

**Notice of Meeting for the  
Planning and Zoning Commission  
of the City of Georgetown  
August 20, 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.

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

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

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

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### **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 Consideration and possible action to approve the minutes from the August 6, 2019 regular meeting of the Planning and Zoning Commission. - Mirna Garcia, Management Analyst
- C Consideration and possible action on a request for a Preliminary Final Plat Combo, consisting of approximately 3.42 acres in the William Addison Survey, Abstract No. 21, generally located at 2701 E. University Avenue (2019-23-FP) -- Ethan Harwell, Planner

### **Legislative Regular Agenda**

- D Public Hearing and possible action on a request for a Replat of part of the Original Townsite, Outlot 1, Division D, Lots 5-7, and Part of Lot 8, Block 8; Part of lots 5-8, Block 4; and Part of First, Second, and Forest Streets, in the Nicholas Porter Survey, Abstract No. 497, located at the corner of Third and Forest Street, to be known as the Riverbluff Subdivision, Lot 1, Block A (2019-14-FP) -- Andreina Dávila-Quintero, AICP, Current Planning Manager
- E Public Hearing and possible action on a request for a Subdivision Variance to waive the Sidewalk

Construction requirement of Section 12.07.010 of the Unified Development Code, for the property generally located at 801 E. 2nd Street, bearing the legal description of Lot 1, Block A, Hauser Ridge Subdivision (2019-3-WAV) -- Ethan Harwell, Planner

- F Public Hearing and possible action on a request to rezone approximately 45.819 acres in the John Berry Survey No. 3, Abstract No. 51, from the General Commercial (C-3), High Density Multi-Family (MF-2), and Townhouse (TH) zoning districts to the Planned Unit Development (PUD) district, with base zoning districts of General Commercial (C-3), and Low Density Multi-Family (MF-1) for the property generally located at the southwest corner of the FM 971 and SH 130 Toll intersection (PUD-2018-007) -- Andreina Dávila-Quintero, AICP, Current Planning Manager
- G Public Hearing and possible action on a request to rezone approximately 68.4 acres in the W. Addison Survey, Abstract No. 21, located at 900 Carlson Cove, from the Residential Single-Family (RS) zoning district to the Planned Unit Development (PUD) district, to be known as Carlson Place. (2019-1-PUD) Andreina Davila Quintero, AICP, Current Planning Manager

**H Discussion Items:**

- Updates and Announcements (Sofia Nelson, CNU-A, Planning Director)
- Update from other Board and Commission meetings.
  - GTAB - <https://government.georgetown.org/georgetown-transportation-advisory-board-gtab/>
  - UDCAC - <https://government.georgetown.org/unified-development-code-advisory-board-2/>
- Questions or comments from Alternate Members about the actions and matters considered on this agenda.
- Reminder of the September 3, 2019, Planning and Zoning Commission meeting in the Community Room at City Hall located at 808 Martin Luther King Jr. 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 as required by law, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary



City of Georgetown, Texas  
Planning and Zoning  
August 20, 2019

**SUBJECT:**

Consideration and possible action to approve the minutes from the August 6, 2019 regular meeting of the Planning and Zoning Commission. - Mirna Garcia, Management Analyst

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

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**SUBMITTED BY:**

Mirna Garcia, Management Analyst

**ATTACHMENTS:**

Description	Type
 Minutes	Backup Material

City of Georgetown, Texas  
Planning and Zoning Commission Meeting

**Minutes**

Tuesday, August 6, 2019 at 6:00 p.m.  
Courts and Council Building, located at 510 W. 9<sup>th</sup> Street, Georgetown, TX 78626

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

**Commissioners in training present:** Glenn Patterson; Aaron Albright

**Staff Present:** Andreina Davila-Quintero, Current Planning Manager; Nat Waggoner, Long Range Planning Manager; Ethan Harwell, Planner; Mirna Garcia, Management Analyst

Chair Brashear called the meeting to order at 6:00 p.m. and Commissioner McCord led the pledge of allegiance.

**A. Public Wishing to Address the Board**

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. Consideration and possible action to approve the minutes from the July 16, 2019 regular meeting of the Planning and Zoning Commission. – Mirna Garcia, Management Analyst**

Chair Brashear stated that there was an error in the minutes regarding the approval score for Items C and D. The minutes indicate approval of (9-0), but it should be changed to (7-0).

**C. Consideration and possible action on a Final Plat with Major Deviations from the Approved Preliminary Plat for Sun City Neighborhood 70, consisting of approximately 13.89 acres in the Frederick Foy Survey, Abstract No.229, generally located at 195 Silver Spur Boulevard (2019-21-FP). – Ethan Harwell, Planner**

**Motion by Stewart to recommend approval of the Consent Agenda, with a modification to Item B July 16, 2019 minutes; reflect the vote change from (9-0) to (7-0) for Items C and D. Second by Commissioner Bargainer. Approved (7-0).**

**Legislative Regular Agenda**

**D. Continued from the July 16, 2019, Planning and Zoning Commission Meeting:**

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the Permanent Mobile or Outdoor Food Vendor specific use within the Mixed-Use Downtown (MU-DT) zoning

district on the property located at 201 E 9<sup>th</sup> St. bearing the legal description of Lot 6, Block 9, Glasscock Addition. – Andreina Davila-Quintero

Chair Brashear asked Davila-Quintero about the process for this application because it was an item from the previous meeting. Davila-Quintero indicated that it is up to the Chair to determine if a Public Hearing will be opened. Chair Brashear stated would like the staff report to be presented.

Dávila-Quintero presented the staff report. The applicant is requesting a Special Use Permit (SUP) for the specific use of “Permanent or Outdoor Food Vendor” within the Mixed-Use Downtown zoning district for the operation of the John Mueller Black Box Barbecue food truck. This Special Use Permit application is unique in that it is the first request submitted since the adoption of the new Mobile Food Vendor ordinance. Prior to this ordinance, Mobile Food Vendors were permitted with the approval of a Temporary Use Permit that was valid for three months and the option to reapply for a new Temporary Use Permit. The applicant has a Temporary Use Permit for the current operation and is now requesting approval to permanently operate their food establishment at the current location in compliance with all Unified Development Code regulations. As a permanent mobile food vendor establishment site features and amenities such as restrooms, parking, utility connections and food truck manager will be provided on site.

Commissioner Bargainer asked if there was any consideration related to mobile food vendors previously. Davila-Quintero indicated that the last discussion occurred in 2017 when the ordinance was amended.

Commissioner Bargainer also asked about compliance related to HARC. Davila-Quintero indicated that because this is for a mobile food vendor and not for the structure itself, there is no required approval from HARC.

Commissioner McCord asked about the restroom facilities, and whether they would need to comply with international building code standards. Davila-Quintero stated that they will have to comply, as those facilities are defined in the building code. There has to be a permanent structure. Commissioner McCord also asked if the applicant is selling beer and if a permit is required. Davila-Quintero answered that staff has not been notified of that but the applicant can also answer that question.

Chair Brashear had questions about the applicant’s original temporary license, and wanted to know why the window of time has extended over the maximum of 90 days and why an SUP application has been submitted now. Davila-Quintero explained that the applicant had a permit in 2017 which expired, and the applicant can also further explain why they applied for an SUP at this time. Davila-Quintero explained that the applicant will need to vacate the property regardless of approval/denial.

Chair Brashear requested further explanation regarding the parking spaces and parking access. Davila-Quintero stated that currently as shown, the parking does not meet code, there is no way to access parking. While the applicant has shown intent to provide parking, that does not tie in to

providing parking at the location itself. When the applicant applies for a Site Development Plan, they will have to demonstrate how parking spaces will be provided either on the property or by administrative exception to show how they will be in compliance.

Chair Brashear invited the applicant to speak.

Co-Owner, Mitzi Gomez, indicated that they reviewed the additional public comments provided by Mr. Olson. They identified misconceptions and provided further clarification regarding several issues such as the use of portable toilets, the dumpster being in close proximity to residential, use of permanent trailers, parking, smoke, and ashes. Mrs. Gomez clarified that restroom facilities will be a fixed structure. She also explained that an informal study was conducted and they observed that traffic/cars parked in the neighborhood occurred on days when Black Box was not open, and most of their customers are walk-up customers. Mrs. Gomez addressed the smoke and ash issue, by referring to a study conducted in Austin by TCEQ a few years ago where they found that smoke is not a nuisance.

The Commissioners asked the applicant several questions regarding the hours and days of operation, as well as questions related to health board issues. Mrs. Gomez indicated they are open Thursday through Sunday, and smoke for about 6 hours. She also addressed the health board questions. Chair Brashear reminded the Commission that the application is related to land use and the questions for the applicant should be related to this.

Chair Brashear opened the Public Hearing.

William Lang, public speaker, spoke on behalf of Black Box. He commented that Black Box is a vibrant business for the community, they are family friendly, and he spoke about Black Box's popularity. He is in favor of the application for Black Box.

Larry Olson, public speaker, objects the approval of the application due to the location. He spoke about the traffic and parking problem, and an increase in out of town customers which will affect the neighborhood traffic. He also discussed the proposed increase in tables and business operations open to 7 days a week. His concern related to the impact of noise, and fumes.

Kevin Sukup, public speaker, spoke about Black Box previously discussing the use of this building. However, due to delays they had to table the project. He wished he could have helped Black Box.

Peter Dana, public speaker, addressed the smell and smoke. He commented on similar issues in Austin related to this. He lives near a project that was approved several years ago and commented that sometimes things don't go as planned. He also commented on Black Box's health code issues, ashes on the ground, smoke, traffic, and noise.

Ann Seaman, public speaker, lives across the street from Black Box. Her concerns are related to people drinking alcoholic beverages and wandering around the neighborhood. She also addressed loud music, increased traffic and parking issues.

Ross Hunter, public speaker, has several concerns. He discussed the concept of good standing, meaning it shows a business is in compliance with everything required. He commented on whether Black Box is currently in good standing with the City due to being in violation of their temporary use permit. He also discussed parking and increased traffic being a problem. He also discussed the ash dumping and polluting Georgetown.

Liz Weaver, public speaker, referred to a previous City Council meeting in late 2018 where it was stated that Black Box would have to apply for an SUP. However, they did not do so until June/July 2019. In the letter of intent from the applicant, he estimates 150 customers per day and the days of operation will be from Wednesday to Sunday. Currently the business is open Thursday to Sunday. Mrs. Weaver discussed 3 concerns: the address on the application is not the correct address for their proposed site; the ashes that are dumped; and the smoke and smell. Mrs. Weaver asked local business 600 Degrees Pizzeria about their filtration system and why there is no smoke coming from their business. She explained that they have a filtration system which is in place and prevents smoke like Black Box from being released.

Chair Brashear closed the Public Hearing. He invited the applicant to provide a response to the public speakers.

Mrs. Gomez, applicant, discussed dumping of ashes. She also discussed parking and that Black Box does not sell beer to customers.

There were questions by the Commission regarding the SUP process, seeking clarification for the several terms, compliance and the business meeting requirements. Davila-Quintero provided explanation regarding the SUP process, and that no requirements are being waved. She also commented that any new building would be subject to a COA process because this is located in the historical district. Davila-Quintero also referred to the term 'nuisance' and the definition depends on the impact to the general public.

Commissioner Bargainer commented that this use does not fit with the historic character of the area. Commissioner McCord agreed with Commissioner Bargainer.

**Motion by Commissioner Bargainer to recommend denial of Item D for a Special Use Permit. Second by Commissioner McMichael.**

**Motion for denial (4-3), with Commissioners McCord, Perthius and Stewart voting against.**

- E. Public Hearing and possible action on a request to rezone an approximately 0.79-acre tract of land out of the J.B. Pulsifer Survey, Abstract No.498, also known as the Orville Perry Survey, Abstract No.10, from the Agriculture (AG) to Office (OF) zoning district, for the property generally located at 1340 W University Ave (2019-6-REZ). – Michael Patroski, Planner

*This item was pulled from the agenda as the applicant would like to postpone the item for a future meeting to*

*be determined.*

- F. Presentation and discussion on the updated to the Land Use Element of the 2030 Comprehensive Plan. – Nat Waggoner, AICP, PMP, Long Range Planning Manager

Waggoner provided an overview of the existing land use categories in context with the developing land use policies to the Commission. Staff is seeking feedback from the Steering Committee by asking the following questions: what changes are needed to the categories to support update policies and goals? Do the categories and descriptions reflect modern development types and land uses? Is there a land use category or group of uses you want us to focus? Waggoner also provided an overview of the land use policy drafts as presented to the Steering Committee on 8/1/2019. The Steering Committee did provide direction to make minor modifications to the policies.

Waggoner discussed residential and non-residential categories, and sought feedback from the Commission members regarding densities that should be used for different types of uses.

Commissioner Newman commented on the residential category and that the numbers should be 40, 45, and 50. He also commented that moderate density is the driver.

Chair Brashear asked if 4 categories are enough. Commissioner Bargainer suggested adding a 5<sup>th</sup> category. Commissioner Perthius suggested maybe a multifamily category. Commissioner Newman also commented that there is a missing group above high density. Waggoner asked the Commission if they would agree to adjusting the ranges or adding another category. The Commission agreed.

Davila-Quintero provided further clarification regarding ratios within general boundaries for specific uses. Davila-Quintero also explained the legal obligations to adhere to the future land use maps under state law.

G. Discussion Items:

- Updates and Announcements (Sofia Nelson, CNU-A, Planning Director)  
No updates at this time

Chair Brashear informed the Commission of legislative changes and their effect on the board's work. Davila-Quintero address the topic and explained that staff is in the process of identifying best solutions to address the changes. Staff will provide training to the Commission members when all processes have been identified.

- Update from other Board and Commission meetings
  - o No updates
- Questions or comments from Alternate Members about the actions and matters considered on this agenda.
  - o No questions from Alternate Members
- Reminder of the August 20, 2019, Planning and Zoning Commission meeting back in CC

Chambers located at 510 W 9<sup>th</sup> St, starting at 6:00pm.

**Motion to adjourn by Commissioner Stewart. Second by Commissioner Bargainer. Approved (7-0).**

**Adjournment at 8:18pm.**

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Ercel Brashear, Chair

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Attest, P&Z Ben Stewart, Secretary

City of Georgetown, Texas  
Planning and Zoning  
August 20, 2019

**SUBJECT:**

Consideration and possible action on a request for a Preliminary Final Plat Combo, consisting of approximately 3.42 acres in the William Addison Survey, Abstract No. 21, generally located at 2701 E. University Avenue (2019-23-FP) -- Ethan Harwell, Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The applicant is requesting approval of a Preliminary Final Plat to create a new one-lot subdivision to be known as the University Vista Subdivision.

**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 5 of the 5 criteria established in UDC Section 3.08.080 for a Preliminary Final Plat, as outlined in the attached Staff Report.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Ethan Harwell, Planner

**ATTACHMENTS:**

Description		Type
❑	2019-23-FP - P&Z Staff Report	Cover Memo
❑	Exhibit 1 - Location Map	Backup Material
❑	Exhibit 2 – Proposed Plat of the Univeristy Vista Subdivision	Backup Material





## Planning and Zoning Commission Planning Department Staff Report

**Report Date:** August 16, 2019  
**Case No:** 2019-23-FP  
**Project Planner:** Ethan Harwell, Planner

### Item Details

**Project Name:** University Vista  
**Project Location:** 2701 E. University Avenue  
**Total Acreage:** 3.42 acres  
**Legal Description:** 3.42 acres in the William Addison Survey, Abstract No. 21

**Applicant:** Steger Bizzell, c/o James Cummins, PE  
**Property Owner:** University Vista, Ltd., c/o Micah Mordecai

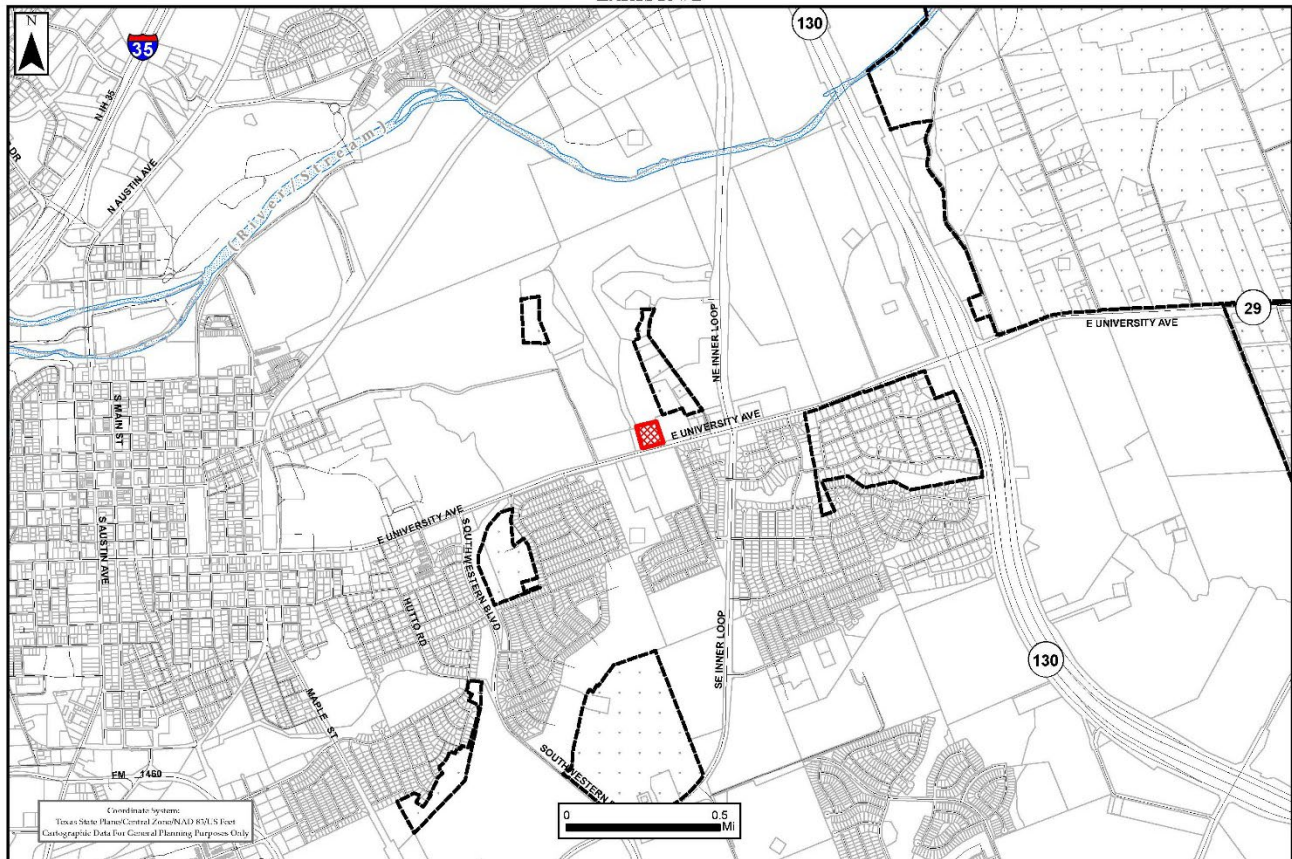
**Request:** Approval of a Preliminary Final Plat for the University Vista Subdivision

**Case History:** This is the first consideration of this request for plat approval. The Commission has previously taken action to approve a subdivision variance at their April 3, 2018 meeting to allow a lot without frontage on a public street.



Location Map  
**2019-23-FP**  
Exhibit #1

Legend  
Site  
Parcels  
City Limits  
Georgetown ETJ



## Planning Department Staff Report

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### Plat Summary

**Number of Phases:** 1 Phase  
**Non-residential Lots:** 1 Lot  
**Linear Feet of Street:** No new streets proposed.

### Site Information

The subject property is inside the City Limits and has a Future Land Use Designation of Mixed Use Community. The property is currently zoned as Local Commercial, C-1, and Scenic-Natural Gateway Overlay district, and there is an approved Special Use Permit to allow attached, multi-family units to be developed on the site.

### Physical and Natural Features:

The subject property slopes down to the north, but is otherwise relatively flat and has minimal tree coverage. This property is over the Edwards Aquifer Transition Zone.

### Utilities

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

### Transportation

The subject property takes access off of University Avenue; however, it does not have direct frontage onto the road. On April 3, 2018 the Planning & Zoning Commission approved a request for a subdivision variance to waive the UDC requirement for the proposed lot to front onto a public road. Because of this, the property achieves access through an approximately 20-foot wide access easement that runs the length of what would be the subject property's frontage onto University Avenue.

An approximately 7.5-foot wide strip of right-of-way is proposed to be dedicated along the southern boundary line. This is in keeping with the ultimate build out design of E. University Ave as a major arterial roadway with 135-feet of minimum right-of-way. 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.

According to the Overall Transportation Plan, there are also intersections with a future collector level roadway within a quarter mile to the west and an intersection with another major arterial level roadway to the east.

### Parkland Dedication

Parkland dedication requirements will be satisfied at the time of Site Development Plan application should the property be developed with the proposed multi-family use.

## Planning Department Staff Report

### Intergovernmental and Interdepartmental Review

The proposed Preliminary Final 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 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	No public improvements are required with this plat.
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. The proposed Plat is also in compliance with the previously approved subdivision variance.

## Planning Department Staff Report

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APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
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.

### Attachments

Exhibit 1 – Location Map

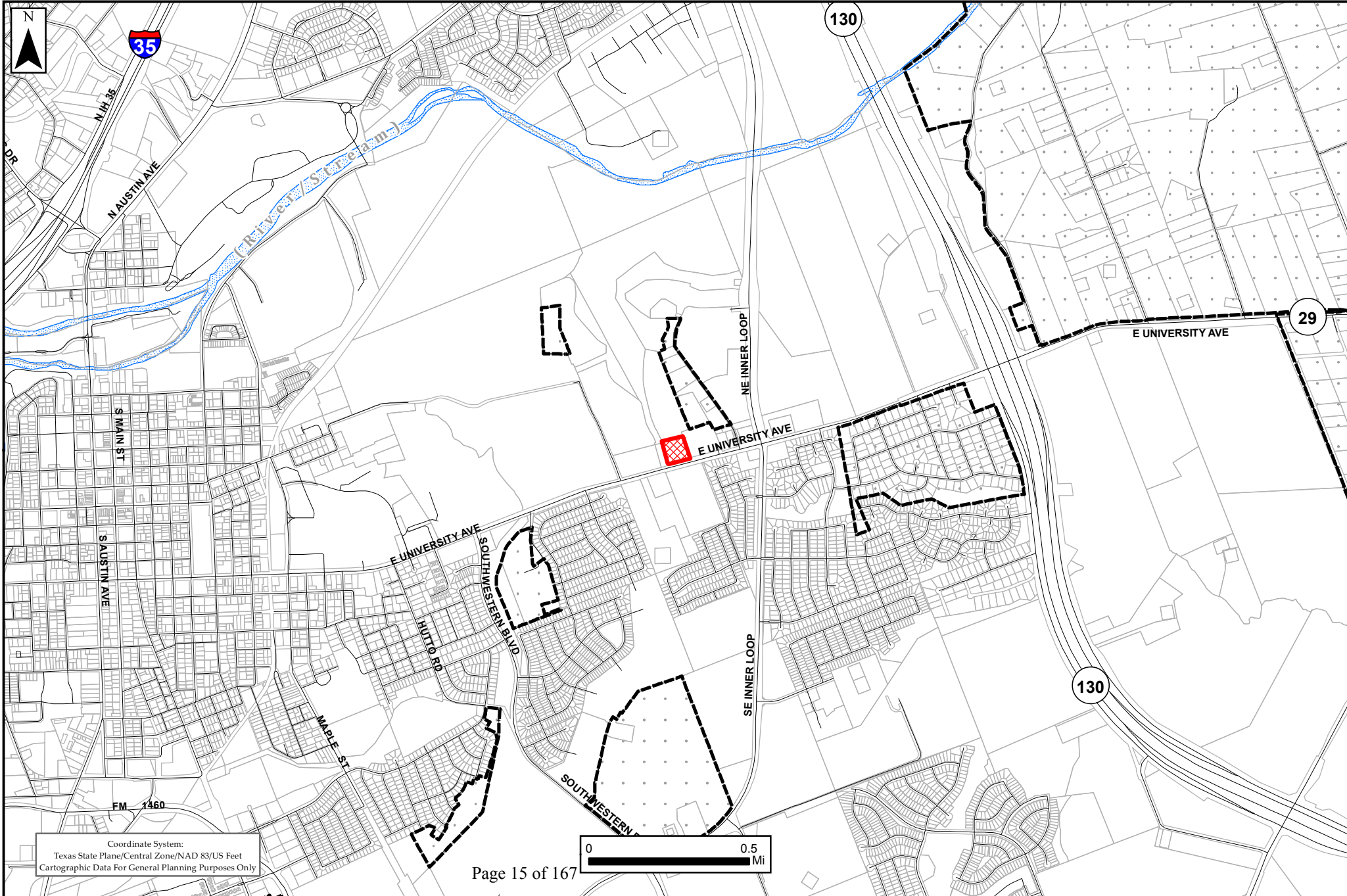
Exhibit 2 – Proposed Plat of the University Vista Subdivision

# Location Map

## 2019-23-FP

### Exhibit #1

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



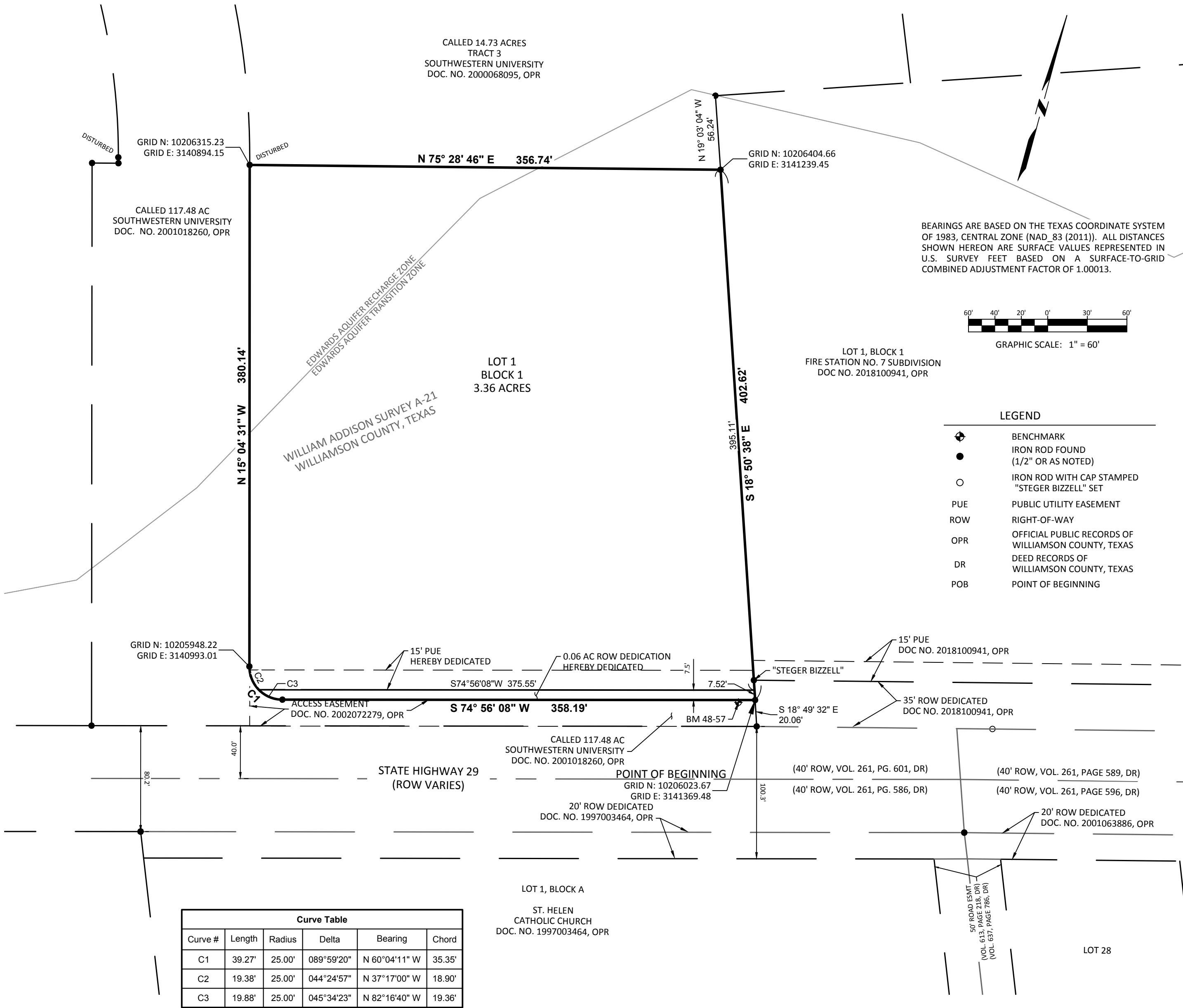
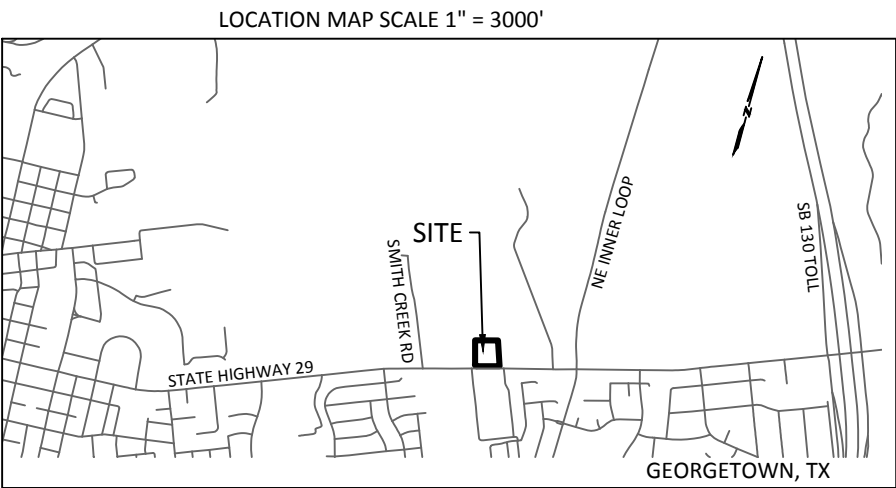
Coordinate System:  
Texas State Plane/Central Zone/NAD 83/US Feet  
Cartographic Data For General Planning Purposes Only



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NOTES:

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
WATER: CITY OF GEORGETOWN  
WASTEWATER: CITY OF GEORGETOWN  
ELECTRIC: CITY OF GEORGETOWN
- INTENTIONALLY DELETED.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0295E, EFFECTIVE DATE OF SEPTEMBER 26, 2008
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- 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 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- INTENTIONALLY DELETED.
- THERE ARE NO PROTECTED OR HERITAGE TREES ON THE SURVEYED TRACT OF LAND.
- A 15-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.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- IMPERVIOUS COVERAGE PLAT NOTES – NON-RESIDENTIAL LOTS:  
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, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
- NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
- 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.
- 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.
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 05/14/2019. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	39.27'	25.00'	089°59'20"	N 60°04'11" W	35.35'
C2	19.38'	25.00'	044°24'57"	N 37°17'00" W	18.90'
C3	19.88'	25.00'	045°34'23"	N 82°16'40" W	19.36'

OWNER:

UNIVERSITY VISTA, LTD  
200 W. STATE HWY 6 SUITE 503  
WOODWAY, TEXAS 76712

ENGINEER/SURVEYOR:

STEGER BIZZELL  
1978 S. AUSTIN AVE.  
GEORGETOWN, TEXAS 78626

TOTAL ACREAGE: 3.42 AC  
TOTAL No. OF BLOCKS: 1  
TOTAL No. OF LOTS: 1  
LINEAR FEET OF NEW STREETS: 0

BENCHMARK:

BM 48-57: 1/2 IN IRON ROD WITH CAP STAMPED "CONTROL POINT" SET. APPROXIMATELY 1207 FEET WEST OF CENTERLINE OF SE INNER LOOP, APPROXIMATELY 438 NORTH EAST OF CENTERLINE OF DIVINE MERCY LOOP AND APPROXIMATELY 63 FEET NORTH OF CENTERLINE OF HIGHWAY 29.  
GRID NORTHING: 10206018.55  
GRID EASTING: 3141357.74  
ELEV: 760.61' (NAVD 88)

**PRELIMINARY**  
FOR REVIEW ONLY  
THIS DOCUMENT IS RELEASED FOR THE  
PURPOSE OF REVIEW UNDER THE AUTHORITY  
OF JAMES M. CUMMINS, 105952 ON  
07/18/2019.  
IT IS NOT TO BE USED FOR BIDDING, PERMIT  
OR CONSTRUCTION.

FINAL PLAT OF  
UNIVERSITY VISTA  
A 3.42 ACRE SUBDIVISION IN THE  
WILLIAM ADDISON SURVEY, A-21  
WILLIAMSON COUNTY, TEXAS



2019-23-FP

ADDRESS 1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626	
METRO 512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700	WEB STEGERBIZZELL.COM	
SERVICES	>>ENGINEERS	>>PLANNERS	>>SURVEYORS

JOB No. 22658

DATE: 18-Jul-19

SHEET 1 of 2

DRAWN BY: SF

REVIEWED BY: ME

APPROVED BY: ME



DESCRIPTION OF A 3.42 ACRE TRACT OF LAND LOCATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT 21, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO UNIVERSITY VISTA TOWNHOMES, LTD BY WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2003089619 SAID OFFICIAL PUBLIC RECORDS, SAID 3.42 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the west line of that certain 35 foot wide right-of-way dedication as shown on FIRE STATION NO. 7 SUBDIVISION, a map of which is recorded in Document No. 2018100941, of the Official Public Records of Williamson County, Texas, for the southwest corner of a said University Vista Townhomes tract and for the southeast corner of the herein described tract, from which point a 1/2 inch iron rod found for the southwestern most corner of said 35 foot wide right-of-way dedication, same point being the southeast corner of that certain called 117.48 acre tract of land conveyed to Southwestern University by General Warranty Deed of record in Document No. 2001018260, said Official Public Records, bears South 18°49'32" East, with said west line of the 35 foot wide right-of-way dedication, a distance of 20.06 feet;

**THENCE**, with the common boundary line of said University Vista Townhomes Tract and said Southwestern University tract, the following three (3) courses and distances:

1. South 74°56'08" West, a distance of 358.19 feet, to a 1/2 inch iron rod found for the beginning of a tangent curve to the right and for the southern most southwest corner of said University Vista Tract and for the southern most southwest corner of the herein described tract;
2. with said tangent curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 089°59'20", and a chord that bears North 60°04'11" West, a chord distance of 35.35 feet, to a 1/2 inch iron rod found for the end of said tangent curve to the right and for the western most southwest corner of said University Vista Tract and for the western most southwest corner of the herein described tract;
3. North 15°04'31" West, a distance of 380.14 feet, to a 1/2 inch iron rod found for the southwest corner of that certain called 14.73 acre tract of land called "Tract 3" conveyed to Southwestern University, of record in Document No. 2000068095, said Official Public Records, for the northwest corner of said University Vista Tract and for the northwest corner of the herein described tract;

**THENCE**, North 75°28'46" East, with the north boundary line of said University Vista Townhomes tract, same line being the south boundary line of said Tract 3 Southwestern University Tract, a distance of 356.74 feet, to a 1/2 inch iron rod found on the west boundary line of Lot 1, Block 1, said FIRE STATION NO. 7 SUBDIVISION, for the southern most southeast corner of said Tract 3 Southwestern University Tract, same point being the northeast corner of said University Vista Tract and for the northeast corner of the herein described tract;

**THENCE**, South 18°50'38" East, with the east boundary line of said University Vista Townhomes tract, same line being the west boundary line of said Lot 1, at a 387.55 feet pass a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" found for the southwest corner of said Lot 1, in all a total distance of 402.62 feet, the **POINT OF BEGINNING**, and containing 3.42 acres of land, more or less, within these metes and bounds.

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

I, MIGUEL A. ESCOBAR, 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 \_\_\_\_\_, 20 \_\_\_\_.

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.  
STATE OF TEXAS NO. 5630

PRELIMINARY  
FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT.  
STEGER BIZZELL  
07/18/2019

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

THAT, UNIVERSITY VISTA, LTD, (FORMERLY KNOWN AS UNIVERSITY VISTA TOWNHOMES, LTD) ACTING HEREIN BY AND THROUGH MICAH B. MORDECAI, IS THE SOLE OWNER OF THE CERTAIN 3.42 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003089619 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AN DOES HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES 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:

UNIVERSITY VISTA

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

UNIVERSITY VISTA, LTD

BY: MICAH B. MORDECAI, PRESIDENT  
UNIVERSITY VISTA, LTD  
200 W. STATE HIGHWAY 6, SUITE 607  
WOODWAY TEXAS, 76712

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
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 MICHAH B. MORDECAI, 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: \_\_\_\_\_

I, JAMES M. CUMMINS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT A PORTION OF THIS "UNIVERSITY VISTA" 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 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 COUNTY, TEXAS, THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

JAMES M. CUMMINS  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 105952

PRELIMINARY  
FOR REVIEW ONLY  
THIS DOCUMENT IS RELEASED FOR THE  
PURPOSE OF REVIEW UNDER THE AUTHORITY  
OF JAMES M. CUMMINS, 105952 ON  
07/18/2019.  
IT IS NOT TO BE USED FOR BIDDING, PERMIT  
OR CONSTRUCTION.

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

THIS SUBDIVISION TO BE KNOWN AS "UNIVERSITY VISTA CONDOMINIUMS" HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE GEORGETOWN PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

ERCEL BRASHEAR, CHAIRMAN DATE

BEN STEWART, SECRETARY DATE

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  
CITY OF GEORGETOWN, TEXAS DATE

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 \_\_\_\_\_, 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 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

FINAL PLAT OF  
UNIVERSITY VISTA  
A 3.42 ACRE SUBDIVISION IN THE  
WILLIAM ADDISON SURVEY, A-21  
WILLIAMSON COUNTY, TEXAS



2019-23-FP

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700
SERVICES	>>ENGINEERS	>>PLANNERS
		>>SURVEYORS

DRAWN BY: SF REVIEWED BY: ME APPROVED BY: ME

JOB No. 22658 DATE: 18-Jul-19 SHEET 1 of 2

City of Georgetown, Texas  
Planning and Zoning  
August 20, 2019

**SUBJECT:**

Public Hearing and possible action on a request for a Replat of part of the Original Townsite, Outlot 1, Division D, Lots 5-7, and Part of Lot 8, Block 8; Part of lots 5-8, Block 4; and Part of First, Second, and Forest Streets, in the Nicholas Porter Survey, Abstract No. 497, located at the corner of Third and Forest Street, to be known as the Riverbluff Subdivision, Lot 1, Block A (2019-14-FP) -- Andreina Dávila-Quintero, AICP, Current Planning Manager

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

Approval of a Replat of an approximately 1.46-acre tract of land to create a new 1-lot subdivision to be known as the Riverbluff Subdivision.

**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 5 of the 5 criteria established in UDC Section 3.08.080.D for a Replat, as outlined in the attached Staff Report.

**Public Comments:**

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Replat request (28 notices), and a legal notice advertising the public hearing was placed in the Sun Newspaper August 4, 2019. To date, staff has received no written comments for or against the request.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Robyn Miga, Contract Planner

**ATTACHMENTS:**

Description		Type
❑	2019-14-FP - P&Z Staff Report	Cover Memo
❑	Exhibit 1 - Location Map	Exhibit
❑	Exhibit 2 - Plat	Exhibit
❑	Presentation	Presentation

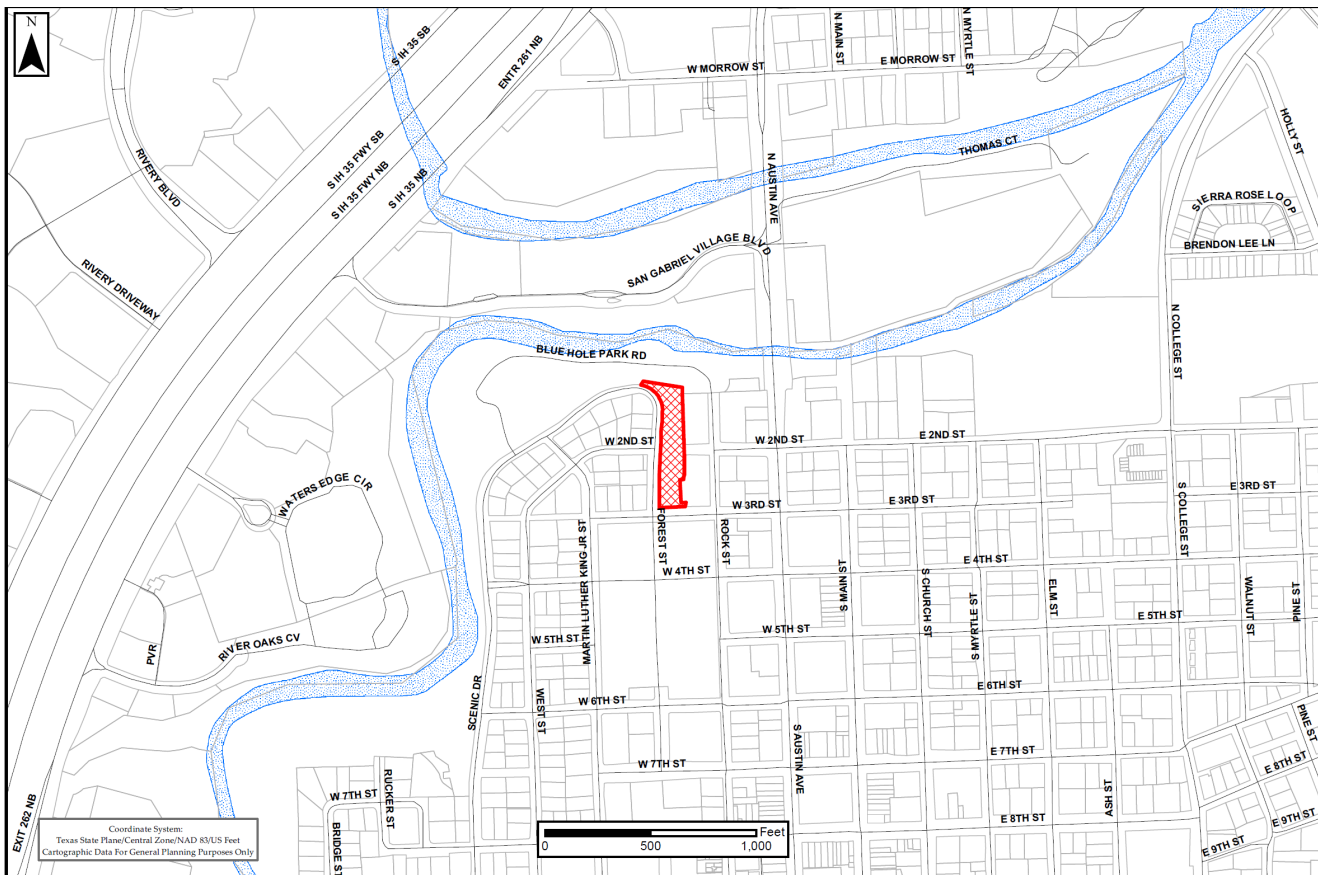




**Report Date:** August 16, 2019  
**Case No:** 2019-14-FP  
**Project Planner:** Andreina Dávila-Quintero, AICP, Current Planning Manager

## Item Details

<b>Project Name:</b>	Riverbluff Subdivision
<b>Project Location:</b>	203 Forest St, generally located at the northeast corner of 3 <sup>rd</sup> Street and Forest Street, within City Council district No. 6.
<b>Total Acreage:</b>	1.46 acres
<b>Legal Description:</b>	1.46 acres out of the Nicholas Porter Survey, Abstract No. 497, also being Lots 5, 6, 7, and part of Lot 8, Block 8, Division D, part of Lots 5, 6, 7 and 8, Block 4, Division D, and a part of Outlot I, Division D, of the Original Townsite of the City of Georgetown, and a portion of W 2nd St and Forest St.
<b>Applicant:</b>	WAAPF, Ltd.
<b>Property Owner:</b>	WAAPF, Ltd.
<b>Request:</b>	Approval of a Replat for the Riverbluff Subdivision
<b>Case History:</b>	This is the first public hearing of this request.



