



December 16, 2021

Ms. Sofia Nelson, CNU-A  
Planning Director, City of Georgetown  
P.O. Box 1458  
Georgetown, Texas 78626

Re: Letter of Intent – The Summit at Westinghouse PUD 5<sup>th</sup> Amendment

Dear Ms. Nelson,

Novak Westinghouse, LP, is seeking a minor PUD amendment (The Summit at Westinghouse PUD) to change the allowable square footage within Zone F from 180,000 max square footage to 250,000 max square footage. Proposed base zoning is C3 with self-storage allowable without a special use permit per the PUD. The entire acreage of the PUD is approximately 72.2 acres. Zone F consists of approximately 6 acres of land. The City Future Land Use designates the land as Regional Center. Regional Center is defined as follows: “Developments may be configured as major shopping centers, standalone big-box retailers, or large-scale mixed-use developments, as well as supporting flex office space and office/warehouse development.”

Lot 1 of Zone F is a corner parcel, approximately 1.6 acres that has no access off Westinghouse and has its entry south of the parcel off Boselli Way. It is topographically lower than Westinghouse Road by approximately 6’0”. It is not a hard corner suitable for Retail. Thus, this is not in compliance with the City’s 2030 Comprehensive Plan. There are adequate roadways as this parcel is serviced by Westinghouse Road and Boselli Way. The UDC standards for architecture will be followed. Currently, a climate controlled self-storage facility is being built. There is no outdoor storage. Lot 1 will have a matching architectural style building built to match the current self-storage facility. The PUD currently states that Zone F is to offer screening from the existing Service King Car Collision Center. This request provides a better solution to shielding the Service King Car Collision Center from view from the DHIC apartments currently under construction. A Conceptual Site Layout is attached. The minor PUD amendment promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment. 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 will be designed and built.

The purpose of this letter is to provide information for a Planned Unit Development (PUD) Amendment of approximately 72.2 acres of land from the B.C. Low Survey, Abstract No. 385, and is described in document number 2014073967 of the Williamson County Deed Records. The property is located east of I-35, south of Westinghouse Road, and north of the Teravista community in Round Rock.

**Existing Zoning:** PUD (72.2 acres) C-3  
**Proposed Zoning:** PUD (72.2 acres) C-3  
**Future Land Use:** Regional Center (RC)  
**Growth Tier:** Tier 1B, Developing

**PUD Change Request:** The property owner seeks to amend Development Zone F of the project to change the allowable square footage within Zone F from 180,000 max square footage to 250,000 max square footage. Attached after this letter are the mark-ups of the revisions to the existing PUD.

**ADDRESS**

1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626

**PHONE**

512.930.9412

**FAX**

512.930.9416

**WEB**

STEBERBIZZELL.COM

TEXAS REGISTERED ENGINEERING FIRM F-181

**SERVICES**

>> ENGINEERS

>> PLANNERS

>> SURVEYORS

The PUD will meet the 2030 Comprehensive Plan as described for each goal below:

***Goal 1 – Promote sound, sustainable, and compact development patterns with balanced land uses, a variety of housing choices and well-integrated transportation, public facilities, and open space amenities.***

The PUD meets this goal by providing a balanced mix of residential, commercial, and employment uses with varying densities. More compact and higher development will occur with this development plan while also providing appropriate open space buffers and road connectivity. The amendment to the PUD is only increasing allowable square footage in Zone F.

***Goal 2 – Promote sound investment in Georgetown's older developed areas, including downtown, aging commercial and industrial areas, in-town neighborhoods, and other areas expected to experience land use change or obsolescence.***

The PUD location is not in the downtown area and creates a mixed-use area outside of the older developed areas of Georgetown. This allows other developments with appropriate uses to take place in the downtown and older already developed areas.

***Goal 3 – Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects community character, demonstrates sound stewardship of the environment, and provides for efficient provision of public services and facilities as the city expands.***

The PUD is in the Tier 1B – Developing area. The Future Land Use Plan designates the area as Employment Center and High Density Residential which fits with the requested mixed-used zoning described in the PUD. As the area is currently developing, the developer is coordinating with other developers in the area to ensure that development continues in the area.

***Goal 4 – Maintain and strengthen viable land uses and land use patterns (e.g., stable neighborhoods, economically sound commercial and employment areas, etc.).***

The PUD provides a mixed-use development that would allow employment and commercial areas to be surrounded by residential uses and is intended to promote a live-work community.

The PUD has approximately 816 feet of frontage along Westinghouse Road, a major arterial roadway and approximately 1,153 feet of frontage along Mays Street, a minor arterial roadway. A north-south connection will be provided between Westinghouse and Mays Street for the northern tract. Utilities will be provided through off-site water and sewer extensions, and water, sewer, and electric will be provided by Georgetown Utility Systems.

The PUD meets the approval criteria for rezoning in UDC Section 3.06.030 and the specific objectives for Planned Unit Development approval criteria in UDC Section 3.06.040.A. as shown below:

UDC Section 3.06.030

- A. *The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;*
  - a. The application this letter is associated with contains all of the information requested on the Planned Unit Development (PUD) Checklist. If additional information is required, please let us know, so we can provide the information to you.
- B. *The zoning change is consistent with the Comprehensive Plan;*
  - b. The Comprehensive Plan shows the area as Regional Center. The mixed-use zoning proposed with this application is consistent with the both uses. In addition, this is an amendment to the existing PUD.
- C. *The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;*
  - c. The health, safety or general welfare of the City and the safe orderly, and healthful development of the City will be met by meeting all Federal, State, and City requirements.
- D. *The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and*

- d. The adjacent properties are currently being developed as multi-family and/or commercial developments. Setbacks are provided in the PUD provide appropriate screening to the adjacent properties.
- E. *The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.*
  - e. The PUD provides the all of the development goals from the 2030 Comprehensive Plan and creates a cohesive area that supports strong economic growth by providing compatible mixed-use zoning.

