

**Notice of Meeting for the  
Planning and Zoning Commission  
of the City of Georgetown  
February 19, 2019 at 6:00 PM  
at City Council Chambers, 101 East 7th Street, Georgetown, TX**

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

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### **Public Wishing to Address the Board**

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found at the Board meeting. Clearly print your name, the letter of the item on which you wish to speak, and present it to the Staff Liaison, preferably prior to the start of the meeting. You will be called forward to speak when the Board considers that item.

On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker's name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please logon to <http://government.georgetown.org/category/boards-commissions/>.

A At the time of posting this agenda, no one has signed up to speak.

### **Consent Agenda**

The Statutory Consent Agenda includes non-controversial and routine items that may be acted upon with one single vote. An item may be pulled from the Consent Agenda in order that it be discussed and acted upon individually as part of the Regular Agenda.

B Minutes from the February 5th P&Z meeting. Stephanie McNickle, Recording Secretary

C Consideration and possible action on a Preliminary Plat for the Wolf Ranch West Section 6 subdivision, consisting of approximately 88.28 acres in the Isaac Donagan Survey, Abstract No. 178, located at the northeast corner of Wolf Ranch Parkway and the Southwest Bypass (PP-2018-014). Chelsea Irby, Senior Planner

### **Legislative Regular Agenda**

D Public Hearing and possible action on a request to rezone 1.344 acres in the William Addison Survey, Abstract No. 21, also being the remainder of Lot 3, Block A, in the Horizon Commercial Park subdivision, from the Industrial (IN) to the General Commercial (C-3) zoning district, for the property generally located at 700 High Tech Drive (REZ-2018-029). Ethan Harwell, Planner

E **Public hearing and possible action** for a Special Use Permit (SUP) for a Fuel Sales with more than 10 multi-fuel dispensers in the General Commercial (C-3) zoning district on the property located at 1006

Leander Road, bearing the legal description of Lot 2 (2.21 acres) and Lot 3 (0.17 acres), Block 1, Leander Road LLC, and 0.97 acres out of the Clement Stubblefield Survey, Abstract No. 558 (2019-1-SUP). Chelsea Irby, Senior Planner

- F General Updates; 2018-19 UDC General Amendments Review update; Recognition to P&Z Members; Commissioner questions and comments. Sofia Nelson, CNU-A, Planning Director

## **Adjournment**

### **CERTIFICATE OF POSTING**

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public at all times, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

\_\_\_\_\_  
Robyn Densmore, City Secretary

City of Georgetown, Texas  
Planning and Zoning  
February 19, 2019

**SUBJECT:**

At the time of posting this agenda, no one has signed up to speak.

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

na

**SUBMITTED BY:**

City of Georgetown, Texas  
Planning and Zoning  
February 19, 2019

**SUBJECT:**

Minutes from the February 5th P&Z meeting. Stephanie McNickle, Recording Secretary

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

na

**SUBMITTED BY:**

**ATTACHMENTS:**

Description		Type
□	Minutes	Cover Memo



City of Georgetown, Texas  
Planning and Zoning  
February 19, 2019

**SUBJECT:**

Consideration and possible action on a Preliminary Plat for the Wolf Ranch West Section 6 subdivision, consisting of approximately 88.28 acres in the Isaac Donagan Survey, Abstract No. 178, located at the northeast corner of Wolf Ranch Parkway and the Southwest Bypass (PP-2018-014). Chelsea Irby, Senior Planner

**ITEM SUMMARY:**

**Overview of the Applicant's Request:**

Approval of a Preliminary Plat for a 258 lot residential subdivision, to be known as the Wolf Ranch West Section 6.

**Staff's Analysis:**

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets the criteria established in UDC Section 3.08.070.C for a Preliminary Plat and the Wolf Ranch Hillwood PUD, as outlined in the attached Staff Report.

**FINANCIAL IMPACT:**

None. The applicant has paid all required fees.

**SUBMITTED BY:**

Chelsea Irby, Senior Planner

**ATTACHMENTS:**

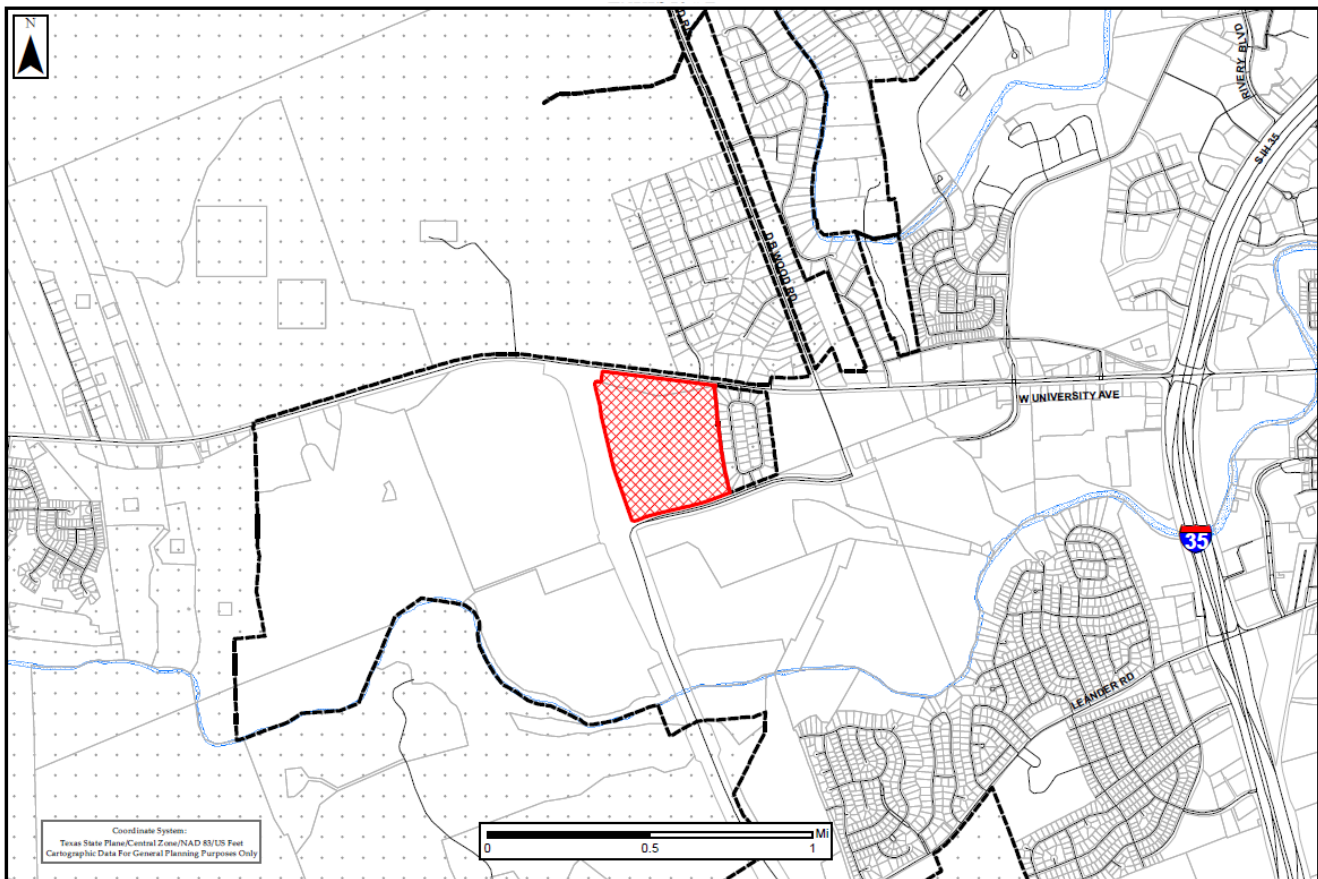
Description		Type
❏	PP-2018-014 - P&Z Staff Report	Cover Memo
❏	Attachment 1 - Location Map	Backup Material
❏	Attachment 2 - Preliminary Plat	Backup Material

## Planning and Zoning Commission Planning Department Staff Report

**Report Date:** February 15, 2019  
**Case No:** PP-2018-014  
**Project Planner:** Chelsea Irby, Senior Planner

### Item Details

**Project Name:** Wolf Ranch West Section 6  
**Project Location:** Wolf Ranch Parkway and SW Bypass, within City Council district No. 2  
**Total Acreage:** 88.28  
**Legal Description:** 88.284 acres out of the Isaac Donagan Survey, Abstract No. 178.  
**Applicant:** Pape-Dawson Engineers, c/o Daniel Hart, P.E.  
**Property Owner:** H4 WR, LP. A Texas Limited Partnership  
**Request:** Approval of a Preliminary Plat for the Wolf Ranch West Section 6 subdivision



*Location Map*

## Planning Department Staff Report

### Plat Summary

**Number of Phases:** 3  
**Residential Lots:** 250 (249 single-family and 1 multi-family)  
**Non-residential Lots:** 0  
**Open Space Lots:** 6  
**Water Quality/Detention Lots:** 2  
**Total Lots:** 258  
**Linear Feet of Street:** 10,320.81

### Site Information

The subject property is located at the northeast corner of Southwest Bypass and Wolf Ranch Parkway, within Wolf Ranch Hillwood PUD (Ordinance 2018-26). It has Future Land Use designations of Moderate Density Residential and Regional Commercial.

### Physical and Natural Features:

The 88.28 acres property has an abundance of trees throughout the entire property.

### Utilities

The subject property is located within the City's service area for water, wastewater, and electric. It is anticipated that there is adequate capacity to serve the subject property at this time.

### Transportation

The subject property is located adjacent to three roadways. To the north of the subject property is W. University Ave, an existing Major Arterial. To the south is proposed Minor Arterial Wolf Ranch Parkway and to the west is Proposed Freeway, Southwest Bypass.

### Parkland Dedication

The Parkland Dedication requirement is being met by the Development Agreement between the property owner and the City of Georgetown approves by the City on August 12, 2014, which includes the design and construction of an 8-foot wide regional trail (San Gabriel River Trail).

### Intergovernmental and Interdepartmental Review

The proposed Preliminary Plat was reviewed by the applicable City departments. Subdivision Plats are reviewed to ensure consistency with minimum lot size, impervious cover, streets and connectivity, and utility improvement requirements, among other. All technical review comments have been addressed by the Applicant.

### Approval Criteria

Staff has reviewed the request and has found that it complies with the criteria established in UDC Chapter 3.08.070 for a Preliminary Plat, as outlined below:

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The Plat meets or exceeds the	Complies	The proposed Subdivision Plat meets all

## Planning Department Staff Report

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
requirements of this Unified Development Code and any applicable local or State Laws.		applicable technical requirements of the UDC, State Law, the Wolf Ranch Hillwood PUD, and all other applicable codes for a subdivision.
2. The Plat is consistent with the City's Comprehensive Plan and any other adopted plans as they relate to: <ul style="list-style-type: none"><li>• The City's current and future streets, sidewalks, alleys, parks, playgrounds, and public utility facilities; and</li><li>• The extension of the City or the extension, improvement or widening of its roads, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities.</li></ul>	Complies	The proposed Subdivision Plat is consistent with the Comprehensive Plan as it meets all applicable technical requirements of the UDC and the Wolf Ranch Hillwood PUD pertaining to streets, sidewalks, utilities, and parkland.
3. Any subdivision design and improvement standards adopted by the City pursuant to Texas Local Government Code § 212.002 or § 212.044, governing plats and subdivision of land within the City's jurisdiction to promote the health, safety, morals or general welfare of the City and the safe orderly, and healthful development of the City.	Complies	The proposed Subdivision Plat meets all applicable technical requirements of the UDC and the Wolf Ranch Hillwood PUD adopted pursuant to Sections 212.002 and 212.044 of the Texas Local Government Code to ensure the safe orderly, and healthful development of the City, including but not limited to Chapter 6, Residential Development Standards, Chapter 7, Non-Residential Development Standards, Chapter 12, Pedestrian and Vehicle Circulation, and Chapter 13, Infrastructure and Public Improvements of the UDC.
4. The tract of land subject to the application is adequately served by public improvements and infrastructure or will be adequately served upon completion by the applicant of required improvements.	Complies	The subject property will be adequately served by public improvements and infrastructure.

## **Planning Department Staff Report**

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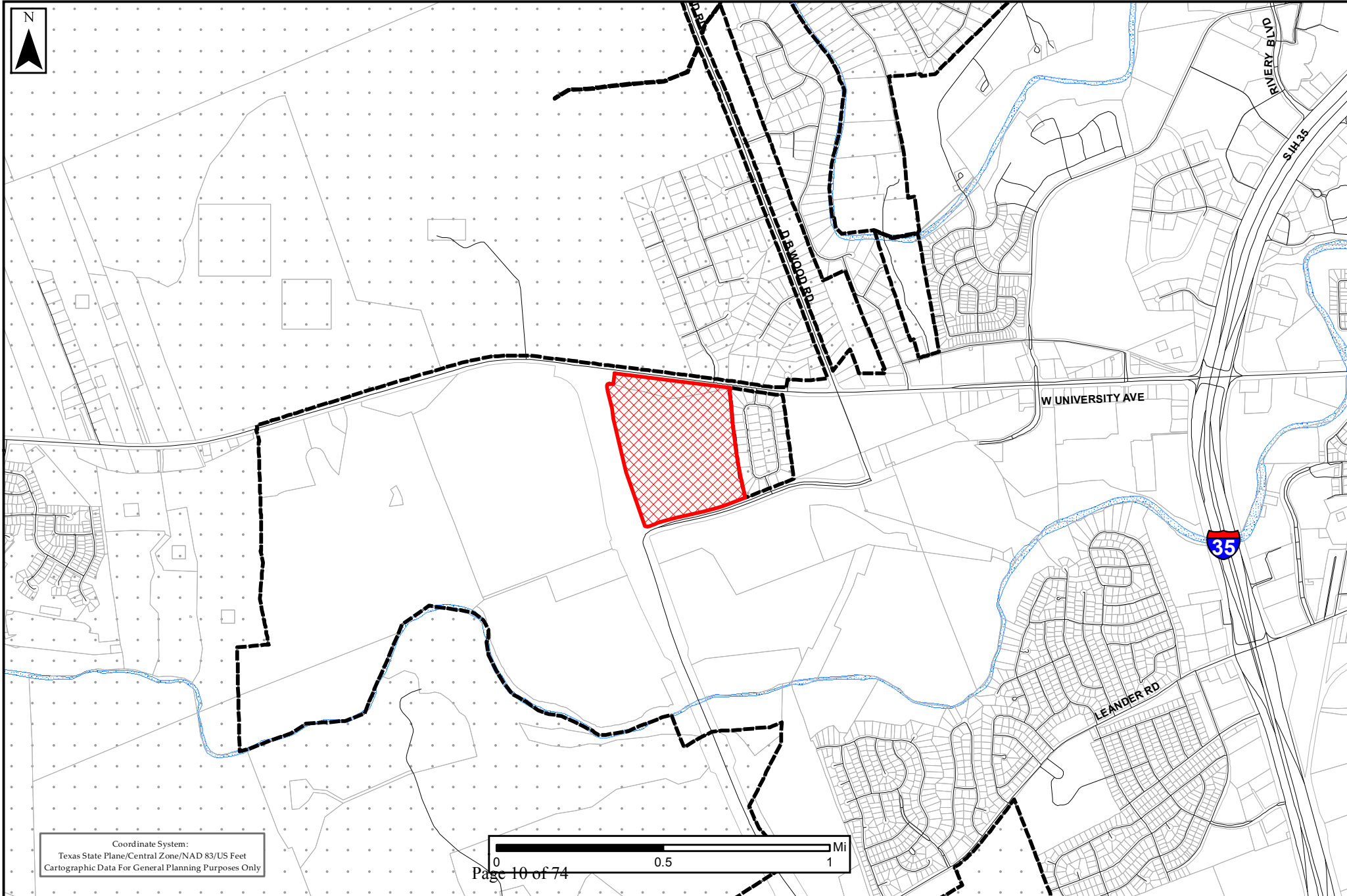
### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Wolf Ranch West Section 6 Preliminary Plat

# Location Map PP-2018-014 Exhibit #1

- Legend
-  Site
  -  Parcels
  -  City Limits
  -  Georgetown ETJ





REVISIONS				
No.	Revision Description	Prepared by:	(Date)	Reviewed by: (Date)

# WOLF RANCH WEST

## SECTION 6 PRELIMINARY PLAT

PP-2018-014

LAND USE	ACREAGE	LOTS
RIGHT-OF-WAY	12.04	
TOTAL SINGLE FAMILY LOTS	42.62	249
TOTAL OPEN SPACE & DRAINAGE LOTS	5.58	6
TOTAL WATER QUALITY & DETENTION LOTS	10.56	2
TOTAL MULTI-FAMILY LOTS	14.97	1
RIGHT-OF-WAY DEDICATION	2.51	
TOTAL	88.28	258

TOTAL	
TOTAL LOTS	258
TOTAL BLOCKS	9
TOTAL SINGLE FAMILY LOTS	249
TOTAL MULTI-FAMILY LOTS	1
TOTAL OPEN SPACE & DRAINAGE LOTS	6
TOTAL WATER QUALITY & DETENTION LOTS	2
TOTAL ROW DEDICATION LOTS	1

STREET NAME	LINEAR FEET	CLASSIFICATION	PAVEMENT WIDTH	DESIGN SPEED
BLUE BLAZE TRAIL	169.17	RESIDENTIAL COLLECTOR (65' ROW)	37' BOC-BOC	30 MPH
BLUE BLAZE TRAIL	1975.69	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
FLINT MOUNTAIN ROAD	677.38	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
WOLF SPRINGS ROAD	224.58	RESIDENTIAL COLLECTOR (65' ROW)	37' BOC-BOC	30 MPH
WOLF SPRINGS ROAD	1153.94	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
STARFLOWER COVE	407.80	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
LEGENDS LANE	1721.43	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
LONE RANGER TRAIL	608.49	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
CHERRY RIDGE ROAD	1360.23	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
COYOTE MOUNTAIN COVE	368.96	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
ROUGH CREEK ROAD	400.41	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
PAINTED SUNSET DRIVE	950.49	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
RED MAPLE LANE	301.24	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
TOTAL	10320.81			

