

**Notice of Meeting for the
Planning and Zoning Commission
of the City of Georgetown
April 16, 2019 at 6:00 PM
at Council and Courts Bldg, 510 W 9th Street, Georgetown, TX 78626**

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.

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, no persons had signed up to address the Board

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 The consideration and possible action of the of the minutes from the April 2, 2019 Planning and Zoning meeting- Stephanie McNickle
- C Consideration and possible action on a request for a Preliminary Final Plat Combo, consisting of approximately 2.499 acres in the Lewis P. Dyches Survey, Abstract No. 171, generally located at 100 Buoy Drive, to be known as the C & K Walker Subdivision (2019-1-PFP). Chelsea Irby, Senior Planner

Legislative Regular Agenda

- D Public Hearing and possible action on a request for a Final Plat for 42.143 acres consisting of a Replat of Lot 1, Block A, Wolf Crossing Subdivision, and a subdivision plat of a 6.078-acre tract in the Clement Stubblefield Survey, Abstract No. 558, generally located at 910 and 930 West University Avenue, known as Wolf Crossing (2019-6-FP). Chelsea Irby, Senior Planner
- E Public Hearing and possible action on a request to rezone approximately 308.58 acres out of the William Roberts League, Abstract No. 524, and the Joseph Fish Survey, Abstract No. 232, generally located along

Shell Road, north of intersection of Bellaire Drive and extending east and west of Shell Road to the terminus of the city limits , from the Agriculture (AG) and Planned Unit Development (PUD) zoning districts to the Planned Unit Development (PUD) zoning district to be known as the Shell Road Planned Unit Development (PUD-2018-002). Sofia Nelson, CNU-A, Planning Director

- F Public Hearing and possible action on a request for a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Residential to Moderate Density Residential on an approximately 112.85-acre tract in the William Addison Survey, Abstract No. 21, generally located at 4301 Southwestern Blvd, to be known as Patterson Ranch (2019-2-CPA). Chelsea Irby, Senior Planner
- G Public Hearing and possible action on a request for a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Residential to Moderate Density Residential on an approximately 100.39-acre tract in the Isaac Donagan survey, Abstract No. 178, generally located at 4901 West State Highway 29, to be known as Cole Estates (2019-3-CPA). Michael Patroski, Planner.
- H Public Hearing and possible action on proposed amendments to Chapter 6, Residential Development Standards, Chapter 8, Tree Preservation, Landscaping and Fencing, and Chapter 13, Infrastructure and Public Improvements, of the Unified Development Code relative to the parkland dedication requirements (Amendment No. 3). Sofia Nelson, CNU-A, Planning Director, and Kimberly Garrett, Parks and Recreation Director.
- I Public Hearing and possible action on proposed amendments to Chapter 6, Residential Development Standards, of the Unified Development Code relative to building standards in the multi-family residential zoning districts (Amendment No. 14). Sofia Nelson, CNU-A, Planning Director
- J Public Hearing and possible action on proposed amendments to Chapter 3, Applications and Permits, of the Unified Development Code relative to public notification requirements for land use changes (Amendment No. 17). Sofia Nelson, CNU-A, Planning Director
- K Public Hearing and possible action on proposed amendments to Chapter 5, Zoning Use Regulations, of the Unified Development Code relative to multi-family, food and beverage, and auto-related uses (Amendment No. 11). Sofia Nelson, CNU-A, Planning Director
- L **Discussion Items:**
 - Updates and Announcements (Sofia Nelson)
 - Update from other Board and Commission meetings.
 - Questions or comments from Alternate Members about the actions and matters considered on this agenda.
 - Reminder of the May 7, 2019, Planning and Zoning Commission meeting in the Council Chambers located at 510 W 9th St, starting at 6:00pm.

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
April 16, 2019

SUBJECT:

The consideration and possible action of the of the minutes from the April 2, 2019 Planning and Zoning meeting- Stephanie McNickle

ITEM SUMMARY:

FINANCIAL IMPACT:

na

SUBMITTED BY:

ATTACHMENTS:

Description		Type
□	Minutes	Cover Memo

City of Georgetown, Texas
Planning and Zoning Commission Meeting
Minutes

Tuesday, April 2, 2019 at 6:00 p.m.
Courts and Council Building, located at 510 W. 9th Street, Georgetown, TX 78626

Commissioners present: Ercel Brashear, Chair; Tim Bargainer, Vice-Chair; Ben Stewart, Secretary; Travis Perthuis, Marlene McMichael, Gary Newman

Commissioners-in-Training: Glenn Patterson

Absent: Kaylah McCord, Aaron Albright

Staff Present: Chelsea Irby, Senior Planner; Andreina Davila-Quintero, Current Planning Manager; Sofia Nelson, Planning Director; Michael Patroski, Planner; Ethan Harwell, Planner and Stephanie McNickle Recording Secretary.

Chair Brashear asked Commissioner-in-Training Patterson to join the commissioners to the dais as a voting member in place of Commissioner McCord who is absent.

Chair Brashear called the meeting to order at 6:01 p.m. and Commissioner Patterson led the pledge of allegiance.

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.

- A The consideration and possible action of the of the minutes from the March 5, 2019 Planning and Zoning meeting- Stephanie McNickle
- B The consideration and possible action of the of the minutes from the March 19, 2019 Planning and Zoning meeting- Stephanie McNickle
- C Consideration and possible action on a request for a Preliminary Final Plat Combo, consisting of approximately 17.669 acres in the Joseph Thompson Survey, Abstract No. 608, Williamson County, Texas, generally located southwest of the intersection of D.B. Wood Road and Wolf Ranch Parkway to be known as Wolf Ranch Elementary Subdivision (PFP-2018-006). Ethan Harwell, Planner
- D Consideration and possible action on a request for a Preliminary Final Plat Combo, consisting of approximately 21.73 acres in the William Addison League Abstract No. 21, Williamson County, Texas, generally located east of the intersection of Rockride Lane and Fairhaven Gateway to be known as South Rockride Subdivision (PFP-2018-008)-- Michael Patroski, Planner

Motion by Commissioner Bargainer to approved the Consent Agenda as presented.

Second by Commissioner Newman. **Approved.** (7-0)

Legislative Regular Agenda

- *Item O was moved to be presented at this time.*
- *Commissioner Newman left the dais at 6:06 p.m. due to a conflict of interest.*

Public Hearing and discussion on a request to rezone approximately 359.4 acres out of the William Roberts League, Abstract No. 524, and the Joseph Fish Survey, Abstract No. 232, from the Agriculture (AG) and Planned Unit Development (PUD) zoning districts to the Planned Unit Development (PUD) zoning district to be known as the Shell Road Planned Unit Development (PUD-2018-002). Sofia Nelson, CNU-A, Planning Director

Staff presentation was given by Sofia Nelson. Ms. Nelson reviewed over the applicant's request, the location of the property, and zoning portion of the property.

Chair Brashear invited the applicant to address the Commission.

Mr. Mark Baker gave a brief history of the subdivision and request of the Planned Unit Development application.

Ms. Nelson stated this is a Public Hearing and the Commission will not be taking action at this time.

Chair Brashear opened the Public Hearing.

Brian Ortega stated the new subdivision needs clarification on the difference between the new sub-division and the one built 20 years ago. There will be more confusion if they have the same name. Needing to create some cohesion and clarity.

Chair Brashear closed the Public Hearing.

Discussion among Commissioners regarding the difference of the subdivisions.

Commissioner Newman returned to the dais at 6:42 p.m.

- F. Public Hearing and possible action on a proposed amendment to the 2030 Comprehensive Plan to adopt the Solid Waste Master Plan (2019-1-CPA). Octavio Garza, PE, CPM, Public Works Director and Teresa Chapman, Environmental Services Coordinator

Octavio Garza, Public Works Director gave his staff presentation. Mr. Garza stated Ms. Chapman, Solid Waste Coordinator previously presented to the P&Z Commission the master plan and the context of the content master plan. Mr. Garza stated his role is to provide a high level summary of the master plan and how it aligns with the City of Georgetown's 2030 Comprehensive Plans. Mr. Garza reviewed the 4 primary goals of the 2030 Comprehensive Plans and how solid waste master plan supports those goals.

Discussion between Mr. Garza and the Commissioners regarding composting and education of recycling. Discussion also in regards to the cost of recycling. Mr. Garza stated the city currently has a 5 year contract with the recycling company and other means as stated in the master plans such as mitigation and there is a lot of power in purchasing.

Chair Brashear opened the Public Hearing. No one came forward to speak. The Public Hearing was closed.

Motion by Commissioner Stewart to recommend to City Council to approve the proposed amendment to the 2030 Comprehensive Plan to adopt the Solid Waste Master Plan.

Second by Commissioner Bargainer. **Approved.** (7-0)

G. Public Hearing and possible action on a request to rezone an approximately 1.9-acre tract of land being a portion of Lots 16-17, Block 1, San Gabriel Estates subdivision, generally located at 930 Booty's Crossing Rd, from the Agriculture (AG) to Residential Single-Family (RS) zoning district (2019-1-REZ). Chelsea Irby, Senior Planner
Staff presentation by Chelsea Irby. Ms. Irby reviewed over the applicant's rezone request, location of the project and stated there is a variety of zoning around the property. Staff stated the application complies with all 5 of the criteria of the UDC requirements. Chair Brashear invited the applicant to speak. Matt Synatschk stated he will be glad to answer questions.

Chair Brashear opened the Public Hearing.

Citizens who addressed the Planning and Zoning Commission.

Nelle Bilberry, 109 Oak Ridge Cir.

Tom Letizia, 111 Oak Ridge Cir

Doug Lebertman, 3010 Hawthorne Cv.

Lisa King, 3010 Hawthorne Cv.

Barbara Anthony, 2714 Springwood Lane

Summary of comments and concerns stated by the public included:

No way out if there is an emergency.

Need to get a traffic study on Booty's Rd.

Booty's Rd. is currently dangerous.

Traffic backs up.

Concerned with more traffic on Booty's

What is the City's plans for Booty's Rd?

Traffic needs to be addressed, before anymore development is approved.

Booty's Rd. is only 23 feet across and all collectors are 45 feet.

Chair Brashear invited the applicant to speak. Matt Synatschk stated there would only be nine homes built in this development which is not much more traffic. A drainage pond will be built to help with water drainage.

Discussion between commissioners and staff. Staff stated conditions cannot be placed on a zoning application. The Commission discussed traffic concerns on Booty's and asked if there are roadway impact fees that can be directed to Booty's Rd. Staff stated currently the city does not have one in place, but are working on setting up a fund for an impact fee toward transportation.

Motion by Commissioner Stewart to recommend to City Council Approval on a request to rezone an approximately 1.9-acre tract of land being a portion of Lots 16-17, Block 1, San Gabriel Estates subdivision, generally located at 930 Booty's Crossing Rd, from the

Agriculture (AG) to Residential Single-Family (RS) zoning district. **Second** by Commissioner Newman.

Discussion among Commissioners.

Motion failed (3-4) Newman, Perthuis and Stewart approved. Patterson, McMichael, Brashear and Bargainer against.

Motion by Chair Brashear to recommend to City Council Denial on a request to rezone an approximately 1.9-acre tract of land being a portion of Lots 16-17, Block 1, San Gabriel Estates subdivision, generally located at 930 Booty's Crossing Rd, from the Agriculture (AG) to Residential Single-Family (RS) zoning district and for City Council to examine road improvement to Booty's Rd. **Second** by Commissioner Patterson. **Motion passed.** (4-3) Patterson, McMichael, Brashear and Bargainer. Newman, Perthuis and Stewart Against.

- H. Public Hearing and possible action on a request to rezone an approximately 0.93-acre tract of land out of the Antonio Flores Survey, Abstract No. 235, generally located at 1535 FM 971, from the Agriculture (AG) to Local Commercial (C-1) zoning district (2019-2-REZ).

Ethan Harwell, Planner

Ethan Harwell presented his staff report and reviewed over the location of the property and the applicant's request. Staff stated the application complies with all five criteria's of the UDC.

Chair Brashear invited the applicant. Applicant stated he will be glad to answer questions. Chair Brashear opened the Public Hearing. No one came forward. The Public Hearing was closed.

Motion by Commissioner Bargainer to recommend to City Council approval for a request to rezone an approximately 0.93-acre tract of land out of the Antonio Flores Survey, Abstract No. 235, generally located at 1535 FM 971, from the Agriculture (AG) to Local Commercial (C-1) zoning district. **Second** by Commissioner Stewart. **Approved.** (7-0)

- I. Public Hearing and possible action on a request to rezone an approximately 12.0849-acre tract of land consisting of Lot 2, Dream Acres subdivision, generally located at 661 FM 971, from the Agriculture (AG) to Low Density Multi-Family (MF-1) zoning district (2019-3-REZ). Chelsea Irby, Senior Planner

Chelsea Irby presented her staff report and reviewed over the location of the property and the applicant's request. Staff stated the application complies with four and partially one of five criteria's of the UDC.

Chair Brashear invited the applicant.

Applicant, Tim Hainey reviewed his applicant's request.

Chair Brashear opened the Public Hearing.

Barbara Larrabell, 107 Pecan Vista Cove stated the traffic in the area will greatly increase with the proposed development and recommends denial.

Michael Swearingen, 77 Freddie Drive requested a connection be made between this project and Freddie Drive. He is concerned about focusing all the traffic onto FM 971

Chair Brashear closed the Public Hearing.

Motion by Commissioner Stewart to recommend to City Council approval of a request to rezone an approximately 12.0849-acre tract of land consisting of Lot 2, Dream Acres subdivision, generally located at 661 FM 971, from the Agriculture (AG) to Low Density Multi-Family (MF-1) zoning district. **Second** by Commissioner Patterson. **Approved.** (7-0)

- J. Update and discussion regarding proposed changes to Section 6.06, Common Amenity Area, Section 8.02, Tree Preservation and Protection, and Section 13.08, Parkland, of the Unified Development Code (UDC) regarding Parkland Dedication requirements (Amendment No. 3). Andreina Dávila-Quintero, AICP, Current Planning Manager.
- K. Update and discussion on proposed amendments to the Unified Development Code regarding the building standards of the multi-family residential zoning districts (Amendment No. 14). Andreina Dávila-Quintero, AICP, Current Planning Manager
- L. Update and discussion on proposed amendments to the Unified Development Code regarding additional notification requirements for land use applications (Amendment No. 17). Andreina Dávila-Quintero, AICP, Current Planning Manager

Andreina Dávila-Quintero gave an update on the proposed changes and amendments to the Unified Development Code.

The P&Z Commissioners commended Andreina on her hard work and thanked her for her presentation

- M. Presentation and discussion of the findings of the technical studies of the 2030 Housing Element. Sofia Nelson, CNU-A, Planning Director, and Susan Watkins, AICP, Housing Coordinator

Susan Watkins gave a presentation on the findings of the technical studies of the 2030 Housing Element.

The P&Z Commissioners commended Susan on her hard work and thanked her for her presentation.

- N Presentation and general discussion on the Planning Department's End of Year Report for 2018. Nat Waggoner, AICP, PMP, Long Range Planning Manager
Sofia informed the Commissioners, the Year End Report for the Planning Department can be found on the City website. Ms. Nelson stated planning staff has worked really hard on this report and hoped the Commissioners will review the report.

P.

- Updates and Announcements (Sofia Nelson) NA
- Update from other Board and Commission meetings. NA
- Questions or comments from Alternate Members about the actions and matters considered on this agenda. NA
- Reminder of the April 16, 2019, Planning and Zoning Commission meeting in the Council Chambers located at 510 W 9th St, starting at 6:00pm.

Adjournment

Motion to adjourn at 9:12 p. m.

Ercel Brashear, Chair

Attest, P&Z Ben Stewart, Secretary

City of Georgetown, Texas
Planning and Zoning
April 16, 2019

SUBJECT:

Consideration and possible action on a request for a Preliminary Final Plat Combo, consisting of approximately 2.499 acres in the Lewis P. Dyches Survey, Abstract No. 171, generally located at 100 Buoy Drive, to be known as the C & K Walker Subdivision (2019-1-PFP). Chelsea Irby, Senior Planner

ITEM SUMMARY:

Overview of the Applicant's Request:

This combined preliminary and final plat is for a two lot, 2.499 -acre subdivision located at 100 Buoy Road, at the intersection with North Lake Road and Buoy Drive (FM 3405).

Staff 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 Chapter 3.08.080 for a Preliminary Final Plat, 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
□	2019-1-PFP - P&Z Staff Report	Cover Memo
□	Exhibit 1 - Location Map	Exhibit
□	Exhibit 2 - Preliminary Final Plat	Exhibit



Planning and Zoning Commission Planning Department Staff Report

Report Date: April 12, 2019
Case No: 2019-1-PFP
Project Planner: Chelsea Irby, Senior Planner

Item Details

Project Name: C&K Walker Subdivision
Project Location: 100 Buoy Drive, within the extraterritorial jurisdiction (ETJ).
Total Acreage: 2.499
Legal Description: 2.499 acres of the Lewis P. Dyches Survey, Abstract No. 171, being a portion of Lot 3, North Lake Section D, an unrecorded subdivision in Williamson County, Texas

Applicant: Noble Surveying & Engineering Works, LLC c/o Gabe Morales
Property Owner: Chet & Kristi Walker

Request: Approval of a Preliminary Final Plat for the C&K Walker Subdivision



Location Map

Planning Department Staff Report

Plat Summary

Number of Phases:	1
Residential Lots:	2
Non-residential Lots:	0
Open Space Lots:	0
Total Lots:	2
Linear Feet of Street:	0

Site Information

The property is located in the City's ETJ at the corner of North Lake Road (FM 3405) and Buoy Drive. It is approximately 2,000' west of the intersection of North Lake Road (FM 3405) and Williams Drive. The surrounding properties are large lot, single-family residential.

Physical and Natural Features:

The site is generally flat. There is sparse tree cover of the back portion of the property. There is one single-family home and an accessory structure on currently on the property.

Utilities

The subject property is located within the City's service area for water. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electric and will utilize an On-Site Sewage Facility (OSSF) for wastewater. It is anticipated that there is adequate water capacity to serve the subject property at this time.

Transportation

The subject property is at the corner of North Lake Road (FM 3405), a Minor Arterial, and Buoy Drive, a local street. Right-of-way (ROW) dedication is required along both roadways. In total, approximately 0.061 acres will be dedicated with the recordation of the plat – 5' on North Lake Road (FM 3405) and 2.5' on Buoy Drive.

Parkland Dedication

Parkland dedication is not applicable to this subdivision as it is a subdivision consisting of less than five (5) lots.

Intergovernmental and Interdepartmental Review

The proposed Preliminary-Final Plat combo was reviewed by the applicable City departments and Williamson County. 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.

Planning Department Staff Report

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Chapter 3.08.080 for a Preliminary Final Plat, as outlined below:

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The Final Plat is acceptable for consideration, meaning the application is complete and the information contained within the application is correct and sufficient to allow adequate consideration and final action.	Complies	The Plat has been deemed acceptable and complete for consideration.
2. The Final Plat is consistent with an approved Preliminary Plat, except as provided for in Subsection 3.08.080.B.1.	Complies	The proposed Plat is a Preliminary Final Plat combo, and all required utility and land dedication is incorporated into this Plat.
3. The Final Plat is consistent with any City-approved Construction Plans for any required or agreed improvements.	Complies	Constructions Plans are not needed for this subdivision. Approximately 0.061 acres of ROW will be dedicated with the recordation of the plat – 5' on North Lake Road (FM 3405) and 2.5' on Buoy Drive.
4. The Final Plat meets 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 Plat meets all applicable technical requirements of the UDC 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.
5. The tract of land subject to the application is adequately served by public improvements and infrastructure, including water and wastewater, 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

Attachments

Exhibit 1 – Location Map

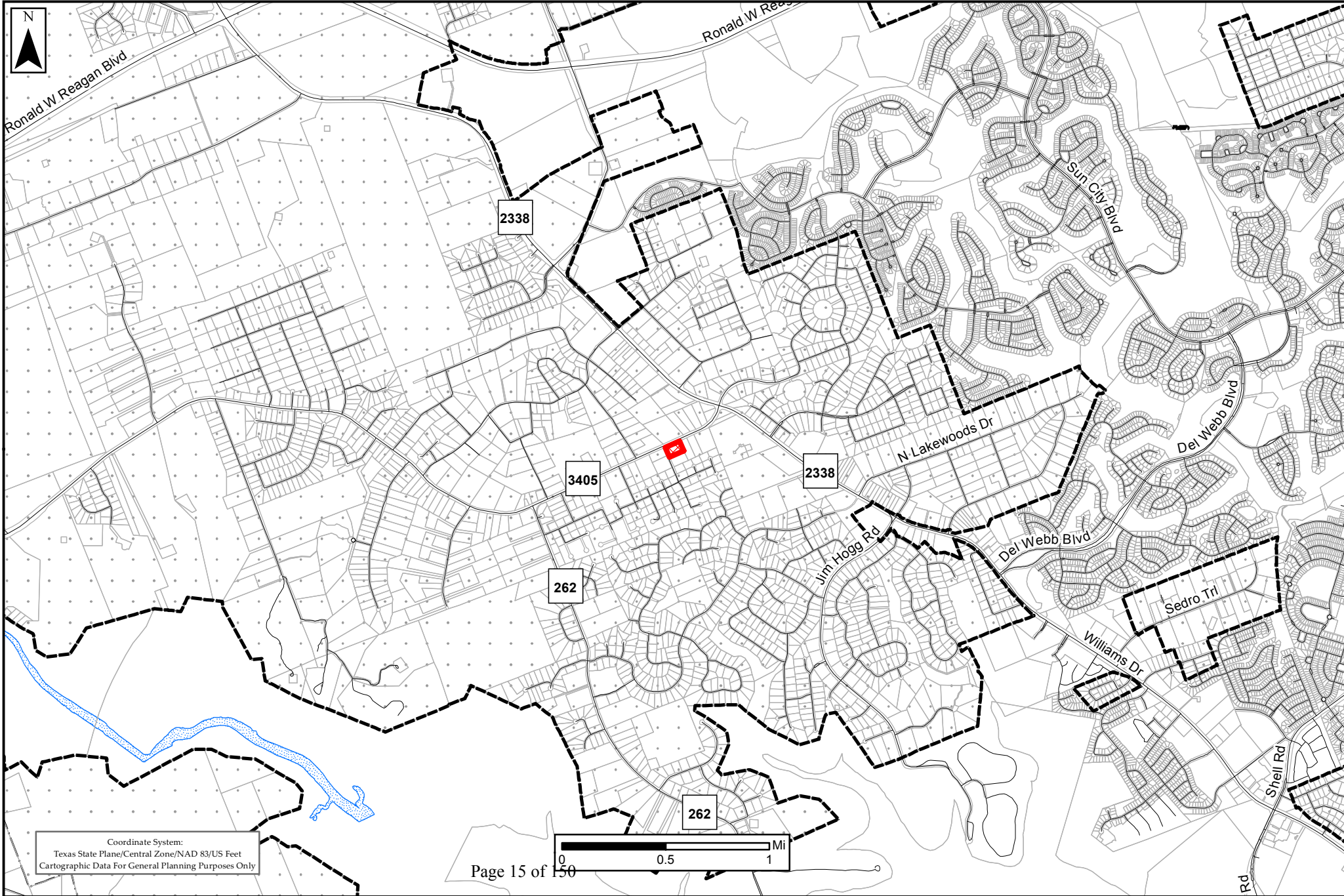
Exhibit 2 – C&K Walker Subdivision Preliminary Final Plat

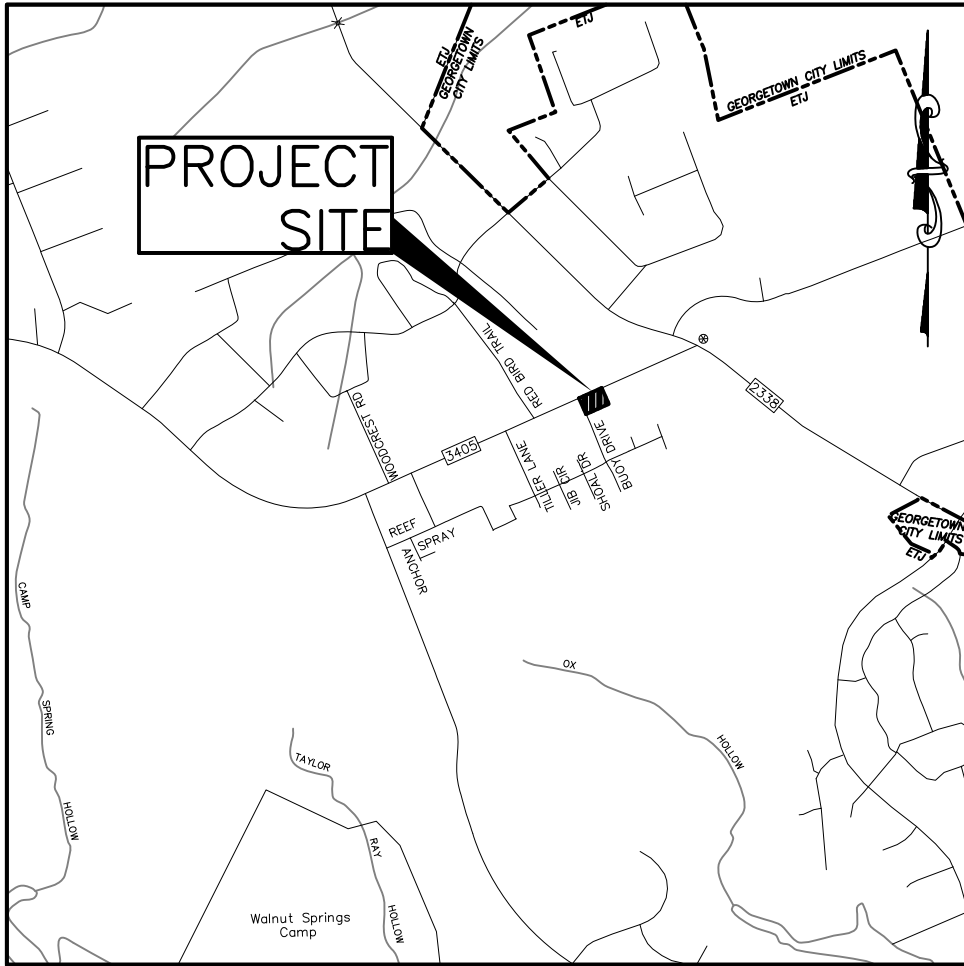
Location Map

2019-1-PFP

Exhibit #1

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





VICINITY MAP
1"=3000'

OWNERS: CHET R. & KRISTI J. WALKER
100 BUOY DRIVE
GEORGETOWN, TX 78633

ENGINEER: F.P.HOWLAND, III, P.E.
NOBLE SURVEYING & ENGINEERING WORKS, LLC
TBPE FIRM #9852
7614-A HWY 71 WEST
AUSTIN, TX 78735
512-535-1820

SURVEYOR: EDWARD RUMSEY, RPLS
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
512-249-8149 PHONE

DATE: JANUARY 24, 2019

TOTAL ACRES: 2.499

TOTAL LOTS: 2

TOTAL BLOCKS: 1

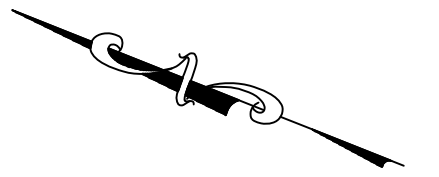
L.F. NEW STREET: NONE

FEMA: NO PORTION OF THIS PLAT IS WITHIN THE 100
YEAR FLOOD PLAIN ZONE "X" FLOOD INSURANCE RATE MAP
48491C0275E, DATED SEPT. 26, 2008

DRIVEWAY SUMMARY TABLE:
LOT 1: EXISTING DIP-STYLE DRIVEWAY
LOT 2: PROPOSED DIP-STYLE DRIVEWAY
NOTE: MAX GRADE BREAK IS 15%.

FINAL PLAT OF C & K WALKER SUBDIVISION

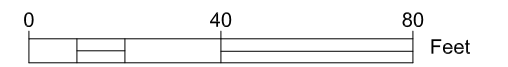
BEING 2.499 ACRES OF LAND, SITUATED IN THE LEWIS P. DYCHES SURVEY,
ABSTRACT No. 171, IN WILLIAMSON COUNTY, TEXAS. SAME BEING A
PORTION OF LOT 3, OF NORTH LAKE SECTION D, AN UNRECORDED
SUBDIVISION, IN WILLIAMSON COUNTY, TEXAS.



GRAPHIC SCALE
1"=40'

PREPARATION DATE NOVEMBER 21, 2018

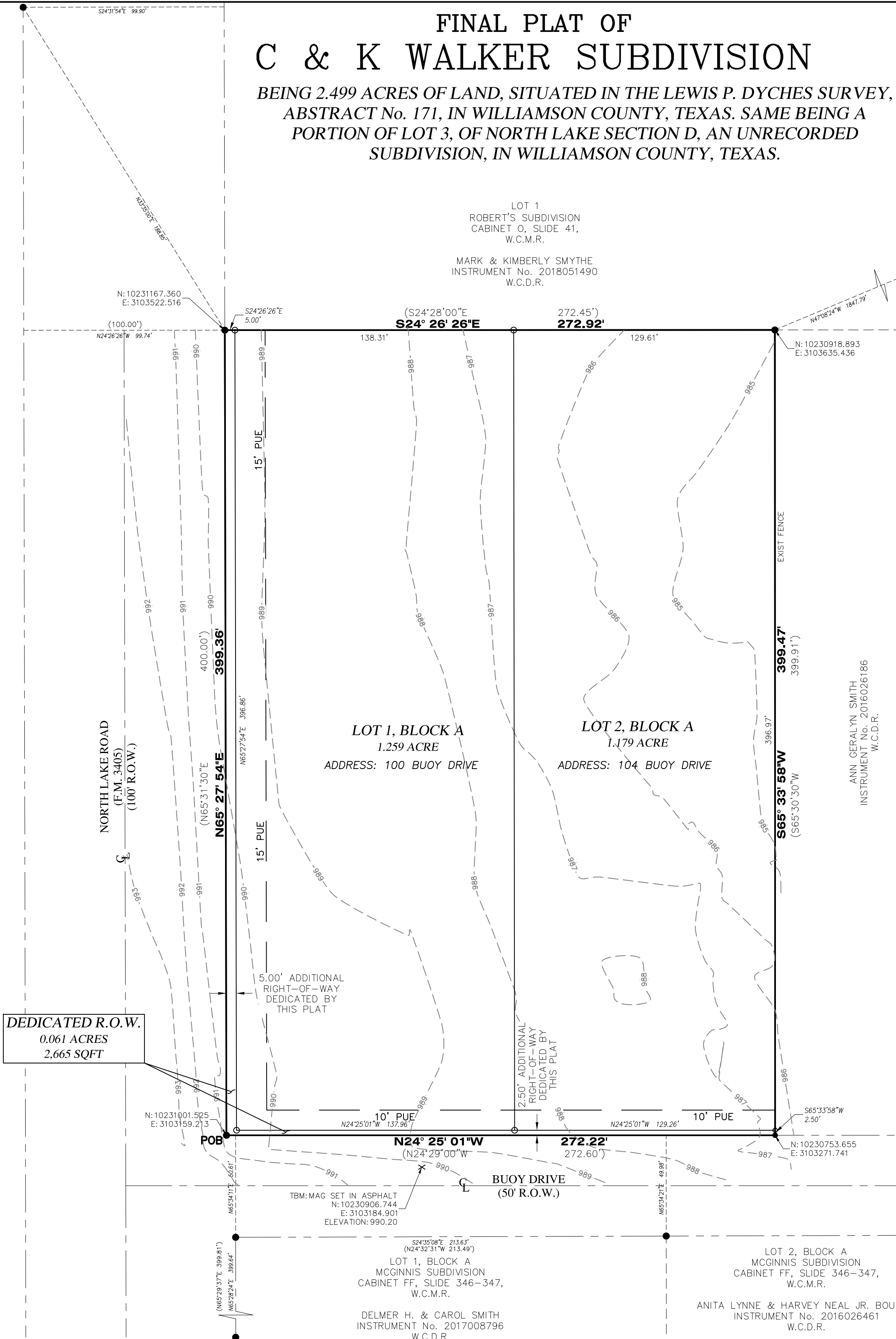
BEARING BASIS
TEXAS STATE PLANE
COORDINATE SYSTEM,
TEXAS CENTRAL ZONE 4203
NAD 83/NAVD88



LEGEND

- IRON ROD FOUND
- POB POINT OF BEGINNING
- IRON ROD SET
- POC POINT OF COMMENCING
- △ CALCULATED POINT
- INTERIOR LOT LINE
- - - EXTERIOR LOT/R.O.W. LINE
- - - R.O.W./SURVEY TIES
- CENTER LINE
- PUBLIC UTILITY ESMT (PUE)
- (S0°00'00"W 0.0') RECORD BEARING & DISTANCE
- X TEMPORARY BENCHMARK

"TEMPORARY BENCHMARK"
MAG NAIL SET IN ASPHALT
NORTHING: 10230906.744
EASTING: 3103184.901
ELEVATION: 990.20



F:\PROJECTS\2018\100 BUOY DR GEORGETOWN PLAT\100 CAD FILE SUBMITAL PLAT BASE.dwg, PLAT, 3/19/2019 4:02:37 PM, Fred

STATE OF TEXAS }
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON }

I, CHET R. WALKER AND KRISTI J. WALKER, OWNERS OF THE CERTAIN 2.499 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017103581 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS C & K WALKER SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2019.

CHET R. WALKER
100 BUOY DRIVE
GEORGETOWN, TX 78633

KRISTI J. WALKER
100 BUOY DRIVE
GEORGETOWN, TX 78633

STATE OF TEXAS }
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON }
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHET R. WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS }
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON }
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KRISTI J. WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

PLANNING DIRECTOR

I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

SOFIA NELSON, PLANNING DIRECTOR
DATE

PLANNING AND ZONING COMMISSION – RECORDING PLATS

THIS SUBDIVISION TO BE KNOWN AS C & K WALKER SUBDIVISION HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2019, A.D.

JOSH SCHROEDER, CHAIRMAN
DATE

JOHN MARLER, SECRETARY
DATE

CITY FLOODPLAIN COORDINATOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

GLEN HOLCOMB, BUILDING OFFICIAL AND FLOODPLAIN COORDINATOR
CITY OF GEORGETOWN
DATE

WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

J. TERRON EVERTSON, P.E.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR
DATE

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) CERTIFICATION

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

J. TERRON EVERTSON, P.E., DR, CFM
COUNTY ENGINEER
DATE

I, F.P. HOWLAND, III, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS C & K WALKER SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0275E, 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 GEORGETOWN, WILLIAMSON, TEXAS, THIS _____ DAY OF _____, 2019.

F.P. HOWLAND, III, PE
REGISTERED PROFESSIONAL ENGINEER
NO. 90451 STATE OF TEXAS
NOBLE SURVEYING & ENGINEERING WORKS, LLC
TBPE FIRM #9852
7614-A HWY 71 WEST
AUSTIN, TX 78735
512-535-1820

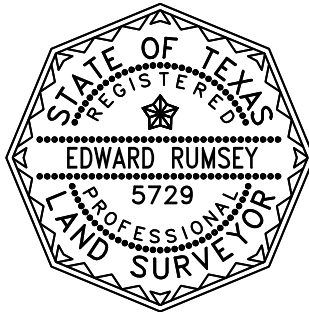


STATE OF TEXAS }
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON }

I, EDWARD RUMSEY, 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, 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 GEORGETOWN, WILLIAMSON, TEXAS, THIS _____ DAY OF _____, 2019.