## Planning Department Staff Report

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### Plat Summary

**Number of Phases:** 1  
**Residential Lots:** 1  
**Total Lots:** 1

### Site Information

The subject property is located at the northeast corner of Forest St and W 3<sup>rd</sup> St just south of the South Fork San Gabriel River, and to the east of the bend at Scenic Drive where the road turns south and turns into Forest Street. It is approximately 440 feet east of S Austin Ave. It an existing Future Land Use designation of Parks, Recreation, Open Space. A small portion along the southern border of this property is located within the Downtown Transition Area, which is an area meant to transition downtown between the residential neighborhoods. It is currently zoned Mixed Use Downtown (MU-DT) and is also in the Downtown Overlay District.

### Physical and Natural Features:

The subject property is undeveloped and is partially located within the 100 and 500-year floodplain. In addition, the subject property is covered in brush and trees with a significant elevation change towards the west and is bordered on the north side by the South San Gabriel River Trail.

### Utilities

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

### Transportation

The subject property is located at the northeast corner of Forest and Third streets. These are both classified as local neighborhood streets, but the property would take access from both with the proposed development. This property is also located in close proximity to the GoGeo Transfer Station at the Georgetown Public Library on 8<sup>th</sup> Street as well as the stop at 2<sup>nd</sup>/Austin Ave, providing access to other residential and commercial areas within the city, including the convention center, St. David's Hospital, the Georgetown Recreation Center and Wolf Ranch Town Center.

The proposed development is not expected to general enough trips to trigger a Traffic Impact Analysis; however, if the scope changes, one could be required. A Traffic Impact Analysis (TIA) would be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

### Parkland Dedication

Parkland dedication requirements are being met through fee-in-lieu in the amount of \$56,000, per an agreement that was reached between the property owner and the city by Resolution No. 2015005388.

## Planning Department Staff Report

### Intergovernmental and Interdepartmental Review

The proposed replat 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 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	Complied	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	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

## Planning Department Staff Report

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
health, safety, morals, or general welfare of the City and the safe, orderly, and healthful development of the City.		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.
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.

### Public Notification

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property and within the subdivision were notified of the Replat request (28 notices), and a legal notice advertising the public hearing was placed in the Sun Newspaper August 4, 2019. To date, staff has received no written comments for or against the request.

### Attachments

Exhibit 1 – Location Map

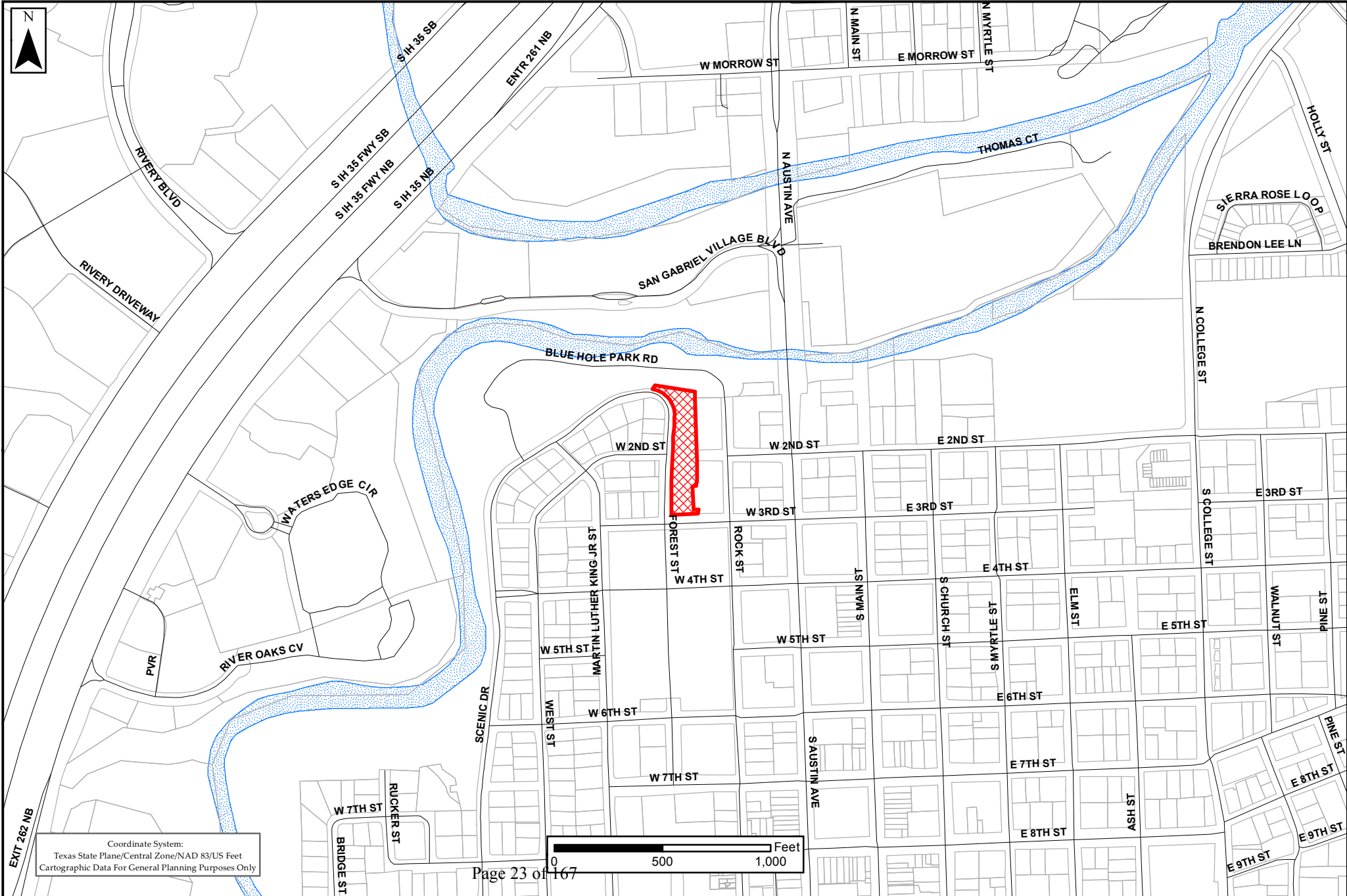
Exhibit 2 – Riverbluff Subdivision

# Location Map

## 2019-14-FP

### Exhibit #1

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

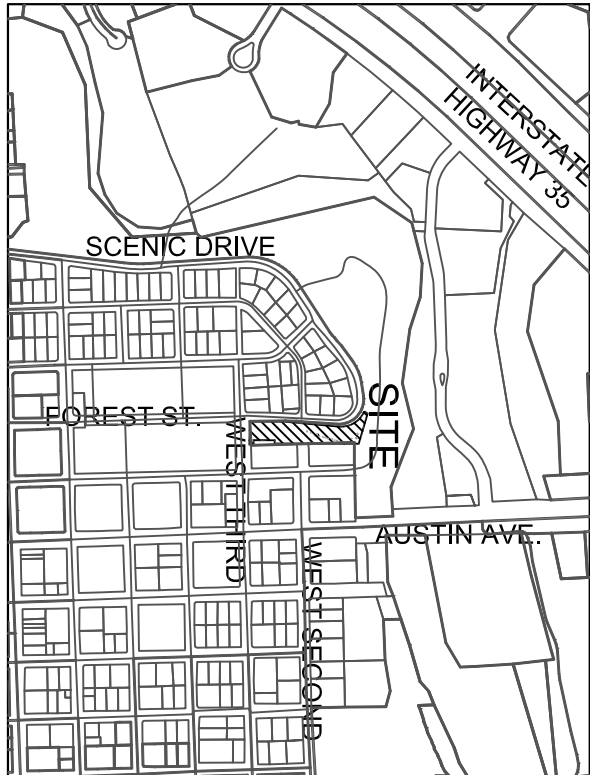


Coordinate System:  
Texas State Plane/Central Zone/NAD 83/US Feet  
Cartographic Data For General Planning Purposes Only

## ELEVATION BENCHMARK

SANITARY SEWER MANHOLE (S) \_\_\_\_\_  
 SANITARY SEWER \_\_\_\_\_  
 WATER VALVE \_\_\_\_\_  
 WATER LINE \_\_\_\_\_

14

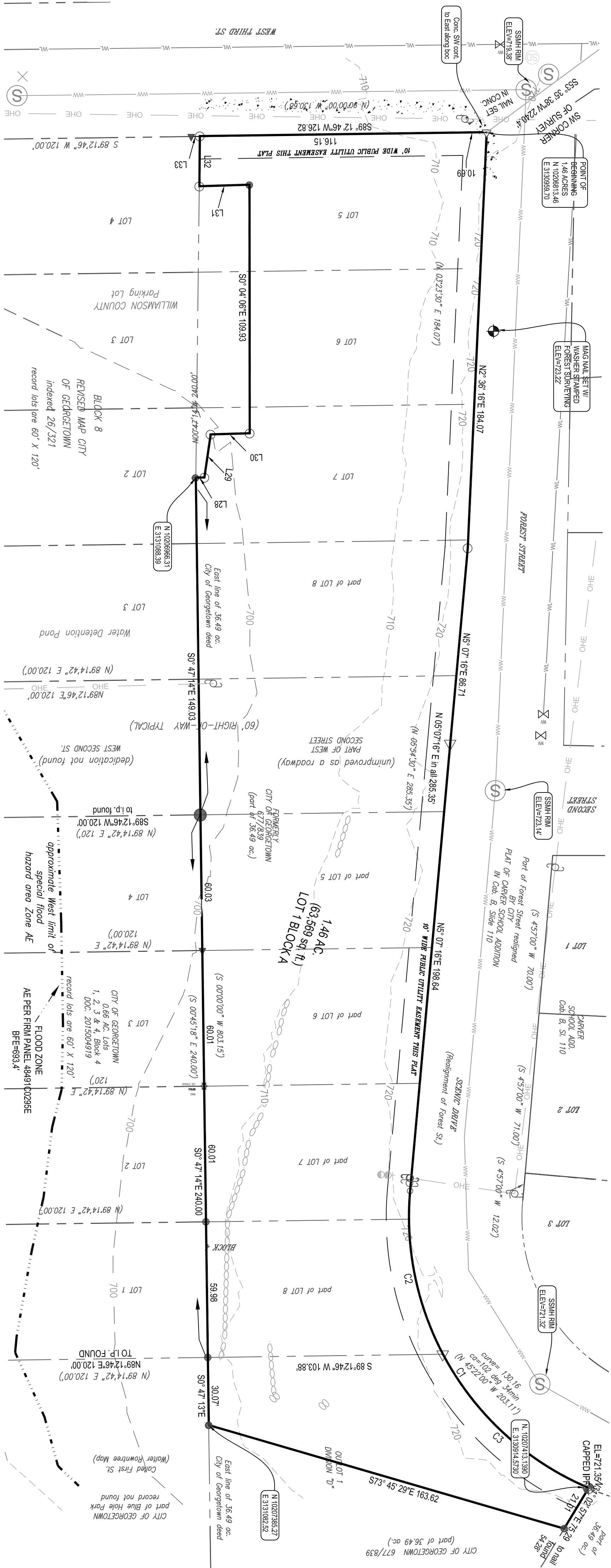


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	72°11'18"	130.16'	163.99'	94.89	N 30°58'23" W	153.36'
C2	32°52'23"	130.16'	74.68'	38.40	N 11°18'55" W	73.66'
C3	39°18'55"	130.16'	89.31'	46.50	N 47°24'34" W	87.57'

LINE TABLE		
LINE	BEARING	LENGTH
L28	S89°12'46"W	3.82
L29	S08°13'02"W	19.24
L30	S88°16'39"W	17.29
L31	N88°09'29"E	22.13
L32	S00°28'27"W	22.18
L33	S89°12'46"W	3.86

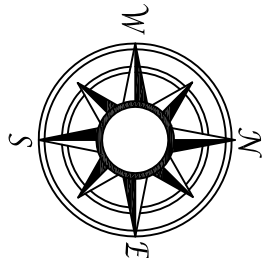
**"RIVERBLUFF SUBDIVISION"**

AT OF A SINGLE LOT SUBDIVISION,  
ING 1.46 AC. (63,569 SQ. FT. AREA.)  
NICHOLAS PORTER SURVEY A-497  
ORIGINAL TOWNSITE OF GEORGETOWN;  
D; LOTS 5-7, & PART OF LOT 8 IN  
PART OF LOTS 5-8 IN BLOCK 4  
F FIRST, SECOND & FOREST STREET  
OWNER NAME: WAAPF, LTD  
OWNER DEED: 2019011447



**APPLICANT:**  
JAMES M. CUMMINS, R.P.E. # 1059525  
STEEGER & BIZZELL ENGINEERS  
1978 S. AUSTIN AVENUE  
GEORGETOWN, TX. 78626  
512-930-9412

OWNER: WAAPF LTD.  
SAMI L. PFIESTER,  
MANAGING PARTNER  
P.O.B. 688  
GEORGETOWN, TX.  
78627  
512-818-0728



*Forest Surveying & Mapping Company  
1002 Ash St. Georgetown, Texas  
phone: 512-930-5927  
[www.forestsurveying.com](http://www.forestsurveying.com)  
TBPLS FIRM NO. 10002000*

1. William Forest, Jr. Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is correctly made from an actual survey made on the ground of the property legally described hereon, 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.

2. CERTIFY WHICH WITNESS MY hand and seal at Georgetown, Williamson County, Texas into the 23<sup>TH</sup> day of November, 2018.

Drawing Related to City Comments on June 20, 2019.

***PRELIMINARY: Not to be considered  
as a final survey  
or recorded for any reason.***

---

William F. Forest, Jr. Registered Professional Land Surveyor No. 1987  
Forest Surveying and Mapping Co., 10025 South Ash Street Georgetown, Texas 78626

City file No.	2019-14-FP
Drawing Date:	Aug. 1, 2019
Our filing:	20060688, S37008 FB
Proj:	Riverpl/Dwg: RiverBluff Subdivision.dwg
LOC:	Riverbluff Plat Sheet 1



DESCRIPTION FOR WAAPF, LTD. - RIVERBLUFF SUBDIVISION

BEING 1.46 acres of the Nicholas Porter Survey, Abstract No. 497, in Williamson County, Texas; as described in the deed to the City of Georgetown, as filed in Vol. 677, Pg. 639, of the Deed Records of Williamson County, Texas. This property includes Lots 5, 6, 7, & 8 and part of Lot 8 in Block 8, of Division D, and part of Lots 5, 6, 7, & 8 in Block 4 of Division D, and a part of Outlot 1 of Division D, of the Original Townsite of the City of Georgetown, according to the Revised Plat of the City of Georgetown, said plat is similar to the map of the City of Georgetown Indexing Outlots for the City of Georgetown, as compiled by Waller Rowntree (a.k.a. Original Town), a copy of which is found in the records of this surveyor, and which was formerly of record as indexed in Vol. 26, Pg. 321, of the Deed Records, and as referenced by area deeds that are filed in County Records. This parcel also includes a portion of West Second Street (an unimproved roadway) and a portion of Forest Street, a former roadway which was realigned by the City in conjunction with the construction of Scenic Drive, according to the unrecorded plat of the South San Gabriel Urban Renewal Addition as prepared by Russell Parker in years past (a copy of which is found in the records of this surveyor). This area of Georgetown is the same area (as indexed under the name of the Town of Georgetown) for which a record plat of that name has not been found. The record plat that is found for this area (as indexed under the name of the Town of Georgetown) was filed (Feb. 18, 1854) at Vol. 5, Pg. 211, Deed Records; gives no lot numbers and reports Block Numbers that were taken from an old plat map which vary from those as reported in the said Revised Plat that has been used in recent decades to identify Lots and Blocks for said City (map as indexed at 26323, no longer found of record). This parcel is a deed from Georgetown Land Investments, Inc. (a WAAPF, LTD as filed in Doc. 2019011447. This tract was surveyed on the ground in May of 2014, and in November of 2018, under the supervision of William F. Forest, Jr., Registered Professional Land Surveyor No. 16447, Survey note: The bearing basis for this survey is the Texas Coordinate System of 1983, Grid North, Texas Central Zone.

BEGINNING at a nail which was set in a concrete walkway, at the Southwest corner of this parcel. This corner exists at the Southwest corner of the said 1.46 acre parcel of Georgetown Land Investments, Inc., at the intersection of the North line of West Third Street and the East line of Scenic Drive, as evidenced on the ground. This corner exists at the most Easterly Southwest corner of the said 36.49 acre City of Georgetown parcel.

THENCE following the West boundary of the said 1.46 acres of Georgetown Land Investments, with the East line of Scenic Drive and a West boundary of the said 36.49 acres of the City of Georgetown, N 02°36'16" E 184.07 feet to an iron pin which was set; and N 05°07'16" E at 86.71 feet pass a nail which was set and crossing West Second Street (unimproved as a roadway) continuing in all 285.35 feet to an iron pin which was set at the beginning of a curve to the left having a radius of 130.16 feet and a central angle of 72°11'18"; continuing with the curved East line of Scenic Drive and a West boundary of the City parcel, 163.99 feet with the arc of the curve, the chord bears N 50°36'22" W 153.36 feet to an iron pin which was set for the most Westerly corner of the 1.46 acres and the most Westerly corner of this parcel.

THENCE with the boundary of the said 1.46 acres, N 31°02'57" E 21.00 feet to an iron pin which was found for the Northwest corner of this property, and S 73°45'29" E 163.62 feet to an iron pin which was found for the Northeast corner of this property.

THENCE following the East line of the 36.49 acre property which was described in the said deed to the City of Georgetown, and the East line of the 1.46 ac., S 00°47'14" E at 30.07 feet pass an iron pin which was found at the Northeast corner of Lot 8 and at the Northwest corner of Lot 1 of said Block 4, join and follow the West boundary of the property conveyed to the San Gabriel River Place Foundation (Doc. 2005032677) conveys the interest of H. V. Beck, Lots 1, 2, 3 and 4, Block 4), continuing in all 270.07 feet to an iron pin which was found in the North line of West Second Street.

THENCE continuing with the East boundary of the said 1.46 ac. and the 36.49 acres, crossing West Second Street (unimproved as a roadway), S 00° 47'14" E, with the common boundary between Lots 1 and 2 and 7 and 8, 149.03 feet to an iron pin which was found at the corner of an existing parking lot that is in use by Williamson County.

THENCE setting iron pins West of the existing parking lot as follows: (L28) S 89°12'46" W 3.82 feet; (L29) S 08°13'02" W 19.24 feet; (L30) S 88° 16'39" W 17.29 feet; S 00°04'06" E 109.93 feet; (L31) N 88°09'29" E 22.13 feet; and (L32) S 00°28'27" W 22.18 feet. This point stands (L33) S 89°12'46" W 3.86 feet from the common South corner of Lots 4 and 5 in said Block 8.

THENCE with the North line of West Third Street, and the South boundary of the said 36.49 acre City parcel, S 89°12'46" W 126.82 feet to the POINT OF BEGINNING.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.

Survey date June 2, 2014 Topography Survey Date 6-30-2015, Nov. 29, 2018, the corners were found and flagged as previously set. The SW corner was reset and the sidewalk existing along the South West corner was added. The Title commitment detail and current ownership has been noted as shown hereon on March 19, 2019.

GENERAL NOTES FOR PLAT:

- 1) NUMBER OF ACRES - 1.46 AC. NUMBER OF LOTS - 1. NUMBER OF BLOCKS - 1
- 2) NO NEW STREETS ARE DEDICATED AS A PART OF THIS PLAT.
- 3) THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION THAT LIE WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491-0226E, EFFECTIVE DATE SEPT. 28, 2008.
- 4) PROPOSED USE: PER ZONING DESIGNATION OF M-UD1 AS SET OUT IN CITY LAND EXCHANGE RESOLUTION DOC. 201505588 (# 112514-E) LOCATED IN THE CITY OF GEORGETOWN.
- 5) WATER, WASTEWATER AND ELECTRIC SERVICE SHALL BE PROVIDED BY CITY OF GEORGETOWN UTILITY SERVICES.
- 6) 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" HORIZ. PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 8) PARKLAND DEDICATION REQUIREMENTS ARE BEING MET BY REFINANCING. ALSO SEE FINDS (\$80,000.00) TO BE ALLOCATED TO PARKLAND IMPROVEMENTS PER TERMS OF CITY LAND EXCHANGE RESOLUTION DOC. 201505588 (# 112514-E).
- 9) THERE ARE NO HERITAGE TREES WITHIN THE BOUNDARIES OF THE SUBJECT TRACT PER THE STANDARDS SET FORTH BY THE CITY OF GEORGETOWN. A TREE FOOT (10) MILE POLAR UTILITY EASEMENT IS RESERVED AND DEDICATED ADJACENT TO ROADWAYS ADJACENT TO THIS PROPERTY AS SHOWN HEREON.
- 10) THE LANDOWNERS OF THIS PLAT HAVE BEEN NOTIFIED TO THE MAY 8, 1937 MAP, TEXAS CENTRAL ZONE AND MAY 088.
- 11) THE LANDOWNERS OF THIS PLAT SHALL BE PLEASANT TO THE IDEA AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE SITE.
- 12) THE LANDOWNERS ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT OF WAY, BY PLACING ANYTHING IN THE RIGHT OF WAY THAT THE OWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, 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 THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- 14) STREETS ARE EXISTING. NO NEW PUBLIC STREETS ARE REQUIRED TO BE CONSTRUCTED. CONSTRUCTION OF DRIVEWAYS AND STRUCTURES NECESSARY FOR ACCESS TO THIS SITE ARE THE RESPONSIBILITY OF THE LANDOWNER ACCORDING TO 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.
- 15) THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
- 16) THIS PLAT IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN (OVER THE EDWARDS AQUIFER RECHARGE ZONE).
- 17) THIS PLAT IS SUBJECT TO THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS WAS COMPLETED ON 1-16-2018 see
- 18) A GEOLOGIC ASSESSMENT IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS WAS COMPLETED ON 1-16-2018 see GA 1-16-2018. THERE ARE NO SPRINGS OR STREAMS IDENTIFIED ON THIS SITE BY THE ASSESSMENT.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SAM L. PRIESTER, MANAGING PARTNER OF WAAPF, LTD., OWNER OF THE 1.46 ACRE PROPERTY THAT IS SHOWN HEREON, AS CONVEYED BY DEED AS RECORDED IN DOC. 2019011447, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE IS NO JOINT/HOLDER OF THE PROPERTY AS DESCRIBED HEREON. DO HEREBY ADOPT THIS PLAT, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON ON BEHALF OF THE OWNER. THE UNDERSIGNED OWNER HEREBY APPROVE THE RECOMENDATION OF THIS PLAT, AND DEDICATES TO THE CITY OF GEORGETOWN, ANY STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS LOT SHALL BE HELD SOLD & CONNECTED SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "RIVERBLUFF SUBDIVISION".

SAM L. PRIESTER, MANAGING PARTNER \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
WAAPF, LTD. OWNER  
P.O. BOX 688  
GEORGETOWN, TX, 78627  
512-818-0728

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM L. PRIESTER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

NOTARY PUBLIC IN AND FOR OF THE STATE OF TEXAS  
Signature \_\_\_\_\_  
PRINTED NAME OF NOTARY AND STAMP

I, JAMES M. CUMMINS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENVELOPED BY A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 484910226E, EFFECTIVE DATE SEPTEMBER 28, 2008, AND THE 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 PUBLIC RIGHTS-OF-WAY IDENTIFIED BY THIS PLAT.

JAMES M. CUMMINS  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS No. 105952

Date: \_\_\_\_\_

I, William F. Forest, Jr., Registered Professional Land Surveyor No. 1647, Forest Surveying and Mapping Co., 1002 South Ash Street, Georgetown, Texas 78626 from an actual survey made on the ground of the property legally described hereon, and that the corner monuments shown hereon 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 County, Texas this the 29th day of November, 2018. Drawing Revised to City Comments June 20, 2019.

**PRELIMINARY: Not to be considered as a final survey or recorded for any reason.**

BASED UPON THE ABOVE REPRESENTATIONS OF THE 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 COMPLES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE CITY OF GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE BASED 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 FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Gen Holcomb Date: \_\_\_\_\_  
CITY OF GEORGETOWN  
CHIEF BUILDING OFFICIAL & FLOOD PLAN COORDINATOR

THIS SUBDIVISION IS TO BE KNOWN AS "RIVERBLUFF SUBDIVISION" AND HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY OF WILLIAMSON, TEXAS, COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

EGCEL BRASHEAR, CHAIRMAN \_\_\_\_\_ date \_\_\_\_\_

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: \_\_\_\_\_

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

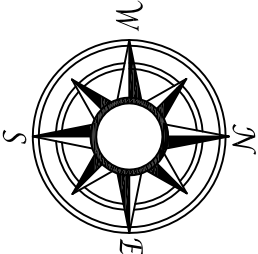
By: \_\_\_\_\_ DEPUTY

FINAL PLAT OF "RIVERBLUFF SUBDIVISION"

Applicant: Steger & Bizzell - James M. Cummins R.P.E # 105952  
512-930-9412, 1978 S. Austin, Avenue, Georgetown, Tx. 78626

APPLICANT:  
JAMES M. CUMMINS, R.P.E. # 105952  
STEGER & BIZZELL ENGINEERS  
1978 S. AUSTIN AVENUE  
GEORGETOWN, TX, 78626  
512-930-9412

OWNER: WAAPF LTD,  
SAM L. PRIESTER,  
MANAGING PARTNER  
P.O.B. 688  
GEORGETOWN, TX,  
78627  
512-818-0728



Forest Surveying & Mapping Company  
1002 Ash St. Georgetown, Texas  
phone: 512-930-5927  
www.foresstsurveying.com  
TBP25 PTHM NO. 10002000

City file No. 2019-14-FF  
Drawing Date: June 20, 2019  
Our filing: 2006068, 537008 FB  
Proj: Riverplaf Dwg: Riverbluff Subdivision.dwg  
LO: Riverbluff Plat Sheet 2  
SHEET 2 OF 2

# Replat for the Riverbluff Subdivision 2019-14-FP

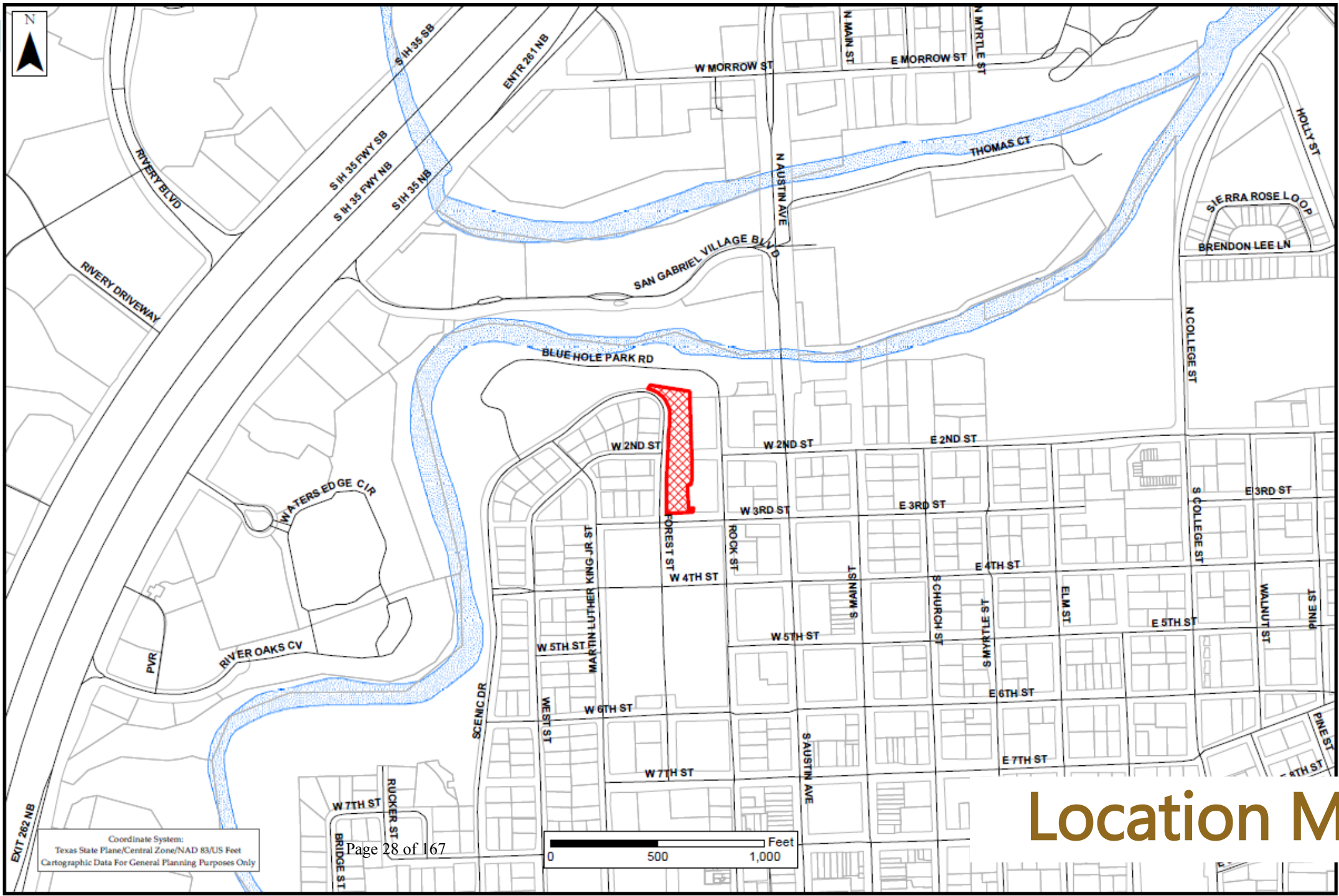
Planning & Zoning Commission  
August 20, 2019



# Item Under Consideration

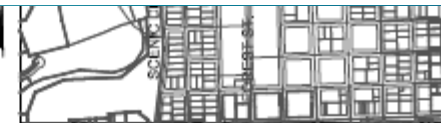
## 2019-14-FP

- Request for a Replat of part of the Original Townsite, Outlot 1, Division D, Lots 5-7, and Part of Lot 8, Block 8; Part of lots 5-8, Block 4; and Part of First, Second, and Forest Streets, in the Nicholas Porter Survey, Abstract No. 497, located at the corner of Third and Forest Street, to be known as the Riverbluff Subdivision, Lot 1, Block A.



# Location Map

DATA THIS SURVEY BEARING/ DISTANCE  
TRACT LINES  
BOUNDARY LINES  
All document references are in Williamson County.  
Official Public Records of Williamson Co., TX, OPRWCT  
ROCK OUTCROPPING  
OVERHEAD ELECTRIC  
POWER POLE  
SANITARY SEWER MANHOLE  
SANITARY SEWER  
WATER VALVE  
WATER LINE



SCALE 1"=30'

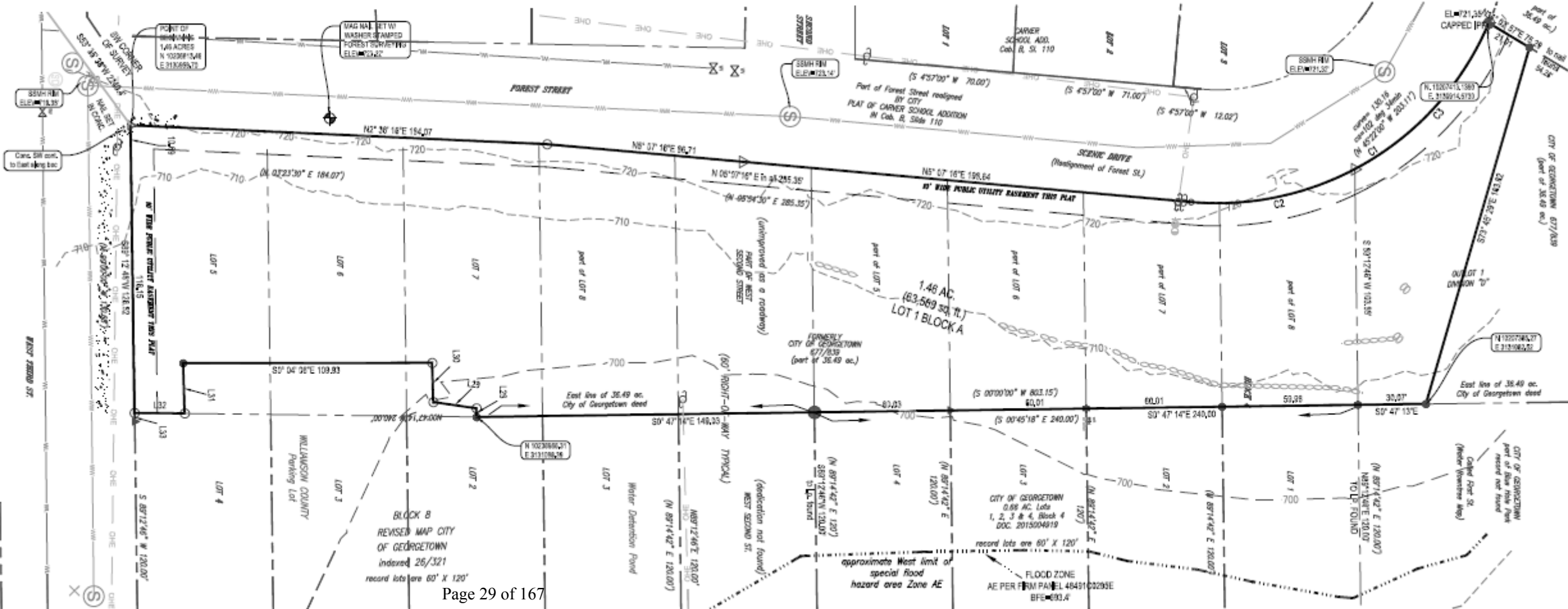


LINE	BEARING	LENGTH
L28	S89°12'46"W	3.82
L29	S08°13'02"W	19.24
L30	S88°16'39"W	17.29
L31	N88°09'29"E	22.13
L32	S00°28'27"W	22.18
L33	S89°12'46"W	3.86

EST. 1848  
All terms, conditions and provisions of the City of Georgetown Resolution No. 112514-E In Doc. 2015053381 (creates legal lot status for this site, recognizes funds of \$58,000 to be allocated to parkland improvements, designated area to be in the Downtown Overlay District and Downtown TRZ and having zoning of MU-CITY).

## FINAL PLAT OF "RIVERBLUFF SUBDIVISION"

A REPLAT OF A SINGLE LOT SUBDIVISION,  
INCLUDING 1.46 AC. (63,569 SQ. FT. AREA.)  
OF THE NICHOLAS PORTER SURVEY A-497  
PART OF THE ORIGINAL TOWNSITE OF GEORGETOWN,  
OUTLOT 1, DIVISION D; LOTS 5-7, & PART OF LOT 8 IN BLOCK 8,  
PART OF LOTS 5-8 IN BLOCK 4  
& PART OF FIRST, SECOND & FOREST STREET  
OWNER NAME: WAAPF, LTD  
OWNER DEED: 2019011447





BEING 1.48 acres of the Nicholas Porter Survey, Abstract No. 497, in Williamson County, Texas, as described in the deed to the City of Georgetown, as filed in Vol. 477, Pg. 839, of the Deed Records of Williamson County, Texas. This property includes Lots 5, 6, 7, 8, and part of Lot 9 in Block 5, of Children C, and part of Lots 5, 6, 7, & 8 in Block 4 of Children C; and a part of Outlet 1 of Children C, of the Children Townships of the City of Georgetown, according to the Revised Plat of the City of Georgetown. Said plat is similar to the map of the City of Georgetown including Outlets for the City of Georgetown as compiled by Walter Rawntree (a.k.a. Original Town), a copy of which is found in the records of this surveyor, and which was formerly of record as Indexed in Vol. 25, Pg. 321, of the Deed Records, and as referenced by area deeds that are filed in County Records. This parcel also includes a portion of West Second Street (an unimproved roadway) and a portion of Forest Street, a former roadway which was realigned by the City in conjunction with the construction of Scarle Drive, according to the unrecorded plat of the South San Gabriel Urban Renewal Addition as prepared by Russell Porter 1/2 years past (a copy of which is found in the records of this surveyor). This area of Georgetown is the same area which is commonly known as the Original Town of Georgetown, for which a record plat of that name has not been found. The record plat that is found for this area (as indexed under the name of the Town of Georgetown) was filed (Feb. 18, 1894) at Vol. 5, Pg. 211. Deed Recordist gives no lot numbers and reports Block Numbers that were taken from an original map which vary from those as reported in the said Revised Plat that has been used in recent decades to identify Lots and Blocks for said City (map as indexed at 28/321 no longer found of record). This parcel is the same acreage called 1.48 ac. as described in a deed from Georgetown Land Investments, Inc. to WAAPF, LTD. as filed in Doc. 2019011447. This tract was surveyed on the ground in May of 2014, and in November of 2015, under the supervision of William F. Forest, Jr., Registered Professional Land Surveyor No. 1647, Survey notes: The bearing basis for this survey is the Texas Coordinate System of 1983, Grid North, Texas Central Zone.

BEGINNING at a nail which was set in a concrete walkway, at the Southwest corner of this parcel. This corner exists at the Southwest corner of the said 1.48 acre parcel of Georgetown Land Investments, Inc., at the intersection of the North line of West Third Street and the East line of Scarle Drive, as evidenced on the ground. This corner exists at the most Easterly Southwest corner of the said 35.49 acre City of Georgetown parcel.

THENCE following the West boundary of the said 1.48 acres of Georgetown Land Investments, with the East line of Scarle Drive and a West boundary of the said 35.49 acres of the City of Georgetown, N 02°38'18" E 184.07 feet to an iron pin which was set and N 09°07'18" E at 88.71 feet pass a nail which was set, and crossing West Second Street (unimproved as a roadway) continuing in all 285.35 feet to an iron pin which was set at the beginning of a curve to the left having a radius of 130.15 feet and a central angle of 72°11'18" continuing with the curved East line of Scarle Drive and a West boundary of the City parcel, 183.29 feet with the arc of the curve, the chord bears N 30°58'22" W 163.26 feet to an iron pin which was set for the most Westerly corner of the 1.48 acres and the most Westerly corner of this parcel.

THENCE with the boundary of the said 1.48 acres, N 31°02'57" E 21.00 feet to an iron pin which was found for the Northwest corner of this property, and S 73°45'23" E 103.02 feet to an iron pin which was found for the Northeast corner of this property.

THENCE following the East line of the 35.49 acre property which was described in the said deed to the City of Georgetown, and the East line of the 1.48 ac., S 09°47'14" E at 30.07 feet pass an iron pin which was found at the Northeast corner of Lot 6 and at the Northwest corner of Lot 1 of said Block 4, 34n and follow the West boundary of the property conveyed to the San Gabriel River Place Foundation (Doc. 2005533877, conveys the interest of H. V. Beck, Lots 1, 2, 3 and 4, Block 4), continuing in all 270.07 feet to an iron pin which was found in the North line of West Second Street.

THENCE continuing with the East boundary of the said 1.48 ac, and the 35.49 acres, crossing West Second Street (unimproved as a roadway), S 09°47'14" E, with the common boundary between Lots 1 and 2 and 7 and 8, 149.03 feet to an iron pin which was found at the corner of an existing parking lot that is in use by Williamson County.

THENCE setting iron pins West of the existing parking lot as follows: (L28) S 89°12'48" W 5.82 feet (L29) S 08°13'02" W 10.24 feet (L30) S 88°18'39" W 17.29 feet S 00°04'06" E 109.93 feet (L31) N 88°09'29" E 22.13 feet and (L32) S 00°28'27" W 22.16 feet. This point stands (L33) S 89°12'48" W 3.56 feet from the common South corner of Lots 4 and 5 in said Block 5.

THENCE with the North line of West Third Street, and the South boundary of the said 35.49 acre City parcel, S 89°12'48" W 126.82 feet to the POINT OF BEGINNING.

The undersigned does hereby certify that this survey was made on the ground of the property legally described herein, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of boundary line conflicts, shortages in areas, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown herein.

Survey date June 2, 2014 Topography Survey Date 6-30-2015, Nov. 29, 2018. The corners were found and flagged as previously set. The SW corner was reset and the sidewalk existing along the North West corner was added. The Title comment detail and current ownership has been noted as shown herein on March 19, 2019.

## GENERAL NOTES FOR:

- 1) NUMBER OF ACRES - 1.48 AC, NUMBER OF LOTS - 1, NUMBER OF BLOCKS - 1
- 2) NO NEW STREETS ARE DEDICATED AS PART OF THIS PLAT.
- 3) THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION THAT LIE WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER ANY/NO/NOE, EFFECTIVE DATE SEPT. 20, 2004.
- 4) PROPOSED USE: PER ZONING ORDINANCE OF MCAT AS SET OUT IN CITY LAND EXCHANGE RESOLUTION DOC. 201006288 (P 102144E)
- 5) LOCATED IN THE CITY OF GEORGETOWN.
- 6) WATER, WASTEWATER AND ELECTRIC SERVICE SHALL BE PROVIDED BY CITY OF GEORGETOWN UTILITY SERVICES.
- 7) 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 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 8) PARKLAND DEDICATION REQUIREMENTS ARE BEING MET BY FIRM MAP. ALSO SEE FUNDS (\$ 50,000.00) TO BE ALLOCATED TO PARKLAND IMPROVEMENTS FOR TERMS OF CITY LAND EXCHANGE RESOLUTION DOC. 201006288 (P 102144E).
- 9) THERE ARE NO HERITAGE TREES WITHIN THE BOUNDARIES OF THE SUBJECT TRACT FOR THE STANDARDS SET FORTH BY THE CITY OF GEORGETOWN.
- 10) A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT IS RESERVED AND DEDICATED ADJACENT TO ROADWAYS ADJACENT TO THIS PROPERTY AS SHOWN HEREON.
- 11) THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83 - 85 HARNETT/CENTRAL ZONE AND NAVD83.
- 12) THE MAXIMUM IMPROVEMENT COVER SHALL BE PURSUANT TO THE USE AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE SITE.
- 13) THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT OF WAY, BY PLACING ANYTHING IN THE RIGHT OF WAY THE OWNER (HEREIN) IS AND HOLDS THE CITY OF GEORGETOWN, 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 THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPAIR/REPLACEMENT OF THE IMPROVEMENTS.
- 14) STREETS ARE EXISTING, NO NEW PUBLIC STREETS ARE REQUIRED TO BE CONSTRUCTED, CONSTRUCTION OF DRIVEWAYS AND STRUCTURES NECESSARY FOR ACCESS TO THIS SITE ARE THE RESPONSIBILITY OF THE LANDOWNER ACCORDING TO STANDARDS OF CITY CODES.
- 15) THE CITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT, FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDENT 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.
- 16) THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCES.
- 17) THIS PLAT IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 18) A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS WAS COMPLETED ON 1/16/2018 see SA - 148426. THERE ARE NO SPRINGS OR STREAMS IDENTIFIED ON THIS SITE BY THE ASSESSMENT.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF WILLIAMSON

THAT I, SAM L. PRISTER, MANAGING PARTNER OF WAAPF LTD., OWNER OF THE 1.48 ACRE PROPERTY THAT IS SHOWN HEREON, AS CONVEYED BY DEED AS RECORDED IN DOC. 2019011447, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE IS NO LENDER/OWNER OF THE PROPERTY AS DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAT, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON ON BEHALF OF THE OWNER. THE UNDERSIGNED OWNER DOES HEREBY APPROVE THE RECORDED OF THIS PLAT AND DEDICATES TO THE CITY OF GEORGETOWN ANY STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS LOT SHALL BE HELD, SOLD & CONVEYED SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "RIVERBLUFF SUBDIVISION".

SAM L. PRISTER, MANAGING PARTNER

WAAPF LTD. OWNER

P.O. BOX 400

GEORGETOWN, TX 78627

512-471-4728

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM L. PRISTER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND STAMP

JAMES M. CUMMINS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENDOGRADED BY A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COURTESY PANEL NUMBER 484000000, EFFECTIVE DATE SEPTEMBER 28, 2009, AND THE EACH LOT SUBORDINATE TO THE CITY OF GEORGETOWN REGULATIONS, THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORMS CONTAINED WITHIN PUBLIC RIGHTS-OF-WAY IDENTIFIED BY THIS PLAT.

