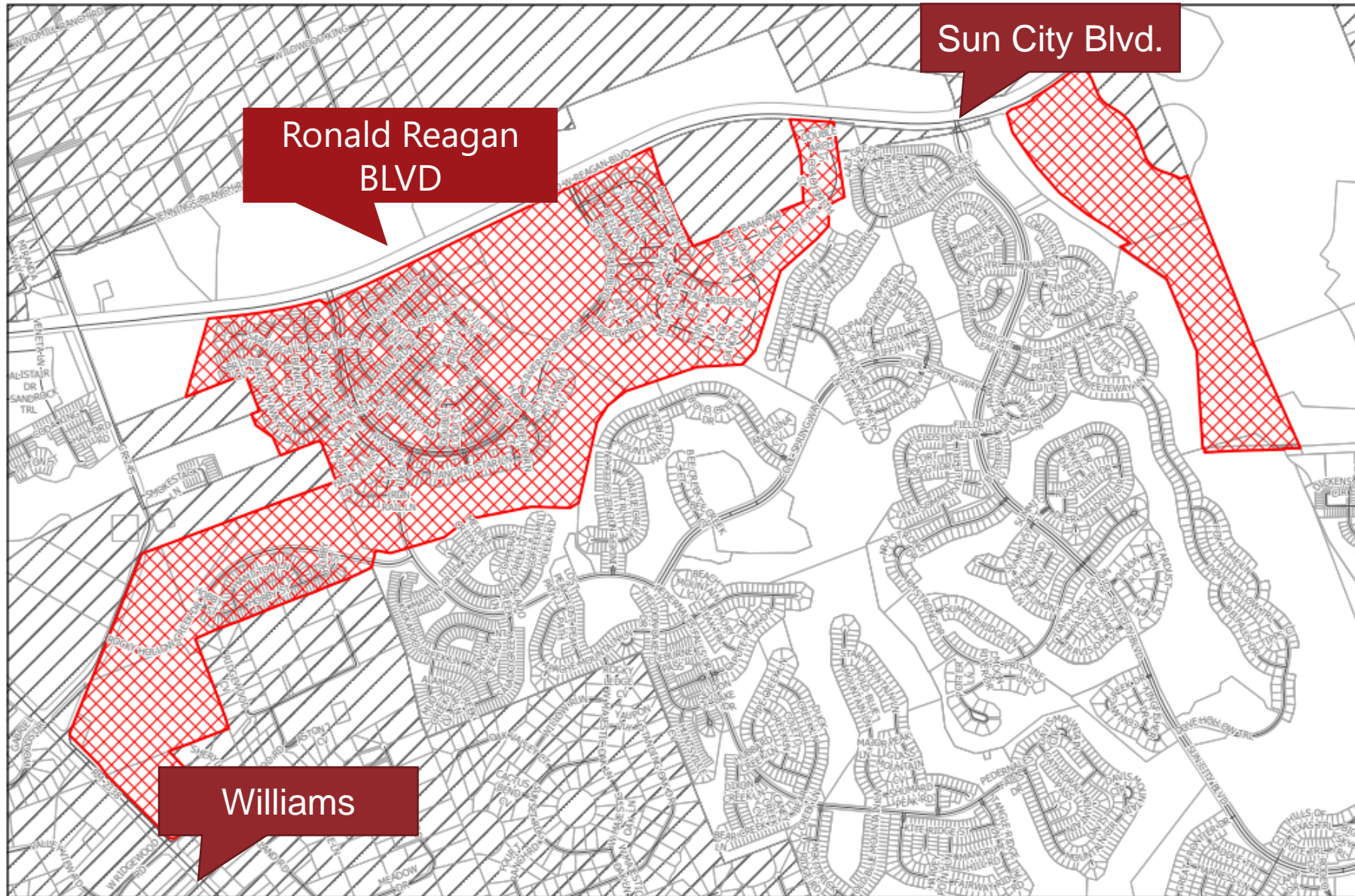


Sun City Texas, Somerset PUD Amendment 2 2020-8-PUD

City Council

September 13, 2022



Ronald Reagan
BLVD

Sun City Blvd.