EDWARD RUMSEY, RPLS # 5729
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE



METES AND BOUNDS

BEING 2.499 ACRE TRACT OF LAND, SITUATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT No. 171, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED BY TEXAS GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM MICHAEL R. WATSON AND SPOUSE BRANDY WATSON TO CHET R. AND KRISTI J. WALKER, DATED NOVEMBER 2, 2017, RECORDED IN DOCUMENT NO. 2017103581, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SAME BEING A PORTION OF LOT 3, NORTH LAKE SECTION D, AN UNRECORDED SUBDIVISION, SAID 2.499 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF FARM TO MARKET HIGHWAY 3405 (NORTH LAKE ROAD), AND THE EAST LINE OF BUOY DRIVE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEINNING;

THENCE, N65°27'54"E ALONG THE SOUTH RIGHT-OF-WAY OF F.M. 3405, SAME BEING THE NORTH LINE OF THE SAID WALKER TRACT, A DISTANCE OF 399.36 FEET TO AN IRON ROD FOUND THE NORTHEAST CORNER OF LOT 1, ROBERT'S SUBDIVISION, RECORDED IN CABINET O, SLIDE 41, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S24°26'26"E ALONG THE EAST LINE OF THE SAID WALKER TRACT, SAME BEING THE WEST LINE OF THE SAID LOT 1, A DISTANCE OF 272.92 FEET TO AN IRON ROD FOUND THE NORTHEAST CORNER OF A CALLED 2.501 ACRE TRACT DESCRIBED BY CORRECTION DEED TO ANNA GERALYN SMITH, DATED IN MARCH 25, 2016, RECORDED IN DOCUMENT NO. 2016026186, DEED RECORDS WILLIAMSON COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S65°33'58"W ALONG THE SOUTH LINE OF THE SAID WALKER TRACT, SAME BEING THE NORTH LINE OF THE SMITH TRACT, A DISTANCE OF 399.47 FEET TO AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY OF BUOY DRIVE, THE NORTHWEST CORNER OF THE SMITH TRACT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N24°25'01"W ALONG THE WEST LINE OF THE SAID WALKER TRACT, SAME BEING THE EAST RIGHT-OF-WAY OF BUOY DRIVE, A DISTANCE OF 272.22' FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.499 ACRES OF LAND, MORE OR LESS.

FINAL PLAT OF C & K WALKER SUBDIVISION BEING 2.499 ACRES OF LAND, SITUATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT No. 171, IN WILLIAMSON COUNTY, TEXAS. SAME BEING A PORTION OF LOT 3, OF NORTH LAKE SECTION D, AN UNRECORDED SUBDIVISION, IN WILLIAMSON COUNTY, TEXAS.

- NOTES:
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
-WATER: GEOREGETOWN WATER SUPPLY
-WASTEWATER/SEPTIC: OSSF
-ELECTRIC: PEDERNALES ELECTRIC CO-OPERATIVE
 - ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
 - SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
 - EXCEPT IN CERTAIN ISOLATED AREAS TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISH FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST ELEVATION THAT IS LOCATED WITHIN 5.0 FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR 1.0 FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
 - A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
 - THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN – TEXAS CENTRAL ZONE AND NAVD 88.
 - RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTION RIGHT-OF-WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50.0 FEET WHICHEVER IS LESS.
 - THE MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT IS LIMITED 20% WITHOUT FILING A WATER POLLUTION ABATEMENT PLAN, PER 30 TAC 213.5.H.2.
 - 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.
 - 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 PROVISIONS OF 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.
 - RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF PAVEMENT OR BEHIND CURBS,WHEN USED, ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
 - ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
 - ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 - A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATION IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
 - DRIVEWAYS SHALL CONNECT ONLY TO BOUY DRIVE AND NOT TO FM 3405.

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2019, A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2019, A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____DEPUTY

City of Georgetown, Texas
Planning and Zoning
April 16, 2019

SUBJECT:

Public Hearing and possible action on a request for a Final Plat for 42.143 acres consisting of a Replat of Lot 1, Block A, Wolf Crossing Subdivision, and a subdivision plat of a 6.078-acre tract in the Clement Stubblefield Survey, Abstract No. 558, generally located at 910 and 930 West University Avenue, known as Wolf Crossing (2019-6-FP). Chelsea Irby, Senior Planner

ITEM SUMMARY:

Overview of the Applicant's Request:

This is a Replat and Subdivision Plat of approximately 42.143 acres to establish a 17-lot non-residential subdivision, located at the southeast corner of IH-35 and University Avenue, for the development known as Wolf Crossing.

Staff 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 Chapter 3.08.080 for a Final Plat, as outlined in the attached Staff Report.

FINANCIAL IMPACT:

None. The applicant has paid all required fees.

SUBMITTED BY:

Chelsea Irby, Senior Planner

ATTACHMENTS:

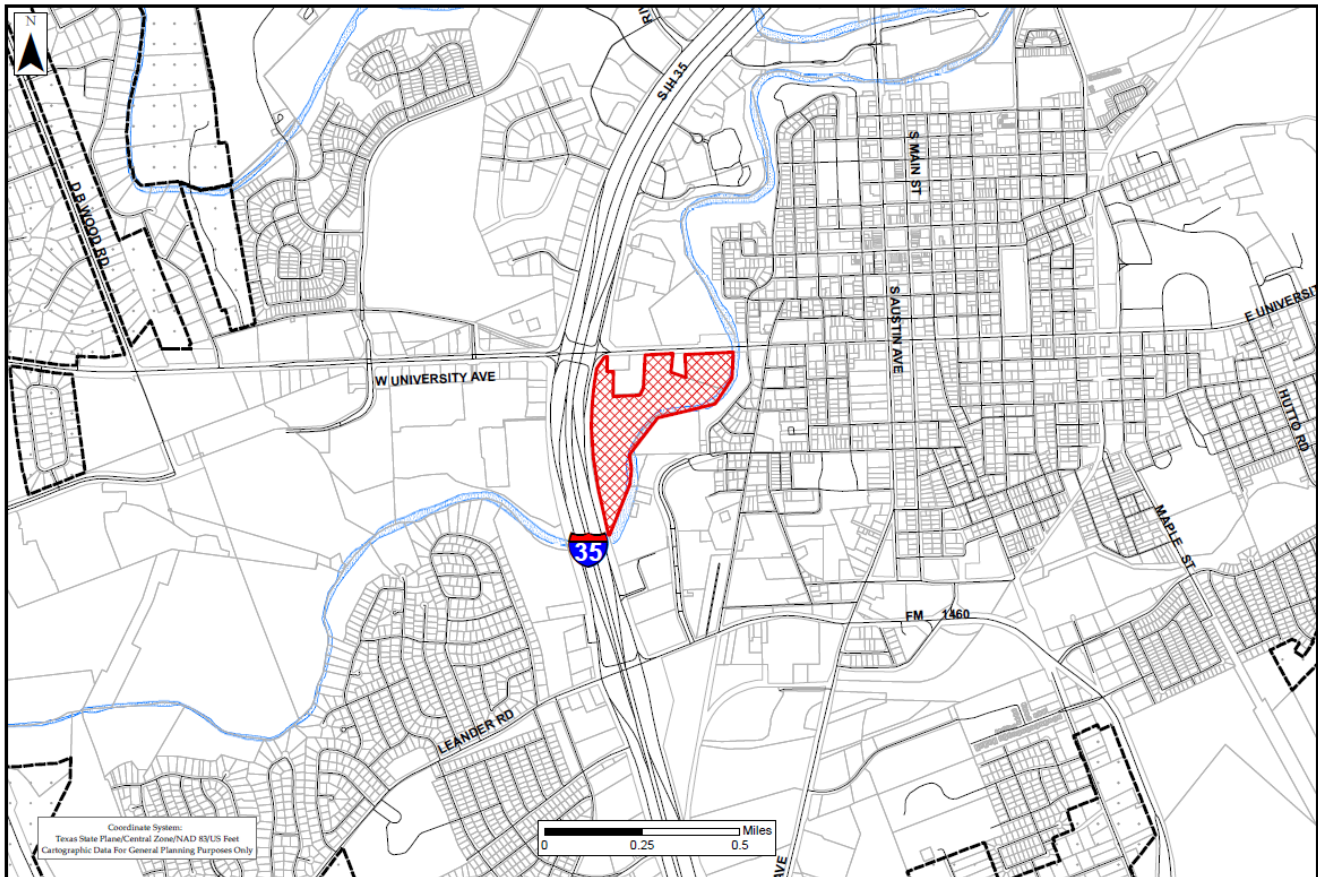
Description		Type
<input type="checkbox"/>	2019-6-FP - P&Z Staff Report	Cover Memo
<input type="checkbox"/>	Exhibit 1 - Location Map	Exhibit
<input type="checkbox"/>	Final Plat Wolf Crossing, Lot 1A 12.17, Block A - 2019-6-FP	Cover Memo

Planning and Zoning Commission Planning Department Staff Report

Report Date: Friday, April 12, 2019
Case No: 2019-6-FP
Project Planner: Chelsea Irby, Senior Planner

Item Details

Project Name: Wolf Crossing Replat
Project Location: 910 and 930 W. University Avenue, at the southeast corner of IH-35 and W. University Avenue, within City Council district No. 1
Total Acreage: 42.143
Legal Description: Replat of Lot 1, Block A of the Wolf Crossing Subdivision and 6.078 acres out of the Clement Stubblefield Survey, Abstract No. 558
Applicant: Waeltz & Prete, Inc. c/o Tony Prete
Property Owner: CSW Wolf, LP c/o Kevin Hunter
Request: Approval of a Replat and Subdivision Plat for the Wolf Crossing Subdivision
Case History: This is the first public hearing of this request.



Location Map

Planning Department Staff Report

Plat Summary

Number of Phases:	1
Residential Lots:	0
Non-residential Lots:	14
Open Space Lots:	3
Total Lots:	17
Linear Feet of Street:	0

Site Information

The subject property is located in the City limits and has a Future Land Use designation of Regional Commercial and a General Commercial (C-3) and Local Commercial (C-1) zoning designations. It is located at the southeast corner of IH-35 and W. University Avenue.

Physical and Natural Features:

The subject property slopes east (approximately 147') toward the South Fork of the San Gabriel River. The River runs along the east and south boundary of the property. Prior to development, the property was undeveloped with a single-family house and barn. This property currently has an approved Site Development Plan (SDP) and is being graded in accordance with the SDP.

Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, it is located within a dual service zone for electric (City of Georgetown and Oncor). It is anticipated that there is adequate capacity to serve the subject property at this time.

Transportation

The subject property is at the southeast corner of W. University Avenue (a Major Arterial) and the IH-35 Northbound Frontage Road (a Major Arterial). Right-of-way dedication was satisfied through the original Wolf Crossing Plat (recorded on 9/25/2018). The approved site plan provides cross-access between neighboring properties. A Traffic Impact Analysis (TIA) was approved on March 28, 2018. The developer is responsible for \$165,550 in improvements and 100% responsible for the construction of an eastbound deceleration lane at the intersection of W. University Avenue and E. HEB Driveway and a northbound deceleration lane on the IH-35 Northbound Frontage Road.

Parkland Dedication

Parkland dedication is not required for non-residential properties. However, this property is located along the San Gabriel River. The developer is dedicating a trailhead easement for the San Gabriel River Regional Trail.

Intergovernmental and Interdepartmental Review

The proposed Replat and Subdivision 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 proposed rezoning request and has found that it complies with the criteria established in UDC Chapter 3.08.080.D for a Replat, as outlined below:

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
a. The Replat is acceptable for consideration, meaning the application is complete and the information contained within the application is correct and sufficient to allow adequate consideration and final action.	Complies	The Plat has been deemed acceptable and complete for consideration.
b. The plat meets or exceeds the requirements of this Unified Development Code and any applicable State or local laws	Complies	The proposed Replat meets all applicable technical requirements of the UDC pertaining to streets, sidewalks, utilities, and parkland.
c. The plat is consistent with the City's Comprehensive Plan and any other adopted plans as they relate to: i. The City's current and future streets, sidewalks, alleys, parks, playgrounds, and public utility facilities; and ii. The extension, improvement, or widening of City roads, taking into account access to and extension of sewer and water mains and the instrumentality of public utilities.	Complies	The proposed Replat is consistent with the Comprehensive Plan as it meets all applicable technical requirements of the UDC pertaining to streets, sidewalks, utilities, and parkland.
d. The plat meets 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 Replat meets all applicable technical requirements of the UDC adopted pursuant to Sections 212.002 and 212.044 of the Texas Local Government Code to promote the health, safety, morals, or general welfare of the City and 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,

Planning Department Staff Report

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		Chapter 12, Pedestrian and Vehicle Circulation, and Chapter 13, Infrastructure and Public Improvements of the UDC.
e. The tract of land subject to the application is adequately served by public improvements and infrastructure.	Complies	The subject property will be adequately served by public improvements and infrastructure.
f. A Subdivision Variance may be requested as a companion application to the consideration of a Replat, according to the provisions detailed in Section 3.22 of the UDC. The Subdivision Variance and the Replat shall be required to be approved by P&Z.	Not Applicable	No Subdivision Variance is being requested as part of this Replat.
g. A Replat may not amend or remove any covenants or restrictions and is controlling over the preceding plat.	Complies	The proposed Replat does not amend or remove any covenants or restrictions and is controlling over the preceding plat.

Attachments

Exhibit 1 – Location Map

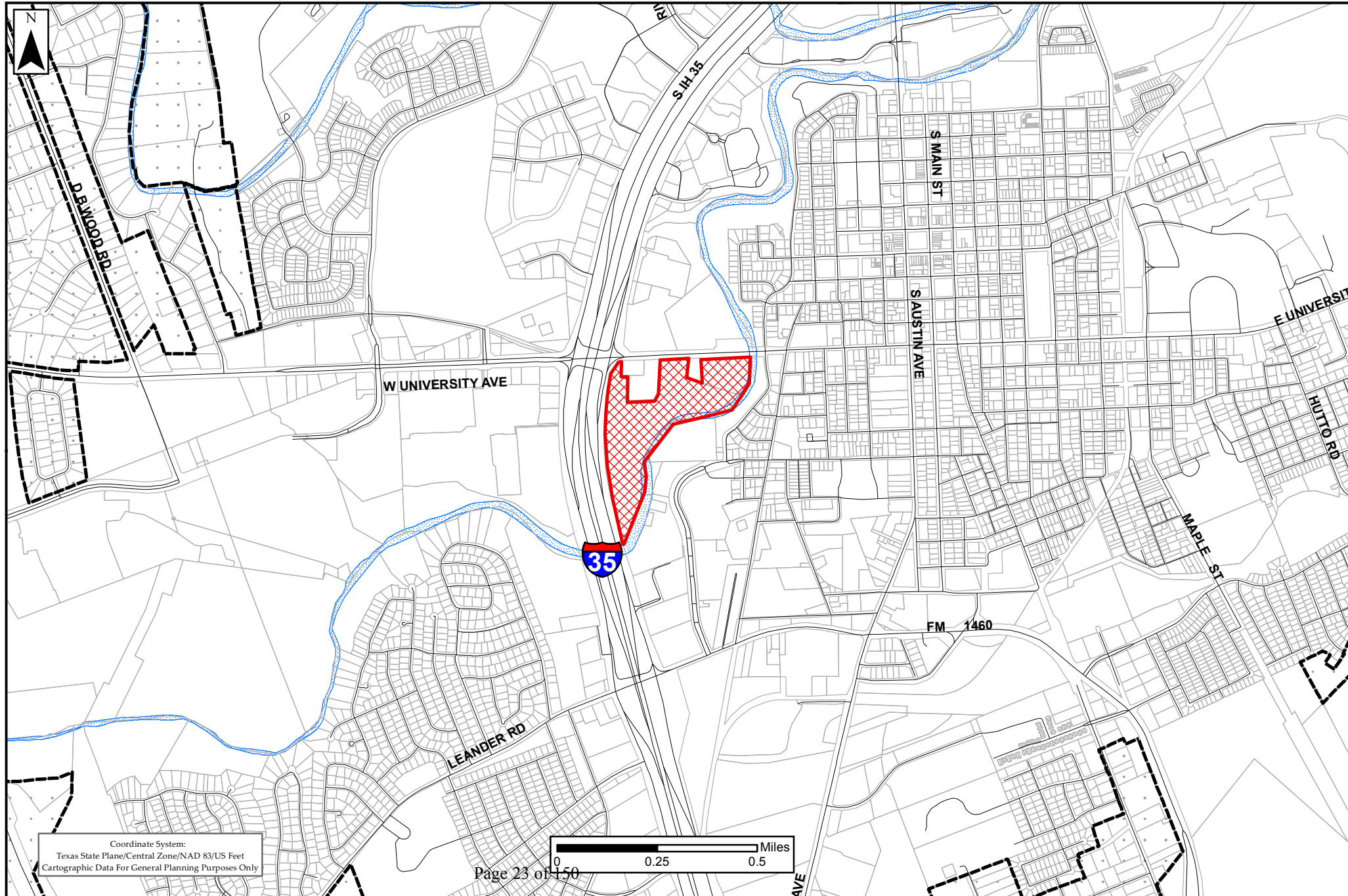
Exhibit 2 – Wolf Crossing Replat

Location Map

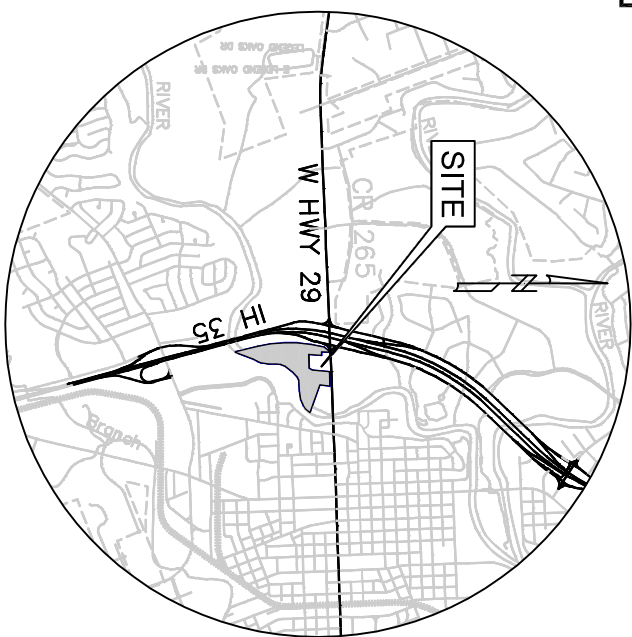
2019-6-FP

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



LOCATION MAP

SCALE 1" = 5,000'

OWNER: CSW WOLF, LP
1703 W. 5TH STREET, STE. 850
AUSTIN, TEXAS 78703

ACREAGE: TOTAL ACREAGE = 42.143 AC

SURVEY: CLEMENT SUBBLEFIELD ABSTRACT #558

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 17

TOTAL DEVELOPMENT LOTS: 14

OPEN SPACE/WATER QUALITY LOTS: 3

LINEAR FEET OF NEW STREETS: NONE

SUBMITTAL DATE: 02/08/2019

ENGINEER: WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD., #72
ROUND ROCK, TEXAS 78665
(512) 505-8953

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
(512) 931-3100

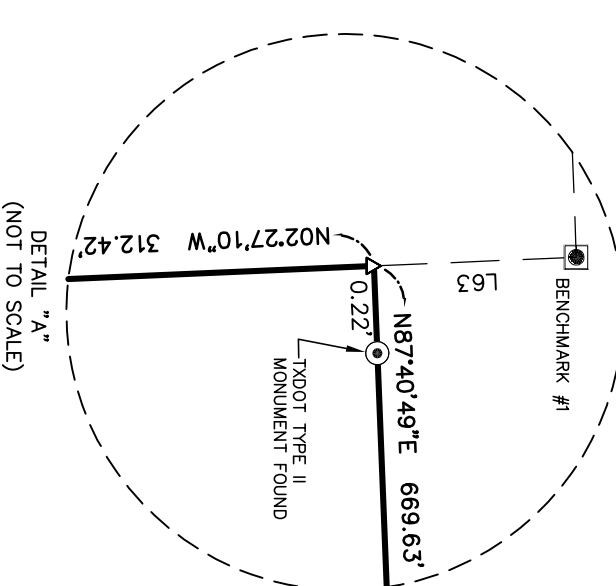
- SHEET INDEX:
- 1: VICINITY MAP, PLAT INFORMATION, LOT SUMMARY TABLE AND PLAT DRAWING
 - 2: PLAT DRAWING, LINE AND CURVE TABLES AND LEGEND
 - 3: NOTES, METES AND BOUNDS DESCRIPTION AND HERITAGE TREE LIST
 - 4: SIGNATURE BLOCK LIST

BENCHMARK # 1: LCRA CONTROL POINT: MG3A LCRA BRASS DISC IN CONCRETE AT NORTHEAST CORNER OF LCRA GEORGETOWN SUBSTATION. ELEVATION = 736.0346 PER DATA SHEET PRINTED FROM LCRA WEBSITE "LCRA HARN.ORG" (NAV08) GEOID 2012A

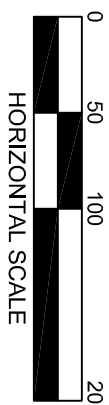
BEARING BASE: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99985979

LOT	ACRE	USE
1	0.803	COMMERCIAL
2	2.062	COMMERCIAL
3	3.162	COMMERCIAL
4	1.104	COMMERCIAL
5	1.051	COMMERCIAL
6	0.836	COMMERCIAL
7	2.276	COMMERCIAL
8	1.338	COMMERCIAL
9	1.010	COMMERCIAL
10	0.588	COMMERCIAL
11	2.400	COMMERCIAL
12	3.372	COMMERCIAL
13	1.415	COMMERCIAL
14	0.969	COMMERCIAL
15	1.315	COMMERCIAL
16	3.677	COMMERCIAL
17	14.765	COMMERCIAL
TOTAL	42.143	

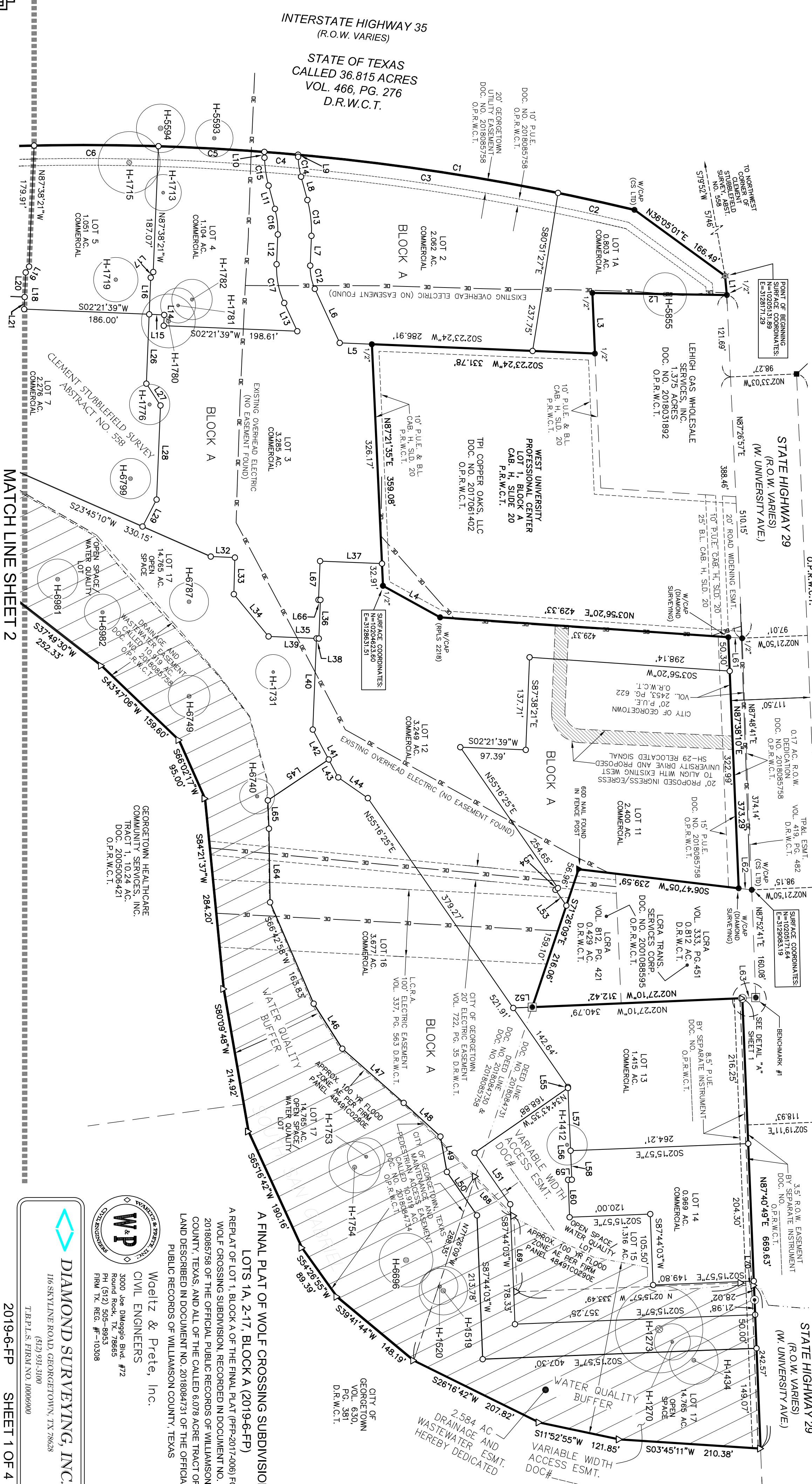
O.S./W.Q. = OPEN SPACE/WATER QUALITY



DETAIL "A"
(NOT TO SCALE)

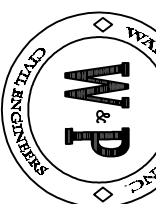


HORIZONTAL SCALE



A FINAL PLAT OF WOLF CROSSING SUBDIVISION
LOTS 1A, 2-17, BLOCK A (2019-6-FP)

A REPLAT OF LOT 1, BLOCK A OF THE FINAL PLAT (PFP-2017-006) FOR WOLF CROSSING SUBDIVISION, RECORDED IN DOCUMENT NO. 2018085758 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THE CALLED 6.078 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2018084731 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



Waeltz & Prete, Inc.
CIVIL ENGINEERS
3000 Joe Dimaggio Blvd., #72
Round Rock, TX 78665
PH (512) 505-8953
FIRM TX REG. #F-10308

DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T&P L.S. FIRM NO. 100069000

2019-6-FP SHEET 1 OF 4

PLAT NOTES:

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER - CITY OF GEORGETOWN UTILITY SYSTEMS
WASTEWATER - CITY OF GEORGETOWN UTILITY SYSTEMS
ELECTRIC - CITY OF GEORGETOWN UTILITY SYSTEMS
- ALL STRUCTURES/CONSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 4849IC0290E AND 4849IC0296E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- 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.
- ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN, AND APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
- THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/83 HARN - TEXAS CENTRAL ZONE AND NAD 88.
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT SHALL BE PURSUANT TO THE UDC AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY.
- 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, WILLAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGE 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 WILLAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLAMSON 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 WILLAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTION.
- NEITHER THE CITY OF GEORGETOWN NOR WILLAMSON 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.
- THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 01 DEC 2016. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
- 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.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF THE SUBDIVISION PLAT.
- 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.
- ALL WATER QUALITY PERMANENT BMPs, DETENTION, AND/OR RETENTION BASINS, AND RELATED APPURTENANCES SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT, DRAINAGE LOT OR AS SHOWN ON THE SITE PLAN. THE OWNERS, HOA, SUCCESSORS, OR ITS 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 UPRKEEP.
- THIS SUBDIVISION SHALL PROVIDE WASTEWATER CONVEYANCE FOR THE 6.078 AC. TRACT (DOC. #2018084731). AT THE SITE DEVELOPMENT PERMIT FOR EITHER THE 6.078 ACRE TRACT OR THIS SUBDIVISION, WHICHEVER IS FIRST, CONVEYANCE SHALL BE PROVIDED AT NO COST TO THE CITY OF GEORGETOWN OR THE 6.078 ACRE SITE. THESE ARE TO BE BUILT OR BONDED PRIOR TO RECORDATION.
- A VARIANCE REQUEST TO THE CITY'S CODE SECTION 13.07A, MORE SPECIFICALLY THE REQUIREMENT TO CONSTRUCT THE WASTEWATER MASTER PLAN INFRASTRUCTURE, IS APPROVED WITH THIS PLAT.
- CROSS ACCESS IS GRANTED TO NEIGHBORING PROPERTIES, MINIMUM OF ONE TO EACH NEIGHBORING PROPERTY AND THREE POSSIBLE STUBS FROM THE WEST UNIVERSITY PROFESSIONAL CENTER (DOC. # _____).
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF WOLF CROSSING SUBDIVISION, RECORDED IN DOCUMENT NO. 2018085758 OF OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

FOR A 42.143 ACRE TRACT OF LAND SITUATED IN THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NO. 568, IN WILLAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A OF THE FINAL PLAT FOR WOLF CROSSING SUBDIVISION, RECORDED IN DOCUMENT NO. 2018085758 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS AND ALL OF THE CALLED 6.078 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2018084731 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAID TRACTS OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF JANUARY 2019, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton gin spindle found monumenting the northwest corner of said Lot 1, Block A, Wolf Crossing Subdivision, same being on the intersection of the south right-of-way line of State Highway 29 and the east right-of-way line of Interstate Highway 35, for the northwest corner and POINT OF BEGINNING hereof, from which the northwest corner of said Clement Subdivision Survey bears approximately S 79°52'W for a distance of 574.6 feet;

THENCE N 84°37'09" E with said south right-of-way line of State Highway 29 and the north boundary line of said Lot 1, Block A, Wolf Crossing Subdivision for a distance of 28.52 feet to a 1/2" iron rod found monumenting the northwest corner of a called 1.375 acre tract of land conveyed to Lehigh Gas Wholesale Services, Inc., recorded in Document No. 2018031892, of the Official Public Records of Williamson County, Texas, same being an exterior ell corner of said Lot 1, Block A, Wolf Crossing Subdivision;

THENCE S 00°53'31" W with the west boundary line of said 1.375 acre Lehigh Gas Wholesale Services, Inc. tract, common with said Lot 1, Block A, Wolf Crossing Subdivision for a distance of 199.92 feet to a 1/2" iron rod found monumenting the southwest corner of said Lot 1, 375 acre Lehigh Gas Wholesale Services, Inc. tract and an interior ell corner of said Lot 1, Block A, Wolf Crossing Subdivision;

THENCE N 87°35'04" E with the south boundary line of said 1.375 acre Lehigh Gas Wholesale Services, Inc. tract common with said Lot 1, Block A, Wolf Crossing Subdivision for a distance of 90.16 feet to a 1/2" iron rod found monumenting the most westerly northwest corner of Lot 1, Block A, West University Professional Center a subdivision recorded in Cabinet H, Slide 20 of the Plat Records of Williamson County, Texas, same being on an exterior ell corner of said Lot 1, Block A, Wolf Crossing Subdivision;

THENCE S 02°23'24" W with the west boundary line of said Lot 1, Block A, West University Professional Center common with said Lot 1, Block A, Wolf Crossing Subdivision for a distance of 331.78 feet to a 1/2" iron rod found monumenting the southwest corner of said Lot 1, Block A, West University Professional Center same being on an interior ell corner of said Lot 1, Block A, Wolf Crossing Subdivision;

THENCE N 87°21'35" E with the south boundary line of said Lot 1, Block A, West University Professional Center common with said Lot 1, Block A, Wolf Crossing Subdivision for a distance of 359.08 feet to a 1/2" iron rod found monumenting the southeast corner of said Lot 1, Block A, West University Professional Center same being on an interior ell corner of said Lot 1, Block A, Wolf Crossing Subdivision;

THENCE, with the east boundary line of said Lot 1, Block A, West University Professional Center common with said Lot 1 Block A, Wolf Crossing Subdivision, the following two (2) courses and distances:

- N 28°55'45" E for a distance of 96.97 feet to an iron rod found with cap marked "RPLS 2218" on an angle point;
- N 03°56'20" E for a distance of 429.33 feet to a 1/2" iron rod with cap found marked "Diamond Surveying" monumenting the southwest corner of a called 0.17 acre Right-of-Way Dedication as shown on said Wolf Crossing Subdivision recorded in said Document No. 2018085758, same being an exterior ell corner of said Lot 1, Block A, Wolf Crossing Subdivision, same being on the south right-of-way line of said State Highway 29, from which a 1/2" iron rod found monumenting the northeast corner of said Lot 1, Block A, West University Professional Center and the northwest corner of said 0.17 acre Right-of-Way Dedication, bears N 03°56'20" E for a distance of 20.62 feet;

THENCE N 87°38'10" E with the south boundary line of said 0.17 acre Right-of-Way Dedication, said south right-of-way line of State Highway 29 and the north boundary line of said Lot 1, Block A, Wolf Crossing Subdivision for a distance of 373.29 feet to a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the southeast corner of said 0.17 acre Right-of-Way Dedication and an exterior ell corner of said Lot 1, Block A, Wolf Crossing Subdivision, same being on the west boundary line of the called 0.812 acre tract of land conveyed to the Lower Colorado River Authority, recorded in Volume 353, Page 451 of the Deed Records of Williamson County, Texas, from which an iron rod found with cap marked "CS LTD" monumenting the northwest corner of said 0.812 acre Lower Colorado River Authority tract and the northeast corner of said 0.17 acre right-of-way dedication, bears N 06°47'05" E for a distance of 19.80 feet;

THENCE S 06°47'05" W with the west boundary line of said 0.812 acre Lower Colorado River Authority tract and the west boundary line of a called 0.429 acre tract of land conveyed to the Lower Colorado River Authority, recorded in Volume 912, Page 421 of the Deed Records of Williamson County, Texas common with said Lot 1, Block A, Wolf Crossing Subdivision for a distance of 239.59 feet to a 60D nail found in fence post on the southwest corner of said 0.429 acre Lower Colorado River Authority tract, same being on an interior ell corner of said Lot 1, Block A, Wolf Crossing Subdivision;

THENCE S 71°26'09" E with the south boundary line of said 0.429 acre Lower Colorado River Authority tract common with said Lot 1, Block A, Wolf Crossing Subdivision for a distance of 216.06 feet to a LCRA brass disc found monumenting the southeast corner of said 0.429 acre Lower Colorado River Authority tract and the southwest corner of said 6.078 acre CSW Wolf, LP tract;

THENCE N 02°27'10" W with the east boundary line of said 0.429 acre Lower Colorado River Authority tract the east boundary line of said 0.812 acre Lower Colorado River Authority tract and the west boundary line of said 6.078 acre CSW Wolf, LP tract for a distance of 312.42 feet to a calculated point on the northwest corner of said 6.078 acre CSW Wolf, LP tract, same being on said south right-of-way line of State Highway 29, from which an LCRA brass found monumenting the northeast corner of said 0.812 acre Lower Colorado River Authority tract, same being on said south right-of-way line of State Highway 29, bears N 02°27'10" W for a distance of 19.96 feet;