### GENERAL NOTES

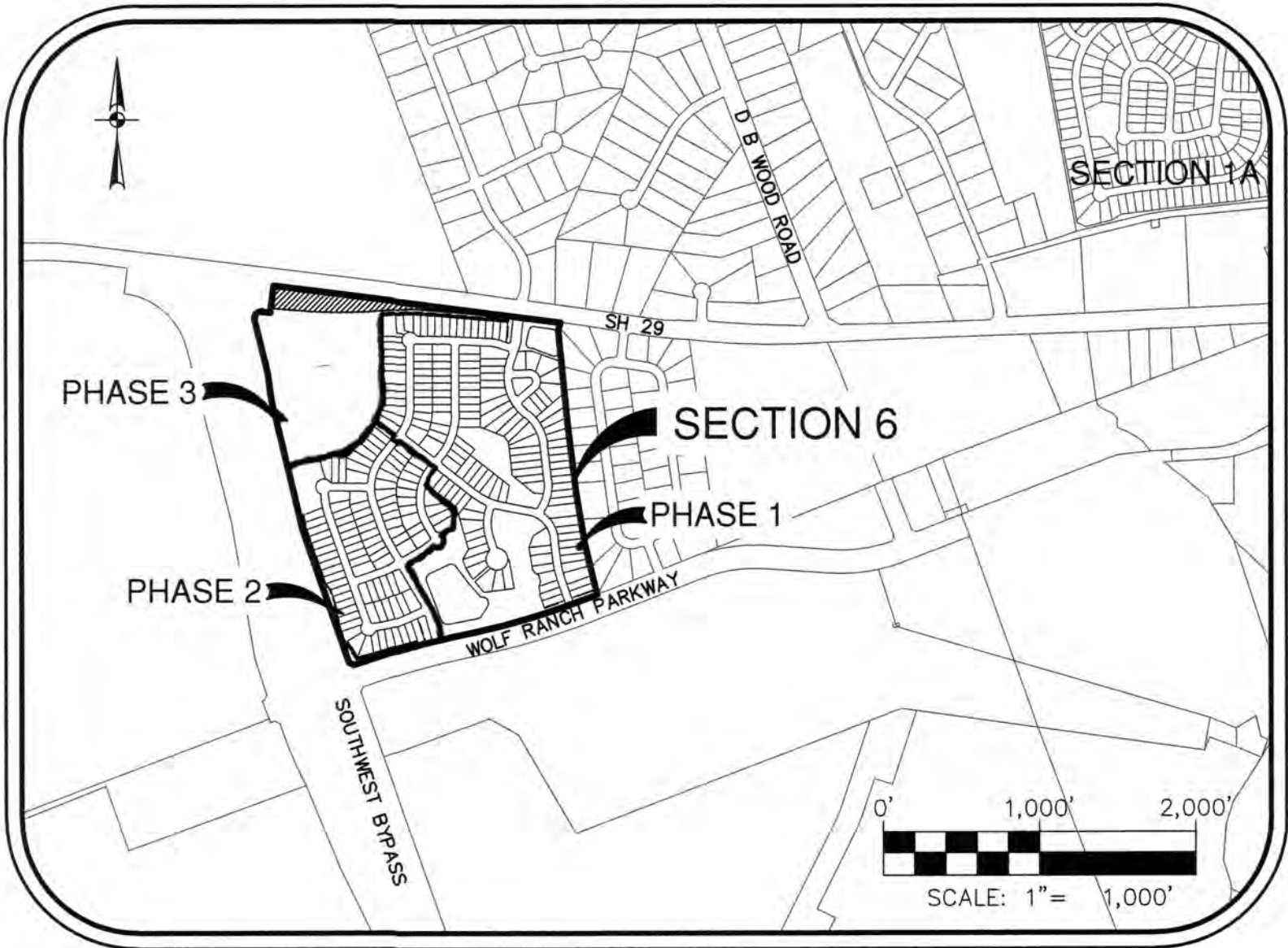
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE WOLF LEGACY, L.P. AND THE CITY OF GEORGETOWN UNDER DOCUMENT NUMBER 2014095878, APPROVED BY THE CITY OF GEORGETOWN CITY COUNCIL ON AUGUST 12, 2014 AND EXECUTED ON AUGUST 26, 2014.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF GEORGETOWN ORDINANCE NUMBER 2018-26 AMENDING THE OFFICIAL ZONING MAP TO BE REZONED FROM AGRICULTURE (AG) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS WOLF RANCH HILLWOOD, APPROVED BY THE CITY OF GEORGETOWN CITY COUNCIL ON OCTOBER 23, 2018.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER/SEPTIC: CITY OF GEORGETOWN, AND ELECTRIC: CITY OF GEORGETOWN.
- ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0280E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION, WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR FOR APPROVAL AND APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- PARKLAND DEDICATION REQUIREMENTS ARE BEING MET BY THE DEVELOPMENT AGREEMENT BETWEEN THE WOLF LEGACY, L.P. AND THE CITY OF GEORGETOWN, APPROVED BY THE CITY OF GEORGETOWN CITY COUNCIL ON AUGUST 12, 2014 AND EXECUTED ON AUGUST 26, 2014.
- ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT TO EXHIBIT H-7 OF THE CITY OF GEORGETOWN ORDINANCE NO. 2018-26 AMENDING THE OFFICIAL ZONING MAP TO BE REZONED FROM AGRICULTURE (AG) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS WOLF RANCH HILLWOOD, APPROVED BY THE CITY OF GEORGETOWN CITY COUNCIL ON JUNE 12, 2018.
- A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT. A 15-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG WOLF RANCH PARKWAY, THE FUTURE SOUTH WEST BYPASS, AND SH 29.
- THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN-TEXAS CENTRAL ZONE AND NAVD 88.
- THE MAXIMUM GROSS IMPERVIOUS COVER FOR THE PARCEL IS 50% PER RESPECTIVE EXHIBITS E AND H-3 OF THE DEVELOPMENT AGREEMENT BETWEEN THE WOLF LEGACY, L.P. AND THE CITY OF GEORGETOWN UNDER DOCUMENT NUMBER 2014095878, APPROVED BY THE CITY OF GEORGETOWN ON AUGUST 12, 2014 AND EXECUTED ON AUGUST 26, 2014. THE MAXIMUM IMPERVIOUS COVERAGE PER MULTI FAMILY LOT IS 65%, THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 60%, AND THE MAXIMUM IMPERVIOUS COVERAGE PER OPEN SPACE LOT AND PARK LOT IS 5%.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
- NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
- THIS PLAT IS SUBJECT TO THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
- THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN. WATER QUALITY PONDS WITHIN THIS SUBDIVISION SHALL REMOVE 85% TSS.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED IN NOVEMBER OF 2013. ANY SPRINGS OR STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
- ALL WATER QUALITY, SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS, FEATURES, AND RELATED APPURTENANCES, SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT, DRAINAGE LOT, OR AS SHOWN ON SITE PLAN. THE OWNERS, HOA, OR IT'S ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION AND WATER QUALITY FACILITIES, SHALL MAINTAIN AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.

### BENCHMARKS:

ELEVATIONS ARE BASED ON NAVD88 (GEOID03)  
COORDINATE SYSTEM IS TEXAS CENTRAL  
COMBINED SCALE FACTOR OF 0.999960001599936.

BENCHMARK #50  
SQUARE CUT NORTHWEST CORNER OF CONCRETE AREA INLET IN CENTERLINE GRASS MEDIAN OF WOLF RANCH PARKWAY.  
INLET IS +/-250 FEET WEST OF THE INTERSECTION OF DB WOODS ROAD AND WOLF RANCH PARKWAY.  
TEXAS STATE PLANE, CENTRAL ZONE GRID COORDINATES (NAAD83):  
NORTHING: 10202150.3  
EASTING: 3121716.0  
ELEVATION: 814.50 (NAVD88 GEOID 03)

BENCHMARK #51  
SQUARE CUT ON EAST END OF CONCRETE HEADWALL ON THE SOUTH SIDE OF WOLF RANCH PARKWAY.  
HEADWALL IS +/-2800 FEET WEST OF THE INTERSECTION OF DB WOODS ROAD AND WOLF RANCH PARKWAY.  
TEXAS STATE PLANE, CENTRAL ZONE GRID COORDINATES (NAAD83):  
NORTHING: 10201550.7  
EASTING: 3119247.2  
ELEVATION: 850.33 (NAVD88 GEOID 03)



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

### SHEET INDEX

SHEET DESCRIPTION	SHEET No.
COVER SHEET	1
OVERALL PLAN	2
FIELD NOTES AND LOT TABLES	3

### OWNER:

H4 WR, L.P.  
A TEXAS LIMITED PARTNERSHIP  
3000 TURTLE CREEK BLVD.  
DALLAS, TX 75219  
(972) 201-2897  
FAX: (972) 201-2989

### ENGINEER:

PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY  
BLDG. 3, STE. 200  
AUSTIN, TEXAS 78759  
(512) 454-8711

### SURVEY:

PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY  
BLDG. 3, STE. 200  
AUSTIN, TEXAS 78759  
(512) 454-8711

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

### SURVEYOR'S CERTIFICATION

I, PARKER GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON, COUNTY, TEXAS THIS 1<sup>ST</sup> DAY OF FEBRUARY, 2019.



*Parker Graham*  
PARKER GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5556

### ENGINEER'S CERTIFICATION

I, MICHAEL S. FISHER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (WOLF RANCH WEST, SECTION 6) IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENROACHED BY A ZONE "A" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0280E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON, COUNTY, TEXAS THIS 4<sup>TH</sup> DAY OF FEBRUARY, 2019.

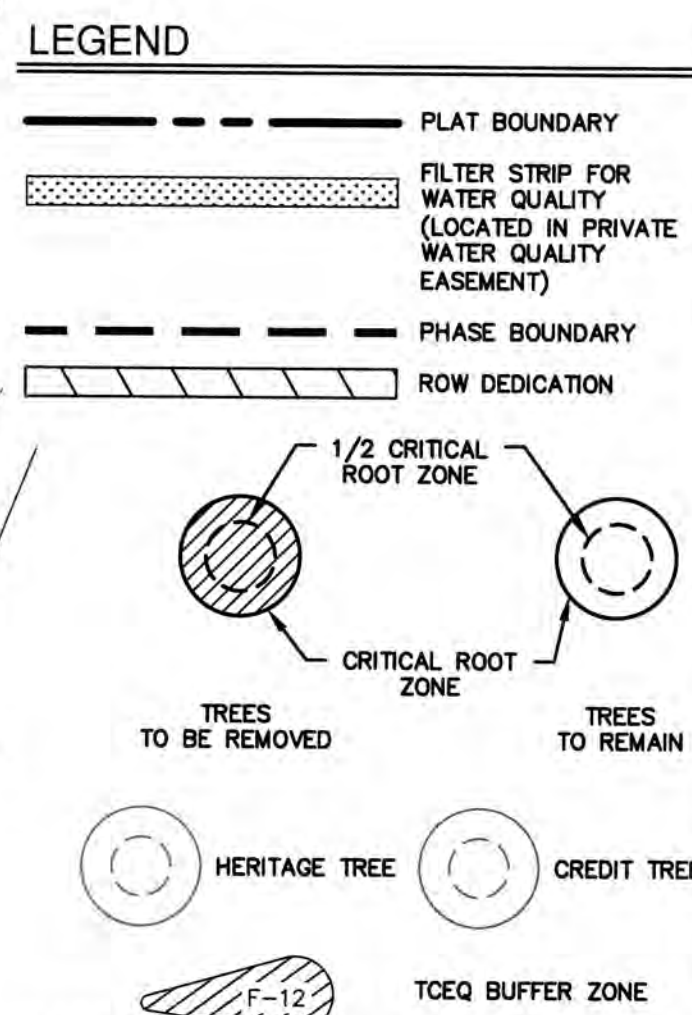
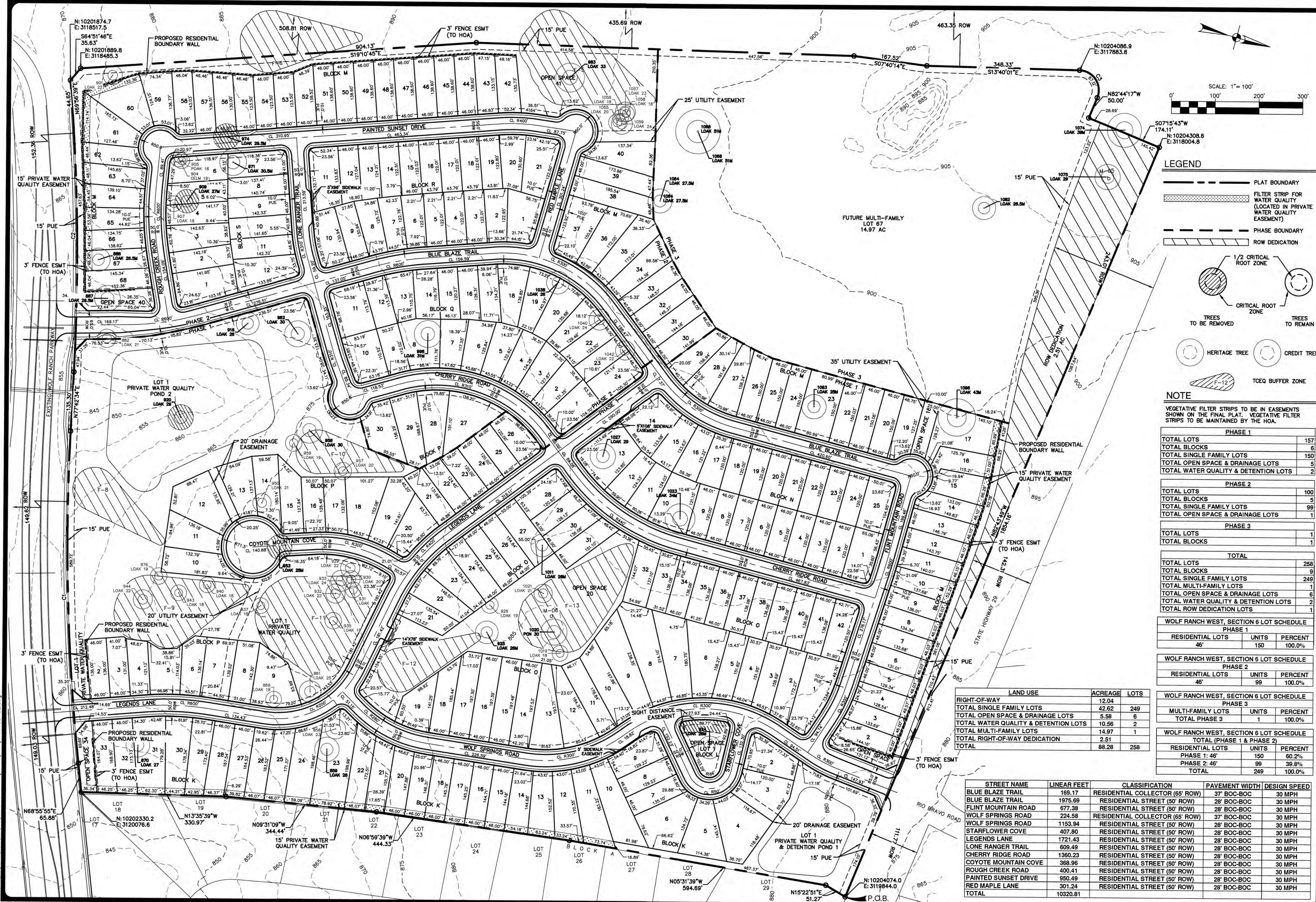
MICHAEL S. FISHER  
REGISTERED PROFESSIONAL ENGINEER  
NO. 87704



SHEET 1 OF 3

PP-2018-014





**NOTE**  
VEGETATIVE FILTER STRIPS TO BE IN EASEMENTS SHOWN ON THE FINAL PLAT. VEGETATIVE FILTER STRIPS TO BE MAINTAINED BY THE HOA.

PHASE 1	
TOTAL LOTS	157
TOTAL BLOCKS	6
TOTAL SINGLE FAMILY LOTS	150
TOTAL OPEN SPACE & DRAINAGE LOTS	5
TOTAL WATER QUALITY & DETENTION LOTS	2

PHASE 2	
TOTAL LOTS	100
TOTAL BLOCKS	5
TOTAL SINGLE FAMILY LOTS	99
TOTAL OPEN SPACE & DRAINAGE LOTS	1

PHASE 3	
TOTAL LOTS	1
TOTAL BLOCKS	1

TOTAL	
TOTAL LOTS	258
TOTAL BLOCKS	9
TOTAL SINGLE FAMILY LOTS	249
TOTAL MULTI-FAMILY LOTS	1
TOTAL OPEN SPACE & DRAINAGE LOTS	6
TOTAL WATER QUALITY & DETENTION LOTS	2
TOTAL ROW DEDICATION LOTS	1

WOLF RANCH WEST, SECTION 6 LOT SCHEDULE		
PHASE 1		
RESIDENTIAL LOTS	UNITS	PERCENT
46'	150	100.0%

WOLF RANCH WEST, SECTION 6 LOT SCHEDULE		
PHASE 2		
RESIDENTIAL LOTS	UNITS	PERCENT
46'	99	100.0%

WOLF RANCH WEST, SECTION 6 LOT SCHEDULE		
PHASE 3		
MULTI-FAMILY LOTS	UNITS	PERCENT
TOTAL PHASE 3	1	100.0%

WOLF RANCH WEST, SECTION 6 LOT SCHEDULE		
TOTAL (PHASE 1 & PHASE 2)		
RESIDENTIAL LOTS	UNITS	PERCENT
PHASE 1: 46'	150	60.2%
PHASE 2: 46'	99	39.8%
TOTAL	249	100.0%

STREET NAME	LINEAR FEET	CLASSIFICATION	PAVEMENT WIDTH	DESIGN SPEED
BLUE BLAZE TRAIL	169.17	RESIDENTIAL COLLECTOR (65' ROW)	37' BOC-BOC	30 MPH
BLUE BLAZE TRAIL	1975.69	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
FLINT MOUNTAIN ROAD	677.38	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
WOLF SPRINGS ROAD	224.58	RESIDENTIAL COLLECTOR (65' ROW)	37' BOC-BOC	30 MPH
WOLF SPRINGS ROAD	1153.94	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
STARFLOWER COVE	407.80	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
LEGENDS LANE	1721.43	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
CHERRY RIDGE ROAD	1360.23	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
COYOTE MOUNTAIN COVE	368.96	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
ROUGH CREEK ROAD	400.41	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
PAINTED SUNSET DRIVE	950.49	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
RED MAPLE LANE	301.24	RESIDENTIAL STREET (50' ROW)	28' BOC-BOC	30 MPH
TOTAL	10320.81			

**PAPE-DAWSON ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 BISHOP CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TYPE FIRM REGISTRATION #470 | TEBLS FIRM REGISTRATION #10028861

**WOLF RANCH WEST, SECTION 6**  
**CITY OF GEORGETOWN, TEXAS**  
**PRELIMINARY PLAT**  
**OVERALL PLAN**

CITY JOB No. PP-2018-014  
JOB No. 50790-62  
DATE FEBRUARY 2019  
DESIGNER DH, CR  
CHECKED MF, DRAWN CR  
SHEET 2 OF 3



PARCEL TABLE				
PHASE	LOT No.	BLOCK	SOFT	ACRES
ROW DED	1	ROW DEDICATION	109131.13	2.51

PARCEL TABLE				
PHASE	LOT No.	BLOCK	SOFT	ACRES
PHASE 3 MF	1	MULTI-FAMILY	652094.29	14.97

PARCEL TABLE				
PHASE	LOT No.	BLOCK	SOFT	ACRES
PHASE 1 PVT WQ	1	BLOCK K	58716.88	1.35
PHASE 1	2	BLOCK K	8436.56	0.19
PHASE 1	3	BLOCK K	10047.21	0.23
PHASE 1	4	BLOCK K	12925.78	0.30
PHASE 1	5	BLOCK K	9848.41	0.23
PHASE 1	6	BLOCK K	11970.06	0.27
PHASE 1	7	BLOCK K	8000.43	0.14
PHASE 1	8	BLOCK K	5944.36	0.14
PHASE 1	9	BLOCK K	7794.30	0.18
PHASE 1	10	BLOCK K	11495.28	0.26
PHASE 1	11	BLOCK K	10185.54	0.23
PHASE 1	12	BLOCK K	8617.52	0.20
PHASE 1	13	BLOCK K	7825.61	0.18
PHASE 1	14	BLOCK K	7119.64	0.16
PHASE 1	15	BLOCK K	6644.51	0.15
PHASE 1	16	BLOCK K	6669.04	0.15
PHASE 1	17	BLOCK K	8693.57	0.15
PHASE 1	18	BLOCK K	6718.10	0.15
PHASE 1	19	BLOCK K	6751.22	0.15
PHASE 1	20	BLOCK K	6956.13	0.16
PHASE 1	21	BLOCK K	7508.48	0.17
PHASE 1	22	BLOCK K	8505.85	0.20
PHASE 1	23	BLOCK K	16817.92	0.39
PHASE 1	24	BLOCK K	10800.89	0.25
PHASE 1	25	BLOCK K	7663.36	0.18
PHASE 1	26	BLOCK K	7523.08	0.17
PHASE 1	27	BLOCK K	7628.74	0.18
PHASE 1	28	BLOCK K	7841.76	0.18
PHASE 1	29	BLOCK K	8295.20	0.19
PHASE 1	30	BLOCK K	9506.46	0.22
PHASE 1	31	BLOCK K	12288.21	0.28
PHASE 1	32	BLOCK K	7880.48	0.18
PHASE 1	33	BLOCK K	7658.16	0.18
PHASE 1	34	BLOCK K	5861.29	0.13

