

Notice of Meeting of the Governing Body of the City of Georgetown, Texas May 28, 2019

The Georgetown City Council will meet on May 28, 2019 at 2:30 PM at City Council Chambers, 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.

Legislative Regular Agenda

- A First Public Hearing for the voluntary annexation of an approximate 2.54-acre tract in the Williams Addition Survey, Abstract No. 21, and 0.17 acres consisting of a portion of Old 1460 Trail, a right-of-way of varying width of record described to Williamson County, Texas, designation of initial zoning of General Commercial (C-3) and Scenic/Natural Gateway Overlay, for the property generally located at 1051 Old 1460 Trail -- Sofia Nelson, Planning Director

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public 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.

Robyn Densmore, City Secretary

City of Georgetown, Texas
City Council Special Meeting
May 28, 2019

SUBJECT:

First Public Hearing for the voluntary annexation of an approximate 2.54-acre tract in the Williams Addition Survey, Abstract No. 21, and 0.17 acres consisting of a portion of Old 1460 Trail, a right-of-way of varying width of record described to Williamson County, Texas, designation of initial zoning of General Commercial (C-3) and Scenic/Natural Gateway Overlay, for the property generally located at 1051 Old 1460 Trail -- Sofia Nelson, Planning Director

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting annexation and initial zoning designation of General Commercial (C-3) and Scenic/Natural Gateway for a 2.54-acre tract generally located along at 1051 Old 1460 Trail. The subject property has a Future Land Use designation of Mixed Neighborhood Center.

The item under consideration tonight is to conduct the first public hearing for voluntary annexation and designation of General Commercial (C-3) and Scenic/Natural Gateway as the initial zoning district designation, submitted in accordance with State Law. No action is required for this public hearing.

Meeting Schedule:

4/23/2019 – City Council Grant Petition for Annexation - COMPLETED

5/21/2019 – P&Z Public Hearing and Recommendation for Zoning Only - COMPLETED

5/28/2019 at 3pm – City Council Public Hearing #1

5/28/2019 at 6pm – City Council Public Hearing #2

6/25/2019 – City Council First Reading of Ordinance

7/9/2019 – City Council Second Reading of Ordinance

Planning and Zoning Commission (P&Z) Recommendation:

At their May 21, 2019 meeting, the Planning and Zoning Commission held a public hearing and recommended approval of the zoning designation request.

FINANCIAL IMPACT:

City services, including police and fire protection, emergency medical services, solid waste collection and disposal are immediately subject to the property. Extension of capital improvements such as water and wastewater systems will be subject to the City's utility extension and improvement policy or the terms of any potential agreement with the property owner.

SUBMITTED BY:

Chelsea Irby, Senior Planner

ATTACHMENTS:

2019-4-ANX - P&Z Staff Report (Zoning)