THENCE N 87°40'49" E with the north boundary line of said 6.078 acre CSW Wolf, LP tract and said south right-of-way line of State Highway 29, passing at a distance of 0.22 feet a TxDOT Type II concrete monument found (CITY OF GEORGETOWN CONTROL POINT GT04), passing at a distance of 448.58 feet a TxDOT Type II concrete monument found, in all a total distance of 669.33 feet to a calculated point on the northeast corner of said 6.078 acre CSW Wolf, LP tract, same being on the approximate center of the South San Gabriel River, for the northeast corner hereof;

THENCE, with the east boundary line of said CSW Wolf, LP tract and said approximate center of the South San Gabriel River the following three (3) courses and distances:

- S 03°45'11" W for a distance of 210.38 feet to a calculated point;
- S 11°52'55" W for a distance of 121.85 feet to a calculated point;
- S 26°16'42" W for a distance of 207.82 feet to a calculated point on the southeast corner of said 6.078 acre CSW Wolf, LP tract, same being on the northeast corner of said Lot 1, Block A, Wolf Crossing Subdivision;
- THENCE, with the east boundary line of said Lot 1, Block A, Wolf Crossing Subdivision and the approximate center of said South San Gabriel River, the following seventeen (17) courses and distances:
 - S 39°41'44" W for a distance of 148.19 feet to a calculated point;
 - S 64°26'55" W for a distance of 89.39 feet to a calculated point;
 - S 65°16'42" W for a distance of 190.16 feet to a calculated point;
 - S 80°09'48" W for a distance of 214.92 feet to a calculated point;
 - S 84°21'37" W for a distance of 284.20 feet to a calculated point;
 - S 66°02'17" W for a distance of 95.00 feet to a calculated point;
 - S 43°47'06" W for a distance of 159.60 feet to a calculated point;
 - S 37°49'30" W for a distance of 252.33 feet to a calculated point;

- S 18°45'04" W for a distance of 139.49 feet to a calculated point;
- S 05°30'34" W for a distance of 109.84 feet to a calculated point;
- S 01°12'09" E for a distance of 185.86 feet to a calculated point;
- S 07°12'59" W for a distance of 219.63 feet to a calculated point;
- S 20°25'06" W for a distance of 84.88 feet to a calculated point;
- S 30°42'07" W for a distance of 120.13 feet to a calculated point;
- S 18°57'14" W for a distance of 260.88 feet to a calculated point;
- S 17°46'45" W for a distance of 215.80 feet to a calculated point;
- S 30°54'23" W for a distance of 43.32 feet to a calculated point on the south corner of said Lot 1, Block A, Wolf Crossing Subdivision, same being on said east right-of-way line of Interstate Highway 35 for the south corner hereof;
- THENCE, with said east right-of-way line of Interstate Highway 35 and the west boundary line of said Lot 1, Block A, Wolf Crossing Subdivision, the following three (3) courses and distances:
 - N 15°02'40" W for a distance of 597.00 feet to a TxDOT concrete monument found monumenting the beginning of a curve to the right;
 - With said curve to the right an arc length of 1750.41 feet, said curve having a radius of 3519.71 feet, a central angle of 26°29'39", and having a chord which bears N 00°46'31" W for a distance of 1732.42 feet to an iron rod found with cap marked "CS LTD" monumenting the end of this curve;
 - N 36°05'01" E for a distance of 166.49 feet to the POINT OF BEGINNING hereof and containing 42.143 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203), STATE PLANE SYSTEM.
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99985979

HERITAGE TREES

TREE #	SIZE	TYPE	TREE #	SIZE	TYPE
H-1270	15", 12", 11"	LIVE OAK	H-6749	17", 14", 13"	LIVE OAK
H-1273	30", 24", 23", 22"	LIVE OAK	H-6787	15", 12", 9", 6", 6"	LIVE OAK
H-1412	30"	LIVE OAK	H-6799	12", 11", 10", 8", 6"	LIVE OAK
H-1434	36"	LIVE OAK	H-6960	22", 18", 15", 11"	CEDAR ELM
H-1519	36"	LIVE OAK	H-6981	13", 12", 12", 11"	ASH
H-1620	27"	LIVE OAK	H-6984	28"	ELM
H-1713	27"	LIVE OAK	H-6985	18", 12", 11", 9", 8"	ASH
H-1715	17", 15", 15", 14", 13"	LIVE OAK	H-6988	28"	ELM
H-1719	33"	LIVE OAK	H-6989	16", 14", 14"	LIVE OAK
H-1731	26"	POST OAK	H-6970	15", 15", 11"	LIVE OAK
H-1733	16", 13", 10"	LIVE OAK	H-6971	21", 15", 10"	LIVE OAK
H-1754	32", 6", 6"	LIVE OAK	H-6975	17", 13", 13"	LIVE OAK
H-1776	21", 18"	LIVE OAK	H-6981	16", 15", 14"	LIVE OAK
H-1780	40"	LIVE OAK	H-6982	27"	LIVE OAK
H-1781	18", 16"	LIVE OAK	H-7078	24", 16"	LIVE OAK
H-1782	30"	LIVE OAK	H-7079	16", 13", 11"	LIVE OAK
H-5593	28"	POST OAK	H-7083	21", 18"	LIVE OAK
H-5594	24", 23"	LIVE OAK	H-7116	24", 15", 6"	LIVE OAK
H-5555	32"	POST OAK	H-7117	14", 13", 12", 8"	LIVE OAK
H-6896	40"	LIVE OAK	H-7118	28"	LIVE OAK
H-6740	26"	LIVE OAK			

H - DENOTES HERITAGE TREE

A FINAL PLAT OF WOLF CROSSING SUBDIVISION
LOTS 1A, 2-17, BLOCK A (2019-6-FP)
A REPLAT OF LOT 1, BLOCK A OF THE FINAL PLAT (PFP-2017-006) FOR WOLF CROSSING SUBDIVISION, RECORDED IN DOCUMENT NO. 2018085758 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND ALL OF THE CALLED 6.078 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2018084731 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS

Woeitz & Prete, Inc.

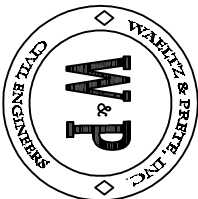
CIVIL ENGINEERS

3000 Joe Dimaggio Blvd. #172

Round Rock, TX 78665

PH (512) 505-8953

FIRM TX. REG. #-10308



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78638

(512) 951-3100

T.B.P.L.S. FIRM NO. 10006900

STATE OF TEXAS {
COUNTY OF WILLAMSON { KNOW ALL MEN BY THESE PRESENTS

CSW WOLF, LP, a Texas limited partnership, sole owner of the certain 36.24 acre tract of land shown hereon and described in a deed recorded in Document No. 2018084730 of the Official Public Records of Williamson County, Texas, and sole owner of the certain 6.078 acre tract of land shown hereon and described in a deed recorded in Document No. 2018084731 of the Official Public Records of Williamson County, Texas and do hereby subdivide said tracts as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Georgetown the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. This subdivision is to be known as A FINAL PLAT OF WOLF CROSSING SUBDIVISION, LOTS 1A, 2-17, BLOCK A

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20__.

OWNER/DEVELOPER:

CSW WOLF, LP, A TEXAS LIMITED PARTNERSHIP
BY: CSW WOLF GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
Todd M. Wallace, Manager
1703 West 5th Street, Suite 850
Austin, Texas 78703

STATE OF TEXAS {
COUNTY OF WILLAMSON { KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned a notary public in and for said county and state, on this day personally appeared Todd M. Wallace, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 20__.

Notary Public in and for the State of Texas
My Commission expires on: _____

STATE OF TEXAS {
COUNTY OF WILLAMSON { KNOW ALL MEN BY THESE PRESENTS

Frost Bank, a Texas State Bank, Lien Holder of the certain 36.24 acre tract of land shown hereon and described in a deed recorded in Document No. 2018084730 of the Official Records of Williamson County, Texas, and that certain 6.078 acre tract of land described in a deed recorded in Document No. 2018084731 of the Official Public Records of Williamson County, Texas and do hereby consent to the subdivision of said tracts as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Georgetown the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. This subdivision is to be known as A FINAL PLAT OF WOLF CROSSING SUBDIVISION, LOTS 1A, 2-17, BLOCK A.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20__.

LIEN HOLDER: _____
Frost Bank, a Texas State Bank

P.O. Box 1600
San Antonio, Texas 78296

STATE OF TEXAS {
COUNTY OF WILLAMSON { KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 20__.

Notary Public in and for the State of Texas
My Commission expires on: _____

Surveyor's Certification:

STATE OF TEXAS {
COUNTY OF WILLAMSON { KNOW ALL MEN BY THESE PRESENTS

I, Shane Shafer, 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, 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 Georgetown, Williamson, Texas, this 8__ day of March ____, 2019.

Shane Shafer
Registered Professional Land Surveyor No. _____

Engineer's Certification:

I Antonio A. Prete, Licensed Professional Engineer in the State of Texas, do hereby certify that this Final Plat of Wolf Crossing Subdivision, Lots 1-17, Block A is in the Edwards Aquifer Recharge Zone and is partially encroached by a "Special Flood Hazard" area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0290E and 48491C0295E, 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 Georgetown, Williamson, Texas, this 8__ day of March ____, 2019.

Antonio A. Prete
Licensed Professional Engineer
No. 93759 State of Texas

Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the requirements of Chapter 13.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Glen Holcomb, Building Official and Floodplain Coordinator
City of Georgetown
Date _____

This subdivision to be known as A Final Plat of Wolf Crossing Subdivision, a Replat of Lot 1, Block A, Lots 1A, 2-17, Block A has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Georgetown Planning and Zoning Commission on the ____ day of _____, 20__, A.D.

Josh Schroeder, Chairman
Date _____

John Marler, Secretary
Date _____

I Sofia Nelson, Planning Director of the City of Georgetown, Texas, do hereby certify this plat is approve for filing of record with the County Clerk of Williamson County, Texas.

Sofia Nelson, Planning Director
Date _____

County Clerk's Certification

STATE OF TEXAS {
COUNTY OF WILLAMSON { KNOW ALL MEN BY THESE PRESENTS

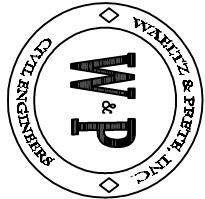
I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day of _____, 20__, A.D., at ____ o'clock, __M., and duly recorded this the ____ day of _____, 20__, A.D., at ____ o'clock, __M., in the Official Public Records of said County in Document No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal of the county court of said county, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk, County Court of Williamson County, Texas

Deputy _____

A FINAL PLAT OF WOLF CROSSING SUBDIVISION
LOTS 1A, 2-17, BLOCK A (2019-6-FP)
A REPLAT OF LOT 1, BLOCK A OF THE FINAL PLAT (FPF-2017-006) FOR
WOLF CROSSING SUBDIVISION, RECORDED IN DOCUMENT NO.
2018085758 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON
COUNTY, TEXAS, AND ALL OF THE CALLED 6.078 ACRE TRACT OF
LAND DESCRIBED IN DOCUMENT NO. 2018084731 OF THE OFFICIAL
PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS



Waeltz & Prete, Inc.
CIVIL ENGINEERS
3000 Joe DiMaggio Blvd., #72
Round Rock, TX, 78665
PH (512) 505-8953
FIRM TX REG. #-10308



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
T&P L.S. FIRM NO. 10006900
(512) 931-3100

City of Georgetown, Texas
Planning and Zoning
April 16, 2019

SUBJECT:

Public Hearing and possible action on a request to rezone approximately 308.58 acres out of the William Roberts League, Abstract No. 524, and the Joseph Fish Survey, Abstract No. 232, generally located along Shell Road, north of intersection of Bellaire Drive and extending east and west of Shell Road to the terminus of the city limits, from the Agriculture (AG) and Planned Unit Development (PUD) zoning districts to the Planned Unit Development (PUD) zoning district to be known as the Shell Road Planned Unit Development (PUD-2018-002). Sofia Nelson, CNU-A, Planning Director

ITEM SUMMARY:

Background:

The subject property was annexed into the City on March 26, 2019. The boundaries of the PUD consist of 308.58 acres. The Project is planned as a mixed use, master planned community with a variety of residential lot sizes and product types, commercial and office uses and preserved open space.

Land Use:

The Conceptual Land Plan identifies a number of areas for the different uses and activities which would typically occur within a traditional neighborhood. The following more clearly describes each of these areas and the allowed uses within each zoning category:

Description	Zoning District
Single-family detached residential. Minimum 4,500 sf lots without alley. 3,600 sf lots with alleys. Accessory Dwelling Units allowed.	RS
Townhouse District.	TH
Multi-family detached residential. Multi-family attached residential. Condominiums.	MF-1
Multi family attached residential.	MF-2
Commercial. Office.	C-3

The Conceptual Land Plan identifies a mix of product types and lot sizes. In order to maintain a level of flexibility, certain parcels within the Conceptual Plan are identified with a dual use of RS, MF-1 or TH. At the time of development for those dual use designated parcels, a specific category (RS, MF-1 or TH) will be declared and the parcel will be developed under those standards. In order to ensure a mix of product types while maintaining flexibility in the location of certain products, the following unit type parameters have been defined for the project:

1. Maximum number of total units allowed within the concept plan parcels labeled as RS and RS/MF-1/TH parcels: 1,047 units.
2. The maximum number of total units in all categories shall not exceed 1,513.
3. Maximum number of total units allowed within the MF1/MF-2 parcel: 466 units.
4. Maximum number of MF-2 units permitted is 220
5. Minimum number of single family detached lots 60 feet wide or wider: 10% of the total of the Single Family Detached RS Lot.
6. Maximum number of lots less than 45 feet wide: 35% of the total of the Single Family Detached RS lots.
7. Minimum acres of commercial (C3) development is 13.1 acres
8. Single Family Detached RS lots less than 45 feet wide shall be limited to: Parcels 1, 3, 5, 6, 7, 8, 9 as labeled on the concept plan.

ARCHITECTURAL REQUIREMENTS:

The following architectural criteria shall apply:

- All Single family detached dwellings shall contain a minimum of 1,200 square feet of enclosed living space, exclusive of porches, decks, garages
- The façades of all residential elevations that are visible from a public or private street or park shall be a minimum of 85% brick, stone, stucco or (exclusive of roofs, eaves, dormers, soffits, windows, doors, gables, garage doors, decorative trim and trimwork). All walls must include materials and design characteristics consistent with those on the front. Lesser quality materials or details for side or rear walls are prohibited
- The exterior of all buildings on non-residential lots shall be constructed of 100% brick, stone or stucco (exclusive of roofs, eaves, soffits, windows, doors, gables and frame work).

PARKLAND AND COMMON AMENITY AREA:

Developer has agreed to preserve 26 acres of parkland that will be spread across the project to serve the planned residential neighborhood located on the north and south sides of Shell Road with equal levels of service.

FINANCIAL IMPACT:

n/a

SUBMITTED BY:

Sofia Nelson, Planning Director

ATTACHMENTS:

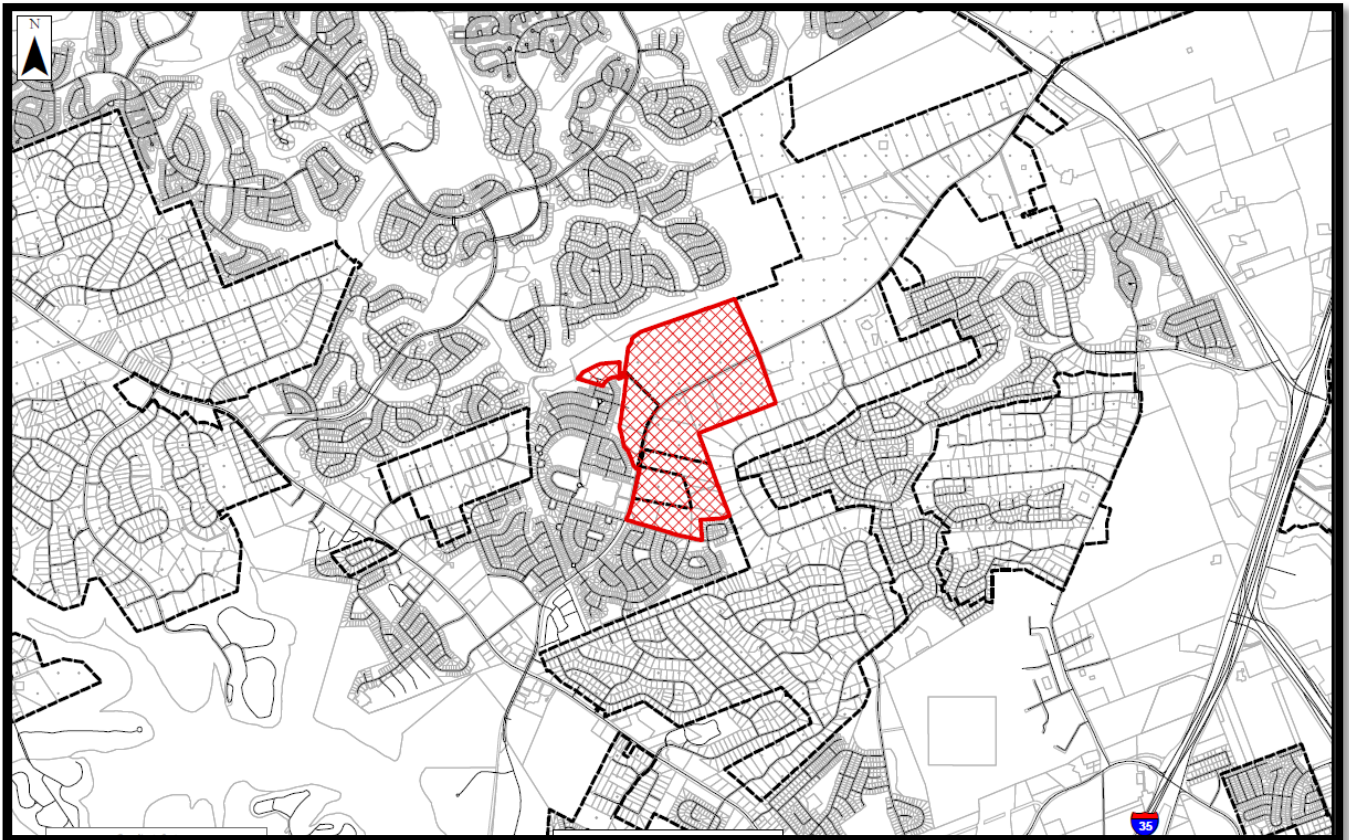
Description	Type
<input type="checkbox"/> staff report	Cover Memo
<input type="checkbox"/> Public comment	Cover Memo
<input type="checkbox"/> Location Map	Cover Memo
<input type="checkbox"/> Future Land Use Map	Cover Memo
<input type="checkbox"/> Zoning Map	Cover Memo
<input type="checkbox"/> PUD Development Standards	Cover Memo
<input type="checkbox"/> Concept plan	Cover Memo
<input type="checkbox"/> Parks Plan	Cover Memo
<input type="checkbox"/> Signage Plan	Cover Memo

Planning and Zoning Commission Planning Department Staff Report

Report Date: April 12, 2019
Case No: PUD-2018-002
Project Planner: Sofia Nelson, Planning Director

Item Details

Project Name: Shell Road PUD
Project Location: Generally located along Shell Road, north of intersection of Bellaire Drive and extending east and west of Shell Road to the terminus of the city limits
Total Acreage: 308.58 acres
Applicant: Gary Newman
Property Owner: Green Builders, Inc.
Request: Zoning Map Amendment to rezone the subject property from **Agriculture (AG) and Planned Unit Development (PUD)** to a **Planned Unit Development (PUD)**.
Case History: A public hearing on this item was held on April 2, 2019.



Location Map

Planning Department Staff Report

Overview of Applicant's Request

The Project is planned as a mixed use, master planned community with a variety of residential lot sizes and product types, commercial and office uses and preserved open space. The contents of this Development Plan explain and illustrate the overall appearance and function desired for the Property.

The base zoning classifications, within the Planned Unit Development zoning district for the Property are: Residential Single Family (RS), Townhouse (TH), Low Density Multi Family (MF-1), High Density Multi Family (MF-2), and General Commercial (C-3).

Site Information

Future Land Use and Zoning Designations:

The subject property has a Future Land Use Designation of Moderate Density Residential with a node of Mixed Use community near the intersection of Shell Road and Sycamore.

The *Moderate Density Residential* category is described in the 2030 Comprehensive Plan as comprising single family neighborhoods that can be accommodated at a density ranging between 3.1 and 6 dwelling units per gross acre, with housing types including small-lot detached and attached single-family dwellings (such as townhomes). This category may also support complementary non-residential uses along major roadways such as neighborhood-serving retail, office, institutional, and civic uses, although such uses may not be depicted on the Future Land Use Map.

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.

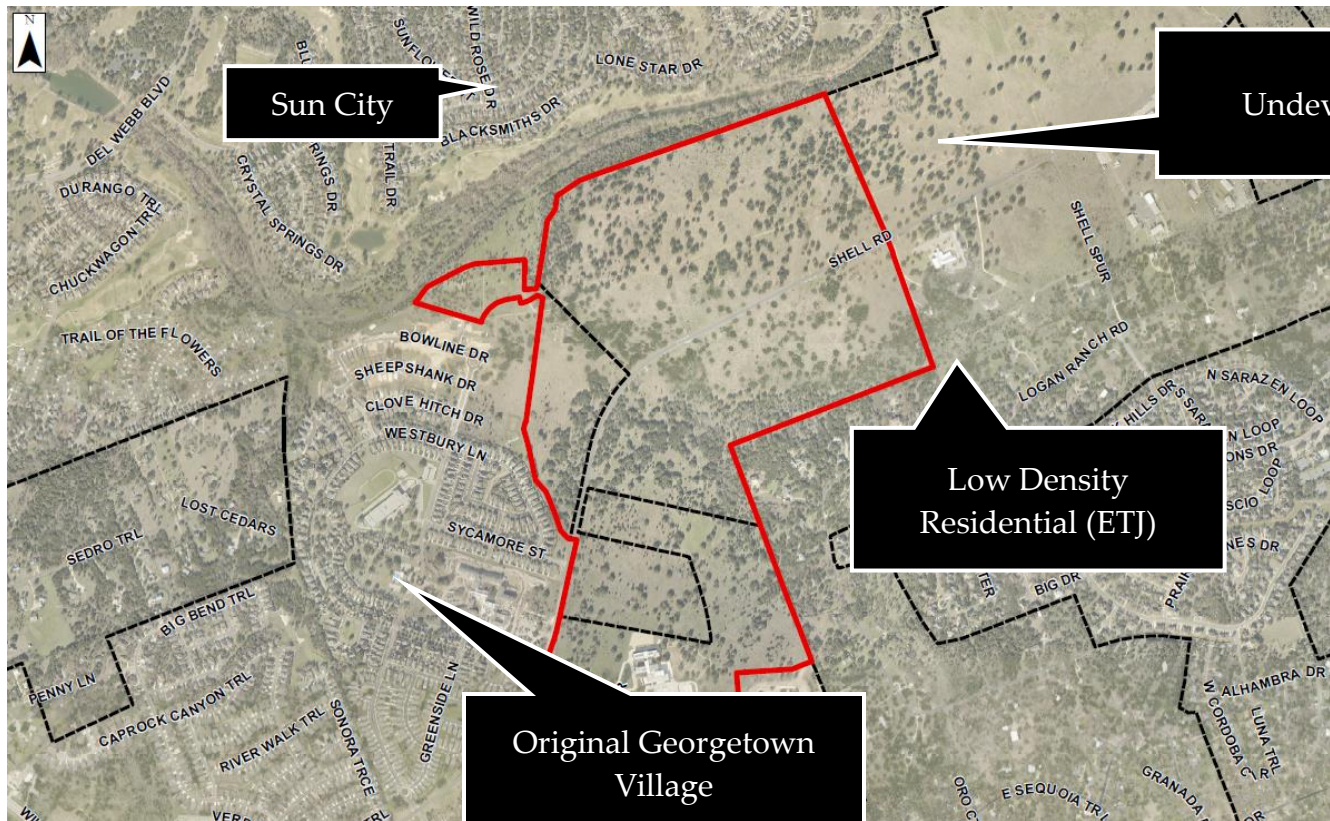
In addition, this designation may accommodate (but does not require) mixed-use buildings with neighborhood-serving retail, service, and other uses on the ground floor, and offices or residential units above. Uses in these areas might include a corner store, small grocery, coffee shops, hair salons, dry 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.

Surrounding Properties:

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:

Planning Department Staff Report

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	RS- Sun City PUD	Moderate Density Residential and Open Space	Sun City Development
South	Outside the City Limits	Low Density Residential	Residential
East	Outside the City Limits	Moderate Density Residential	Undeveloped
West	RS- Georgetown Village PUD	Moderate Density Residential	Residential



Aerial Map

Property History:

The subject property was annexed in March of 2019. The applicant is proceeding concurrently with a request for a Municipal Utility District (MUD).

Utilities

The subject property is located within the City's service area for water and wastewater. The Developer is responsible for standard utility extension to serve the development, including constructing water and wastewater infrastructure consistent with City's utility master plans.

Transportation

As a result of the MUD negotiated deal points the Developer/District will be required to dedicate right of way and contribute \$2.5 million toward the expansion of Shell Road, as well as enhanced landscaping

Planning Department Staff Report

along the portion of Shell Road in the district. Additionally the Developer/District will be responsible for designing, funding, and constructing an approximately 4,700 linear feet trail (10' wide) along Berry Creek with the opportunity to connect to future trails and the City's proposed West Side Park.

Proposed Zoning District

The proposed zoning district is a Planned Unit Development (PUD) district. The PUD is a special purpose zoning district intended to allow flexibility in planning and designing for unique or environmentally sensitive properties and that are to be developed in accordance with a common development scheme. PUD zoning is designed to accommodate various types of development, including multiple housing types, neighborhood and community retail, professional and administrative areas, industrial and business parks, and other uses or a combination thereof. A PUD may be used to permit new or innovative concepts in land use and standards not permitted by zoning or the standards of this Code.

The Conceptual Land Plan depicts land uses, primary circulation patterns, open spaces and amenities that may be developed in phases, provided the minimum requirements of the PUD district are met. The proposed development is designed to locate residences, shops and work places in closer proximity to each other. The residential areas contain a diverse range of lot sizes, typically smaller in size than what has traditionally developed in Georgetown. The residential product is permitted to incorporate the use of alleys and is required when lots between 45 and 35' in width are developed. Collectively, these characteristics will create a compact community which promotes a pedestrian environment.

The proposed PUD incorporates the following development standards that enhance the overall development but that differ from the straight UDC requirements:

- Minimum masonry requirements have been established for single family residential development.
- Enhanced masonry requirements have been committed to for the non-residential development.
- Flexibility to develop single family residential or multi-family residential on identified parcels.
- Specific locations where lots smaller than 45' in width will be located, joined with a requirement that smaller lots must be alley loaded.
- Incorporation of commercial development to meet the intent of the mixed use commercial node.
- Planned parkland and open space have been incorporated.

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** with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

Planning Department Staff Report

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	This application was reviewed by staff and deemed to be complete.
2. The zoning change is consistent with the Comprehensive Plan.	Complies	The proposed use provides for residential, commercial and open space consistent with the comprehensive master plan.
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Complies	The proposed mix of residential, open space and reservation of open space will support the health, safety and general welfare of the community.
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Complies	The proposed PUD contains the following specific regulations to create a zoning district that is compatible with the existing Georgetown Village community: <ul style="list-style-type: none"> - Residential design standards - Street and connectivity requirements of the UDC - Open space and amenities - Incorporation of neighborhood commercial uses that will allow for retail services.
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies	The PUD allows for appropriate expansion of the current uses and the addition of commercial uses.

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request **complies** the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined below:

PUD CRITERIA	FINDINGS	STAFF COMMENTS
1. A variety of housing types,	Complies	The proposed PUD supports residential

Planning Department Staff Report

employment opportunities, or commercial services to achieve a balanced community.		products that range from traditional single family, townhomes, and multi-family.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	Complies	The proposed uses are compatible with the surrounding area and focuses the higher intensity uses along Shell Road.
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.	Complies	The proposed PUD prioritizes street connectivity, incorporation of pedestrian connectivity, and improvements to Shell Road.
4. The provisions of cultural or recreational facilities for all segments of the community.	Complies	This PUD has incorporated an open space plan into the overall concept plan.
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	Complies	The site design takes the natural landscaping into consideration and leaves a large amount of open space. The placement of the existing and proposed commercial locations and smaller residential lots allows for transitions between higher intensity uses and traditional single family development.
6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	Complies	All adequate utilities are required to be in place prior to development in order to support the development.

Meetings Schedule

April 16, 2019 – Planning and Zoning Commission
April 23, 2019 – City Council First Reading of the Ordinance
May 14, 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 and within the subdivision were notified of the Zoning Map Amendment request, a

Planning Department Staff Report

legal notice advertising the public hearing was placed in the Sun Newspaper and signs were posted on-site. To date, staff has received two objections.

Attachments

- Exhibit 1 – Location Map
- Exhibit 2 – Future Land Use Map
- Exhibit 3 – Zoning Map
- Exhibit 4 – PUD Document



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments From Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Shell Road PUD

Project Case Number: PUD-2018-002 P&Z Date: April 2, 2019 Case Manager: Sofia Nelson

Name of Respondent: CHRISTIAN FACCHINI
(Please print name)

Signature of Respondent: [Signature]
(Signature required for protest)

Address of Respondent: 805 Westbury Lane Georgetown, TX 78633
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments From Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Shell Road PUD

Project Case Number: PUD-2018-002 P&Z Date: April 2, 2019 Case Manager: Sofia Nelson

Name of Respondent: Jenny Dombroski
(Please print name)

Signature of Respondent: [Signature]
(Signature required for protest)

Address of Respondent: 1061 Bowline Drive, Georgetown, TX 78633
(Address required for protest)

I am in FAVOR: _____

I OBJECT: ✓

Additional Comments:

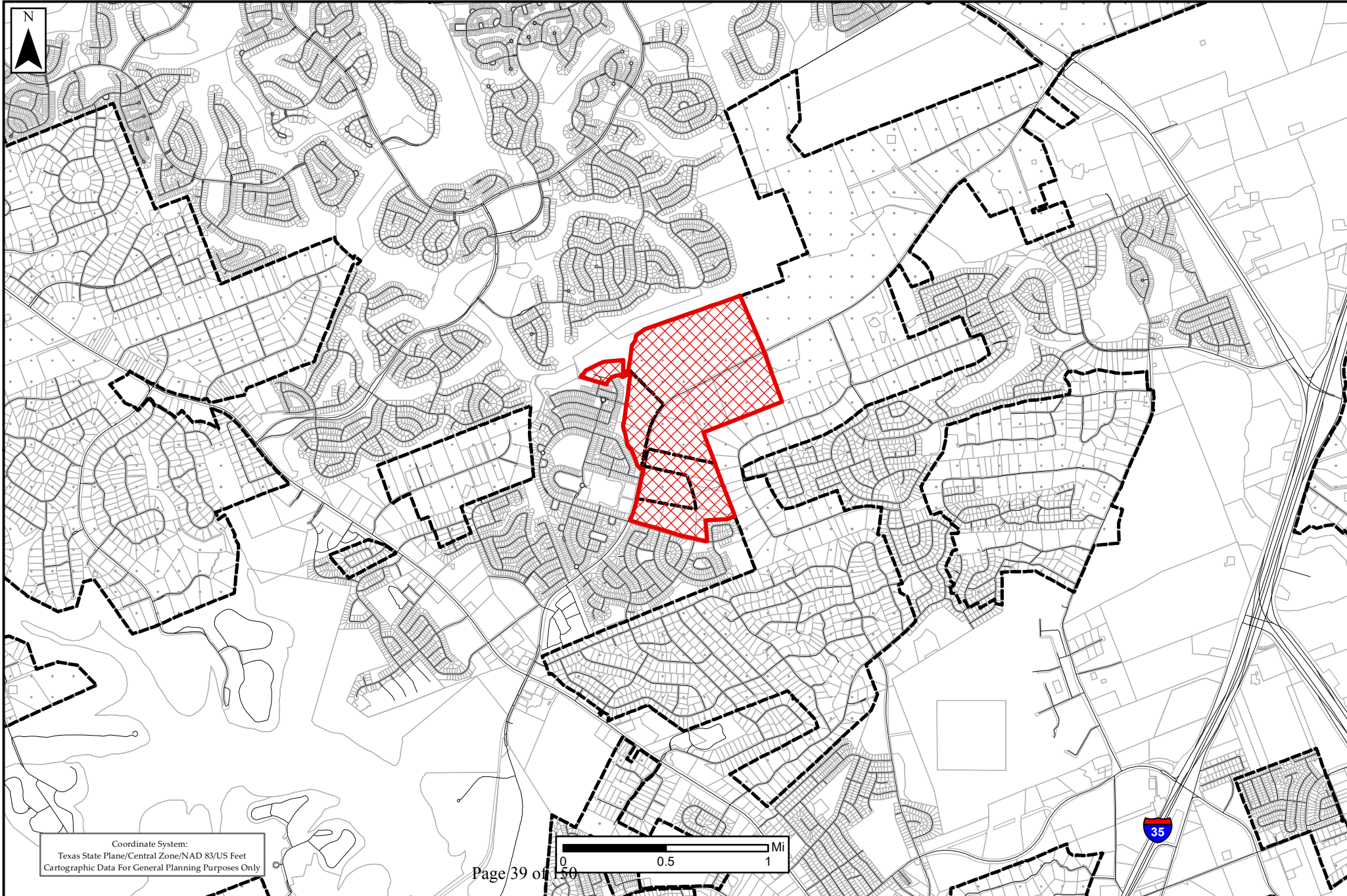
I object due to several issues, not limited to, infrastructure issues, tax on school resources, trafficking environmental issues (several species call the greenbelt home).

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.