PARCEL TABLE				
PHASE	LOT No.	BLOCK	SOFT	ACRES
PHASE 1 OPEN	1	BLOCK L	10326.84	0.24

PARCEL TABLE				
PHASE	LOT No.	BLOCK	SOFT	ACRES
PHASE 1	2	BLOCK M	6383.47	0.15
PHASE 1	3	BLOCK M	6005.78	0.14
PHASE 1	4	BLOCK M	8145.87	0.14
PHASE 1	5	BLOCK M	5988.12	0.14
PHASE 1	6	BLOCK M	6064.82	0.14
PHASE 1	7	BLOCK M	8141.52	0.14
PHASE 1	8	BLOCK M	6218.22	0.14
PHASE 1	9	BLOCK M	6294.92	0.14
PHASE 1	10	BLOCK M	6813.13	0.16
PHASE 1	11	BLOCK M	6527.12	0.15
PHASE 1	12	BLOCK M	6682.52	0.15
PHASE 1	13	BLOCK M	6822.35	0.16
PHASE 1	14	BLOCK M	6702.28	0.15
PHASE 1	15	BLOCK M	7580.87	0.17
PHASE 1	17	BLOCK M	13882.98	0.32
PHASE 1 OPEN	18	BLOCK M	4414.29	0.10
PHASE 1	19	BLOCK M	6889.71	0.16
PHASE 1	20	BLOCK M	6903.57	0.16
PHASE 1	21	BLOCK M	6902.23	0.16
PHASE 1	22	BLOCK M	6900.88	0.16
PHASE 1	23	BLOCK M	12148.19	0.28
PHASE 1	24	BLOCK M	6900.05	0.16
PHASE 1	25	BLOCK M	6900.05	0.16
PHASE 1	26	BLOCK M	7089.57	0.16
PHASE 1	27	BLOCK M	8068.52	0.19
PHASE 1	28	BLOCK M	8049.74	0.18
PHASE 1	29	BLOCK M	7455.06	0.17
PHASE 2	30	BLOCK M	6581.85	0.15
PHASE 2	31	BLOCK M	6682.72	0.15
PHASE 2	32	BLOCK M	6783.59	0.16
PHASE 2	33	BLOCK M	6966.96	0.16
PHASE 2	34	BLOCK M	8748.00	0.20
PHASE 2	35	BLOCK M	9883.05	0.23
PHASE 2	36	BLOCK M	8810.92	0.20
PHASE 2	37	BLOCK M	10794.67	0.25
PHASE 2	38	BLOCK M	8887.44	0.20
PHASE 2	39	BLOCK M	8268.54	0.19
PHASE 2	40	BLOCK M	9096.46	0.21
PHASE 2 OPEN	41	BLOCK M	104741.11	2.40
PHASE 2	42	BLOCK M	6628.36	0.15
PHASE 2	43	BLOCK M	6363.42	0.15
PHASE 2	44	BLOCK M	6375.71	0.15
PHASE 2	45	BLOCK M	6375.71	0.15
PHASE 2	46	BLOCK M	6375.71	0.15
PHASE 2	47	BLOCK M	6375.71	0.15
PHASE 2	48	BLOCK M	6375.71	0.15
PHASE 2	49	BLOCK M	6375.71	0.15
PHASE 2	50	BLOCK M	6375.71	0.15
PHASE 2	51	BLOCK M	6373.90	0.15
PHASE 2	52	BLOCK M	8026.57	0.14
PHASE 2	53	BLOCK M	5681.05	0.13
PHASE 2	54	BLOCK M	5681.05	0.13
PHASE 2	55	BLOCK M	5830.52	0.13
PHASE 2	56	BLOCK M	6129.82	0.14
PHASE 2	57	BLOCK M	6429.46	0.15
PHASE 2	58	BLOCK M	6587.91	0.15
PHASE 2	59	BLOCK M	7556.70	0.17
PHASE 2	60	BLOCK M	10695.70	0.25
PHASE 2	61	BLOCK M	9743.96	0.22
PHASE 2	62	BLOCK M	6229.38	0.14
PHASE 2	63	BLOCK M	6648.78	0.15
PHASE 2	64	BLOCK M	6732.26	0.15
PHASE 2	65	BLOCK M	6587.24	0.15
PHASE 2	66	BLOCK M	8274.54	0.14
PHASE 2	67	BLOCK M	6525.94	0.15
PHASE 2	68	BLOCK M	6847.06	0.16

PARCEL TABLE				
PHASE	LOT No.	BLOCK	SOFT	ACRES
PHASE 1	1	BLOCK N	7697.94	0.18
PHASE 1	2	BLOCK N	5520.06	0.13
PHASE 1	3	BLOCK N	5520.06	0.13
PHASE 1	4	BLOCK N	5520.06	0.13
PHASE 1	5	BLOCK N	5520.06	0.13
PHASE 1	6	BLOCK N	5520.06	0.13
PHASE 1	7	BLOCK N	5520.06	0.13
PHASE 1	8	BLOCK N	5520.06	0.13
PHASE 1	9	BLOCK N	5520.06	0.13
PHASE 1	10	BLOCK N	5546.58	0.13
PHASE 1	10	BLOCK N	10129.99	0.23
PHASE 1	11	BLOCK N	6447.20	0.15
PHASE 1	12	BLOCK N	6343.19	0.15
PHASE 1	13	BLOCK N	12306.98	0.28
PHASE 1	14	BLOCK N	11001.32	0.25
PHASE 1	15	BLOCK N	8350.82	0.15
PHASE 1	16	BLOCK N	6235.59	0.14
PHASE 1	17	BLOCK N	8015.26	0.14
PHASE 1	18	BLOCK N	5520.06	0.13
PHASE 1	19	BLOCK N	5520.06	0.13
PHASE 1	20	BLOCK N	5520.06	0.13
PHASE 1	21	BLOCK N	5520.06	0.13
PHASE 1	22	BLOCK N	5520.06	0.13
PHASE 1	23	BLOCK N	5520.06	0.13
PHASE 1	24	BLOCK N	5520.06	0.13
PHASE 1	25	BLOCK N	7758.84	0.18

PARCEL TABLE				
PHASE	LOT No.	BLOCK	SOFT	ACRES
PHASE 1	1	BLOCK O	12756.09	0.29
PHASE 1	2	BLOCK O	7587.46	0.17
PHASE 1	3	BLOCK O	7119.04	0.16
PHASE 1	4	BLOCK O	6961.74	0.16
PHASE 1	5	BLOCK O	7106.23	0.16
PHASE 1	6	BLOCK O	12010.97	0.28
PHASE 1	7	BLOCK O	11969.48	0.27
PHASE 1	8	BLOCK O	14305.93	0.33
PHASE 1	9	BLOCK O	12989.86	0.30
PHASE 1	10	BLOCK O	9390.64	0.22
PHASE 1	11	BLOCK O	8380.77	0.19
PHASE 1	12	BLOCK O	10018.67	0.23
PHASE 1	13	BLOCK O	10034.58	0.23
PHASE 1	14	BLOCK O	9085.80	0.21
PHASE 1	15	BLOCK O	9081.89	0.21
PHASE 1	16	BLOCK O	9077.95	0.21
PHASE 1	17	BLOCK O	9001.73	0.21
PHASE 1	18	BLOCK O	7513.93	0.17
PHASE 1	19	BLOCK O	7682.36	0.18
PHASE 1 OPEN	20	BLOCK O	98472.96	2.26
PHASE 1	21	BLOCK O	6204.87	0.14
PHASE 1	22	BLOCK O	7251.73	0.17
PHASE 1	23	BLOCK O	7861.13	0.18
PHASE 1	24	BLOCK O	7118.73	0.16
PHASE 1	25	BLOCK O	7122.14	0.16
PHASE 1	26	BLOCK O	7122.54	0.16
PHASE 1	27	BLOCK O	8526.98	0.20
PHASE 1	28	BLOCK O	7558.25	0.17
PHASE 1	29	BLOCK O	5664.35	0.13
PHASE 1	30	BLOCK O	6011.91	0.14
PHASE 1	31	BLOCK O	6584.73	0.15
PHASE 1	32	BLOCK O	7899.76	0.18
PHASE 1	33	BLOCK O	6270.04	0.14
PHASE 1	34	BLOCK O	6259.52	0.14
PHASE 1	35	BLOCK O	6259.52	0.14
PHASE 1	36	BLOCK O	6259.52	0.14
PHASE 1	37	BLOCK O	6259.52	0.14
PHASE 1	38	BLOCK O	6259.52	0.14
PHASE 1	39	BLOCK O	6259.52	0.14
PHASE 1	40	BLOCK O	6259.52	0.14
PHASE 1	41	BLOCK O	6259.52	0.14
PHASE 1	42	BLOCK O	7453.79	0.17

PARCEL TABLE				
PHASE	LOT No.	BLOCK	SOFT	ACRES
PHASE 1 PVT WQ	1	BLOCK P	401248.90	9.21
PHASE 1	2	BLOCK P	6256.00	0.14
PHASE 1	3	BLOCK P	6243.50	0.14
PHASE 1	4	BLOCK P	5894.50	0.14
PHASE 1	5	BLOCK P	7818.55	0.18
PHASE 1	6	BLOCK P	6558.65	0.15
PHASE 1	7	BLOCK P	9310.58	0.21
PHASE 1	8	BLOCK P	7186.27	0.16
PHASE 1	9	BLOCK P	11117.31	0.26
PHASE 1	10	BLOCK P	8632.78	0.20
PHASE 1	11	BLOCK P	8209.79	0.19
PHASE 1	12	BLOCK P	12023.68	0.28
PHASE 1	13	BLOCK P	8126.86	0.19
PHASE 1	14	BLOCK P	8528.26	0.20
PHASE 1	15	BLOCK P	7761.02	0.18
PHASE 1	16	BLOCK P	6342.31	0.15
PHASE 1	17	BLOCK P	6430.09	0.15
PHASE 1	18	BLOCK P	10177.78	0.23
PHASE 1	19	BLOCK P	9033.51	0.21
PHASE 1	20	BLOCK P	8167.37	0.19
PHASE 1	21	BLOCK P	6283.23	0.14
PHASE 1	22	BLOCK P	5890.98	0.14
PHASE 1	23	BLOCK P	5612.50	0.13
PHASE 1	24	BLOCK P	5520.00	0.13
PHASE 1	25	BLOCK P	5520.00	0.13
PHASE 1	26	BLOCK P	7031.54	0.16
PHASE 2	27	BLOCK P	11031.44	0.25
PHASE 2	28	BLOCK P	8990.81	0.21
PHASE 2	29	BLOCK P	8853.26	0.20
PHASE 2	30	BLOCK P	9201.51	0.21

PARCEL TABLE				
PHASE	LOT No.	BLOCK	SOFT	ACRES
PHASE 2	1	BLOCK Q	8030.98	0.18
PHASE 2	2	BLOCK Q	6348.06	0.15
PHASE 2	3	BLOCK Q	6846.36	0.16
PHASE 2	4	BLOCK Q	6798.01	0.16
PHASE 2	5	BLOCK Q	7076.58	0.16
PHASE 2	6	BLOCK Q	6551.91	0.15
PHASE 2	8	BLOCK Q	9345.28	0.21
PHASE 2	9	BLOCK Q	5567.05	0.13
PHASE 2	10	BLOCK Q	8922.61	0.20
PHASE 2	11	BLOCK Q	9416.95	0.22
PHASE 2	12	BLOCK Q	5712.53	0.13
PHASE 2	13	BLOCK Q	6086.46	0.14
PHASE 2	14	BLOCK Q	6374.51	0.15
PHASE 2	15	BLOCK Q	5452.37	0.13
PHASE 2	16	BLOCK Q	5644.73	0.13
PHASE 2	17	BLOCK Q	5993.38	0.14
PHASE 2	18	BLOCK Q	7720.17	0.18
PHASE 2	19	BLOCK Q	7728.97	0.18
PHASE 2	20	BLOCK Q	7595.08	0.17
PHASE 2	21	BLOCK Q	7070.64	0.16
PHASE 2	22	BLOCK Q	5781.12	0.13
PHASE 2	23	BLOCK Q	5617.64	0.13
PHASE 2	24	BLOCK Q	7599.33	0.17

PARCEL TABLE				
PHASE	LOT No.	BLOCK	SOFT	ACRES
PHASE 2	1	BLOCK R	8222.04	0.19
PHASE 2	2	BLOCK R	6063.34	0.14
PHASE 2	3	BLOCK R	5612.28	0.13
PHASE 2	4	BLOCK R	5612.28	0.13
PHASE 2	5	BLOCK R	5612.28	0.13
PHASE 2	6	BLOCK R	5908.06	0.14
PHASE 2	7	BLOCK R	6062.96	0.14
PHASE 2	8	BLOCK R	6274.89	0.14
PHASE 2	9	BLOCK R	6023.32	0.14
PHASE 2	10	BLOCK R	7999.83	0.18
PHASE 2	11	BLOCK R	9509.32	0.22
PHASE 2	12	BLOCK R	9565.60	0.14
PHASE 2	13	BLOCK R	5773.13	0.13
PHASE 2	14	BLOCK R	5672.43	0.13
PHASE 2	15	BLOCK R	5624.57	0.13
PHASE 2	16	BLOCK R	5612.48	0.13
PHASE 2	17	BLOCK R	5612.45	0.13
PHASE 2	18	BLOCK R	5612.45	0.13
PHASE 2	19	BLOCK R	5629.83	0.13
PHASE 2	20	BLOCK R	6575.84	0.15
PHASE 2	21	BLOCK R	9292.95	0.21



City of Georgetown, Texas  
Planning and Zoning  
February 19, 2019

**SUBJECT:**

Public Hearing and possible action on a request to rezone 1.344 acres in the William Addison Survey, Abstract No. 21, also being the remainder of Lot 3, Block A, in the Horizon Commercial Park subdivision, from the Industrial (IN) to the General Commercial (C-3) zoning district, for the property generally located at 700 High Tech Drive (REZ-2018-029). Ethan Harwell, Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The applicant has requested to rezone this property in order build a fuel station, convenience store, and an accompanying retail and other services uses.

**Staff's Analysis:**

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 4 of the 5 criteria established in UDC Section 3.06.030 for a Rezoning and partially complies with 1 of the criteria, as outlined in the attached Staff Report.

**Public Comments:**

As required by the Unified Development Code (UDC), all property owners within 200 feet of the subject property were notified of the request (6 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 3, 2019) and signs were posted on-site. As of the publication date of this report, staff has received zero written comments in favor and zero in opposition of the request.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Ethan Harwell, Planner

**ATTACHMENTS:**

Description	Type
❑ REZ-2019-029 - P&Z Staff Report	Cover Memo
❑ Exhibit 1 – Location Map	Exhibit
❑ Exhibit 2 – Future Land Use Map	Exhibit
❑ Exhibit 3 – Zoning Map	Exhibit
❑ Exhibit 4 – Design and development standards of the General Commercial District (C-3)	Exhibit
❑ Exhibit 5 – Letter of Intent	Exhibit
❑ Presentation	Presentation

# Planning and Zoning Commission

## Planning Department Staff Report

**Report Date:** February 15, 2019  
**Case No:** REZ-2018-029  
**Project Planner:** Ethan Harwell, Planner

### Item Details

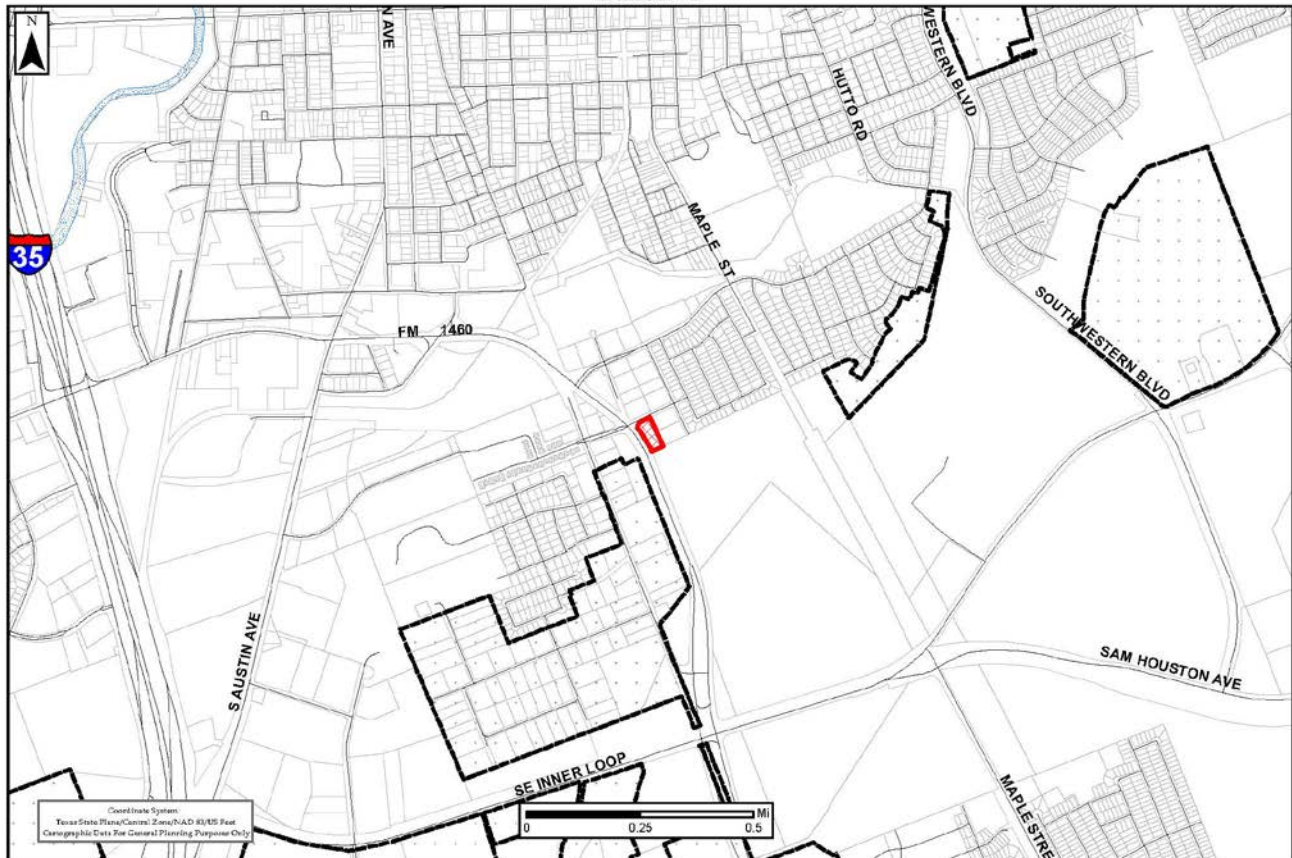
**Project Name:** Webhe C-Store  
**Project Location:** 700 High Tech Drive, within City Council district No. 7.  
**Total Acreage:** 1.344 acres  
**Legal Description:** 1.344 acres in the William Addison Survey, Abstract No. 21, being the remainder of Lot 3, Block A, Horizon Commercial Park.  
**Applicant:** South Llano Strategies, c/o Glen Coleman  
**Property Owner:** Webhe C-Store, c/o Najib Webhe  
**Request:** Zoning Map Amendment to rezone the subject property from **Industrial (IN)** to **General Commercial (C-3)**.