UDC Section 3.06.040.A

1. *A variety of housing types, employment opportunities, or commercial services to achieve a balanced community;*
  - a. The PUD provides Low Density Multi-Family (MF-1), High Density Multi-Family (MF-2), and General Commercial (C-3). The goal of the PUD is to provide a high-density mixed-use community offering new employment opportunities to the residents of Georgetown. It allows the flexibility to accommodate the evolution of living space designs, work place environments, supporting services, hospitality and entertainment corridors.
2. *An orderly and creative arrangement of all land uses with respect to each other and to the entire community;*
  - b. The PUD has been designed to provide overall guidance and create a sustainable long-term framework for build-out. The community will be built in phases, but still maintain creativity in building placement, people movement, traffic flow and to create a comfortable place to live, work, and play.
3. *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;*
  - c. The improvements in the PUD will be designed to maximize pedestrian and vehicular circulation within the Property. Pedestrian and vehicular circulation plans will be designed to access all areas within Zones A, B, and C. This amendment is only increasing the maximum square footage in Zone F.
4. *The provisions of cultural or recreational facilities for all segments of the community;*
  - d. The PUD provides 4 amenity areas that will be public spaces and feature trails, bench(s), landscaping, dog parks, etc.
5. *The location of general building envelopes to take maximum advantage of the natural and manmade environment;*
  - e. The PUD has been designed to provide overall guidance and create a sustainable long-term framework for build-out. The PUD provides adaptability to adjust building types, footprint, and public spaces as the community evolves.
6. *The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.*
  - f. The PUD allows for multiple site plans within each Zone in order to allow for phased development. City approval shall be based upon each individual site plan, provided that, taken together, all site plans provide for an integrated mixed-use development on the Property.

If you have any questions or comments, please feel free to reach out to me at 512-930-9412.

Sincerely,



David L. Platt



## Property Owner's Consent Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every application packet. For property with more than one owner, each owner must sign a copy of this form. In the event that the owner of property is an organization/entity, proof of signature authority on behalf of the organization/entity must be attached to this form.

### Authorization by Property Owner(s)

I, Justin K. Elliott, manager for WilCo Mays Street, LLC, swear and affirm that I am  
(property owner's printed legal name; include signatory name and title if signing for a company)

the owner of property at Barney C. Low Survey, A-385, 19.02 Acres, as shown in the records  
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of  
the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize \_\_\_\_\_ to submit this application and serve  
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature:  Date: 12/10/2021  
(property owner's signature)



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### Authorization by Property Owner(s)

I, Georgetown Mays Street Owner LLC, swear and affirm that I am  
(property owner's printed legal name; include signatory name and title if signing for a company)

the owner of property at S12565 - Sparrow Georgetown, Lot 1, Acres 7.271, as shown in the records  
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize \_\_\_\_\_ to submit this application and serve  
(applicant's printed name if different from property owner)

as my representative for this request.

GEORGETOWN MAYS STREET OWNER LLC

Property Owner's Signature: Jeffrey L. Patterson Date: 12/13/21  
(property owner's signature)  
Jeffrey L. Patterson, Vice President





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### Authorization by Property Owner(s)


I, Novak Westinghouse LP, swear and affirm that I am  
(property owner's printed legal name; include signatory name and title if signing for a company)

the owner of property at Barney C. Low Survey A-385, Block A, Lot 1, Acres 9.66, as shown in the records  
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize \_\_\_\_\_ to submit this application and serve  
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature:  Date: \_\_\_\_\_  
(property owner's signature)



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### Authorization by Property Owner(s)

I, Novak Westinghouse LP, swear and affirm that I am  
(property owner's printed legal name; include signatory name and title if signing for a company)

the owner of property at Barney C. Low Survey A-385, Block A, Lot 2, Acres 0.80, as shown in the records  
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize \_\_\_\_\_ to submit this application and serve  
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(property owner's signature)



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### Authorization by Property Owner(s)

I, Novak Westinghouse LP, swear and affirm that I am  
(property owner's printed legal name; include signatory name and title if signing for a company)

the owner of property at S12526 - Summit at Westinghouse Zone F, Block A, Lot 1, Acres 1.603, as shown in the records  
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize \_\_\_\_\_ to submit this application and serve  
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(property owner's signature)





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### Authorization by Property Owner(s)

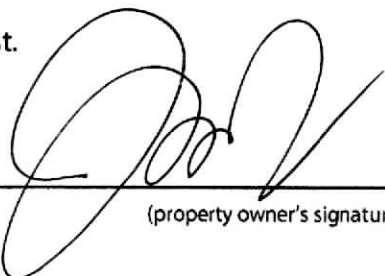
I, Novak Westinghouse Self-Storage Owner LLC, swear and affirm that I am  
(property owner's printed legal name; include signatory name and title if signing for a company)

the owner of property at S12526 - Summit at Westinghouse Zone F, Block A, Lot 2, Acres 5.304, as shown in the records  
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize \_\_\_\_\_ to submit this application and serve  
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature:  \_\_\_\_\_ Date: \_\_\_\_\_  
(property owner's signature)