Location Map PUD-2018-002 Exhibit #1

Legend

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ

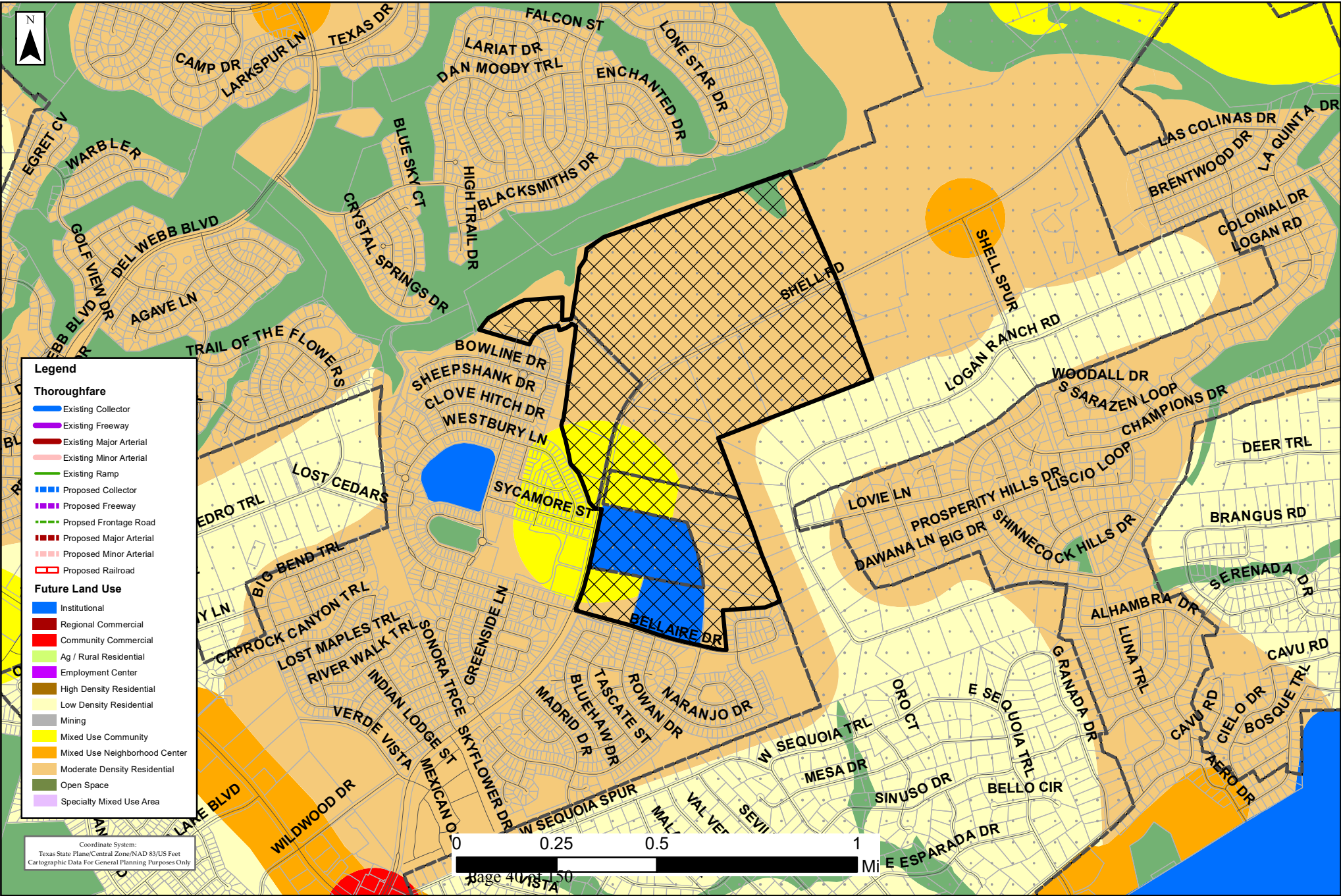


Coordinate System:
Texas State Plane/Central Zone/NAD 83/US Feet
Cartographic Data For General Planning Purposes Only

Future Land Use / Overall Transportation Plan
PUD-2018-002
Exhibit #2

Legend

- Site
- Parcels
- City Limits
- Georgetown ETJ



Zoning Classification

AG
BP
C-1
C-3
CN
IN
MF-1
MF-2
MH
MU-DT
OF
PF
RL
RS
TF
TH

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

0 0.25 0.5 1 Mi

GEORGETOWN VILLAGE

**City of Georgetown, Texas
Shell Road Planned Unit Development**



Shell Road Planned Unit Development Development Plan

Applicant: Green Builders, Inc

3613 Williams Drive, Suite 206

Georgetown, TX 78627

A. **PROPERTY**

The subject Property consists of approximately 308.58 acres, as shown in **Exhibit A** (the “Property”).

B. **PURPOSE AND INTENT**

The boundaries of the PUD consist of 308.58 acres described in **Exhibit A** (Field Notes) (the “Property”), attached to the PUD Ordinance. The Project is planned as a mixed use, master planned community with a variety of residential lot sizes and product types, commercial and office uses and preserved open space.

The contents of this Development Plan explain and illustrate the overall appearance and function desired for the Property.

C. **APPLICABILITY AND BASE ZONING**

The development of the Property shall comply with the version of the Georgetown Unified Development Code (UDC) in effect at the time of approval, and other applicable provisions in the City’s Code of Ordinances, except as modified within this Development Plan or the Exhibits attached to the PUD Ordinance.

The base zoning classifications, within the Planned Unit Development zoning district for the Property are: Residential Single Family (RS), Townhouse (TH), Low Density Multi Family (MF-1), High Density Multi Family (MF-2) and General Commercial (C-3).

D. **THE PROJECT** (attached as **Exhibit B**).

The owner of the SRPUD is planning to develop the Project as a master planned community on the Property and in conjunction therewith is proposing to subdivide the Property through a series of subdivision plats and to obtain additional land use approvals for the Property.

E. **CONCEPTUAL LAND PLAN**

The City hereby authorizes the construction and development of the residential and commercial uses together with support facilities for recreational, social, maintenance, and related uses substantially, as shown in **Exhibit B**.

A Conceptual Land Plan, has been attached to this Development Plan as **Exhibit B** to illustrate the land use and design intent for the Property. The Conceptual Land Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. The Conceptual Land Plan depicts land uses, primary circulation patterns, open spaces and amenities that may be developed in phases, provided the minimum requirements of the PUD district are met. Approval of this PUD, Development Plan, and Conceptual Land Plan does not constitute approval of a Site Plan per Section 3.09 of the UDC.

1. **Development Characteristics:** The Conceptual Land Plan, is based on the following characteristics and planning principles:

- a) The planned uses include residences, retail shops, civic uses, and open spaces located in close proximity to each other, designed and laid out to be compatible with each other.
 - b) Local streets are to be sized, detailed and organized to provide for the functional needs of both the automobile and the pedestrian.
 - c) Civic uses, open spaces and landscaped streets are to be designed to provide purposeful places for social activity, recreation, and to reinforce the identity of the community.
 - d) Buildings are to be sized and located to spatially delineate the streets, squares and other open spaces.
2. Lot Characteristics: The proposed development is designed to locate residences, shops and work places in closer proximity to each other to encourage a physical environment promoting social activity, community interaction and a collective security. The residential areas contain a diverse range of lot sizes, typically smaller in size than suburban lots, have a minimum front yard to encourage homes and businesses to address the street. Residential product may incorporate the use of alleys in select situations. Collectively, these characteristics will create a compact community which promotes a pedestrian environment.

F. LAND USES

The Conceptual Land Plan identifies a number of areas for the different uses and activities which would typically occur within a traditional neighborhood. The following more clearly describes each of these areas and the allowed uses within each zoning category:

TABLE F1

Description	Zoning District
Single-family detached residential. Minimum 4,500 sf lots without alley. 3,600 sf lots with alleys. Accessory Dwelling Units allowed.	RS
Townhouse District.	TH
Multi-family detached residential. Multi-family attached residential. Condominiums.	MF-1
Multi family attached residential.	MF-2
Commercial. Office.	C-3

G. RESIDENTIAL PRODUCT LOT STANDARDS

The Conceptual Land Plan identifies a mix of product types and lot sizes. In order to maintain a level of flexibility, certain parcels within the Conceptual Plan are identified with a dual use of RS, MF-1 or TH. At the time of development for those dual use designated parcels, a specific category (RS, MF-1 or TH) will be declared and the parcel will be developed under those standards. In order to ensure a mix of product types while maintaining flexibility in the location of certain products, the following unit type parameters have been defined for the project:

1. Maximum number of total units allowed within the concept plan parcels labeled as RS and RS/MF-1/TH parcels: 1,047 units.
2. The maximum number of total units in all categories shall not exceed 1,513.
3. Maximum number of total units allowed within the MF1/MF-2 parcel: 466 units.
4. Maximum number of MF-2 units permitted is 220
5. Minimum number of single family detached lots 60 feet wide or wider: 10% of the total of the Single Family Detached RS Lots.
6. Maximum number of lots less than 45 feet wide: 35% of the total of the Single Family Detached RS lots.
7. Single Family Detached RS lots less than 45 feet wide shall be limited to: Parcels 1, 3, 5, 6, 7, 8, 9 as labeled on Exhibit B.
8. Minimum acres of commercial (C3) development is 13.1 acres

H. DEVELOPMENT STANDARDS

TABLE H1

Development Standards	RS¹	TH	MF-1	MF-2	C-3
Front Setback (feet)	15	15	15	25	25
Side Setback (feet)	5	5	5	5	15
Street Side Setback (feet)	15	15	15	25	25
Garage Setback (feet)	20	20	N/A	N/A	N/A
Rear Setback (feet)	10	15	20	20	20
Setback adjacent to RS District (feet)	N/A	N/A	20	20	20
Building Height (feet)	35	35	35	50	40
Building Separation (feet)	10	10	10	15	10
Residential Units per Building	N/A	6	6	24	N/A
Residential Units per Acre	N/A	N/A	14	24	N/A
Min. Lot Width – Front-loaded	45	22	50	50	50
Min. Lot Width – Alley-loaded	35	22	N/A	N/A	N/A
Min. Lot Size (sq. feet)	3600	2,000	N/A	N/A	N/A
Allowed Impervious Cover	50% ²	50%	50%	50%	70%

¹ lots smaller than 45' in width will be required to be rear loaded with driveway access permitted through alley's constructed to city standards.

²Impervious cover shall be measured across the gross site area of all RS designated land. When calculating the total impervious cover for RS areas, all open space and parks shall be included in the gross acreage.

I. ARCHITECTURAL REQUIREMENTS

1. The following architectural criteria shall apply:

- a) All Single family detached dwellings shall contain a minimum of 1,200 square feet of enclosed living space, exclusive of porches, decks, garages.
- b) All residential homes shall have a minimum roof pitch of 6:12, except secondary architectural features including but limited to roofs over garages, entryways, or porch coverings. which may have a roof pitch of less than 6:12.
- c) Roofs on buildings on Non-Residential lots may be of pitched roof design or flat roof design. Roof materials shall be asphalt, shingles, tiles or slate. Metal roofs must have a non-reflective finish. Any mechanical equipment placed on the roof, such as vents, air conditioning equipment, and the like, must be screened to not be visible from the ground floor level of the building.
- d) The façades of all residential elevations that are visible from a public or private street or park shall be a minimum of 85% brick, stone, stucco or (exclusive of roofs, eaves, dormers, soffits, windows, doors, gables, garage doors, decorative trim and trimwork). All walls must include materials and design characteristics consistent with those on the front. Lesser quality materials or details for side or rear walls are prohibited.
- e) The exterior of all buildings on non-residential lots shall be constructed of 100% brick, stone or stucco (exclusive of roofs, eaves, soffits, windows, doors, gables and frame work).
- f) The front elevation of all homes shall contain wall plane articulation. No elevations shall be a single wall plane across the entire width of the front elevation. Each front elevation shall contain two or more masonry finishes to complement the architectural style of the home. Additionally, the home must include a minimum of two of the following elements, to be identified on the architectural plans submitted for building permit:
 - i. A minimum of two wall planes on the front elevation, offset a minimum of 8 inches.
 - ii. Covered front porch or patio with a minimum size of 60 square feet.
 - iii. A side-entry or swing-in garage entry (for garage doors that do not face the front street).

- iv. A garage door recessed from the primary front façade a minimum of four feet (for garage doors that face the front street).
- v. Enhanced garage door materials (wood, ornamental metal, decorative door, window inserts and hardware, painted or stained to match house).
- vi. Shed roof or trellis (at least 18" deep) above garage door for additional architectural detail.
- vii. A combination of at least two roof types (e.g., hip and gable) or two different roof planes of varying height and/or direction.
- viii. The addition of one or more dormers on the front elevation to complement the architectural style of the home.

J. STREETS AND PARKING

1. **Street System:** The streets will be designed to accommodate a variety of transportation modes compatible with a neighborhood environment, including automobiles, bicycles and pedestrians. The street system will include a variety of street designs to lend character to the neighborhood, to contribute to the enhancement of the streetscape, to increase the efficiency of traffic circulations, and to moderate vehicular speed within the community. The street system is planned to be interconnected with multiple travel routes with shorter travel distances to effectively disperse automobile traffic, resulting in less traffic volume on individual streets and less traffic congestion overall in the community. This traffic pattern keeps local traffic off regional roads and through-traffic off the streets within the SR PUD. Streets and associated elements shall be designed in accordance with the **Exhibit C** and this Development Plan.
2. **Street Lighting:** Street lighting may be provided by alternative street lighting poles and fixtures that meet the ballast and luminary requirements of the City on the date of approval of the SRPUD.
3. **Traffic Calming Measures:** These are planned as elements intended to moderate the speed of vehicular traffic within the community. Traffic calming measures are physical design controls intended to equalize the use of neighborhood streets between automobiles, pedestrians, bicyclists and playing children. Traffic calming measures planned at street intersections include roundabouts, traffic circles, gateways and neck-downs. Planned mid-block street section traffic calming measures include throttles, chicanes and protected on-street parking. Streets may be designed, at the developer's discretion, with a 470-foot radius on collector streets and 180-foot radii on local streets. All traffic calming measures are to be designed to meet the edition of the American Association of State Highway and

Transportation Officials (AASHTO) policy on Geometric Design of Highways and Streets on the date of the approval of the SRPUD.

4. On-Street Parking: On-street parking shall be according to **Exhibit C**, Street Cross-Sections.
5. Off-Street Parking: Off-street parking will be in compliance with Chapter 9 of the UDC on the date of the approval of the SRPUD.
6. Driveway Access: Consistent with the historical build-out pattern in Georgetown Village, residential driveways are allowed on designated Residential Collectors. Minimum driveway spacing on such Residential Collectors will be fifty-five (55) feet. Applicable streets are designated on **Exhibit C**, Street Cross-Sections.
7. Transportation Improvements:
 - a) Developer has agreed to contribute a maximum of \$2,500,000 to the construction and paving of two additional lanes of Shell Road, in addition to dedicating the right-of-way. Any costs over and above \$2,500,000 related to the two lanes, turning lanes, and or traffic signalization will be paid by the City.
 - b) In order to satisfy the contribution of \$2,500,000, the Developer will pay a supplemental transportation fee of \$1,650 per residential unit (includes single family and multi family) at the time of platting. The City will be responsible for designing, bidding, and building the expansion of Shell Road.
 - c) Developer will not need to conduct a TIA consistent with UDC requirements, agrees to dedicate right-of-way consistent with OTP and UDC standards (unless otherwise negotiated with PUD) as well as consent to connectivity to adjacent properties as reflected on the PUD Concept Plan. Developer will comply with the City's water quality and storm water best management practices.
 - d) Developer shall not contribute to off-site transportation improvements which could be listed in a future TIA, including contributions to Shell Road. Sidewalks on both sides of Shell Road will be required and are not included within the contribution of \$2.5 million for transportation improvements to Shell Road.
 - e) Developer will design and construct a) all internal, on-site streets to UDC standards (unless otherwise negotiated as part of the PUD), b)

and provide street access to the public parkland trailhead parking lot.

K. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping on the Property shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan.

1. Shell Road Landscape Buffer: A minimum 25 foot wide landscape lot will be incorporated adjacent to the right of way of Shell Road. The landscape lot shall be planted with one (1) shade tree, minimum 3 inch caliper and five (5), five (5) gallon shrubs for every 1,000 square feet of landscape easement area, exclusive of utility easements.
2. Major Collector Landscape Buffer: A minimum 10 foot wide landscape lot will be incorporated adjacent to the right of way for Major Collectors. The landscape lot shall be planted with one (1) shade tree, minimum 3 inch caliper and five (5), five (5) gallon shrubs for every 1,000 square feet of landscape easement area. Common area landscaping shall be owned and maintained by a community homeowner's association.
3. Trees: New tree plantings will occur throughout the project, including open spaces and street yards. Street Trees within the public right-of-way, between the curb and sidewalk, are not allowed and trees located within the front yards of residential lots will be installed no closer than 3 feet behind the sidewalk to lessen damage to sidewalk and underground utilities.
4. Single Family RS Planting Requirement: One (1) tree will be planted for every single family residential lot that is less than fifty (50) feet wide. Two (2) trees will be planted for every single family residential lot that is fifty (50) feet or wider. Trees must be a minimum of three (3) inch caliper.
5. Commercial and Multi Family: City of Georgetown Tree Ordinances, rules and regulations addressing and concerning tree preservation and mitigation in effect at the time of approval of a site development plan shall apply to all Commercial and MF parcels.
6. Boundary Walls: Boundary walls will be located where residential development is adjacent to Shell road or a major collector. Boundary walls will be constructed of masonry such as stone or concrete fence panels.

L. SIGNAGE

Signage on the Property shall be in conformance with Chapter 10 of the Unified Development Code, on the date of the approval of the SRPUD, unless otherwise stated in this Development Plan or in a Master Sign Plan for the Property. **Exhibit E** to the SRPUD illustrates the location of signage within the Property. These size modifications shall

replace the size restrictions described in Chapter 10 of the Unified Development Code. Signage shall not be located in the sight-triangle of an intersection.

1. Subdivision Entry Signs:

- a) Primary subdivision entry monument signs shall be located along Shell Road at the Collector road intersections, as illustrated on **Exhibit E** to the PUD Ordinance. The signs shall either be located in a sign easement or be located on a separate lot.
- b) The sign area including the base and sign face shall not exceed 280 square feet, or 8 feet in height and the sign face encompassing only the surface for the sign letters and logo shall not exceed 120 square feet. Surrounding architectural features such as towers and walls shall not count against the sign square footage and shall not exceed 25 feet in height.
- c) The signs shall be located a minimum of 20' from the ultimate right of way of Shell Road and 10 feet from the intersecting Collector entry road. Signage shall not block sight distance or be located in the visibility sight triangle.
- d) A minimum of 1,000 square feet of landscape plant bed shall be provided around the Subdivision Entry Signs. Plant material should be of a native and/or adapted species. Plants should be selected from the booklet titled, Native and Adapted Landscape Plants, an Earthwise guide for Central Texas, 5th Edition, 2013, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center. All signage as well as landscaping area shall be privately maintained by Property Owners Association.

2. Residential Neighborhood Monument Signs:

- a) Neighborhood signs may be located throughout the Property as noted on **Exhibit E** to the SRPUD Ordinance.
- b) The signs shall either be located in a sign easement or be located on a separate platted lot.
- c) Neighborhood signs shall not block sight distances nor be located in a public utility easement or site triangle and shall be setback a minimum of 10 feet from adjacent rights of way.
- d) The sign area including the base and sign face shall not exceed 50 square feet, or 6 feet in height and the sign face encompassing only the surface for the sign letters and logo shall not exceed 25 square feet.
- e) A minimum of 100 square feet of landscape plant bed shall be provided around each Residential Neighborhood Monument Sign. Plant material should be of a native and/or adapted species. Plants should be selected from

the booklet titled, Native and Adapted Landscape Plants, an Earthwise guide for Central Texas, 5th Edition, 2013, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center. All signage as well as landscaping area shall be privately maintained by a Property Owners Association.

M. **STORMWATER**

Stormwater management on the Property shall be in conformance with Chapter 11 of the Unified Development Code and City of Georgetown Drainage Criteria Manual, latest edition”.

N. **PARKLAND AND COMMON AMENITY AREA**

Developer has agreed to preserve 26 acres of parkland that will be spread across the project to serve the planned residential neighborhood located on the north and south sides of Shell Road with equal levels of service. The public parkland illustrated on **Exhibit D** and the associated public trail and park improvements described below, will, when dedicated and constructed, fully satisfy the City’s parkland dedication and improvement requirements for the single family development in the SRPUD.

1. **Public Park North Side of Shell Road:**

- a) One public park, a minimum of three (3) acres in size within the overall 26 acres of parkland , will be dedicated to the City and developed.
- b) The Developer will provide \$250,000 of public parkland improvements. The public park may consist of the following amenities or other amenities as approved by the City Park’s Director: Playground, Shelter, Sports Court, Trails, Site Furnishings, Trailhead, Landscape and Irrigation.
- c) The developer will construct the park improvements in accordance with materials and equipment that is acceptable to the City Park’s Director and the City will take over maintenance responsibility after dedication. The City will allow the HOA or property owners association (upon approval of agreement between the City and HOA) to provide additional maintenance in the public park to the same or better standards as the City’s standards for similar park improvements and areas.
- d) The public parkland shall be dedicated to the City by special warranty deed after all improvements have been completed and access is provided from a public road that has been accepted by the City.

2. **North Private Amenity Center:**

- a) The Developer will provide one private amenity center located on the north side of Shell Road, a minimum of two (2) acres in size, with facilities for residents of Georgetown Village only.

- b) Developer will provide private amenities with a minimum investment of 1 million dollars for the North Private Amenity Center. Amenities may include but not be limited to: Pool, restroom facility, parking lot, trailhead, open play area.
- c) The private amenity center will be owned and maintained by the community homeowner's association(s).

2. **Trails:**

- a) Developer agrees to construct a 10' foot wide concrete trail which shall be 4,700 linear feet designed with a stub at the edge of the district's easternmost boundary to provide an opportunity to connect with the City's proposed West Side Park. The Developer has no obligation to acquire easements and construct a trail outside of the SRPUD boundary.
- b) The Developer will construct the trails to City specifications and the City will take over maintenance responsibility after dedication.
- c) A trailhead parking lot will be provided in the public parkland on the north side of Shell Road which will include 15 parking spaces, including 2 designated accessible spaces in the location shown on **Exhibit D**. The developer will fund the cost of design and construction of the parking lot. This expense will be in addition to the other public park improvements described in this SRPUD. The improvement will be subject to the approval of the City Parks and Recreation Director.
- d) The trail and trailheads within the Property shall be registered with the Texas Department of Licensing and Regulation (TDLR) and designed and constructed to meet the requirements of the Texas Accessibility Standards (TAS).
- e) If topographic constraints restrict any area along the trail corridor, the U.S. Forest Service Outdoor Recreation Accessibility Guidelines (FSORAG) will be followed for the trail construction.

3. **Public Park South Side of Shell Road:**

- a) One public park, a minimum of three (3) acres in size within the 26 acres of parkland, will be dedicated to the City and developed.
- b) The Developer will provide \$250,000 of public parkland improvements. The public park may consist of the following amenities, or other amenities as approved by the City Park's Director: Playground, Shelter, Sports Court, Trails, Site Furnishings, Trailhead, Landscape and Irrigation.

- c) The developer will construct the park improvements in accordance with materials and equipment that is acceptable to the City Park's Director and the City will take over maintenance responsibility after dedication. The City will allow the HOA or property owners association (upon approval of agreement between the City and HOA) to provide additional maintenance in the public park to the same or better standards as the City's standards for similar park improvements and areas.
- d) The public parkland shall be dedicated to the City by Special Warranty Deed after all improvements have been completed and access is provided from a public road that has been accepted by the City.

4. **South Private Amenity Center:**

- a) The Developer will provide one private amenity center located on the south side of Shell Road, a minimum of two (2) acres in size, with facilities for residents of Georgetown Village only.
- b) Developer will provide private amenities with a minimum investment of 1 million dollars for the South Private Amenity Center. Amenities may include but not be limited to: Pool, restroom facility, parking lot, trailhead, open play area.
- c) The private amenity center will be owned and maintained by the community homeowner's association(s).

5. **Multi Family:**

- a) City will require all multi family to be subject to the City's parkland dedication/development fees in place at time of approval of a site development plan.

6. **Construction Timing:**

- a) Public Park North of Shell Road and Trailhead parking lot:
 - i. The public parkland improvements will be subject to the approval of the City Parks and Recreation Director upon the earlier of:
 - ii. Development of an adjacent parcel; or
 - iii. When the 200th single family building permit is issued on the northern side of Shell Road, given there is road access to the park. If no road access exists at that time, the developer will post a fiscal security in the amount of 125% of the cost to construct the park and the road extension; or
 - iv. No later than 12/31/2025, as long as permitting has begun.
- b) Public Park South of Shell Road:
 - i. The public parkland improvements will be subject to the approval of the City Parks and Recreation Director upon the earlier of:
 - ii. Development of an adjacent parcel; or

- iii. When the 200th single family building permit is issued on the southern side of Shell Road, given there is road access to the park. If no road access exists at that time, the developer will post a fiscal security in the amount of 125% of the cost to construct the park and the road extension; or
 - iv. No later than 12/31/2025, as long as permitting has begun.
- c) The trails shall be constructed:
 - i. Prior to the final acceptance of any lot in Parcels 1, 3 or 4 on Exhibit D to the SRPUD; however, the trail may be completed in up to three (3) phased segments, as illustrated on **Exhibit D**.
 - ii. Final acceptance of any lot shall be defined as final acceptance of the subdivision improvements serving any part of Parcels 1, 3 or 4 as shown on **Exhibit D**.
 - iii. Should fiscal be posted to allow the recordation of the subdivision plat for one of the above-mentioned parcels, the posted fiscal instrument shall not be released until the trail is complete.
- d) Private Amenity Center on North side of Shell Road:
 - i. Developer agrees to commence construction of the North Amenity Center no later than when the 200th single family home permit is issued within the portion of the SRPUD, located on the northern side of Shell Road, and to complete such amenities within 18 months from the date of commencement of such amenity construction.
- e) Private Amenity Center on the South side of Shell Road:
 - i. Developer agrees to commence construction of the South Amenity Center no later than when the 200th single family home permit is issued within the portion of the District, located on the southern side of Shell Road, and to complete such amenities within 18 months from the date of commencement of such amenity construction.

O. PUD MODIFICATIONS

Modifications of the Concept Plan pertaining to (a) roadway and trail alignments; (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of development on the Land, and (c) changes of less than ten percent (10%) in the size of any section or phase shown on the Concept Plan, shall be considered “Minor Modifications” over which the City’s Planning Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan relating to roadway and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City’s Planning Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept Plan must be approved as an amendment to this Development Plan, PUD Ordinance, and Consent Agreement pertaining to creation of a municipal utility district on the Property by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

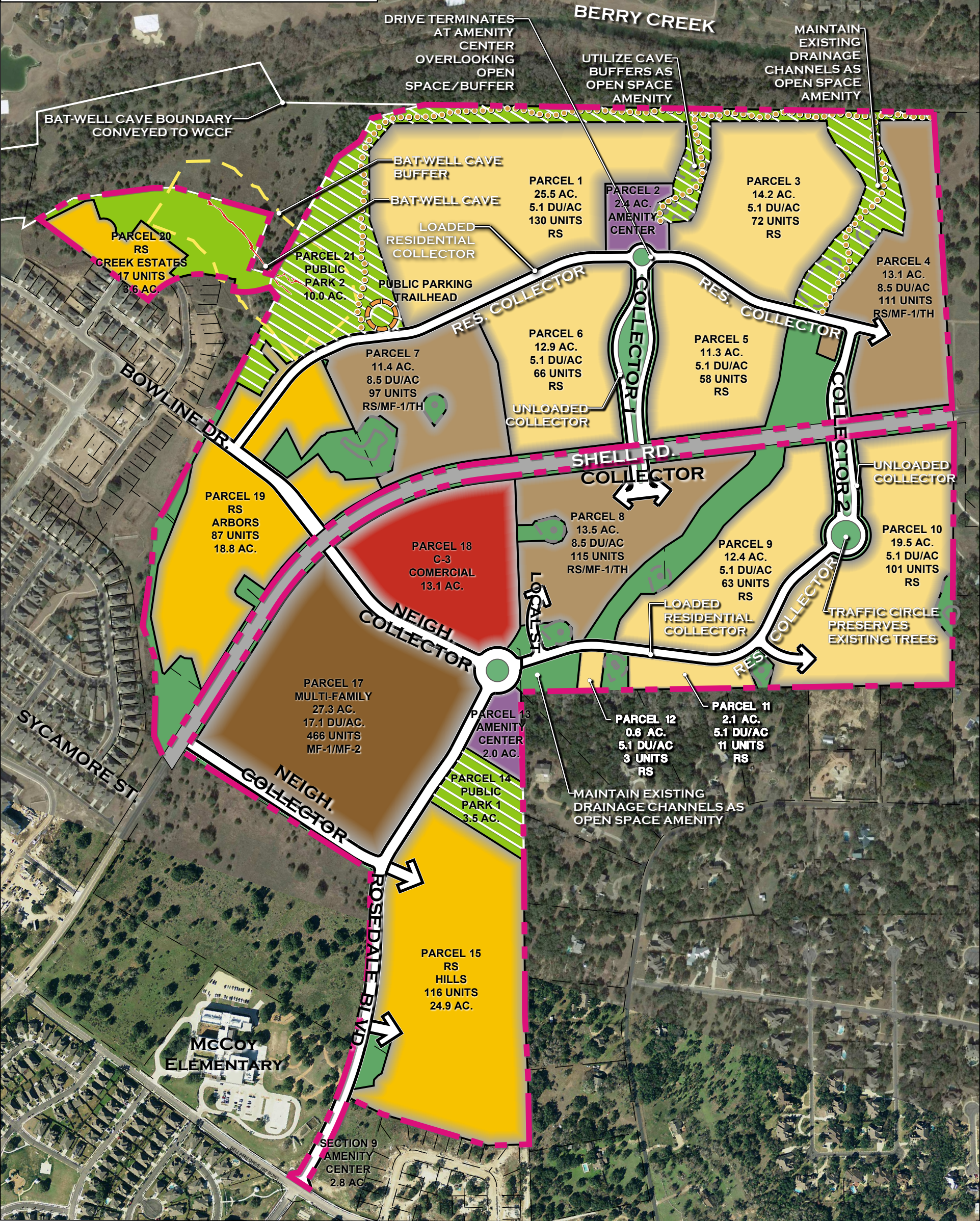
- P. LIST OF EXHIBITS
Exhibit A – Metes and Bounds
Exhibit B – Conceptual Land Plan
Exhibit C – Street Sections
Exhibit D – Park Exhibit
Exhibit E – Signage Exhibit

LAND USE SUMMARY				
RESIDENTIAL	ACRES	DENSITY	UNITS	UNIT MIX
RS	98.5 AC.	5.1 du/ac	504 units	33.3 %
RS/MF-1/TH	38.0 AC.	8.5 du/ac	323 units	21.3 %
MF-1/MF-2	27.3 AC.	17.1 du/ac	466 units	30.8 %
RS - PLATTED	47.3 AC.		220 units	
COMMERCIAL C-3	13.1 AC.			
PRIVATE AMENITY CENTER	4.4 AC.			
COLLECTOR R.O.W.	21.3 AC.			
OPEN SPACE*	32.6 AC.			
Dedicated Public Parkland	26.0 AC.			
TOTAL		308.58 AC.	1,513 UNITS	

Notes:

● ● ● TRAILS, TYP. PUD BOUNDARY

* Open space includes detention/water quality, parks, greenbelts, easements and buffers








PARK AND OPEN SPACE SUMMARY		
	Private Amenity Centers	4.4 AC.
	10' Trails (4,700 LF)	
	Open Space*	32.6 AC.
	Dedicated Public Parkland	26.0 AC.
	Public Parking Trailhead	
* Open space includes landscape area, greenbelts, easements, and detention		



EXHIBIT D
PARKS

SHELL ROAD PUD
GEORGETOWN, TEXAS



Scale: 1" = 500'
Date: April 11, 2019

SIGNAGE LEGEND

PRIMARY SUBDIVISION ENTRY SIGN
Freestanding Monument Sign

RESIDENTIAL NEIGHBORHOOD MONUMENT SIGNS
Freestanding Monument Sign



City of Georgetown, Texas
Planning and Zoning
April 16, 2019

SUBJECT:

Public Hearing and possible action on a request for a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Residential to Moderate Density Residential on an approximately 112.85-acre tract in the William Addison Survey, Abstract No. 21, generally located at 4301 Southwestern Blvd, to be known as Patterson Ranch (2019-2-CPA). Chelsea Irby, Senior Planner

ITEM SUMMARY:

Overview of the Applicant's Request:

The applicant is requesting to amend the Future Land Use Map from Low Density Residential (LDR) to Moderate Density Residential (MDR) for approximately 112.85 acres located near the northeast corner of Southwestern Blvd. and CR 110.

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 3.04.030 for a Comprehensive Plan Amendment, as outlined in the attached staff report.

Public Comments:

As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper (March 31, 2019). To date, staff has received zero (0) written comments regarding the application.

FINANCIAL IMPACT:

None. The applicant has paid all required fees.

SUBMITTED BY:

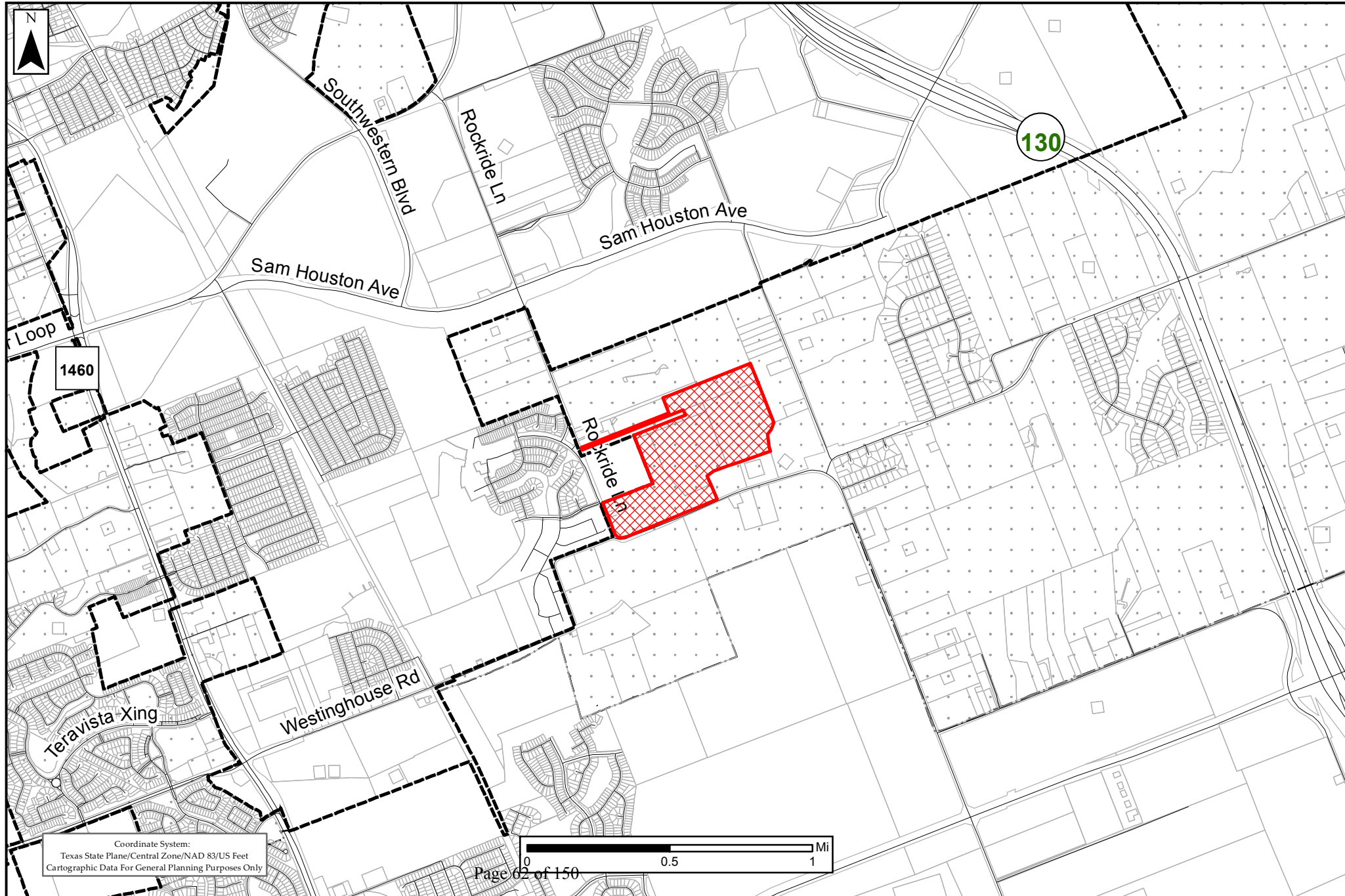
Chelsea Irby, Senior Planner

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Exhibit 1 - Location Map	Backup Material
<input type="checkbox"/>	Exhibit 2 - Future Land Use Map	Backup Material
<input type="checkbox"/>	Exhibit 3 - Letter of Intent	Backup Material
<input type="checkbox"/>	P&Z Presentation	Cover Memo
<input type="checkbox"/>	Staff Report	Cover Memo

Location Map 2019-2-CPA Exhibit #1

Legend
 Site
 Parcels
 City Limits
 Georgetown ETJ



Future Land Use / Overall Transportation Plan

2019-2-CPA

Exhibit #2

Legend

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



February 20, 2019

Ms. Sofia Nelson, CNU-A
Planning Director
City of Georgetown TX

Dear Ms. Nelson,

Matkin Hoover is submitting this application for an amendment to the City of Georgetown's 2030 Comprehensive Plan on behalf of the property owner and developer for an area of land located in the southeast corner of the City's ETJ. This application is filed concurrently with a request for annexation and zoning.