Exhibit 1 - Location Map

Exhibit 2 - Future Land Use Map

Exhibit 3 - Zoning Map

Exhibit 4 - C-3 Standards and Permitted Uses

Exhibit 5 - Letter of Intent

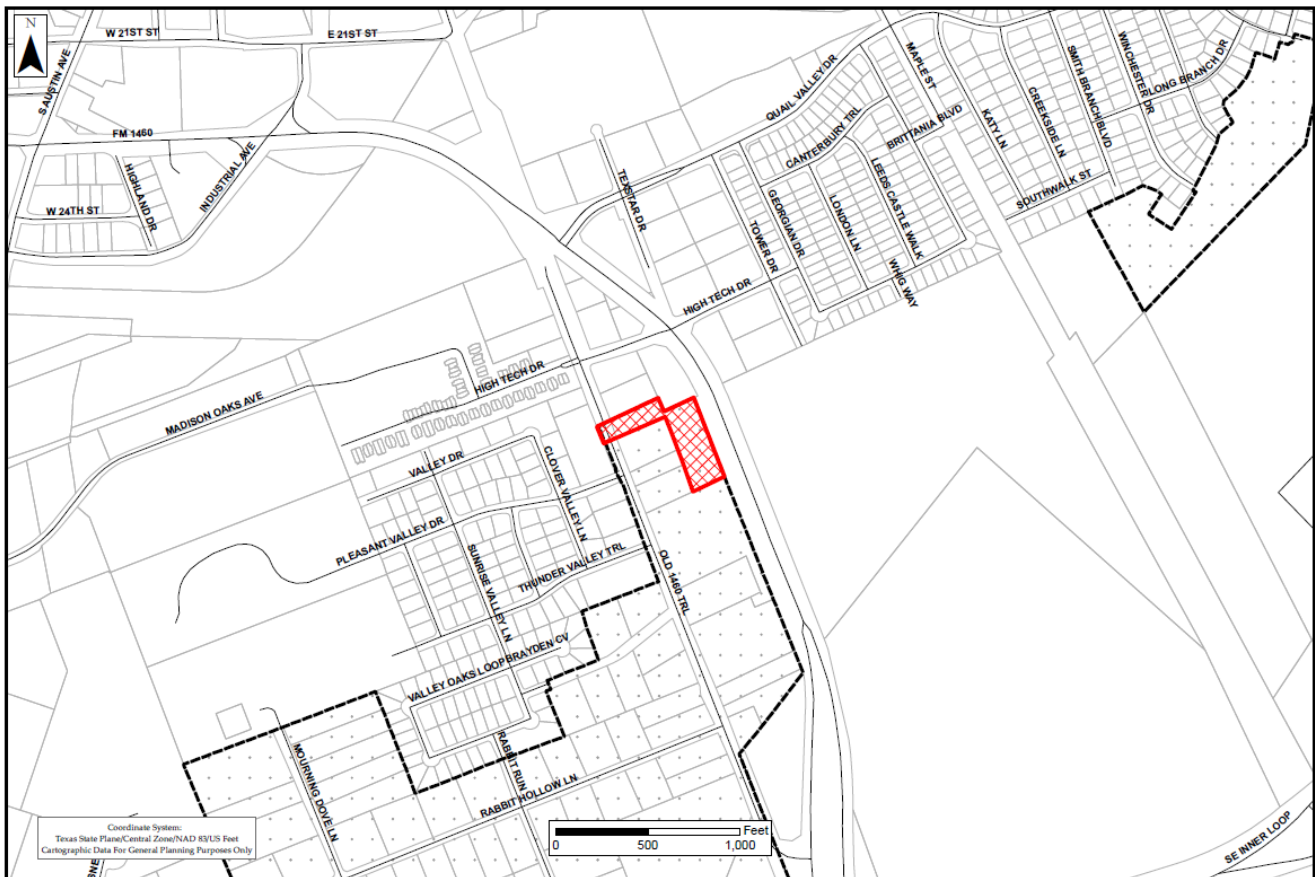


Planning and Zoning Commission Planning Department Staff Report

Report Date: May 17, 2019
Case No: 2019-4-ANX
Project Planner: Chelsea Irby, Senior Planner

Item Details

Project Name: 1051 Old 1460 Trail
Project Location: 1051 Old 1460 Trail, within City Council district No. 7 upon annexation.
Total Acreage: 2.53 acres
Legal Description: 2.53 acres from the L. J. Dyches Survey, Abstract No. 21
Applicant: Land Answers, Inc. c/o Jim Wittliff
Property Owner: Julio Reyes Henriquez
Request: Zoning Map Amendment to zone the subject property to **General Commercial (C-3) and Scenic/Natural Gateway Overlay** upon annexation.
Case History: This is the first public hearing of this request.



Location Map

Planning Department Staff Report

Overview of Applicant's Request

The applicant has submitted a request for annexation of the 2.53 acres located at 1051 Old 1460 Trail. As a part of the annexation request, the applicant is requesting the initial zoning designation of General Commercial (C-3) and Scenic/Natural Gateway Overlay districts.

Site Information

Location:

The subject property is located between Old 1460 Trail and FM 1460, just south of High Tech Drive.