JAMES M. CUMMINS  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS No. 105952

I, William F. Forest, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is correctly made from an actual survey made on the ground of the property legally described herein, and that the corner monuments shown herein 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 County, Texas this 29th day of November, 2018, Drawing Refered to City Comments June 20, 2019.

**PRELIMINARY: Not to be considered as a final survey or recorded for any reason.**

William F. Forest, Jr., Registered Professional Land Surveyor No. 1647  
Forest Surveying and Mapping Co. 1002 South Ash Street Georgetown, Texas 78626

BASED UPON THE ABOVE REPRESENTATIONS OF THE 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 COMPLETES WITH THE REQUIREMENTS OF CHAPTER 164A, FLOOD DAMAGE PREVENTION, OF THE CITY OF GEORGETOWN MUNICIPAL CODE. THE CERTIFICATION IS BASED SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE HELD UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

City Clerk  
CITY OF GEORGETOWN

THIS SUBDIVISION IS TO BE KNOWN AS "RIVERBLUFF SUBDIVISION" AND HAS BEEN ACCEPTED AND APPROVED FOR FILING AND RECORD IN THE COUNTY OF WILLIAMSON, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING COMMISSION ON this \_\_\_\_\_ day of \_\_\_\_\_, 2018, A.D.

ERCEL BRASHHEAR, CHAIRMAN

date

I, Seth 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.

Seth Nelson, Planning Director

Date

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF WILLIAMSON

I, NANCY PRISTER, 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 \_\_\_\_\_ 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 PRISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

By \_\_\_\_\_ DEPUTY

By \_\_\_\_\_ DEPUTY

By \_\_\_\_\_ DEPUTY

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By \_\_\_\_\_ DEPUTY

# Approval Criteria – UDC 3.08.080.D

Criteria for a Replat	Complies	Partially Complies	Does Not Comply
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.	X		
The plat meets or exceeds the requirements of this Unified Development Code and any applicable State or local laws.	X		
<p>The plat is consistent with the City's Comprehensive Plan and any other adopted plans as they relate to:</p> <ul style="list-style-type: none"> <li>• The City's current and future streets, sidewalks, alleys, parks, playgrounds, and public utility facilities; and</li> <li>• The extension, improvement, or widening of City roads, taking into account access to and extension of sewer and water mains and the instrumentality of public utilities.</li> </ul>	X		

# Approval Criteria – UDC 3.08.080.D

Criteria for a Replat	Complies	Partially Complies	Does Not Comply
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.	X		
The tract of land subject to the application is adequately served by public improvements and infrastructure.	X		
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.	n/a		
A Replat may not amend or remove any covenants or restrictions and is controlling over the preceding plat.	X		



SAN GABRIEL VILLAGE BLVD

N AUSTIN AVE

BLUE HOLE PARK RD

W 2ND ST

W 2ND ST

E 2ND ST

W 3RD ST

E 3RD ST

SCENIC DR

MARTIN LUTHER KING JR ST

S AUSTIN AVE

S MAIN ST

S CHURCH ST

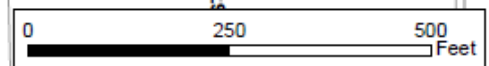
W 4TH ST

E 4TH ST

ROCK ST

ST ST

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



# Public Notification

# Public Notifications

- 28 property owners, who are within 200' of the subject property to be replatted, were notified about the public hearing;
- Notice of the public hearing was published in the Sun News on August 4, 2019; and
- To date, staff has received no written comments in favor of the request, but has received one written comment in opposition of the request.



City of Georgetown, Texas  
Planning and Zoning  
August 20, 2019

**SUBJECT:**

Public Hearing and possible action on a request for a Subdivision Variance to waive the Sidewalk Construction requirement of Section 12.07.010 of the Unified Development Code, for the property generally located at 801 E. 2nd Street, bearing the legal description of Lot 1, Block A, Hauser Ridge Subdivision (2019-3-WAV) -- Ethan Harwell, Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The applicant is requesting a waiver from the requirement of Section 12.07.010 of the Unified Development Code, which requires a sidewalk to be constructed across the property at 801. E. 2<sup>nd</sup> Street. The subject property is currently vacant, and the property owner wishes to develop it with a new single-family home, thus triggering the sidewalk requirement.

**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 only partially complies with one of the five criteria established in UDC Section 3.22.060 for a Subdivision Variance, as outlined in the attached Staff Report.

**Public Comments:**

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300 feet of the subject property were notified of the request (17 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (August 4, 2019) and signs were posted on-site. As of the publication date of this report, staff has received 2 written comments in favor and none in opposition of the request.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Ethan Harwell, Planner

**ATTACHMENTS:**

Description	Type
❑ 2019-3-WAV - P&Z Staff Report	Cover Memo
❑ Exhibit 1 - Location Map	Backup Material
❑ Exhibit 2 - Letter of Intent	Backup Material
❑ Exhibit 3 – Concept Plan	Backup Material
❑ Exhibit 4 – Map Existing Sidewalk Conditions from 2015 Sidewalk Masterplan	Backup Material
❑ Exhibit 5 – Sidewalk Project Priority Map	Backup Material
❑ Exhibit 6 – 2nd Street Project Summary from 2015 Sidewalk Masterplan	Backup Material



Exhibit 7 – Public Comments

Backup Material



Presentation

Presentation

# Planning and Zoning Commission

## Planning Department Staff Report

**Report Date:** August 16, 2019  
**File No:** 2019-3-WAV  
**Project Planner:** Ethan Harwell, Planner

### Item Details

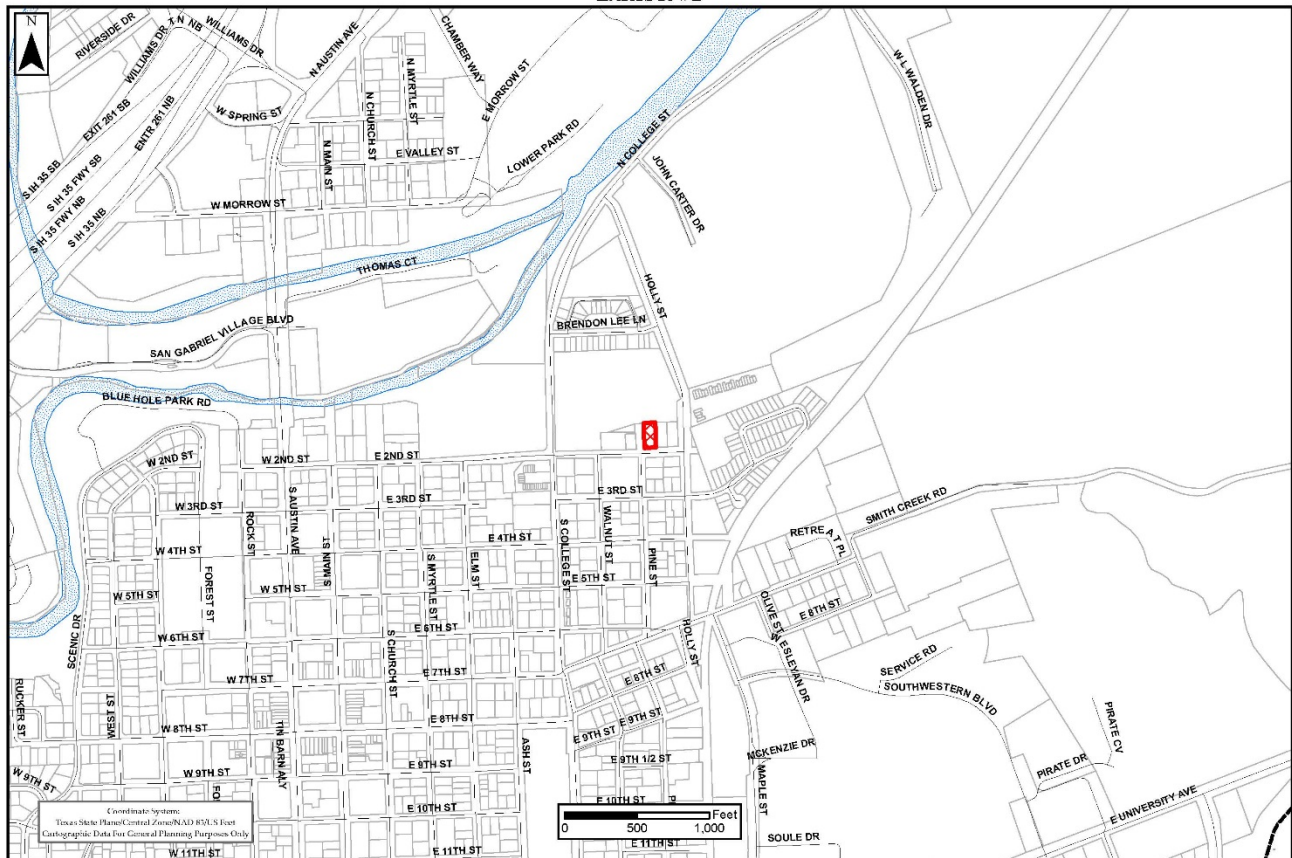
<b>Project Name:</b>	801 E. 2 <sup>nd</sup> Street
<b>Project Location:</b>	801 E. 2 <sup>nd</sup> Street, within City Council district No. 6
<b>Total Acreage:</b>	0.33 acres
<b>Legal Description:</b>	Lot 1, Block A, Hauser Ridge Subdivision

**Applicant:** Lisa Forsythe & Rick Williamson  
**Property Owner:** Lisa Forsythe & Rick Williamson

**Request:** Waiver from the requirement of Section 12.07.010 of the Unified Development Code, which requires a sidewalk to be constructed across the property at 801. E. 2nd Street.



Location Map  
**2019-3-WAV**  
Exhibit #1



## Planning Department Staff Report

### Overview of Applicant's Request

The applicant is requesting a waiver from the requirement of Section 12.07.010 of the Unified Development Code, which requires a sidewalk to be constructed across the property at 801 E. 2nd Street. The subject property is currently vacant, and the property owner wishes to develop it with a new single-family home. In their letter of intent (Exhibit 2), the applicant cites the lack of sidewalks on homes in the same subdivision and in the general vicinity as the reasons for their request.

### Site Information

#### Location:

The subject property is located at 801 E. 2nd Street between N. College Street and Holly Street. The site is currently zoned Residential Single-Family (RS) and has a Future Land Use designation of Moderate Density Residential (MDR).

#### Physical Characteristics:

The subject property is approximately 0.33 acres and slopes towards a low, vegetated area at the rear of the lot. There are several smaller trees on the buildable area of the property.



### 2019-3-WAV Aerial



## Planning Department Staff Report

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### Background

The subject property was created in 2002 as a part of the six lot Hauser Ridge Subdivision. Five of the lots in the subdivision have homes constructed between 2003 and 2005. There is no sidewalk existing around these homes.

The current property owners wish to build a new single-family home on the remaining undeveloped lot. Currently, the UDC standards related to sidewalks (Section 12.07.010) require that sidewalks be constructed at the time of the building permit.

In 2015, the City adopted the 2015 Sidewalk Master Plan. This plan is meant to guide sidewalk development and policy through the year 2025. The goals and policies of the plan support the policies of the 2030 Comprehensive Plan by encouraging an active, safe pedestrian environment. The plan evaluated existing pedestrian facilities, identified opportunities for future sidewalks, and created a prioritized implementation plan for City investment in new sidewalks.

The plan identified E. 2<sup>nd</sup> Street between Austin Ave. and Holly St. as a Priority 1 Project (Exhibits 5 & 6). This designation was given because of the lack of sidewalks, the medium condition of existing sidewalks (Exhibit 4), and its close proximity and connection to the Downtown Overlay District, multiple parks, the trails along the San Gabriel River, and Southwestern University. 2<sup>nd</sup> Street was also mentioned to have special importance during the public outreach process for the plan. In 2015, the estimated cost of these improvements for the entire length of 2<sup>nd</sup> Street was \$410,000.

Recently, the City constructed a six foot sidewalk across VFW Park, approximately 700 feet west of the subject property, and a sidewalk along Holly Street that connects to the Bark Park, approximately 220 feet east of the property.

### Utilities

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

### Transportation

The subject property has approximately 80 feet of frontage along E. 2<sup>nd</sup> Street, which is identified as a Major Collector on the Overall Transportation Plan.

### Approval Criteria

According to the UDC, a subdivision variance may be approved, conditionally approved, or disapproved by the Planning and Zoning Commission. Approval requires a super-majority vote by the Commission. At least four (4) of the following factors are required for approval:

## Planning Department Staff Report

SUBDIVISION VARIANCE CRITERIA	FINDINGS	COMMENTS
<p>That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this Code.</p>	<p>Partially Complies</p>	<p>The installation of a sidewalk on the subject property will contribute to the provision of effective mobility and pedestrian safety along this roadway, even if in the immediate future it will not be part of a larger, useful system. To the east of the site there is a six-foot wide sidewalk along Holly Street (approximately 220 feet away), but the lots between the subject property and Holly St do not have sidewalk. To the west, there is a six-foot wide sidewalk along E. 2<sup>nd</sup> Street at VFW Park (approximately 700 feet away), but there is no sidewalk on the properties to the west of the subject property to meet it. While the sidewalk would be isolated once constructed, the intent of this regulation is to provide sidewalks as property (re)develops to eventually provide a complete network. Because of this, staff finds that granting of the variance may be detrimental as these properties and the roadway redevelops due to the lack of a safe pedestrian network.</p>
<p>That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code.</p>	<p>Does Not Comply</p>	<p>The 2030 Comprehensive Plan goals and policies call for a safe pedestrian network as an alternative to automobile usage. Specifically, in policy 1.E.3 of the Land Use Element, the plan promotes safe and friendly pedestrian routes as a key to creating quality neighborhoods.</p> <p>The City's 2015 Sidewalk Masterplan, a component of the Overall Thoroughfare Plan, follows this policy and seeks to ensure that Georgetown is a "safe, walkable city which accommodates all users." The</p>



SUBDIVISION VARIANCE CRITERIA	FINDINGS	COMMENTS
		<p>plan makes recommendations that promote investment in older neighborhoods and places where gaps in the system exist. It also recommends the enforcement the UDC requirements related to sidewalks, so that as many steps are being taken towards building a complete sidewalk network. The Plan identifies the 2<sup>nd</sup> Street corridor as a Priority 1 Project. This corridor holds special importance due to its proximity to parks, trails, the Downtown Overlay District, and other land uses that generate pedestrian traffic, but at the time of the writing of the plan there were no pedestrian facilities along the corridor.</p> <p>The UDC requires a 6-foot wide sidewalk along this the frontage of this property. However, The UDC does provide additional guidance on the matter in Section 12.07.010.A where it states that infill projects should provide sidewalks where practical, but consideration should be given to the existing conditions of the built and natural environment. This allows the property owner, in collaboration with City staff, to consider alternative locations and design for the required sidewalk. In reviewing the existing conditions of the site, staff finds that a sidewalk along this roadway is feasible. In addition, Section 12.07.010 states that some justifications for the variance may include the location of the proposed facilities in relationship to the existing and planned pedestrian network, the need for the facility,</p>

## Planning Department Staff Report

SUBDIVISION VARIANCE CRITERIA	FINDINGS	COMMENTS
		and topography/natural features.  The Land Use Element of the 2030 Comprehensive Plan promotes complete, pedestrian oriented, streets throughout its policies. Thus, waiving the sidewalk requirement would be in conflict with the Comprehensive Plan and purpose of the UDC.
That the conditions that create the need for the variance do not generally apply to other property in the vicinity.	Does Not Comply	There are other undeveloped residential lots in the area that do not have any existing sidewalks. As these properties (re)develop, the UDC's sidewalk requirement would apply.
That application of a provision of this Code will render subdivision of the land impossible.	Does Not Comply	The subject property is already a platted lot and does not possess sufficient street frontage to be subdivided further. In addition, all properties are required to provide a sidewalk at time of development, and would not render subdivision of the land impossible.
Where the literal enforcement of these regulations would result in an unnecessary hardship.	Does Not Comply	The enforcement of these regulations would not result in a hardship. The property could still be developed in accordance with the property owner's wishes and as permitted by the UDC.

### Summary:

Overall, Staff finds that the request only partially complies with one of the approval criteria. The approval of the waiver would not support a safe pedestrian environment and would not be consistent with the policies and recommendations of the 2030 Compressive Plan or the Sidewalk Master Plan.

### Public Notification

As required by the Unified Development Code (UDC), all property owners within 300 feet of the subject property were notified of the request (17 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (August 4, 2019) and signs were posted on-site. As of the publication date of this report, staff has received two written comments in favor (Exhibit 7) and no written



## Planning Department Staff Report

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comments in opposition of the request.

### **Motion**

When making a motion to approve, approve with conditions, or disapprove the variance request, the Planning and Zoning Commission must identify and recite each factor that the Commission has found to have been met, or not met (in the event of a disapproval).

### **Attachments**

WAV-2018-003 – P&Z Staff Report

Exhibit 1 – Location Map

Exhibit 2 – Letter of Intent

Exhibit 3 – Concept Plan

Exhibit 4 – Map Existing Sidewalk Conditions from 2015 Sidewalk Masterplan

Exhibit 5 – Sidewalk Project Priority Map

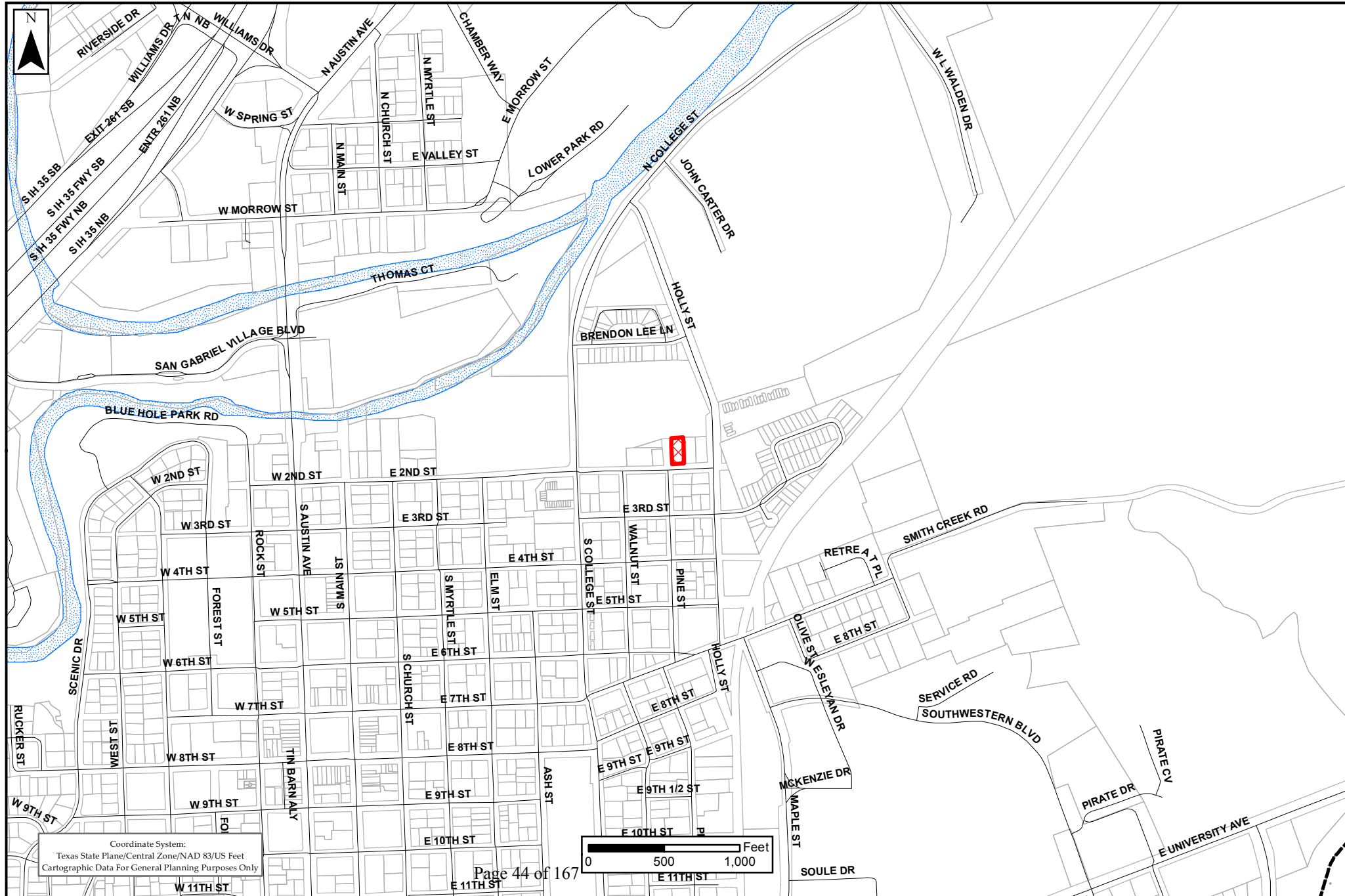
Exhibit 6 – 2<sup>nd</sup> Street Project Summary from 2015 Sidewalk Masterplan

Exhibit 7 – Public Comments

Presentation

# Location Map 2019-3-WAV 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

## Letter of Intent

Subject – 801 E. 2<sup>nd</sup> Street, Georgetown, TX 78626 / Owners – Lisa Forsythe & Rick Williamson

Request for a subdivision variance to waive the requirement to construct the sidewalk for new build residential home in Old Town

- 1. That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this Code.***

ANSWER- Granting this variance will not be detrimental to the public health, as the public already uses the sides of the street for passing along every lot in our platted community. And to our knowledge, no pedestrian has ever been involved in a traffic accident or been struck by a passing vehicle in the history of our platted community. What is detrimental to the public health in our platted community is the city's lack of completing the construction of East 2<sup>nd</sup> street beyond College Street, which was specifically itemized in the special City Bond ballet several years ago and which specially included ALL of East 2<sup>nd</sup> Street! However, it has never been completed beyond College Street! Consequently, the poorly constructed 2<sup>nd</sup> Street extension up to S. Holly Street is not even a legal roadway. It is too narrow just beyond our platted community, and without yellow center lines or white edge-to-edge lines all up and down this 3-block section.

- 2. That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purpose of this Code.***

ANSWER- Granting this variance would not conflict with the City's Comprehensive Plan, as we already explored any such conflict over two years ago through the Georgetown Planning Department, when seeking to acquire the City's abandoned Pine Street extension that ajoins our property on the west side of our lot. The City Council approved our acquiring that land only after it first explored any other use the City might have had in mind for it. There was none.

- 3. Conditions that create the need for the variance do not generally apply to other property in the vicinity.***

ANSWER- Not only do they not apply to the other five lots in our platted community since it was created in 2002, none of the other home owners, including the home we now live at within this platted community, have ever been approached by the city to build sidewalks. So why should we be the lone property in our community required to have a sidewalk.

- 4. That application of a provision of this Code will render subdivision of the land impossible.***

ANSWER- Does not apply as our platted community has been fully sub-divided and platted since 2002.

**5. *Where the literal enforcement of these regulations would result in an unnecessary hardship.***

ANSWER- We are being unfairly singled out as the only property in our platted sub-division required to have a sidewalk. Consequently, since no other homeowners in our platted community considered them necessary, we feel obligated to conform to their uniformity of no sidewalks. To do otherwise would be in conflict with the uniformity this City appears to most highly value. Furthermore, it only seems reasonable to allow the city to review the need for sidewalks in our platted community when the extension, widening and proper lane-marking of E. 2<sup>nd</sup> Street is done, as called for in the previous Bond Election documentation.

LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	IRON ROD FND.
	B.L. BUILDING LINE
	D.E. DRAINAGE EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT

SCALE: 1"=20'

### \* IMPORTANT NOTICE \*

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 1.

### SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LIVING SQUARE FOOTAGE		
1ST FLOOR	2597	SQ FT
TOTAL LIVING	2597	SQ FT
LOT	14458	SQ FT
TOTAL SLAB SQUARE FOOTAGE		
HOUSE	2597	SQ FT
3 CAR GARAGE	636	SQ FT
FRONT PORCH	195	SQ FT
OUTDOOR LIVING	128	SQ FT
TOTAL SLAB	3556	SQ FT
SLAB COVERAGE	24.60%	
TOTAL IMPERVIOUS COVERAGE SQUARE FOOTAGE		
DRIVEWAY	450	SQ FT
SIDEWALK	108	SQ FT
A/C	9	SQ FT
TOTAL IMPERVIOUS	4123	SQ FT
TOTAL COVERAGE	28.52%	
FINISHED HEIGHT	21'-6"	
MASONRY PERCENTAGE		
1ST FLOOR	100%	
2ND FLOOR	0%	
TOTAL MASONRY	96%	

LOT No. 1 BLOCK "A" SUBDIVISION / ADDITION HAUSER RIDGE  
 SECTION — PHASE — Book — Page(s) — Cabinet W PLAT RECORDS  
WILLIAMSON COUNTY, TEXAS Volume — Slide 56-57  
 CITY GEORGETOWN Reference: 2002042953 Official Public Records of WILLIAMSON County, Texas  
WEEKLEY

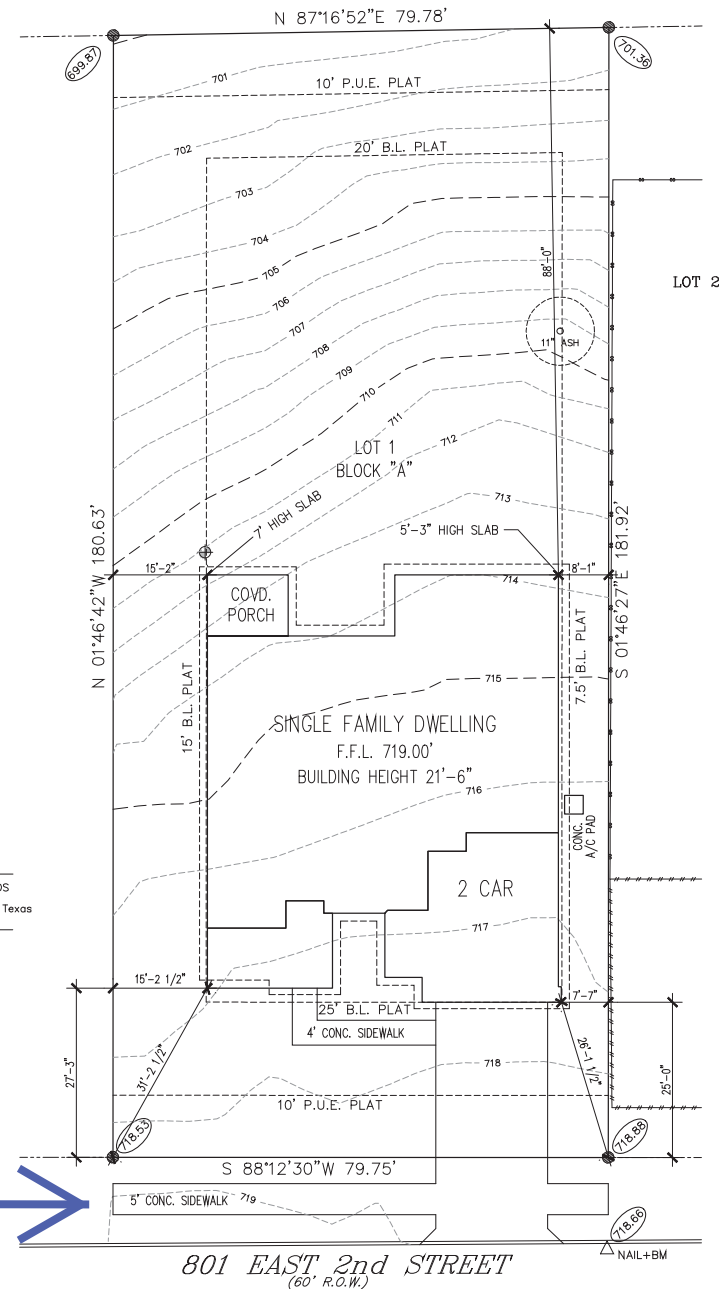


## ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199  
FIRM REGISTRATION # 10118900

6-foot sidewalk



© Weekley Homes L.P. 2012  
The measurements, dimensions, and other information shown on this plat are for construction use only. The actual specifications of the finished structure may vary. This document may not be used for any other purpose without what the completed structure will look like.

David Weekley Homes  
DWC  
Date: 01/23/19

Scale: 1/8" = 1'-0"  
Rev: 05/17/19

Proj. No.: 1  
2066  
Job No.: A  
0261

HAUSER RIDGE  
801 E 2ND STREET  
GEORGETOWN, TX 78626

NORTH  
C098-A  
PLT-PLN  
NOVAK-FORSYTHE  
CENTRAL TEXAS



# 2019-3-WAV

## Aerial - Sidewalks 2015

Legend  
 Site  
 City Limits









## 2ND STREET

### Notable Elements

- Connection to Downtown Overlay District
- VFW Park
- Bark Park
- San Gabriel River Trail
- McMaster Athletic Complex
- Public Priorities
- Parks and Recreation Priorities

### Preliminary Costs

Description	Estimated Quantity
New Sidewalk	3,000 LF
New Curb Ramps	10 EA
Sidewalk Repairs	0 LF
Curb Ramp Repairs	1 EA
Total	\$410,000







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: 801 E 2<sup>nd</sup> Street

Project Case Number: 2019-3-WAV P&Z Date: August 20, 2019 Case Manager: Ethan Harwell

Name of Respondent: Roy & JANIE HEADRICK  
(Please print name)

Signature of Respondent: Roy Headrick Janie Headrick  
(Signature required for protest)

Address of Respondent: 201 S Pine St  
(Address required for protest)

We are  
I am in FAVOR: of Hainer

I OBJECT: \_\_\_\_\_

Additional Comments:

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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](mailto:planning@georgetown.org). Any such comments may be presented to the Commission.



CITY OF GEORGETOWN  
NOTICE OF PUBLIC HEARING

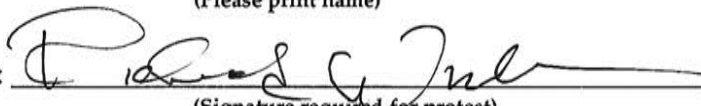
Comments from Neighboring Property Owners

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: 801 E 2<sup>nd</sup> Street

Project Case Number: 2019-3-WAV P&Z Date: August 20, 2019 Case Manager: Ethan Harwell

Name of Respondent: RICHARD WINTERS  
(Please print name)

Signature of Respondent:   
(Signature required for protest)

Address of Respondent: 202 S. HOLLY STREET GEORGETOWN  
(Address required for protest)

I am in FAVOR: ☒ to waive requirement I OBJECT: \_\_\_\_\_

Additional Comments:

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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](mailto:planning@georgetown.org). Any such comments may be presented to the Commission.

# 801 E. 2<sup>nd</sup> Street 2019-3-WAV

Planning & Zoning Commission  
August 20, 2019

# Item Under Consideration

## 2019-3-WAV

- A Subdivision Variance to waive the requirement of Section 12.07.010 of the UDC, which requires a sidewalk to be constructed across the property at 801. E. 2nd Street.

## Location Map

McMaster  
Athletic Complex

## VFW Park

## Trail Access

## Bark Park

Suddenlink Office

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

Page 55 of 61

A horizontal scale bar with a black outline. It is divided into three segments by two vertical tick marks. The first segment is labeled '0' at its left end. The second segment is labeled '500' at its midpoint. The third segment is labeled '1,000' at its right end. To the right of the bar, the word 'Feet' is written.

**g Fee**



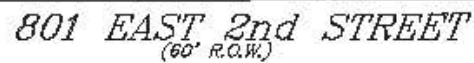
# Background

- Sidewalk is required with new single-family homes
- 6-foot wide sidewalk is required along Major Collector Roads
- No existing sidewalks in the area
- Priority 1 Project in the Sidewalk Masterplan
- *UDC 12.07.010.E* Justifications for the variance include, but are not limited to
  - Location of the facility in relation to the existing or planned pedestrian network
  - the need for the facility
  - topography/natural features



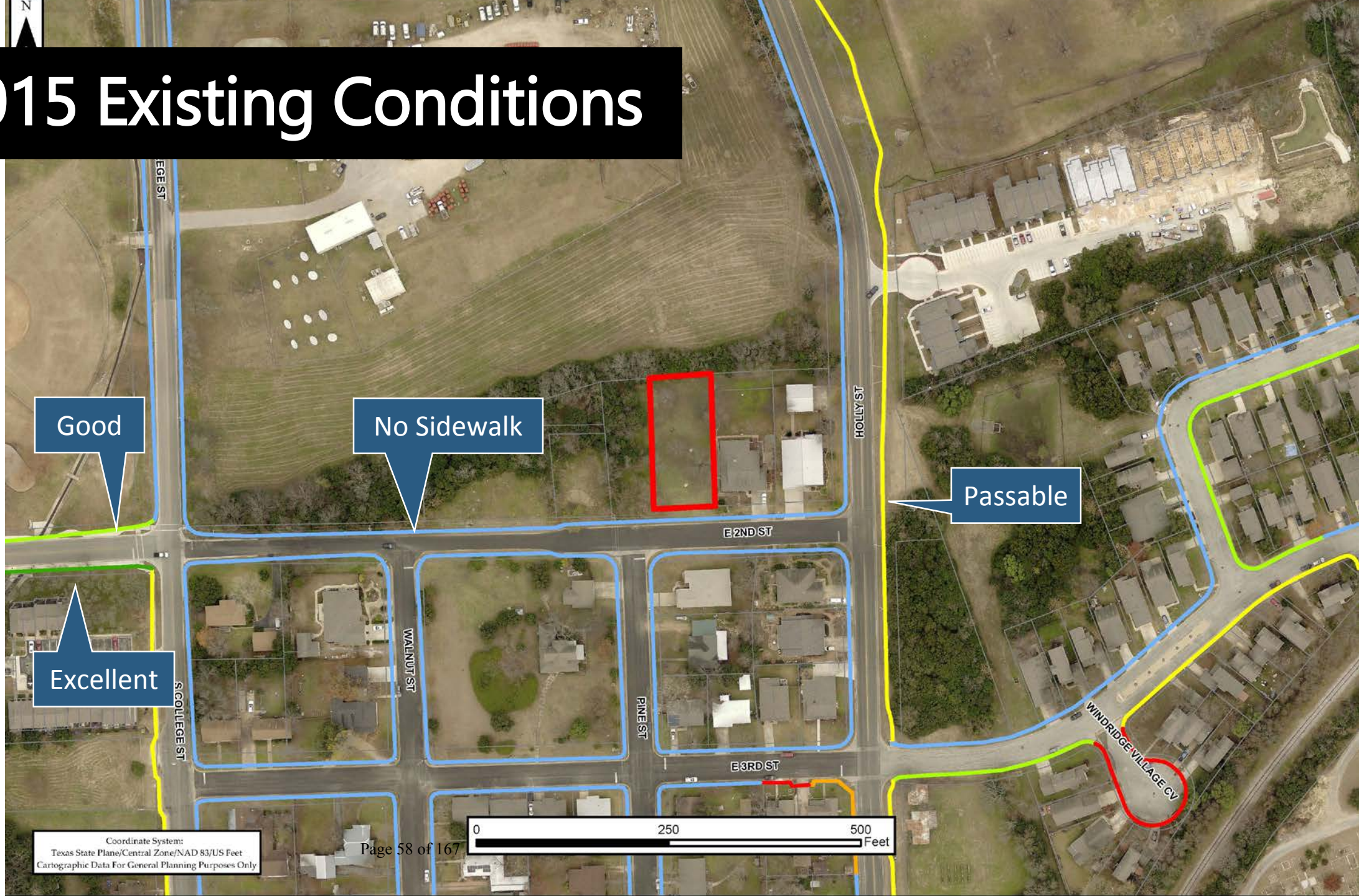


EST. 1848  
**GEORGETOWN**  
TEXAS





# 2015 Existing Conditions



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



# Priority 1 Projects



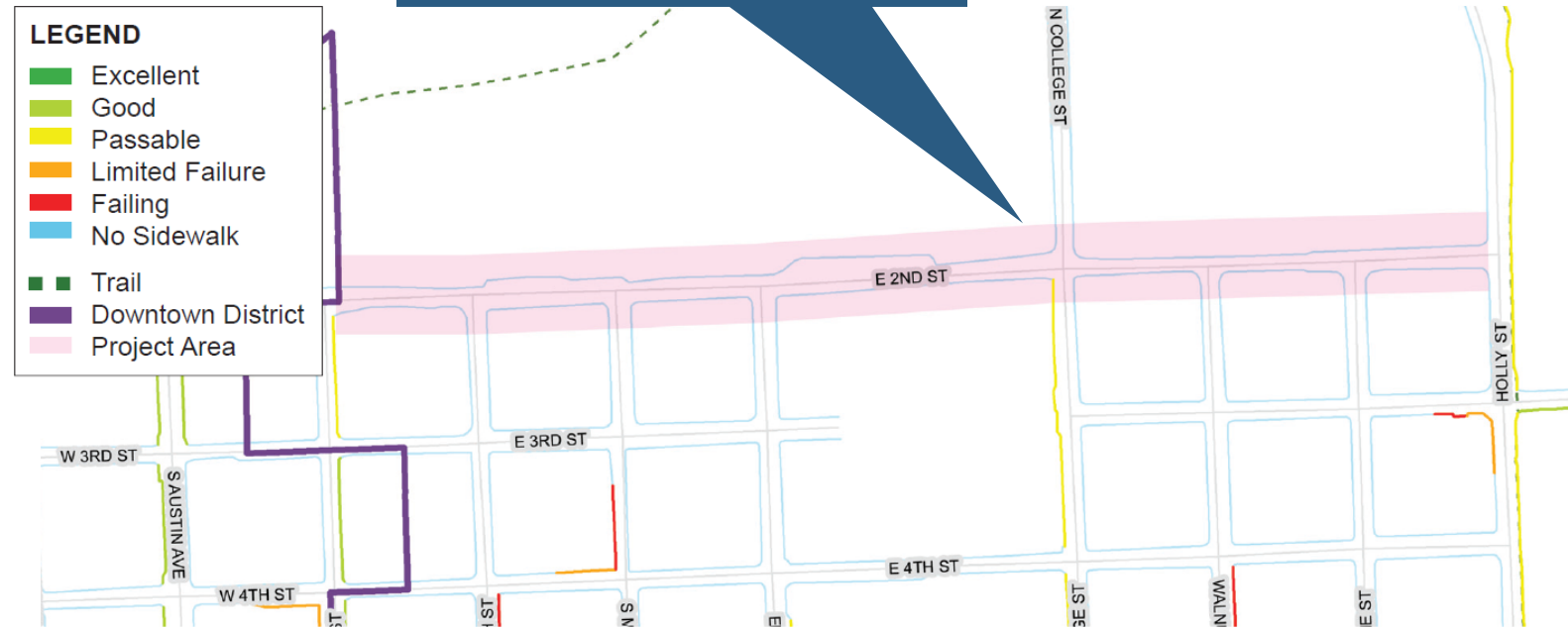
Priority 1 Project





# Priority 1 Project

- Parks and Recreation
  - VFW Park
  - Bark Park
  - San Gabriel River Trails
  - McMaster Athletic Complex
- Connection to Downtown Overlay District



March 2015

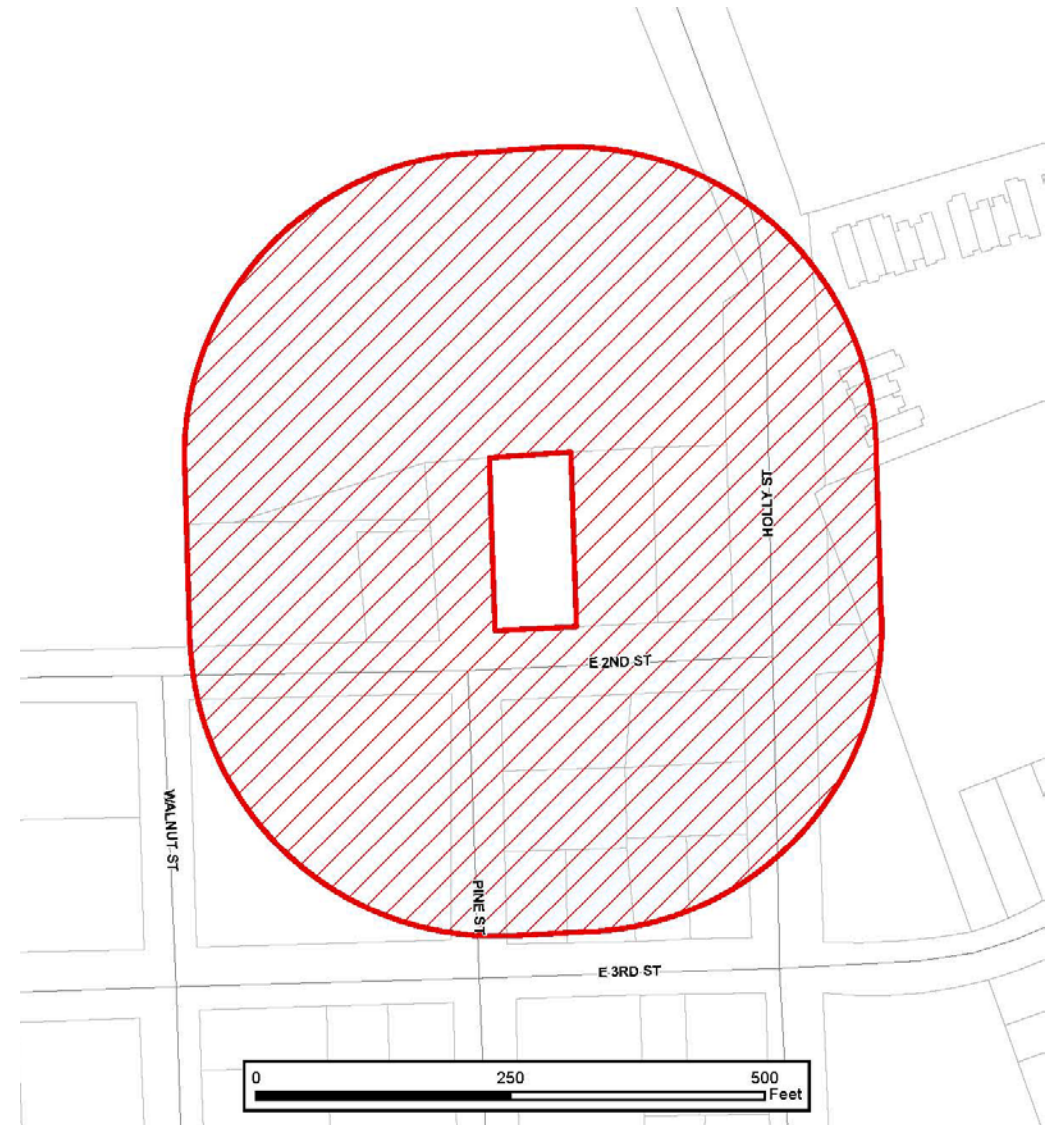
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# Approval Criteria – UDC Section 3.22.060

Criteria for Subdivision Variance	Complies	Partially Complies	Does Not Comply
That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this Code.		X	
That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code.			X
That the conditions that create the need for the variance do not generally apply to other property in the vicinity.			X
That application of a provision of this Code will render subdivision of the land impossible.			X
Where literal enforcement of these regulations would result in an unnecessary hardship.			X

# Public Notifications

- 17 property owners within the 300' buffer
- Notice in Sun News on August 4th
- Signs posted on the property
- 2 written comments in Favor





# Summary

- Public Hearing and possible action on a request for a Subdivision Variance to waive the Sidewalk Construction requirement of Section 12.07.010 of the Unified Development Code, for the property generally located at 801 E. 2nd Street, bearing the legal description of Lot 1, Block A, Hauser Ridge Subdivision (2019-3-WAV)
- Per UDC Section 3.22.050, a Subdivision Variance may be approved, conditionally approved, or disapproved by the Planning & Zoning Commission with a super majority vote.
- The motion should also include findings of how it either met/did not meet each of the criteria.

City of Georgetown, Texas  
Planning and Zoning  
August 20, 2019

**SUBJECT:**

Public Hearing and possible action on a request to rezone approximately 45.819 acres in the John Berry Survey No. 3, Abstract No. 51, from the General Commercial (C-3), High Density Multi-Family (MF-2), and Townhouse (TH) zoning districts to the Planned Unit Development (PUD) district, with base zoning districts of General Commercial (C-3), and Low Density Multi-Family (MF-1) for the property generally located at the southwest corner of the FM 971 and SH 130 Toll intersection (PUD-2018-007) -- Andreina Dávila-Quintero, AICP, Current Planning Manager

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The Applicant is requesting to rezone the subject property into a Planned Unit Development (PUD) district to develop a horizontal mixed-use development over approximately 46 acres including commercial and detached multi-family residential to be developed as a residential condominium subdivision matching in appearance and scale of a single-family detached subdivision.