The Future Land Use Plan designates this area as an area of Low Density Residential (LDR) use. Our request is to amend the map to reflect a development category of Moderate Density Residential (MDR).

The current Future Land Use Plan, a component of the 2030 Comprehensive plan was adopted in 2008, when this area was primarily rural and mostly located in the City of Georgetown Extra Territorial Jurisdiction. Several limiting factors contributed to the designation, including limited transportation facilities and limited access to public sewer infrastructure.

The City of Georgetown adopted the Overall Transportation Plan in 2008 as part of the 2030 Comprehensive Plan. In 2015, the OTP went through a revision to better address the growth patterns of the City and the ETJ. Some of the changes included changing the identification of key roadways throughout the community, and potential future alignments. In addition, Williamson County adopted its Long Range Thoroughfare Plan in 2009, with amendments adopted in 2013. The changes to road classifications in this area lend themselves to a higher density of residential and commercial development. Furthermore, the current expansion of FM 1460 and future expansions of other key roadways in the area provide a larger transportation network, suited for higher capacity, ideal for moderate density residential development.

Continued growth in the region has driven expansion of the City's wastewater infrastructure, providing service for residential and commercial developments. The infrastructure also supports civic facilities, including the proposed school at the northeast corner of the primary intersection.

The proposed comprehensive plan amendment promotes the health, safety and general welfare for the City by providing an orderly development in a region of the City that is growing rapidly. The area is composed mostly of smaller lot residential subdivisions, including the new Kasper property to the west and Saddlecreek to the north. A new elementary school is proposed at the intersection, which will be supported by higher density developments in the area. The expanding transportation network and growing commercial services in the area support a larger population in the region.

The proposed change is necessary to support the growth patterns seen in the region and limits the impact on City services. New sewer facilities are being constructed in the area to serve the new residential developments, reducing the impact of the higher density development on the overall system.



In addition, the water service for the general subject area is provided by the Jonah Water Special Utility District, which limits the impact on the Georgetown Utility Systems service network.

Our analysis of the 2030 Comprehensive Plan, the Unified Development Code and development changes within the defined area warrants a designation change from the existing Low Density Residential category to the Moderate Density Residential category. We appreciate the opportunity to present this project.

Sincerely,

Matt Synatschk
Matkin Hoover Engineering and Survey

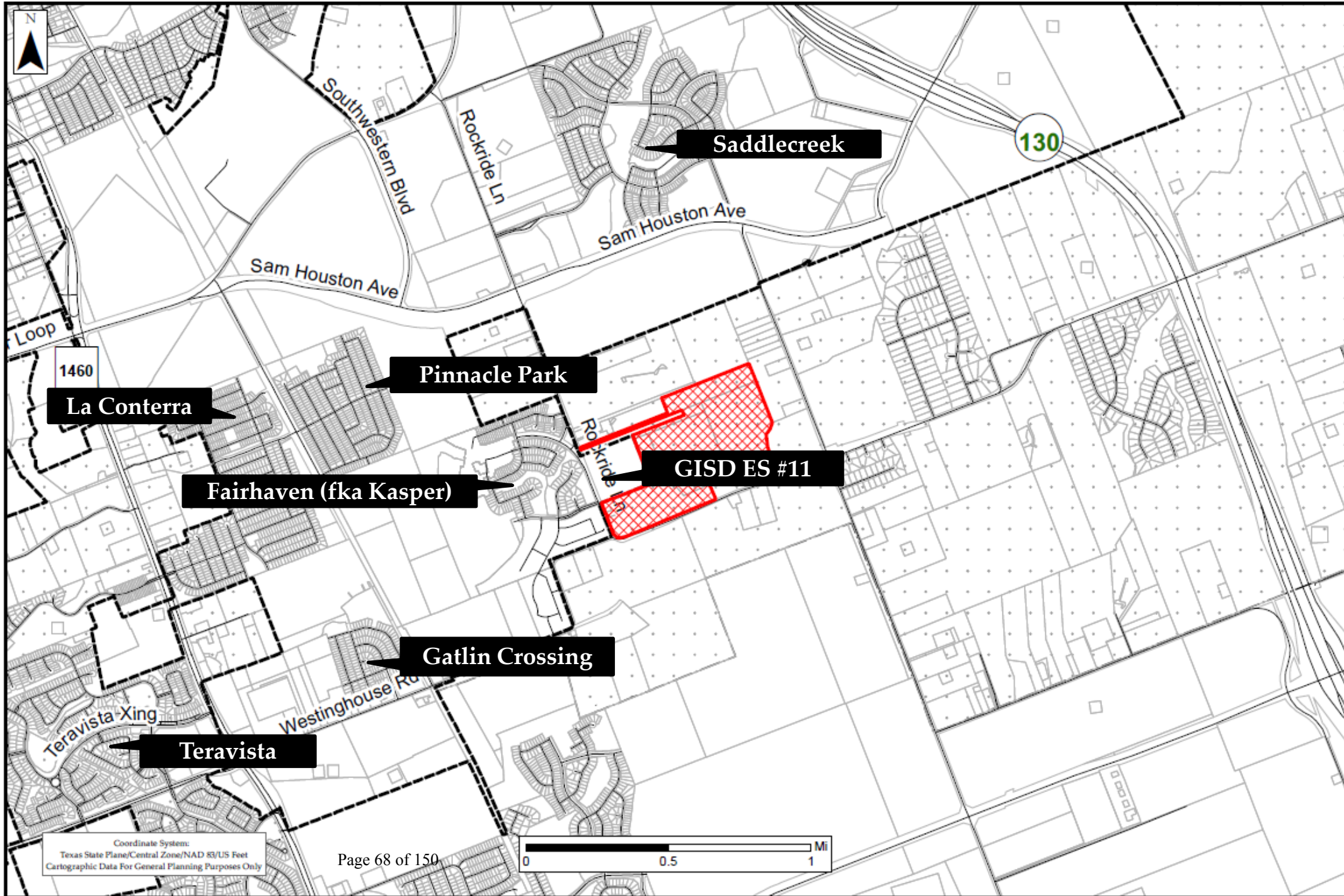
Patterson Ranch 2019-2-CPA

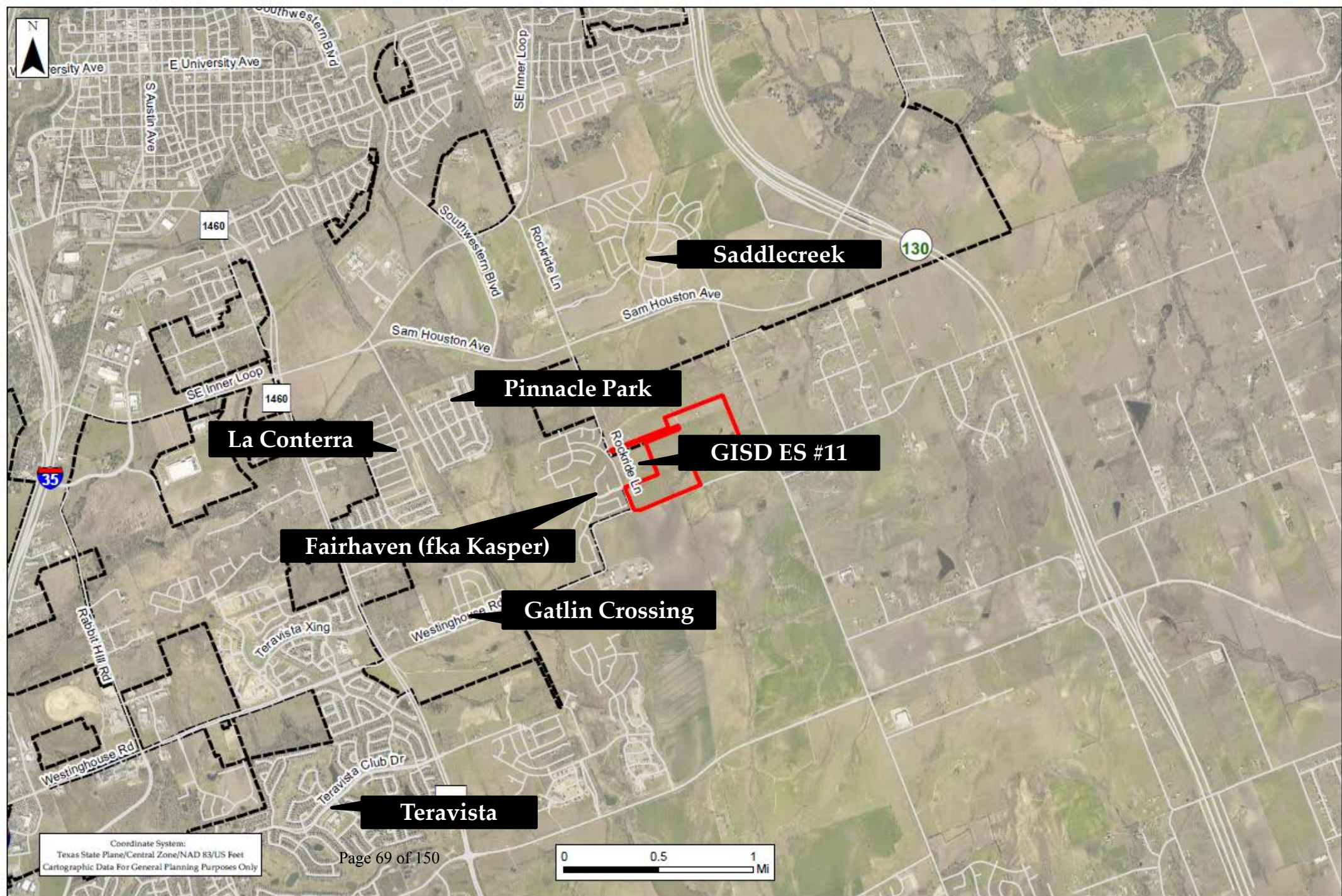
Planning & Zoning Commission
April 16, 2019

Items Under Consideration

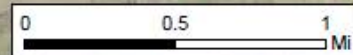
2019-2-CPA

- To amend 112.85 acres of the Future Land Use Map from Low Density Residential to Moderate Density Residential, located near the intersection of Southwestern Blvd. and CR 1110

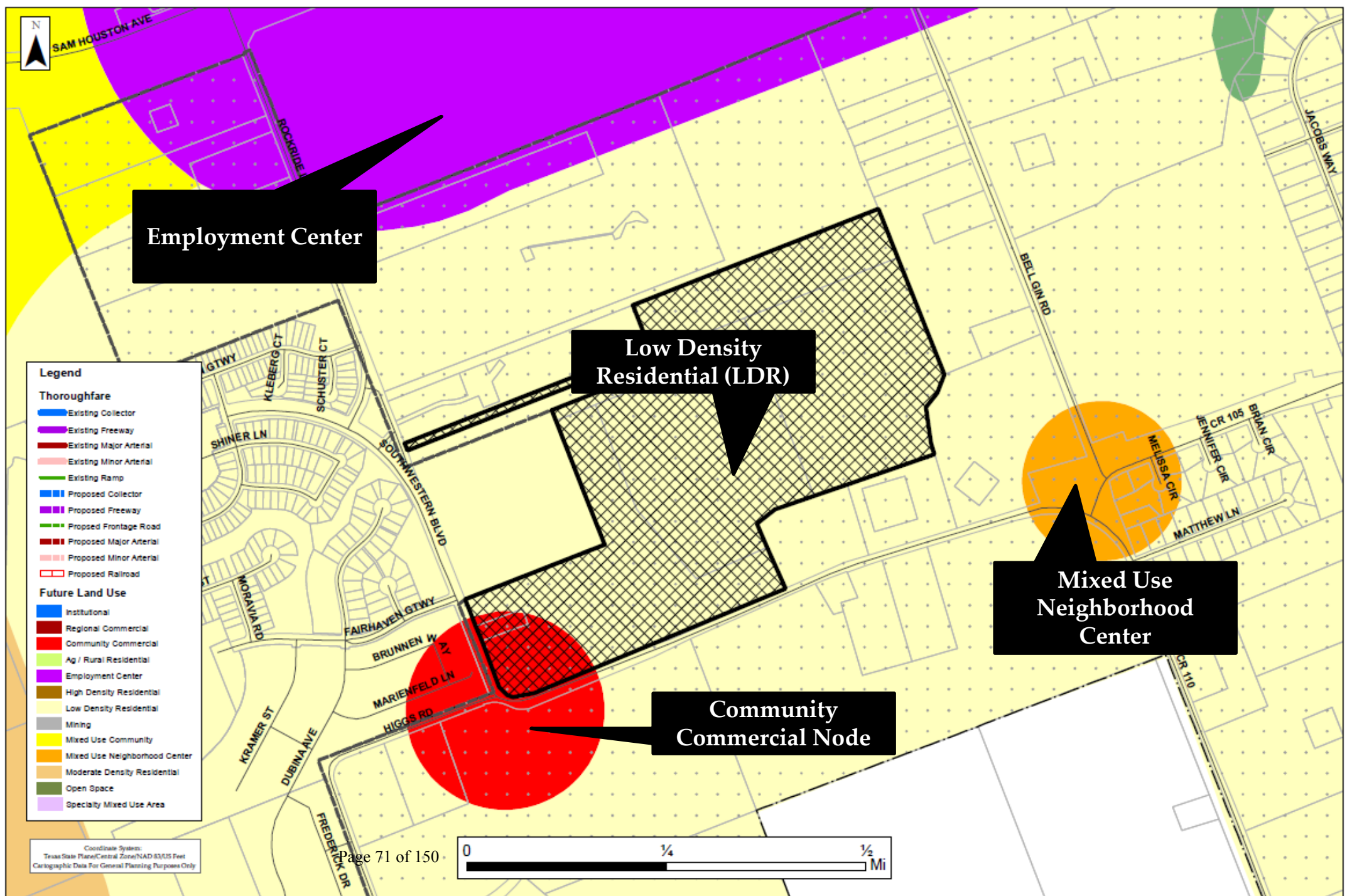




Coordinate System:
Texas State Plane/Central Zone/NAD 83/US Feet
Cartographic Data For General Planning Purposes Only







Employment Center

Low Density Residential (LDR)

Community Commercial Node

Mixed Use Neighborhood Center

Moderate Density Residential

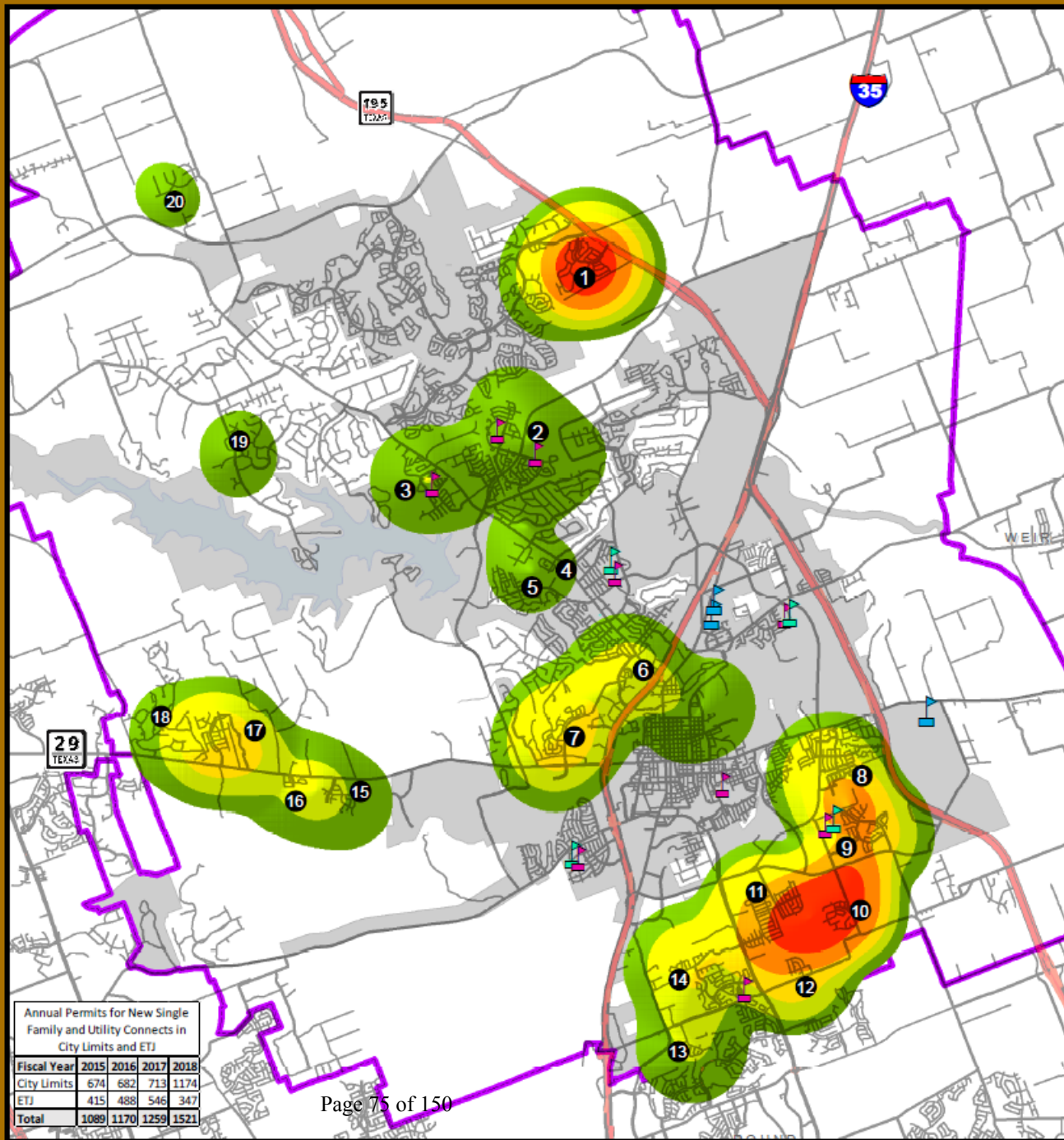
- Typically single-family neighborhoods that can be accommodated at a density of 3.1 and 6 dwelling units per gross acre
- Can include small-lot detached and attached single-family dwellings (townhomes)
- May support complementary non-residential uses along arterial roadways such as neighborhood-serving retail, office, institutional, and civic uses
- Standards should be established to maximize compatibility of these uses with adjacent land uses, minimize traffic congestion and overloading of public infrastructure, and also ensure a high standard of site, landscape, and architectural design.

UDC Section 3.04.030. The City Council shall consider the following approval criteria for Comprehensive Plan changes:

Criteria For Comprehensive Plan Amendment	Complies	Does Not Comply	Partially Complies
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 amendment promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		

UDC Section 3.04.030.B The City Council shall consider the following guidelines for Comprehensive Plan changes:

Criteria For Comprehensive Plan Amendment
The effect of the proposed change on the need for City services and facilities;
The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood;
The implications, if any, that the amendment may have for other parts of the plan; and
The need for the proposed change;



Annual Permits for New Single Family and Utility Connects in City Limits and ETJ

Fiscal Year	2015	2016	2017	2018
City Limits	674	682	713	1174
ETJ	415	488	546	347
Total	1089	1170	1259	1521

Developing Subdivisions

Subdivisions with 10 or more lots

Neighborhood	Buildout (PUD/PP)	Final Plat Lots (Recorded)	Permits Pulled 4/01/2018 to 9/30/2018	Lifetime Permits
1 Sun City	10007	8203	150	7941
2 Georgetown Village	1195	994	17	830
3 Lakeside	301	204	17	133
4 Deer Haven	71	71	7	27
5 Oakmont	72	72	5	5
6 Rivery Park	212	212	18	178
7 Wolf Ranch West	560	386	75	176
8 Carlson Place	273	234	39	56
9 Saddlecreek	830	349	52	128
10 Kasper (Fairhaven)	730	353	98	117
11 La Conterra	709	686	64	472
12 Westhaven	371	173	21	147
13 Vista Pointe	247	130	18	18
City Limits Totals	15578	12067	581	10228
14 Teravista	1225	1211	27	1197
15 Water Oak North	521	218	11	190
16 Crescent Bluff	372	120	60	78
17 Oaks at San Gabriel	843	269	37	172
18 Cimarron Hills	603	498	10	182
19 Estates of Westlake	126	126	3	116
20 Mission Oaks	127	127	5	114
ETJ Totals	3817	2569	153	2049
TOTAL	19395	14636	734	12277

During Fiscal Year 2018, between 10/1/17 and 9/30/18, the City had a grand total of 1521 New Residential Single Family and Utility Connect Permits pulled within its City Limits and ETJ

GROWTH DENSITY

Permit Density 4/01/18 - 9/30/18



- Georgetown ETJ
- Georgetown City Limits
- Elementary Schools
- Middle Schools
- High Schools

Cartographic Data For General Planning Purposes Only



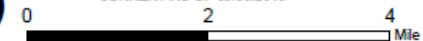
Map maintained by:
City of Georgetown, Texas
Technical Services Department
300 Industrial Avenue
Georgetown, Texas 78626
Maps@georgetown.org

The accuracy and precision of this cartographic data is limited and should be used for informational / planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classifications or other classification set forth in local, state, or federal regulatory processes. The City of Georgetown, nor any of its employees make any warranty, express or implied, including any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

The data represented is the best estimates from the information that was available upon the creation of this exhibit.



CURRENT AS OF 09/30/2018



Public Notice

- A legal notice advertising the public hearing was placed in the Sun Newspaper on March 31, 2019.
- To date, staff has received zero (0) written comments in regarding the application.

Summary

- Public Hearing and possible action on a request for a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Residential to Moderate Density Residential on an approximately 112.85-acre tract in the Williams Addition Survey, Abstract No. 21, generally located at 4301 Southwestern Blvd, to be known as Patterson Ranch
- 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



Planning and Zoning Commission Planning Department Staff Report

Report Date: April 12, 2019
Case No: 2019-2-CPA
Case Manager: Chelsea Irby, Senior Planner

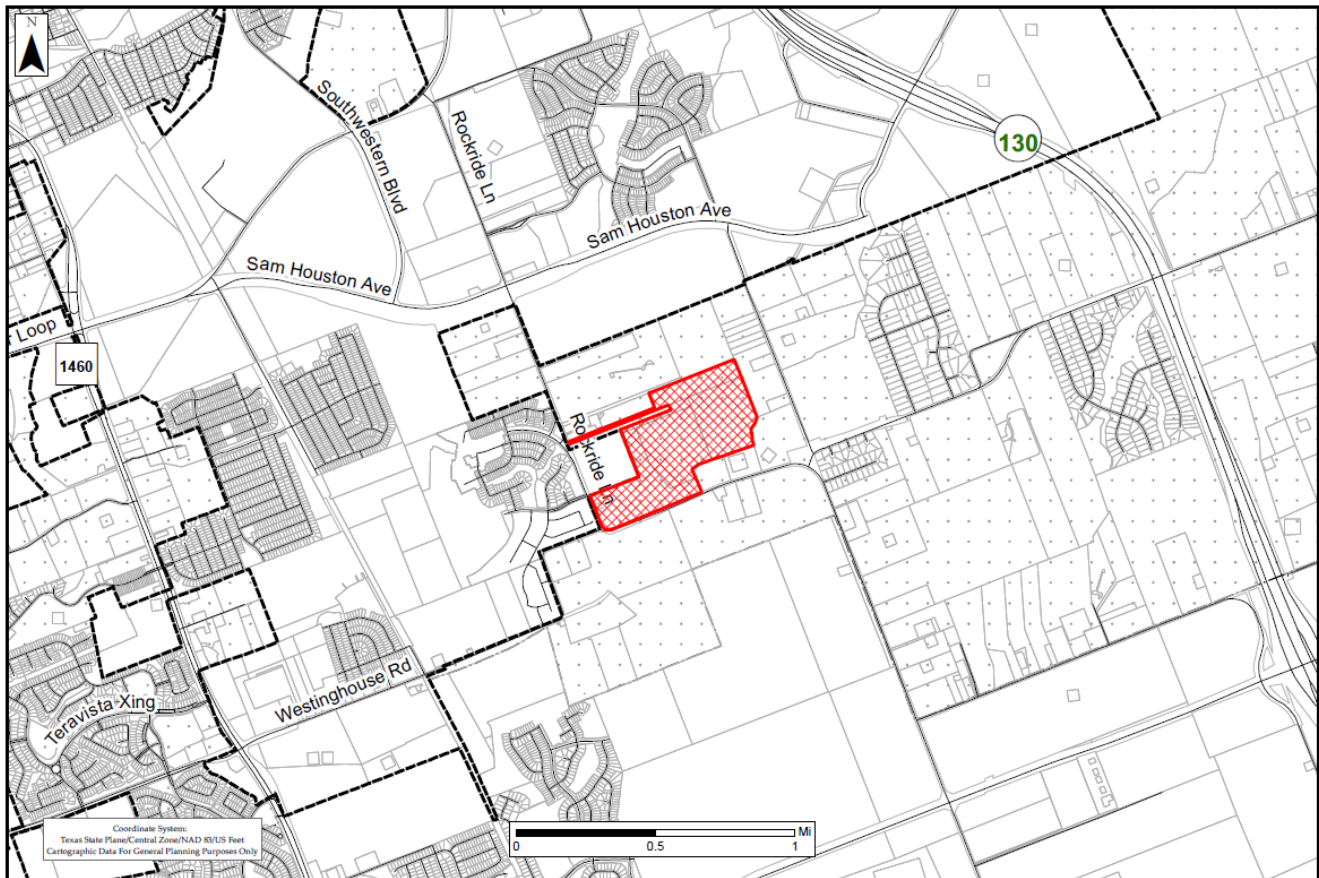
Item Details

Project Name: Patterson Ranch
Project Address: 4301 Southwestern Blvd, near the corner of Southwestern Blvd and CR 110
Total Acreage: 112.85
Legal Description: 112.85 acres in the William Addison Survey, Abstract No. 21

Applicant: Matkin Hoover Engineering c/o Matt Synatschk
Property Owner: Glenn Patterson

Request: Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Residential to Moderate Density Residential

Case History: This is the first public hearing for this case.



Location Map

Planning Department Staff Report

Overview of Applicant's Request

As stated in the applicant's Letter of Intent (*Exhibit 3*), the applicant has initiated a request to change the Future Land Use category of approximately 112.85 acres from the Low Density Residential (LDR) category to the Moderate Density Residential (MDR) category. The applicant is requesting the Comprehensive Plan Amendment to support the Annexation with Zoning application (2019-3-ANX). The applicant's intent is to develop a residential subdivision with supporting commercial uses. The applicant's request for Residential Single-Family (RS) and General Commercial (C-3) zoning upon annexation is not consistent with the Low Density Residential (LDR) Future Land Use category because the LDR category is intended for densities under three dwelling units per acre. Therefore, the applicant is submitting this Comprehensive Plan Amendment (CPA) to change the Future Land Use Map to a category consistent with the proposed use of the subject property.

The CPA application will precede the associated Annexation with Zoning application to allow the Commission and Council to fully evaluate and determine the appropriateness of the Future Land Use category on this site. If the Commission and Council deny this CPA request, the subsequent Annexation with Zoning request would also not be consistent with the current Future Land Use category.

Site Information

Location:

The property is located in the City's ETJ, south of Sam Houston Ave and west of SH-130. More specifically, the property is located near the intersection of Southwestern Blvd and CR 110.

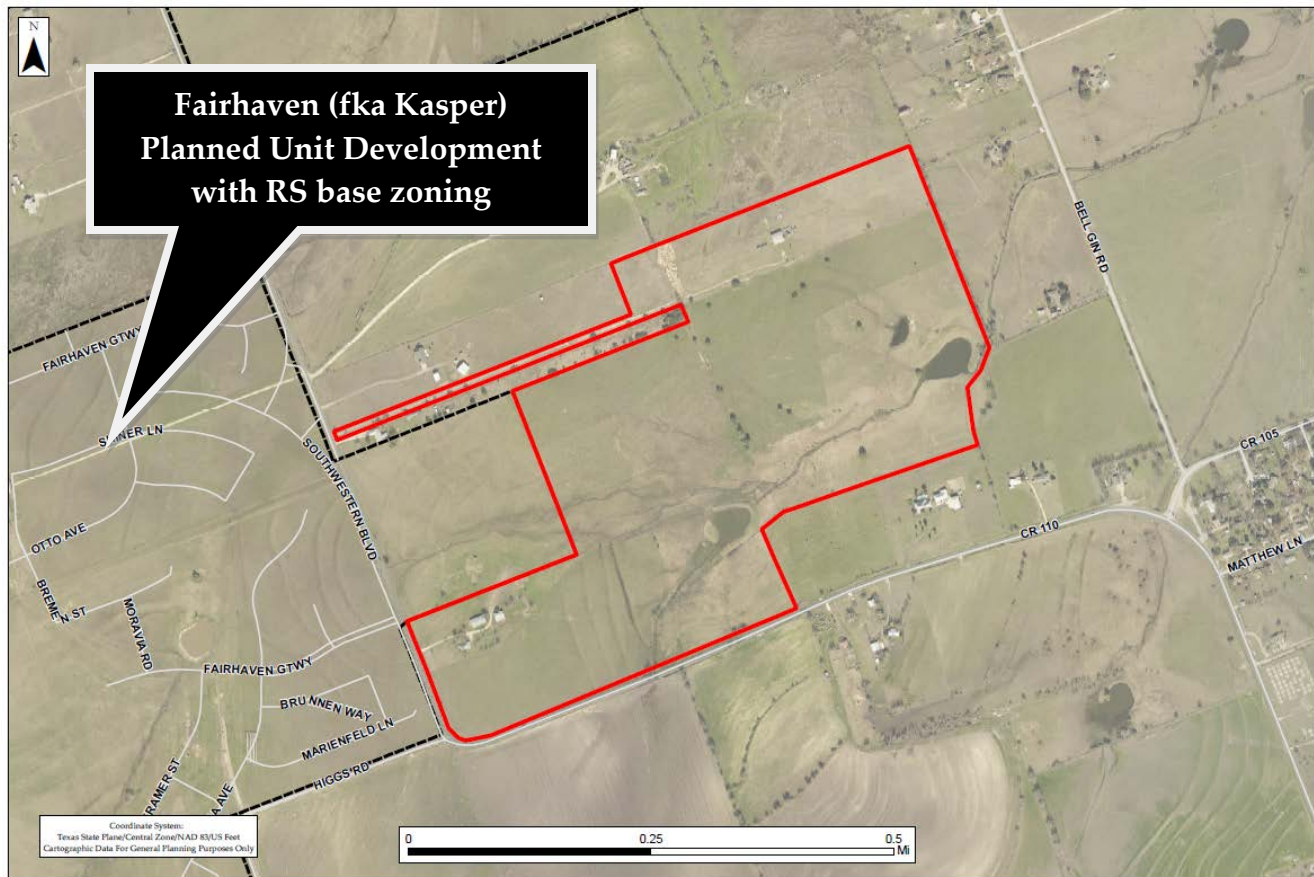
Physical and Natural Features:

The property is currently undeveloped with a single-family structure. It has little tree cover and has a water feature (small pond and creek) that runs through the middle of the property.

Surrounding Properties:

The surrounding area was generally undeveloped farmland, but has recently started to develop into residential subdivisions. Two large subdivisions nearby are Fairhaven (fka Kasper) to the west and Saddlecreek to the north. Below is a summary of the zoning, Future Land Use, and existing use of the adjacent properties.

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	N/A - ETJ	Low Density Residential (LDR)	Undeveloped, single-family homes
South	N/A - ETJ		
East	N/A - ETJ		
West	PUD with a base district of Residential Single-Family (RS), and Public Facilities (PF)		Fairhaven (fka Kasper) residential development and Georgetown ISD school site



Aerial Map

Property History

This is the first development application for this property. Until this time, it has been family land belonging to the Patterson Family.

Transportation

The subject property is situated at the northeast corner of Southwestern Blvd (a Minor Arterial roadway) and CR 110 (a Major Arterial roadway). At the time of platting, ROW dedication on Southwestern Blvd and CR 110 would be required. Platting would also require additional roadway to be constructed to support the residential development.

Minor Arterials

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. Minor Arterials connect lower functional classifications and major arterials and tend to be shorter in distance.

Major Arterials

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.

Utilities

The subject property is located within the Jonah SUD service area for water, and Oncor service area for electric. The City of Georgetown will be the wastewater provider upon approval of the Annexation (2019-3-ANX). It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation will be required at time of Subdivision Plat and Site Development Plan to determine capacity and any necessary utility improvements.

2030 Comprehensive Plan

Future Land Use:

The 2030 Future Land Use category for the property is Low Density Residential. A portion of the property is also located with the Community Commercial node at the intersection of CR 110 and Southwestern Blvd. This request does not include changing the Community Commercial designation and the node will remain in place.

The Low Density Residential category includes the city's predominantly single-family neighborhoods that can be accommodated at a density between 1.1 and 3 dwelling units per gross acre. Conservation subdivisions are also encouraged in this land use district. Modifications to development standards applicable to this category could address minimum open space requirements, public facility impacts, and greater roadway connectivity. This category may also support complementary non-residential uses along arterial roadways such as neighborhood-serving retail, office, institutional, and civic uses, although such uses may not be depicted on the Future Land Use Map. Standards should be established to maximize compatibility of these uses with adjacent land uses, minimize traffic congestion and overloading of public infrastructure, and also ensure a high standard of site, landscape, and architectural design.

