderly arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, including pedestrian and multi-use trails.
4. A wide offering of recreational facilities for several segments of the community.
5. Careful consideration of the natural and manmade environment.
6. Thoughtful phasing of the development and associated facilities.

Thank you for your consideration of this rezoning request. Should you have any questions or need additional information, please do not hesitate to contact me at peter@secplanning.com, 512.246.7003 (office) or 512.413.5889 (mobile).

Sincerely,

Peter Verdicchio

Peter Verdicchio, PLA, ASLA
Principal