The proposed development will consist of approximately 6.3 acres to be developed with several general commercial uses, with the exception of certain auto-related, transportation and entertainment uses. Additionally, it will consist of approximately 39.5 acres of detached multi-family units with a maximum of 225 units developed at a density of six (6) dwelling units per acre. In addition to the residential and commercial uses, a 5.6-acre private parkland area, and 2.7 -acre private open space that will include private amenities and other recreational facilities have been included as part of the development.

**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 partially complies with all of the criteria for rezoning and Planned Unit Developments established in UDC Sections 3.06.030 and 3.06.040, respectively, as outlined in the attached Staff Report.

**Public Comments:**

As required by the Unified Development Code, all property owners and registered associations within a 300-foot radius of the subject site that are located within City limits were notified of the rezoning application (8 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (August 4, 2019) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comment in for or against the request.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.







**SUBMITTED BY:**

Andreina Davila

**ATTACHMENTS:**

**Description**

**Type**

	PUD-2018-007 - P&Z Staff Report	Cover Memo
	Exhibit 1 - Location Map	Exhibit
	Exhibit 2 - Future Land Use Map	Exhibit
	Exhibit 3 - Zoning Map	Exhibit
	Exhibit 4 - PUD Document	Exhibit
	Presentation	Presentation

## Planning and Zoning Commission

### Planning Department Staff Report

**Report Date:** August 16, 2019  
**Case No:** PUD-2018-007  
**Project Planner:** Andreina Dávila-Quintero, AICP, Current Planning Manager

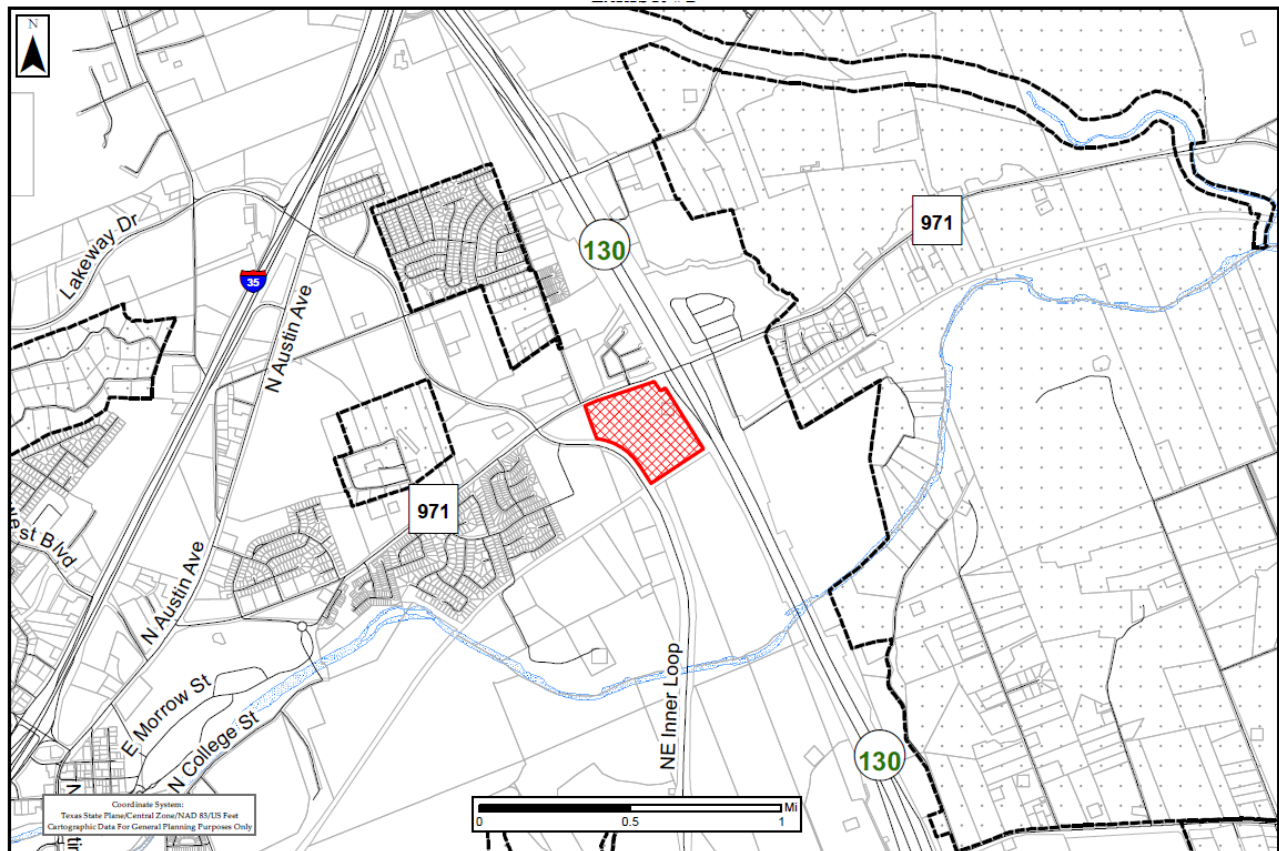
#### Item Details

**Project Name:** Troop Tract PUD  
**Project Location:** Generally Located at the southwest corner of FM 971 and SH 130 Toll  
**Total Acreage:** 45.819 acres  
**Legal Description:** 45.819-acre tract of land out of and part of the John Berry Survey Number 3, Abstract No. 51.

**Applicant:** SEC Planning, LLC, Peter Verdicchio, c/o KB Home  
**Property Owner:** David Troop

**Request:** Zoning Map Amendment to rezone the subject property from **Townhome (TH)**, **General Commercial (C-3)**, and **High Density Multi-Family (MF-2)** to a **Planned Unit Development (PUD)** with a base zoning district of Low-Density Multi-Family (MF-1) and General Commercial (C-3).

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



*Location Map*

## Planning Department Staff Report

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### Overview of Applicant's Request

The Applicant is requesting to rezone the subject property into a Planned Unit Development (PUD) district to develop a horizontal mixed-use development over approximately 46 acres including commercial and detached multi-family residential to be developed as a residential condominium subdivision matching in appearance and scale of a single-family detached subdivision.

The proposed development will consist of approximately 6.3 acres to be developed with several general commercial uses, with the exception of certain auto-related, transportation and entertainment uses. Additionally, it will consist of approximately 39.5 acres of detached multi-family units with a maximum of 225 units developed at a density of six (6) dwelling units per acre. In addition to the residential and commercial uses, a 5.6-acre private parkland area, and 2.7 -acre private open space that will include private amenities and other recreational facilities have been included as part of the development.

### Site Information

#### Location:

The subject property is located southwest of the FM 971 (Weird Rd) and SH 130 Toll intersection, and east of SE Inner Loop. It is currently vacant.

#### Physical and Natural Features:

The subject property is generally flat and has a small concentration of trees along the eastern portion, with no other special environmental or natural features. A railroad right-of-way abuts the subject property along its southern property line.

#### Future Land Use and Zoning Designations:

The subject property has a Future Land Use Designation of High-Density Residential, with a Community Commercial Node at the hard corner of FM 971 and SH 130 Toll. It is currently zoned High-Density Multi-Family (MF-2) (approximately 14.75 acres), Townhouse (TH) (approximately 17.39 acres), and General Commercial (C-3) (approximately 17.72 acres), as well as the Highway and Scenic-Natural Gateway overlay districts.

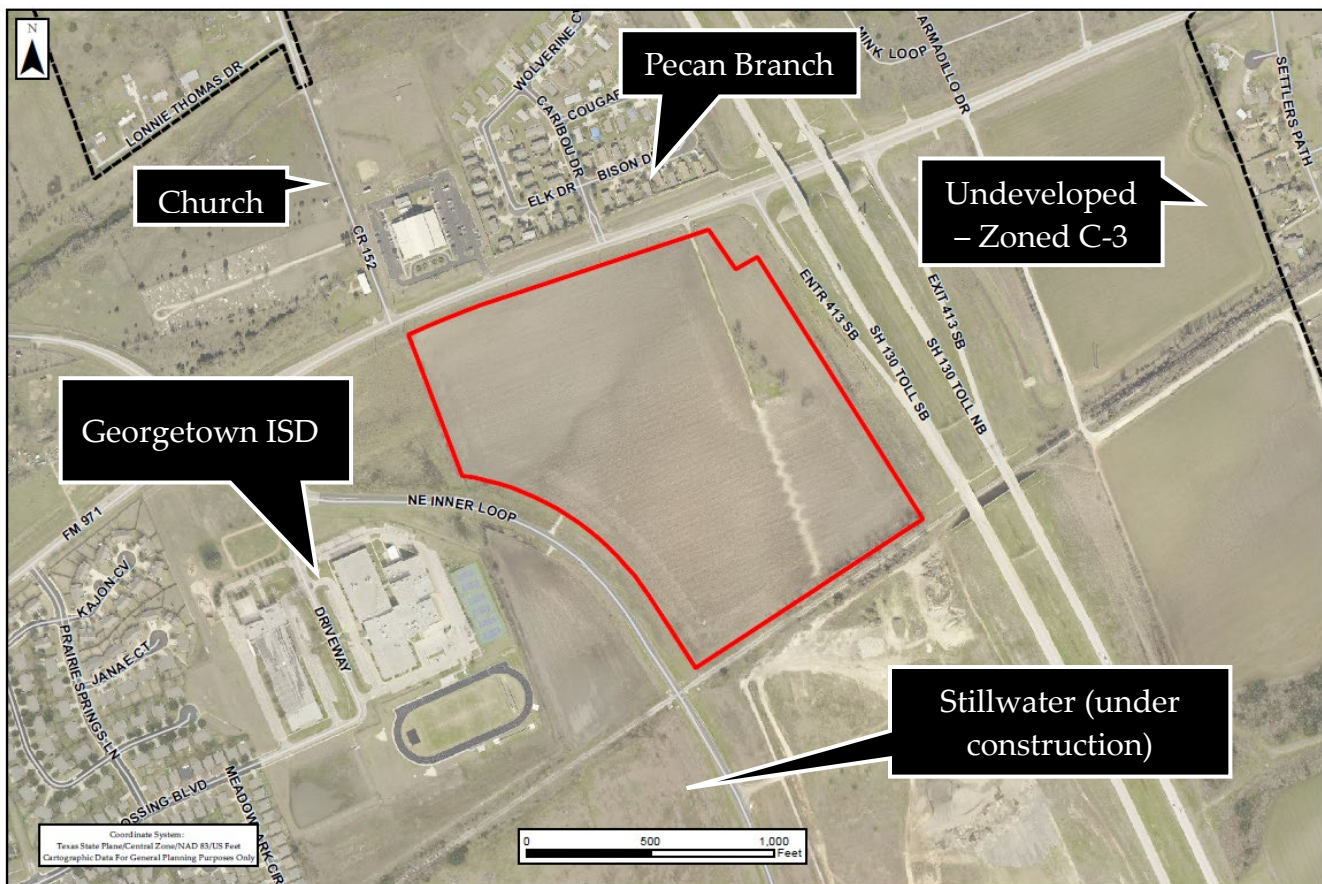
#### Surrounding Properties:

The area where the subject property is located has been developed with a mix of residential and civic uses, and property entitled for commercial development particularly along FM 971. A Georgetown Independent School District (GISD) campus of Cooper Elementary and Forbes Middle School and the Katy Crossing subdivision are west of the subject property. The Stillwater development, which includes a mix of single-family and multi-family residential are further to the south along SE Inner Loop. A church and the Pecan Branch Manufacture Home subdivision are located to the north. The majority of the properties along SH 130 Toll remain undeveloped within the vicinity.

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	Agriculture (AG); Manufactured Housing (MH)	Moderate Density Residential; Community Commercial	Church; and Pecan Branch Manufactured Home Park
South	Agriculture (AG)	High Density Residential; Moderate Density Residential	Vacant
East	General Commercial (C-3)	Community Commercial; High Density Residential	Vacant
West	Residential Single- Family (RS); General Commercial (C-3)	Institutional; Moderate Density Residential	Vacant; GISD schools



*Aerial Map*

### Property History:

The subject property was annexed in 1998 as part of an overall annexation of approximately 571 acres prior to SH 130 Toll being constructed. In 2006, the City Council approved an amendment to the Future Land Use Map from Residential to Office/Retail/Commercial, and to the Century's Plan (now the City's Comprehensive Plan) Intensity Map from the levels 2 and 3 to the level 4. The purpose of the Intensity Map was to assign development intensities throughout Georgetown's Planning area – the higher the level, the higher the intensity. Following this amendment, the subject property was also rezoned from the Agriculture (AG) district to General Commercial (C-3), Townhouse (TH), and Multi-Family (MF)



## Planning Department Staff Report

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(now the High-Density Multi-Family (MF-2)) districts. The purpose of these amendments was to accommodate denser residential development (including multi-family) and supporting commercial uses on the subject property.

### Comprehensive Plan Guidance

#### Future Land Use Map:

##### *High-Density Residential*

This category provides for residential uses developed at a minimum density of 6.1 dwelling units per gross acre. These higher density areas provide opportunities to diversify the housing stock by accommodating dwelling types that still maintain a compatible neighborhood scale and character, such as patio homes and townhomes, yet respond to the demographic shift toward smaller households looking for alternatives to the large-lot single family home and younger families looking for affordability.

This category accommodates duplexes, triplexes, fourplexes, apartments, condominiums, life care and other forms of multifamily housing types. As with the preceding land use category, creating opportunities for diverse types of housing will become increasingly important to respond to demographic shifts and the continued need for affordable housing within Georgetown. This land use classification is ideally suited near major activity and employment centers and in areas suitable for future transit service.

The High-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.

##### *Community Commercial*

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

#### Growth Tier:

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

## Planning Department Staff Report

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### Utilities

The subject property is located within the City's service area for wastewater, Jonah Water Special Utility District for water; and within the City of Georgetown and Oncor dual service area for electric. The Developer is responsible for standard utility extension to serve the development, including constructing wastewater infrastructure consistent with City's utility master plans. It is anticipated that there is adequate water and wastewater capacity to serve this property either by existing capacity or developer participation in upgrades to infrastructure.

### Transportation

The subject property has frontage and access from FM 971 and SE Inner Loop, both of which are classified as a Major Arterial in the City's Overall Thoroughfare Plan. 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.

In addition to these roadways, the subject property also has frontage along SH 130 Toll, although no access to this roadway will be provided. SH 130 Toll is classified as a freeway in the City's Overall Thoroughfare Plan. Freeways and Tollways are controlled access roadways that allow for the movement of traffic through and around the City. This classification includes interstate highways, state highways, tollways and loops. Direct property access is limited as access is not the intended purpose of these facilities. Design characteristics of these facilities include multiple travel lanes, limited access points, high traffic volumes and high traffic speeds.

Due to the number of trips that will be generated by the proposed development, a Traffic Impact Analysis (TIA) has been submitted and is currently under review. The TIA will identify potential improvements to the existing roadway network needed to accommodate the proposed development, which will need to be completed at time of development.

### 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 the Unified Development Code (UDC).

The Conceptual Land Plan depicts land uses, primary circulation patterns, open spaces and amenities that are proposed to be developed in 3 phases, provided the minimum requirements of the PUD district and UDC are met. The proposed PUD provides for 39.5 acres of Low-Density Multi-Family (MF-1) to be developed at a density of 6 dwelling units per (net) acre, 6.3 acres of General Commercial (C-3), 5.6 acres of private recreation, and 2.7 acres of private open space (including detention and water quality).

## Planning Department Staff Report

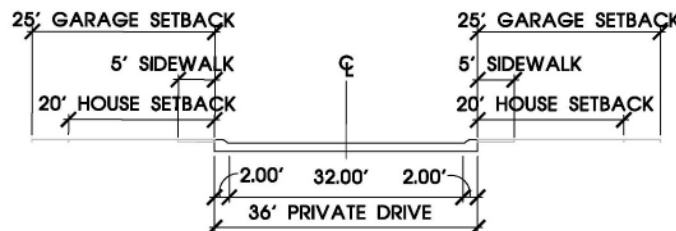
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The area designated as residential in the Conceptual Land Use Plan is slated for single-family detached dwelling units on a common lot established as condominium units where the owner association do not own the land. Within this area, each unit will have a private external entrance, private parking, and private yard to resemble a traditional single-family subdivision. The residential portion is proposed to be limited to no more than 225 residential units.

The PUD's Development Plan requires the following standards for the residential component:

- Maximum impervious cover of 70% with the use of low impact design (i.e. use of rainwater harvesting, bio-retention facilities, and wet ponds to mitigate the impact of additional impervious cover may have) and tree preservation in accordance with the UDC.
- A minimum of 1,200 sq. ft. of living space, exclusive of porches, decks, and garages.
- Residential product lines will range between 38 feet and 42 feet, with a limitation that no single type residential product width line may exceed 55% of the total number.
- A mix of one- and two-story products, with 2-4 bedrooms.
- Accessory dwellings are allowed with a maximum height of 8 feet, and a maximum area of 64 sq. ft.
- Residential fences are allowed along the side and rear yards, and prohibited in the front yard, and shall be cedar picket fence.
- A minimum setback 20', and all residential garages shall be setback 25' from the back of the curb of private drives.

Figure 1. Private Drive Cross Section



- One primary entry sign with a sign area of 100 sq. ft. (measured as the boundary of the text), with a maximum height of 8 feet (not including architectural features).
- One neighborhood monument sign with a sign area of 25 sq. ft. (measured as the boundary of the text), with a maximum height of 4.6 feet (not including architectural features).

The area designated as commercial in the Land Use Plan is slated for certain general commercial uses typically permitted in the General Commercial (C-3) zoning district. Uses proposed to be prohibited within this PUD, include: live music/entertainment, dance hall or nightclub, theater, urgent care facility, substance abuse treatment facility, cemetery, athletic facility (indoor or outdoor), firing range (indoor), flea market, small engine repair, veterinary clinic (indoor and outdoor pens), kennel, event catering and equipment rental services, pest control or janitorial services, manufactured housing sales, automotive parts and accessory sales (indoor), fuel sales, recreational vehicle sales, rental, or service, bus barn, parking lot (off-site), parking lot (commercial), park n Ride facility, and private transport service dispatch facility.

## Planning Department Staff Report

The PUD's Development Plan requires the following standards for the commercial component:

- Minimum lot are of one (1) acre
- Minimum lot area of 50 feet
- Maximum building height of 35 feet.
- Building design standards, such as articulation and provision of architectural elements, for building frontages greater than 100' in length.
- Maximum impervious cover of 70% with the use of low impact design and parking lot design in accordance with the UDC.

In addition to development standards for the residential and commercial properties, the PUD also provides for buffering along both FM 971 and SH 130 Toll, which will be a combination of masonry wall, and a 25-foot landscape buffer (as depicted on the conceptual plan). Furthermore, the private internal streets/drives are required to be a minimum width of 36 feet back of curb to back of curb, and parallel parking shall be allowed on both sides of the drive isle. Internal sidewalks along the drives/streets are required to be 5 feet, and along FM 971 and Southeast Inner Loop they're required to be 6 feet.

### 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. Comments issued by City Staff included the use of the impervious cover waiver options outlined in the UDC for accommodate the proposed percentage requested; relocation of the private parkland to the area of the property where existing trees are located to preserve them; inclusion of additional site design standards such as internal setbacks, fence height limitations and internal sidewalks to ensure that the project is developed similar to a residential subdivision. Other comments included the provision of additional housing types to provide a diversity of housing options; amenities and recreational facilities to serve the development; and preservation of commercial property along the major thoroughfare. The applicant has addressed the majority of the comments in the proposed Development Plan of the PUD.

### 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:

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies	An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by P&Z and City Council. Staff reviewed the application and deemed it complete.
2. The zoning change is	Complies	The subject property has two Future

## Planning Department Staff Report

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
consistent with the Comprehensive Plan.		<p>Land Use designations: High Density Residential and Community Commercial. The proposed commercial uses and development standards within the PUD comply with the Community Commercial category due to the site design limitations proposed to ensure a scale of development is appropriate at this location and consistent with the character of this category.</p> <p>The High Density Residential category provides for residential uses developed at a minimum density of 6.1 dwelling units per gross acre, and accommodates duplexes, triplexes, fourplexes, townhomes, patio homes, apartments, condominiums, life care and other forms of multifamily housing types. The proposed residential use provides for high-density multi-family, given that the property is proposed to be developed at a minimum density of six (6) dwelling units per acre and include two different housing sizes that would allow for more units than the traditional single-family neighborhood and be more in line with a subdivision consisting of patio homes.</p>
3. The zoning change promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.	Complies	The proposed mix of commercial, residential, open space and private park uses would generally neither harm, nor bolster, the health, safety and general welfare of the City. Commercial uses and open space and greenbelts are proposed along the major thoroughfares, transitioning into the residential portion of the development, allowing for an orderly development from the major corridors to the residential uses.
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the	Complies	<p>The proposed PUD contains the following uses to create a zoning district that is compatible with the existing adjacent residential subdivisions:</p> <ul style="list-style-type: none"> <li>- Open space, and recreational</li> </ul>

## Planning Department Staff Report

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
neighborhood.		<p>amenities;</p> <ul style="list-style-type: none"> <li>- General Commercial; and</li> <li>- Residential dwelling units.</li> </ul> <p>Because of this, the proposed rezoning is compatible with the surrounding properties that have rezoned in accordance with the Comprehensive Plan, such as the Manufacture Home development to the north and General Commercial (C-3) district to the west. Immediately adjacent properties are zoned Agriculture District from the point of annexation and are anticipated to rezone in the future to facilitate higher levels of development.</p>
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies	The proposed PUD and associated Development Plan is suitable for the uses to be permitted in this zoning district based on the proposed development standards of the PUD and other applicable UDC requirements, such as setbacks, building height, and parking.

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request **partially complies** with two of the criteria, and **complies** with four (4) of 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, employment opportunities, or commercial services to achieve a balanced community.	Does Not Comply	<p>The proposed PUD includes commercial services, recreational facilities, as well as detached single dwelling units to be developed at a minimum density of six (6) dwelling units per acre. However, while the proposed development includes a variation in the housing that is being built (two different widths; one- and two-story dwelling units; units with 2-4 bedrooms), the PUD does not include a variety in housing types, creating a development that is similar to the traditional single-family subdivisions found in the vicinity.</p> <p>In examining developed area along FM</p>



## Planning Department Staff Report

PUD CRITERIA	FINDINGS	STAFF COMMENTS
		<p>971, east of IH-35 and west of SH 130 Toll, the residential uses include an older multi-family development near the intersection of Austin Ave and FM 971, a small inventory of duplex units in the Villas at Katy Crossing development, and traditional detached single-family homes. As the City has seen an increase in both traditional single-family and multi-family developments, a variety of housing types and supporting commercial uses is needed in order to ensure a long-term balance of housing typologies.</p> <p>Given the current zoning entitled to the property, including town homes and high-density multi-family, the proposed request appears to be decreasing the potential variety of residential types along the FM 971 corridor and surrounding area. The decrease in housing types serves at least two purposes: 1) affordability and choice - as the community grows the desire for housing types outside of a traditional detached unit grows as a preference and the ability to afford such a type of residence; and 2) as development along major corridors, such as SH 130 Toll, FM 971, and Inner Loop, takes place it is important to utilize a variety of housing types and non-residential development as an opportunity to create transitions in intensity of land use.</p>
<p>2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.</p>	<p>Does Not Comply</p>	<p>The proposed uses are compatible with the surrounding area due to the existing residential to the north, and civic uses to the north and west. In addition, the residential component incorporates the use of open spaces, trails, and private amenities to support it. However, the proposed PUD does not integrate the two proposed uses with each other. The commercial portion will be developed as a stand-alone project without any</p>

## Planning Department Staff Report

PUD CRITERIA	FINDINGS	STAFF COMMENTS
		connectivity (pedestrian or otherwise) that would allow businesses within the commercial portion to integrate with the residential. The lack of integration also results in the development to proceed without a common development theme that identifies it as part of the same project. Thus, an orderly or creative arrangement of land uses was not implemented in the proposed PUD.
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.	Partially Complies	<p>The proposed PUD has incorporated street and pedestrian connectivity throughout the residential portion consistent with the public street standards and generally consistent with the standards of a traditional detached single-family development. In multiple unit, one lot subdivisions, the UDC does not account for internal sidewalks, trails, drives to be used as streets. The PUD includes private drive cross-sections to ensure that adequate vehicle and pedestrian facilities are accounted for to accommodate the proposed residential uses.</p> <p>However, as previously stated, the proposed integrated transportation system does not include the commercial portion of the property, and how this can be integrated with the residential portion. As proposed, it appears to create the opportunity for a stand-alone project that is not part of a planned common master development.</p>
4. The provisions of cultural or recreational facilities for all segments of the community.	Partially Complies	<p>The proposed PUD includes private parks and recreational facilities to serve and support the residential development, and include the following:</p> <ul style="list-style-type: none"> <li>• Playground equipment</li> <li>• Pavilion with picnic area</li> <li>• Full court basketball court</li> <li>• Walking trails (five feet (5') wide)</li> <li>• Community Garden</li> </ul>

## Planning Department Staff Report

PUD CRITERIA	FINDINGS	STAFF COMMENTS
		However, no cultural or recreational facilities have been included for the commercial portion of the project. The required public parkland dedication (4.5 acres) will be met through fee-in-lieu of dedication.
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	Partially Complies	<p>The subject property is relatively flat and is primarily bounded by street right-of-way or railroad right-of-way. Because of this, the location of the uses and potential building envelopes have been designed in such a way to minimize the impact that the rights-of-ways may have on the development. Moreover, additional site design standards such as internal setbacks, fence height limitations and internal sidewalks are proposed to ensure that the project is developed similar to a residential subdivision. The private park is proposed to be located where the existing trees exist in order to ensure its preservation.</p> <p>However, it should be noted that the current zoning districts (C-3, MF-2 and TH) were established in such a way where the most intense uses would be located nearest to the most intrusive rights-of-way, as well as in a manner that would allow for a transition and variety in uses at this key intersection. The proposed commercial and residential areas have not been designed in a way that promotes a transition of uses in the built environment, taking advantage of the environment to its full potential.</p>
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. The development is proposed to be developed in 3 phases: commercial (1) and residential (2). Each phase will separately be required for the extension of utilities to serve each phase.

## **Planning Department Staff Report**

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Based on the findings listed above, staff finds that the proposed PUD request does not meet all of the criteria for a Planned Unit Development (PUD). As stated above, the PUD zoning is intended to allow flexibility in planning and design to accommodate various types of development and permit new or innovative concepts in land use and standards not permitted by zoning or the standards of the UDC. Because of this, inclusion of various housing types and uses, integrated comprehensive transportation network, creative arrangement of land uses, and other unique features are used to evaluate the appropriateness of the PUD district.

The Development Plan, as proposed, includes specific standards to ensure that the property is developed at a higher standard than what could be developed under the Low Density Multi-Family (MF-1) zoning district, the zoning district that would be required for the proposed detached single-unit use. These standards include the requirements for proper vehicle and pedestrian facilities along the private drives, as well as specific setbacks, fence height and other similar standards to ensure that the project is developed similar to a residential subdivision. However, it is important to note that these standards are included in the Development Plan to ensure that the proposed detached single-unit use is developed consistent in character, look and feel to the traditional single-family residential neighborhood. For a traditional single-family residential neighborhood, a Comprehensive Plan amendment would have been required to change the higher density development currently envisioned at this intersection.

Furthermore, the proposed PUD development does not include the creative arrangement and integration of the different uses to ensure that a common development theme is applied throughout the project. The proposed PUD is being requested primarily to obtain a higher percentage of impervious cover than what would be allowed in the Low Density Multi-Family (MF-1) zoning district (50%) to accommodate the proposed density with detached single-units, and allow a residential development that meets the minimum density encouraged by the High Density Future Land Use category, in addition to the standards listed above.

### **Meetings Schedule**

August 20, 2019 – Planning and Zoning Commission  
September 10, 2019 – City Council First Reading of the Ordinance  
September 24, 2019 – City Council Second Reading of the Ordinance

### **Public Notification**

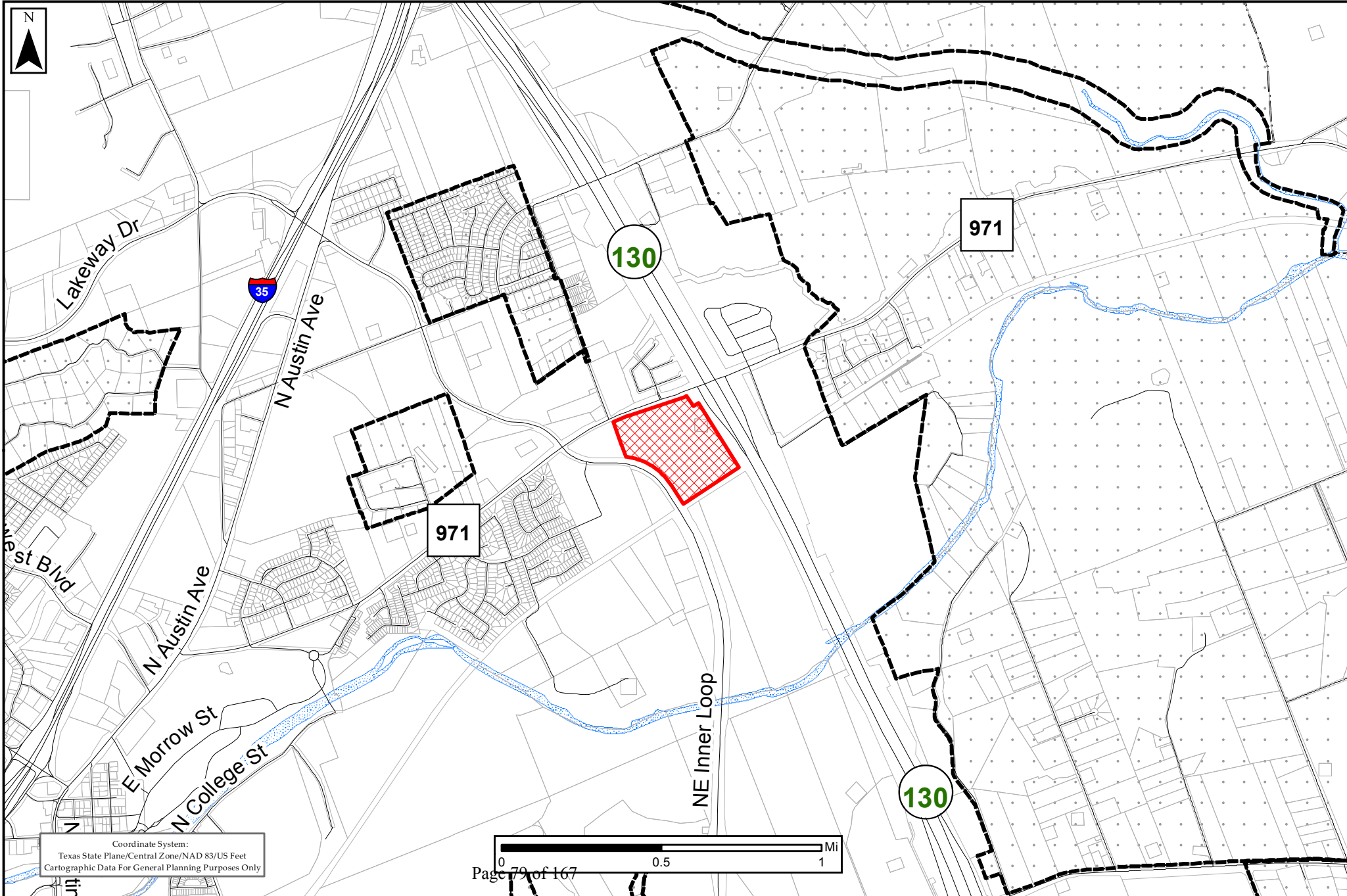
As required by the Unified Development Code, all property owners and registered associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request, a legal notice advertising the public hearing was placed in the Sun Newspaper (August 4, 2019) and signs were posted on-site. To date, staff has received no written comments in favor or opposition of the request.

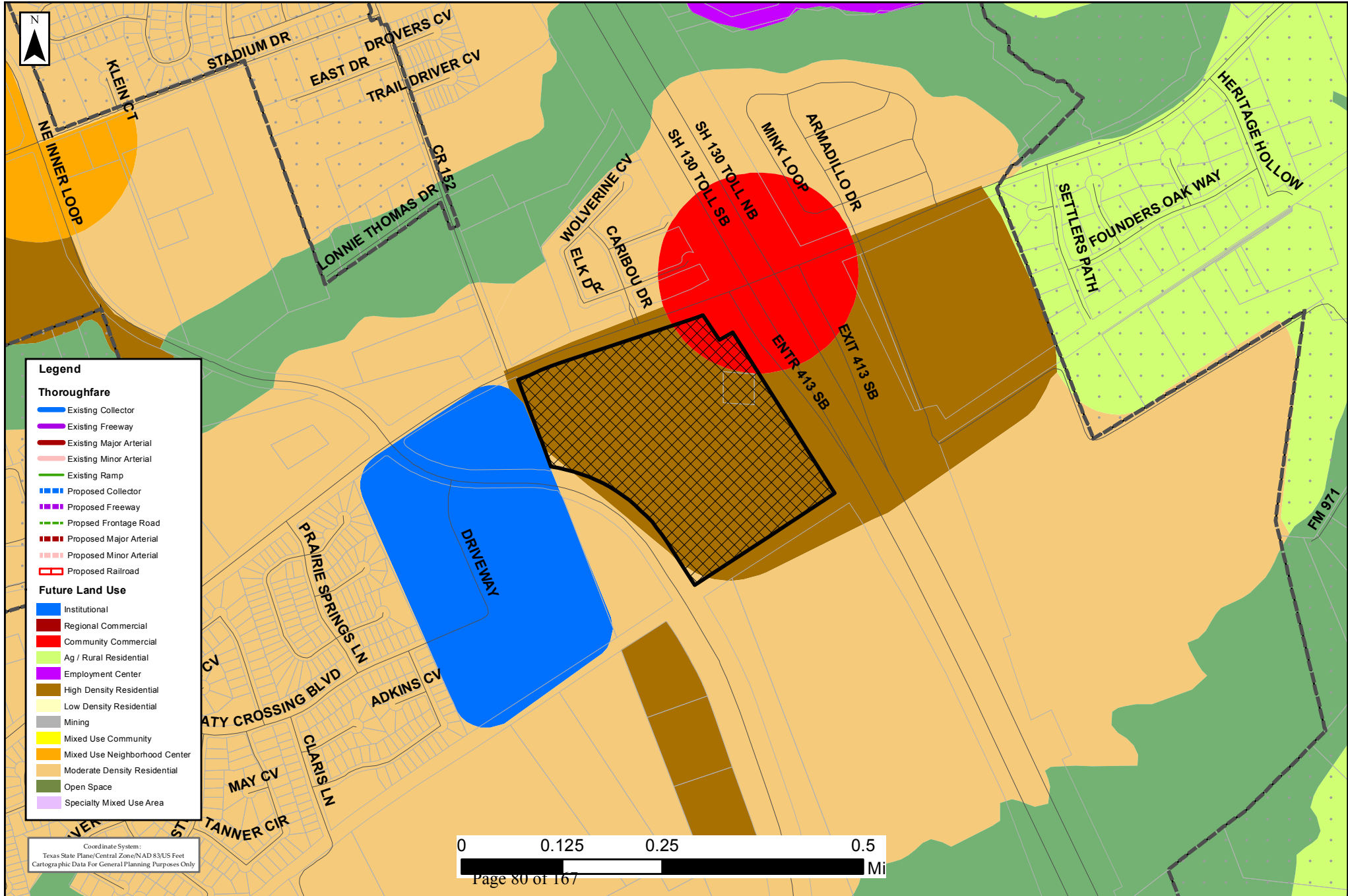
### **Attachments**

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

# Location Map PUD-2018-007 Exhibit #1

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







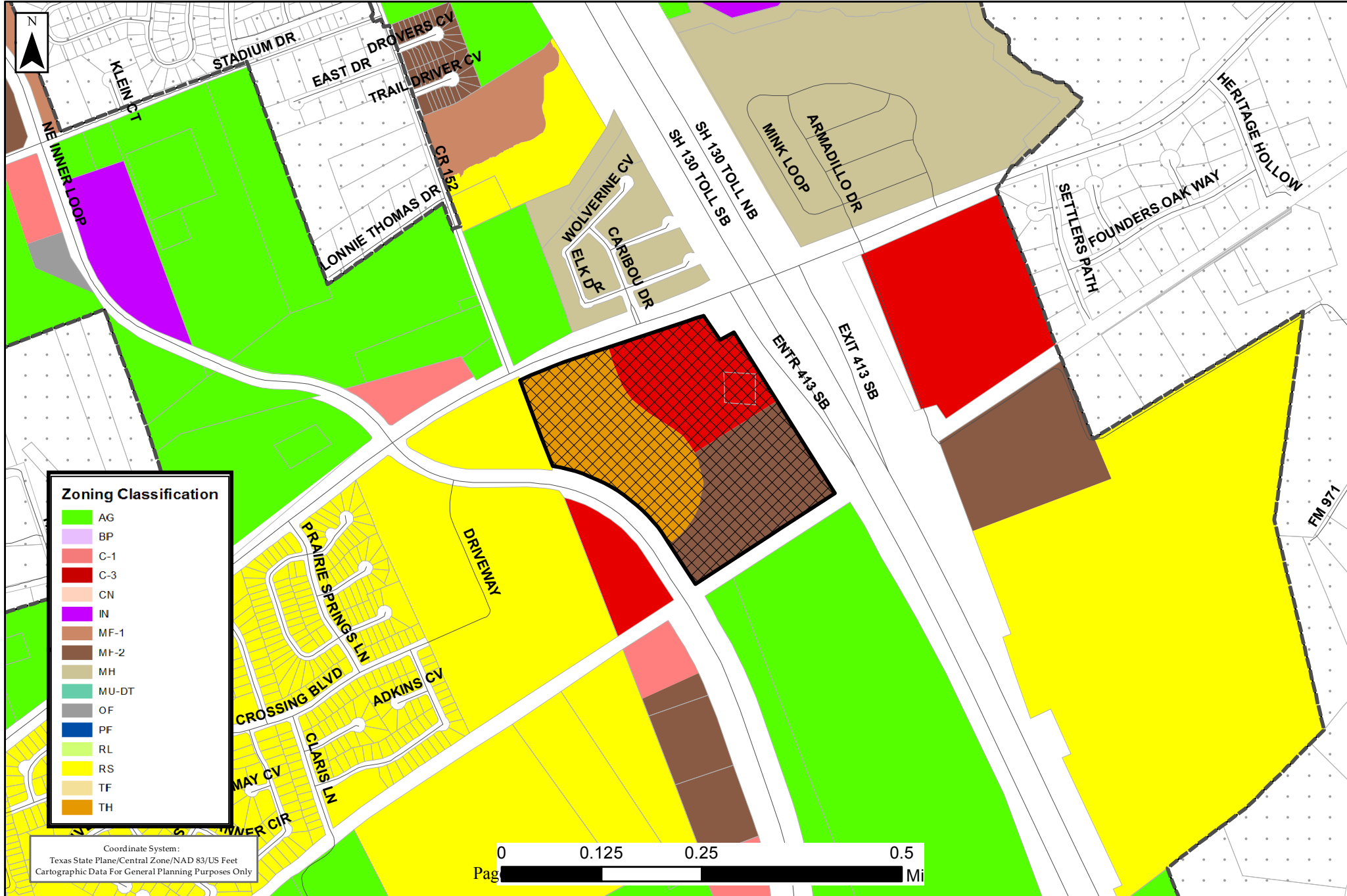
# Zoning Information

## PUD-2018-007

### Exhibit #3

Legend

- Site
- Parcels
- City Limits
- Georgetown ETJ



# **Troop Tract**

## **City of Georgetown, Texas Planned Unit Development (PUD) Development Plan**

**September 26, 2018**  
**3<sup>rd</sup> REVISION: July 23, 2019**

**Applicant:**                **KB Home**  
                                 **10800 Pecan Park, Suite 200**  
                                 **Austin, Texas 78750**

**Prepared by:**            **SEC Planning**  
                                 **4201 W. Parmer Lane**  
                                 **Building A, Suite 220**  
                                 **Austin, TX 78727**

## **EXHIBIT A**

### **Development Plan**

#### **Troop Tract Planned Unit Development (the “PUD”)**

##### **I. Property**

The Troop Tract Planned Unit Development is located at the southwest intersection of FM 971 and SH 130 Toll. It consists of approximately 45.819 acres described in **Exhibit B, Field Notes**, herein defined as “Property”.

##### **II. Purpose**

The purpose and intent of the PUD zoning district is to develop a horizontally integrated mixed-use community with a mix of residential product types and commercial uses. This PUD services to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) in order to implement the vision for the Property and insure a cohesive, quality development not otherwise achieved solely by the underlying base zoning district. In accordance with UDC Section 4.06.010.C “Development Plan Required”, this **Exhibit A, Development Plan** is a summary of the development and design standards for the Property.

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

##### **III. Applicability and Base Zoning**

In accordance with UDC Section 4.06.010.A, Compatibility with Base Zoning District, the development of the Property shall comply with the terms and provisions set forth herein. To the extent that such regulations do not conflict with the terms and provisions set forth herein, all applicable regulations in the UDC in effect on October 9, 2018, shall apply. **Exhibit C, Conceptual Land Use Plan**, depicts the base zoning district boundaries.

The Base Zoning Districts for the Property are:

- MF-1 – Low Density Multi-Family (39.5 Acres)
- C-3 – General Commercial (6.3 Acres)

All development within the Property must comply with this Development Plan. If this Development Plan does not specifically address a development requirement, the Georgetown UDC shall apply. In the event of a conflict between this Development Plan and the Base Zoning District, this Development Plan shall control.

#### **IV. Conceptual Land Use Plan**

**Exhibit C** attached hereto is a **Conceptual Land Use Plan** for the Property. The Conceptual Land Use Plan is intended to serve as a guide to illustrate the general vision and is not intended to serve as the final document. The property development will occur in phases as illustrated on **Exhibit H, Phasing Plan**, over several years and modifications to the Conceptual Land Use Plan may become desirable due to changes in market conditions or other factors. The Property owner may request modifications to the Conceptual Land Use Plan.

Modifications of the Conceptual Land Use Plan pertaining to; (a) changes in the density of specific sections or phases shown on the Conceptual Land Use Plan that do not increase the overall density of development on the Land, and (b) changes of less than 20 percent (20%) in the size of any section or phase shown on the Conceptual Land Use Plan, shall be considered “Minor Modifications” over which the City’s Planning Director has final review and decision-making authority.

All other changes to the Conceptual Land Use Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Conceptual Land Use Plan shall be approved as an amendment to this PUD by the City Council. After approval by the City in accordance with these requirements, all references in this Development Plan to the Conceptual Land Use Plan shall mean and refer to the most current approved Conceptual Land Use Plan.

Minor Modifications to the Conceptual Land Use Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Conceptual Land Use Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

#### **V. Allowable / Prohibited Uses**

##### **A. Primary Uses**

The residential use on the Property will include single family detached units on a common lot, with each unit having a private external entrance, private parking and a private yard area. All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. Seq, Texas Property Code. The total number of units shall not exceed 225.

The non-residential uses on the Property shall provide services to the residential component of the Property as well as the general area. The list of non-residential allowed and prohibited uses on the commercial parcel of the Property shall comply with the uses defined for C-3 (General Commercial) in the Georgetown UDC, Chapter 5 Zoning Table 5.04.010 Commercial Uses with the following exceptions.