Growth Tier:

The subject property is located in Growth Tier 2. *Tier 2* lies outside the city limits, but within the City's Extraterritorial Jurisdiction (ETJ). When the Comprehensive Plan was written in 2008, it was anticipated this area likely will be needed to serve the city's growth needs over the next 10-20 years. Until annexation occurs, City land use and development controls are limited to subdivision review and signage, and in some cases building permits where City utilities are connected to new construction. However, the City may consider requests for annexation, extension of City services, and rezonings in this area. The City should first examine such requests based on objective criteria, such as contiguity (Policy 3A.2) and then require applicants to conduct a comprehensive impact assessment demonstrating that impacts can be adequately mitigated.

Proposed Future Land Use Category

The applicant is seeking to change the Future Land Use category from Low Density Residential (LDR) to Moderate Density Residential (MDR).

As defined in the 2030 Comprehensive Plan, This land use category comprises single family neighborhoods that can be accommodated at a density ranging between 3.1 and 6 dwelling units per gross

Planning Department Staff Report

acre, with housing types including small-lot detached and attached single-family dwellings (such as townhomes).

As in the preceding category, the Moderate-Density Residential category may also support complementary non-residential uses along arterial roadways such as neighborhood-serving retail, office, institutional, and civic uses, although such uses may not be depicted on the Future Land Use Map. Standards should be established to maximize compatibility of these uses with adjacent land uses, minimize traffic congestion and overloading of public infrastructure, and also ensure a high standard of site, landscape, and architectural design.

Inter Departmental, Governmental, and Agency Comments

The proposed amendment was reviewed by the applicable City departments. No comments were issued regarding the amendment request.

Staff Analysis

The Future Land Use Plan is a component/element of the 2030 Plan. It is a holistic view of Georgetown and provides guidance for land uses in a more broad based approach (as opposed to zoning). The Future Land Use Map provides guidance for zoning decisions. It does not necessarily reflect the present use of land or existing zoning district designations. Rather, the Future Land Use Map depicts the array and distribution of land uses as they are expected to exist in 2030.

The UDC identifies that amendments to the 2030 Plan may be considered when the request maintains sound, stable, and desirable development that is consistent with the goals and policies of the 2030 Plan. Below is a summary of land use goals stated within the 2030 Plan used to evaluate this request:

- 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.
- Attract desired forms of balanced development, creating quality urban, suburban, and rural places that offer a choice of setting and lifestyle.
- Encourage residential developments that are well-connected to the larger community, planned and designed to complement the heritage and natural character of the City, and offer a variety of housing types and price ranges.
- Encourage sound, compact, and quality growth, including pedestrian-friendly development patterns that incorporate mixed-uses, a variety of densities, and resource conservation while accommodating public transportation, alternative fuel vehicles, biking, and walking as convenient substitutes for automobile use.
- Encourage the staged, orderly expansion of contiguous development to coincide with the expansion of roads and infrastructure.

Additionally, the UDC establishes approval criteria in analyzing the long term effects of a Comprehensive Plan Amendment. Staff has reviewed the proposed request and has found that it **complies** with the criteria established in UDC Section 3.04.030 for a Comprehensive Plan Amendment, as outlined below:

Planning Department Staff Report

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 Amendment promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Complies	The proposed amendment to the Future Land Use map promotes orderly development because it is consistent with the development trends of the surrounding area and supports the Community Commercial node planned at Southwestern Blvd. and CR 110.

In addition to the approval criteria above, Section 3.04.030.B of the UDC contains the following guidelines when considering an amendment.

APPROVAL CRITERIA	STAFF COMMENTS
1. The need for the proposed change;	<p>The applicant states there is a need for the proposed amendment to support the Annexation and Zoning that are being requested to accommodate the intended development on the subject property (2019-3-ANX). The zoning category of Residential Single-Family is most appropriate in the Moderate Density Residential (MDR) Future Land Use category due to the allowed density of the zoning.</p> <p>Staff has identified this area as one that will need to be reviewed during the City-initiated Comprehensive Plan Update process due to the development that has occurred since the designation of Low Density Residential.</p>
2. The effect of the proposed change on the need for City services and facilities;	The proposed amendment would change the required demand for additional service and facilities. The zoning districts that are suitable in suitable in the Moderate Density Residential areas, like Residential Single-Family (RS) have a minimum lot size of 5,500 square feet. This would also be a greater density that what would be anticipated for the Low Density Residential areas. This level of density is consistent with the surrounding areas and suitable infrastructure has been extended to serve those adjacent developments.
3. The compatibility of the proposed changes with the existing uses and development	This designation change would still be compatible with the nearby properties and character of the area. The two major residential developments that are to the north and west

Planning Department Staff Report

APPROVAL CRITERIA	STAFF COMMENTS
patterns of nearby property and with the character of the neighborhood; and	have a Planned Unit Development (PUD) with a base zoning district of Residential Single-Family (RS) and have developed at a density that is compatible with the Moderate Density Residential (MDR) Future Land Use category, which is 3 to 6 dwelling units/acre, as well as the proposed density of the development on the subject tract. Additionally, the increase in density support the Community Commercial node that is designated at Southwestern Blvd. and CR 110.
4. The implications, if any, that the amendment may have for other parts of the Plan.	The proposed amendment would facilitate the type of development that is trending on the east side of IH-35. The subject property is approximately 3.5 miles east of IH-35. There are many different development types on the east side of IH-35 including, Teravista, Gatlin Crossing, Fairhaven (fka Kasper), and Saddlecreek. Each of these subdivisions are developing at a density that is consistent with the Moderate Density Residential designation, which is appropriate given the proximity to a two existing freeways (IH-35 and SH-130).

In summary, staff finds the proposed change from Low Density Residential (LDR) to Moderate Density Residential (MDR) is appropriate because is compatible with the development trends of the area.

Public Comments

As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper (March 31, 2019). To date, staff has received zero (0) written comments regarding the application.

Meetings Schedule

April 16, 2019 – Planning and Zoning Commission Public Hearing and Recommendation

May 14, 2019 – City Council Public Hearing and First Reading of the Ordinance

May 28, 2019 – City Council Second Reading of the Ordinance

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Letter of Intent

City of Georgetown, Texas
Planning and Zoning
April 16, 2019

SUBJECT:

Public Hearing and possible action on a request for a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Residential to Moderate Density Residential on an approximately 100.39-acre tract in the Isaac Donagan survey, Abstract No. 178, generally located at 4901 West State Highway 29, to be known as Cole Estates (2019-3-CPA). Michael Patroski, Planner.

ITEM SUMMARY:

Overview of the Applicant's Request:

The applicant is requesting to amend the City of Georgetown's Comprehensive Plan to change the Future Land Use designation from Low Density Residential to Moderate Density Residential. The applicant is proposing to develop the 100.39 acre tract of land with 72.958 acres designated for single-family residential, 15.613 acres designated for commercial, and 11.819 acres dedicated for multi-family. Because of this, the applicant is also requesting the designation of Residential Single-Family (RS), Local Commercial (C-1) and Low Density Multi-Family (MF-1) zoning districts upon annexation should this amendment be approved (Case No. 2019-2-ANX).

Staff Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC). Staff has determined that the request meets the criteria for approval under Section 3.04.30 of the Unified Development Code as outlined in the attached Staff Report.

Public Comments:

As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper March 31, 2019. As of the publication date of this report, staff has received 0 written comments in favor or in opposition of the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:

Michael Patroski, Planner

ATTACHMENTS:

Description	Type
☐ Staff Report	Cover Memo
☐ Exhibit 1-Location Map	Backup Material
☐ Exhibit 2- Conceptual Land Use Draft	Backup Material
☐ Exhibit 3- March 26, 2019 CC Presentation	Cover Memo

Planning and Zoning Commission

Planning Department Staff Report

Report Date: April 8, 2019
Case No: 2019-3-CPA
Case Manager: Michael Patroski, Planner

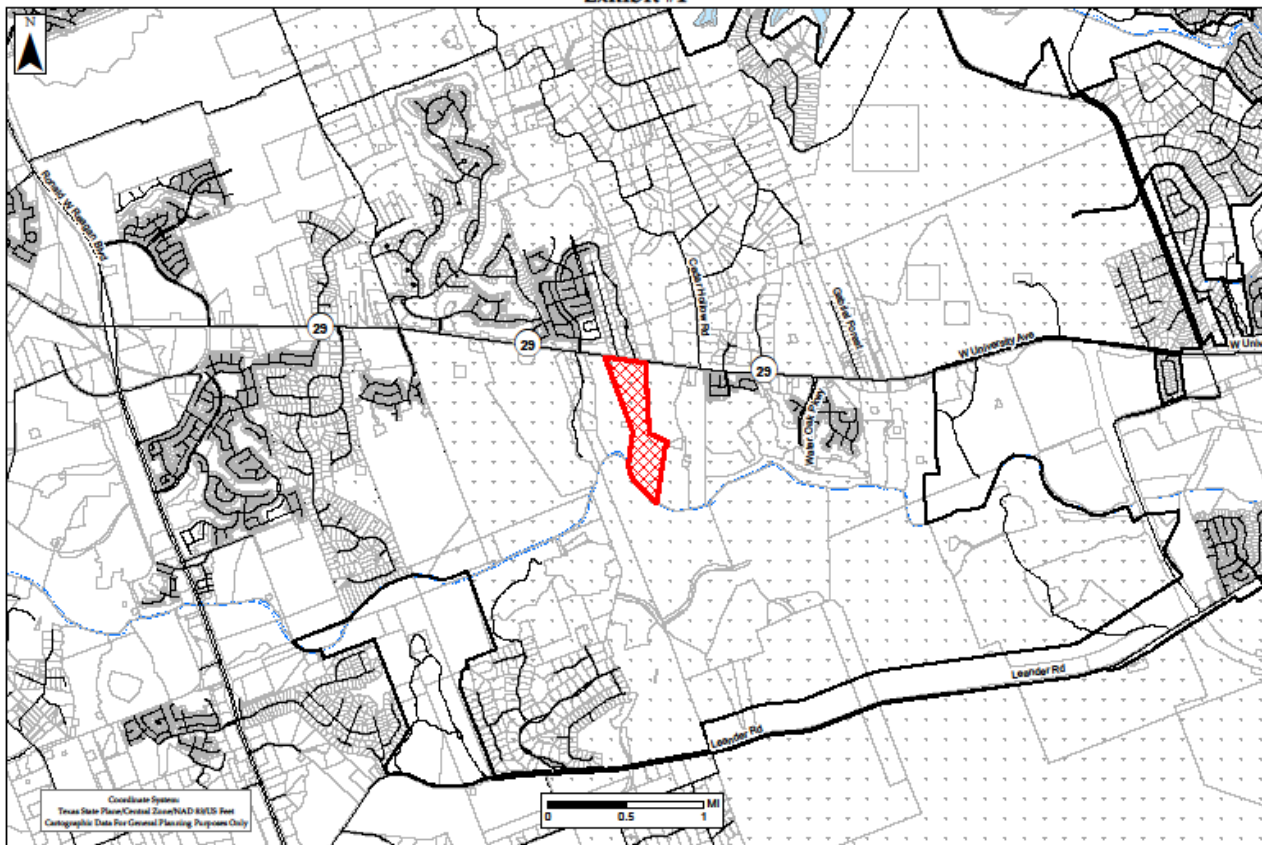
Item Details

Project Name: Cole Estates
Project Address: 4901 West Highway 29
Total Acreage: 100.39
Legal Description: 100.39-acres of the Isaac Donagan Survey, Abstract No. 178
Applicant: Griffith Consulting, c/o James W. Griffith, P.E., RPLS
Property Owner: Overlook at San Gabriel LLC/ Manager Sathibabu Chakka
Request: Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Residential to Moderate Density Residential.
Case History: This is the first public hearing for this case.



Location Map
2019-3-CPA
 Exhibit #1

Legend
 Site
 Parcels
 City Limits
 Georgetown ETJ



Planning Department Staff Report

Overview of Applicant's Request

The applicant has initiated a request to change the Future Land Use category of approximately 100.39 acres from the Low Density Residential to Moderate Density Residential designation to the subject property Local Commercial (C-1), Low Density Multi-Family (MF-1), and Residential Single-Family (RS) zoning district to develop the property with a mix of uses including residential and commercial. The MF-1 district is not consistent with the current Low Density Residential category, therefore, the applicant is submitting this Comprehensive Plan Amendment (CPA) to change the Future Land Use to a category consistent with the proposed use on the subject property and surrounding area.

The CPA application will precede the associated Annexation with Zoning application to allow the Commission and Council to fully evaluate and determine the appropriateness of the Future Land Use category on this site. If the Commission and Council deny this CPA request, the subsequent Annexation with Zoning request would also not be supported due to its incompatibility with the current Future Land Use category.

Site Information

Location:

The subject site is located between Old Creekside Road and the Crescent Bluff Section 1 Subdivision in the City of Georgetown's ETJ.

Physical and Natural Features:

The subject site is currently undeveloped. The landscape is predominately flat with a large quantity of trees through the 110.39-acre tract. The South Fork of the San Gabriel River runs through the subject property along its south boundary line.

Surrounding Properties:

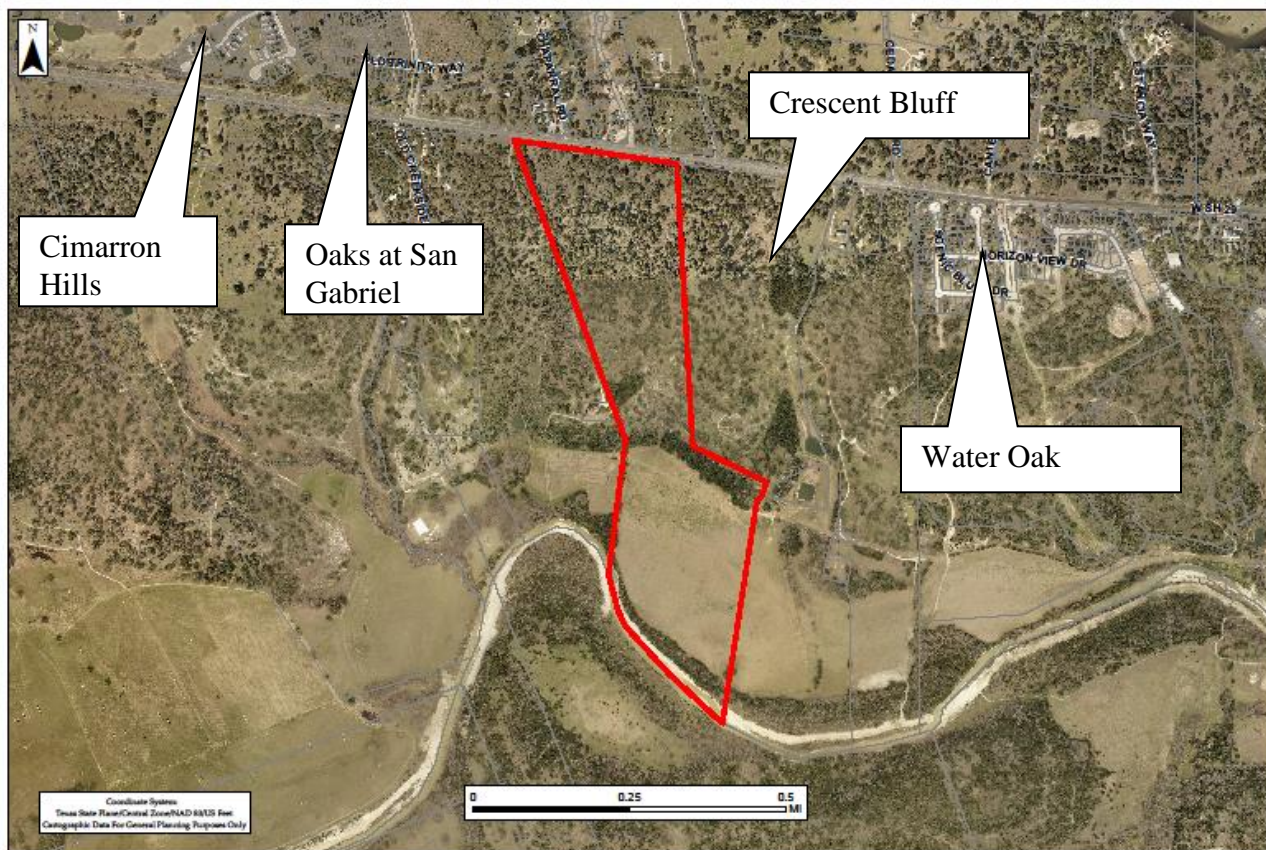
The subject site is situated between W SH 29 and South San Gabriel River with predominantly vacant land surrounding the property. However, a variety of residential developments have been approved for the surrounding properties within Municipal Utility District's (MUD) including Crescent Bluff, Water Oak, Oaks at San Gabriel, and Cimarron Hills. As these surrounding properties develop, the subject site's proposed zoning would reflect those developments.

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	ETJ	Moderate Density Residential	Auto Repair Shop
South	ETJ	Open Space	Open Space-South Fork San Gabriel River
East	ETJ	Low Density Residential	Vacant
West	ETJ	Low Density Residential	Vacant



2019-3-CPA Aerial

Legend
■ Site
— City Limits



Property History

The subject site is currently located in the City of Georgetown's ETJ. The applicant has submitted an application to have the Future Land Use Map changed to establish a designation of the property to accommodate their proposed concept plan for the 100.39-acre tract of land.

A Preliminary Plat was approved for the subject property for single-family residential and commercial development; however, this Preliminary Plat expired in February 2019. Since this time, the applicant has decided to revise the project to allow for more and higher density development than what was previously approved, and reinstate the entitlement process, thus the reason for this request.

Transportation

The subject site is currently located along W SH 29, an existing major arterial in accordance with the City's Overall Transportation Plan. The frontage for this property along W SH 29 is an estimated 706.5 feet. 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

Utilities

The subject site is located within the City's service area for water. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electric. If this site is to be annexed, the property will be in City's service area for wastewater. There is capacity in the current line because of the city's investment in the South San Gabriel Interceptor. A Utility Evaluation will be required at the time of Subdivision Plat and Site Development Plan to determine capacity and any necessary utility improvements.

2030 Comprehensive Plan

Future Land Use:

The 2030 Future Land Use category for the site is Low Density Residential. This category includes the city's predominantly single-family neighborhoods that can be accommodated at a density between 1.1 and 3 dwelling units per gross acre. Conservation subdivisions are also encouraged in this land use district.

Modifications to development standards applicable to this category could address minimum open space requirements, public facility impacts, and greater roadway connectivity.

Growth Tier:

The subject site is located within Growth Tier 2(Intermediate Growth Area 10-20 years). Tier 2 is the area within the ETJ where growth and the provision of public facilities are anticipated beyond the next 10 years and where premature, fragmented, leapfrog, or inefficient development is discouraged by the City. Until annexation occurs, land use and development controls are limited to subdivision review and signage, and in some cases building permits where City utilities are connected to new construction. However, the City may consider request for annexation, extension of City services, and rezoning's in this area.

Proposed Future Land Use Category

As shown in Exhibit 2, the applicant is seeking to change the Future Land use category from Low Density Residential to Moderate Density Residential.

This land use category comprise single family neighborhoods that can be accommodate at a density ranging between 3.1 and 6 dwelling units per gross acre, with housing types including small-lot detached and attached single-family dwellings (such as townhomes).

As in the preceding category, the Moderate-Density Residential category may also support complementary non-residential uses along arterial roadways such as neighborhood serving retail, office, institutional, and civic uses, although such uses may not be depicted on the Future Land Use Map. Standards should be established to maximize compatibility of these uses with adjacent land uses, minimize traffic congestion and overloading of public infrastructure, and also ensure a high standard of site, landscape, and architectural design.

Inter Departmental, Governmental, and Agency Comments

The proposed amendment was reviewed by the applicable City departments. No comments were issued regarding the amendment request.

Planning Department Staff Report

Staff Analysis

The Future Land Use Plan is a component/element of the 2030 Comprehensive Plan. It is a holistic view of Georgetown and provides guidance for land uses in a more broad based approach (as opposed to zoning). The Future Land Use Map provides guidance for zoning decisions. It does not necessarily reflect the present use of land or existing zoning district designations. Rather, the Future Land Use Map depicts the array and distribution of land uses as they are expected to exist in 2030.

The UDC identifies that amendments to the 2030 Plan may be considered when the request maintains sound, stable, and desirable development that is consistent with the goals and policies of the 2030 Plan.

Below is a summary of land use goals stated within the 2030 Plan used to evaluate this request.

- 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.
- Attract desired forms of balanced development, creating quality urban, suburban, and rural places that offer a choice of setting and lifestyle.
- Encourage residential developments that are well-connected to the larger community, planned and designed to compliment the heritage and natural character of the City, and offer a variety of housing types and price ranges.
- Encourage sound, compact, and quality growth, including pedestrian-friendly development patterns that incorporate mixed-uses, a variety of densities, and resource conservation while accommodating public transportation, alternative fuel vehicles, biking, and walking as convenient substitutes for automobile use.
- Encourage the staged, orderly expansion of contiguous development to coincide with the expansion of roads and infrastructure.

Additionally, the UDC establishes approval criteria in analyzing the long term effects of a Comprehensive Plan Amendment. Staff has reviewed the proposed request and has found that it partially complies with the criteria established in UDC Section 2.06.030 for a Comprehensive Plan Amendment, as outlined below:

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 Amendment promotes the health, safety, or general welfare of the City and the safe orderly, and healthful	Partially Complies	The proposed amendment would be in line with <i>Goal 1-Policies and Actions</i> of the Comprehensive Plan by promoting more compact, higher development within

Planning Department Staff Report

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
development of the City.		appropriate infill locations. While the subject site does not fall within the strict definition of an infill location due to the surrounding undeveloped land, it is located within a portion of a city (and outside of its jurisdiction) that is seeing exponential growth through the development of master planned communities. However, <i>Goal 3-Policies and Actions</i> aims to limit sprawl and promote sustainable patterns of land use, particularly along the city's fringe. Continuation of Moderate Density Residential Development in this portion of the city should be taken into consideration, particularly as remaining undeveloped large tracts of land remain between this site and the current city limits. Allowing for higher density at each end of a designated low density area may further encourage sprawl.

In addition to the approval criteria above, Section 3.04.030.B of the UDC contains the following guidelines when considering an amendment:

APPROVAL CRITERIA	STAFF COMMENTS
1. The need for the proposed change;	The proposed development for this property includes multi-family and approximately 5,500 sq.ft. or larger single-family residential lots, with densities ranging between 7 to 14 units per acre. The current FLU designation only supports residential development ranging between 1.1 and 3 dwelling units per acre. To accommodate the proposed development, a FLU map amendment is required.
2. The effect of the proposed change on the need for City services and facilities;	There is currently a 24" waterline along HWY 29 and a recently improved wastewater line along the South San Gabriel River. Both have the capacity to serve the property at the proposed Moderate Density Residential development.
3. The compatibility of the proposed changes with the existing uses and development patterns of nearby property and with the character of the neighborhood; and	The proposed amendment would not negatively impact the immediate surrounding uses as this portion of the City has developed with a mix of uses, including Single-Family Residential and Non-Commercial uses along major arterials. This proposal is consistent with the requested Future Land Use category. If the site were to have its Future Land Use Category changed, it would then match the adjacent property to the North and East, which have been developed with

Planning Department Staff Report

APPROVAL CRITERIA	STAFF COMMENTS
	commercial property along the major arterial and single-family residential neighborhoods next to or behind the commercial uses.
4. The implications, if any, that the amendment may have for other parts of the Plan.	This site is located at a place within the ETJ where growth and the provisions of public facilities has not been anticipated for approximately the next 10 years. While the proposed Future Land Use would allow a range of uses, careful consideration should be given to the development pattern from the city core to the outer fringe. Consideration should also be given to the appropriateness of Low Density Residential in the City's outer fringe along with the need for diversity in land uses and densities. The recent trend among residential development along W SH 29's is similar in characteristics to Moderate Density Residential, however these Moderate Density developments are developing in pockets intermixed with Low Density Residential developments.

Based on the findings listed above, staff finds that the requested amendment partially complies with the approval criteria. The requested Moderate Density Residential Future Land Use designation would bring the property consistent with other master planned community developments within the immediate vicinity, particularly to the north and east. However, there remains undeveloped property within this portion of the city and the current city limits. Continuing to allow higher density development within this area merits further discussion to ensure the policies align with the City's vision for the SH29 corridor.

Public Comments

As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper March 31, 2019. To date, staff has received zero (0) written comments regarding the application.

Attachments

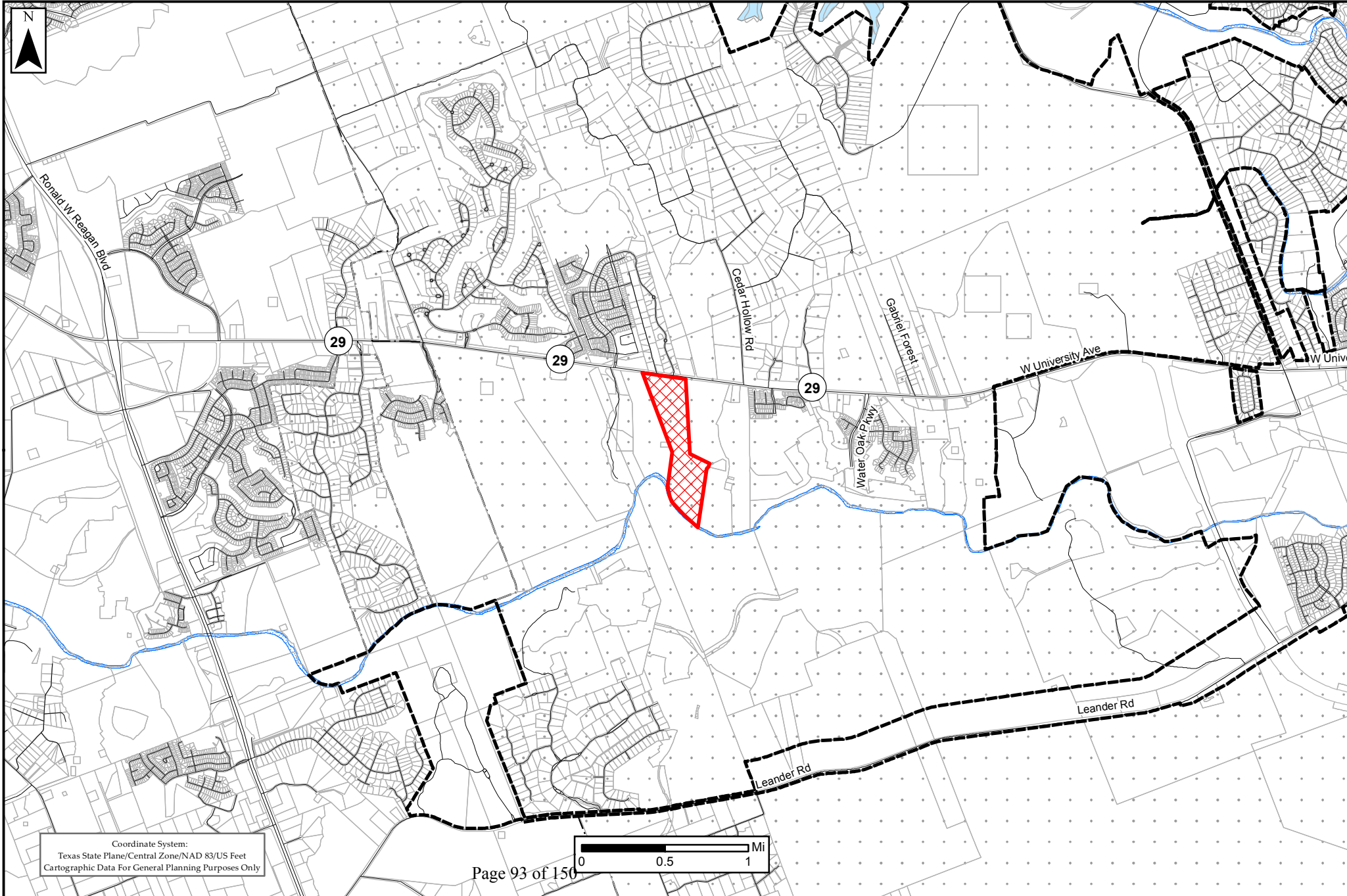
- Exhibit 1 – Location Map
- Exhibit 2 – Conceptual Land Plan Draft
- Exhibit 3 – March 26, 2019 CC Presentation

Location Map

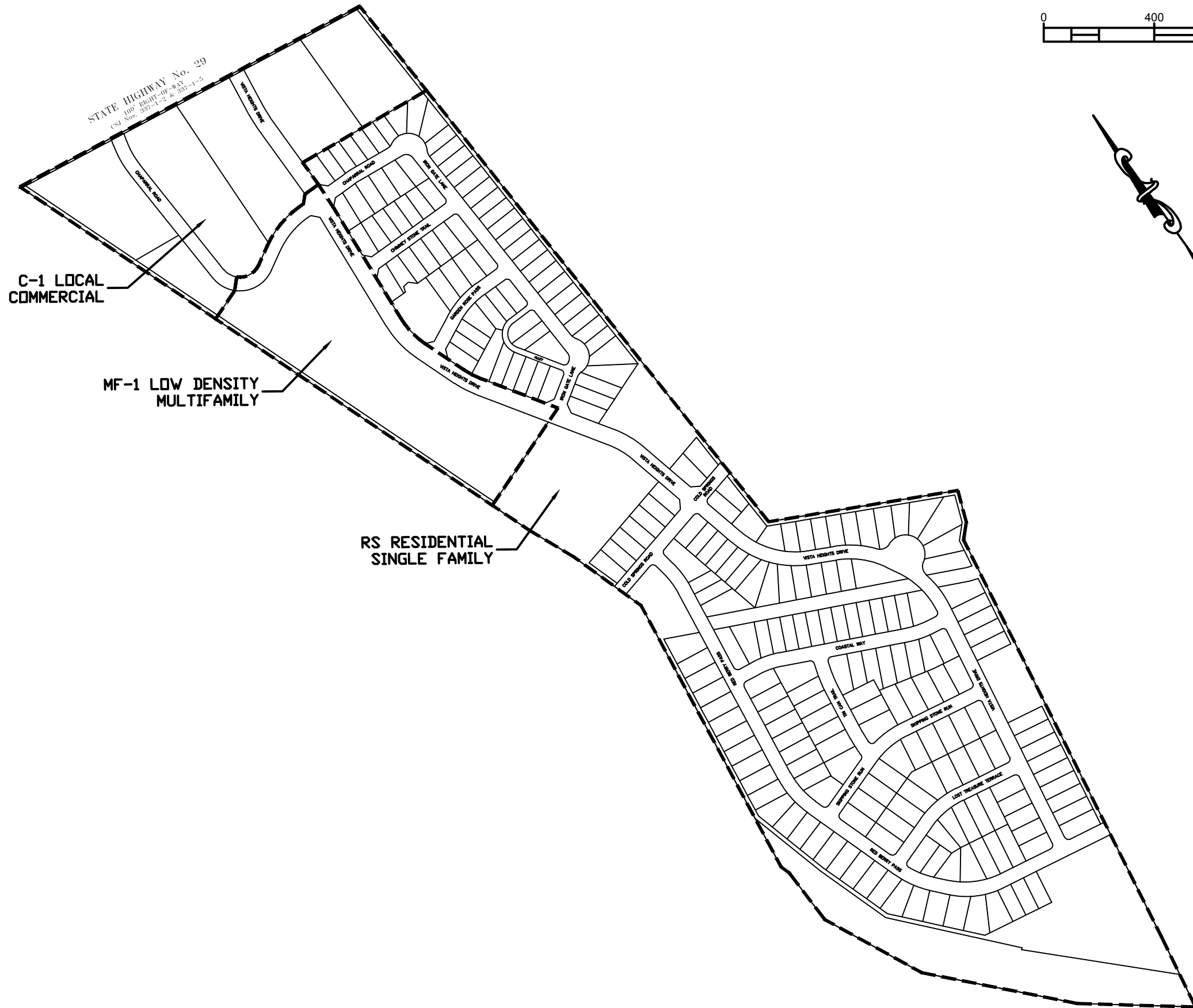
2019-3-CPA

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



CONCEPTUAL LAND USE MAP

PROJECT: COLE ESTATES	
FILE:	2/11/2019
DATE:	2/11/2019
SCALE:	JWG
DESIGNED BY:	BLH
DRAWN BY:	JWG
CHECKED BY:	
REVISED BY:	

COLE ESTATES WEST HIGHWAY 29 GEORGETOWN, TEXAS			
NO.	BY	DATE	REVISION

GRIFFITH CONSULTING ENGINEERING SURVEYING PLANNING ENGINEERING FIRM # F-10052 SURVEYING FIRM # 101699-00 4000 SENDERO SPRINGS ROUND ROCK, TEXAS 78681 (512) 626-0023 EMAIL: jwg@gcons.net

--

SHEET
OF

Cole Estates 2019-1-ANX

City Council
March 26, 2019

Item(s) under consideration

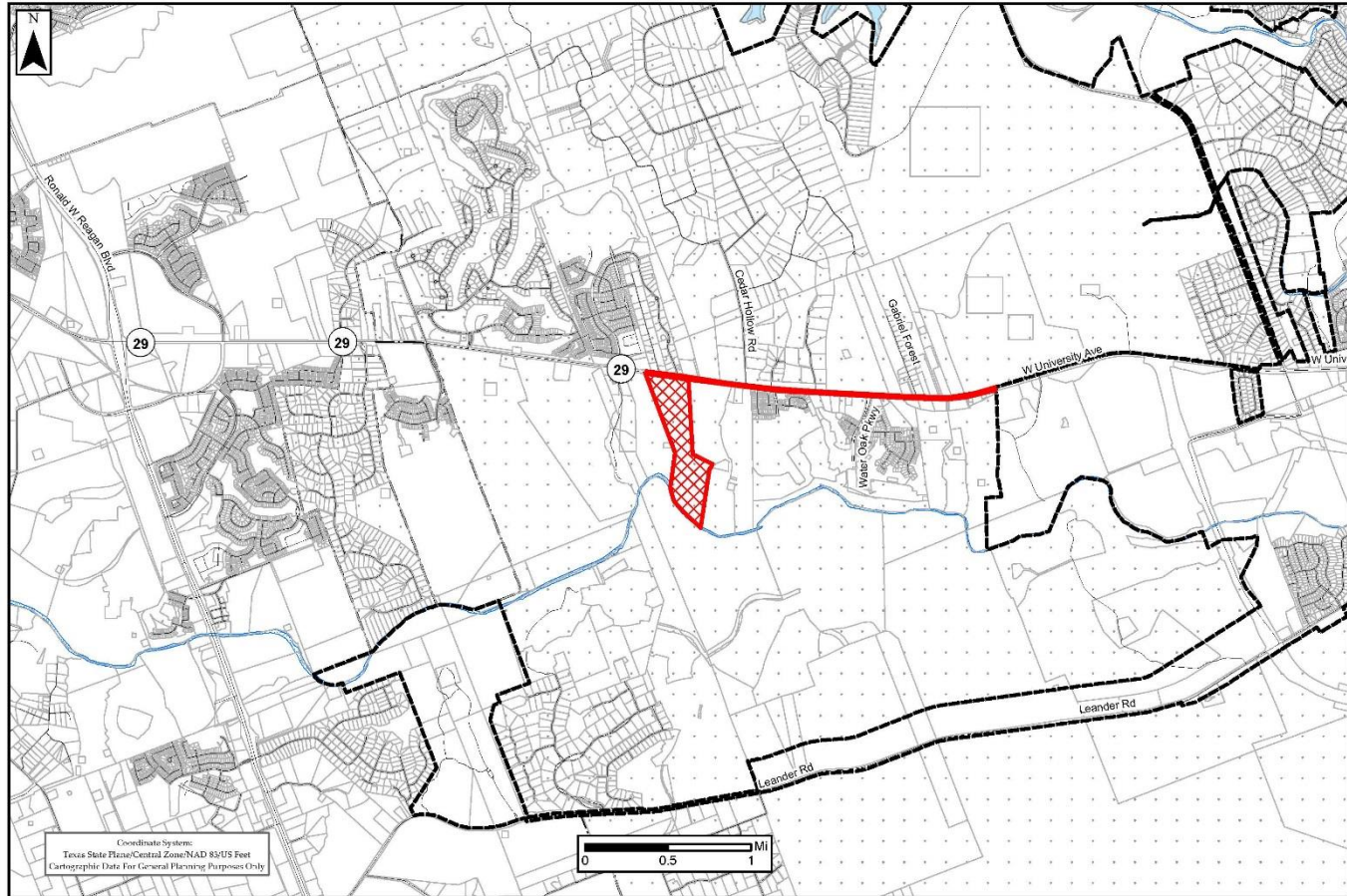
- 2019-1-ANX
 - Consideration and possible action to approve a Resolution granting the petition for the voluntary annexation of an approximate 126.06-acre tract of land consisting of approximately 100.390 acres in the Isaac Donagan Survey, Abstract No. 178, and approximately 25.670 acres of State Highway 29 (SH 29), a right-of-way of varying width of record described to the State of Texas, designation of initial zoning of Local Commercial (C-1) (15.613 acres), Residential Single-Family (RS) (72.958 acres), and Low Density Multi-Family (MF-1) (11.819 acres) zoning districts, and directing publication of notice for proposed annexation, for the property generally located at 4901 West SH 29 to be known as Cole Estates.