Physical and Natural Features:

The subject property is generally flat with little tree cover. The property has two existing houses, multiple accessory structures, and outdoor storage (as shown in the aerial map on page 3). The subject property has roadway frontage on Old FM 1460 and FM 1460.

Future Land Use and Zoning Designations:

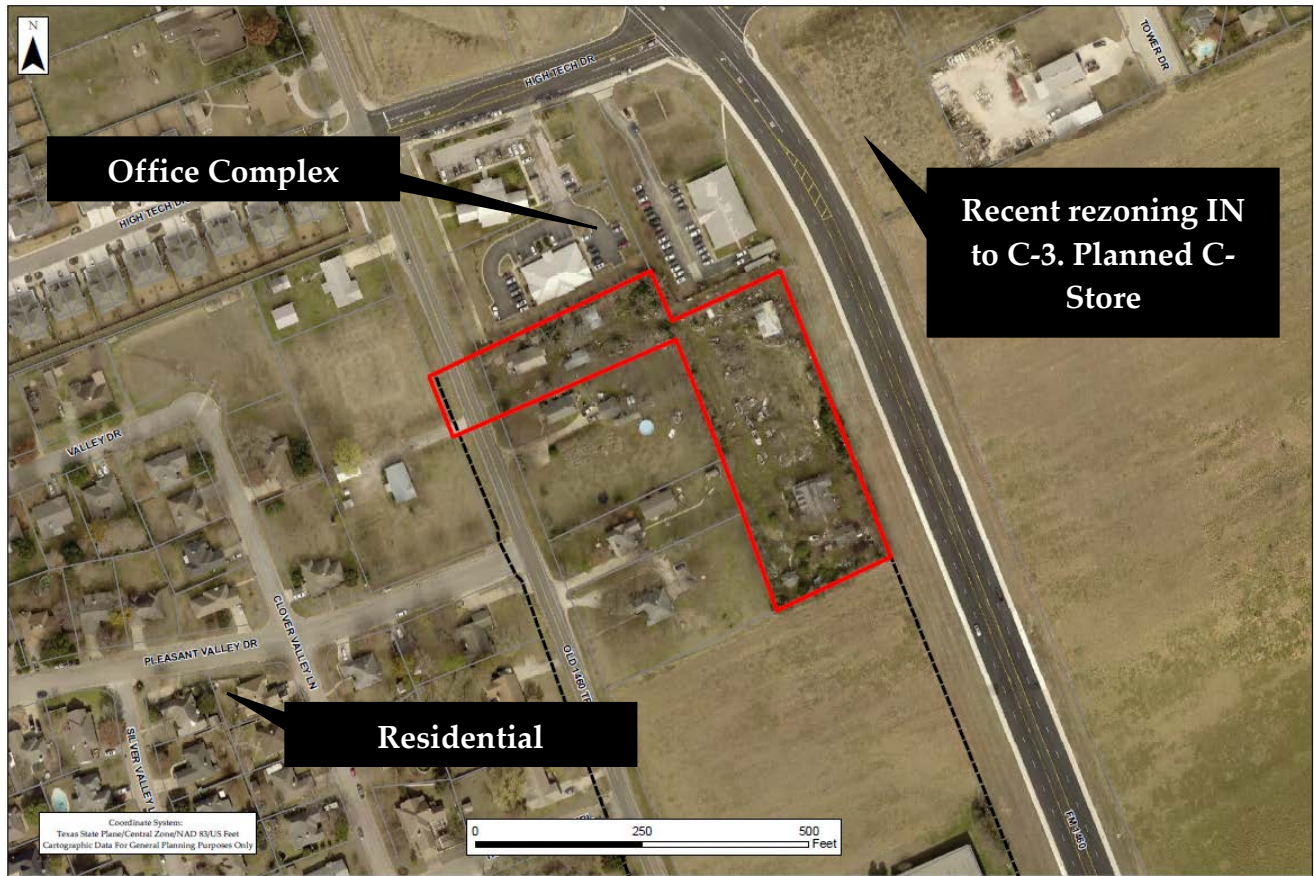
The subject property has an existing Future Land Use designation of Mixed Use Neighborhood Center. The property is currently in the ETJ and is not zoned.