The following are prohibited uses in this PUD:

- Live Music or Entertainment
- Dance Hall or Nightclub
- Theater, Movie or Live
- Urgent Care Facility
- Substance Abuse Treatment Facility
- Cemetery
- Athletic Facility, Indoor or Outdoor
- Firing Range, Indoor
- Flea Market
- Small Engine Repair
- Veterinary Clinic, Indoor and Outdoor Pens
- Kennel
- Event Catering and Equipment Rental Services
- Pest Control or Janitorial Services
- Manufactured Housing Sales
- Automotive Parts and Accessory Sales, Indoor
- Fuel Sales
- Recreational Vehicle Sales, Rental or Service
- Bus Barn
- Parking lot, Off-site
- Parking lot, Commercial
- Park n Ride Facility
- Private Transport Service Dispatch Facility

#### **VI. Residential Private Homeowners Association**

One or more private Homeowners Associations (HOA's), or similar permanent agencies, will be established for the maintenance of private landscape areas, private amenity centers and all community signage, screen walls and common open space within the defined residential area.

#### **VII. Project Perimeter Buffers**

The Property is bordered on the east by SH 130 right-of-way and the north by FM 971 right-of-way. Per UDC Section 4.11, both roadways require landscape buffers. Consistent with the UDC, the 25 feet (25') landscape buffer along SH 130 that is adjacent to the residential will have a six feet (6') cement based high masonry fence located on the interior side of the buffer as illustrated on **Exhibit D, Buffer Treatment**. As the land use transitions to the private park as illustrated on **Exhibit G, Parks Plan**, the six feet (6') high masonry wall will transition to the Project boundary/right-of-way. This transition shall place the landscape buffer within the private park for the benefit and use of residents of the Project.

A 25 feet (25') landscape buffer shall also be provided along FM 971. Along the portion adjacent to the detention pond, a landscape buffer tract shall be constructed,

consistent with the UDC. A meandering six feet (6') wide pedestrian sidewalk may encroach into the buffer at the developer's discretion to create pockets of landscaping.

## **VIII. Pedestrian Walkway**

Sidewalks shall be constructed along the FM 971 and Inner Loop Property boundary consistent with UDC requirements. Sidewalks along private drives shall be constructed as described in Section IX.D.9 of this PUD.

## **IX. Residential Development Standards**

The residential areas within the Property shall be developed according to the following standards.

### **A. Minimum Residential Density**

1. The residential portion of the Property shall be developed at a net area density of no less than six (6) dwelling units per acre. Net area shall be calculated as the total residential parcel area minus detention facilities, private parkland areas and easements (existing and future).

### **B. Residential Impervious Cover**

1. The impervious cover limit for the residential portion of the Property shall be 70 percent (70%) of the 39.5 acre gross site area. As part of the overall impervious cover limits for the Property, the resident area shall comply with the following UDC Section 11.02.020 Impervious Cover Waiver:
  - a. Low Impact Site Design
    - i. The residential area will incorporate a wet pond for water quality and detention.
  - b. Tree Preservation
    - i. The site plan for the residential portion of the Property will be designed to preserve the large tree masses located within the 2.3 acre primary private parkland identified on **Exhibit G**.

### **C. Maximum Number of Residential Units**

1. The residential unit count on the Property shall not exceed 225 units.

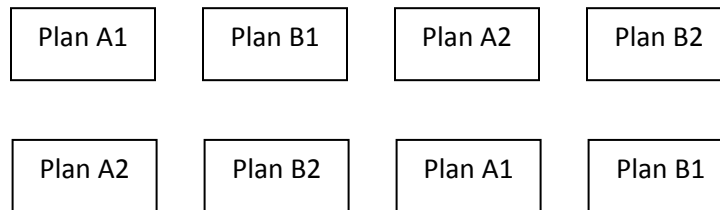
### **D. Residential Architectural Standards**

1. All dwelling units shall contain a minimum of 1,200 square feet (1,200 sf.) of enclosed living space, exclusive of porches, decks and garages.

2. The residential product lines will be offered with widths ranging from 38 feet (38') to 42 feet (42'). Each product line includes floorplans with three (3) or four (4) bedroom options with two (2) or two and a half (2.5) bathroom options. Floorplans will be available in single or two-story house plans. No residential product width shall exceed 55 percent (55%) of the total residential product.

3. Plan Repetition

- a. Due to the single family detached scale of the Project, house plan repetition standards of UDC Section 6.02.050.C.1 shall apply. Generally, the various plan and elevation combinations shall be distributed throughout the residential tract, with no discernible repetition in any streetscape. A plan can be repeated every third building pad (Example: Plan A1, Plan B1, Plan A2, Plan B2), although the elevation shall be different on the two lots.



4. Accessory Structures

- a. Accessory structures and pools shall be permitted with the Project. All accessory structures shall not exceed eight feet (8') in height and 64 square feet (64 sf.) in area.
- b. Accessory structures and pools shall be located a minimum of three feet (3') from residential condominium lot boundaries established within the community documents.
- c. Homeowners will comply with applicable City permitting processes for requested improvements.

5. Yard Fencing

- a. Fencing is permitted in the side and rear yards of all single family units subject to compliance with the standards listed below. No fencing shall be permitted within the front yard of the single family units.
- b. Fencing is permitted within a side set of private drive aisles so long as said fence is located a minimum of five feet (5') from sidewalks.
- c. Single family unit fencing shall be constructed of cedar with a picket size of 1"x4". Fencing shall be set back shall be a minimum of ten feet (10')

from the front house elevation. Side or rear yard fencing that is located along the Project perimeter shall comply with Section D.7, Perimeter Fencing, of this PUD.

- d. The finished face side will face all private drives and all parkland.
- e. Fencing shall be installed with metal posts or treated wood rails at a spacing not to exceed eight feet (8').
- f. Fencing shall not exceed six feet (6') in height, measured from ground level on the higher side of the fence.

#### 6. Perimeter Fencing

- a. The location and types of the required perimeter fencing are indicated on **Exhibit E, Fence and Sign Plan**. The two types of perimeter fencing are:
  - i. **Wood Fence**: Stained cedar privacy fence with a picket size of 1"x4", a top cap, treated rails and metal posts; the finished side of the fence shall face the abutting properties along the existing Union Pacific Railroad Company railroad. Fencing shall be installed with metal posts or treated wood rails at a spacing not to exceed eight feet (8'). Fencing shall not exceed six feet (6') in height, measured from ground level on the higher side of the fence.
  - ii. **Masonry Fence**: A masonry fence shall be installed along portions of the Property that front Inner Loop and SH 130 Toll (see **Exhibit E**). Masonry fence materials may include stone, brick or concrete panel fencing, to be determined at developer's discretion. The masonry fencing shall comply with the standards established in UDC Section 8.07.060 Residential Boundary Walls.

#### 7. Residential Boundary Wall

- a. Masonry columns or similar column effect as approved, using different materials than the wall, shall be installed and spaced no more than 150 feet (150') apart along all masonry fences as illustrated on **Exhibit E**.

#### 8. Building Setbacks

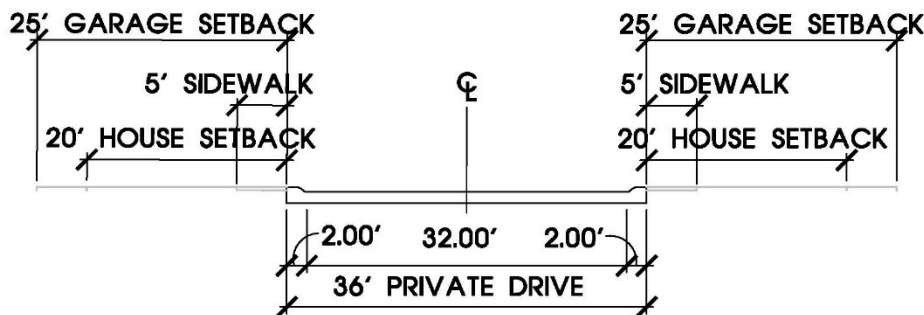
- a. Residential building setbacks shall comply with the standards set below and depicted on **Exhibit F, Residential Design Standards**.
  - i. The minimum setback for any lot on which multiple residential units are located shall be 20 feet (20') from any lot line.

- ii. The minimum front building setback for all units shall be 25 feet (25') from back of curbs. All residential garages shall be set back a minimum of 25 feet (25') from the back of curbs.
- iii. The minimum side building setback on corner units shall be 15 feet (15') from back of curbs.
- b. The minimum building separation between units within a single lot shall be as follows and depicted on **Exhibit F**.
  - i. Side to side separation shall be 12 feet (12') minimum.
  - ii. Side to rear separation shall be 21 feet (21') minimum.
  - iii. Rear to rear separation shall be 30 feet (30') minimum.

#### 9. Private Drive Aisles

- a. All roadways within each condominium lot shall be private drives owned and maintained by the HOA.
- b. A minimum width of 36 feet (36') back of curb to back of curb shall be provided for all private drives as illustrated in **Figure 1**.
- c. Parallel parking to be allowed on both sides of private drives.
- d. Five feet (5') wide sidewalks shall be provided on both sides of private drives.

**Figure 1. Private Drive Cross Section**



#### 10. Parking

- a. A total of four (4) parking spaces per unit are required:
  - i. Two (2) garage enclosed parking spaces
  - ii. Two (2) parking spaces located in front of the garage and outside of private drives. Parking spaces shall measure 9' x 18'.



- b. Guest parking shall be provided via parallel parking along both sides of the private drives.

#### 11. Residential Landscaping

- a. Due to the single family detached scale of the residential units, the landscape development standards outlined in UDC Section 8.03 Residential Landscaping shall apply, with the following modifications:
  - i. The private parking area in front of each residential unit will not require screening from the street view. The private parking areas are the driveway for each residential and cannot be screened from the private drives.
- b. The HOA will provide the maintenance of any landscape and irrigation areas for all community signage, walls, medians, common open spaces and detention areas.

### **X. Parkland**

Approximately 5.6 acres of private parkland shall be provided within the residential portion of the Property as illustrated on **Exhibit G**. The private parkland shall be improved community space for the residential units within the Property. Recreational elements constructed on the Property within the private parkland will include but not be limited to:

- 1. Playground equipment
- 2. Pavilion with picnic area
- 3. Full court basketball court
- 4. Walking trails (five feet (5') wide)
- 5. Community Garden

All private landscape areas and common open space areas within the Property will be maintained by the HOA. In addition to the private parkland and improvements noted above, cash in lieu of payment of \$200 per unit, not to exceed \$45,000.00, shall be paid to the City of Georgetown at the time of building permit submittal.

### **XI. Residential Identification Signs**

**Exhibit E** to the PUD Ordinance illustrates the location of residential signage within the Property.

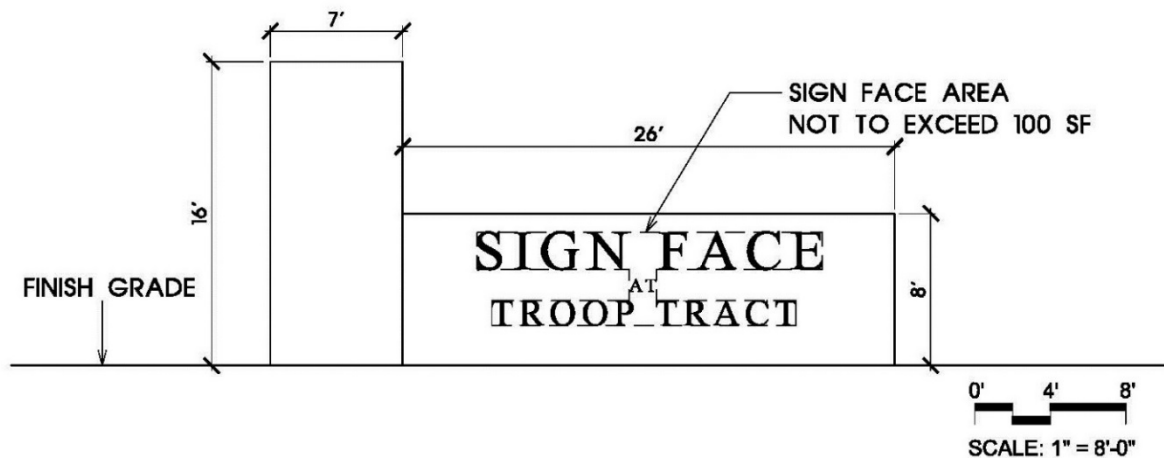
#### **A. Subdivision Entry Signs**

- 1. One (1) Primary Subdivision Entry Monument Sign may be located along Inner Loop. The location of the Primary Subdivision Entry Monument Sign is illustrated

on **Exhibit E**. The Primary Subdivision Entry Monument Sign shall not block sight distances nor be located in a public utility easement and shall be setback a minimum of five feet (5') from adjacent rights of way.

2. The sign face area shall be defined as the measured as the boundary of the text of the development name as illustrated on **Figure 2**. The sign area shall not exceed 100 square feet (100 sf.).
3. The height and width of the sign structure shall not exceed the dimensions illustrated on **Figure 2**.

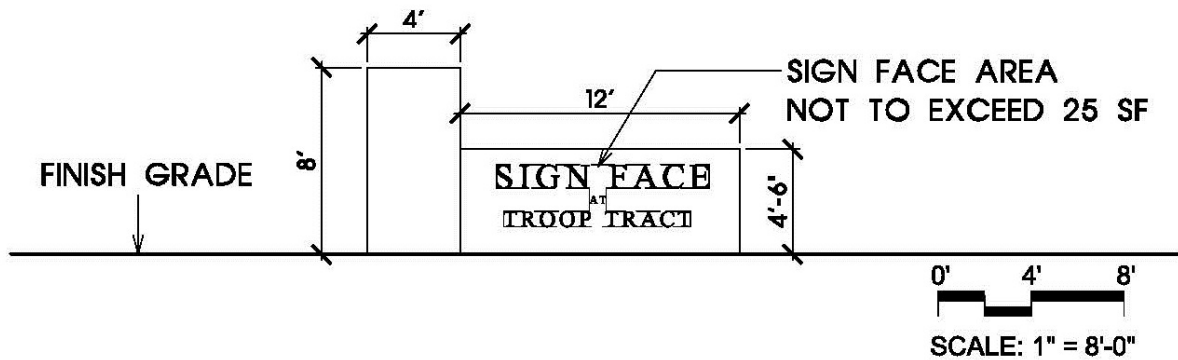
**Figure 2. Primary Subdivision Entry Monument Sign**



#### **A. Residential Neighborhood Monument Signs**

1. One (1) Residential Neighborhood Monument Sign may be located along Inner Loop as illustrated on **Exhibit E**. Neighborhood sign shall not block sight distances nor be located in a public utility easement and shall be setback a minimum of five feet (5') from adjacent rights of way.
2. The sign face area shall be defined as the measured as the boundary of the text of the development name as illustrated on **Figure 3**. The sign area shall not exceed 25 square feet (25 sf.).
3. The height and width of the sign structure shall not exceed the dimensions illustrated on **Figure 3**.

**Figure 3. Residential Neighborhood Monument Sign**



## **XII. Non-Residential Development Standards**

### **A. Minimum Lot Area**

1. The minimum lot size for lots within the commercial is one (1) acre.

### **B. Minimal Lot Width**

1. Minimum lot width shall be 50 feet (50'). Corner lots shall meet minimum lot widths per UDC standards.

### **C. Non-Residential Impervious Cover**

1. The impervious cover limit for the commercial property shall be 70 percent (70%) of the 6.3 acre gross site area. As part of the overall impervious cover limits for the Property, the commercial tract shall comply with the following UDC Section 11.02.020 impervious cover waivers:
  - a. Low Impact Site Design
  - b. Parking Lot Design

### **D. Building Height**

1. The height of any building and all associated architectural elements within the non-residential portion shall not exceed 35 feet (35') as measured from the finish floor in accordance with the UDC.

### **E. Building Setbacks**

1. Building setbacks within the Commercial Property shall meet the following standards:

- a. Front Setbacks shall be a minimum of 25 feet (25').
- b. Side Setback shall be a minimum of ten feet (10'). *Exception: Minimum for side setback adjacent to a street or residential zoning district shall comply with UDC standards.*
- c. Rear Setback shall be a minimum of 25 feet (25').

### **XIII. Non-Residential Signage**

Non-residential signage within the non-residential portion of the Property shall comply with Chapter 10 of the UDC.

### **XIV. Building Mass, Articulation, and Building Elements**

The following building techniques shall be applicable at time of Site Plan review:

1. Building Articulation - Building frontage greater than one hundred feet (100') in length shall have offsets, stepped back heights and roofs with regular width or varied wall surfaces in accordance with UDC Sec. 7.03.

All other UDC Architectural and Building Design Standards shall be met.

### **XV. Utilities**

1. A utility evaluation will be performed at the time of the first preliminary plat submittal for any portion of land within this PUD boundary. Such evaluation shall be based upon the maximum development densities established within this PUD.
2. Wastewater service for the Troop Tract will be directed via gravity wastewater pipe to a private wastewater lift station to be located on the subject tract. This private lift station will be owned, operated and maintained by the designated Homeowners Association. The lift station will pump the wastewater to the City of Georgetown's gravity wastewater system north of the project. The Applicant will be responsible for obtaining easements or assignments within the public right-of-way for the force main.

### **XVI. Miscellaneous Provisions**

**Amendments:** Amendments to this PUD shall follow the amendment process outlined in the UDC.

**Exhibits.** All Exhibits described herein and attached to the PUD Ordinance are fully incorporated into this Development Plan by this reference for all purposes.

## **LIST OF EXHIBITS**

**Exhibit A** – Planned Unit Development (PUD)

**Exhibit B** – Field Notes

**Exhibit C** – Conceptual Land Use Plan

**Exhibit D** – Buffer Treatment

**Exhibit E** – Fence and Sign Plan

**Exhibit F** – Residential Design Standards

**Exhibit G** – Parks Plan

**Exhibit H** – Phasing Plan



## **EXHIBIT B**

### **Field Notes**

45.819 ACRES  
(1,995,857 SQ. FT.)  
JOHN BERRY SURVEY NO. 3, ABSTRACT NO. 51  
WILLIAMSON COUNTY TEXAS  
ALTA SURVEY

#### **FIELD NOTES**

**BEING ALL OF THAT CERTAIN 45.819 ACRE (1,995,857 SQ. FT.) TRACT OF LAND OUT OF AND PART OF THE JOHN BERRY SURVEY NUMBER 3, ABSTRACT NUMBER 51, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 45.834 ACRE TRACT OF LAND CONVEYED TO TROOP DURGIN WRIGHT PROPERTIES, L.P. IN DOCUMENT NUMBER 2016000532, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 45.819 ACRE (1,995,857 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a TXDOT Aluminum cap found, being the northwestern corner of said Troop tract, same being the northern corner of Lot 2 Amended Plat of Katy School Subdivision recorded in Cabinet X, Slide 243, Plat Records, Williamson County, Texas, conveyed to Richard W. & Virginia Bunte in Document Number 2006109842, Official Public Records of Williamson County, Texas, and being at a point of curvature for a curve to the right in the southern right-of-way line of F.M. 971 (Weir Road) (R.O.W. varies), for the **POINT OF BEGINNING** for the herein described tract,

**THENCE**, with the common boundary line of said Troop tract and said F.M. 971, the following two (2) courses and distances, numbered 1 and 2,

1. with said curve to the right, having a radius of 4190.01 feet, an arc length of 316.04 feet, and whose chord bears N67°22'09"E, a distance of 315.97 feet to a ½" iron rod found, and
2. N71°14'34"E, a distance of 971.91 feet to a capped iron rod found, being the northernmost corner of said Troop tract, also being in the western right-of-way line of TX-130 Toll Road (R.O.W. varies),

**THENCE**, with the common boundary line of said Troop tract and said TX-130, the following three (3) courses and distances, numbered 1 through 3,

1. S34°13'25"E, a distance of 194.18 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
2. N59°56'39"E, a distance of 102.40 feet to a TXDOT Aluminum cap found, and
3. S32°35'06"E, a distance of 1254.36 feet to a TXDOT Aluminum cap found, being the easternmost corner of said Troop tract, also being in the northern boundary of the M.K. & T. Railroad recorded in Volume 2267, Page 954, Deed Records, Williamson County, Texas,

**THENCE**, with the common boundary line of said Troop tract and said M.K. & T. Railroad, S56°24'13"W, a distance of 1099.61 feet to a ½" iron rod found for the southernmost corner of said Troop tract, also being in the northern right-of-way line of Inner Loop (180' R.O.W.) recorded in Document Number 2003010280, Official Public Records, Williamson County, Texas,

**THENCE**, with the common boundary line of said Troop tract and said Inner Loop, the following two (2) courses and distances, numbered 1 and 2,

1. N33°12'51"W, a distance of 346.58 feet to a capped iron rod found, at a point of curvature for a curve to the left, and

J:\AC3D\4974-015\FIELD NOTES\FN-ALTA SURVEY-45 ACRES

45.819 ACRES  
(1,995,857 SQ. FT.)  
JOHN BERRY SURVEY NO. 3, ABSTRACT NO. 51  
WILLIAMSON COUNTY TEXAS  
ALTA SURVEY

2. With said curve to the left, having a radius of 1094.68 feet, an arc length of 928.45 feet, and whose chord bears N57°31'17"W, a distance of 900.87 feet to a ½" iron rod in concrete found, being the southwestern corner of said Troop tract, also being the eastern corner of said Lot 2,

**THENCE**, with the common boundary line of said Troop tract and said Lot 2, N21°10'32"W, a distance of 607.86 feet to the **POINT OF BEGINNING** and containing 45.819 acres (1,995,857 sq. ft.) of land.

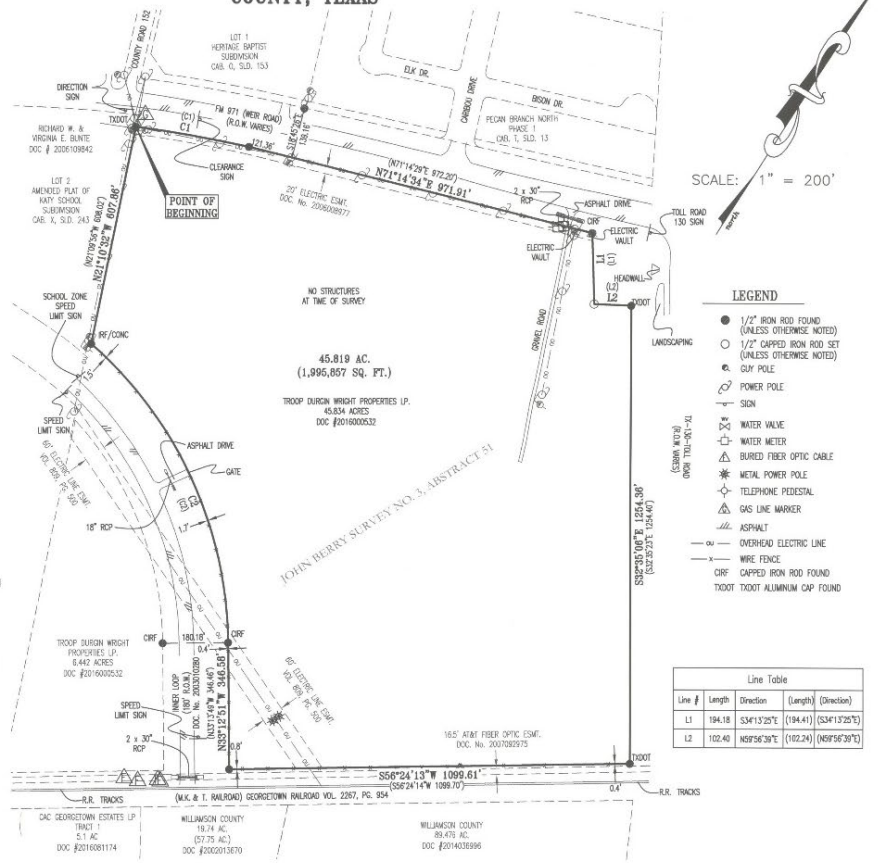
Surveyed by:  05 May 2018

AARON V. THOMASON, RPLS NO. 6214  
**Carlson, Brigrance and Doering, Inc.**  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165  
[aaron@cbdeng.com](mailto:aaron@cbdeng.com)



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

**ALTA SURVEY OF A 45.819 ACRE (1,995,857 SQ. FT.) TRACT OF LAND OUT OF AND A PORTION OF THE JOHN BERRY SURVEY NUMBER 3, ABSTRACT NUMBER 51, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 45.834 ACRE TRACT OF LAND CONVEYED TO TROOP DURGIN WRIGHT PROPERTIES, L.P. IN DOCUMENT NUMBER 2016000532, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS**



TO: KB HOME LANE STAR INC., A TEXAS CORPORATION, TROOP DURGIN WRIGHT PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP, AND ALAMO TITLE INSURANCE OF # 18-070103 EFFECTIVE DATE: MAY 14, 2018

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

10. EASEMENT DATED JUNE 22, 1972, TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 563, PAGE 537, DEED RECORDS WILLIAMSON COUNTY, TEXAS — blanked type easement
11. EASEMENT DATED JUNE 24, 1980, TO LOWER COLORADO RIVER AUTHORITY OF AUSTIN, RECORDED IN VOLUME 809, PAGE 500, DEED RECORDS WILLIAMSON COUNTY, TEXAS — as shown
12. EASEMENT DATED DECEMBER 12, 2005, TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2008008877, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS — as shown

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊙ GUY POLE
- ⊙ POWER POLE
- ⊙ SIGN
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ BURIED FIBER OPTIC CABLE
- ⊙ METAL POWER POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ GAS LINE MARKER
- ⊙ ASPHALT
- ⊙ OVERHEAD ELECTRIC LINE
- ⊙ WIRE FENCE
- ⊙ CRF CAPPED IRON ROD FOUND
- ⊙ TROOP TROOP ALUMINUM CAP FOUND

**Line Table**

Line #	Length	Direction	(Length)	(Direction)
L1	194.18	S34°13'25"E	(194.41)	(S34°13'25"E)
L2	102.40	N57°56'30"E	(102.24)	(N57°56'30"E)

**REVISIONS**

DATE	REASON
5/17/18	PER UPDATED TITLE COMMITMENT

**Curve Table**

Curve #	Length	Radius	Chord Distance	Chord Length	Tangent	DELTA	(Length)	(Chord Distance)
C1	316.04	4190.01	N67°22'09"E	315.87	158.10	4°19'18"	(315.87)	(315.87)
C2	928.45	1094.88	N57°31'17"W	900.87	494.21	48°35'44"	(900.87)	(907°31'17"W)

**FLOOD NOTE:**

The legally described property falls within Zone X (area determined to be outside the 0.2% annual chance floodplain) as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48481C0295C for Williamson County, Texas, dated September 26, 2008.

To KB Home Lane Star Inc., a Texas Corporation and Alamo Title Insurance:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1.2, 2.4, 3.1.1 (Observed evidence collected pursuant to Section 5.5(a)), 3.1.14(b) evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork, 19 and 20 of the Table A thereof. The field work was completed on May 09th, 2018. Date of Map: May 07th, 2018

Aaron V. Thompson, RPLS# 6214  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin, Texas 78749  
(512) 280-5160 (512) 280-5165 (fax)  
aaron@cbdeng.com



**FIELD NOTES**  
BEING ALL OF THAT CERTAIN 45.819 ACRE (1,995,857 SQ. FT.) TRACT OF LAND OUT OF AND PART OF THE JOHN BERRY SURVEY NUMBER 3, ABSTRACT NUMBER 51, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 45.834 ACRE TRACT OF LAND CONVEYED TO TROOP DURGIN WRIGHT PROPERTIES, L.P. IN DOCUMENT NUMBER 2016000532, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 45.834 ACRE (1,995,857 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a TROOP Aluminum cap found, being the northwestern corner of said Troop tract, same being the northern corner of Lot 2 Amended Plat of Katy School Subdivision recorded in Cabinet X, Side 243, Plat Records, Williamson County, Texas, conveyed to Richard W. & Virginia Buntie in Document Number 2008009942, Official Public Records of Williamson County, Texas, and being at a point of curvature for a curve to the right in the southern right-of-way line of F.M. 971 (Old Road) (R.O.W. varies), for the **POINT OF BEGINNING** for the herein described tract;

**THENCE**, with the common boundary line of said Troop tract and said F.M. 971, the following two (2) courses and distances, numbered 1 and 2,

1. With said curve to the right, having a radius of 4190.01 feet, an arc length of 315.87 feet, and whose chord bears N67°22'09"E, a distance of 315.87 feet to a 1/2" iron rod found, and
2. N71°43'34"E, a distance of 971.91 feet to a capped iron rod found, being the northwestern corner of said Troop tract, also being in the western right-of-way line of F.M. 971 (Old Road) (R.O.W. varies).

**THENCE**, with the common boundary line of said Troop tract and said F.M. 130, the following three (3) courses and distances, numbered 1 through 3,

1. S34°13'25"E, a distance of 194.18 feet to a capped 1/2" iron rod set stamped "C80 SETSTONE",
2. N57°56'30"E, a distance of 102.40 feet to a TROOP Aluminum cap found, and
3. S32°31'06"E, a distance of 254.36 feet to a TROOP Aluminum cap found, being the easternmost corner of said Troop tract, also being in the northern boundary of the M.K. & T. Railroad recorded in Volume 2267, Page 954, Deed Records, Williamson County, Texas.

**THENCE**, with the common boundary line of said Troop tract and said M.K. & T. Railroad, S56°24'13"W, a distance of 1099.61 feet to a 1/2" iron rod found for the southernmost corner of said Troop tract, also being in the northern right-of-way line of Inner Loop (R.O.W. varies) recorded in Document Number 2008008877, Official Public Records, Williamson County, Texas;

**THENCE**, with the common boundary line of said Troop tract and said Inner Loop, the following two (2) courses and distances, numbered 1 and 2,

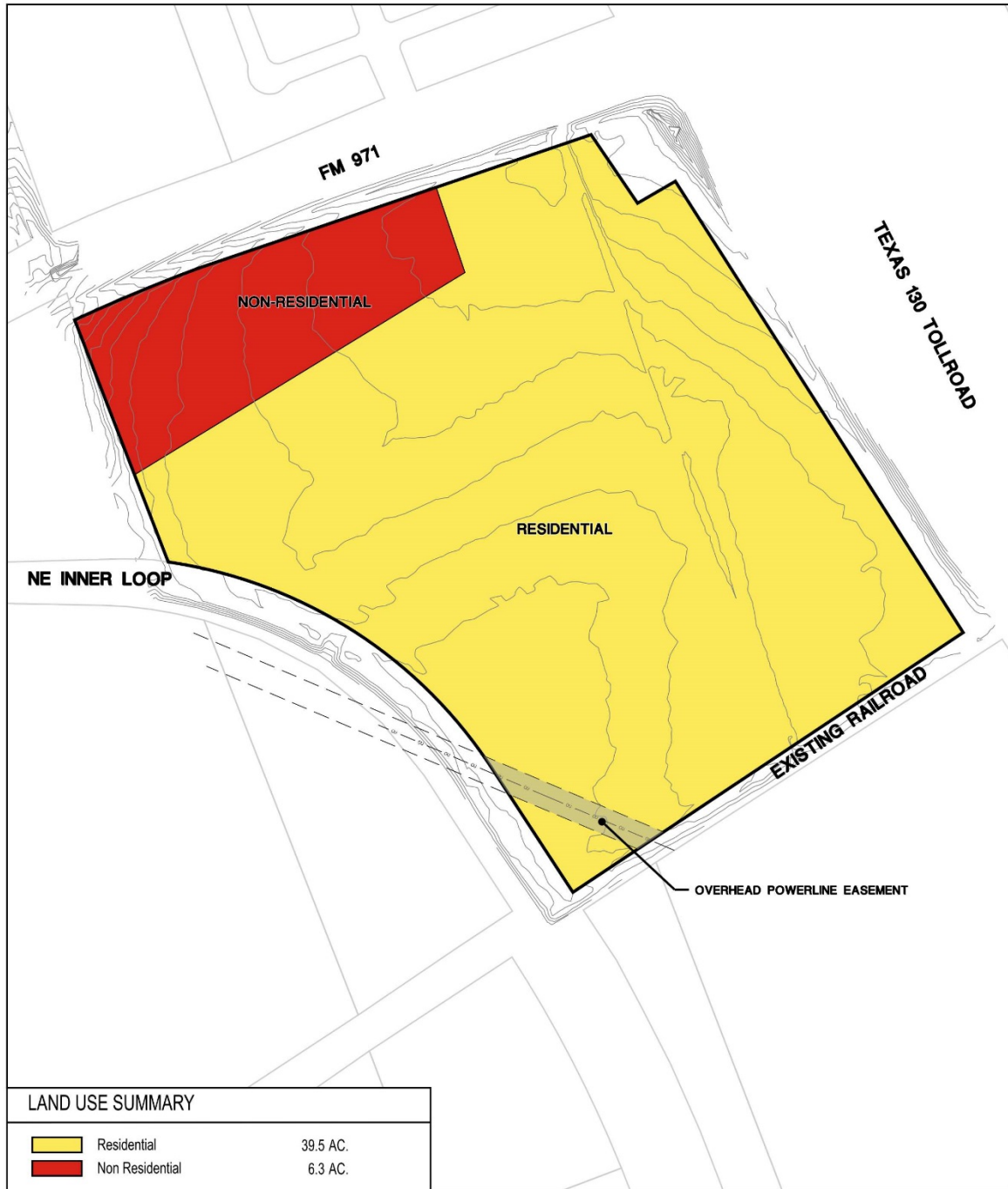
1. N57°31'17"W, a distance of 346.58 feet to a capped iron rod found, at a point of curvature for a curve to the left, and
2. With said curve to the left, having a radius of 1094.88 feet, an arc length of 900.87 feet, and whose chord bears N57°31'17"W, a distance of 900.87 feet to a 1/2" iron rod found in concrete found, being the southwestern corner of said Troop tract, also being the eastern corner of said Lot 2.

**THENCE**, with the common boundary line of said Troop tract and said Lot 2, N21°10'32"W, a distance of 607.86 feet to the **POINT OF BEGINNING** and containing 45.819 acres (1,995,857 sq. ft.) of land.

**Carlson, Brigrance & Doering, Inc.**  
FORM ID #F3791 REG. # 10024900  
Civil Engineering  
5501 West William Cannon  
Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\AC3D\4974-015\ALTA SURVEY - 45 ACRES

## EXHIBIT C



### Troop Tract Planned Unit Development

**SEC Planning, LLC**  
 Land Planning + Landscape Architecture + Community Branding  
 AUSTIN, TEXAS  
 512.248.2652  
[www.secplanning.com](http://www.secplanning.com) • [info@secplanning.com](mailto:info@secplanning.com)

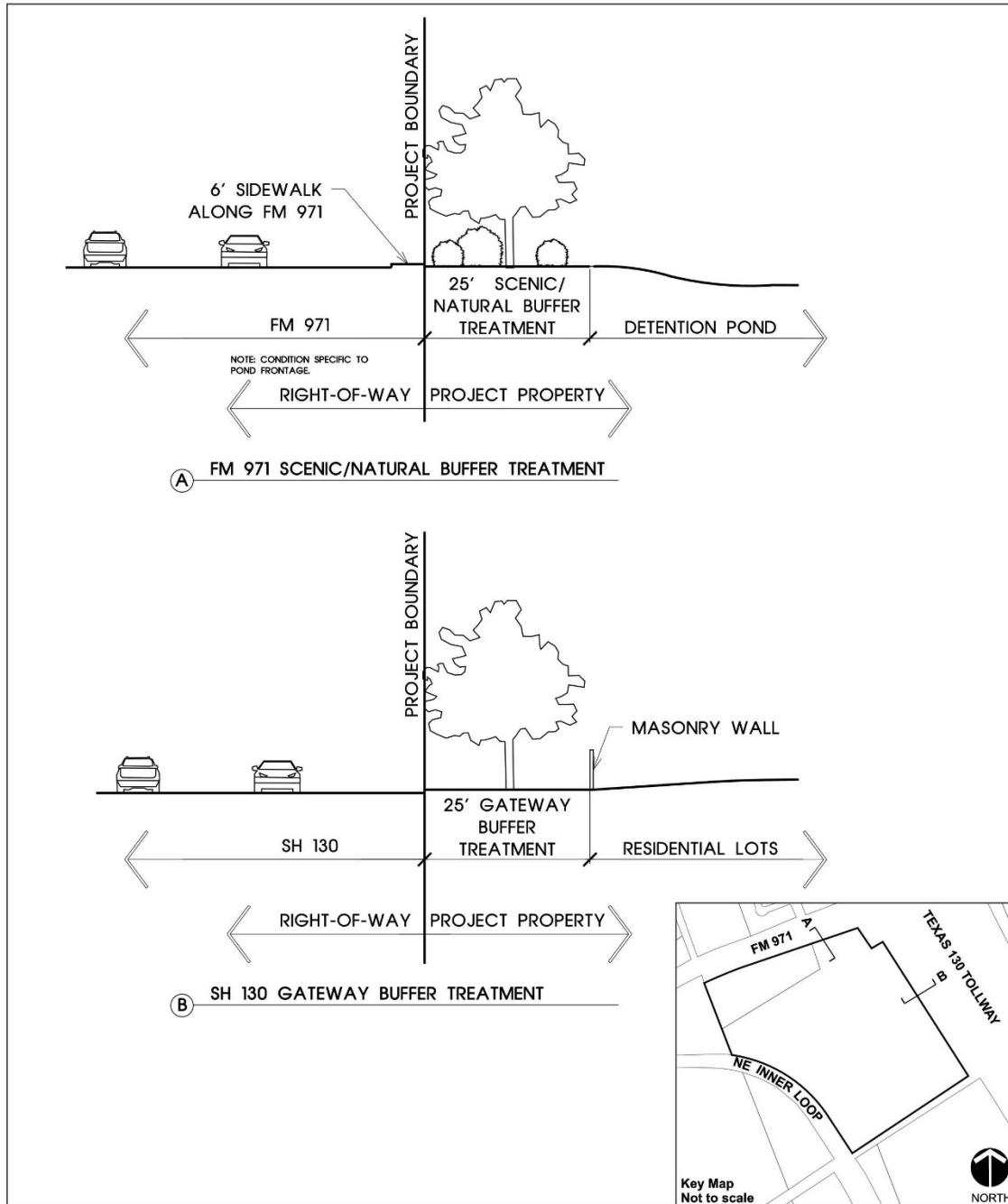


0 150 300 600

Date: April 16, 2019

SHEET FILE: C:\1808\180807 Troop\PLANNING\2019-04-16 Update\LAND C Concept Plan.dwg  
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

## EXHIBIT D

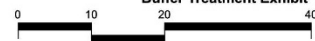


### Troop Tract Planned Unit Development



SEC Planning, LLC  
Land Planning + Landscape Architecture + Community Branding  
AUSTIN, TEXAS  
1712.246.7050  
www.secplanning.com • info@secplanning.com

Exhibit D  
Buffer Treatment Exhibit



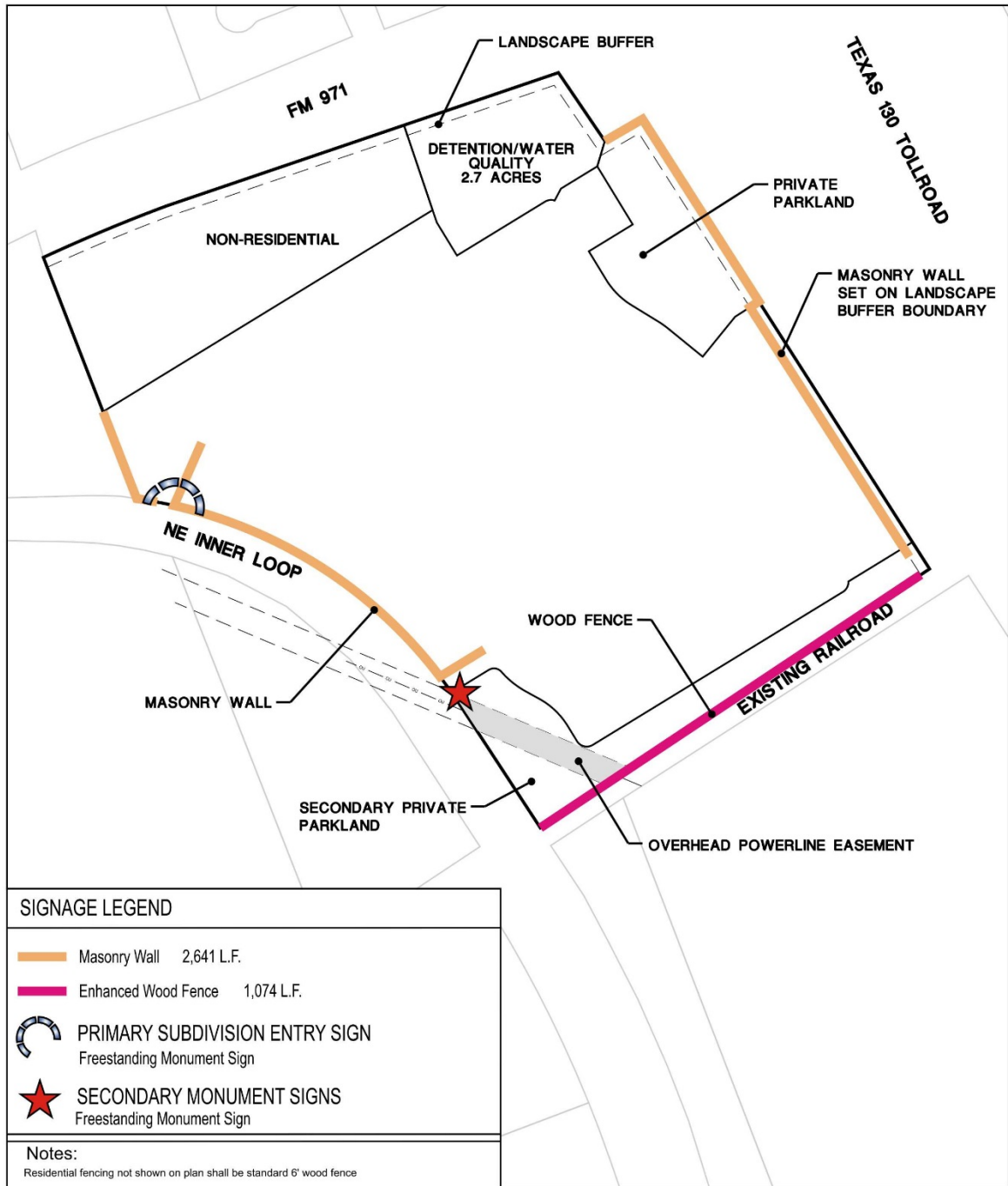
Date: April 16, 2019

SHEET FILE: C:\180018-KBCT\Callings\PLAN\HND\ExhibitD\2019-04-16-Updated\Exhibit D Gateway Buffer Exhibit.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



## EXHIBIT E



### Troop Tract Planned Unit Development



SEC Planning, LLC  
Land Planning + Landscape Architecture + Community Branding  
AUSTIN, TEXAS  
1002.248.7000  
www.secplanning.com • info@secplanning.com