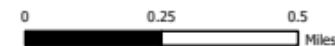
Williams



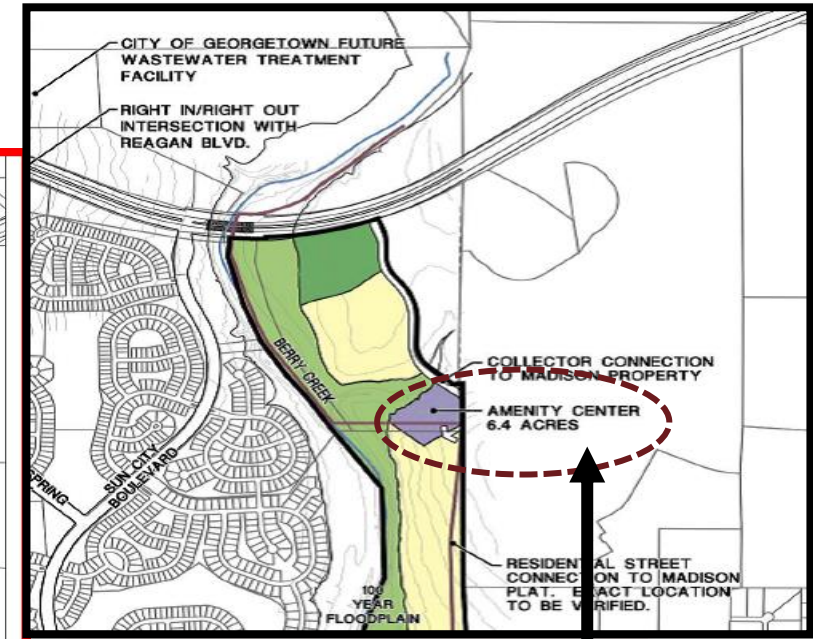
LOCATION

2022-8-PUD
Exhibit #1

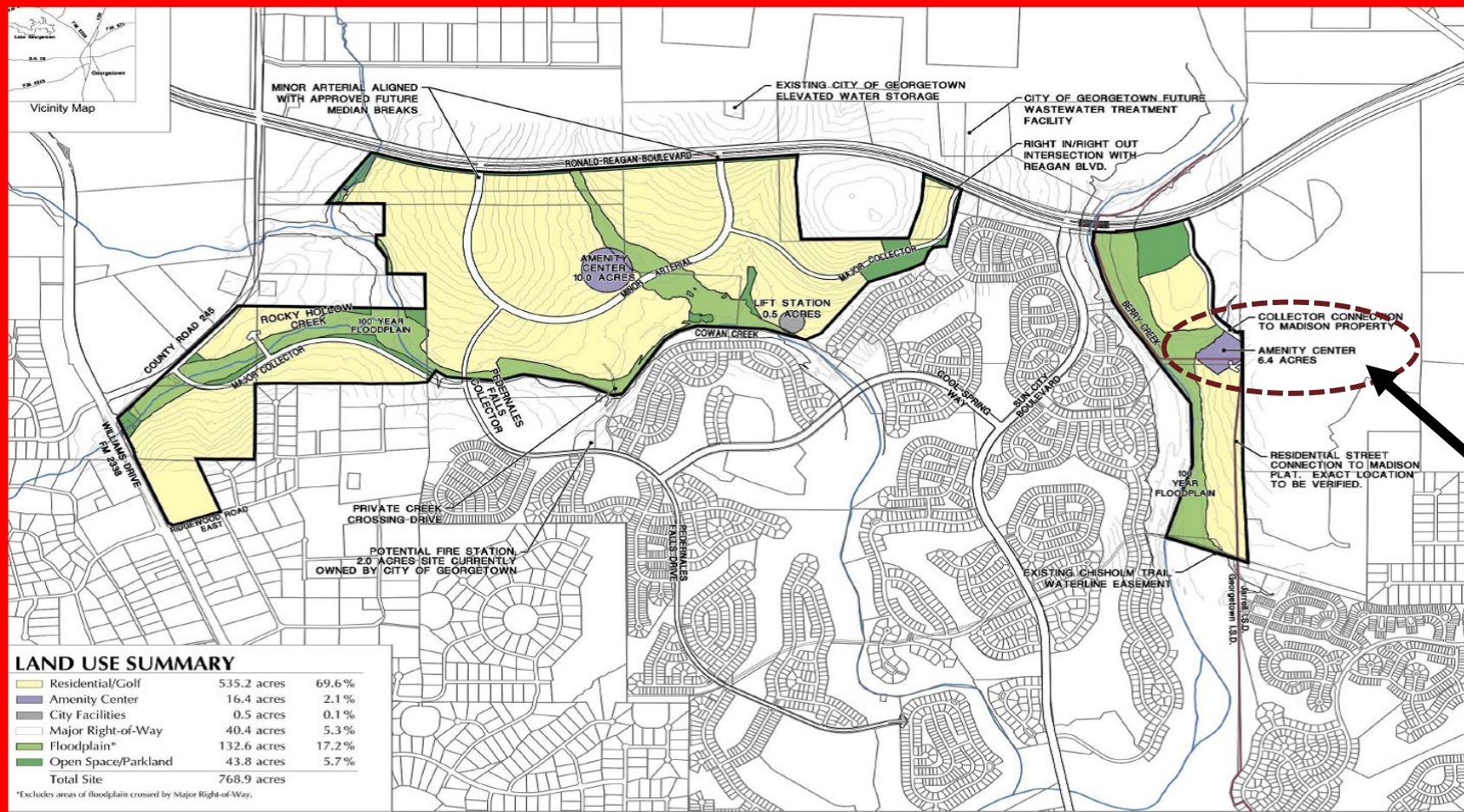
-  Site
-  road
-  Parcels
-  City Limits
-  Georgetown ETJ



PUD Concept Plan



Proposed area of change



LAND USE SUMMARY

Residential/Golf	535.2 acres	69.6%
Amenity Center	16.4 acres	2.1%
City Facilities	0.5 acres	0.1%
Major Right-of-Way	40.4 acres	5.3%
Floodplain*	132.6 acres	17.2%
Open Space/Parkland	43.8 acres	5.7%
Total Site	768.9 acres	

*Excludes areas of floodplain crossed by Major Right-of-Way.

Sun City Texas, Somerset Planned Unit Development

SEC Planning, LLC
 Land Planning • Landscape Architecture • Community Branding
 AUSTIN, TEXAS
 512.246.7600 • 512.246.7700
 www.secplanning.com • info@secplanning.com