Surrounding Properties:

The area surrounding the subject property is diverse in zoning and land uses. In the immediate vicinity there is a variety of different residential and office uses. Much of the property in the vicinity is undeveloped and poised to either develop with a residential or commercial use due to the Future Land Use designation, proximity to FM 1460 (a major arterial) and SE Inner Loop (future freeway), and existing development pattern. The property to the northeast at the southeast corner of FM 1460 and High Tech Drive was rezoned to General Commercial (C-3) in March 2019 to allow the property to develop with commercial uses.

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

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	General Commercial (C-3) and Industrial (IN)	Mixed Use Neighborhood Center	Office
South	N/A - ETJ		Residential/Undeveloped
East	Agriculture (AG) – across FM 1460		Undeveloped/Vacant
West	Agriculture (AG) – across Old 1460 Trail		Residential



Aerial Map

Property History:

There is no notable property history. The subject property is currently in the ETJ and is not platted.

Comprehensive Plan Guidance

Future Land Use Map:

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

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

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Growth Tier:

The subject property is located in Growth Tier 2. **Tier 2** lies outside the city limits, but within the City's extraterritorial jurisdiction (ETJ). Until annexation occurs, land use and development controls are limited to subdivision review and signage, and in some cases building permits where City utilities are connected to new construction. However, the City may consider requests for annexation, extension of City services, and rezonings in this area.

Utilities

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

Transportation

The subject property has approximately 100' of frontage on Old FM 1460 (a Major Collector roadway) and approximately 450' of frontage on FM 1460 (a Major Arterial Roadway).

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.

Collector 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 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.

Proposed Zoning district

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

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

The purpose of the Scenic/Natural Gateway is to reflect the natural characteristics of the land. These

Planning Department Staff Report

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

Intergovernmental and Interdepartmental Review

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

Approval Criteria

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

ZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies	An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.
2. The zoning change is consistent with the Comprehensive Plan.	Complies	The proposed zoning is consistent with the Comprehensive Plan and Future Land Use Map. The Future Land use designation of the subject property is Mixed Use Neighborhood Center. This designation projects compact centers with limited retail goods and services for a local customer base. The Mixed Use Neighborhood Center applies to smaller areas of mixed commercial use within existing and new neighborhoods. These areas are primarily proposed adjacent to, or as part of, larger residential neighborhoods. Neighborhood-serving mixed-use areas abut roadway corridors or are located at

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ZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		<p>key intersections.</p> <p>The requested General Commercial (C-3) zoning is compatible with this description because it allows for non-residential development that can serve a local (as well as regional) customer base. The subject property is also located along a major collector and major arterial, and is near the intersections of two other major roadways (SE Inner Loop and S Austin Ave) providing access to other portions of the city and metro area.</p> <p>The requested Scenic/Natural Gateway Overlay district is consistent because it extends the boundaries of the gateway into a newly annexed area. FM 1460 is one of the City's major corridors and gateways.</p>
<p>3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.</p>	<p>Complies</p>	<p>The requested zoning designation promotes orderly development because it continues C-3 zoning along the new FM 1460 corridor and creates a buffer between the Industrial (IN) zoning to the north and the undeveloped land in the ETJ to the south.</p> <p>This area has been in transition since the realignment and reclassification of FM 1460. Originally there was a commercial node planned for FM 1460 and High Tech Drive, which is just to the north of the subject property. Since the realignment and reclassification of FM 1460, the corridor has opened up for commercial development. FM 1460 is now classified as a Major Arterial roadway and intersects with the S.E. Inner Loop to the south of the subject property. S.E. Inner Loop is classified</p>