**Case History:** This is the first public hearing of this request.



Location Map  
**REZ-2018-029**  
 Exhibit #1

Legend  
 Site  
 Parcels  
 City Limits  
 Georgetown ETJ



## Planning Department Staff Report

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### Overview of Applicant's Request

The applicant has requested to rezone this property to the General Commercial (C-3) zoning district to accommodate a fuel station, convenience store, and other supporting retail and service uses.

### Site Information

#### Location:

The property is located on the southeast corner of the intersection of FM 1460 and High Tech Drive. Currently, the property is undeveloped.

#### Physical and Natural Features:

The property is relatively flat and has no existing trees on the property.

#### Future Land Use and Zoning Designations:

The property is currently zoned Industrial (IN). The Future Land Use designation of the property is split between Mixed-Use Neighborhood Commercial and High-Density Residential (See the Comprehensive Plan Guidance section for more detail).

#### Surrounding Properties:

The area surrounding the subject property is diverse in zoning and land uses. In the immediate vicinity there is a variety of different residential and office uses. Much of the property in the vicinity is undeveloped and poised to either develop with a residential or commercial use due to the Future Land Use designation, proximity to FM 1460 (a major arterial), and existing development pattern. Many of the large lot single-family homes opposite this property on FM 1460 are in the ETJ.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	High Density Multi-Family (MF-2)	Mixed Use Neighborhood Center and High Density Residential	Multi-family Town Homes
South	Agriculture (AG)	High Density Residential	Undeveloped
East	Industrial (IN)	High Density Residential	Masonry Storage/Office, Undeveloped
West	Industrial (IN)	Mixed-Use Neighborhood Center	Office



REZ-2018-029

Aerial



### Property History:

This property was annexed into the City in 1984 as part of a large lot commercial subdivision. Much of the southwestern portion of this subdivision, the Horizon Commercial Park, has been disassembled to provide right-of-way for the realignment of FM 1460. In 1985, the entire subdivision was zoned for industrial uses. Subsequently, the properties in this subdivision have been developed differently with multi-family, industrial, and commercial uses.

In 2012, a portion of this property was acquired by the City of Georgetown as right-of-way for the realignment of FM 1460. Upon the recent completion of the realignment project (begun in 2016) the property was left with frontage on this road.

### Comprehensive Plan Guidance

#### Future Land Use Map:

On the Future Land Use Map, this property is split between the Mixed Use Neighborhood Center category, at the front of the property (western portion), and the High Density Residential category, at the rear of the property.

It is important to note that the realignment of FM 1460 occurred after the current FLU Map was adopted, and has not been updated since. The previous map illustrated a local commercial node around Old FM

## Planning Department Staff Report

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1460 into which this property fell. At that time, Old FM 1460 was classified as a collector street, and the only frontage for this property was on High Tech Drive, thus making it more appropriate to associate the property with the High Density Residential category. However, since the realignment of FM 1460 shifted the movement of traffic further to the east and gave this property frontage on a major arterial road, it would be more appropriate to associate this property with the Mixed Use Neighborhood Center category.

The Mixed Use Neighborhood Center projects compact centers with limited retail goods and services for a local customer base. The Mixed Use Neighborhood Center applies to smaller areas of mixed commercial use within existing and new neighborhoods. These areas are primarily proposed adjacent to, or as part of, larger residential neighborhoods. Neighborhood-serving mixed-use areas abut roadway corridors or are located at key intersections.

In addition, this designation may accommodate (but does not require) mixed-use buildings with neighborhood-serving retail, service, and other uses on the ground floor, and offices or residential units above. Uses in these areas might include a corner store, small grocery, coffee shops, hair salons, dry cleaners and other personal services, as well as small professional offices and upper story apartments. They may also include noncommercial uses such as churches, schools, or small parks. In new neighborhoods, in particular, the exact size, location, and design of these areas should be subject to a more specific approval process, to ensure an appropriate fit with the surrounding residential pattern.

### **Growth Tier:**

This property is located in Tier 1A. This tier is that portion of the city where infrastructure systems are in place, or can be economically provided, and where the bulk of the city's growth should be guided over the near term. Within Tier 1A, the city is called on to conduct assessments of public facility conditions and capacities, and to prioritize short and long term capital investments so as to ensure that infrastructure capacity is sufficient to serve development intensities as indicated on the Future Land Use Map and in the zoning districts.

### **Utilities**

The subject property is located within the City's service area for water, wastewater. Additionally, it is located within the Georgetown and Oncor dual service area for electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Site Development Plan to determine capacity and any necessary utility improvements.

### **Transportation**

The subject property has frontage on FM 1460, a major arterial street with 150 ft. of ROW, as well as High Tech Drive, a collector street, with 63 ft. of ROW, which feeds into a single-family neighborhood.

Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Major Arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances.



## Planning Department Staff Report

### Proposed Zoning district

The General Commercial District (C-3) is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

Permitted uses in this district include, but are not limited to, general retail, hotels, restaurants, and general office. Other uses such as activity center, bar/tavern/pub, college/university, fuel sales, and event facility among others are permitted subject to specific design limitations. Certain land uses, including automotive sales, rental or leasing facilities, require a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of C-3 district permitted uses and development standards.

Although the C-3 District is often times used to provide for more general retail and large scale commercial uses, the size and location of this site do not provide for a use that may be undesirable at this location and makes the property more appealing to smaller scale, local commercial uses.

### Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

### Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it [complies, partially complies, does not comply] with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies	An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.
2. The zoning change is consistent with the Comprehensive Plan.	Partially Complies	The FLU designation of this property is split between Mixed-Use Neighborhood Center (MUNC) and High Density Residential. With the realignment of the road, its new location and access to a major arterial would make it more appropriate to consider it a part of

## Planning Department Staff Report

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		<p>the MUNC category. This category of development is meant to provide limited services to a local customer base. The uses in this category should be complementary to the nearby residential uses.</p> <p>The current IN zoning district is intended for uses that are more intense or occur at a larger scale than envisioned or feasible within the area, such as manufacturing, warehousing and distribution. The requested C-3 zoning is meant to facilitate commercial and retail development that serves the entire community. While the C-3 is not necessarily compatible with the MUNC designation, the requested zoning designation would be a step toward providing a better mix of uses that better complement the surrounding area and the major arterial corridor, as well as more likely serve the surrounding residential uses.</p>
<p>3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.</p>	<p>Complies</p>	<p>The requested zone change complies with this approval criterion as it will shift the permitted uses to include those more appropriate in this area in terms of use, intensity, and nuisances to residential uses. This area has historically been developed with medium and high density residential uses to the north and east, as well as non-residential uses (i.e. fuel station and office) to the north and west. With the close proximity of this property to these uses, the requested zoning would provide a better transition between the major arterial and the neighborhood.</p>



## Planning Department Staff Report

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		A 15 ft. bufferyard with plants, as well as greater setbacks, would be required between this property and any abutting residential zoning district.
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Complies	This zone change would prohibit and limit higher intensity uses not appropriate at an entrance to a neighborhood, and it provides for the commercial development envisioned by the future land use plan. The existing townhomes and offices in the vicinity already relate more to the potential uses allowed in C-3 than the uses allowed in IN.
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies	This property meets all of the dimensional standards of the proposed district. It also would be provided with adequate access from a major arterial.

Overall, the proposed zoning request would support the future land use designation by permitting commercial uses that are more desirable in this area to support the adjacent residential neighborhoods. Additionally, the requested C-3 district is supported by the location of the subject property along a major arterial that provides access to other major thoroughfares, such as SE Inner Loop/SW Bypass and IH-35.

### Meetings Schedule

February 19, 2019 – Planning and Zoning Commission

March 12, 2019 – City Council First Reading of the Ordinance

March 26, 2019 – City Council Second Reading of the Ordinance

### Public Notification

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request (6 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 3, 2019) and signs were posted on-site. To date, staff has received zero written comments in favor, and zero in opposition to the request.

### Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

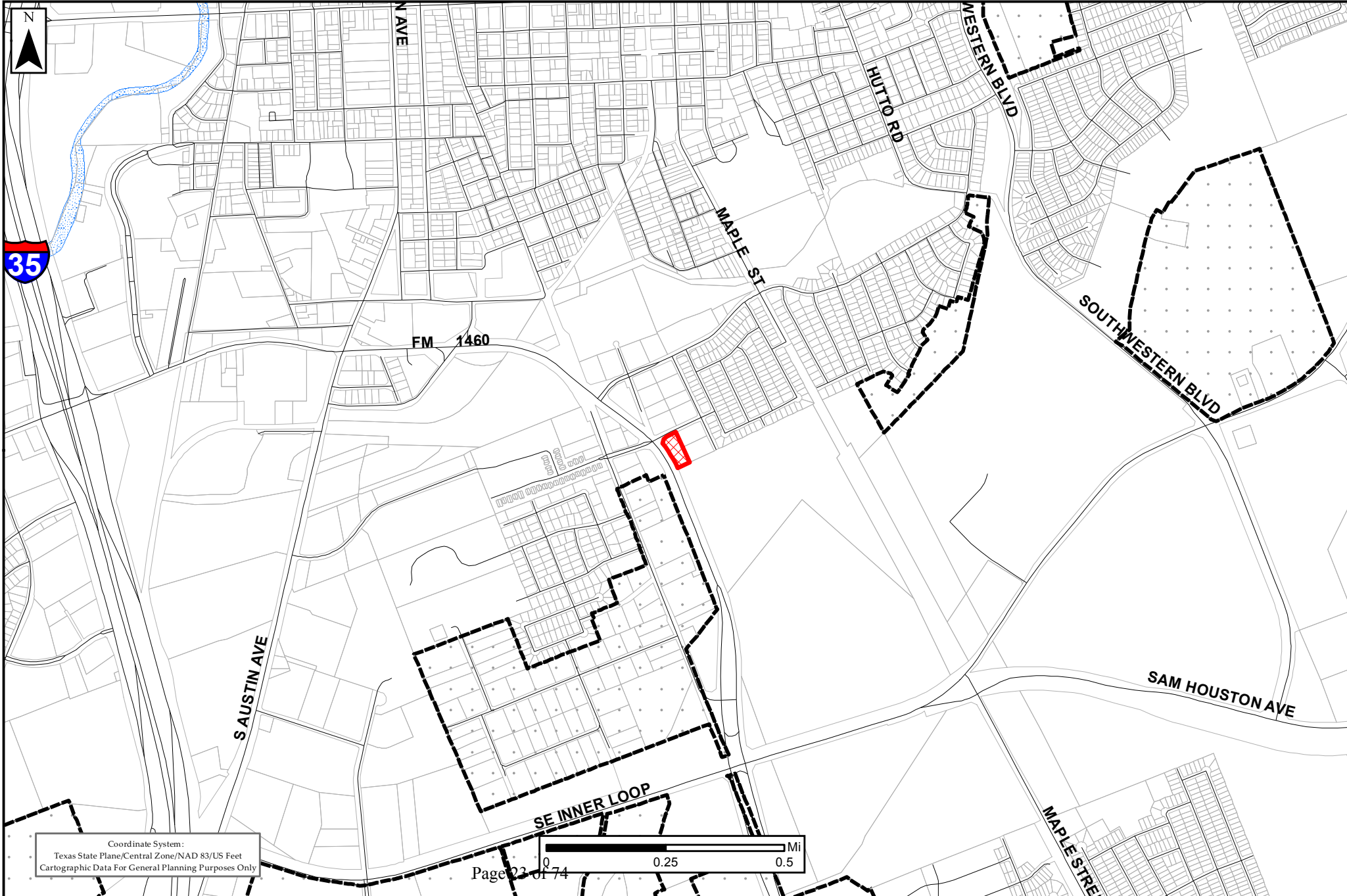
Exhibit 4 – Design and development standards of the General Commercial District (C-3)

Exhibit 5 – Letter of Intent

# Location Map REZ-2018-029

Exhibit #1

- Legend
-  Site
  -  Parcels
  -  City Limits
  -  Georgetown ETJ



Coordinate System:  
Texas State Plane/Central Zone/NAD 83/US Feet  
Cartographic Data For General Planning Purposes Only



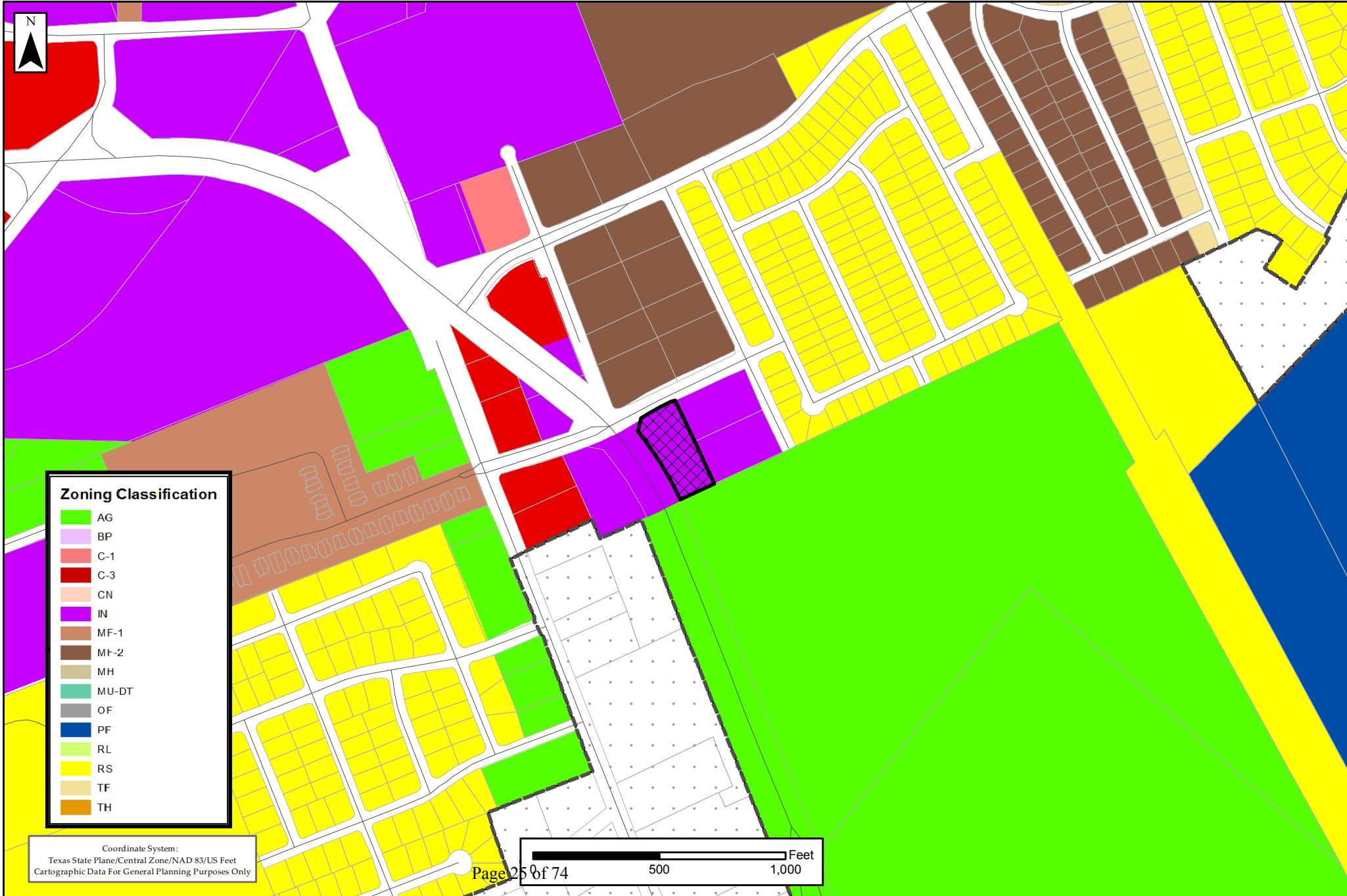
# Zoning Information

## REZ-2018-029

### Exhibit #3

**Legend**

- Site
- Parcels
- City Limits
- Georgetown ETJ



## General Commercial (C-3) District

District Development Standards		
Maximum Building Height = 60 feet Front Setback = 25 feet (0 feet for build-to/downtown)	Side Setback = 10 feet Side Setback to Residential = 15 feet Rear Setback = 10 feet Rear Setback to Residential = 25 feet	Bufferyard = 15 feet with plantings adjacent to AG, RE, RL, RS, TF, MH, MF-1, or MF-2 districts
Specific Uses Allowed within the District		
Allowed by Right	Subject to Limitations	Special Use Permit (SUP) Required
Agricultural Sales	Activity Center (youth/senior)	Auto. Parts Sales (outdoor)
Artisan Studio/Gallery	Athletic Facility, Indoor or Outdoor	Auto. Repair & Service, General
Assisted Living	Bar/Tavern/Pub	Auto. Sales, Rental, Leasing
Automotive Parts Sales (indoor)	Business/Trade School	Bus Barn
Auto. Repair and Service, Limited	Church (with columbarium)	Cemetery, Columbaria, Mausoleum, or Memorial Park
Banking/Financial Services	College/University	Correctional Facility
Blood/Plasma Center	Commercial Recreation	Firing Range, Indoor
Car Wash	Community Center	Flea Market
Consumer Repair	Dance Hall/Night Club	Hospital, Psychiatric
Dry Cleaning Service	Data Center	Lumber Yard
Emergency Services Station	Day Care (group/commercial)	Major Event Entertainment
Event Catering/Equipment Rental	Driving Range	Manufactured Housing Sales
Farmer's Market	Event Facility	Meat Market
Fitness Center	Fuel Sales	Multifamily Attached
Food Catering Services	Heliport	Recreational Vehicle Sales, Rental,
Funeral Home	Kennel	Self-Storage (indoor or outdoor)
General Retail	Live Music/Entertainment	Substance Abuse Treatment Facility
General Office	Micro Brewery/Winery	Transient Service Facility
Government/Postal Office	Neighborhood Amenity Center	Wireless Transmission Facility (41'+)
Home Health Care Services	Park (neighborhood/regional)	
Hospital	Pest Control/Janitorial Services	
Hotel/Inn/Motel (incl. extended stay)	School (Elementary, Middle, High)	
Integrated Office Center	Upper-story Residential	
Landscape/Garden Sales	Wireless Transmission Facility (<41')	
Laundromat		
Library/Museum		
Medical Diagnostic Center		
Medical Office/Clinic/Complex		
Membership Club/Lodge		
Nature Preserve/Community Garden		
Nursing/Convalescent/Hospice		
Parking Lot (commercial/park-n-ride)		
Personal Services (inc. Restricted)		
Printing/Mailing/Copying Services		
Private Transport Dispatch Facility		
Restaurant (general/drive-through)		
Small Engine Repair		
Social Service Facility		
Surgery/Post Surgery Recovery		
Theater (movie/live)		
Transit Passenger Terminal		
Urgent Care Facility		
Utilities (Minor/Intermediate/Major)		
Veterinary Clinic (indoor only)		

December 18, 2018

Andreina Davila & Ethan Harwell  
City of Georgetown  
Planning Department  
406 W. 8th Street  
Georgetown, TX 78627

Re: 700 High Tech Drive, Georgetown, Texas

Dear Andreina and Ethan;

Thank you for your time and advice with this site.