Location Map



Location Map 2019-2-ANX Exhibit #A

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



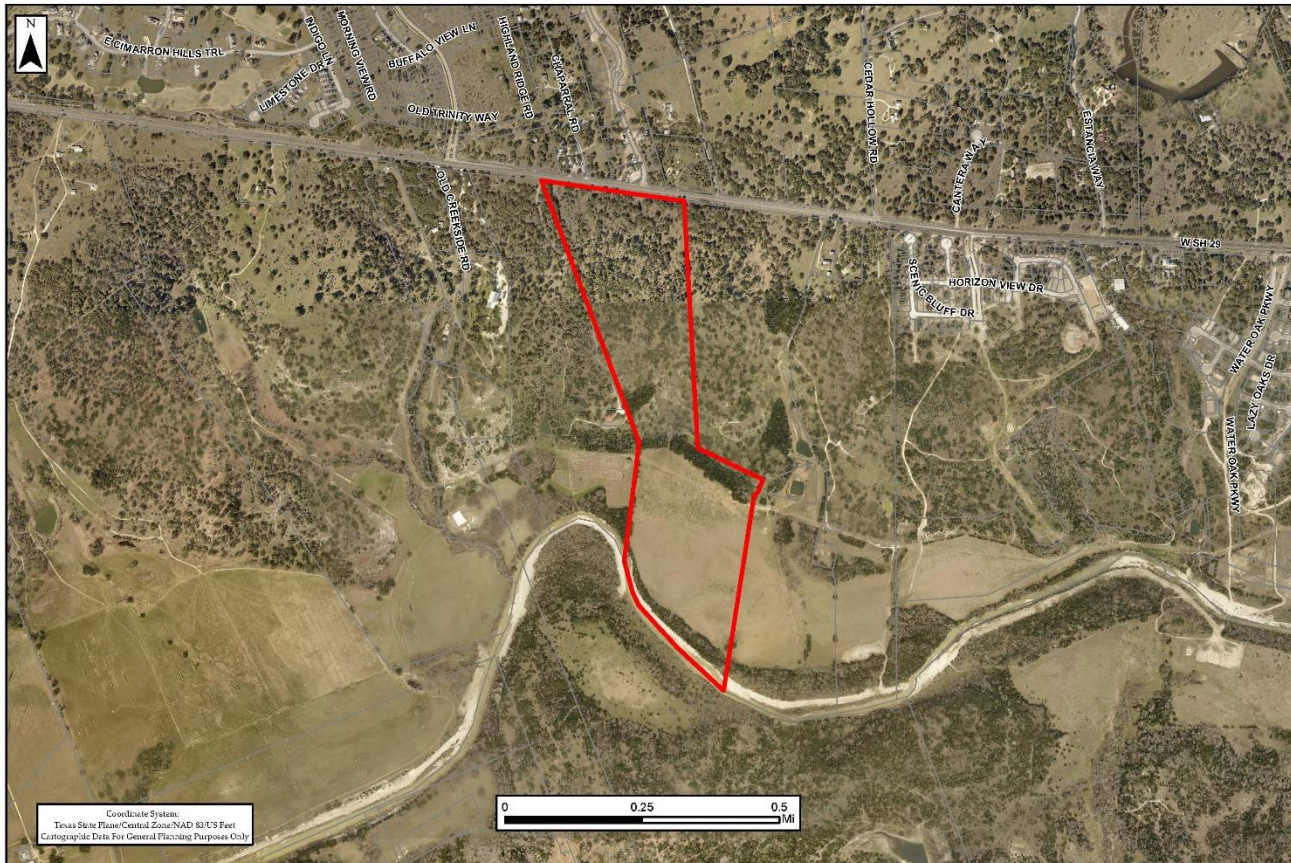
Aerial Map



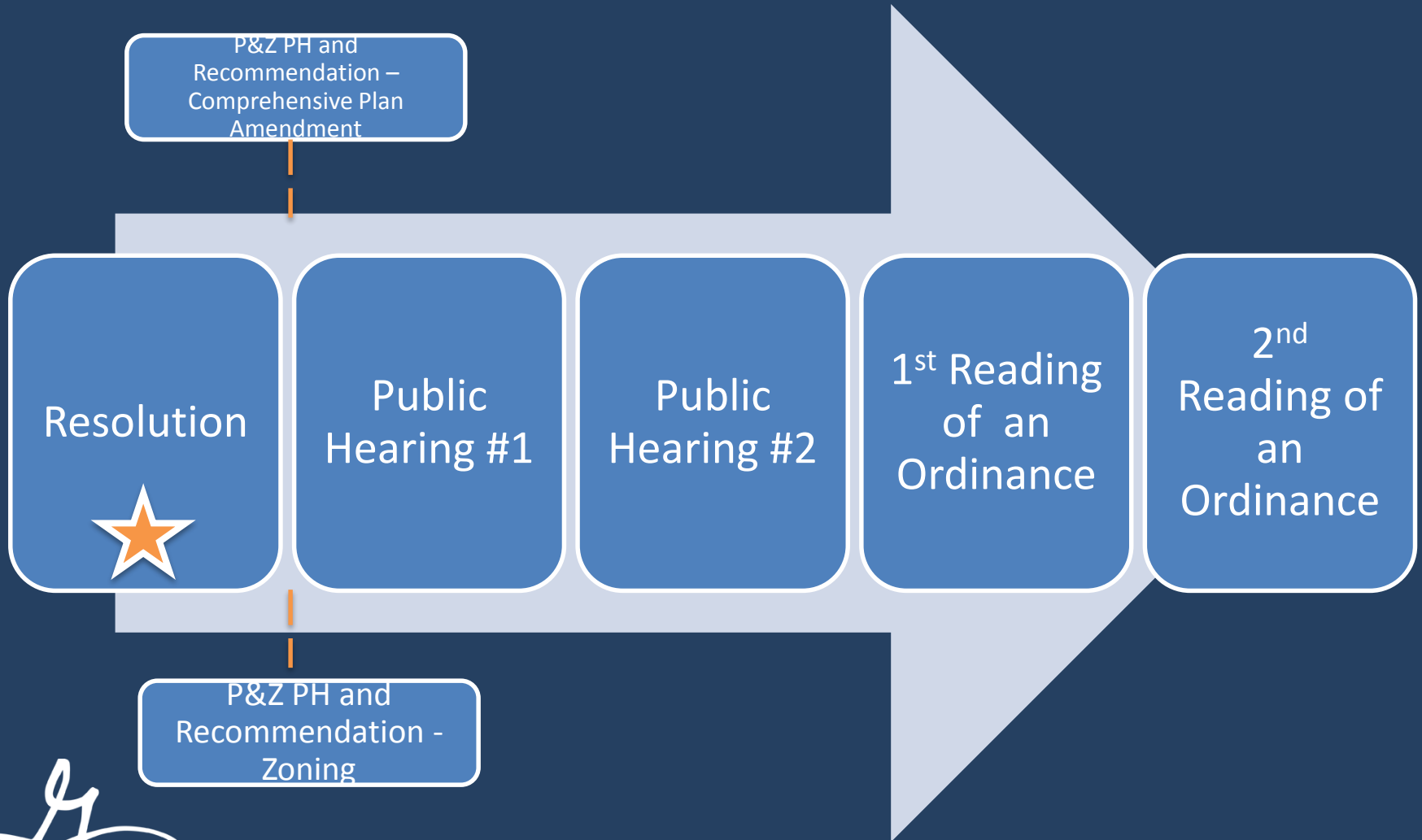
2019-2-ANX

Aerial

Legend
 Site
 City Limits



Annexation Process



Tentative Schedule

- ❑ **March 26, 2019: Resolution granting the Petition for Annexation with initial zoning designations**
- ❑ **May 21, 2019: Planning & Zoning Public Hearing (initial zoning designations only)**
- ❑ **June 11, 2019: 1st Public Hearing held at City Council Meeting @ 3pm**
- ❑ **June 11, 2019: 2nd Public Hearing held at City Council Meeting @ 6pm**
- ❑ **July 9, 2019: 1st Reading of Ordinance at City Council Meeting**
- ❑ **July 23, 2019: 2nd Reading of Ordinance at City Council Meeting**

Summary

- A Resolution of the City Council of the City of Georgetown, Texas, granting a petition for the voluntary annexation of an approximate 126.06-acre tract of land consisting of approximately 100.390 acres in the Isaac Donagan Survey, Abstract No. 178, and approximately 25.670 acres of State Highway 29 (SH 29), a right-of-way of varying width of record described to the State of Texas, designation of initial zoning of Local Commercial (C-1) (15.613 acres), Residential Single-Family (RS) (72.958 acres), and Low Density Multi-Family (MF-1) (11.819 acres) zoning districts, and directing publication of notice for proposed annexation, for the property generally located at 4901 West SH 29 to be known as Cole Estates.

City of Georgetown, Texas
Planning and Zoning
April 16, 2019

SUBJECT:

Public Hearing and possible action on proposed amendments to Chapter 6, Residential Development Standards, Chapter 8, Tree Preservation, Landscaping and Fencing, and Chapter 13, Infrastructure and Public Improvements, of the Unified Development Code relative to the parkland dedication requirements (Amendment No. 3). Sofia Nelson, CNU-A, Planning Director, and Kimberly Garrett, Parks and Recreation Director.

ITEM SUMMARY:

Parkland dedication is one of the many standards a municipality may impose for all residential subdivisions and development of land within its jurisdiction to promote the health, safety, morals, or general welfare, as well as the safe, orderly, and healthful development of the municipality. This is accomplished by ensuring that new residential development is adequately served by essential public facilities and services, including park and recreational facilities. Development seeking or requiring public facilities must be in accordance with the Comprehensive Plan, to include the Parks Master Plan and Regional Trail Master Plan, and meet the minimum standards of the Unified Development Code (UDC).

To continue with these goals and policies, the City Council directed staff to review and update the UDC's standards and current parkland dedication requirements as part of the 2016 and 2018 UDC Annual Review processes. The purpose of this amendment is to incorporate needed changes and recommendations from the Parks and Recreation Advisory Board to ensure consistency with the Parks Master Plan.

Proposed Amendments:

Proposed changes to the UDC include an increase in the fee in lieu of parkland dedication fee to reflect real land values; inclusion of a park improvement fee so that the cost of building the park is on the residential developer rather than the City; and allowing partial credit for private neighborhood parks meeting certain criteria (Exhibit A). A summary of the proposed amendments have been included as Exhibit B.

On March 6, 2019, the Planning Department hosted an Open House on various UDC Amendments, to include the potential changes to the parkland dedication requirements to address questions and obtain public input. Comments received are included as Exhibit C.

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC). Staff has determined that the proposed amendments meet the criteria established in UDC Section 3.05.050 for a Text Amendment. Particularly, staff finds:

1. The proposed amendments promote the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City by continuing to ensure new residential development is adequately served by essential public facilities and services, including park and recreational facilities.
2. The proposed amendments are consistent with the Comprehensive Plan as the revised standards further implement the policies and recommendations of the Parks Master Plan by ensuring new parks and recreational facilities meet the level of service and minimum standards of neighborhood parks;
3. The proposed amendments are necessary to address conditions that have changed in the City as a

result of growth, current park inventory, and level of service needed to serve future residents as recommended from the Parks Master Plan (5 acres for every 1,000 residents for a neighborhood park);

4. The proposed amendments would positively impact the community by ensuring adequate parks and recreational facilities serve future residents of the City and its extraterritorial jurisdiction; and
5. The proposed amendments are in conformance with other applicable Sections of the City Code.

Public Comments:

As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper (March 24, 2019). As of the publication date of this report, staff has not received additional comments from the March 6, 2019 Open House (Exhibit C).

UDC Advisory Committee Recommendation:

At their April 10, 2019 meeting, the UDCAC unanimously recommended approval of the proposed amendments.

Parks and Recreation Advisory Board:

At their April 11, 2019 meeting, the Parks and Recreation Advisory Board unanimously recommended approval of the proposed amendments.

Next Steps:

The proposed amendments will be considered on the following dates:

- April 10, 2019 - Consideration and recommendation by the UDC Advisory Committee - COMPLETE
- April 11, 2019 - Consideration and recommendation by the Parks and Recreation Advisory Board - COMPLETE
- April 16, 2019 - Consideration and recommendation by the Planning and Zoning Commission
- April 23, 2019 - Consideration by the City Council
- May 14, 2019 - Consideration and Final Action by the City Council

FINANCIAL IMPACT:

Proposed amendments to the parkland dedication requirements include revisions to the rate to calculate fee-in-lieu of dedication to match current median land value within the City's jurisdiction, as well as inclusion of a new Park Improvement Fee to develop dedicated public parkland.

SUBMITTED BY:

Andreina Dávila-Quintero, AICP, Current Planning Manager

ATTACHMENTS:

	Description	Type
□	Exhibit A - Parkland Dedication Requirements Proposed Amendments	Exhibit
□	Exhibit B - Parkland Dedication Requirements summary of proposed changes	Backup Material
□	Exhibit C - Public Comments	Backup Material

Chapter 6 - RESIDENTIAL DEVELOPMENT STANDARDS

SECTION 6.06. - COMMON AMENITY AREA

Sec. 6.06.010. - Applicability.

The provisions of this Section apply to:

A. ~~Townhouses;~~

~~B. —~~ Attached ~~or detached~~ multifamily development;

~~C.~~ Manufactured housing parks; and

~~D.~~ Any development type where three or more ~~than two~~ dwelling units are located on ~~the same a single lot or~~ parcel, with each dwelling unit located in a structure with three or more dwelling units.

Chapter 8 - TREE PRESERVATION, LANDSCAPING AND FENCING

SECTION 8.02. - TREE PRESERVATION AND PROTECTION

Sec. 8.02.050. - Tree Preservation Incentives and Priorities.

A. Tree Preservation Incentives.

2. Parkland Dedication Credit.

The Parkland dedication requirement, ~~detailed in Section 13.05 of this Code,~~ may be reduced if a Heritage Tree is saved within the dedicated Parkland ~~area~~ lot in accordance with Section 13.08 of this Code, subject to approval by the Parks and Recreation Director. ~~The parkland dedication credit will be a 15 dwelling unit reduction in the number of units used to calculate the parkland dedication requirement for each Heritage Tree saved within the parkland. Trees counted towards this credit shall have their entire CRZ located within the parkland area. Heritage Trees within the 100 year floodplain do not count toward this credit.~~

Chapter 13 - INFRASTRUCTURE AND PUBLIC IMPROVEMENTS

SECTION 13.08. – PARKLAND

Note: Section 13.08, Parkland, is being revised in its entirety and replaced with a new Section 13.08, Parkland.

Sec. 13.08.010. - Purpose

The purpose of this Section is to provide parks, open spaces, and trails that implement the Georgetown Parks, Recreation and Trails Master Plan. The Georgetown City Council has determined that parks, open spaces and trails are necessary and in the public welfare, and that the adequate procedure to provide for same is by integrating standards into the procedures for planning and developing property.

Sec. 13.08.020. - Applicability

The provisions of this section shall apply to the development of a tract of land for any residential use of five (5) or more lots or dwelling units within the city limits and the extraterritorial jurisdiction (ETJ). For the purposes of this Section, lots and dwelling units are interchangeable for determining the Parkland dedication requirements.

Sec. 13.08.030. - Requirements for Parkland Dedication**A. Dedication of Public Parkland Required.**

1. A developer of a tract of land for residential use of five (5) or more lots shall set aside and dedicate to the public sufficient and suitable land for the purpose of public Parkland.
2. The minimum acreage of Public Parkland required shall be as follows:
 - a. For development with one (1) or two (2) dwelling units on a lot: one (1) acre for each eighty (80) dwelling units, or fraction thereof.
 - b. For development with three (3) or more dwelling units on a lot: one (1) acre for each one hundred ten (110) dwelling units, or fraction thereof.
3. The land to be dedicated shall form a single lot with a minimum area of three (3) acres.
4. Exemptions.
 - a. When two (2) or more, but less than three (3), acres of land would be required to satisfy the Public Parkland dedication requirements, the Parks and Recreation

Exhibit A

Director may approve parkland less than three (3) acres if it is determined that it would be in the public interest, and/or accept a financial contribution in lieu of dedication of public Parkland to meet the dedication requirements of this Section.

- b. A developer shall make a financial contribution in lieu of dedication of public Parkland when:
 - i. No portion of the development is located within the city limits; or
 - ii. Less than two (2) acres of land would be required to satisfy the Parkland dedication requirements.
- c. The rate required for the financial contribution shall be in accordance with the adopted fee schedule. The fee shall be reviewed on annual basis to ensure accuracy and value.

B. Park Development Fee

- 1. In addition to the dedication of Public Parkland or fee-in-lieu, a developer shall pay a Park Development Fee to ensure that the public Parkland will be sufficiently developed for park use.
- 2. The amount for the Park Development Fee shall be in accordance with the adopted fee schedule and based on the level of service for the public Parkland.
- 3. Alternative Standards.
 - a. When two (2) or more acres of land are proposed to satisfy the Parkland dedication requirements, the Parks and Recreation Director may consider a proposal from an applicant to construct park improvements on Public Parkland in lieu of paying, in whole or in part, the Park Development Fee.
 - b. Park improvements shall include the minimum number of facilities listed in Table 13.08.030.C.3.b:

Table 13.08.030.C.3.b

Parkland Acreage	Minimum number of facilities
3 or less	4
4-6	5
7-9	6
10 or more	7

- c. Park improvement facilities shall be selected from those listed below:
 - i. Age appropriate playground equipment with adequate safety surfacing around the playground.
 - ii. Unlighted practice fields for baseball, softball, soccer, and football.
 - iii. Unlighted tennis courts.
 - iv. Lighted or unlighted multi-purpose courts for basketball and volleyball.
 - v. Improved multiuse green space.
 - vi. Picnic areas with benches, picnic tables and cooking grills.
 - vii. Shaded pavilions and gazebos.
 - viii. Jogging and exercise trails.
 - ix. Other facilities as approved by the Parks and Recreation Director.
- d. When construction of park improvements is proposed, all park improvements shall comply with the Parks Master Plan, Section 13.08.040 of this Code, and applicable City regulations.

C. Credit for Private Parks

1. Where privately-owned and maintained parks or other recreational facilities with non-exclusive private amenities are proposed for a single-family, two-family, townhome, or detached multi-family residential development, the Parks and Recreation Director, after recommendation from the Parks and Recreation Board, may grant a credit of up to fifty percent (50%) of the required Public Parkland dedication and Park Development Fee.
2. Privately-owned and maintained parks or other recreational facilities shall meet the following minimum standards:
 - a. The park or recreational facility shall have a minimum lot area of two (2) acres; and
 - b. The park or recreational facility shall include the minimum number and type of facilities outlined in subsection 13.08.030.B.3; and
 - c. The park or recreational facility shall comply with the Parks Master Plan, subsection 13.08.040, and other applicable City regulations.

3. Privately-owned and maintained parks or other recreational facilities for a single-family, two-family, townhome, or detached multi-family subdivision shall be identified on the Subdivision Plat as a private open space lot.
4. Privately-owned and maintained parks or other recreational facilities shall be owned and managed by a mandatory Homeowners Association (HOA), or similar permanent agency, and subject to restrictive covenants that state the following:
 - a. The land shall be utilized for Parkland or open space in perpetuity.
 - b. Each property owner within the subdivision encumbered by the restrictive covenants shall be required to pay dues and/or special assessments for the maintenance of the private park or recreational facility.
 - c. If the responsible agency dissolves, cannot fulfill its obligations or elects to sell, transfer or otherwise divest itself of the land, the City shall have the right of first refusal on acquiring the property. If the City elects to acquire the land, said land shall be transferred at no cost to the City and in accordance with Section 13.08.050, Method of Dedicating Parkland.
 - d. The cessation of the privately-owned and maintained park or other recreational facility shall be prohibited until such time as the declarant cedes control of the responsible agency to purchasers of properties within the subdivision, and then only upon amendment to the restrictive covenants approved by $\frac{3}{4}$ of the members of the responsible agency.

D. Credit for Heritage Tree Preservation

1. The parkland dedication requirement may be reduced if a Heritage Tree is saved within the dedicated Parkland lot; however, the required Parkland lot shall not be less than three (3) acres, unless the Parks and Recreation Director determines it to be in the public interest.
2. The Parkland dedication credit shall be a 15-dwelling unit reduction in the number of units used to calculate the Parkland dedication requirement for each Heritage Tree preserved within the Parkland lot.
3. Heritage trees counted towards this credit shall have their entire critical root zone (CRZ) located within the Parkland lot.
4. Heritage trees within the 100-year FEMA or calculated floodplain shall not count towards this credit.

Sec. 13.08.040. – Location, Site and Development Standards for Public Parkland.

- A. Any land to be dedicated to meet the requirements of this Section shall be suitable for public parks and recreational activities as determined by the Parks and Recreation Director, and comply the following standards and requirements:
1. The Parkland lot shall be centrally located within the development, when practicable. Where existing or accepted public Parkland is located adjacent to the development, the Parkland lot may abut the existing or accepted public Parkland provided it results in the creation of a larger park as approved by the Parks and Recreation Director.
 2. In unique circumstances, as approved by the Parks and Recreation Director, a developer may propose dedication of land located outside the development boundary to meet the provisions of this Section. In this event, the land proposed to be dedicated shall be located within the same Benefit Zone as the development, and the value of the land shall be equal to the land or fee-in-lieu of land that would be dedicated within the development.
 3. Where a residential subdivision is proposed to be developed in phases, the Parkland lot shall be located within the first phase of the development. If the required public Parkland is proposed to be outside of the first phase, the first phase may be approved provided that fee-in-lieu of dedication is paid for the number of lots within that phase. In this event, the fee paid may be credited towards the required Park Development Fee for the subsequent phase(s) of the development.
 4. The Parkland lot shall have a minimum lot width and street frontage of two hundred (200) feet. When practicable, the Parkland lot shall be a corner or multi-frontage lot with a minimum street frontage of two hundred (200) feet on two (2) streets.
 5. The Parkland lot shall only be located along street(s) where on-street parking may be accommodated on both sides of the street.
 6. A minimum of fifty percent (50%) of the Parkland lot shall not exceed a twenty percent (20%) grade. A slope analysis exhibit shall be provided to the Parks and Recreation Director.
 7. Areas within the FEMA or calculated 100-year floodplain may be dedicated in partial fulfillment of the dedication requirement not to exceed fifty percent (50%). When area within the floodplain is proposed to be dedicated, a minimum of two (2) acres of land, with a minimum width of one hundred (100) feet, shall be located outside the floodplain to satisfy the Parkland dedication requirements.
 8. Parkland lots with the following conditions shall not be accepted unless approved by the Parks and Recreation Board:

- a. The lot is primarily accessed by a cul-de-sac.
 - b. The lot is hindered by utility easements or similar encumbrances that make development of the land unfeasible. This does not include required public utility easements pursuant to Section 13.03 of this Code.
 - c. The lot is encumbered by sensitive environmental species or habitat areas.
 - d. The lot contains stormwater facilities. Where stormwater facilities are proposed, stormwater facilities must be designed as a park amenity.
9. A minimum of two-inch water service line and six-inch gravity wastewater service line shall be provided at one of the property lines in a location approved by the Parks and Recreation Director.
10. Sidewalks in accordance with Section 12.07 of this Code shall be provided along all street frontages.

B. Alternative Site and Development Standards

1. Alternative design standards for public Parkland may be proposed and submitted to the Parks and Recreation Director, provided the intent of the requirements of this Section are met.
2. Prior to submitting an application for development, the Applicant shall complete the following:
 - a. Provide a letter to the Parks and Recreation Director that details the alternative design for Parkland dedication and why it is equal to or better than the minimum standards; and
 - b. Conduct a site visit with the Parks and Recreation Director to review the proposal.
3. The Parks and Recreation Director shall review the alternative design based on Section 13.08.030, Requirements for Parkland Dedication, and Section 13.08.040, Design Standards for Parkland, of this Code and present the proposed alternative design to the Parks and Recreation Board for a recommendation to the Parks and Recreation Director.
4. The Parks and Recreation Director shall approve, approve with conditions, or disapprove the request.

13.08.050. Method of Dedicating Parkland

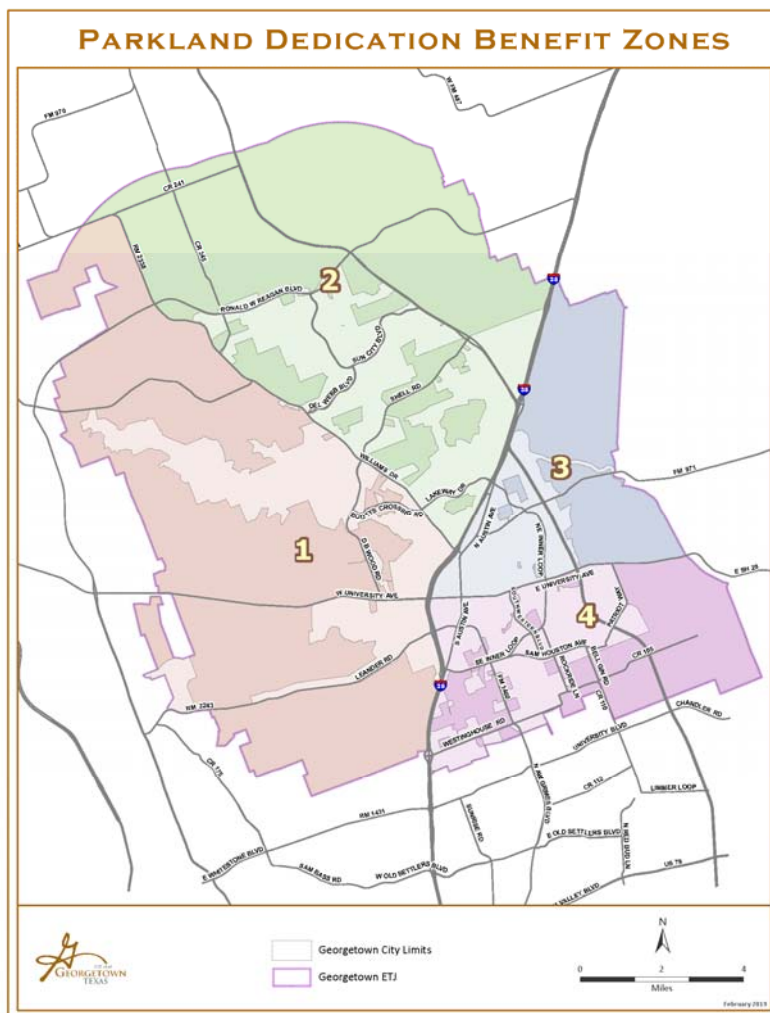
- A. Land to be dedicated for public Parkland shall be identified on the Preliminary Plat, Final Plat, and Subdivision Construction Plans. When construction of park improvements and/or private parks is proposed, all amenities shall be identified on the Subdivision Construction Plan or Site Development Plan, as applicable. Fiscal surety in the amount equal to the Park Improvement Fee shall be provided prior to approval of Subdivision Construction Plan or Site Development Plan, as applicable, for the park improvements on public Parkland.
- B. Prior to acceptance of the public Parkland, the following conditions shall be met:
1. Land shall be in good condition, including the removal of all debris and dead plant materials, and utility services, sidewalks and other public improvements installed. Any land disturbed by activities not related to park development shall be restored and the soil stabilized in a method approved by the Parks and Recreation Director in accordance with the requirements of this Code.
 2. Parkland Development Fee shall be paid. When construction of improvements on the public parkland is approved, park improvements shall be constructed and accepted by the City at the time of acceptance of all other public improvements, when required, or final site inspection.
- C. Prior to recordation of the Final Plat, the following conditions shall be met:
1. Land accepted for dedication under the requirements of this Section shall be conveyed by warranty deed, transferring the property in fee simple to the City of Georgetown, Texas, and shall be free and clear of any mortgages or liens at the time of such conveyance.
 2. A copy of the warranty deed and other Parkland dedication documents as outlined in the Development Manual shall be provided to the Parks and Recreation Director.
- D. When financial contribution in lieu of dedication of public Parkland is approved as meeting the requirements of this Section, no Final Plat may be recorded or Site Development Plan approved, as applicable, until payment has been accepted by the City.

13.08.060. Park Fund Established

- A. A separate fund entitled "Park Fund" has been created to hold in trust money paid to be used solely and exclusively for the purpose of purchasing and/or improving public parks and recreational lands, and shall not be used for maintaining or operating park facilities or for any other purpose.

Exhibit A

- B. Where financial contribution is received in lieu of land dedication, the financial contribution and Park Development Fee shall be expended on a neighborhood park located in the Benefit Zone where the development is located. In the event there is not a suitable neighborhood park within the benefit zone, the amount collected shall be expended on the closest community park or regional park in the Benefit Zone where the development is located.
- C. The City Council, based upon the recommendations of the Parks and Recreation Board, shall determine whether there are sufficient funds to acquire public Parkland and/or construct improvements. In making a determination for the acquisition of land, the conditions of Section 13.08.040 shall be taken into consideration.
- D. **Benefit Zones.** Funds shall be expended within the eligible Benefit Zones as shown in Figure 13.08.060.D.



- E. Any financial contribution paid in-lieu of the Parkland dedication requirements must be expended by the City within ten (10) years from the date received. If the City does not expend

Exhibit A

the financial contribution by the required deadline, the owners of the property may request a refund in the following manner:

1. The owners of such property must request in writing to the City such refund within one (1) year of the entitlement or such right shall be waived. Refunds shall be paid by the City within ninety (90) days of the filing of the request.
2. A refund may only be provided for the unbuilt lots for which a fee-in-lieu of dedication was paid.

Summary of proposed changes to Parkland Dedication Requirements (UDC Section 13.08)
As of March 19, 2019

Requirements	Current UDC Requirement	Proposed UDC Change
Land dedication	1 acre/50 units	1 acre/110 units for MF 1 acre/80 units for SF Based on LOS in Parks Master Plan (5 acres for 1,000 residents)
Dedication of parkland	City required to accept parkland if over 3 acres	City – 3 acres or more, must dedicate land 2-3 acres, option to accept as approved by the Parks and Recreation Director Less than 2 acres, fee in lieu. ETJ – fee in lieu
Parkland Fee in lieu of land dedication	\$200/unit for MF \$250/unit for SF	Fee per unit to be determined based on median land value of \$52,000/acre for a 3-acre neighborhood park (minimum required)
Parkland Improvement Fee	Not Applicable	Fee per unit to be determined based on estimated cost of construction to develop a 3-acre neighborhood park consistent with the Parks Master Plan (minimum required). Option to develop the park based on minimum criteria as approved by the Parks and Recreation Director
Private Park Credit	Not Applicable	Up to 50% credit provided certain criteria are met.
Design Standards		Parkland may not be accepted when: <ul style="list-style-type: none"> • Accessed primarily by cul de sac • Encumbered by utility easements • Encumbered by sensitive environmental features • The lot contains stormwater facilities. Unless approved by the Parks and Recreation Director followed by a recommendation from the Parks Advisory Board.
Floodplain	Along SG River – partial fulfillment – could be 99% All others – up to 50%	Up to 50%, with at least 2 acres out of floodplain – must have 200 feet of street frontage

Requirements	Current UDC Requirement	Proposed UDC Change
Parkland Approval	Parks Board recommends to P&Z and City Council	Meets requirements, the Director can approve. Alternative Design may be approved by the Director following recommendation by the Parks and Recreation Board. Additional language consistent with current practice.
Park Benefit Zones	19 zones	4 benefit zones – direct benefit to service area or used in a community or regional park
Parkland Fund	Expend funds in 5 years	Expend funds in 10 years

Exhibit C - Public Comments
Parkland Dedication Requirements

UDC Public Comments

Name: Larkin Town
Address: 502 S. Walnut, Georgetown TX
Email: [REDACTED]
Phone: [REDACTED]

Comment Category: COA Residential Design Standards Public Notification Parkland Dedication Multi-Family Units
(Please Circle One)

Comments:

① Although it may not be possible to build out all parks at present, the city should maintain the current parkland requirements at the higher level. This requires developers to "give back" to the community and creates "green resources for the future." →



UDC Public Comments

Name: *

Larkin Tom

Address *

Street Address

509 South Walnut

Address Line 2

City

Georgetown

Postal / Zip Code

78626

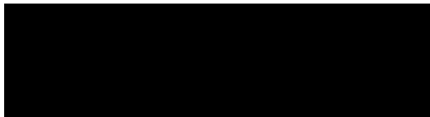
State / Province / Region

Texas

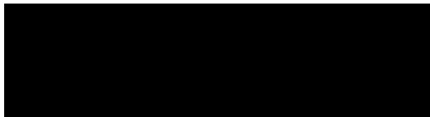
Country

US

Email:



Phone Number:



Comment Categories

Parkland Dedication

Comments:

1. Although it may not be possible to build out all parks at present, the city should maintain the current parkland requirements at the higher level. This requires developers to "give back" to the community and creates "green resources" for the future. It also impacts density.