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ZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		<p>as a Freeway. These reclassifications promote commercial zoning along the corridor.</p> <p>The requested Scenic/Natural Gateway overlay district will minimize the impact of commercial uses along the corridor. The Overlay requires a 25' landscaping buffer that will provide an aesthetic appeal and screen parking areas.</p>
<p>4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.</p>	<p>Complies</p>	<p>The adjacent properties to the north are zoned General Commercial (C-3) and Industrial (IN). The other directly abutting properties are located in the ETJ. The requested zoning designation is compatible with existing zoning and character of the area because there is already existing non-residential zoning and uses near the corner of FM 1460 and High Tech Drive. While there is a residential neighborhood to the west, there is a Major Collector roadway (Old 1460 Trail) separating the subject property from the neighborhood.</p> <p>The requested Scenic/Natural Gateway conforms to the present zoning and surrounding uses because it is an extension of the Overlay district and will provide cohesive aesthetics.</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 subject property is an approximate 2.53-acre tract and thus has sufficient land area to conform to the development requirements of the General Commercial (C-3) zoning district, including setbacks and bufferyards. The subject property also has frontage on both Old 1460 Trail and new FM 1460. This will allow two points of entry for future commercial developments, without having</p>

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ZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		<p>multiple driveways on FM 1460. The subject property will have to provide bufferyards to any adjacent residential uses in the ETJ.</p> <p>The requested Scenic/Natural Gateway is intended to minimize the impact of uses and protect the aesthetics along the corridor. The subject property has sufficient land area to accommodate the bufferyard and plantings required by the Scenic/Natural Gateway.</p>

Overall, the zoning request for C-3 and Scenic/Natural Gateway Overlay meets all criteria outlined in the UDC and is appropriate due to the proximity to a Major Arterial roadway and surrounding uses. Additionally, this corridor is transitioning to a major commercial corridor, since its realignment. The extension of the Scenic/Natural Gateway along the corridor will help to minimize the impact of commercial uses and will enhance the streetscape and aesthetics.

Meetings Schedule

April 23, 2019 – City Council Acceptance of Petition for Annexation
May 21, 2019 – Planning and Zoning Commission Public Hearing (Zoning Only)
May 28, 2019 (3pm) – City Council Public Hearing #1
May 28, 2019 (6pm) – City Council Public Hearing #2
June 25, 2019 – City Council First Reading of the Ordinance
July 9, 2019 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request (8 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (May 5, 2019) and signs were posted on-site. To date, staff has received zero (0) written comments in favor, and zero (0) in opposition to the request.

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the C-3 District
Exhibit 5 – Letter of Intent