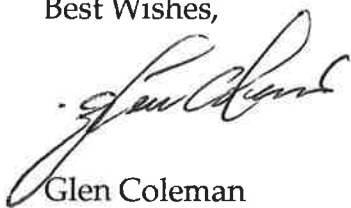
This letter is my request to zone 700 High Tech Drive in Georgetown, Texas, from its current municipal zoning classification of *Industrial* to your *C-3 Commercial District*. This will allow my client to construct a fuel station and convenience store, and accompanying retail, to service expanding residential and commuter traffic in the area.

This request should be consistent with the Georgetown 2030 Plan; the property sits in a mixed use center which aims to provide commercial services to neighboring communities.

We are excited to be a part of the Georgetown community and hope that your Planning Commission and Council will look favorably on our request.

Please do not hesitate to call with any question or suggestions.

Best Wishes,



Glen Coleman  
[glen@southllano.com](mailto:glen@southllano.com)  
512 407-9357

# Webhe C-Store REZ-2018-029

Planning & Zoning Commission  
February 19, 2019

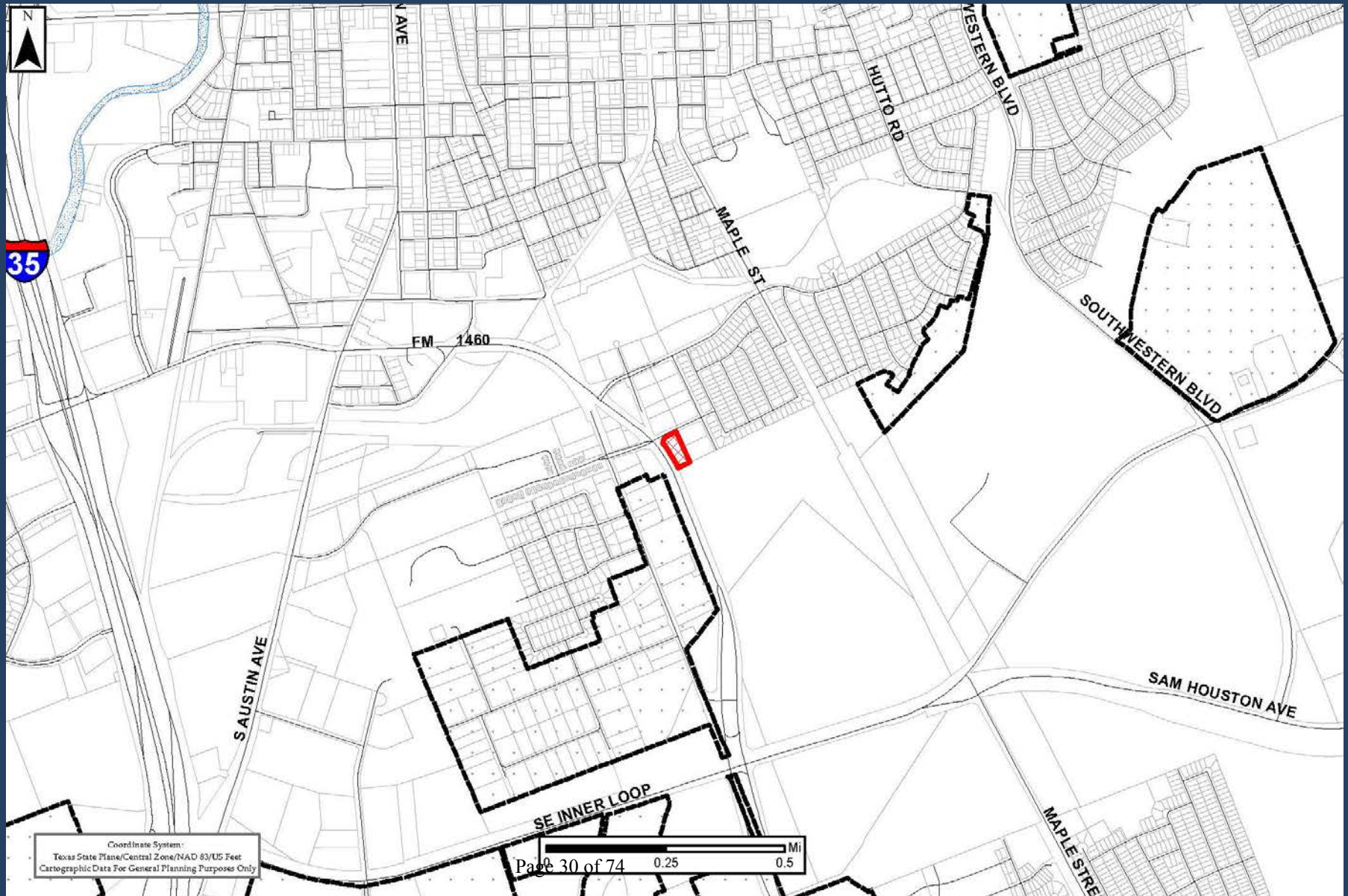


# Items Under Consideration

## REZ-2018-029 – Rezoning Request

- To **rezone**, 1.344 acres in the William Addison Survey, Abstract No. 21, being the remainder of Lot 3, Block, A, of Horizon Commercial Park, located at 700 High Tech Drive, from the Industrial (IN) to the General Commercial (C-3) zoning district.

# Location



# Future Land Use





# Future Land Use



# Future Land Use

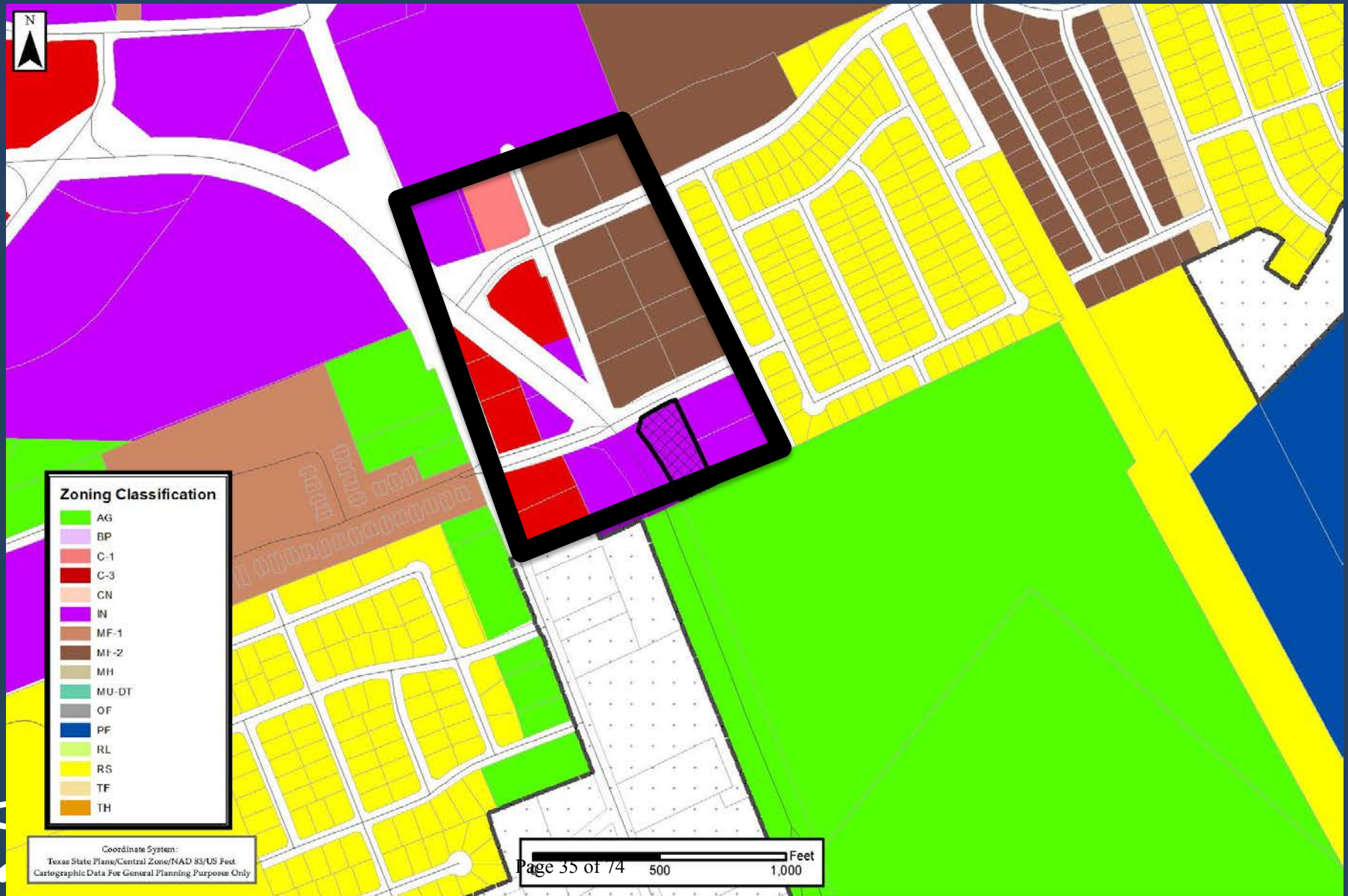




# Zoning

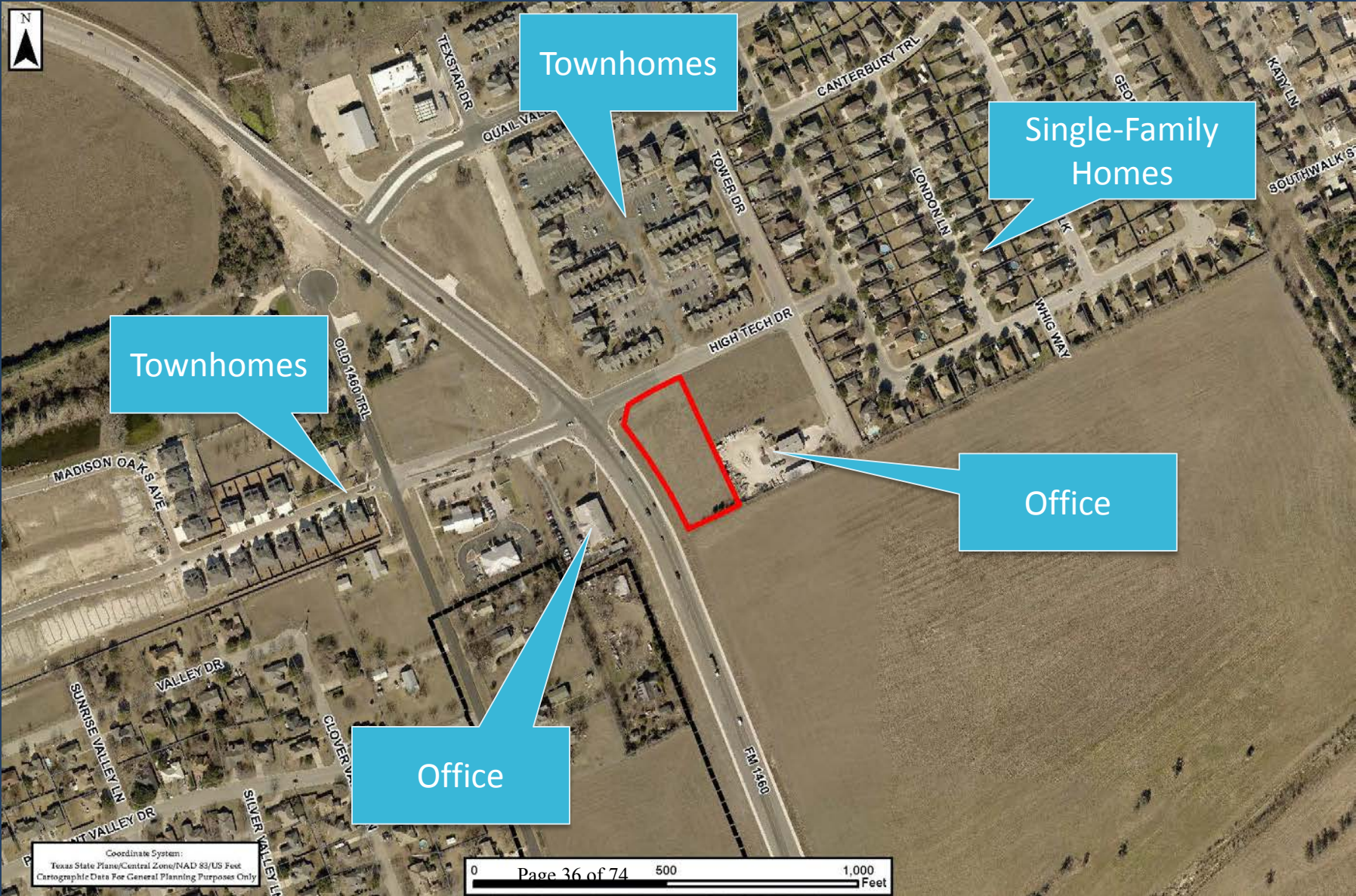


# Zoning





# Aerial





# General Commercial

The General Commercial District (C-3) is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

- Max height 60 ft.
- Front setback 25 ft.
- Rear setback 10 ft
- Side setback 10 ft.
- Max IC 70%

## General Commercial (C-3) District

### District Development Standards

Maximum Building Height = 60 feet	Side Setback = 10 feet	Bufferyard = 15 feet with plantings
Front Setback = 25 feet	Side Setback to Residential = 15 feet	adjacent to AG, RE, RL, RS, TF, MH,
(0 feet for build-to/downtown)	Rear Setback = 10 feet	MF-1, or MF-2 districts
	Rear Setback to Residential = 25 feet	

### Specific Uses Allowed within the District

Allowed by Right	Subject to Limitations	Special Use Permit (SUP) Required
Agricultural Sales	Activity Center (youth/senior)	Auto. Parts Sales (outdoor)
Artisan Studio/Gallery	Athletic Facility, Indoor or Outdoor	Auto. Repair & Service, General
Assisted Living	Bar/Tavern/Pub	Auto. Sales, Rental, Leasing
Automotive Parts Sales (indoor)	Business/Trade School	Bus Barn
Auto. Repair and Service, Limited	Church (with columbarium)	Cemetery, Columbaria, Mausoleum, or Memorial Park
Banking/Financial Services	College/University	Correctional Facility
Blood/Plasma Center	Commercial Recreation	Firing Range, Indoor
Car Wash	Community Center	Flea Market
Consumer Repair	Dance Hall/Night Club	Hospital, Psychiatric
Dry Cleaning Service	Data Center	Lumber Yard
Emergency Services Station	Day Care (group/commercial)	Major Event Entertainment
Event Catering/Equipment Rental	Driving Range	Manufactured Housing Sales
Farmer's Market	Event Facility	Meat Market
Fitness Center	Fuel Sales	Multifamily Attached
Food Catering Services	Heliport	Recreational Vehicle Sales, Rental,
Funeral Home	Kennel	Self-Storage (indoor or outdoor)
General Retail	Live Music/Entertainment	Substance Abuse Treatment Facility
General Office	Micro Brewery/Winery	Transient Service Facility
Government/Postal Office	Neighborhood Amenity Center	Wireless Transmission Facility (41'+)
Home Health Care Services	Park (neighborhood/regional)	
Hospital	Pest Control/Janitorial Services	
Hotel/Inn/Motel (incl. extended stay)	School (Elementary, Middle, High)	
Integrated Office Center	Upper-story Residential	
Landscape/Garden Sales	Wireless Transmission Facility (<41')	
Laundromat		
Library/Museum		
Medical Diagnostic Center		
Medical Office/Clinic/Complex		

## General Commercial (C-3) District

### District Development Standards

Maximum Building Height = 60 feet	Side Setback = 10 feet	Bufferyard = 15 feet with plantings
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### Specific Uses Allowed within the District

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Nature Preserve/Community Garden	Driving Range	Manufactured Housing Sales
Nursing/Convalescent/Hospice	Event Facility	Meat Market
Parking Lot (commercial/park-n-ride)	Fuel Sales	Multifamily Attached
Personal Services (inc. Restricted)	Heliport	Recreational Vehicle Sales, Rental,
Printing/Mailing/Copying Services	Kennel	Self-Storage (indoor or outdoor)
Private Transport Dispatch Facility	Live Music/Entertainment	Substance Abuse Treatment Facility
Restaurant (general/drive-through)	Micro Brewery/Winery	Transient Service Facility
Small Engine Repair	Neighborhood Amenity Center	Wireless Transmission Facility (41'+)
Social Service Facility	Park (neighborhood/regional)	
Surgery/Post Surgery Recovery	Pest Control/Janitorial Services	
Theater (movie/live)	School (Elementary, Middle, High)	
Transit Passenger Terminal	Upper-story Residential	
Urgent Care Facility	Wireless Transmission Facility (<41')	
Utilities (Minor/Intermediate/Major)		
Veterinary Clinic (indoor only)		
Laundromat		
Library/Museum		
Medical Diagnostic Center		
Medical Office/Clinic/Complex		

# UDC Section 3.06.030. The City Council shall consider the following approval criteria for zoning changes:

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 promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
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		

UDC Section 3.06.030. The City Council shall consider the following approval criteria for zoning changes:

Criteria For Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is consistent with the Comprehensive Plan;		X	

# General Commercial

The General Commercial District (C-3) is intended to provide a location for **general commercial and retail activities** that **serve the entire community and its visitors**. Uses may be **large in scale** and generate substantial traffic, making the C-3 District only appropriate along **freeways and major arterials**.