2. HARC should maintain its current level of authority - the process can be tough sometimes but that's democracy.

City of Georgetown, Texas

Planning and Zoning

April 16, 2019

SUBJECT:

Public Hearing and possible action on proposed amendments to Chapter 6, Residential Development Standards, of the Unified Development Code relative to building standards in the multi-family residential zoning districts (Amendment No. 14). Sofia Nelson, CNU-A, Planning Director

ITEM SUMMARY:

On April 24, 2018, the City Council directed staff to update the UDC's standards and current site design requirements of the multi-family zoning districts as a part of the 2018/19 UDC Annual Review process (Amendment No. 14). The purpose of this amendment is to review the maximum number of units allowed per building, and minimum separation between buildings requirements of the Low Density Multi-Family (MF-1) and High Density Multi-Family (MF-2) zoning districts.

In 2015, the UDC was amended to add a maximum number of units per building in order to preserve building sizes that were in context with Georgetown's development pattern and avoid buildings that were large in mass and scale. Currently, the maximum number of units permitted per building is 12 in the MF-1 district and 24 in the MF-2 district. Since the adoption of this provision, City staff and developers have seen challenges in meeting these requirements due to the variation of unit sizes in one building, as well as other market and site constraints.

The minimum distance separation between buildings requirements has also posed additional challenges due to the sizes of the lots and other required site improvements, such as setbacks, landscaping, parking and impervious cover. Distance separation between buildings are imposed in order to allow for air, space and light to travel between buildings. Currently, the minimum building separation requirement is 15 feet for both districts.

Through Planned Unit Developments (PUDs) or zoning variances developers have sought relief from these standards to allow alternative designs and standards. These have included:

- Incorporating U, T, or L-shaped buildings that can accommodate greater number of units while meeting the intent of the UDC.
- Establishing a minimum building façade width.
- Allowing for wider facades where a building faces a common amenity area.
- Providing for minimum distance separation consistent with the Building Code, which varies depending on number of openings and construction materials

On February 13, 2019, the UDCAC reviewed the potential revisions that may be incorporated into the UDC and requested staff to search standards from surrounding cities. Staff found that no other city within the region do not have a maximum number of units per building requirement. In addition, the minimum building separation requirement ranged between 15 and 50 feet.

On February 26, 2019, the City Council directed staff to also review the minimum setback requirements when multi-family is adjacent to residential development in the extraterritorial jurisdiction (ETJ).

Proposed Amendments:

The proposed amendments to the UDC include (Exhibits A and B):

- Decrease the minimum building separation requirements from 15 feet to 12 feet for the Low Density Multi-Family (MF-1) to be consistent with other lower density residential districts.
- Increase the maximum number of units per building in the Low Density Multi-Family District (MF-1) from 12 to 14 units.
- Allow the maximum number of units per building to be increased provided that additional design standards are met for the Low Density Multi-Family (MF-1) and High Density Multi-Family (MF-2) districts.
- Increase the minimum side and rear setbacks when adjacent to residential development to 20 and 30 feet for the for the Low Density Multi-Family (MF-1) and High Density Multi-Family (MF-2) districts, respectively.

On March 6, 2019, the Planning Department hosted an Open House on various UDC Amendments, to include the potential changes to building standards of the multi-family zoning districts, to obtain public input. Comments received are included as Exhibit C.

Staff's Analysis:

Staff has reviewed the proposed amendments in accordance with the Unified Development Code (UDC). Staff has determined that the proposed amendments meet the criteria established in UDC Section 3.05.050 for a Text Amendment. Particularly, staff finds:

1. The proposed amendments promote the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City by continuing to ensure adequate separation between buildings within the development and adjacent residential development in the city limits and extraterritorial jurisdiction (ETJ), and incorporating standards to address massing and scale of a building(s);
2. The proposed amendments are consistent with the Comprehensive Plan as the revised standards further implement the policies and recommendations related to provision of regulations that allow variety in housing, density and design;
3. The proposed amendments are necessary to address conditions that have changed in the City due to an increase in request for deviations to these standards to allow alternative design and standards;
4. The proposed amendments would positively impact the community and environment by providing adequate spacing and design standards to mitigate the impact of multi-family uses to adjacent residential uses and surrounding area; and
5. The proposed amendments are in conformance with other applicable Sections of the City Code.

Public Comments:

As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper (March 24, 2019). As of the publication date of this report, staff has not received additional comments from the March 6, 2019 Open House (Exhibit C).

UDC Advisory Committee Recommendation:

At their April 10, 2019 meeting, the UDCAC unanimously recommended approval of the proposed amendments.

Next Steps:

The proposed amendments will be considered on the following dates:

- April 10, 2019 - Consideration and recommendation by the UDC Advisory Committee - COMPLETE

- April 16, 2019 - Consideration and recommendation by the Planning and Zoning Commission
- April 23, 2019 - Consideration by the City Council
- May 14, 2019 - Consideration and Final Action by the City Council

FINANCIAL IMPACT:

None studied at this time.

SUBMITTED BY:

Andreina Dávila-Quintero, AICP, Current Planning Manager

ATTACHMENTS:

	Description	Type
📎	Exhibit A - Multi-Family Building Standards proposed amendments	Exhibit
📎	Exhibit B - Summary of proposed changes 03.07.2019	Backup Material
📎	Exhibit C - Public Comments	Backup Material

Chapter 6 - RESIDENTIAL DEVELOPMENT STANDARDS

SECTION 6.02. - DEVELOPMENT STANDARDS

Sec. 6.02.080. - MF-1—Low Density Multifamily District.

The Low Density Multifamily District (MF-1) is intended for attached and detached multifamily residential development, such as apartments, condominiums, triplexes, and fourplexes, at a density not to exceed 14 dwelling units per acre. The MF-1 District is appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories, and may be appropriate in the moderate density residential area based on location, surrounding uses, and infrastructure impacts. Properties zoned MF-1 should have convenient access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF-1 District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multifamily or commercial districts.

A. Lot and Dimensional Standards.

MF-1 - Low Density Multifamily	

Dwelling Units per structure, maximum	12

Side Setback to residential district <u>or an existing single-family home in the ETJ that is platted and planned for residential use on the Future Land Use Map</u> , minimum feet	20

Rear Setback to R residential D district <u>or an existing single-family home in the ETJ that is platted and planned for residential use on the Future Land Use Map</u> , minimum feet	20

C. Residential Design Standards.

The design standards below apply to ~~all~~ residential development in the MF-1 District in addition to the provisions of Sections 6.05 and 6.06 of this Chapter.

1. All development within the MF-1 District shall also comply with the building design standards of Section ~~7.04~~7.03 and the lighting design standards of Section ~~7.05~~7.04 of this Code.
2. A minimum building separation of ~~15~~12 feet is required between all buildings on the site.

5. The maximum number of dwelling units per structure shall be 14 units. Buildings with more than 14 units may be allowed provided the following additional standards are met:

- a. The building does not face a public street right-of-way, residential zoning district, or public park; or
- b. The building is a non-rectangular building that has a shape similar to a "C", "U", "T", "L" or other shape as approved by the Planning Director. In this event, the length of any building façade/wall shall extend a minimum of one-third (1/3) of the primary building façade/wall.

D. Non-Residential and Accessory Design Standards.

1. Non-residential structures shall meet all of the lot and dimensional standards of the MF-1 District, in addition to the requirements of Sections ~~7.04~~7.03 and ~~7.05~~7.04 of this Code.
2. Residential accessory structures shall meet the requirements of Section ~~6.06.010~~6.05.010.

Sec. 6.02.090. - MF-2—High Density Multifamily District.

The High Density Multifamily District (MF-2) is intended for attached multifamily residential development, such as apartments and condominiums, at a density not to exceed 24 dwelling units per acre. The MF-2 District is appropriate in areas designated on the Future Land Use Plan as high density residential or mixed-use. Properties zoned MF-2 should have direct access to major thoroughfares and arterial streets and should not route traffic through lower density residential

Exhibit A

areas. The MF District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense commercial districts.

A. Lot and Dimensional Standards.

MF-2 - High Density Multifamily	

Dwelling Units per structure, maximum	24

Side Setback to Residential District <u>or an existing single-family home in the ETJ that is platted and planned for residential use on the Future Land Use Map</u> , minimum feet	30

Rear Setback to Residential District <u>or an existing single-family home in the ETJ that is platted and planned for residential use on the Future Land Use Map</u> , minimum feet	30

C. Residential Design Standards.

The design standards below apply to ~~all~~ residential development in the MF-2 District in addition to the provisions of Sections 6.05 and 6.06 of this Chapter.

1. All development within the MF-2 District shall also comply with the building design standards of Section ~~7.04~~7.03 and the lighting design standards of Section ~~7.05~~7.04 of this Code.
2. A minimum building separation of 15 feet is required between all buildings on the site.

5. The maximum number of dwelling units per structure shall be 24 units. Buildings with more than 24 units may be allowed provided the following additional standards are met:

a. No building façade/wall shall exceed 240 feet in length.

b. Building facade/wall exceeding 240 feet in length may be permitted when:

i. The building façade/wall does not face a public street right-of-way, residential zoning district, or public park; or

ii. The building is part of a non-rectangular building that has a shape similar to a "C", "U", "T", "L" or other shape as approved by the Planning Director. In this event, the length of any building façade/wall shall extend a minimum of one-third (1/3) of the primary building façade/wall.

D. Non-Residential and Accessory Design Standards.

1. Non-residential structures shall meet all of the lot and dimensional standards of the MF-2 District, in addition to the requirements of Sections ~~7.04~~7.03 and ~~7.05~~7.04.
2. Residential accessory structures shall meet the requirements of Section ~~6.06.010~~6.05.010.

Summary of proposed changes to the Low Density Multi-Family (MF-1) and High Density Multi-Family (MF-2) Building standards (UDC Section 6.02)

As of March 7, 2018

Requirements	Current UDC Requirement	Proposed UDC Revision
Maximum Number of Multi-Family Units Per Building	MF-1 12 units/building	<p>14 units/building</p> <p>Buildings with more than 14 units may be allowed provided:</p> <ul style="list-style-type: none"> • The building does not face a public street right-of-way, residential zoning district, or public park; or • The building is a non-rectangular building that has a shape similar to a “C”, “U”, “T”, “L”. The length of any building façade/wall shall extend a minimum of one-third (1/3) of the primary building façade/wall.
	MF-2 24 units/building	<p>Buildings with more than 24 units may be allowed provided:</p> <ul style="list-style-type: none"> • No building façade/wall shall exceed 240 feet in length. • Building facade/wall exceeding 240 feet in length may be permitted when: <ul style="list-style-type: none"> ▪ The building does not face a public street right-of-way, residential zoning district, or public park; or ▪ The building is a non-rectangular building that has a shape similar to a “C”, “U”, “T”, “L”. The length of any building façade/wall shall extend a minimum of one-third (1/3) of the primary building façade/wall.

Requirements	Current UDC Requirement	Proposed UDC Revision
Building Separation	MF-1 15' minimum	MF-1 12' minimum
Minimum side and rear setback to an existing single-family home in the ETJ that is platted and planned for residential use on the Future Land Use Map	MF-1 and MF-2 Not Applicable	MF-1 20 feet
		MF-2 30 feet

Exhibit C - Public Comments
Multi-Family Building Standards

UDC Public Comments

Name: Mary Calixtro

Address:

Email:

Phone:

Comment Category: COA Residential Design Standards Public Notification Parkland Dedication Multi-Family Units
(Please Circle One)

Comments: HOUSES ARE CLOSE ENOUGH, KEEP THE 15'

Exhibit C - Public Comments

UDC Public Comments

Name: *Bon Lawler*

Address:

Email:

Phone:

Comment Category: COA Residential Design Standards Public Notification Parkland Dedication Multi-Family Units
(Please Circle One)

Comments:

Building Separation stays 15'
Keep units to 12 / 24

City of Georgetown, Texas
Planning and Zoning
April 16, 2019

SUBJECT:

Public Hearing and possible action on proposed amendments to Chapter 3, Applications and Permits, of the Unified Development Code relative to public notification requirements for land use changes (Amendment No. 17). Sofia Nelson, CNU-A, Planning Director

ITEM SUMMARY:

In accordance with the Texas Local Government Code and the City's Unified Development Code (UDC), public hearing and notification is required for all zoning applications. This includes applications for a Zoning Map Amendment (rezoning), Planned Unit Development Plans (PUD), Special Use Permit (SUP) and other land use changes. Currently, minimum public notification requirements include the following:

Pursuant to Texas Local Government Code	Pursuant to UDC
Mail notices to all property owners within the city limits and 200 feet from the property subject to the zoning request	Mail notices to all property owners within the city limits and 200 feet from the property subject to the zoning request
Published notice in a local newspaper of general circulation	Published notice in a local newspaper of general circulation
	Posted notice on the property subject to the zoning request

On April 24, 2018, the City Council directed staff to review the public review and notification requirements for certain zoning requests, to include the possibility of requiring neighborhood meetings. The purpose of this revision is to identify processes and standards that would promote a more robust public review and provide the opportunity of property owners to learn, discuss and provide feedback on proposed zoning requests in advance of the required public hearing.

In addition, on February 26, 2019, the City Council directed staff to look into increasing the notification radius to 300 feet, as well as providing notification to property owners in the extraterritorial jurisdiction (ETJ).

Other cities within the region, state and across the country require varying public notifications and review requirements, including but not limited to:

- Notification to property owners beyond the 200-foot radius (i.e. 300, 400 or 500 feet);
- Notification to a Home Owner, Property Owner and/or Neighborhood Association located within the notification area;
- Notification to other agencies and entities within the notification area or that may be affected by the proposed zoning request; and
- Inclusion of additional information regarding the zoning request, to include inclusion of the applicant's contact information, on the web and/or mail notice.

On July 11, 2018, and February 13, 2019, the UDCAC reviewed the notification requirements of other municipalities, as well as potential revisions that may be incorporated into the UDC.

Proposed Amendments:

The proposed amendments to the UDC include (Exhibits A and B):

- Increase the notification buffer requirement from 200 to 300 feet.
- Include property owners located in the ETJ within the 300-foot notification buffer
- Include home owner and other similar associations registered with the City of Georgetown and located within the 300-foot notification buffer.

On March 6, 2019, the Planning Department hosted an Open House on various UDC Amendments, to include the potential changes to the notification requirements, to obtain public input. Comments received are included as Exhibit C.

Staff's Analysis:

Staff has reviewed the proposed amendments in accordance with the Unified Development Code (UDC). Staff has determined that the proposed amendments meet the criteria established in UDC Section 3.05.050 for a Text Amendment. Particularly, staff finds:

1. The proposed amendments promote the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City by promoting a more robust public review from property owners located within the City's jurisdiction that may be affected by land use changes in their vicinity;
2. The proposed amendments are consistent with the Comprehensive Plan as the revised standards further implement the policies and recommendations related to public engagement;
3. The proposed amendments are necessary to address conditions that have changed in the City;
4. The proposed amendments would positively impact the community by reaching additional property owners and associations that may also be impacted by land use changes; and
5. The proposed amendments are in conformance with other applicable Sections of the City Code.

Public Comments:

As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper (March 24, 2019). As of the publication date of this report, staff has not received additional comments from the March 6, 2019 Open House (Exhibit C).

UDC Advisory Committee Recommendation:

At their April 10, 2019 meeting, the UDCAC recommended approval (3-1) of the proposed amendments.

Next Steps:

The proposed amendments will be considered on the following dates:

- April 10, 2019 - Consideration and recommendation by the UDC Advisory Committee - COMPLETE
- April 16, 2019 - Consideration and recommendation by the Planning and Zoning Commission
- April 23, 2019 - Consideration by the City Council
- May 14, 2019 - Consideration and Final Action by the City Council

FINANCIAL IMPACT:

Proposed amendments to the public notification requirements to increase the notification buffer, as well as provide notice to property owners within the ETJ will require additional mail postage and letters to be created, which will impact the application fee of these cases to cover the cost.

SUBMITTED BY:

Andreina Dávila-Quintero, AICP, Current Planning Manager

ATTACHMENTS:

	Description	Type
▣	Exhibit A - Public Notification requirements proposed amendment	Exhibit
▣	Exhibit B - Summary of proposed changes 03.06.2019	Backup Material
▣	Exhibit C - Public Comments	Exhibit

Chapter 3 - APPLICATIONS AND PERMITS

SECTION 3.03. - PUBLIC HEARING AND NOTICE**Sec. 3.03.010. - Provision of Public Notice.**

C. Mailed Notice.**1. Generally.**

a. A notice of Public Hearing shall be sent ~~by U.S. mail~~ to owners of record of real property within ~~200-300~~ feet of the boundary of the property under consideration, as determined by the most recent municipal tax roll, and central appraisal district tax roll information.

b. A notice of Public Hearing shall be sent to home owner and other similar associations registered with the City and located within 300 feet of the boundary of property under consideration.

c. Notice of Public Hearing shall be sent by United States mail. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in United States mail at least 15 days prior to the date set for the Public Hearing or as otherwise required by the Texas Local Government Code, as amended.

2. Special Mailed Notice Required for Certain Replats.

Replats containing any area or lot that, during the preceding five years, was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot or in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot, require mailed notice to all owners of lots that are part of the original subdivision and located within 200 feet of the boundary of the property to be replatted, in the same manner as prescribed in Subsection 3.03.010.C.1.c above and in accordance with Texas Local Government Code § 212.015, as amended.

D. Posted Notice.

Exhibit A

Rezoning Notification Requirements
UDC Amendment No. 17

*** DRAFT ***
Printed on Apr. 2, 19

5. The notice may be served by the receipt of the posted notice(s) in a format approved by the Director.

Summary of proposed changes to the Public Hearing Notice requirements (UDC Section 3.03)

As of March 6, 2018

Requirements*	Current UDC Requirement	Proposed UDC Revision
Distance of Notification Area	200' notification area	300' notification area
Notification of ETJ owner of real property	Not Applicable	Notify property owners within the 300' buffer
Notification of HOAs and Neighborhood Associations	Not Applicable	Notify registered contact of HOAs and Neighborhood Associations within the 300' buffer

*Other current requirements include notification in the newspaper and sign posted on-site. No changes are proposed to these requirements.

Exhibit C - Public Comments
Public Notification Requirements

UDC Public Comments

Name:

Address:

Email:

Phone:

Comment Category: COA Residential Design Standards Public Notification Parkland Dedication Multi-Family Units
(Please Circle One)

Comments:

* 300' or adjacent street

* Shady oaks Estates (HOA)

Exhibit C - Public Comments

UDC Public Comments

Name: mary calixtro

Address:

Email:

Phone:

Comment Category: COA Residential Design Standards Public Notification Parkland Dedication Multi-Family Units
(Please Circle One)

Comments: Proposed
300' NOTIFICATION AREA

Good

COURTESY TO PEOPLE WHO RENT - IN UTILITY BILL
SHOULD ALSO BE NOTIFIED.



UDC Public Comments

Name: *

N/A

Address *

Street Address

N/A

Address Line 2

City

Georgetown

Postal / Zip Code

78626

State / Province / Region

Texas

Country

US

Email:

Phone Number:

Comment Categories

Public Notification Process

Comments:

If part of a street is in the buffer, notify all property owners on the street. Please include Shady Oaks Estates HOA in the notification database.

City of Georgetown, Texas

Planning and Zoning

April 16, 2019

SUBJECT:

Public Hearing and possible action on proposed amendments to Chapter 5, Zoning Use Regulations, of the Unified Development Code relative to multi-family, food and beverage, and auto-related uses (Amendment No. 11). Sofia Nelson, CNU-A, Planning Director

ITEM SUMMARY:

On March 11, 2003, the City Council approved Ordinance 2003-16 adopting a set of comprehensive development regulations known as the Unified Development Code (UDC), which codified various zoning and subdivision standards. Included in these standards were Zoning Use Regulations that identifies uses that may be permitted by right, subject to limitations or require approval of a Special Use Permit (SUP) for each zoning district. These uses are categorized into eight (8) categories based on similar functional, product or physical characteristics and ranges from residential to civic, commercial, industrial, transportation and other uses (UDC Chapter 5).

Revisions to the Zoning Use Regulations (Permitted Use Table) is a topic that was included in the City Council approved General Amendments List for the 2018/19 UDC Annual Review process. Since this time, the City has identified several uses to be reviewed in order to ensure the healthful and orderly development of the city, as well as the public welfare by regulating certain uses along the City's major thoroughfares, residential neighborhoods and commercial/employment centers. These uses include, but are not limited to, auto-related uses in the Local Commercial (C-1) zoning district, office/warehouse use in the General Commercial (C-3) zoning district, multi-family, detached in the Mixed Use Downtown District (MU-DT), and food establishment services in the Industrial (IN) zoning district,. In addition, City staff will look at including non-listed uses, such as commercial vehicle sales and services and micro-distillery uses.

On March 26, 2019, the City Council voted to process this amendment as an executive amendment (Resolution No. 032619-T) in accordance with UDC Section 3.05.030. Proposed amendments include (Exhibit A):

- Revising auto-related uses permitted by right in the Local Commercial (C-1) zoning district to require approval of a Special Use Permit
- Allowing detached multi-family uses in the Mixed-Use Downtown (MU-DT) zoning district subject to approval of a Special Use Permit
- Allowing food and beverage establishments in the Industrial (IN) zoning district subject to approval of a Special Use Permit
- Addition of non-listed uses (micro-distillery and commercial vehicle sales) to the Permitted Use Table
- Review of the separation requirement of 750 feet between bars/pubs/ and taverns as a condition of a Special Use Permit.

Staff's Analysis:

Staff has reviewed the proposed amendments in accordance with the Unified Development Code (UDC). Staff has determined that the proposed amendments meet the criteria established in UDC Section 3.05.050 for a Text Amendment. Particularly, staff finds:

1. The proposed amendments promote the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City by establishing standards and processes that could allow certain uses appropriate in specific zoning districts subject to compliance with specific site design standards;
2. The proposed amendments are consistent with the Comprehensive Plan as the amendments further implement the policies and recommendations of the Land Use Element;
3. The proposed amendments are necessary to address conditions that have changed in the City;
4. The proposed amendments would positively impact the community and environment by implementing specific design standards to mitigate the impact these uses may have on existing neighborhoods and commercial or industrial areas; and
5. The proposed amendments are in conformance with other applicable Sections of the City Code.

Public Comments:

As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper (March 24, 2019). As of the publication date of this report, staff has not received comments on the proposed amendments.

FINANCIAL IMPACT:

None studied at this time.

SUBMITTED BY:

Andreina Dávila-Quintero, AICP, Current Planning Manager

ATTACHMENTS:

Description	Type
<div data-bbox="164 1215 180 1243" data-label="Image"></div> <div data-bbox="289 1215 789 1243" data-label="Text">Exhibit A - Zoning Use Regulations Proposed Amendments</div>	Exhibit

Chapter 5 - ZONING USE REGULATIONS

SECTION 5.02. - RESIDENTIAL USES

Sec. 5.02.010. - Residential Uses Allowed by District.

The following use table presents the residential uses that are allowed in each zoning district, in accordance with the standards and regulations of this Code. Certain uses are allowed with limitations detailed in Section 5.02.020. The 'Notes' column of the table contains direction on the specific limitation of the particular use.

Table 5.02.010: Residential Uses

Specific Use	AG	RE	RL	RS	TF	TH	MF 1	MF 2	MH	CN	C1	C3	OF	BP	IN	PF	MUDT	MU	Notes
Household Living																			

Multifamily, Detached Dwelling Units	—	—	—	—	—	—	P	—	—	—	—	—	—	—	—	—	— <u>S</u>	See Section 4.11 <u>4.09</u>	<u>G</u>

Sec. 5.02.020. - Residential Use Limitations.

All residential uses shall meet any applicable provisions of the City of Georgetown Code of Ordinances, in addition to the following limitations:

E. Multifamily, Attached Dwelling Units.

2. A Special Use Permit, pursuant to Section 3.07, is required for attached multifamily dwelling units as designated in Table 5.02.010 and is subject to the following conditions:

- f. Attached multifamily development in all districts must also meet the building design standards of Section ~~7.04~~7.03, the lighting design standards of Section ~~7.05~~7.04, and the non-residential landscape requirements of Section 8.04.
- g. Attached multifamily development in all districts must also meet the common amenity area requirements of Section 6.06.020 and the parkland dedication requirements of Section ~~13.05~~13.08.

G. Multifamily, Detached Dwelling Units.

1. Detached multifamily dwelling units are permitted in accordance with Table 5.02.010.
2. A Special Use Permit, pursuant to Section 3.07, is required for detached multifamily dwelling units as designated in Table 5.02.010 and is subject to the following conditions:
 - a. The location and context of the detached multifamily development shall be secondary and supportive to established surrounding commercial uses, helping to facilitate an active, pedestrian friendly environment where the mixture of uses enables people to live, work, play, and shop.
 - b. Setbacks shall be in conformance with the setbacks of the district in which the detached multifamily development is proposed.
 - c. Building height shall be in conformance with the building height of the district in which the detached multifamily development is proposed.
 - d. Detached multifamily development in all districts shall also meet the building design standards of Section 7.03, the lighting design standards of Section 7.04, and the non-residential landscape requirements of Section 8.04.
 - e. Detached multifamily development in all districts must also meet the common amenity area requirements of Section 6.06.020 and the parkland dedication requirements of Section 13.08.
3. In addition to the requirements of Section 5.02.020.G.2, when reviewing the conceptual site layout required per Section 3.07, the City Council may consider and add conditions provided the requirements of the zoning district are not exceeded, to the Special Use Permit, including but not limited to the following:

Exhibit A

Zoning Use Regulations (Executive Amendment)
UDC Amendment No. 11

*** DRAFT ***
Printed on Apr. 10, 19

- a. Location of the development;
- b. Amount of lot frontage along a commercial corridor;
- c. Dwelling units per acre (maximum 24);
- d. Maximum building heights;
- e. Dwelling units per structure;
- f. Type and number of amenities;
- g. Accessory structures;
- h. Ingress and egress locations; and
- i. Landscape buffers.

SECTION 5.04. - COMMERCIAL USES

Sec. 5.04.010. - Commercial Uses Allowed by District.

The following use table presents the commercial uses that are allowed in each zoning district, in accordance with all standards and regulations of this Code. Certain uses are allowed with limitations detailed in Section 5.04.020. The 'Notes' column of the use table contains direction on the specific limitation of the particular use.

Table 5.04.010: Commercial Uses

Specific Use	AG	RE	RL	RS	TF	TH	MF1	MF2	MH	CN	C1	C3	OF	BP	IN	PF	MUDT	MU	Notes

Food and Beverage Establishments																			
Restaurant, General	—	—	—	—	—	—	—	—	—	L	L	P	L	L	— <u>S</u>	L	P		E, A
Restaurant, Drive-through	—	—	—	—	—	—	—	—	—	S	L	P	—	L	— <u>S</u>	—	S		E, A

Exhibit A

Zoning Use Regulations (Executive Amendment)
UDC Amendment No. 11

*** DRAFT ***
Printed on Apr. 10, 19

Specific Use	AG	RE	RL	RS	TF	TH	MF1	MF2	MH	CN	C1	C3	OF	BP	IN	PF	MUDT	MU	Notes
Bar, Tavern or Pub	—	—	—	—	—	—	—	—	—	S	L	L	—	—	—	—	S		F, A
Micro Brewery, or Micro Winery, <u>or Micro Distillery</u>	—	—	—	—	—	—	—	—	—	L	L	L	—	—	—	—	L		G, A

Automotive Sales and Services																			
Automobile Sales, Rental or Leasing Facility	—	—	—	—	—	—	—	—	—	—	—	S	—	—	P	—	—		S
<u>Commercial Vehicle Sales, Rental or Leasing Facility</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>S</u>	<u>—</u>	<u>—</u>	<u>P</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
Automobile Parts and Accessories Sales, Indoor	—	—	—	—	—	—	—	—	—	—	L <u>S</u>	P	—	—	—	—	—		A

Automobile Repair and Service, General	—	—	—	—	—	—	—	—	—	—	—	S	—	—	P	—	—		T <u>V</u>
Fuel Sales	—	—	—	—	—	—	—	—	—	—	L <u>S</u>	L	—	S	P	—	—		U <u>I</u>
Fuel Sales with more than ten multi-fuel dispensers	—	—	—	—	—	—	—	—	—	—	—	S	—	—	P	—	—		T <u>Z</u>
Car Wash	—	—	—	—	—	—	—	—	—	—	L <u>S</u>	P	—	S	P	—	—		V <u>U</u>

Sec. 5.04.020. - Commercial Use Limitations.

All commercial uses shall meet any applicable provisions of the City Code of Ordinances, in addition to the following limitations. Outdoor display and storage requirements, if applicable, shall be met in accordance with Section 5.09.

A. Building Size Limitation.

Commercial, retail, service, and office buildings are limited to the following maximum building size:

1. In the CN District, the floor-to-area ratio shall not exceed 0.3. The maximum building size of each building on an individual lot or parcel shall be 7,500 square feet.
2. In the C-1 District, the floor-to-area ratio shall not exceed 0.5.

F. Bar, Tavern or Pub, Dance Hall or Nightclub.

A bar, tavern, pub, dancehall, or nightclub is permitted in accordance with Table 5.04.010 and subject to the following standards and limitations:

1. The establishment shall be located no less than 300 feet from a church, public or private school or public hospital, subject to the measurements of the City Code of Ordinances.
2. ~~The establishment shall be located no less than 750 feet from an existing bar, tavern, pub, dancehall, or nightclub, subject to the measurements of the City Code of Ordinances~~Reserved.
3. The establishment is subject to the provisions of Chapter 6.40, Alcoholic Beverages, of the City Code of Ordinances.

G. Micro Brewery, ~~or~~ Micro Winery or Micro Distillery.

A micro brewery, ~~or~~ micro winery, or micro distillery is permitted in accordance with Table 5.04.010 and subject to the following standards and limitations:

1. A micro brewery, ~~or~~ micro winery, or micro distillery shall be located no less than 300 feet from a church, public or private school or public hospital subject to the measurements of the City Code of Ordinances.

2. A micro brewery, ~~or~~ micro winery, or micro distillery is subject to the provisions of Chapter 6.40, Alcoholic Beverages, of the City Code of Ordinances.

T. Fuel Sales.

A fuel sales establishment is permitted in accordance with Table 5.04.010 and subject to the following standards and limitations:

8. In addition to the requirements in Section ~~7.05~~7.04, any freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

NOTE: Subsection T1 has been renumbered and moved to Subsection Z

~~**T1. Fuel Sales with more than ten multi-fuel dispensers.**~~

~~A Special Use Permit for a fuel sales establishment with more than ten multi-fuel dispensers (20 fuel positions) shall be required in the General Commercial (C-3) zoning district pursuant to Section 3.07, and subject to the standards in subsections (T)(4) through (T)(9) above.~~

U. Car Wash.

A car wash is permitted in accordance with Table 5.04.010 and subject to the following standards and limitations:

1. A self-service car wash facility may contain a maximum of four self-service bays.
2. A fuel sales use is not allowed with either a full-service or self-service car wash.

V. ~~Reserved~~Automobile Repair and Service, General.

1. In the General Commercial (C-3) District, temporary outdoor storage of automobiles awaiting service or pick-up is permitted within the guidelines specified in Section 5.09.030. No other outdoor storage is allowed in the C-3 District.

2. In the Industrial (IN) District, all outdoor storage, except as limited in 5.09.030, is permitted.

X. ~~Reserved~~ Commercial Vehicle Sales, Rental or Leasing Facility.

Commercial Vehicle sales, rental or leasing facility is permitted in accordance with Table 5.04.010 and subject to the following standards and limitations:

1. Lighting.

Fixed lighting shall be shielded or have cut-off fixtures to prevent direct glare of beams onto any adjacent public or private property or street. Light poles shall be placed no closer than 45 feet apart.

2. Screening from Residential.

Screening, meeting the guidelines of a High Level Bufferyard, shall be provided along all lot lines abutting or adjacent to a Residential District, or when adjacent to an existing single-family home in the AG District, or when adjacent to an existing single-family home in the ETJ that is platted and planned for residential use on the Future Land Use Map.

3. Outdoor Display and Storage.

- a. Display and storage areas shall be clearly shown on the Site Plan and identified on the site.
- b. Outdoor display of commercial vehicles shall be set back a minimum of 25 feet from all lot lines abutting residentially zoned or developed property.
- c. Outdoor storage shall be located behind the front building façade of the primary structure.
- d. Permanent and temporary tent canopies may be erected over areas used for automobile sales display and shall not be considered buildings, but may not encroach into building setbacks, required parking spaces, drive aisles or bufferyards. All necessary building permits shall be required, but a revision to an existing Site Plan shall not be required if the tent canopy is located over an existing display area. All safety issues regarding fire and building codes shall be addressed.

4. Accessory Uses.

Automobile Repair and Service, Limited and General, and Automobile Parts and Accessory Sales, Indoor, shall be allowed accessory uses with a Commercial Vehicle

Exhibit A

Zoning Use Regulations (Executive Amendment)
UDC Amendment No. 11

*** DRAFT ***
Printed on Apr. 10, 19

Sales Facility. Automobile Repair and Service, General shall not be permitted on the premises of a Rental Facility and any allowed limited repairs shall be performed only within the principal building.

Z. Fuel Sales with more than ten multi-fuel dispensers.

A Special Use Permit for a fuel sales establishment with more than ten multi-fuel dispensers (20 fuel positions) shall be required in the General Commercial (C-3) zoning district pursuant to Section 3.07, and subject to the standards in subsections (T)(4) through (T)(9) above.

Chapter 16 - DEFINITIONS

SECTION 16.02. - DEFINITIONS

The following definitions describe terms found in this Code.

Commercial Use. See "Use, Commercial".

Commercial Vehicle. A vehicle or combination of vehicles used to transport passengers or property that:

1. Has a manufacturer's rated carrying weight equal to or greater than one and one-half tons;
2. Is designed to transport 16 or more passengers, including the driver;
3. Is transporting hazardous materials and is required to be placarded under 49 C.F.R. Part 172, Subpart F, as amended;
4. Is a "road tractor" as that term is defined in Chapter 541 of the Texas Transportation Code;
5. Is a "truck tractor" as that term is defined in Chapter 541 of the Texas Transportation Code;
6. Is a "pole trailer" as that term is defined in Chapter 541 of the Texas Transportation Code; or
7. Is a "semitrailer" as that term is defined in Chapter 541 of the Texas Transportation Code.

Commercial Vehicle Rental or Leasing Facility. A facility engaged in the rental of commercial vehicles, including incidental storage and limited servicing.

Commercial Vehicle Sales Facility. The sale of commercial vehicles including incidental storage, maintenance, and servicing.

Micro brewery. A retail establishment where beer is produced on the premises for in-house consumption and sale. Food sales or a restaurant may also be included, as well as associated retail sales. A microbrewery typically produces less than 15,000 barrels annually.

Micro Winery. A retail establishment where wine is produced on premises for in-house consumption and sale. Food sales or a restaurant may also be included, as well as associated retail sales. A micro winery is typically a small wine producer that generates up to 15,000 gallons of wine annually.

Exhibit A

Zoning Use Regulations (Executive Amendment)
UDC Amendment No. 11

*** DRAFT ***
Printed on Apr. 9, 19

Micro distillery. A retail establishment where alcohol is produced on the premises for in-house consumption and sale. Food sales or a restaurant may also be included, as well as associated retail sales. A micro-distillery typically produces less than 15,000 barrels annually.