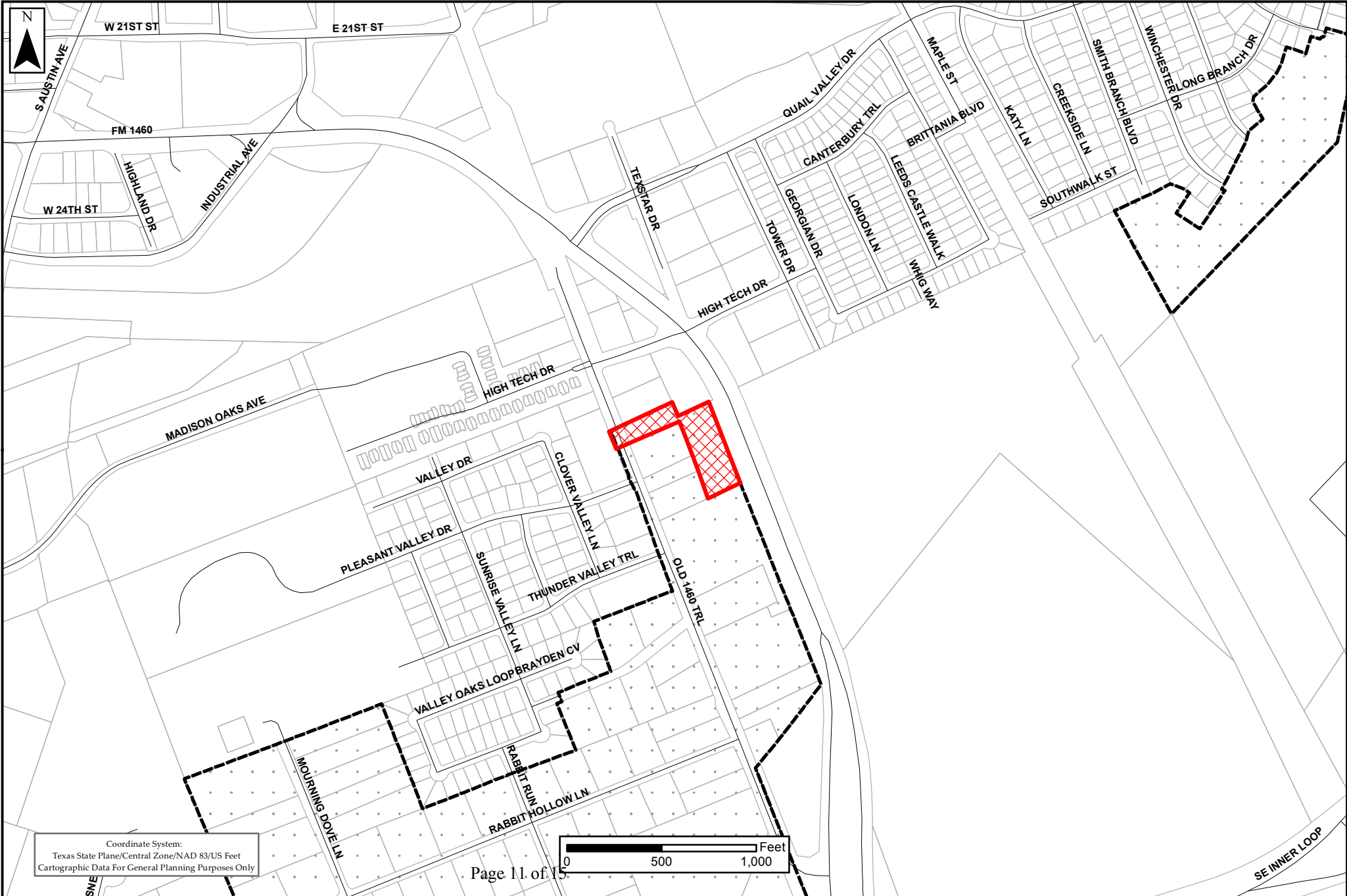


Location Map

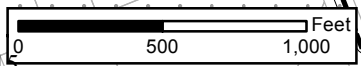