## Mixed-Use Neighborhood Center

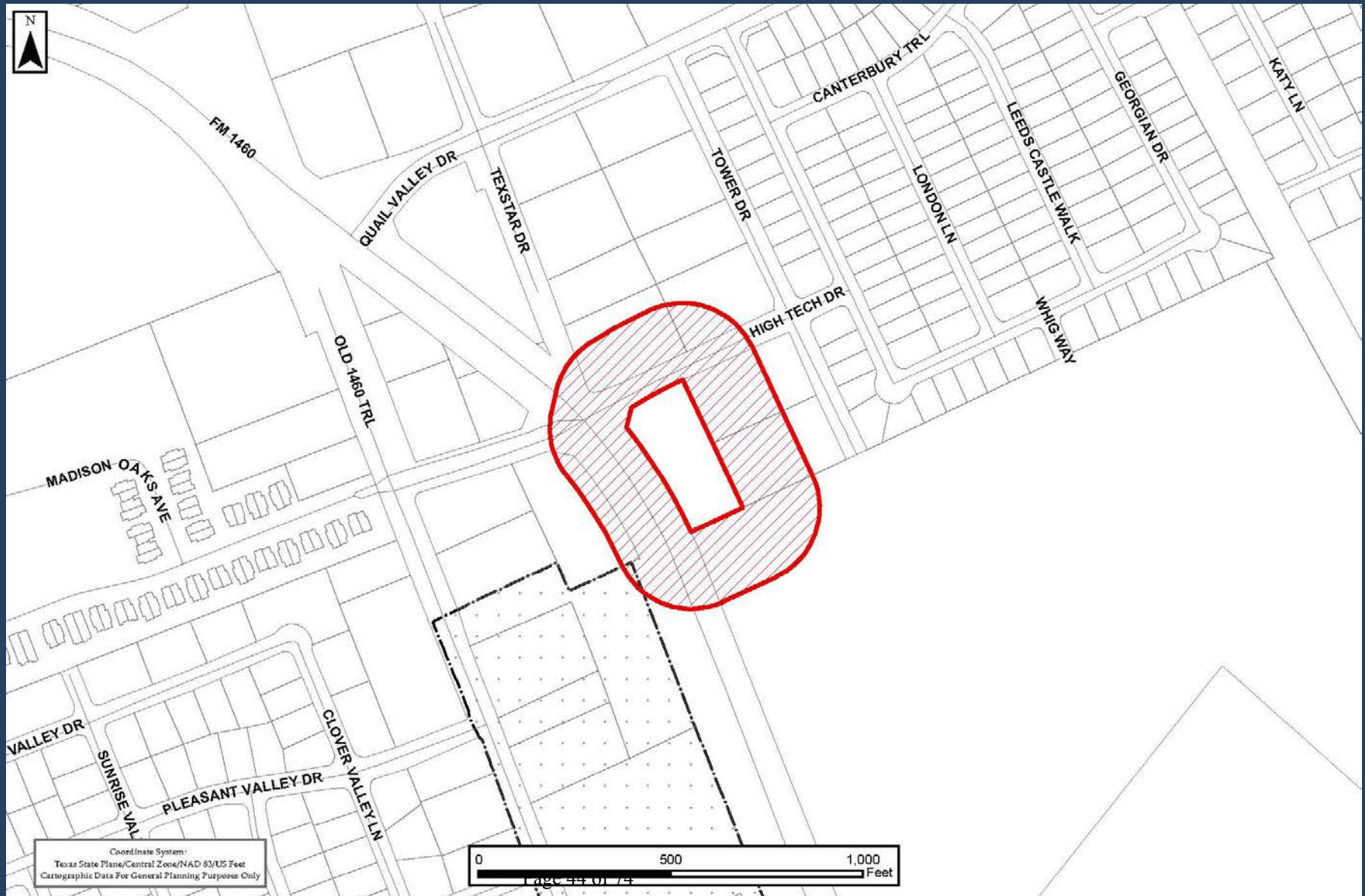
This designation applies to **smaller areas of mixed commercial** use within existing and new neighborhoods. These areas are primarily proposed adjacent to, or as part of, larger residential neighborhoods. Neighborhood-serving mixed-use areas abut roadway corridors or are **located at key intersections**. They often function as gateways into the neighborhoods they serve. These compact and often “walk-to” centers provide limited retail goods and services to a **local customer base**, while having minimal impact on the surrounding residential uses.

# Purpose Comparisons

Meets definition:	General Commercial (C-3)	Meets Definition:	Mixed-Use Neighborhood Center
	Serves the entire community	X	Serves surrounding neighborhoods
	Large in scale	X	Smaller in scale
	General commercial and retail activities	X	Limited retail goods and services
X	Appropriate along arterials	X	Key intersections, gateway into neighborhoods



# Public Notifications





# Public Notifications

- Six (6) property owners, who are within 200' of the subject property to be rezoned, were notified about the public hearing. To date, staff has received zero (0) written comments in favor and zero (0) in opposition to the request.
- Notice of the public hearing was published in the Sun News on February 3, 2019; and
- Signs were posted on the property in accordance with the UDC.

# Summary

- Public Hearing and possible action on a request to rezone approximately 1.344 acres in the William Addison Survey, Abstract No. 21, being the remainder of Lot 3, Block, A, of Horizon Commercial Park, located at 700 High Tech Drive, from the Industrial (IN) to the General Commercial (C-3) zoning district, to be known as Webhe C-Store. (REZ-2018-029)
- Per UDC Section 3.06.020 E, the Planning and Zoning Commission shall hold a Public Hearing... and make a recommendation to the City Council

City of Georgetown, Texas  
Planning and Zoning  
February 19, 2019

**SUBJECT:**

**Public hearing and possible action** for a Special Use Permit (SUP) for a Fuel Sales with more than 10 multi-fuel dispensers in the General Commercial (C-3) zoning district on the property located at 1006 Leander Road, bearing the legal description of Lot 2 (2.21 acres) and Lot 3 (0.17 acres), Block 1, Leander Road LLC, and 0.97 acres out of the Clement Stubblefield Survey, Abstract No. 558 (2019-1-SUP).  
Chelsea Irby, Senior Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The applicant is requesting a Special Use Permit (SUP) for Fuel Sales with more than 10 multi-fuel dispensers specific use in the General Commercial (C-3) zoning district. The subject property is currently utilized as a gas station and convenient store, known as Speedy Stop. The applicant plans to demolish the existing structures, re-plat to add additional acreage, and rebuild the Speedy Stop with more than ten multi-fuel dispensers.

**Staff's Analysis:**

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with the criteria established in UDC Section 3.07.030.C for a Special Use Permit, as outlined in the attached staff report.

**Public Comments:**

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property were notified of the SUP request (8 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 3, 2019) and signs were posted on-site. To date, staff has received zero (0) public comments.

**FINANCIAL IMPACT:**

None. The applicant has paid all required fees.

**SUBMITTED BY:**

Chelsea Irby, Senior Planner

**ATTACHMENTS:**

Description	Type
☐ Staff Report	Backup Material
☐ Exhibit 1 - Location Map	Backup Material
☐ Exhibit 2 - Future Land Use Map	Backup Material
☐ Exhibit 3 - Zoning Map	Backup Material
☐ Exhibit 4 - Conceptual Plan and Letter of Intent	Backup Material
☐ Presentation	Presentation

# Planning and Zoning Commission

## Planning Department Staff Report

**Report Date:** February 15, 2019  
**Case No:** 2019-1-SUP  
**Project Planner:** Chelsea Irby, Senior Planner

## Item Details

<b>Project Name:</b>	Speedy Stop #232
<b>Project Location:</b>	1006 Leander Road, within City Council district No. 2
<b>Total Acreage:</b>	3.39
<b>Legal Description:</b>	Lot 2 (2.21 acres) and Lot 3 (0.17 acres), Block 1, Leander Road LLC, and 0.97 acres out of the Clement Stubblefield Survey, Abstract No. 558
<b>Applicant:</b>	Zemanek Architecture Design, LLC c/o Chris Zemanek
<b>Property Owner:</b>	Speedy Stop Food Stores, LLC
<b>Request:</b>	Special Use Permit (SUP) for <b>Fuel Sales with more than 10 multi-fuel dispensers</b> within the <b>General Commercial (C-3) zoning district</b> .
<b>Case History:</b>	This is the first public hearing of this request.



### Location Map



## Planning Department Staff Report

### Overview of Applicant's Request

The applicant is requesting a Special Use Permit (SUP) for Fuel Sales with more than 10 multi-fuel dispensers in the General Commercial (C-3) zoning district. The property is currently utilized as a gas station and convenient store, known as Speedy Stop. The applicant plans to demolish the existing structures, re-plot to add additional acreage, and rebuild the Speedy Stop with more than ten multi-fuel dispensers. The applicant's request is detailed in their Letter of Intent and Conceptual Plan (*Exhibit 4*).

### Site Information

#### Location:

The subject property is located at the northwest corner of Leander Road and Interstate 35.

#### Physical and Natural Features:

The subject property is generally flat. The front portion of the property is currently developed as the existing Speedy Stop. There is a private drive that runs north-south on the eastern boundary of the property. The back portion of the property has partial tree cover.

#### Future Land Use and Zoning Designations:

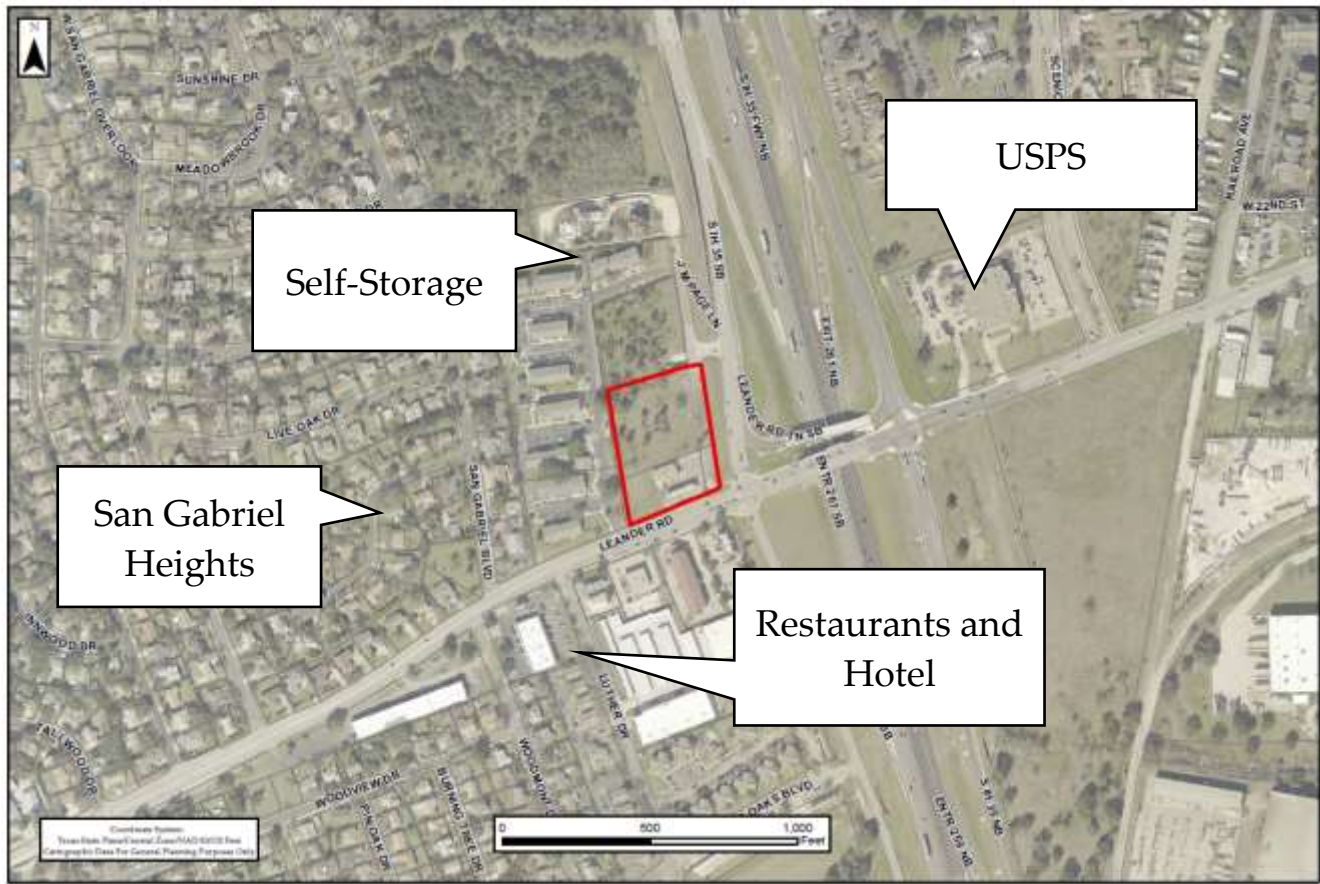
The Future Land Use designation is Community Commercial and the zoning designation is General Commercial (C-3). The subject property is also located in the Highway Gateway Overlay District and the Scenic/Natural Gateway Overlay District.

#### Surrounding Properties:

The subject property has frontage on IH-35 and Leander Road. There is a multi-family apartment complex and single-family neighborhood to the west and self-storage to the north. To the south there is a variety of uses, including fast food and a hotel.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	General Commercial (C-3)	Community Commercial	Storage
South ( <i>across Leander Road</i> )	C-3	Community Commercial	Restaurants, hotel
East ( <i>across IH-35</i> )	Local Commercial (C-1) and C-3	Public Facility	Post Office
West	C-1 and Planned Unit Development (PUD) with a base of Residential Single-Family (RS)	Community Commercial	Apartments



*Aerial Map*

### Property History:

The subject property was annexed in 1964. Since that time, this property has been rezoned to General Commercial (C-3) in parts between 2004 and 2011. In 2004, 2.18 acres (northern portion) were rezoned from Residential Single-Family (RS) to C-3. In 2008, 0.17 acres (eastern portion) was rezoned from Local Commercial (C-1) to C-3. In 2011, 0.97 acres (southern portion) was rezoned from C-1 to C-3.

### Comprehensive Plan Guidance

#### Future Land Use Map:

The Future Land Use designation is Community Commercial.

This category applies to areas that accommodate retail, professional office, and service-oriented business activities that serve more than one residential neighborhood. These areas are typically configured as “nodes” of varying scales at the intersection of arterial roads, or at the intersection of arterials and collectors. Community commercial areas typically will include some neighborhood-serving commercial uses as well as larger retail uses including restaurants, specialty retail, mid-box stores, and smaller shopping centers. They may also include churches, governmental branch offices, schools, parks, and other civic facilities.

#### Growth Tier:

The subject property is in Growth Tier 1A.

## Planning Department Staff Report

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**Tier 1A** is that portion of the city where infrastructure systems are in place, or can be economically provided, and where the bulk of the city's growth should be guided over the near term. Within Tier 1A, the city is called on to conduct assessments of public facility conditions and capacities, and to prioritize short and long term capital investments so as to ensure that infrastructure capacity is sufficient to serve development intensities as indicated on the Future Land Use Map and in the zoning districts.

### Utilities

The subject property is located within the City's service area for water, wastewater, and electric. It is anticipated that there is adequate water and wastewater capacity to serve the subject property. At this time a Utility Evaluation is not required.

### Transportation

The subject property is at the intersection of an existing Freeway (IH-35) and an existing Major Arterial (Leander Road).

Freeways and are controlled access roadways that allow for the movement of traffic through and around the City. This classification includes interstate highways, state highways, tollways and loops. Direct property access is limited as access is not the intended purpose of these facilities. Design characteristics of these facilities include multiple travel lanes, limited access points, high traffic volumes and high traffic speeds.

Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Major Arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances.

### Zoning District

The General Commercial District (C-3) is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

Permitted uses in this district include, but are not limited to, general retail, hotels, restaurants, and general office. Other uses such as activity center, bar/tavern/pub, college/university, fuel sales, and event facility among others are permitted subject to specific design limitations. Certain land uses, such as general automotive repair and services require a Special Use Permit (SUP). Specifically for the general automotive repair and services in the C-3 District, the UDC establishes the following additional design criteria: temporary outdoor storage of automobiles awaiting service or pick-up is permitted within the guidelines specified in UDC Section 5.09.030. No other outdoor storage is allowed in the C-3 District.

The purpose of the Highway Gateway Overlay district is to positively reflect the image of the City by enhancing development with well-designed Site Plans and landscaping while maintaining a safe and

## Planning Department Staff Report

effective interstate highway. Site design proposals along the highway gateways shall break up large masses of parking and pavement with well-planned open space components. Additionally, careful analysis is required of view corridors from the highway. Strategically placed tree groupings should be located to frame desired views while screening parking areas. Highway Gateways include both the highway's main lanes and designated frontage roads.

The purpose of the Scenic/Natural Gateway Overlay district is to reflect the natural characteristics of the land. These Georgetown roadways are prominent arterials and growth zones leading into the City. The purpose of the design standards for the Scenic/Natural Gateway corridors is to maintain the existing informal character as they develop. For developments that occur along the Scenic/Natural Gateways, designers shall integrate the natural characteristics of the land into the landscape design. Informal tree massings, planting of under story trees, incorporation of native stones and boulders and use of native grasses and wildflowers are examples of how to blend required plantings with native plantings.

### Approval Criteria

Staff has reviewed the request and determined that the proposed request **complies** with the criteria established in UDC Section 3.07.030.C for a Special Use Permit, as outlined below:

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.	Complies	The subject property is currently utilized as a convenient store and gas station with four multi-fuel dispensers (MFDs). The addition of more MFDs will not be detrimental to the surrounding area because of the site features that would minimize impact on abutting properties. The subject property is only adjacent to other properties to the north and west. The MFDs will be positioned in the street yard area along Leander Road. The UDC requires that all MFDs are at least 100' away from a residential zoning district. The UDC also requires a medium-level buffer yard and masonry wall when adjacent to a residential zoning district. There is a residential zoning district adjacent on the west side of the property. The Concept Plan ( <i>Exhibit 4</i> ) shows a single tunnel automatic car wash on the west side of the property (outside of the bufferyard). This car wash tunnel will



## Planning Department Staff Report

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		conform to the building design requirements of the UDC. The presence of this structure will also create additional buffering between the residential district and the MFDs. The attached concept plan demonstrates compliance with the requirements of the UDC.
2. The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.	Complies	The applicant will be re-platting the subject property to add acreage to accommodate a larger fueling area in compliance with the minimum requirements of the UDC (landscaping, bufferyards, parking, setbacks, etc.). In addition, the subject property is bounded by two major roadways, which require a 25' landscape buffer. The character of the area will be improved with the redevelopment of the subject property as it will come into compliance with the UDC. The Concept Plan ( <i>Exhibit 4</i> ) shows compliance with the requirements of the UDC.
3. 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.	Complies	The public infrastructure is already in place to serve the subject property with the proposed special use. The addition of more MFDs does not directly impose an additional demand on public infrastructure. Additionally, the applicant will be adding acreage to this property through the re-plat process to accommodate the larger fueling area.
4. 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.	Complies	The subject property is currently used as a gas station and convenient store. The granting of the special use will not create additional noise, glare, fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impact.

## Planning Department Staff Report

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		The UDC requirements outlined in criteria 2 and 3 related to proximity to residential (buffer yard, masonry wall, MFD distance requirements) will protect the abutting residential area from any injurious or noxious impacts.

In summary, this request for a Special Use Permit to allow a fuel station with more than 10 multi-fuel dispensers in the General Commercial (C-3) zoning district meets the requirements of the UDC. Staff's main findings are summarized below:

- The subject property is currently utilized as a gas station and convenient store. The allowance of additional MFDs (more than 10) is suitable for the property as it is located at the corner of a Freeway and Major Arterial.
- The applicant will be replatting the property to add acreage to accommodate the larger fueling area and other services.
- The subject property will require compliance with all aspects of the UDC, including but not limited to gateway landscaping, bufferyards, and sidewalk standards, as well as a screening wall where it abuts the residential and additional setbacks.

### Public Notification

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property were notified of the SUP request (8 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 3, 2019) and signs were posted on-site. To date, staff has received zero (0) public comments.