NORTH

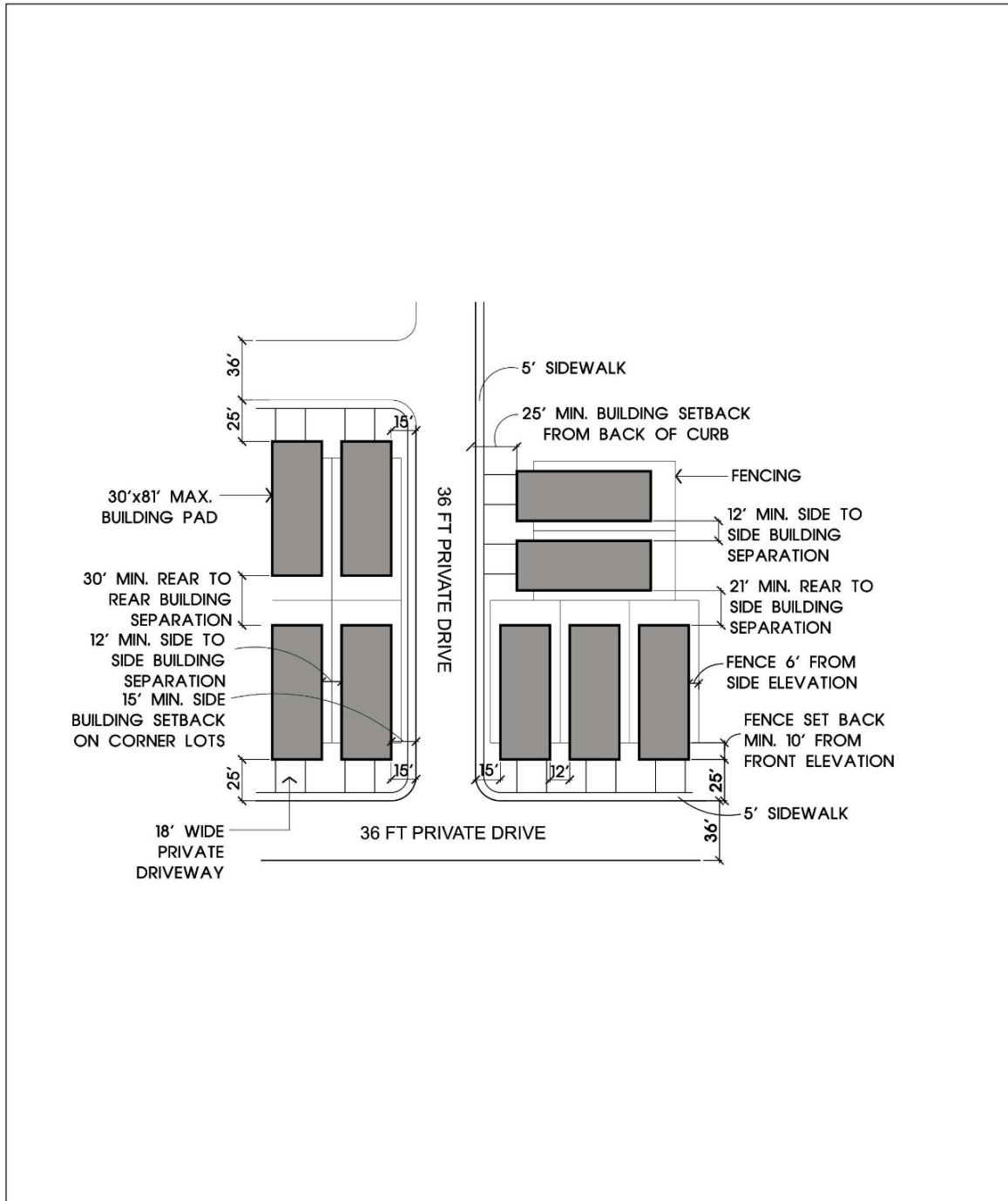
0 150 300 600  
Fence and Sign Plan

Date: April 16, 2019

SHEET FILE: C:\180018-KBCT\Calltree\PLANNING\ExhibitE\2019-04-16 Update\Exhibit E Fence and Sign Exhibit.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

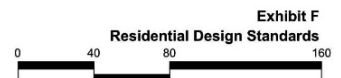
## EXHIBIT F



### Troop Tract Planned Unit Development



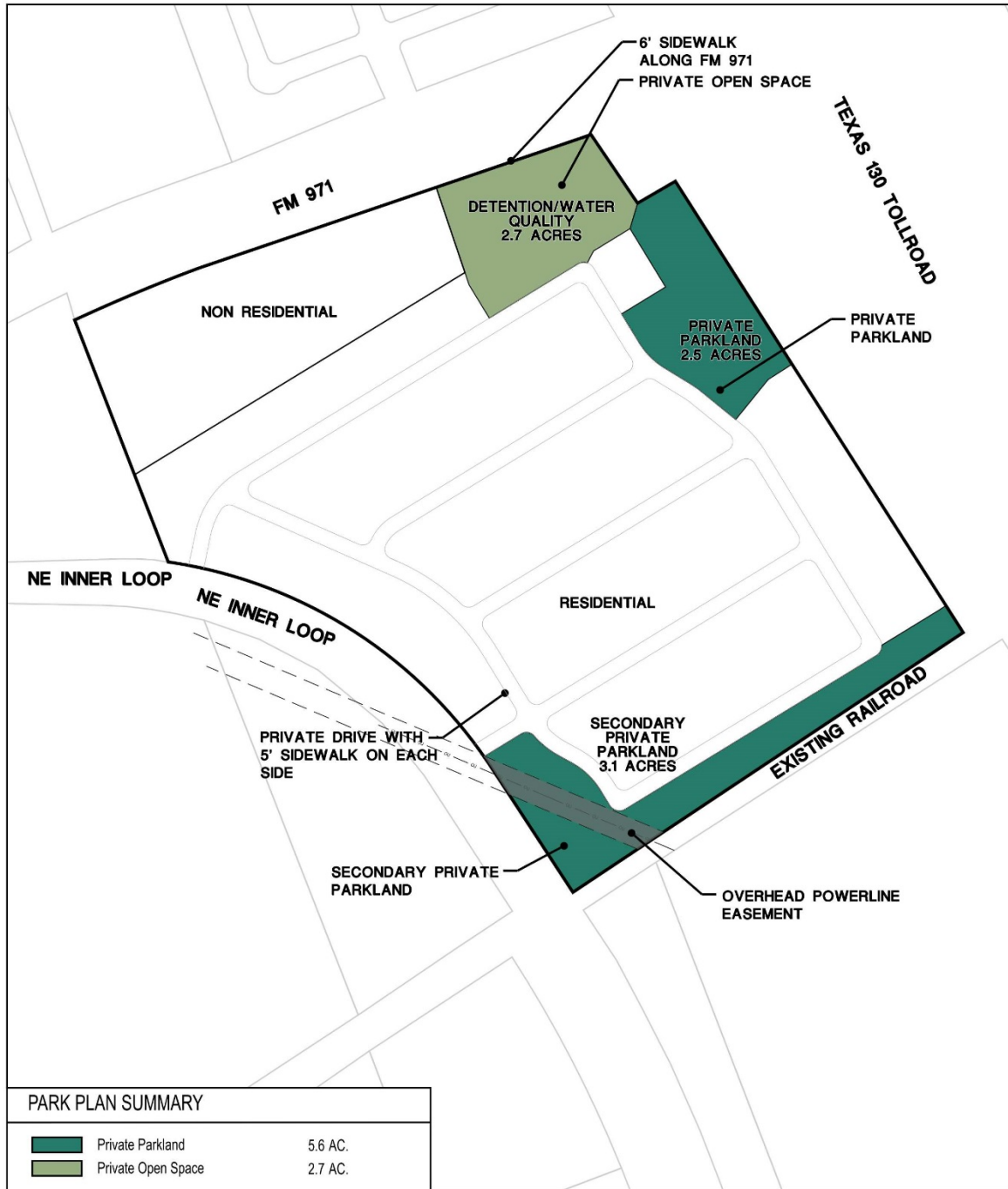
SEC Planning, LLC  
Land Planning + Landscape Architecture + Community Branding  
AUSTIN, TEXAS  
512.245.7093  
www.secplanning.com • info@secplanning.com



Date: April 16, 2019

SHEET FILE: S:\180616\KBC\CadFiles\PLANNING\Exhibits\2019-04-16\Updates\Exhibit F Lot Standards.dwg  
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

## EXHIBIT G



### Troop Tract Planned Unit Development

**SEC Planning, LLC**  
 Land Planning + Landscape Architecture + Community Branding  
 AUSTIN, TEXAS  
 1102.248.7022  
[www.secplanning.com](http://www.secplanning.com) • [info@secplanning.com](mailto:info@secplanning.com)



NORTH

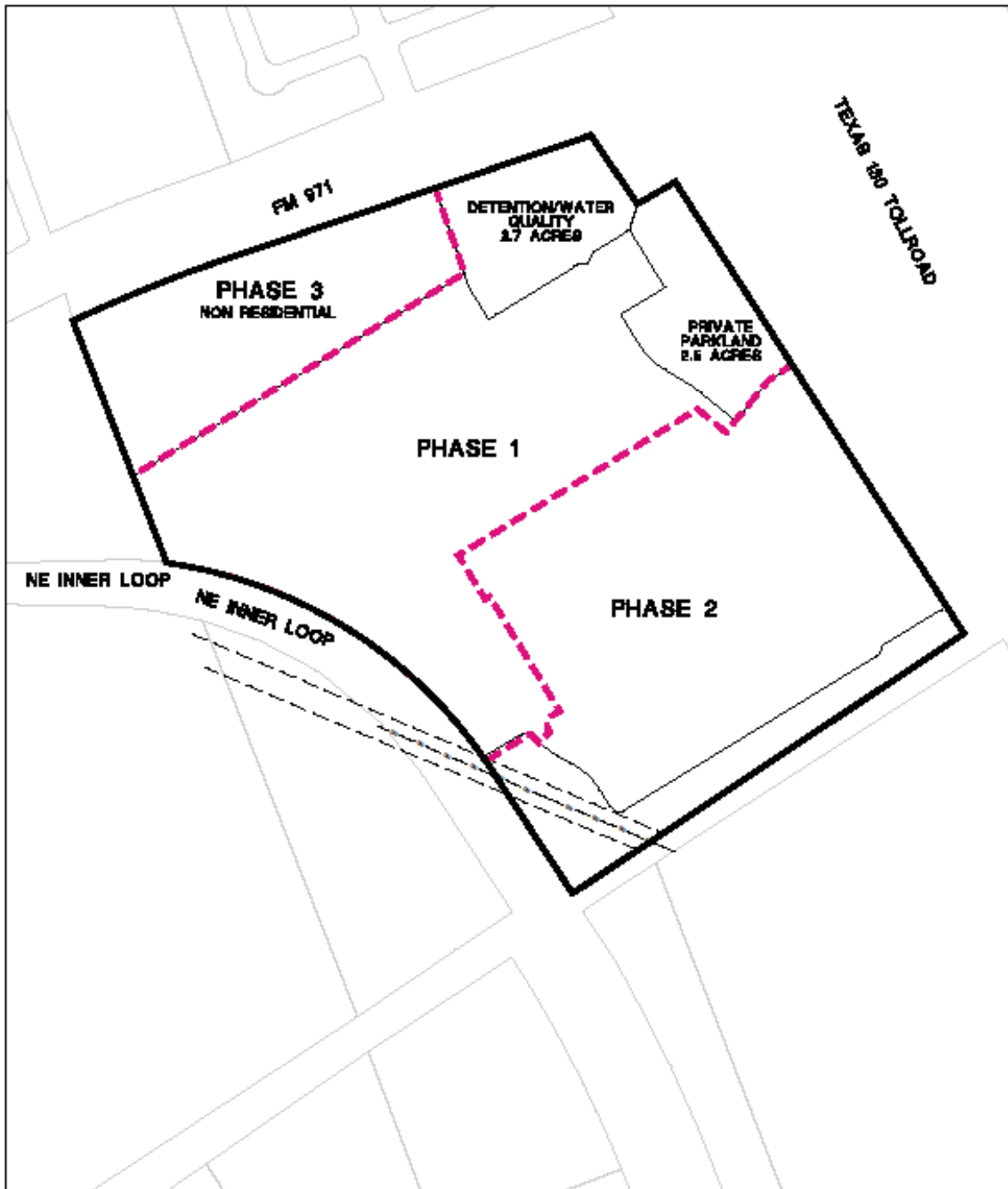
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Date: April 16, 2019

SHEET FILE: C:\180215-ABCT\GIS\PLANNING\G:\180215-04-16 Update\Exhibit G Parks Exhibit.dwg  
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Exhibit G  
Parks Plan

**EXHIBIT H**



## Troop Tract Planned Unit Development



SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

ALBERTA, TEXAS  
BY LINDSEY  
MAY 1968 - MAY 1970 - LINDSEY - LINDSEY

NORTH

Date: April 24, 2019

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

# Troop Tract PUD PUD-2018-007

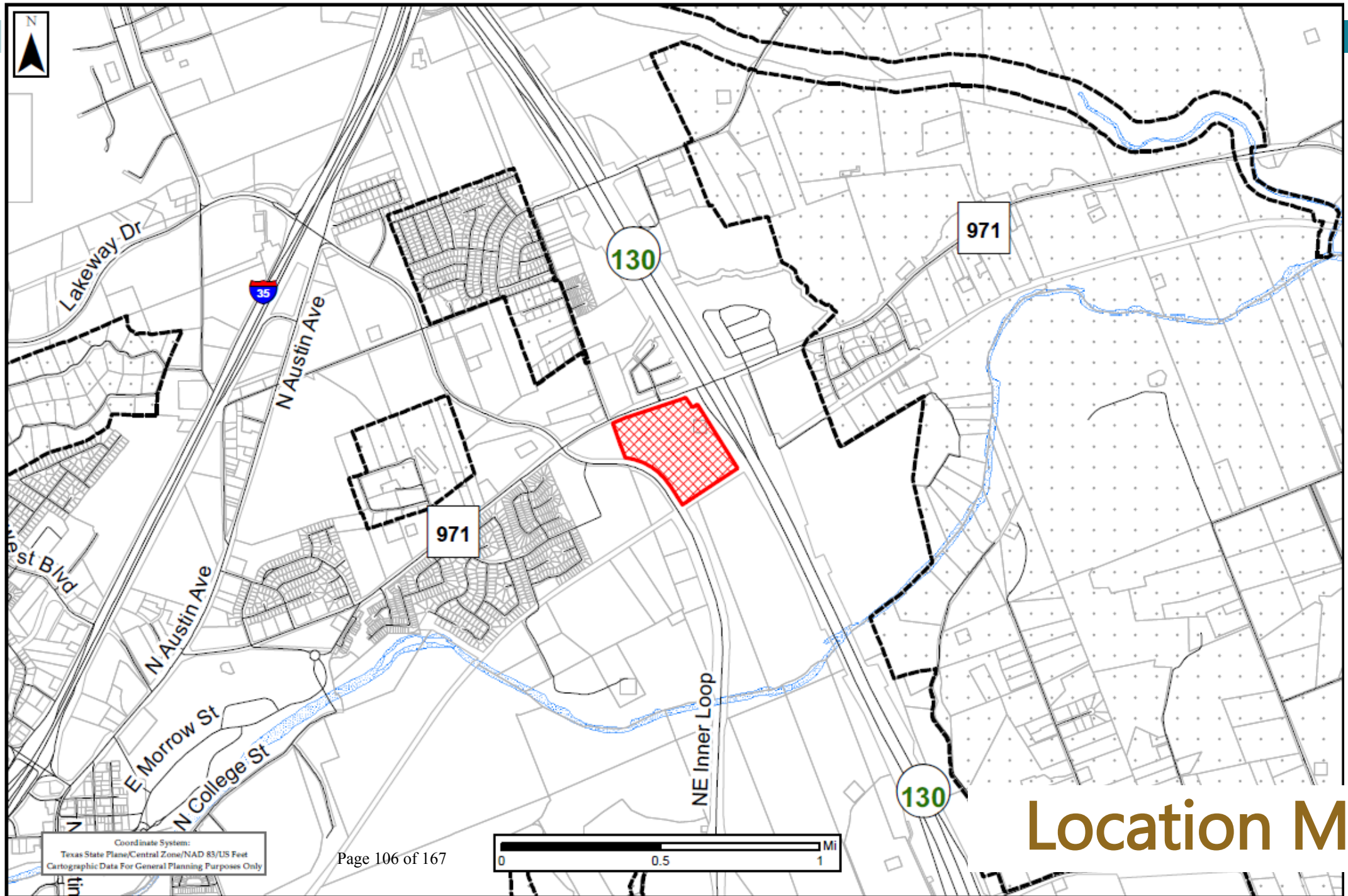
Planning & Zoning Commission  
August 20, 2019



# Item Under Consideration

## **PUD-2018-007**

- Zoning Map Amendment to rezone approximately 45.819 acres from Townhome (TH), High-Density Multi-Family (MF-2), and General Commercial (C-3) to a Planned Unit Development with the base zoning districts of Low Density Multi-Family (MF-1) and General Commercial (C-3) on the property generally located southwest of the intersection of FM971 and SH 130 Toll.



Location Map





Pecan Branch

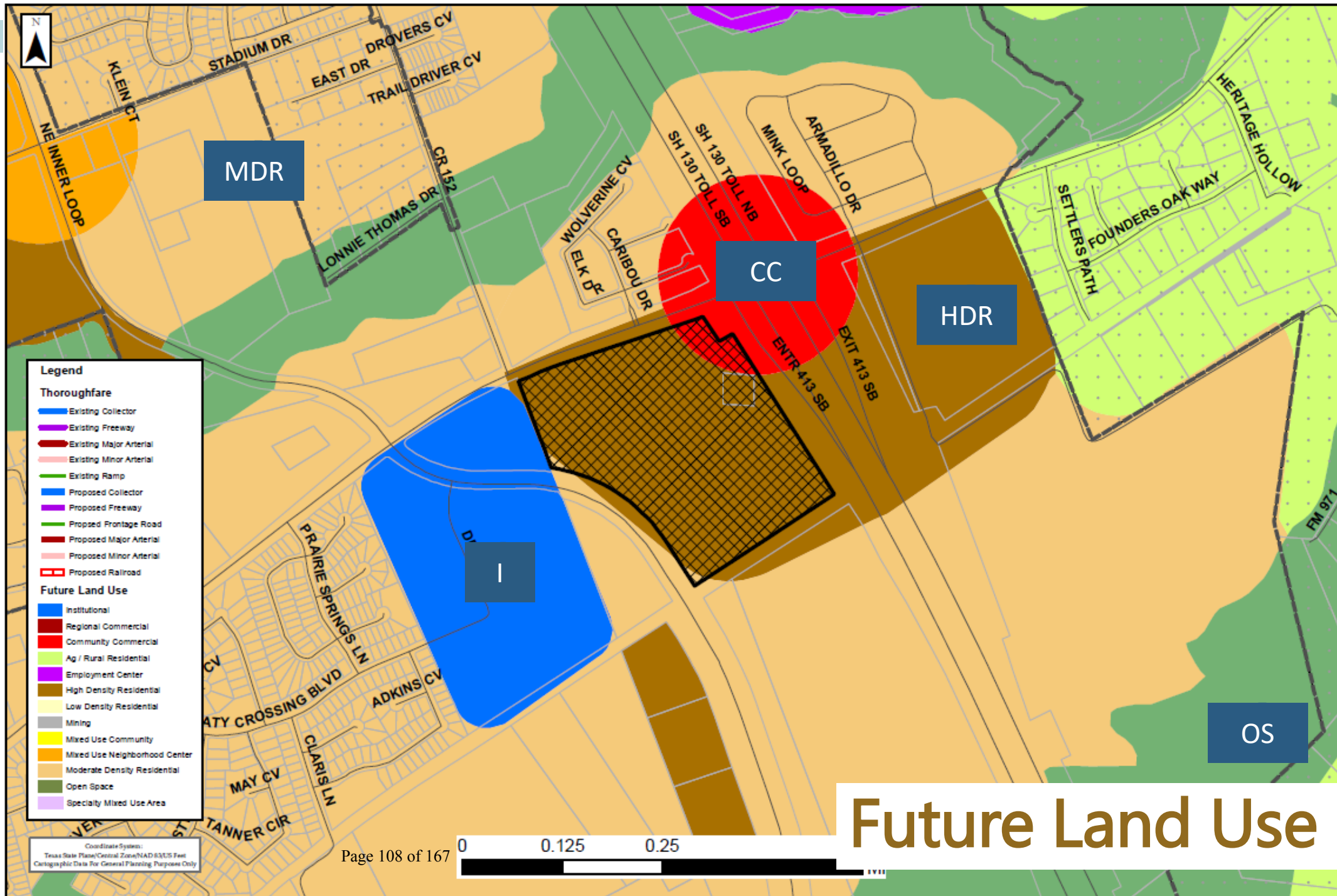
Church

GISD

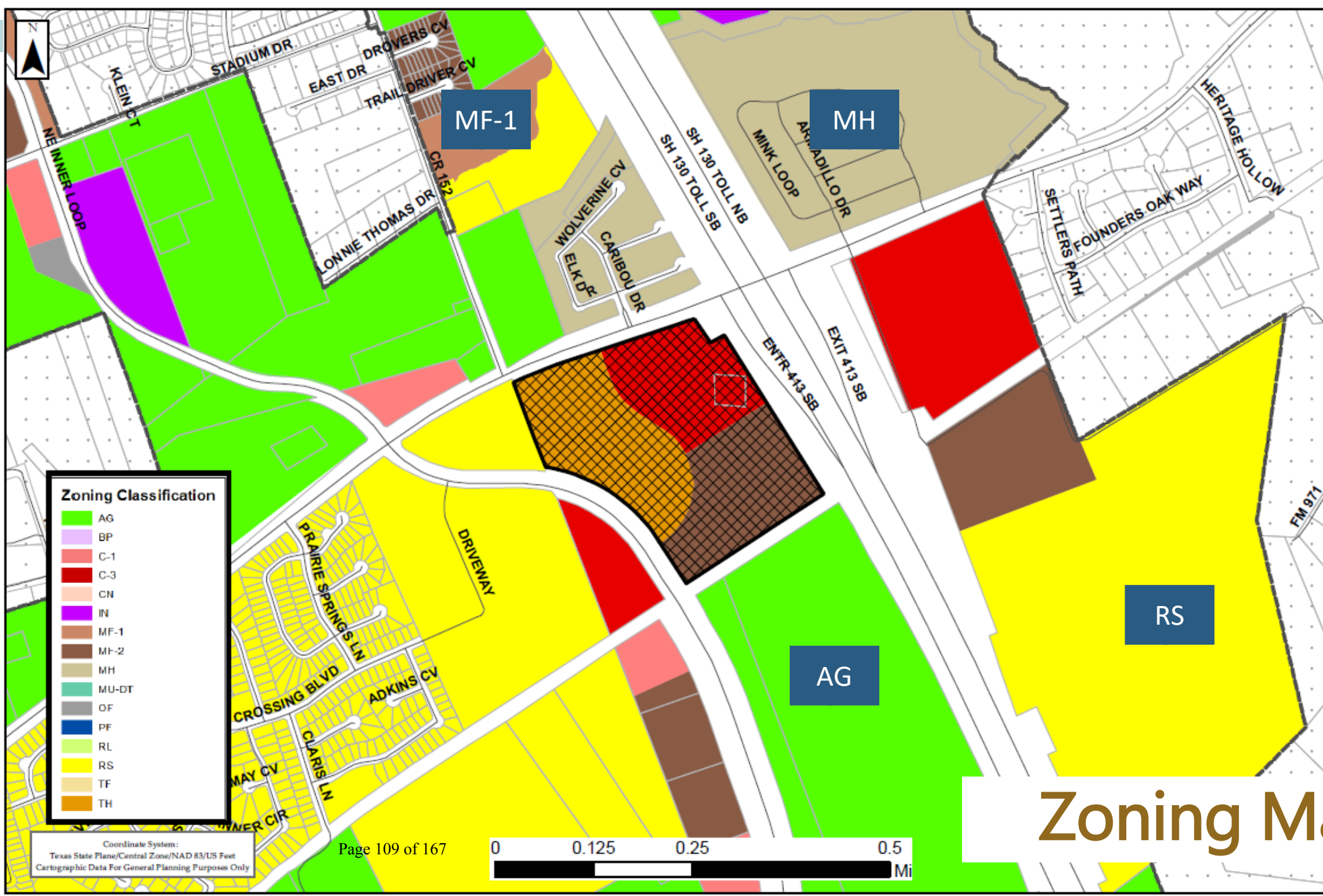
Stillwater (under construction)

Aerial Map





# Future Land Use Map



# Zoning Map



# Planned Unit Development (PUD)

- Special purposed zoning district
- Allows flexibility in planning and design
- Can accommodate unique developments or environmentally-sensitive areas to be developed with a common scheme
- Can accommodate multiple uses

# Troop Tract PUD

- This PUD is requesting to have a base zoning district of Low Density Multi-Family (MF-1), and General Commercial (C-3).
  - 39.5 acres can be developed as MF-1, a maximum of 225 dwelling units, at a minimum of 6 dwelling units per acre;
  - 6.3 acres of C-3;
  - 5.7 acres of private recreation; and
  - 2.7 acres of private open space (includes detention and water quality)

# Troop Tract PUD (residential)

- 70% IC with the use of low impact design and tree preservation in accordance with the UDC.
- Minimum of 1,200 sq. ft. of living space, exclusive of porches, decks, and garages.
- Residential product lines between 38 feet and 42 feet, with a limitation that no single type residential product width line may exceed 55% of the total number.
- Mix of one- and two-story products, with 2-4 bedrooms.
- Accessory dwellings - maximum height of 8 feet; maximum area of 64 sq. ft.

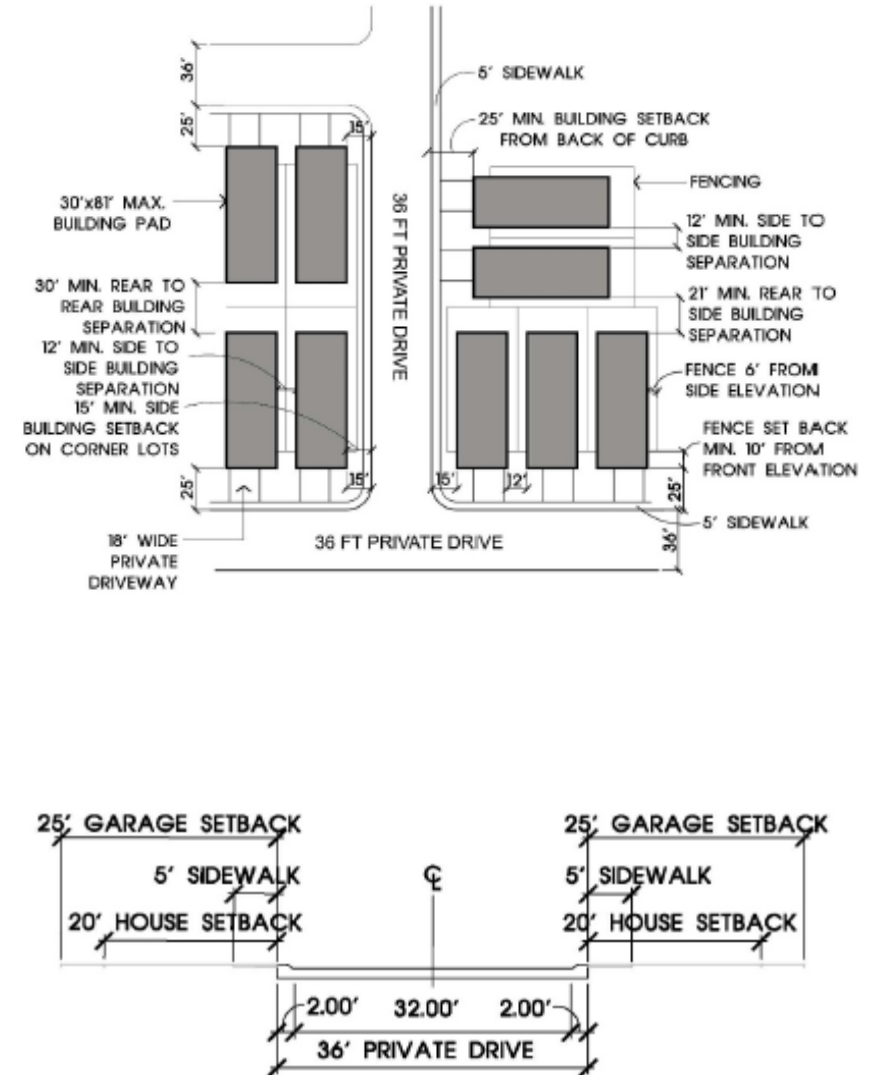
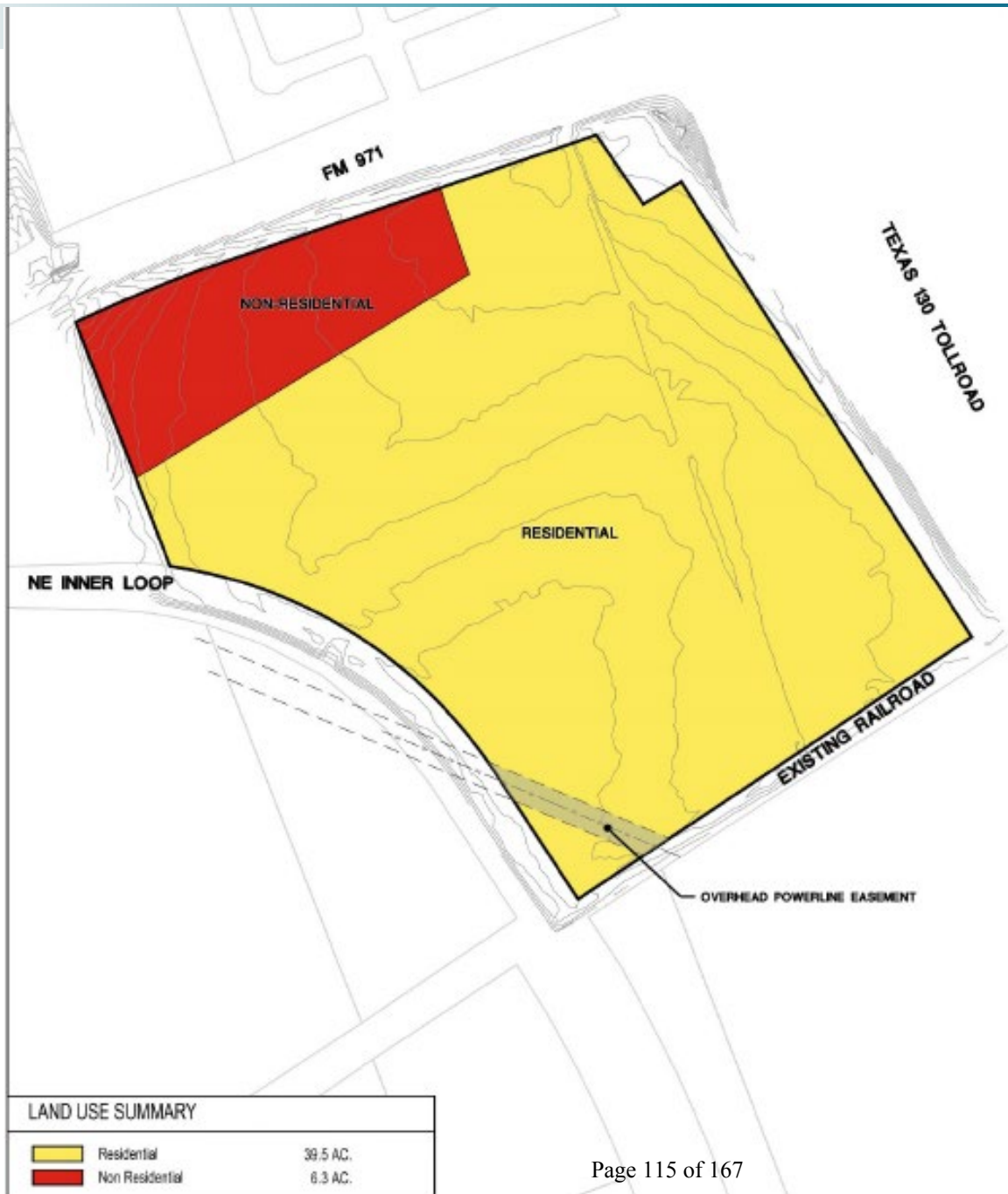
# Troop Tract PUD (residential)

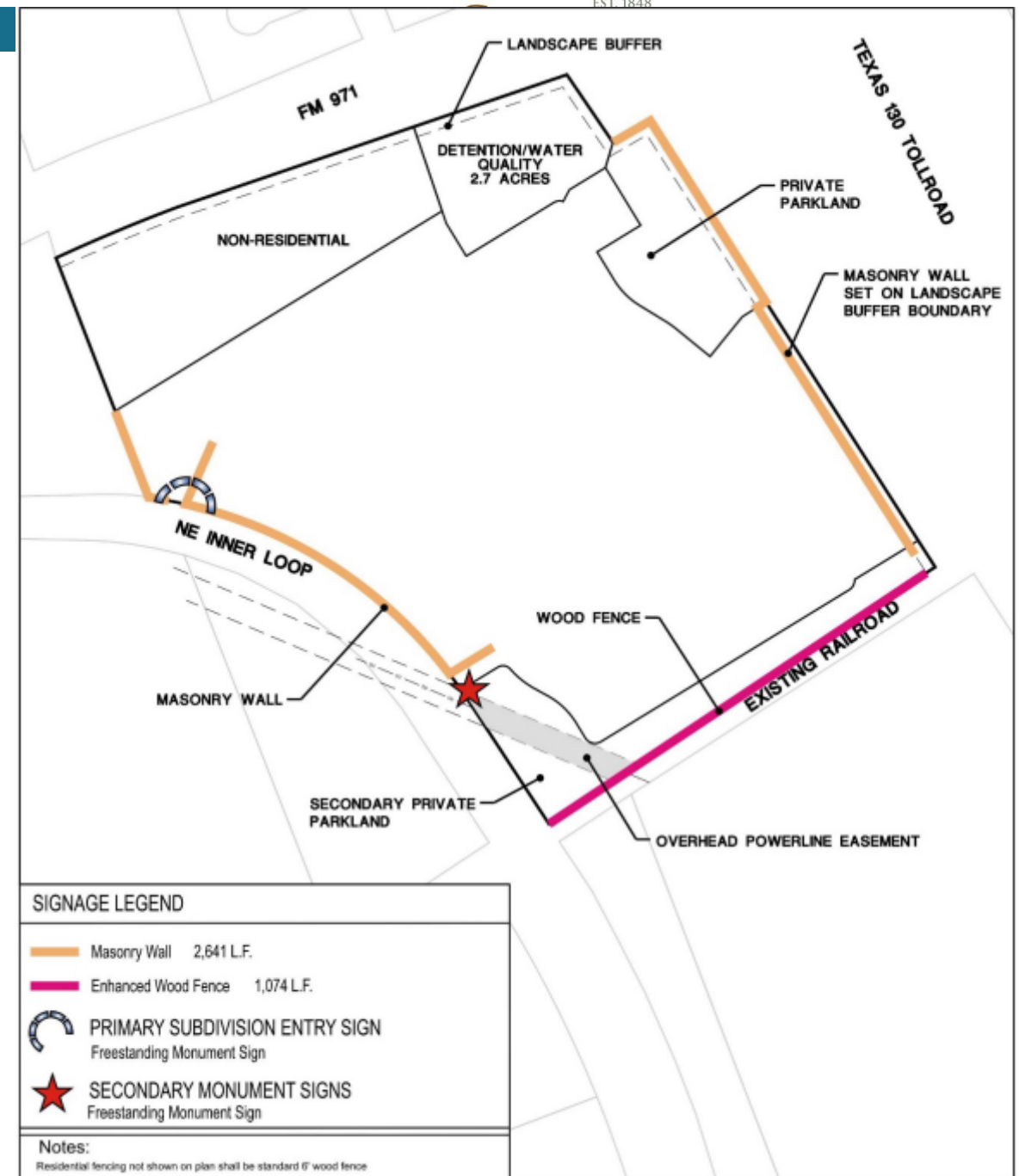
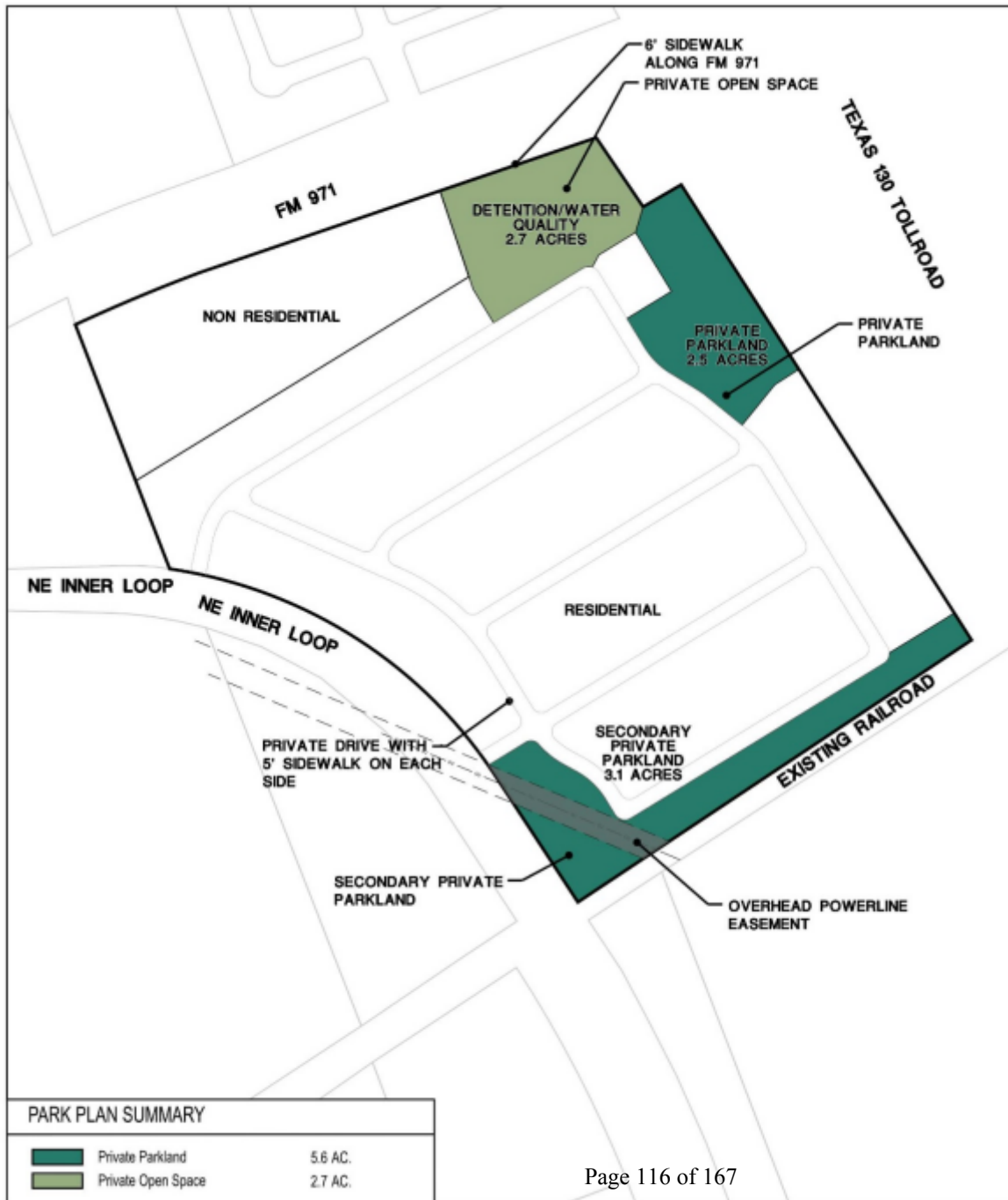
- Residential fences allowed along the side and rear yards, and prohibited in the front yard.
- A minimum setback 20', and all residential garages shall be setback 25' from the back of the curb of private drives.
- One primary entry sign with a sign area of 100 sq. ft. (measured as the boundary of the text), with a maximum height of 8 feet (not including architectural features).
- One neighborhood monument sign with a sign area of 25 sq. ft. (measured as the boundary of the text), with a maximum height of 4.6 feet (not including architectural features).

# Troop Tract PUD (commercial)

- Minimum lot are of one (1) acre
- Minimum lot area of 50 feet
- Maximum building height of 35 feet.
- Building design standards for building frontages greater than 100' in length.
- Maximum impervious cover of 70% with the use of low impact design and parking lot design in accordance with the UDC.







# Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		

# Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

# Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.			X
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.			X
A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.		X	

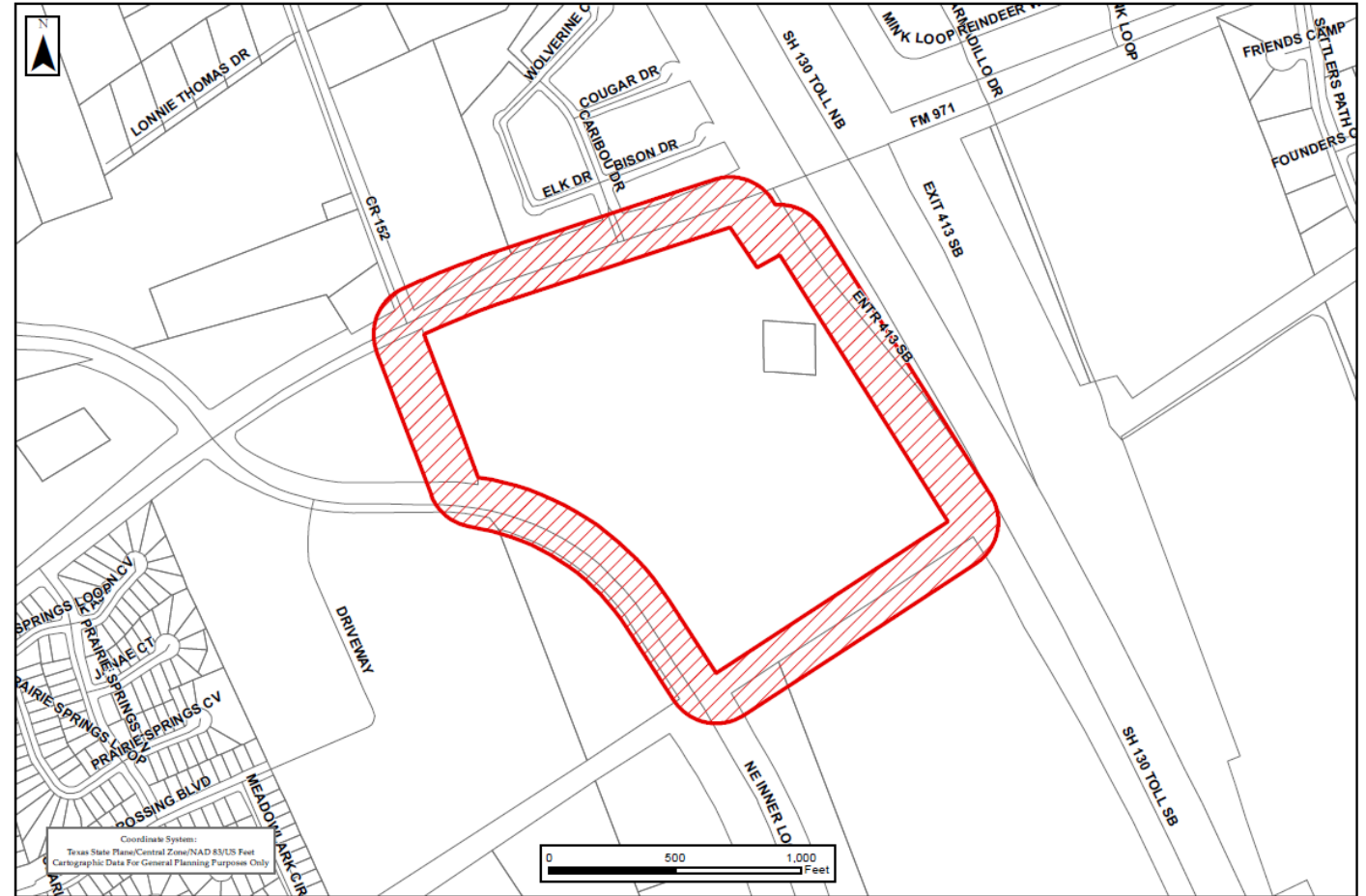


# Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.		X	
The location of general building envelopes to take maximum advantage of the natural and manmade environment.		X	
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		

# Public Notifications

- 8 property owners within the 300' buffer
- Notice in Sun News on August 4, 2019
- Signs posted on the property
- To date, staff has not received any public comments



# Summary

- Public Hearing and possible action on a request to rezone an approximately 45.819-acre tract of land out of and part of the John Berry Survey Number 3, Abstract Number 51, from the General Commercial (C-3), High Density Multi-Family (MF-2) and Townhouse (TH) districts to the Planned Unit Development (PUD) district with a base of General Commercial (C-3) and Low Density Multi-Family (MF-1) for the property generally located at the southwest corner of the FM 971 and SH 130 Toll intersection
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing... and make a recommendation to the City Council

City of Georgetown, Texas  
Planning and Zoning  
August 20, 2019

**SUBJECT:**

Public Hearing and possible action on a request to rezone approximately 68.4 acres in the W. Addison Survey, Abstract No. 21, located at 900 Carlson Cove, from the Residential Single-Family (RS) zoning district to the Planned Unit Development (PUD) district, to be known as Carlson Place. (2019-1-PUD)  
Andreina Davila Quintero, AICP, Current Planning Manager

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The Applicant is requesting to rezone the subject property into a Planned Unit Development (PUD) district to develop a small lot residential subdivision over approximately 68 acres. The proposed development will be part of the residential development known as Carlson Place located to the north. The proposed development consists of a maximum of 339 units developed at a density of up to five (5) units per acre. The minimum lot sizes proposed are 42 and 47 feet in width and 125 feet in length, with a minimum lot area of 5,000 square feet. To ensure the subdivision includes both lot widths, the proposed PUD requires a 50-percent mix of each lot width, with the option to vary by no more than 5% depending on street location and other side conditions.