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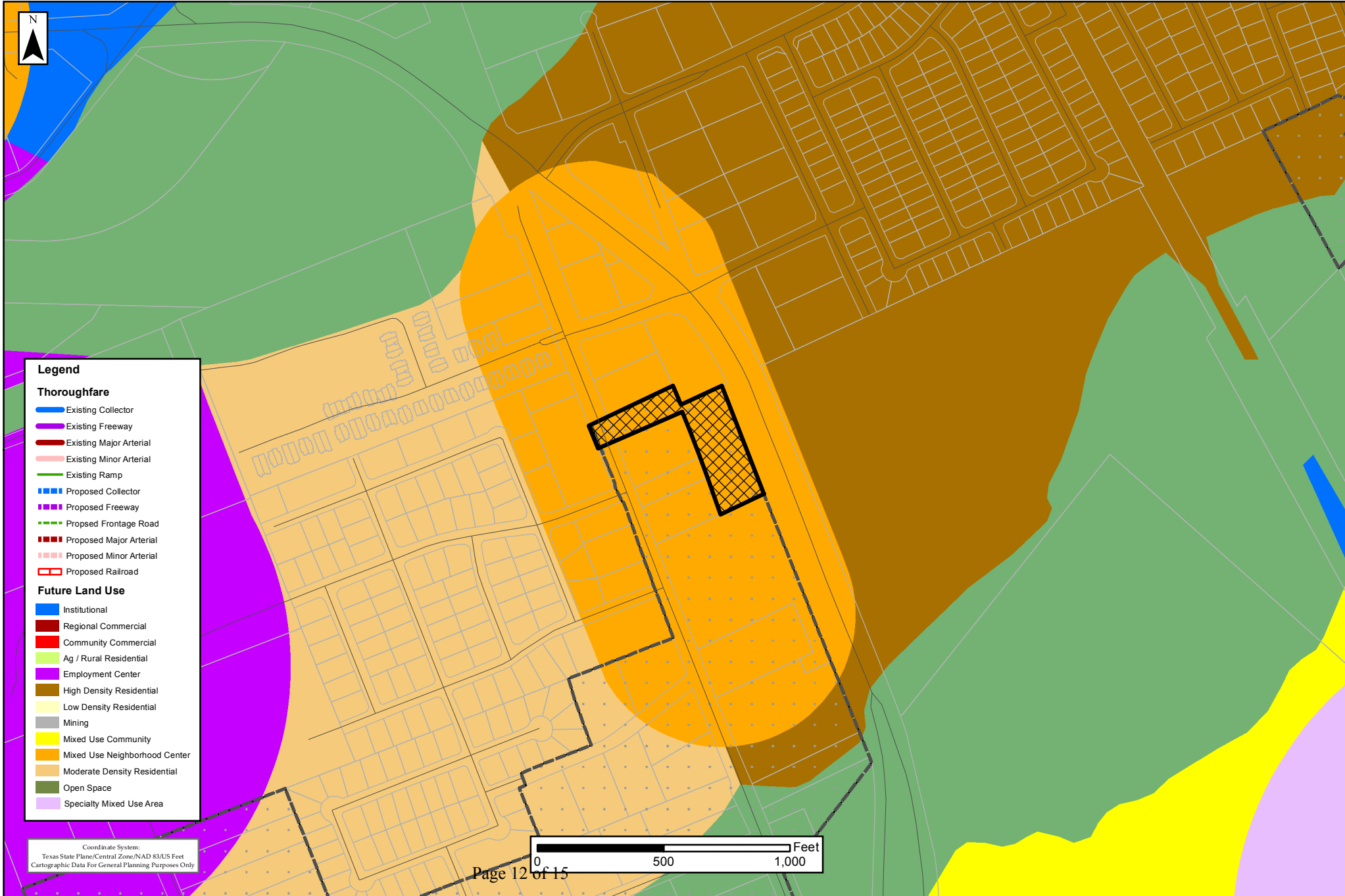
Exhibit #1