Exhibit C
 Land Use Plan
 Scale: 1" = 2000'
 Date: June 23, 2017

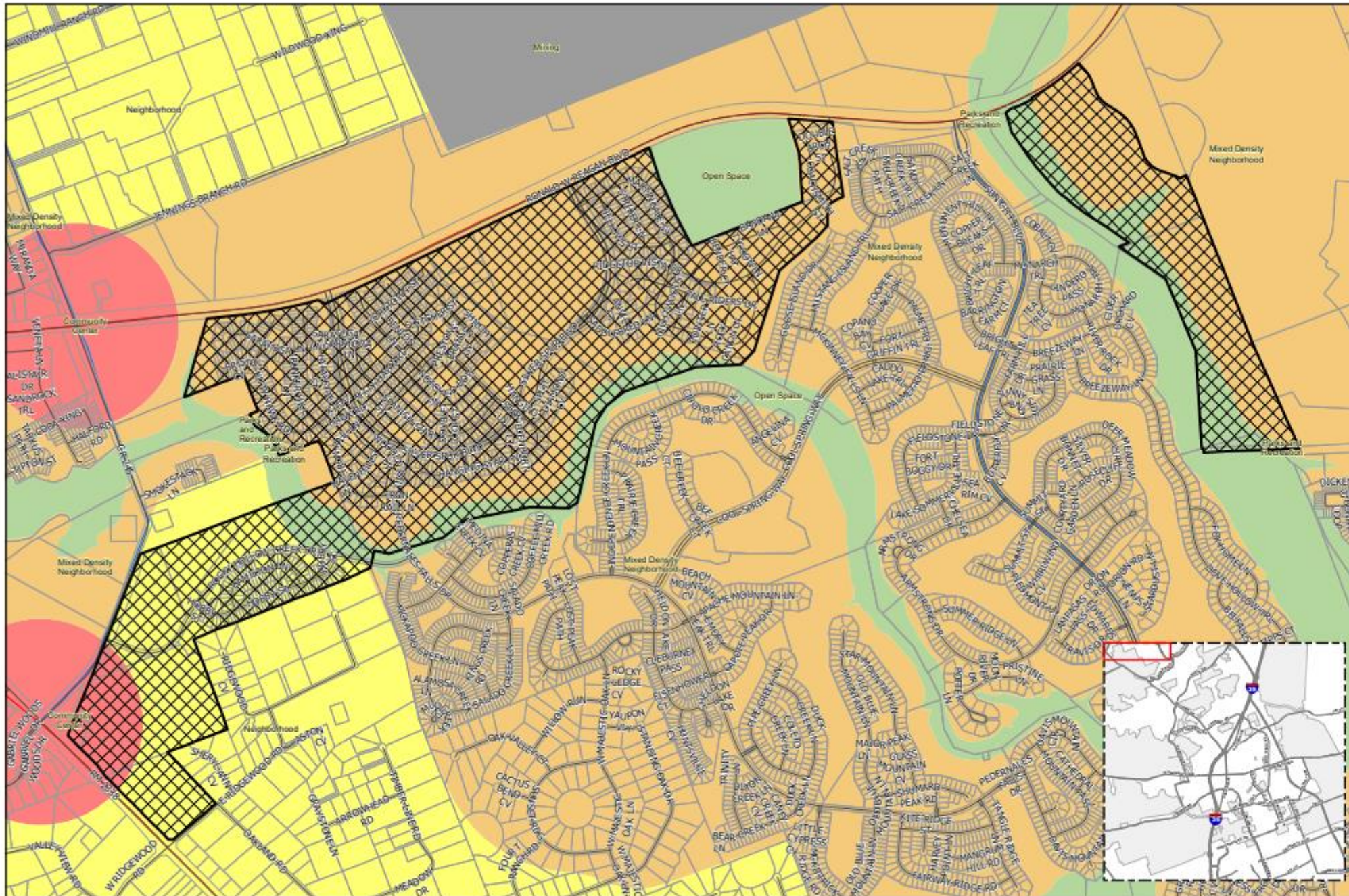
SECRET FILE: © Sun City, Somerset and Somerset Planned Unit Development 2017. All Rights Reserved. PUD Land Use Exhibit C. This drawing and the design shown are the property of Sun City Texas. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.



FUTURE LAND USE/ OVERALL TRANSPORTATION PLAN

2022-8-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)

- 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

Open Space (OS)

- Floodplains and other natural or environmentally sensitive areas are preserved as open space. No development is anticipated in these areas.

- **DUA:** n/a
- **Target Ratio:** 100% nonresidential
- **Primary Use:** Parkland, trails, and other recreational amenities
- **Secondary Uses:** n/a

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		

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

- To date, staff has received:
 - 8 written comments IN FAVOR
 - 2 written comments OPPOSED