**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 partially complies with all of the criteria for rezoning and Planned Unit Developments established in UDC Sections 3.06.030 and 3.06.040, respectively, as outlined in the attached Staff Report.

**Public Comments:**

As required by the Unified Development Code, all property owners and registered associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request, a legal notice advertising the public hearing was placed in the Sun Newspaper (August 4, 2019) and signs were posted on-site. To date, staff has received no written comments in favor or opposition of the request.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Robyn Miga, Planner

**ATTACHMENTS:**

Description	Type
❑ 2019-1-PUD - P&Z Staff Report	Cover Memo
❑ Exhibit 1 - Location Map	Backup Material
❑ Exhibit 2 - Future Land Use Map	Backup Material
❑ Exhibit 3 - Zoning Map	Backup Material
❑ Exhibit 4 - PUD Document	Backup Material



Exhibit 5 - Letter of Intent

Backup Material



P&Z Presentation

Presentation



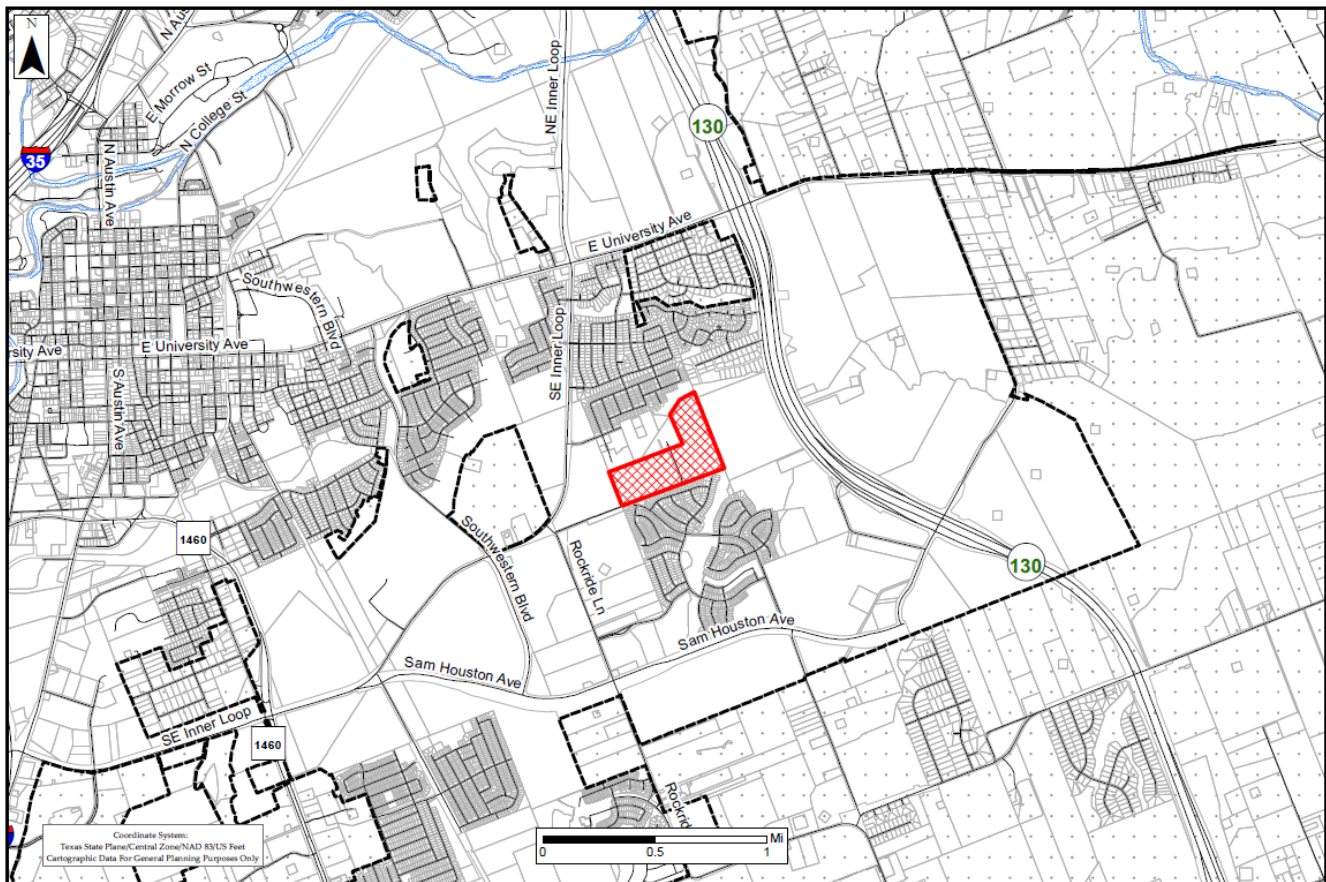
## Planning and Zoning Commission

### Planning Department Staff Report

**Report Date:** August 16, 2019  
**Case No:** 2019-1-PUD  
**Project Planner:** Andreina Davila-Quintero, AICP, Current Planning Manager

#### Item Details

**Project Name:** Carlson Place PUD  
**Project Location:** Generally located north of Carlson Cove, South of University Ave, east of Southeast Inner Loop, and west of SH 130 Toll.  
**Total Acreage:** 67.889 acres  
**Legal Description:** 67.889-acre tract of land situated in the W. Addison Survey, Abstract No. 21  
**Applicant:** SEC Planning, LLC, c/o Peter Verdicchio  
**Property Owner:** Dayne & Pamela Carlson  
**Request:** Zoning Map Amendment to rezone the subject property from **Residential Single-Family (RS)** to a **Planned Unit Development (PUD)** with a base district of Residential Single-Family (RS).  
**Case History:** This is the first public hearing for this request.



*Location Map*

## Planning Department Staff Report

### Overview of Applicant's Request

The Applicant is requesting to rezone the subject property into a Planned Unit Development (PUD) district to develop a small lot residential subdivision over approximately 68 acres. The proposed development will be part of the residential development known as Carlson Place located to the north.

The proposed development consists of a maximum of 339 units developed at a density of up to five (5) units per acre. The minimum lot sizes proposed are 42 and 47 feet in width and 125 feet in length, with a minimum lot area of 5,000 square feet. To ensure the subdivision includes both lot widths, the proposed PUD requires a 50-percent mix of each lot width, with the option to vary by no more than 5% depending on street location and other side conditions.

### Site Information

#### Location:

The subject property is located off of Carlson Cove, east of SE Inner Loop, between the existing Carlson Place (North) and Saddlecreek residential subdivisions.

#### Physical and Natural Features:

The subject property is generally flat, but it slopes up to the northeast of the site. There are sparse trees located near the north of the subject tract.

#### Future Land Use and Zoning Designations:

The subject property has a Future Land Use Designation of Mixed-Use Community and is currently zoned Residential Single-Family (RS).

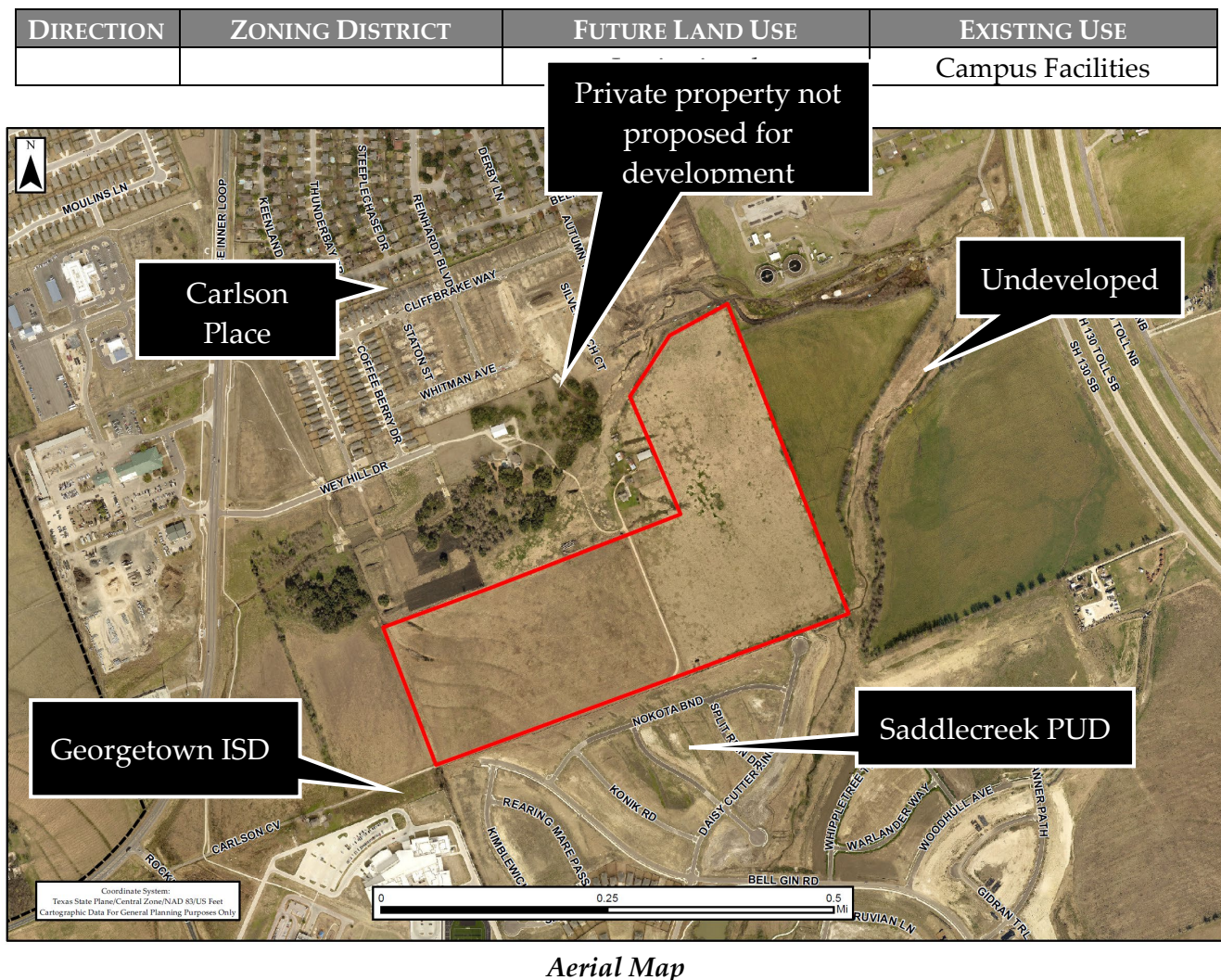
#### Surrounding Properties:

The surrounding properties had historically been used as working farms and are in the various stages of greenfield re-development as single-family neighborhoods. The properties to the north and south (Carlson Place and Saddlecreek, respectively) are currently under construction. To the west of the subject tract is the Williamson County North Campus facilities.

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

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	Agriculture (AG); Residential Single-Family (RS)	Mixed-Use Community	Residential property; and Carlson Place Subdivision
South	Planned Unit Development (PUD)	Mixed-Use Community; Employment Center closer to Sam Houston Ave.	Saddlecreek Subdivision
East	Agriculture (AG)	Mixed Use Community; Employment Center along SH 130 Toll.	Vacant
West	Public Facility (PF)	Mixed Use Community;	Williamson County North





Aerial Map

**Property History:**  
The subject property was annexed in March of 2006 (Ord. 2006-123) and was zoned to Residential Single-Family in 2018 (Ord. 2018-72).

**Comprehensive Plan Guidance**

**Future Land Use Map:**  
The *Mixed-Use Community* category is described in the 2030 Comprehensive Plan as intended for large tracts of undeveloped land, which are appropriate for larger scale, creatively planned communities, where a mix of residential types and densities are complemented by supporting retail, small to medium-scale office development, and integrated open spaces, where appropriate.

**Growth Tier:**  
The subject tract is located within Tier 1A. Tier 1A is that portion of the city where infrastructure systems are in place, or can be economically provided, and where the bulk of the city’s growth should be guided over the near term. Within Tier 1A, the city is called on to conduct assessments of public facility conditions and capacities, and to prioritize short and long term capital investments so as to

## Planning Department Staff Report

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ensure that infrastructure capacity is sufficient to serve development intensities as indicated on the Future Land Use Map and in the zoning districts.

### Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, it is located within Oncor's service area for electric. It is anticipated that there is adequate capacity to serve this property either by existing capacity or developer participation in upgrades to infrastructure. The Developer will be responsible for standard utility extension to serve the development, including constructing water and wastewater infrastructure consistent with City's utility master plans.

### Transportation

The subject property's primary inbound and outbound access is Wey Hill Drive along the northern boundary via SE Inner Loop. The Inner Loop is classified as a minor arterial. 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.

Additional access may also be provided through Carlson Cove and Rockride Lane, both of which are classified as a future Major Collector. These streets are intended to balance traffic between arterial streets and local streets. These streets tend to carry a high volume of traffic over shorter distances, providing access and movement between neighborhoods, parks, schools, retail areas and the arterial street system.

A Traffic Impact Analysis (TIA) will be required at time of Subdivision Plat for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

### Proposed Zoning District

The proposed zoning district is Planned Unit Development (PUD) district with a base district of Residential Single-Family (RS). 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 the Unified Development Code (UDC).

The proposed PUD and associated Development Plan depict land uses, primary circulation patterns, open spaces and amenities to be developed in accordance with the minimum requirements of the PUD district (and other applicable standards of the UDC). The proposed Conceptual Land Use Plan provides two variations of lot sizes: 42 and 47-foot wide lots (50% mix with an option to vary by no more than 5%), and a minimum lot area of 5,000 square feet. While the proposed 47-foot wide lots are permitted by right in the current Residential Single-Family (RS) zoning district, the proposed lot width

## Planning Department Staff Report

of 42 feet may only be permitted with approved rear access (i.e. private alley) or through Special Development types (i.e. Workforce Housing development), proposing a new standard in this PUD. The proposed minimum lot area of 5,000 square feet is also a new standard to be included in this PUD as the minimum lot area in the Residential Single-Family (RS) district is 5,500 square feet.

In addition to the two lot widths and lot area, the proposed Development Plan also identifies a 1-acre private amenity center for the residential development, in addition to the required 6 acres of public parkland to be dedicated at time of platting. The amenity center lot will provide a pool with accommodated onsite parking. Furthermore, the proposed development includes approximately 800 linear feet of 6-foot sidewalks that will ultimately connect the public park located within this PUD to the public park that is within Carlson Place North's subdivision.

As part of the PUD, the request also includes an alternative street intersection spacing requirement for the blocks located along the northern and southern boundaries. Table 12.03.030 of the UDC requires that intersection spacing be a maximum of 1,320 feet on a local street in order to provide a neighborhood street layout focused on the safety of vehicles, bicycles and pedestrians. The request includes relief from this requirement based on site constraints, including the following:

- Along the norther boundary of the subject property remains a parcel that was retained by the property owner for their homestead, leaving a donut hole in the middle of the Carlson North and Carlson South developments, and the owners do not want any street stubs extended for future development through the tract;
- There is floodplain located north of the property; and
- Lack of opportunities to tie into the Saddlecreek development on the southern boundary due to the layout of this subdivision.

### 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. Comments issued by City Staff included the allowances for smaller lots through the provision of rear access, or the applicability of Special Development Types such as the Workforce Housing development. In addition, comments pertaining to additional building design standards (such as articulation), enhanced pedestrian connectivity, and inclusion of additional open spaces to break the long blocks.

### Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it **partially complies** with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final	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 P&Z and City Council. Staff reviewed the application and



## Planning Department Staff Report

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
action.		deemed it complete.
2. The zoning change is consistent with the Comprehensive Plan.	Complies	The proposed PUD district complies with the Future Land Use element of the 2030 Comprehensive Plan. The Future Land Use map designates the property with the Mixed-Use Community category, which encourages creatively planned communities with a mix of residential types and densities. The requested Planned Unit Development (PUD) with a base of Residential Single-Family (RS) and smaller lot sizes, should it be approved, will allow additional lots (units) than what is permitted by right in the current Residential Single-Family (RS) zoning district. Because of this, the proposed development supports medium density development at a slightly higher density than the Carlson Place to the north and other existing single-family residential neighborhoods within this category.
3. The zoning change promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.	Partially Complies	While the proposed mix of residential, open space and public parkland supports the health, safety and general welfare of the community, the proposed zoning change to a Planned Unit Development (PUD) district would allow a residential development that lacks a well-integrated network with surrounding residential neighborhoods due to existing floodplain, an approximate 26-acre parcel located in the center between this development and the Carlson Place North subdivision that will be retained for a single homestead, the lack of inner-connectivity to the Saddlecreek Subdivision to the south, and longer blocks along residential local streets than normally allowed by Code. Because of this, staff finds that the proposed request partially complies with the orderly and healthful development of the City.
4. The zoning change is	Partially Complies	This property has single-family

## Planning Department Staff Report

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
<p>compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.</p>		<p>developments to the north and south sides of the property, vacant agriculture zoned land to the east, as well as public facilities zoning to the west. Because of this, the proposed PUD contains regulations to create a zoning district that is compatible with the existing adjacent residential subdivisions, including:</p> <ul style="list-style-type: none"> <li>- Residential Single-Family (RS) permitted uses;</li> <li>- Open space, trails, and amenities; and</li> <li>- Variation of lot sizes (42 and 47-foot lot widths).</li> </ul> <p>However, the proposed PUD also includes the allowance for greater distances between intersections than what is permitted by Code. This results in residential blocks that are longer than what has been developed in the surrounding neighborhoods with no improvements to help break the length such as open spaces or mid-block pedestrian connections. This deviation, in combination of lots smaller than the surrounding residential neighborhoods, impacts the character of the area by allowing additional lots (units) along these roads than other local residential streets.</p>
<p>5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.</p>	<p>Complies</p>	<p>The proposed PUD and associated Development Plan is suitable for the uses to be permitted in this zoning district based on the proposed development standards of the PUD and other applicable UDC requirements, such as setbacks, building height, and parking.</p>

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

## Planning Department Staff Report

PUD CRITERIA	FINDINGS	STAFF COMMENTS
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	Does Not Comply	The proposed PUD only includes residential single-family uses. For this use, only one type of housing (single-family detached) is proposed to be developed, with one allowing for a reduced lot width of a minimum of 42 feet without being served by an alley or implementing any of the Special Development types allowed by the UDC that incentivizes different housing types in the current zoning district. No other uses are proposed outside of residential and associated open spaces. Because of this, staff finds that the request does not comply with this criterion.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	Does Not Comply	As previously mentioned, the proposed PUD only includes one use, which is residential single-family. In addition to the associated open space and recreational facilities, no other uses are proposed for this district. While the proposed use is compatible with the surrounding area, and it provides for the connection between the public parks on both sides of Carlson Place, the arrangement of the land use does not seek to integrate with the surrounding neighborhoods or between its recreational facilities, include common development themes within the proposed development or the existing Carlson Place development to the north, or include new or innovative concepts in land use and standards not permitted by zoning or the standards of the UDC).
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.	Does Not Comply	The proposed PUD includes roadways, sidewalks and other pedestrian facilities, to include the connection of the two public parks that will be serving the overall Carlson Place development with a 6-foot sidewalk. However, these facilities are provided in accordance with the subdivision standards of the UDC. No additional facilities or enhanced network,

## Planning Department Staff Report

PUD CRITERIA	FINDINGS	STAFF COMMENTS
		such as mid-block pedestrian crossings to help break the blocks or alternative street cross-sections that include delineated bicycle ways or shared use paths, are proposed as part of this PUD. Because of this, staff finds that the request does not meet the criteria of providing a comprehensive transportation system.
4. The provisions of cultural or recreational facilities for all segments of the community.	Complies	New single-family residential developments are not required to provide common amenities. This PUD includes a 1-ac lot to be developed as a private amenity center (with a pool) for the development, in addition to the required public parkland (6 acres) to be dedicated at time of platting. The proposed PUD establishes the Homeowner Association (HOA) as the entity responsible for the maintenance of the 6-ac public park.
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	Partially Complies	As previously mentioned, the subject property is generally flat and has sparse trees located near the north of the subject tract. In addition, portions of the property, particularly along the south property line are encumbered by major easements that restrict the location of buildings within this area. The general location of the building envelopes takes into consideration its present environment by ensuring developable lots that may accommodate a structure. However, the proposed lot layout, and thus potential location of the building, does not take advantage of the surrounding properties as it does not seek to integrate with the surrounding neighborhoods or between its recreational facilities.
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 in order to support the development, and will be provided at time of platting. The development is proposed to be developed in a single phase and thus will be accommodated by

## Planning Department Staff Report

PUD CRITERIA	FINDINGS	STAFF COMMENTS
		the timely provision of public utilities, facilities, and services.

Based on the findings listed above, staff finds that the proposed PUD request does not meet all of the criteria for a Planned Unit Development (PUD). As stated above, the PUD zoning is intended to allow flexibility in planning and design to accommodate various types of development and permit new or innovative concepts in land use and standards not permitted by zoning or the standards of the UDC. Because of this, inclusion of various housing types and uses, integrated comprehensive network, creative arrangement of land uses and other unique features are used to evaluate the appropriateness of the PUD district.

The Development Plan, as proposed, does not include any specific site or design standards that are needed to accommodate the proposed development and that are not permitted by Code. Additional building design standards, enhanced pedestrian connectivity, inclusion of open spaces to break the long blocks, and enhanced street cross-sections are standards that are typically included to create this unique district. In addition, the UDC allows for the proposed lot size under certain circumstances in the current zoning district, none of which are proposed in this development.

### Meetings Schedule

August 20, 2019 – Planning and Zoning Commission

September 10, 2019 – City Council First Reading of the Ordinance

September 24, 2019 – City Council Second Reading of the Ordinance

### Public Notification

As required by the Unified Development Code, all property owners and registered associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request, a legal notice advertising the public hearing was placed in the Sun Newspaper (August 4, 2019) and signs were posted on-site. To date, staff has received no written comments in favor or opposition of the request.

### Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

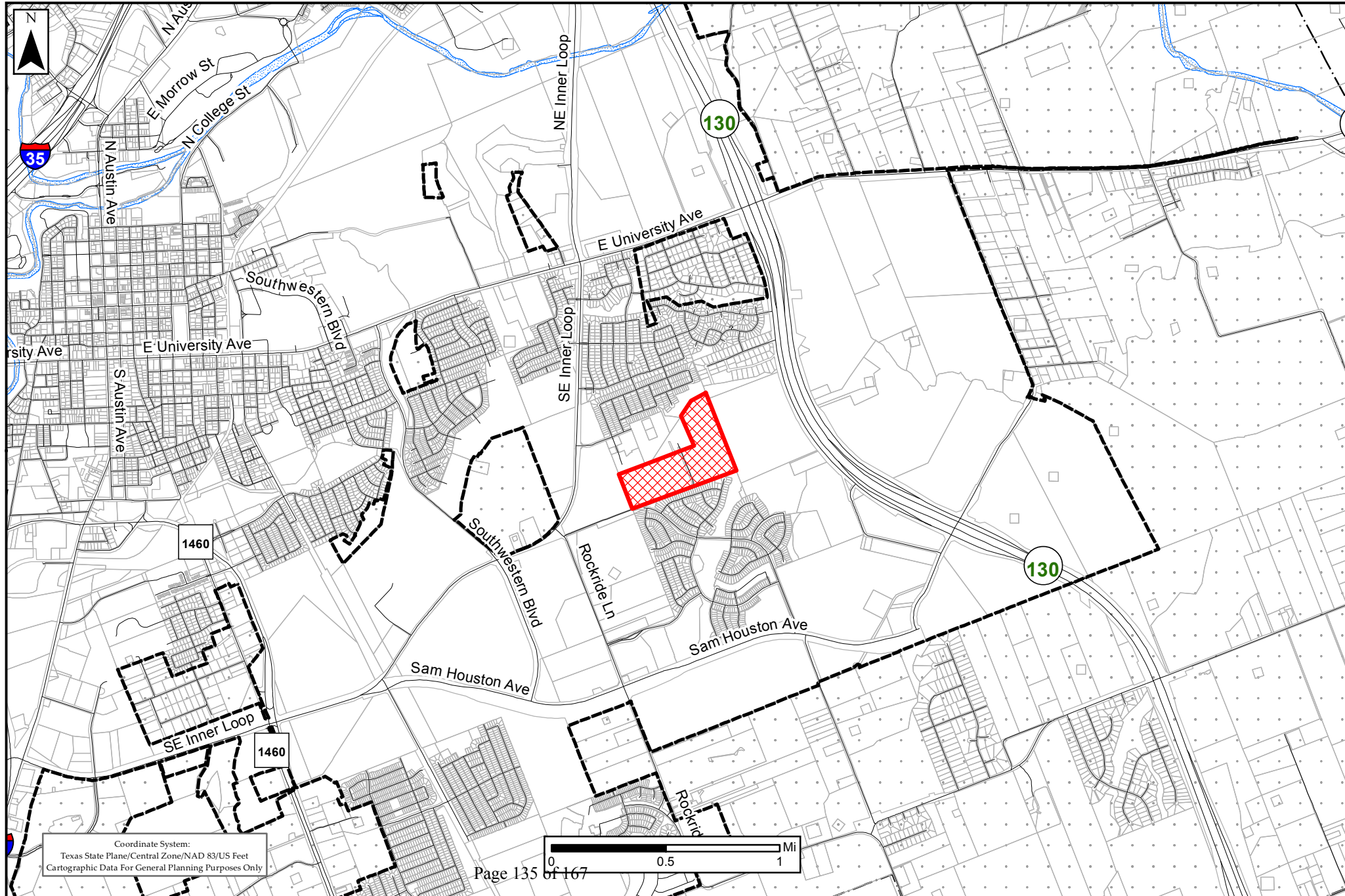
Exhibit 4 – PUD Document

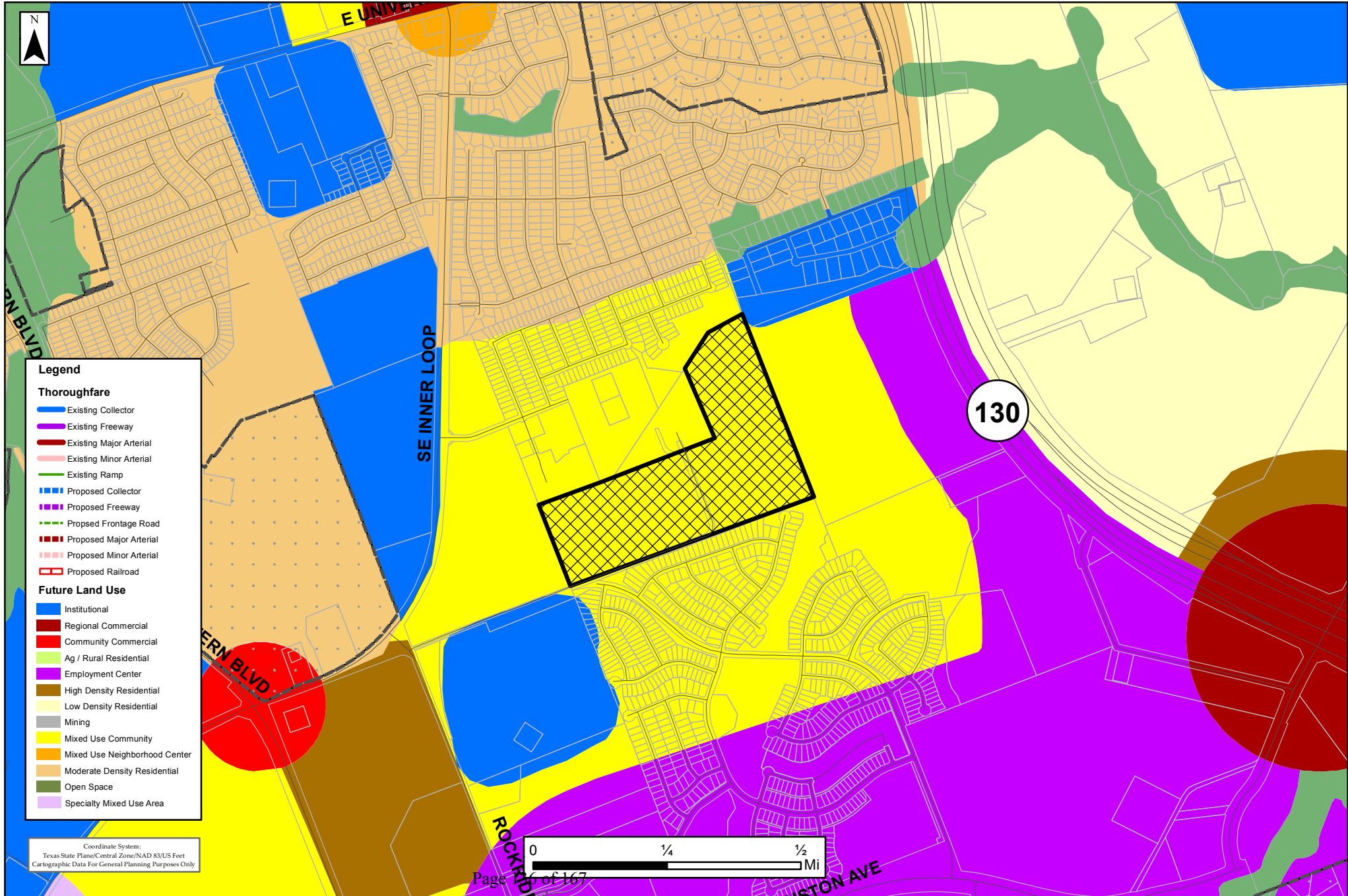
Exhibit 5 – Letter of Intent



# Location Map 2019-1-PUD Exhibit #1

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







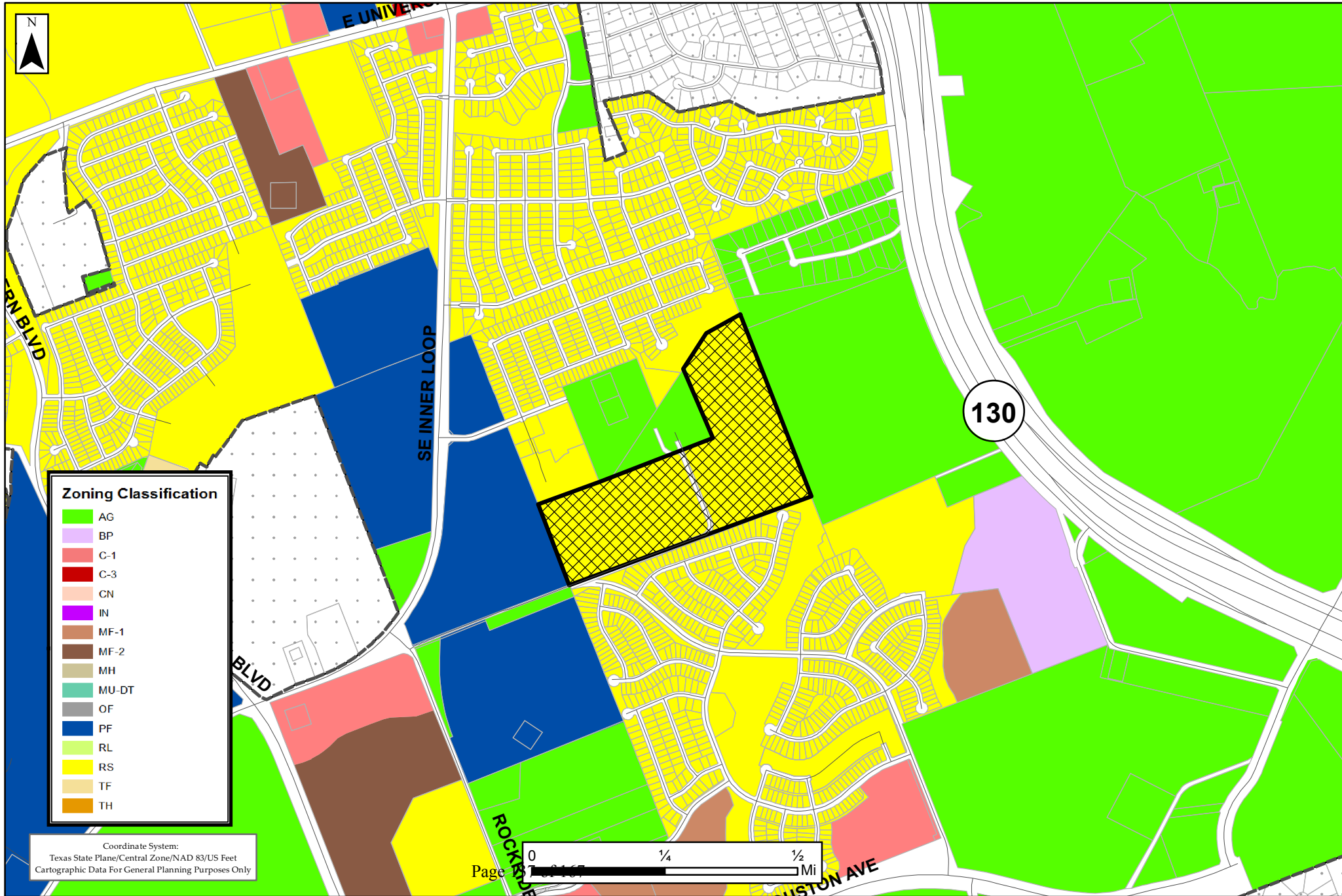
# Zoning Information

## 2019-1-PUD

### Exhibit #3

**Legend**

- Site
- Parcels
- City Limits
- Georgetown ETJ



# **Carlson South Tract**

## **City of Georgetown, Texas Planned Unit Development (PUD) Development Plan**

**April 24, 2019**  
**Revised: July 8, 2019**

**Applicant:**            **PulteGroup, Inc.**  
                              **9401 Amberglen Boulevard**  
                              **Building 1, Suite 150**  
                              **Austin, Texas 78729**

**Prepared by:**        **SEC Planning**  
                              **4201 W. Parmer Lane**  
                              **Building A, Suite 220**  
                              **Austin, TX 78727**

**EXHIBIT A**  
**to PUD Ordinance**

**Development Plan**

**Carlson South Tract Planned Unit Development (the “PUD”)**

**I. Purpose and Intent**

The boundaries of the PUD consist of 67.9 acres described in **Exhibit B, Field Notes** (“Property”), attached to the PUD Ordinance. The Project is planned as a residential use community with a mix of residential product types.

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

**II. Applicability and Base Zoning**

The development of the Property shall comply with the version of the Georgetown Unified Development Code (UDC) in effect as of January 29, 2019 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 District for the Property is:

- RS – Residential Single Family

All development within the Property must comply with this Development Plan. If this Development Plan does not specifically address a development requirement, the Georgetown UDC shall apply. In the event of a conflict between this Development Plan and the Base Zoning District, this Development Plan shall control.

**III. Conceptual Land Use Plan**

**Exhibit C, Conceptual Land Use Plan** for the Property is attached to the PUD Ordinance. The property development will occur in phases over a number of years and modifications to the Conceptual Land Use Plan may become desirable due to changes in market conditions or other factors. The Property owner may request modifications to the Conceptual Land Use Plan.

Modifications of the Conceptual Land Use Plan pertaining to; (a) changes in the density of specific sections or phases shown on the Conceptual Land Use Plan that do not increase the overall density of development on the Land, and (b) changes of less than 20 percent (20%) in the size of any section or phase shown on the Conceptual Land Use Plan, shall be considered “Minor Modifications” over which the City’s Planning Director has final review and decision-making authority.



All other changes to the Conceptual Land Use Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Conceptual Land Use Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Conceptual Land Use 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 Conceptual Land Use Plan shall mean and refer to the then most current approved and recorded Conceptual Land Use Plan.

Minor Modifications to the Conceptual Land Use Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Conceptual Land Use Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required.

#### **IV. Allowable / Prohibited Uses**

The uses allowed within the Carlson South PUD shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Table 5.02.010 for the RS Base District.

#### **V. Residential Private Homeowners Association**

One or more private Homeowners Associations (HOA’s) will be established for the maintenance of private landscape areas, private amenity centers and all community signage, screen walls and common open space.

#### **VI. Residential Development Standards**

The residential areas within the Property shall be developed according to the following standards.

##### **A. Minimum Residential Density**

1. The Property may be developed at a gross density not to exceed five (5) dwelling units per acre.

##### **B. Residential Lot Size**

1. Residential lots within the Property shall comply with the UDC Residential Development Standards with the following exceptions:

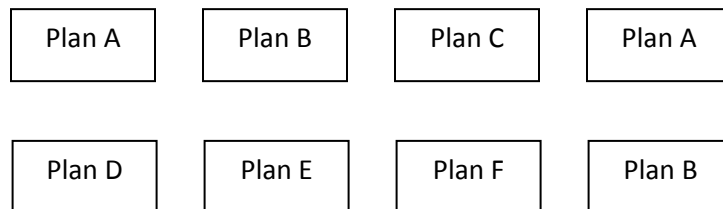
- a. Minimum lot width: 42 feet
- b. Minimum lot depth: 125 feet
- c. Minimum lot size: 5,000 square feet.

### **C. Residential Product Mix**

1. The residential product shall include a mixture of residential lot widths to create a varied streetscape. The anticipated residential lot mixture shall be a mixture of forty-two feet (42') and forty-seven feet (47') wide residential lots. The product mix shall be a fifty percent (50%) mix evenly distributed throughout the PUD as generally depicted on **Exhibit C**. The mix may vary by up to five (5) percentage points as a result of addressing City comments received during platting and engineering review.

### **D. Plan Repetition**

1. Due to the single family detached scale of the Project, house plan repetition standards of UDC Section 6.02.050.C.1 shall apply. Generally, the various plan and elevation combinations shall be distributed throughout the residential tract, with no discernible repetition in any streetscape. A plan can be repeated every third building pad (Example: Plan A, Plan B, Plan C, Plan A), although the elevation shall be different on the two lots.



### **E. Residential Impervious Cover**

1. The impervious cover limit for the Property shall be 60 percent (60%) on a per residential lot basis.

### **F. Maximum Number of Residential Units**

1. The residential unit count on the Property shall not exceed 339 units.

## **VII. Vehicular Circulation**

### **A. Street Intersections**

1. Local Street intersection spacing requirements shall be waived along the northern and southern boundaries of this PUD. The northern boundary is Property retained by the seller and bisected by the floodplain. Access to the Property is provided as illustrated on **Exhibit C**. The Property south of this PUD is a platted subdivision as depicted on **Exhibit C**. The plat does not offer opportunities to provide street access to this Project.

## **VIII. Parkland/Trails/Open Space**

Per UDC Section 13.05.010, B, Formula for Calculating Area of Parkland, the acreage contributed for parkland shall be pro-rata in an amount equal to one (1) acre for each 50 new dwelling units. Based on the above-mentioned formula and the PUD residential cap of 339 units, the Property is required to dedicate 6.8 acres of parkland to the City.

As illustrated on **Exhibit D, Parks Plan** to the PUD Ordinance, the Conceptual Land Use Plan provides approximately 6.0 acres to be dedicated to the City as public parkland along with 1.0 acres of private open space.

A 6.0 acre public Neighborhood Park shall be provided along Wey Hill Road. The Neighborhood Park shall contain on-street parallel parking as well as approximately 800 linear feet of six feet (6') wide concrete sidewalk connecting the park to the existing public park on the adjoining Project, Carlson Place. Additionally, two (2) benches, each with an accompanying trash receptacle, shall be placed along the trail.

Additionally, a 1.0 acre private amenity center shall be located as identified on **Exhibit D**. A swimming pool, pool building and associated off street parking shall be constructed on the amenity center tract.

Maintenance of the public park area shall be the responsibility of the private community HOA.

## **IX. Utilities**

A utility evaluation will be performed at the time of the first preliminary plat submittal for any portion of land within this PUD boundary. Such evaluation shall be based upon the maximum development densities established within this PUD.

## **X. Miscellaneous Provisions**

**Amendments:** Except as otherwise provided herein, Amendments to this PUD shall follow the amendment process outlined in the UDC.

**Exhibits.** All exhibits described herein and attached to the PUD Ordinance are fully incorporated into this Development Plan by this reference for all purposes.

## **LIST OF EXHIBITS**

**Exhibit A** – Planned Unit Development (PUD)

**Exhibit B** – Field Notes

**Exhibit C** – Conceptual Land Use Plan

**Exhibit D** – Parks Plan



**EXHIBIT B**  
**Field Notes**

Page 1 of 3  
Proj No. 22402  
August 22, 2018

67.889 Acres  
W. Addison Survey  
Abstract No. 21  
Williamson County, Texas

**DESCRIPTION**

DESCRIPTION OF A 67.889 ACRE TRACT OF LAND SITUATED IN THE W. ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 76.8568 ACRE TRACT OF LAND DESCRIBED IN A PARTITION WARRANTY DEED TO DAYNE M. CARLSON, ET UX, RECORDED IN DOCUMENT NO. 2016005383 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 67.889 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rebar found in the northeast line of the remainder portion of a called 103.5913 acre tract of land described in a Special Warranty Deed to the County of Williamson, Texas, recorded in Volume 2332, Page 141 of the Official Records, Williamson County, Texas, for the southwest corner of a 67.864 acre tract of land conveyed to Pulte Homes of Texas, LP in a Special Warranty Deed of record in Document No. 2017040015, said Official Public Records, being the southwest corner of proposed Carlson Place, Phase D, unrecorded to date, being the northwest corner of said 76.8568 acre tract of land, for a northwest corner of herein described tract;

**THENCE**, with the northwest line of said 76.8568 acre tract, the following two (2) courses and distances:

1. North 70°19'12" East, with the southeast line of said 67.864 acre tract, passing a 1/2-inch iron rebar found disturbed for a south corner of said 67.864 acre tract at 644.79 feet, continuing with a remainder tract of 82.8544 acres described in a Partition Warranty Deed to Beverly C. Thompson, et vir, recorded in Document No. 2016005382, said Official Public Records, a total distance of 779.97 feet, to a 1/2-inch iron rebar with cap stamped "RPLS 5784" found;
2. North 33°26'25" East, a distance of 31.07 feet, to a 1/2-inch iron rod with cap stamped "STEGE BIZZELL" set;

**THENCE**, leaving southeast line of said 82.8544 acre tract, over and across said 76.8568 acre tract, the following two (2) courses and distances:

1. North 68°28'38" East, a distance of 1056.78 feet, to a 1/2-inch iron rod with cap stamped "STEGE BIZZELL" set;
2. North 21°31'28" West, a distance of 740.97 feet, to a 1/2-inch iron rod with cap stamped "STEGE BIZZELL" set, in the northwest line of said 76.8568 acre tract, being the southeast line of said 82.8544 acre tract, being the southeast line of said 67.864 acre tract;

*MAC*  
*08/22/2018*

**STEGE BIZZELL**  
1978 S. Austin Ave  
Georgetown, TX 78626

**THENCE**, with the southeast line of said 67.864 acre tract, being the northwest line of said 76.8568 acre tract, the following two (2) courses and distances:

1. North 33°26'25" East, a distance of 394.04 feet, to a 1/2-inch iron rebar with cap stamped "RPLS 5784" found;
2. North 61°31'15" East, a distance of 382.81 feet, to a 1/2-inch iron rebar with cap stamped "RPLS 5784" found on or near the east line of the W. Addison Survey, Abstract No. 21, and the west line of the W. Stubblefield Survey, Abstract No. 556, being in the southwest line of a remainder portion of a called 50.56 acre tract of land described in a Special Warranty Deed to the City of Georgetown, recorded in Volume 2142, Page 384, of said Official Records, for the southeast corner of said 67.864 acre tract, being the northeast corner of said 76.8568 acre tract, for the northeast corner of the herein described tract;

**THENCE**, along, or near the said east line of the W. Addison Survey, Abstract No. 21 and said west line of W. Stubblefield Survey, Abstract No. 556, with the northeast line of said 76.8568 acre tract, being the southwest line of said remainder portion of 50.56 acre City of Georgetown tract, and the southwest lines of Tracts I and II described to Yuh-Jaan Wey in a Warranty Deed of record in Volume 2573, Page 905, said Official Records (both Tracts I and II conveyed to Zennie Lien-Fang Wey in Document No. 2012098012, said Official Public Records), the following three (3) courses and distances:

1. South 21°17'06" East, a distance of 207.42 feet, to a 1/2-inch iron rebar found for the southwest corner of said remainder portion of 50.56 acre City of Georgetown tract, being the northwest corner of said Yuh-Jaan Wey Tract II, from which a 1/2-inch iron rebar found at a fence corner bears North 19°41'28" East, a distance of 21.79 feet;
2. South 21°13'46" East, a distance of 480.31 feet, to a 60D nail found in the west line of said Yuh-Jaan Wey, Tract I;
3. South 21°11'14" East, a distance of 1251.66 feet, to a 1/2-inch iron rebar found with illegible cap, for the northeast corner of a tract called 256-2/3 acres to Woodhull Family Partners described in a Warranty Deed in Volume 2442, Page 243, said Official Records, being southeast corner of said 76.8568 acre tract and being the southeast corner of the herein described tract, from which a 3/8-inch iron rebar found, bears South 21°34'19" East, a distance of 294.87 feet;

**THENCE**, South 69°27'01" West, with the southeast line of said 76.8568 acre tract and the northwest line of said 256-2/3 acres, a distance of 2555.95 feet, to a 3/8-inch iron rebar found for the northeast corner of a 2.692 acre tract conveyed to Paul Stephens by Warranty Deed with Vendor's Lien with Mineral Reservations, of record in Document No. 2017044481, said Official

*MAE*  
*08/22/2018*

**STEGE BIZZELL**  
1978 S. Austin Ave  
Georgetown, TX 78626

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Proj No. 22402  
August 22, 2018

67.889 Acres  
W. Addison Survey  
Abstract No. 21  
Williamson County, Texas

Public Records, also being the southeast corner of said 103.5913 acre tract, being southwest corner of said 76.8568 acre tract, and being the southwest corner of the herein described tract, from which a mag nail with washer stamped "PAPE DAWSON" found bears South 20°18'40" East, a distance of 12.32 feet, for the northwest corner of SADDLE CREEK PHASE 2E, a subdivision of record in Document No. 2018046487, said Official Public Records;

**THENCE**, North 21°24'13" West, with the east line of said 103.5913 acre tract and the west line of said 76.8568 acre tract, a distance of 889.64 feet, to the **POINT OF BEGINNING**, and containing 67.889 acres of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD\_83 (2011)). All distances shown hereon are surface values represented in U.S. Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.99987081.