### Meetings Schedule

February 19, 2019 – Planning and Zoning Commission  
March 12, 2019 – City Council First Reading of the Ordinance  
March 26, 2019 – City Council Second Reading of the Ordinance

### Attachments

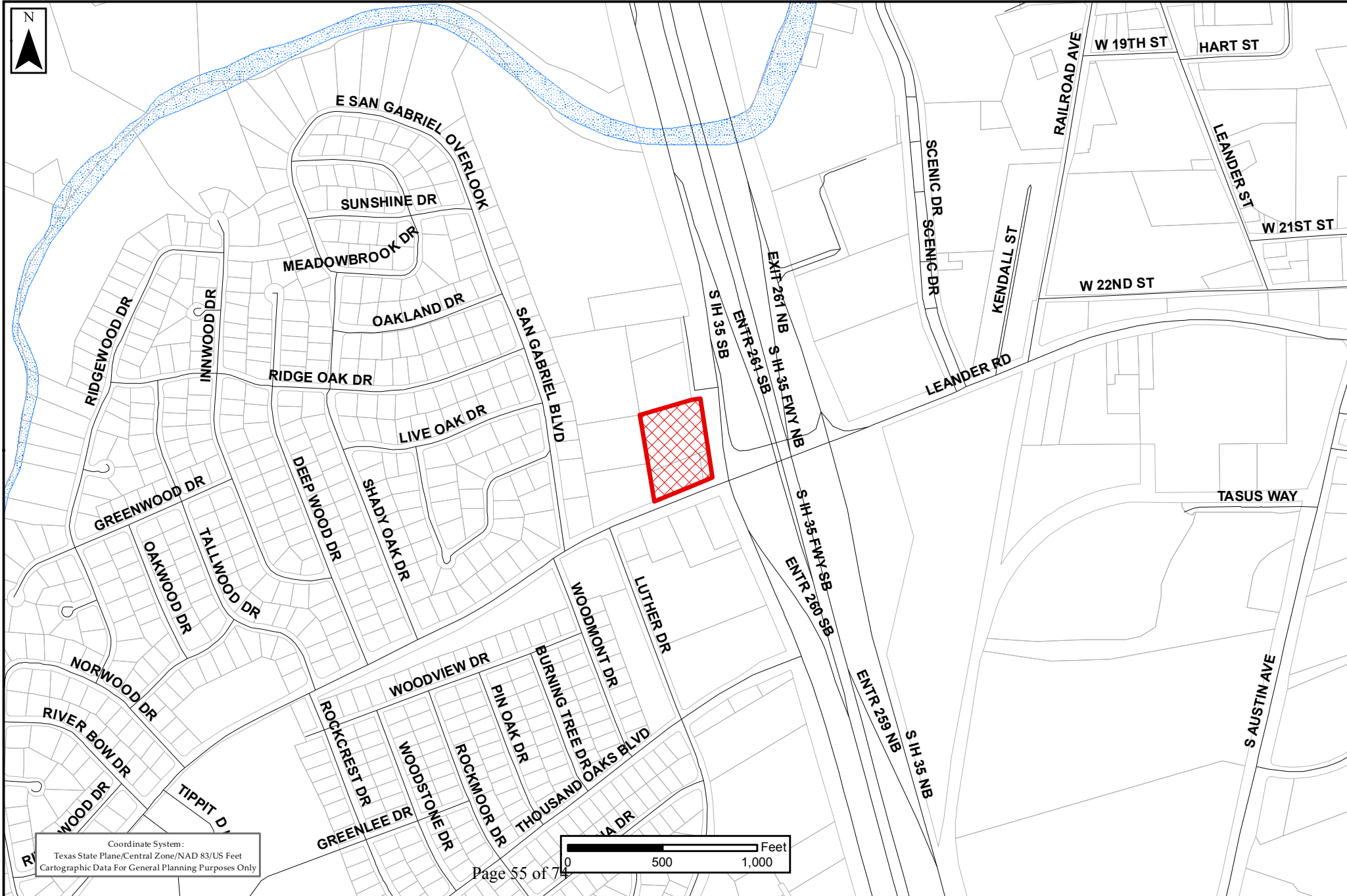
Exhibit 1 – Location Map  
Exhibit 2 – Future Land Use Map  
Exhibit 3 – Zoning Map  
Exhibit 4 – Conceptual Plan and Letter of Intent

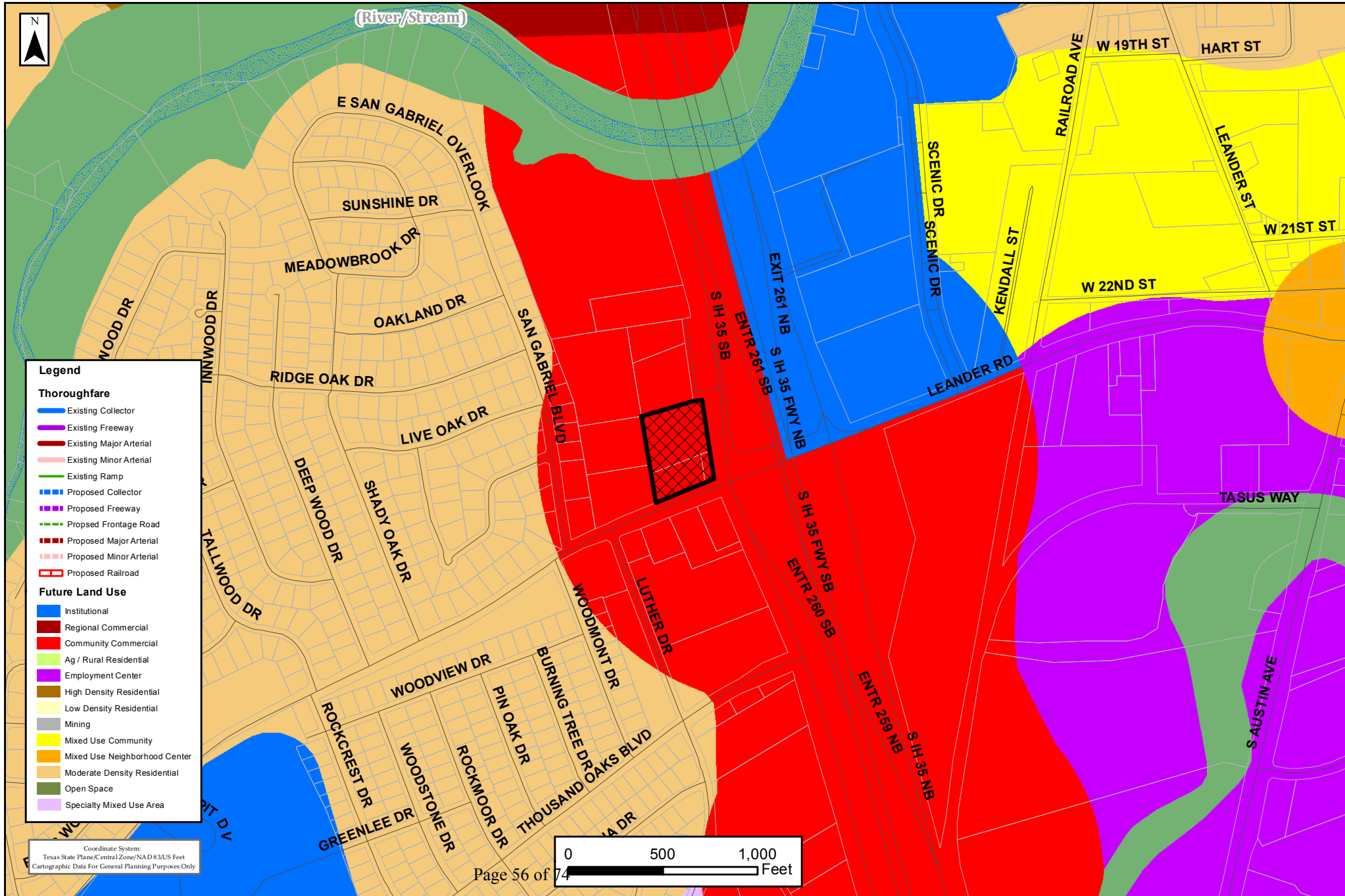
# Location Map

## 2019-1-SUP

### Exhibit #1

- Legend
-  Site
  -  Parcels
  -  City Limits
  -  Georgetown ETJ







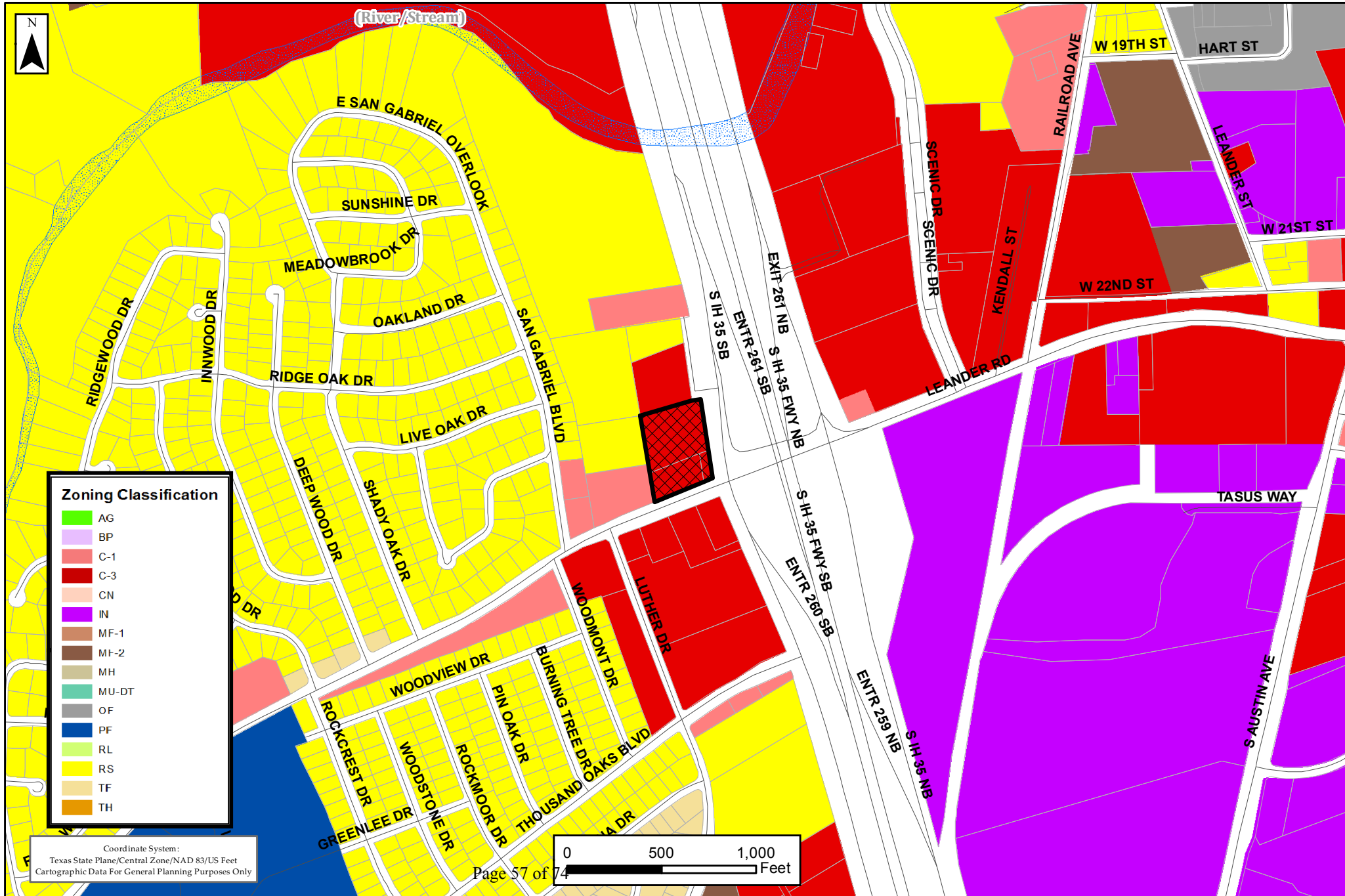
# Zoning Information

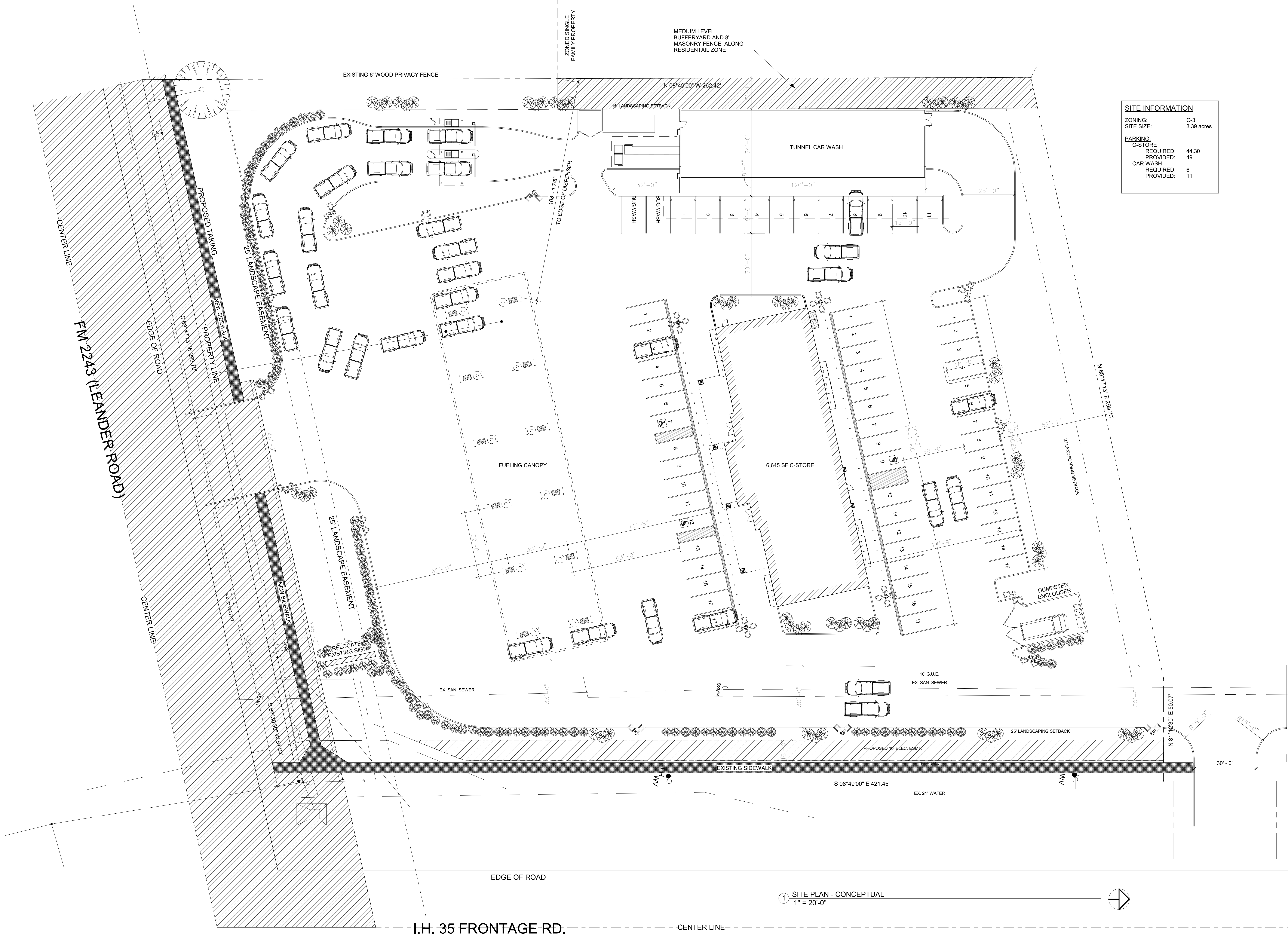
## 2019-1-SUP

### Exhibit #3

Legend

- Site
- Parcels
- City Limits
- Georgetown ETJ





SITE INFORMATION	
ZONING:	C-3
SITE SIZE:	3.39 acres
PARKING:	
C-STORE	
REQUIRED:	44.30
PROVIDED:	49
CAR WASH	
REQUIRED:	6
PROVIDED:	11



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PROJECT:

Speedy Stop 232 - Georgetown

1006 Leander Rd.  
Georgetown, TX 78628

PROJECT NUMBER:  
18048

CONSULTANT:

REVISIONS:

No	Description	Date

SEAL:

ISSUE DATE:  
01.06.18

SHEET NUMBER:

MSP16  
PRELIMINARY SITE



# C.L. Thomas, Inc.

Manager of the Limited Liability Companies of:  
Speedy Stop Food Stores, LLC  
Thomas Foods, LLC  
C. L. Thomas Holdings, LLC

Josh Teinert  
CFO & Treasurer  
701 N. Main Street  
(P. O. Box 1876 77902-1876)  
Victoria, Texas 77901  
361-792-3590

January 3, 2019

Georgetown Planning Department  
406 W. 8<sup>th</sup> Street  
Georgetown, TX 78626

Re: Statement of Justification for Special Use Permit

Dear Sirs:


Please accept this letter as our Statement of Justification related to the special use permit for Speedy Stop's facility in Georgetown, TX. This special use permit relates to Speedy Stop's request to utilize 12 mpds at the rebuilt facility.

Speedy Stop Food Stores LLC is preparing to demolish its existing site at 1006 Leander Road in Georgetown, TX, in order to develop a first-class facility to meet the existing demand of this growing area, position ourselves to better serve the additional growth anticipated in the coming years, and to provide a first class experience for our customers and the city. We anticipate increasing our team members at this location to approximately 35 employees in order facilitate these needs. Our facility will be open 24 hours per day and 365 days per year. We estimate that we will have 550,000 commuter trips and 1,200 truck deliveries annually.

The ability to move customers through conveniently, efficiently, and most importantly, safely, is imperative in order to serve customers not only in their fuel needs, but also in serving their needs as it relates to merchandise, fresh-prepared foods, and car wash. In our experience, 12 mpds allows for servicing the need for increased volume without the risks associated with excess queuing on the lot.

Please let us know what additional information is needed as we work to get you all necessary information.

Sincerely,



Josh Teinert  
Chief Financial Officer  
C.L. Thomas, Inc.