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



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





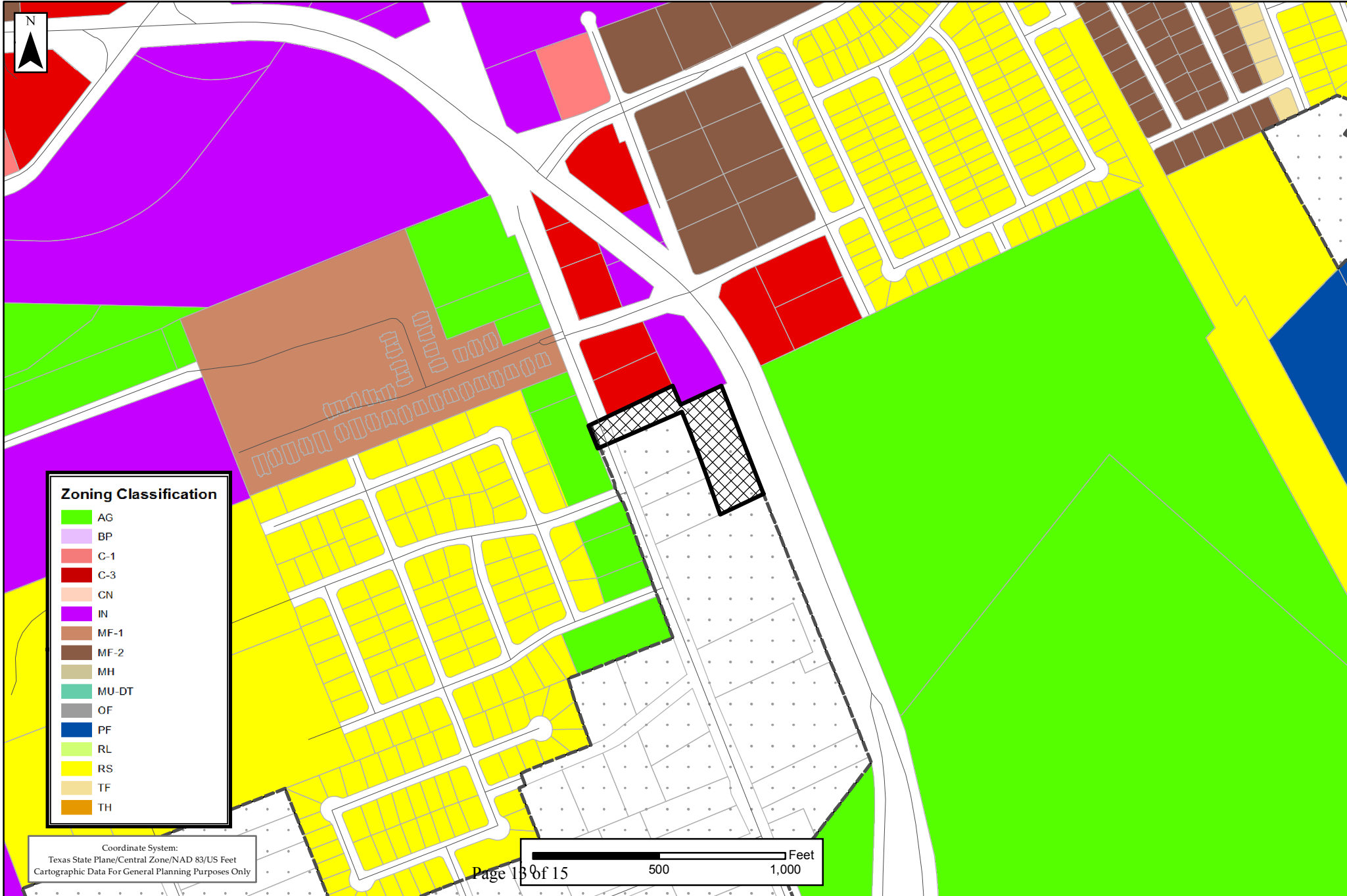
Zoning Information

2019-4-ANX

Exhibit #3

Legend

- Site
- Parcels
- City Limits
- Georgetown ETJ



General Commercial (C-3) District

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

Land ANSWERS, Inc.

Development Planning Consultants

3606 Winfield Cove
Austin, Texas 78704
(512)416-6611 • Fax (512)416-6610

landanswers@sbcglobal.net

March __, 2019

Planning Staff
Georgetown Planning Department
406 W 8th Street
Georgetown, Texas 78626

RE: Voluntary Annexation Application; 1051 Old 1460 Trail

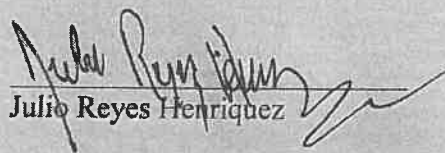
Dear Planning Staff,

Please let this Letter of Intent serve as our request to voluntarily annex the 2.53 acre property at 1051 Old 1460 Trail, also known as AW0180 DUYCHES, L.J. Sur., TRACT AKA AW0021 ADDISON, WM. SUR., ACRES 2.53. We are also requesting that the base zoning district established upon annexation be C-3, as the property is adjacent to existing C-3 zoning.

This property is located in the Georgetown ETJ, and is adjacent to the Georgetown City Limits. On this property currently sit two single family residences; both abandoned and in significant disrepair.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings. With this signed petition for voluntary annexation, the landowner understands that construction of any capital improvements necessary for development on the property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.

Sincerely,


Julio Reyes Henriquez

STATE OF Texas §
COUNTY OF Montgomery

Before me, the undersigned notary, on this day personally appeared Julio Henriquez, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on 21 March 2019.

[Seal]