The forgoing metes and bounds description and survey on which it is based is accompanied by and a part of survey map of the subject tract.

I certify that this description was prepared from a survey made on the ground in July and August, 2018, under my supervision.

Steger & Bizzell Engineering Inc.

  
Miguel A. Escobar, LSLS, RPLS  
Texas Reg. No. 5630  
1978 South Austin Avenue  
Georgetown, Texas 78626  
(512) 930-9412  
TBPLS Firm No. 10003700

08/22/2018

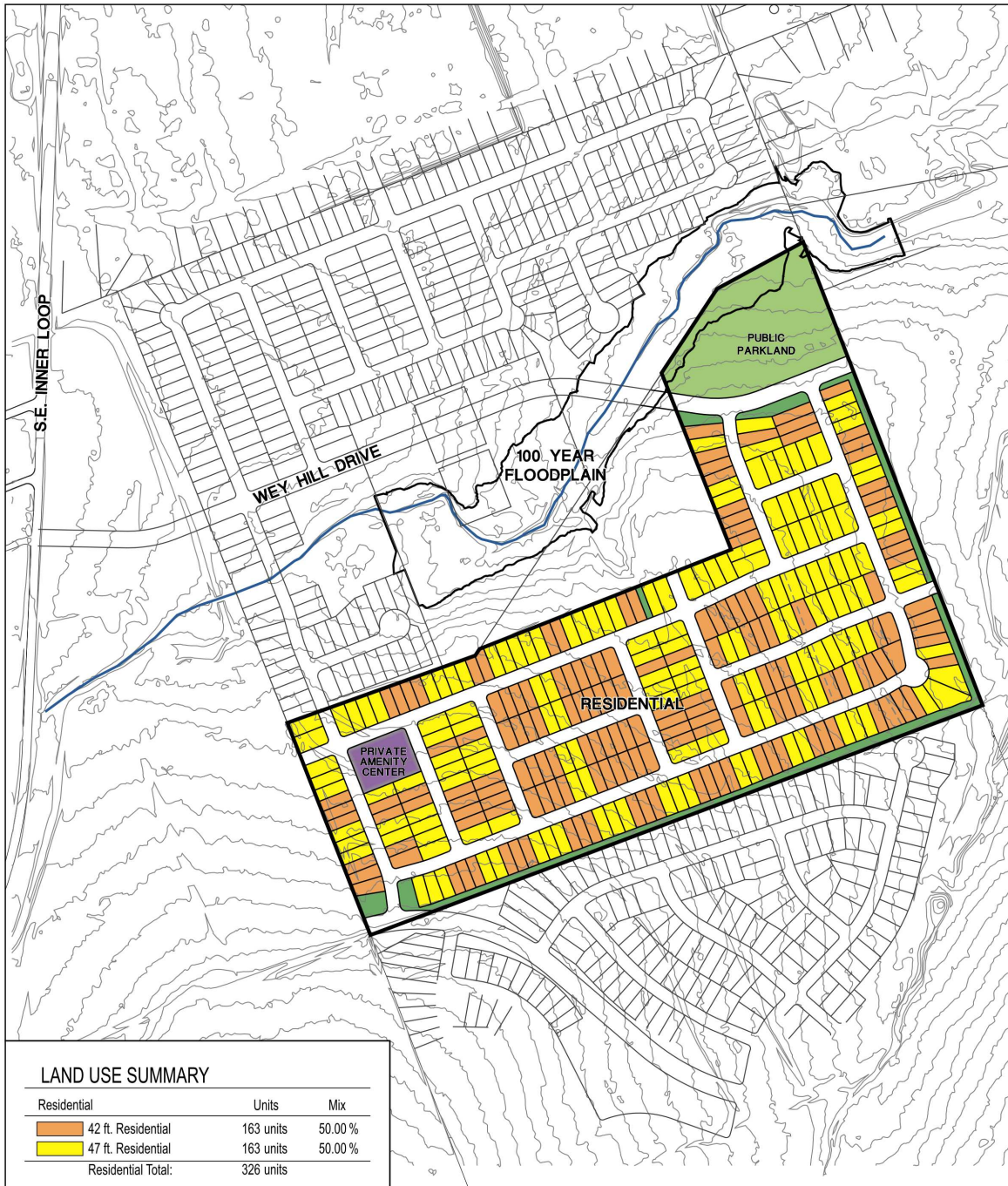


P:\22000-22999\22402 Pulte Carlson Tract\Survey Data\Descriptions\22402-Carlson-67.889ac.docx

**STEGER BIZZELL**  
1978 S. Austin Ave  
Georgetown, TX 78626



## EXHIBIT C



### Carlson South Tract Planned Unit Development

**SEC Planning, LLC**  
Land Planning + Landscape Architecture + Community Branding  
AUSTIN, TEXAS  
1.817.248.7001  
www.secplanning.com • info@secplanning.com



NORTH

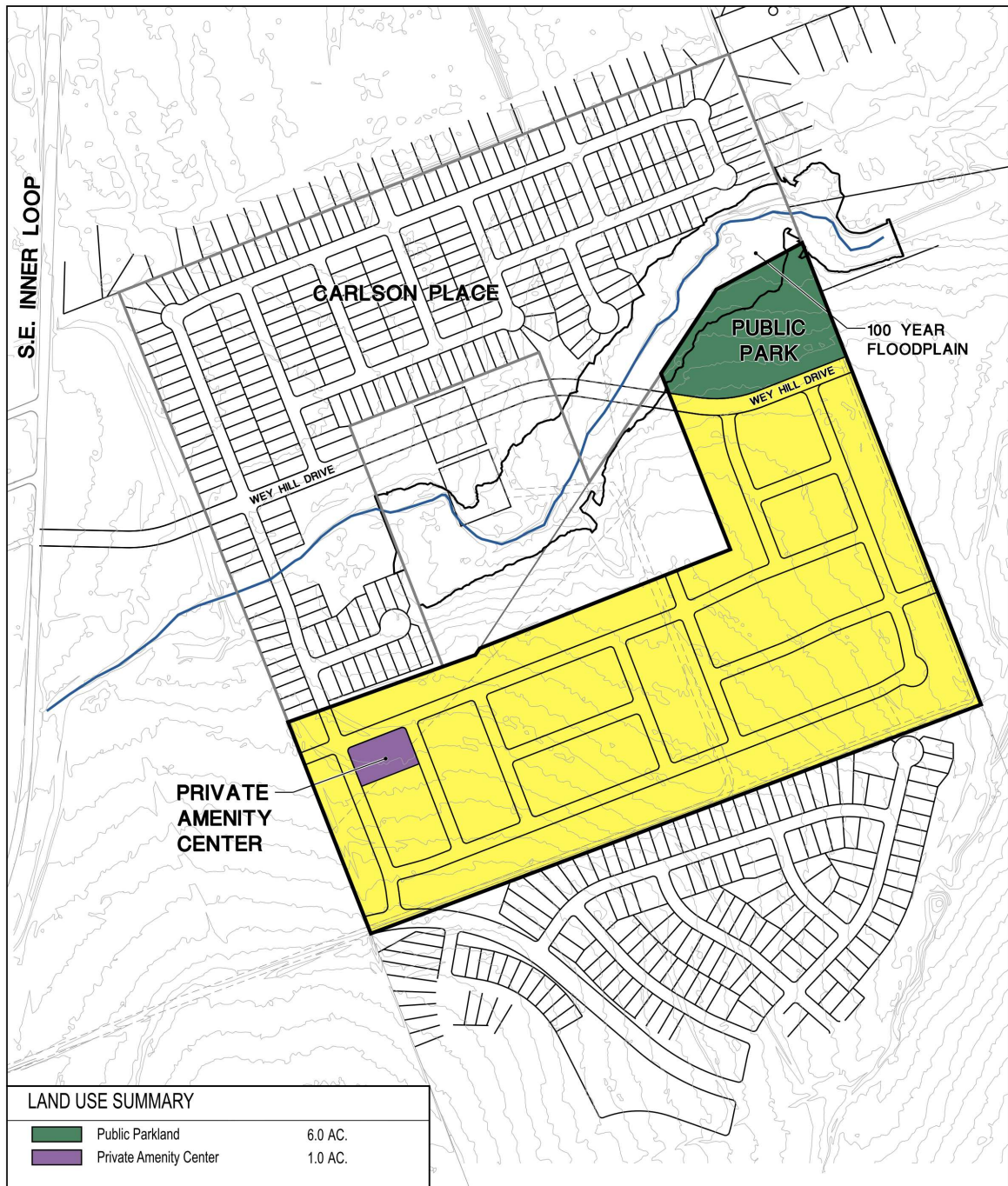
0 250 500 1,000

Date: April 24, 2019

SHEET FILE: S:\180031-PUTX\Cad\Res\PLANNING\Submittal\2019-04-24\Exhibit C - Conceptual Land Use.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

## EXHIBIT D



### Carlson South Tract Planned Unit Development

**SEC Planning, LLC**  
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 AUSTIN, TEXAS  
 512.246.7001  
[www.secplanning.com](http://www.secplanning.com) + [info@secplanning.com](mailto:info@secplanning.com)



0 250 500 1,000  
 NORTH  
 Date: April 24, 2019

SHEET FILE: S:\180331-PUTX\Carlson\PLANNING\Submittals\PU\Submittal 2019-04-24\Exhibit D- Parks Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.





April 24, 2019

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

Re: Description of Property and Letter of Intent

The Carlson Tract is a 68.4 acre tract of land located within the City of Georgetown, east of the S.E. Inner Loop. The Property is currently zoned RS (Residential). The Property is located immediately south of Carlson Place and will be an extension of this highly desirable Georgetown Neighborhood. Carlson Place is also in the City Limits and zoned RS (Residential-Single Family).

The Applicant rezoned the Property in 2018 to the current RS zoning and currently seeks to rezone the Property to PUD with a RS base district. The reason for the PUD request is to offer a wider mix of residential lots, with a minimum lot size not currently allowed within the RS district. The request will offer opportunity for reasonably priced homes that appeal to families.

The Saddle Creek community is located south of Carlson South and is also under construction. While Carlson South will not directly connect to Saddle Creek due to Saddle Creek's plat, Carlson South will gain access to Wey Hill Drive along Saddle Creek's northern boundary. Saddle Creek is a PUD, with the base zoning of RS (Residential-Single Family) along the common boundary of both projects.

The Property is designated as Mixed Use Community on the City's Future Land Use Plan. Via this Application, the Applicant seeks consideration of the request to rezone the Property from RS (Residential) to RS (Residential-Single Family). Via rezoning the Tract to RS (Residential-Single Family), the Applicant will be extending stable moderate density neighborhoods in the immediate area, meeting goals and actions set within the 2030 Comprehensive Plan:

Goal 4 of the City of Georgetown 2030 Comprehensive Plan states: *"Maintain and strengthen viable land uses and land use patterns (e.g., stable neighborhoods, economically sound commercial and employment areas, etc.)."*

Policy/Action 4.A. of the Goal states: *"Minimize impacts and encroachments of incompatible land uses (e.g., commercial intrusions into healthy residential neighborhoods)."*

Policy/Action 4.D. of the Goal states: *"Revise the UDC to ensure proper transitions and buffering between established neighborhoods and adjacent commercial and manufacturing areas."*

The Property, as illustrated on the attached Rezoning Exhibit, will require access to S.E. Inner Loop. The roadway access will be gained via an extension of the community's proposed Residential Collector Road. Additional roadway connections will be provided to adjoining properties consistent with the Unified Development Code regulations.

The Property will be serviced by existing water/wastewater lines along S.E. Inner Loop.



# SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

CLIENT-CENTERED THINKING™

It is the Applicant's position that developing a similar residential product adjacent to a healthy, established neighborhood, while incorporating areas of open space, creates a stepped transition of land uses becoming more intense as development moves southeast towards the City's employment center identified on the Future Land Use Plan.

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

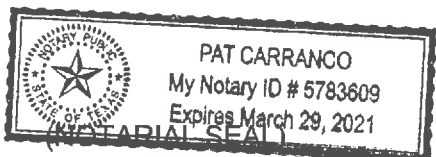
Sincerely,

*Dayne M. Carlson*  
Dayne Carlson

*Pamela Carlson*  
Pamela Carlson

STATE OF Texas  
COUNTY OF Williamson

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 2019, by Dayne M. Carlson, for and on behalf thereof.

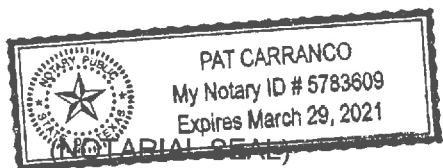


*Pat Carranco*  
Signature of Notary Public - State of Texas  
*Pat Carranco*  
Print, type, or stamp commissioned name of Notary

Enclosure

STATE OF Texas  
COUNTY OF Williamson

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 2019, by Pamela Carlson, for and on behalf thereof.



*Pat Carranco*  
Signature of Notary Public - State of Texas  
*Pat Carranco*  
Print, type, or stamp commissioned name of Notary

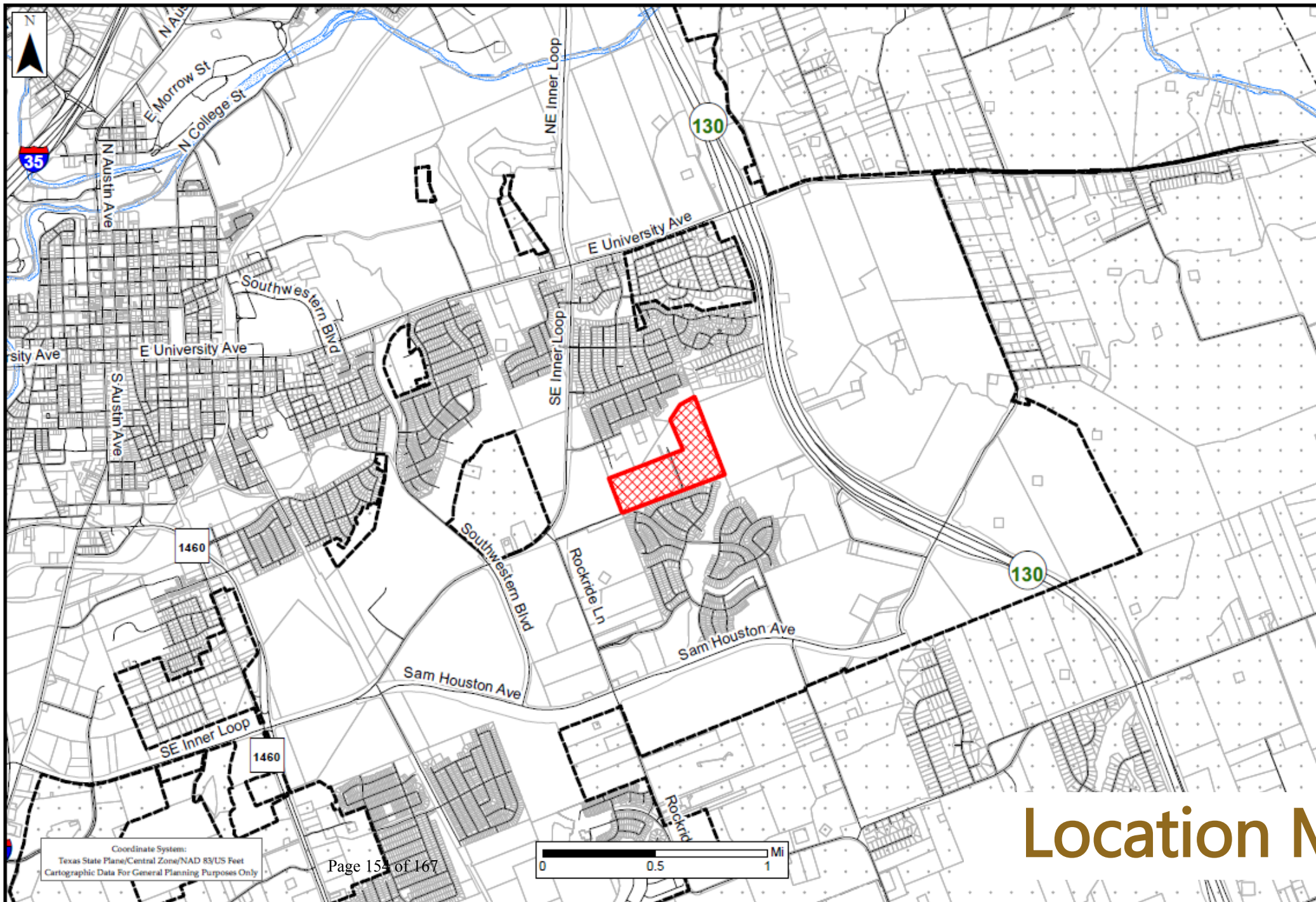
# Carlson Place PUD 2019-1-PUD

Planning & Zoning Commission  
August 20, 2019

# Item Under Consideration

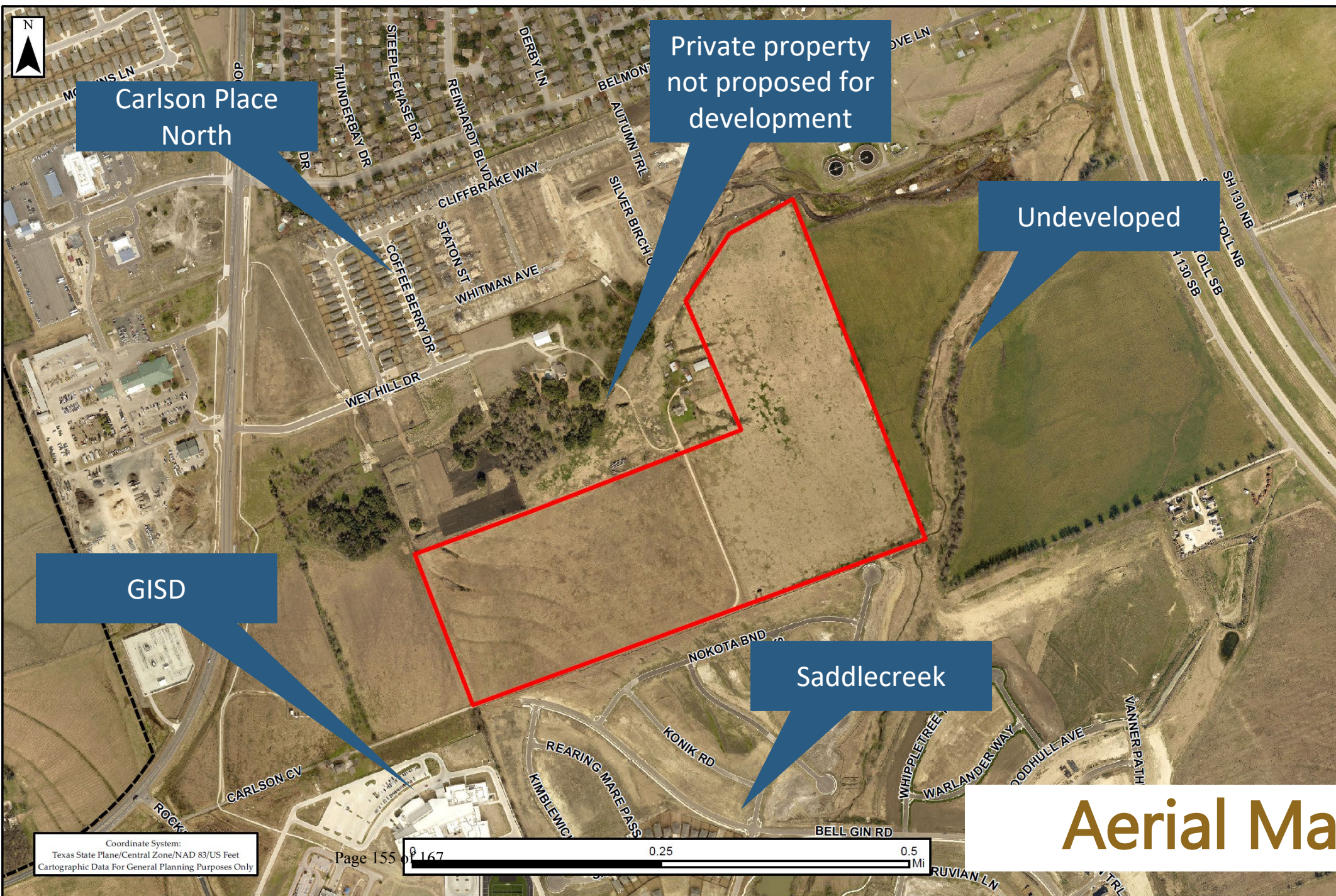
## 2019-1-PUD

- Zoning Map Amendment to rezone approximately 68.4 acres from Residential Single-Family (RS) to a Planned Unit Development with the base zoning district of Residential Single-Family (RS) on the property generally located north of Carlson Cove, South of University Ave, east of Southeast Inner Loop, and west of SH 130 Toll.



# Location Map





Carlson Place  
North

Private property  
not proposed for  
development

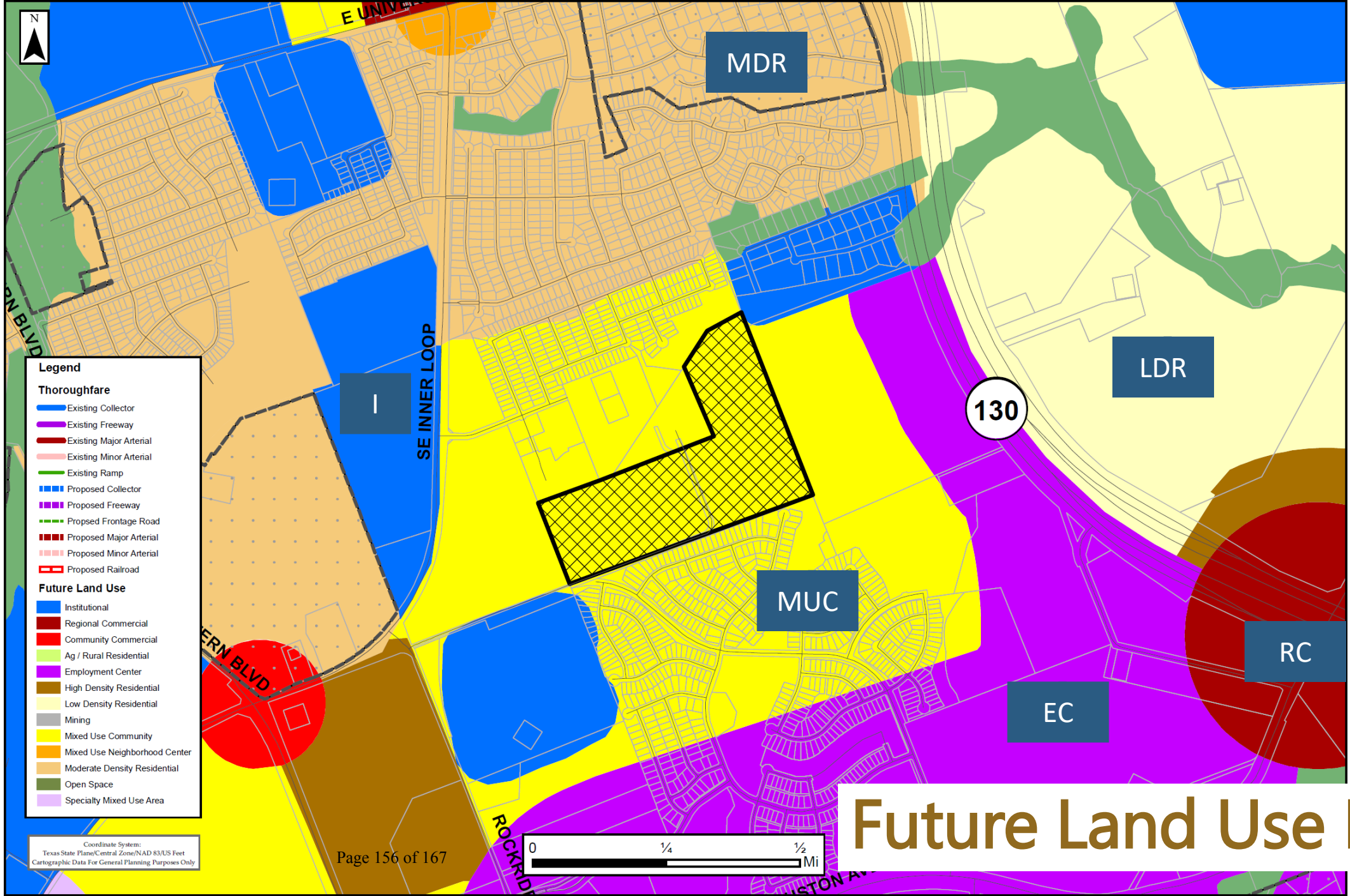
Undeveloped

GISD

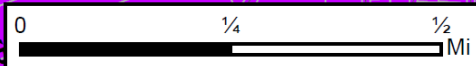
Saddlecreek

Aerial Map

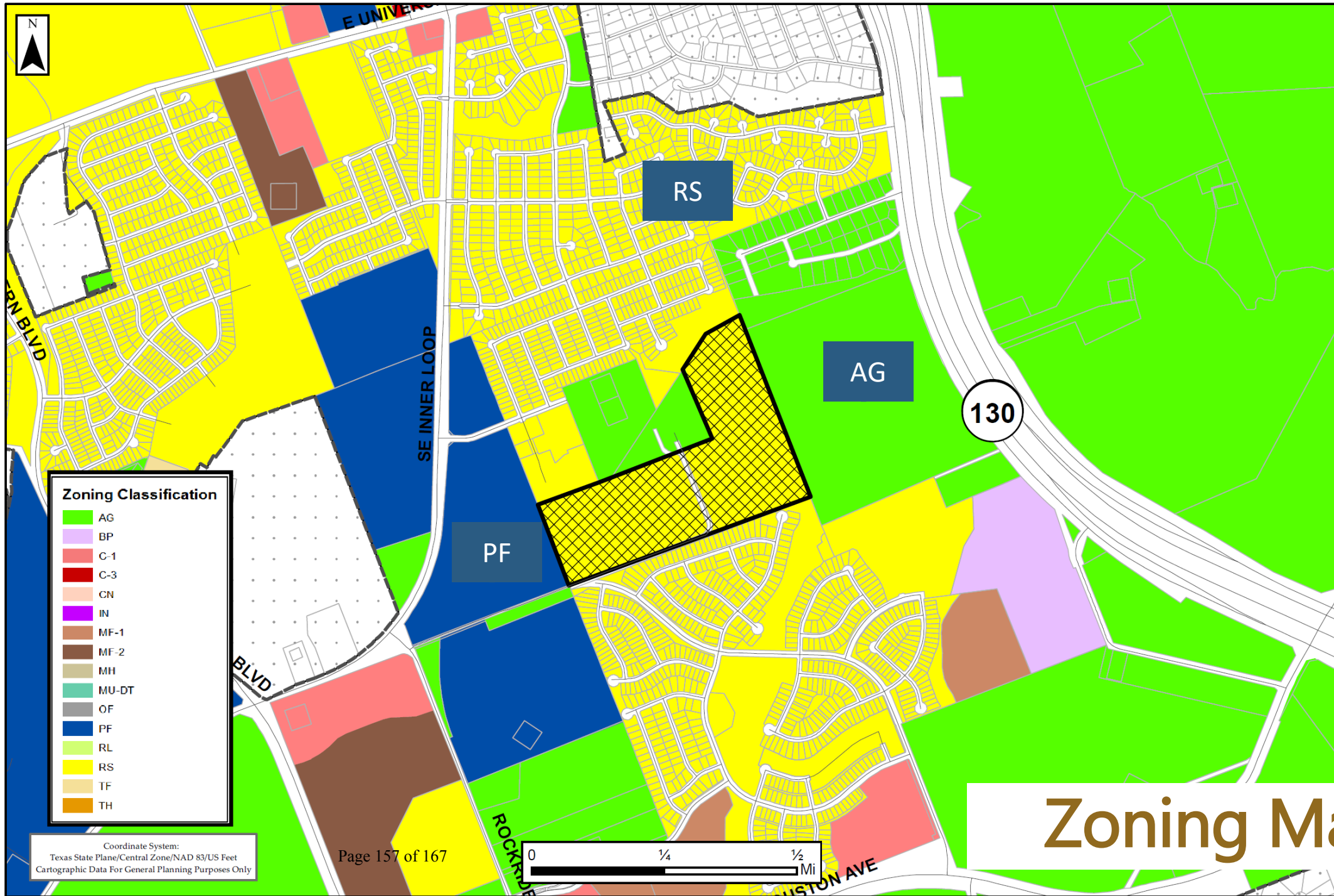




Coordinate System:  
Texas State Plane/Central Zone/NAD 83/US Feet  
Cartographic Data For General Planning Purposes Only



# Future Land Use Map



# Zoning Map

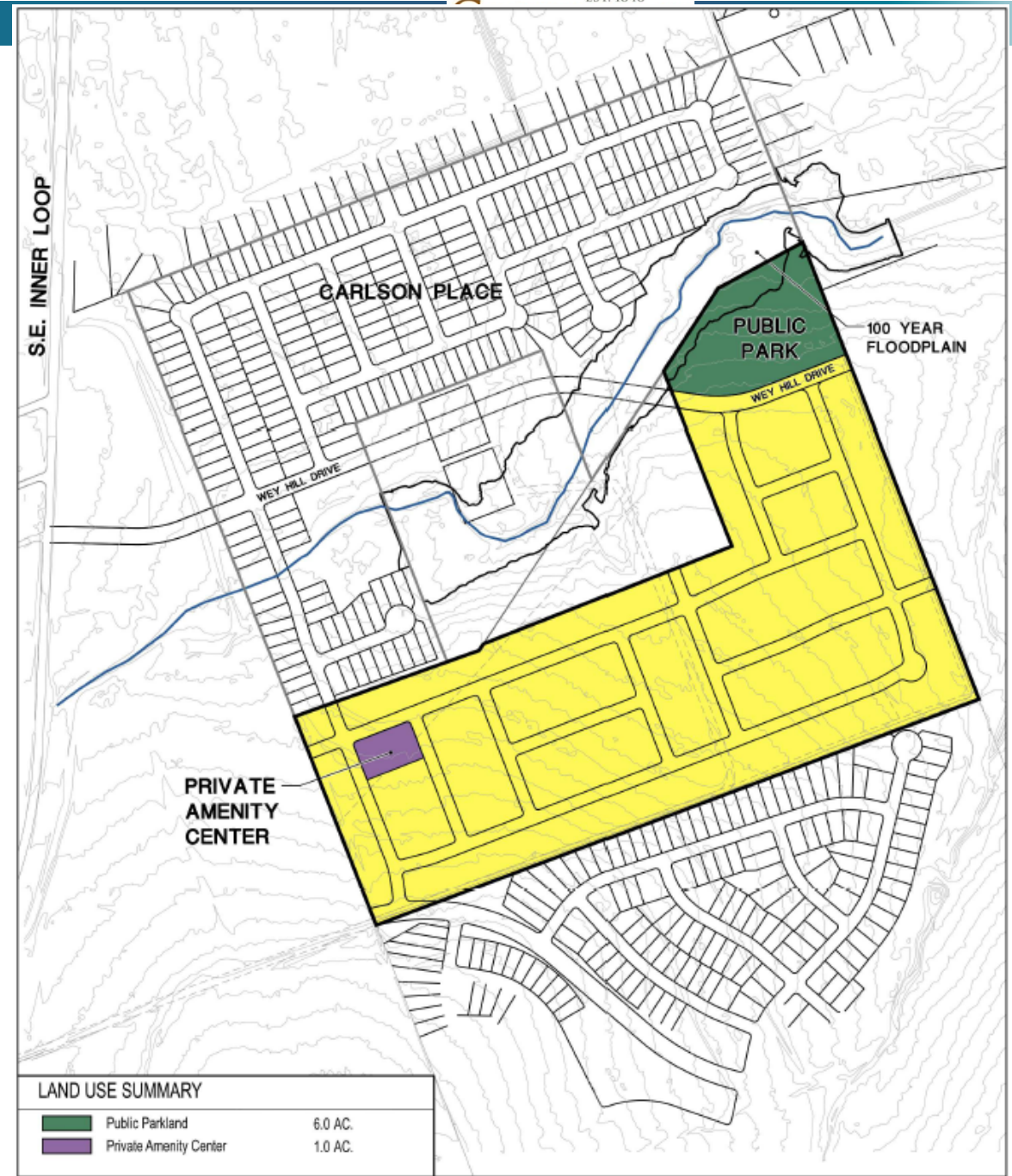
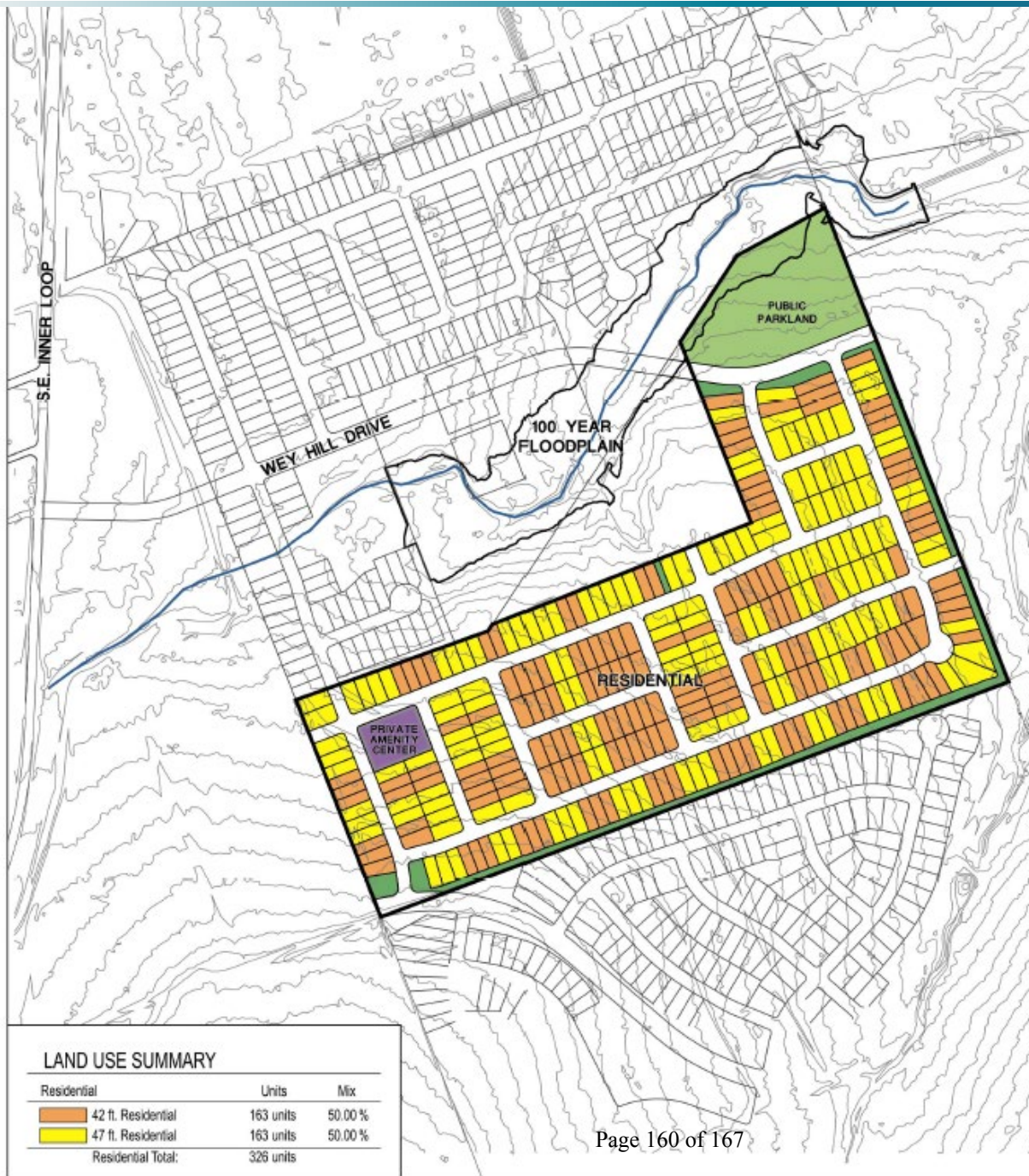
# Planned Unit Development (PUD)

- Special purposed zoning district
- Allows flexibility in planning and design
- Can accommodate unique developments or environmentally-sensitive areas to be developed with a common scheme
- Can accommodate multiple uses

# Carlson Place PUD

- Residential Single-Family use
- Two minimum lot widths:
  - 42-foot wide lots (50%)
  - 47-foot wide lots (50%)
  - Percentage may vary up to 5%
- Minimum lot depth: 125 feet
- Minimum lot area: 5,000 sq.ft.
- Relief from the maximum 1,320 feet intersection spacing requirements along the north and south property lines





# Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;		X	

# Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and		X	
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		



# Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.			X
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.			X
A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.			X

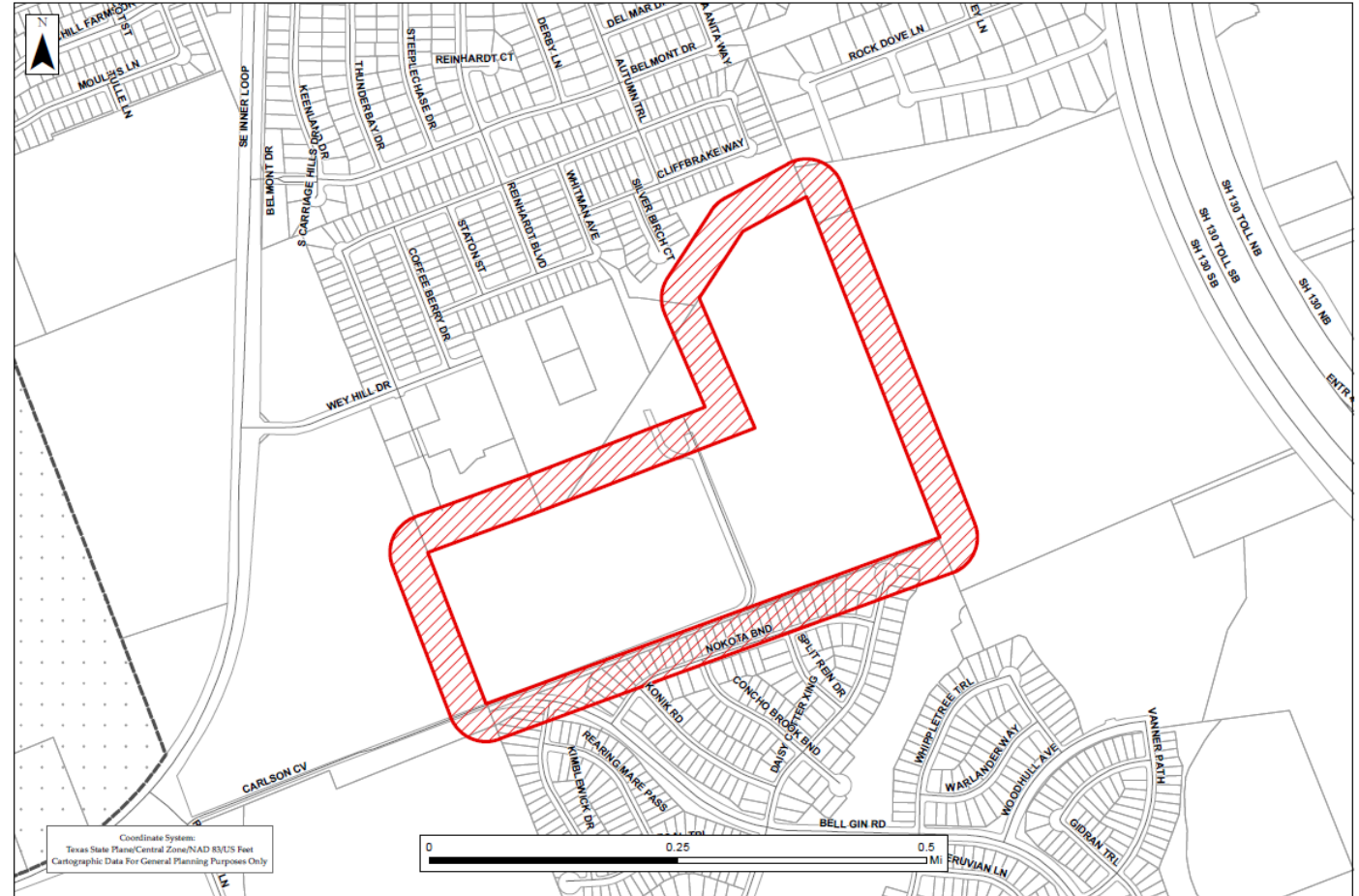
# Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.	X		
The location of general building envelopes to take maximum advantage of the natural and manmade environment.		X	
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		



# Public Notifications

- 21 property owners within the 300' buffer
- Notice in Sun News on August 4, 2019
- Signs posted on the property
- To date, staff has not received any public comments



# Summary

- Public Hearing and possible action on a request to rezone an approximately 68.4-acre tract of land out of and part of the Addison Wm. Survey, Abstract No. 21, from the Residential Single-Family (RS) District to the Planned Unit Development (PUD) district with a base of Residential Single-Family (RS) District for the property generally located north of Carlson Cove, south of University Ave., east of Southeast Inner Loop, and west of SH 130 Toll
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing... and make a recommendation to the City Council

City of Georgetown, Texas  
Planning and Zoning  
August 20, 2019

**SUBJECT:**

**Discussion Items:**

- Updates and Announcements (Sofia Nelson, CNU-A, Planning Director)
- Update from other Board and Commission meetings.
  - GTAB - <https://government.georgetown.org/georgetown-transportation-advisory-board-gtab/>
  - UDCAC - <https://government.georgetown.org/unified-development-code-advisory-board-2/>
- Questions or comments from Alternate Members about the actions and matters considered on this agenda.
- Reminder of the September 3, 2019, Planning and Zoning Commission meeting in the Community Room at City Hall located at 808 Martin Luther King Jr. St., starting at 6:00pm.

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

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**SUBMITTED BY:**

Mirna Garcia, Management Analyst