# 1006 Leander Rd. 2019-1-SUP

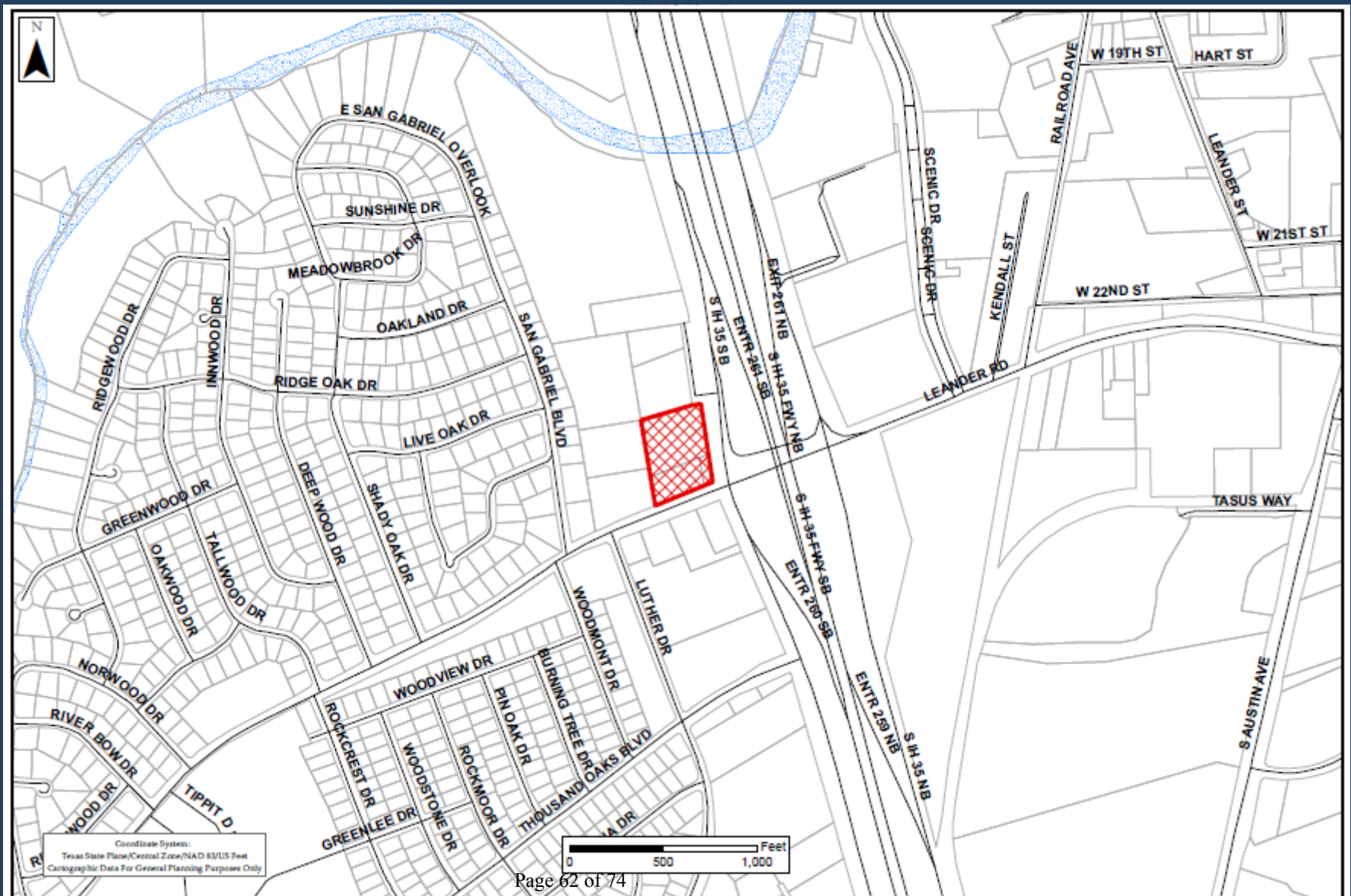
Planning & Zoning Commission  
February 19, 2019



# Items Under Consideration

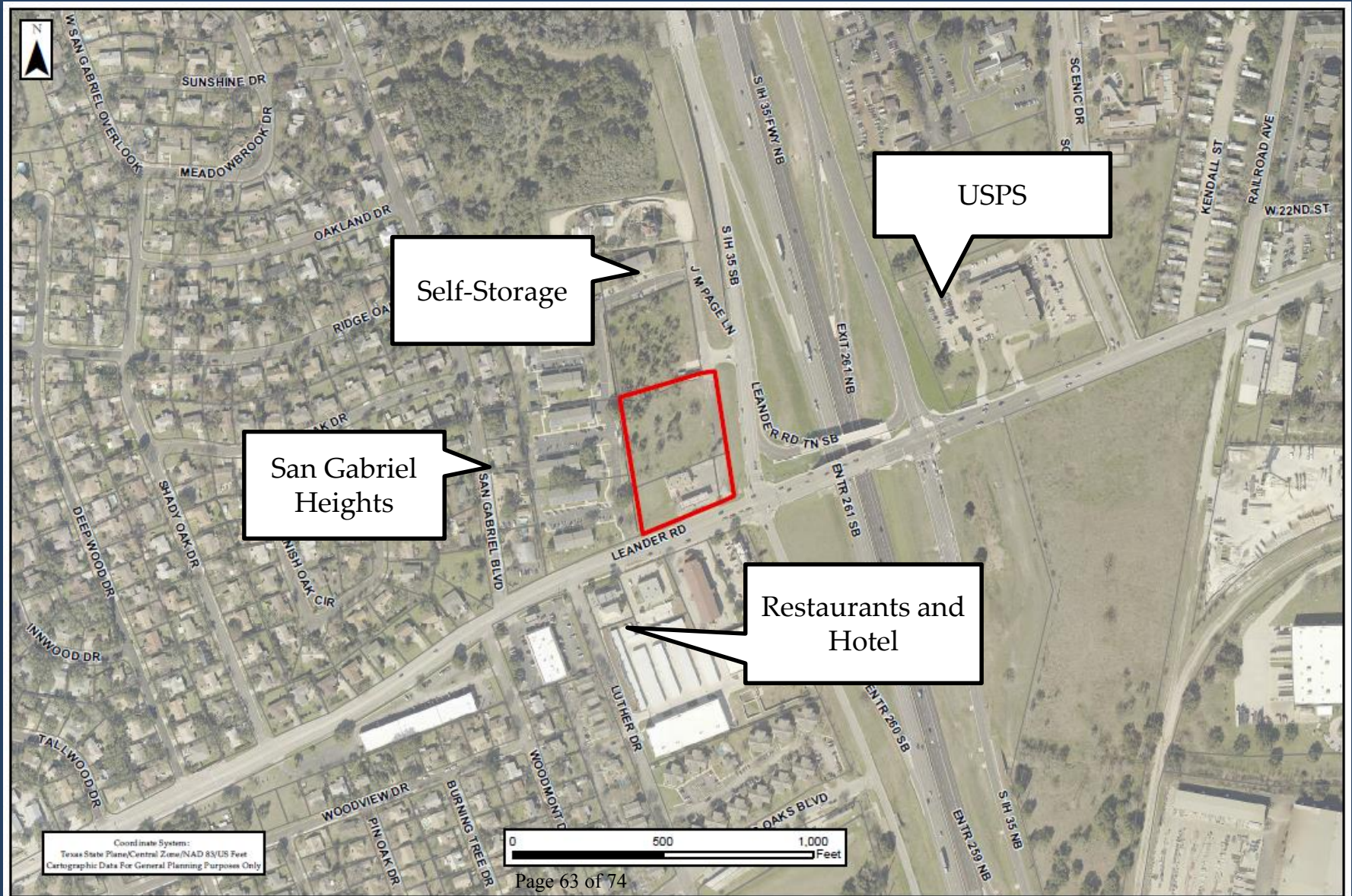
- **2019-1-SUP** – Granting a Special Use Permit (SUP) for fuel sales with more than ten multi-fuel dispensers in the General Commercial (C-3) zoning district on the property located at 1006 Leander Road

# Location



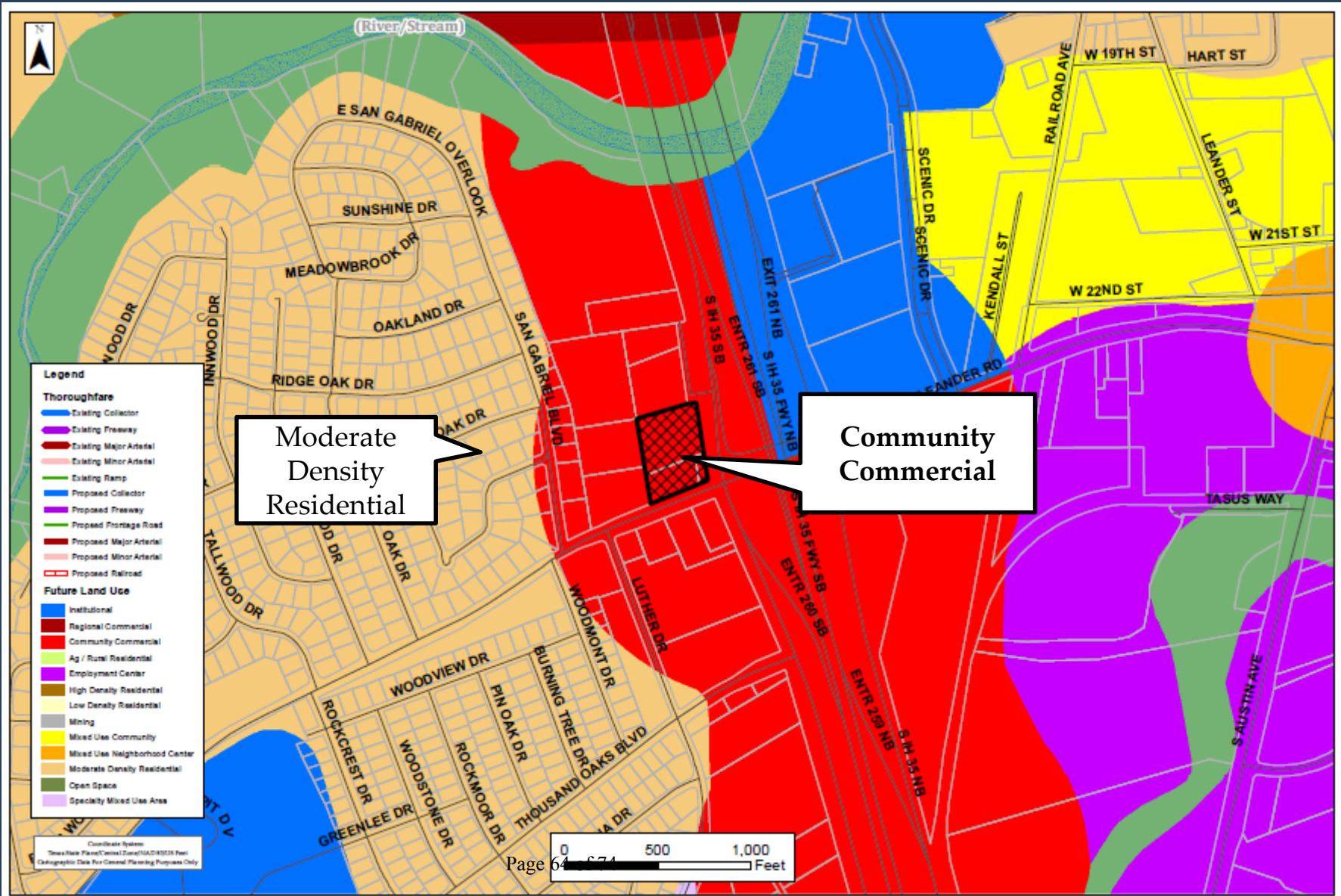


# Aerial



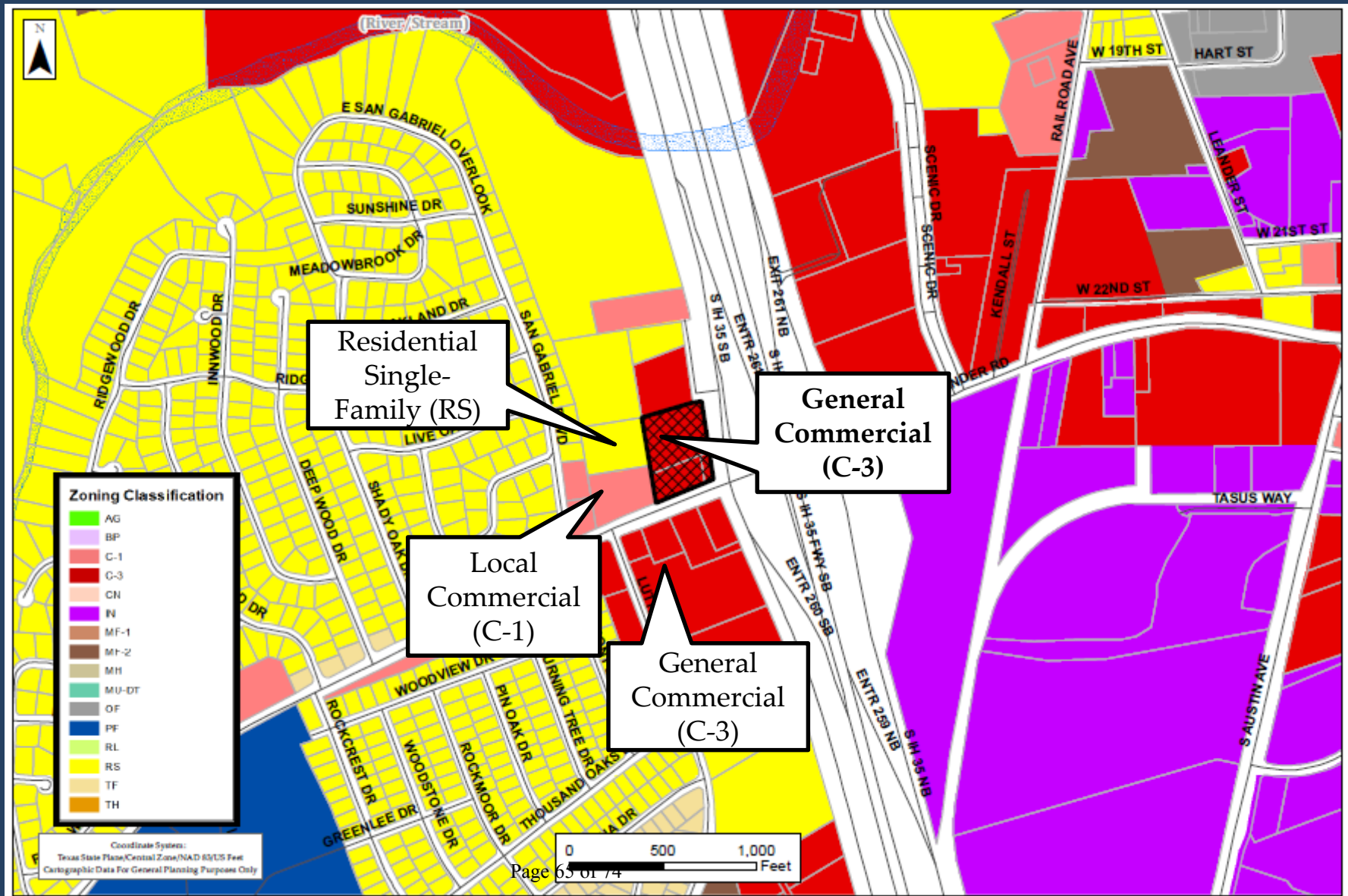


# Future Land Use





# Zoning



# General Commercial (C-3)

The General Commercial District (C-3) is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

# Special Use Permit (SUP)

Fuel sales with more than ten multi-fuel dispensers requires a SUP within the General Commercial (C-3) zoning district.

- 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.





# Approval Criteria

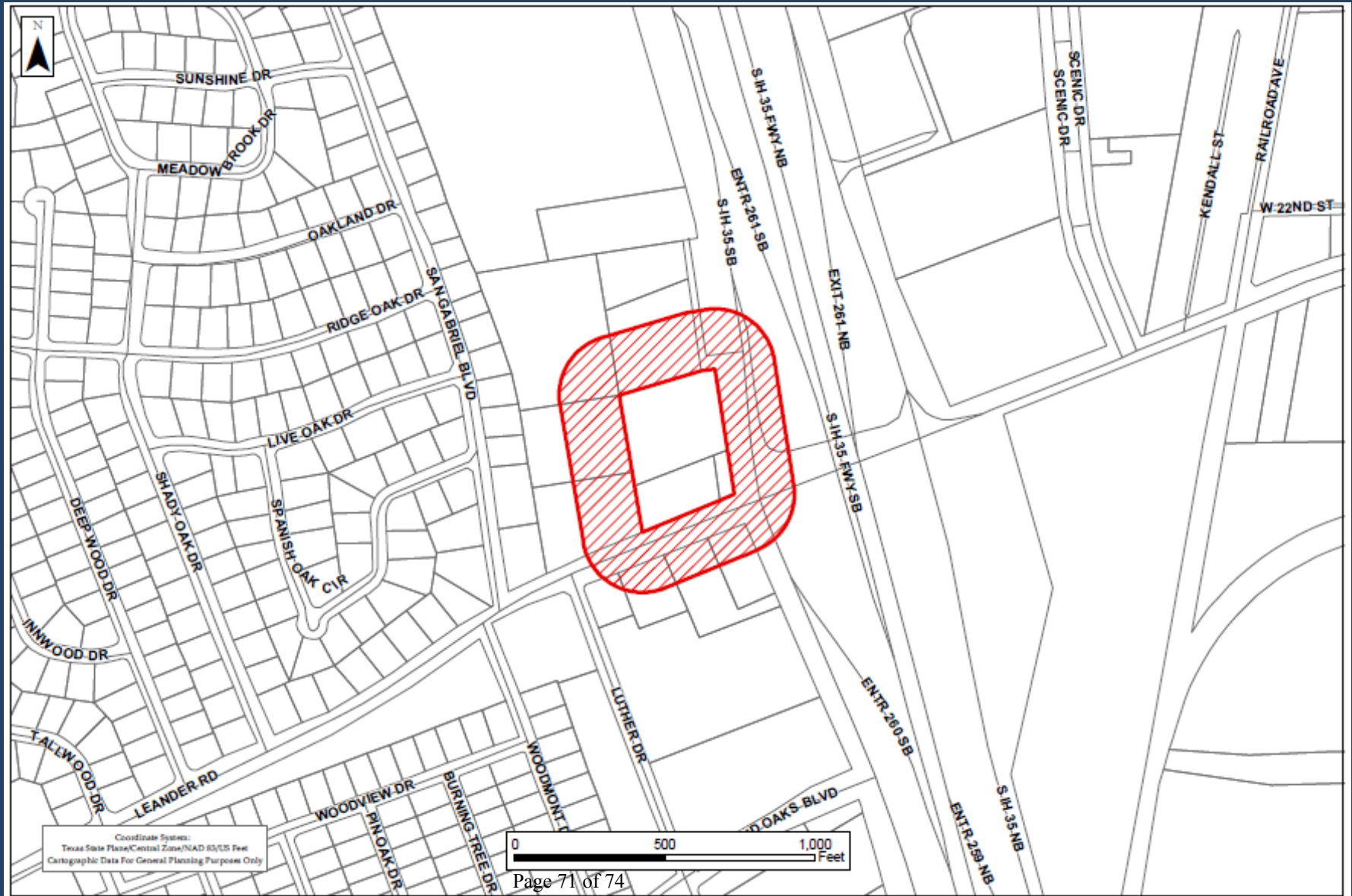
Criteria For SUPs	Complies	Partially Complies	Does Not Comply
The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.	X		
The proposed use does not negatively impact existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impact.	X		

# Approval Criteria

Criteria For SUPs	Complies	Partially Complies	Does Not Comply
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		



# Public Notifications



# Public Notifications

- 8 property owners, who are within 200' of the subject property, were notified about the public hearing, and to date, no letters in opposition or in favor of the request have been received.
- Notice of the public hearing was published in the Sun Newspaper on February 3, 2019.
- Signs were posted in the property in accordance with the UDC.
- To date, no comments have been received.

# Summary

- Public Hearing and possible action granting a Special Use Permit (SUP) for fuels sales with more than ten multi-fuel dispensers in the General Commercial (C-3) zoning district on the property located at 1006 Leander Road, bearing the legal description Leander Road LLC, Block 1, Lot 2 (2.21 acres), Leander Road LLC, Block 1, Lot 3, (0.17 acres), and 0.97 acres out of the C. Stubblefield Survey
- 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.



