

Project Name

2023-8-ANX (2023-8- PUD)

March 5, 2024 | Planning & Zoning Commission

Item Under Consideration

2023-8-ANX (2023-8-PUD)

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 40.99 acres out of the Frances A. Hudson Abstract No.295 to the Planned Unit Development (PUD) zoning district for the property generally located at the current terminus of Blue Ridge Drive north of the intersection of that road and Breezygrass Way. (2023-3-ANX). Travis Baird, Assistant Planning Director-Current Planning

Gas Station under construction

Future Charter School Location

Wilco Property

Warehouse/Logistical under development

Subject Property

Teravista Subdivision

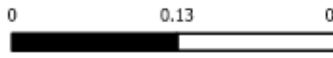


LOCATION

2023-8-ANX

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



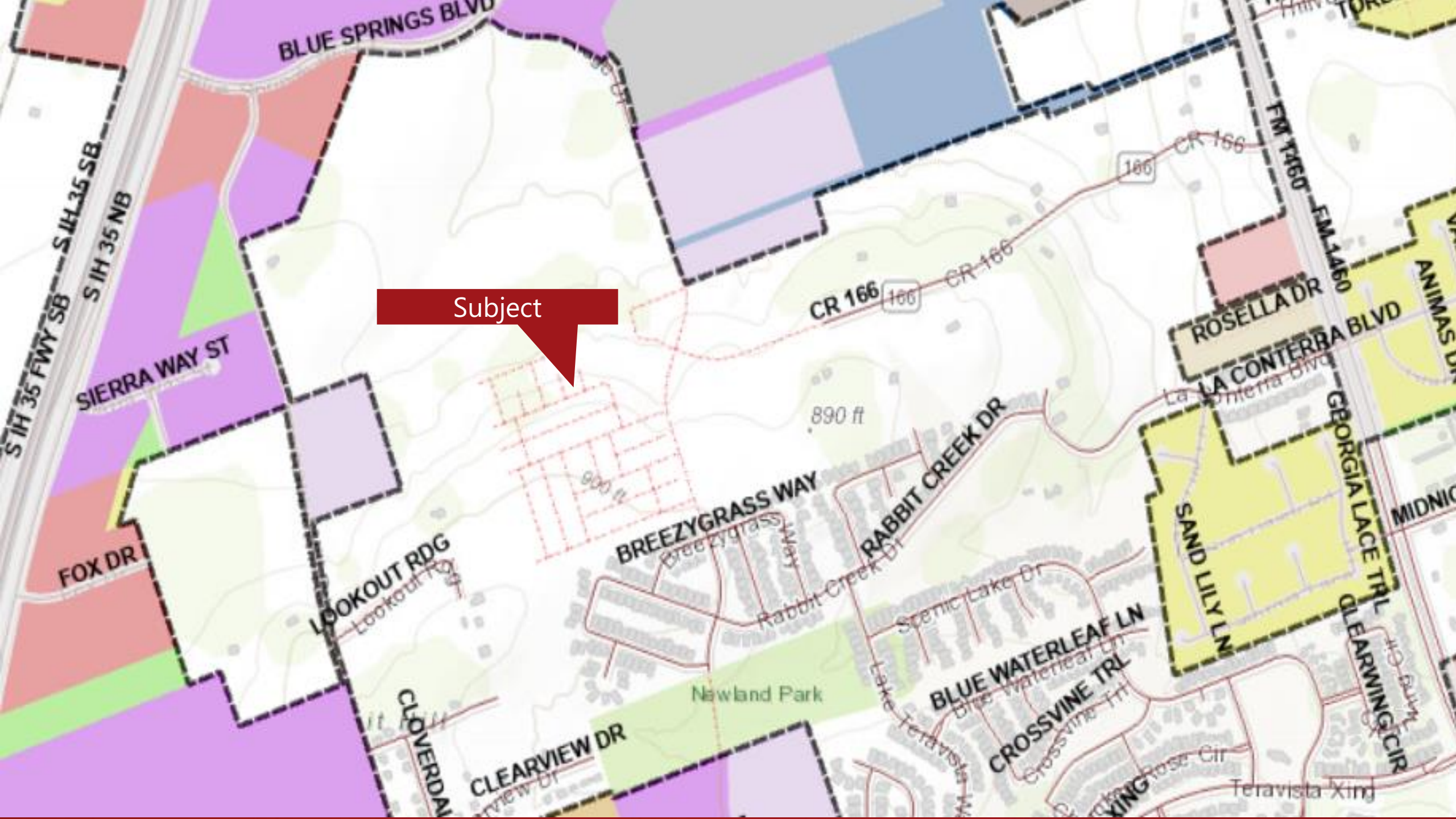


Site Boundary Looking North from Blue Spring



Site Boundary Looking North from Blue Spring PL

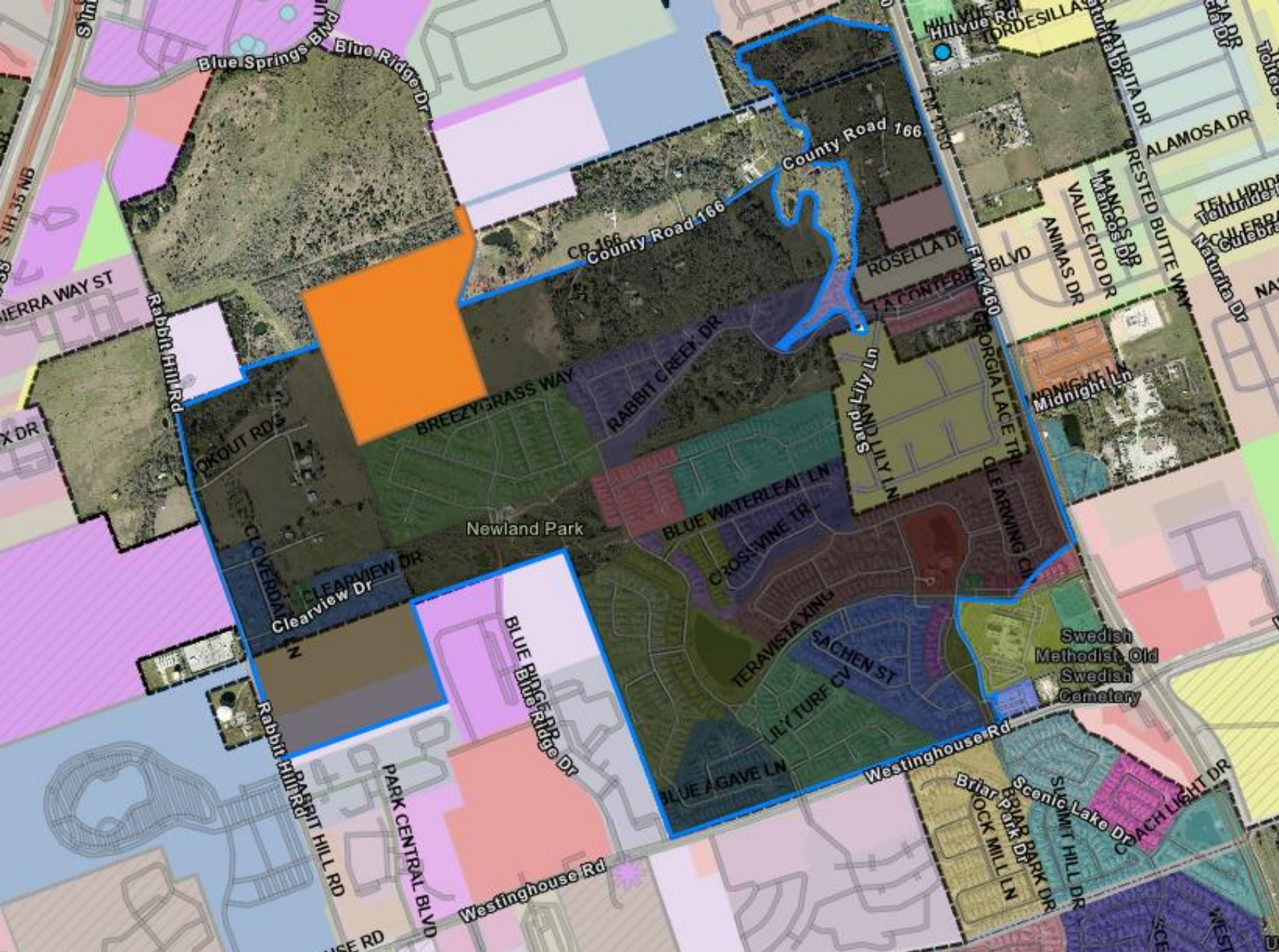




Subject

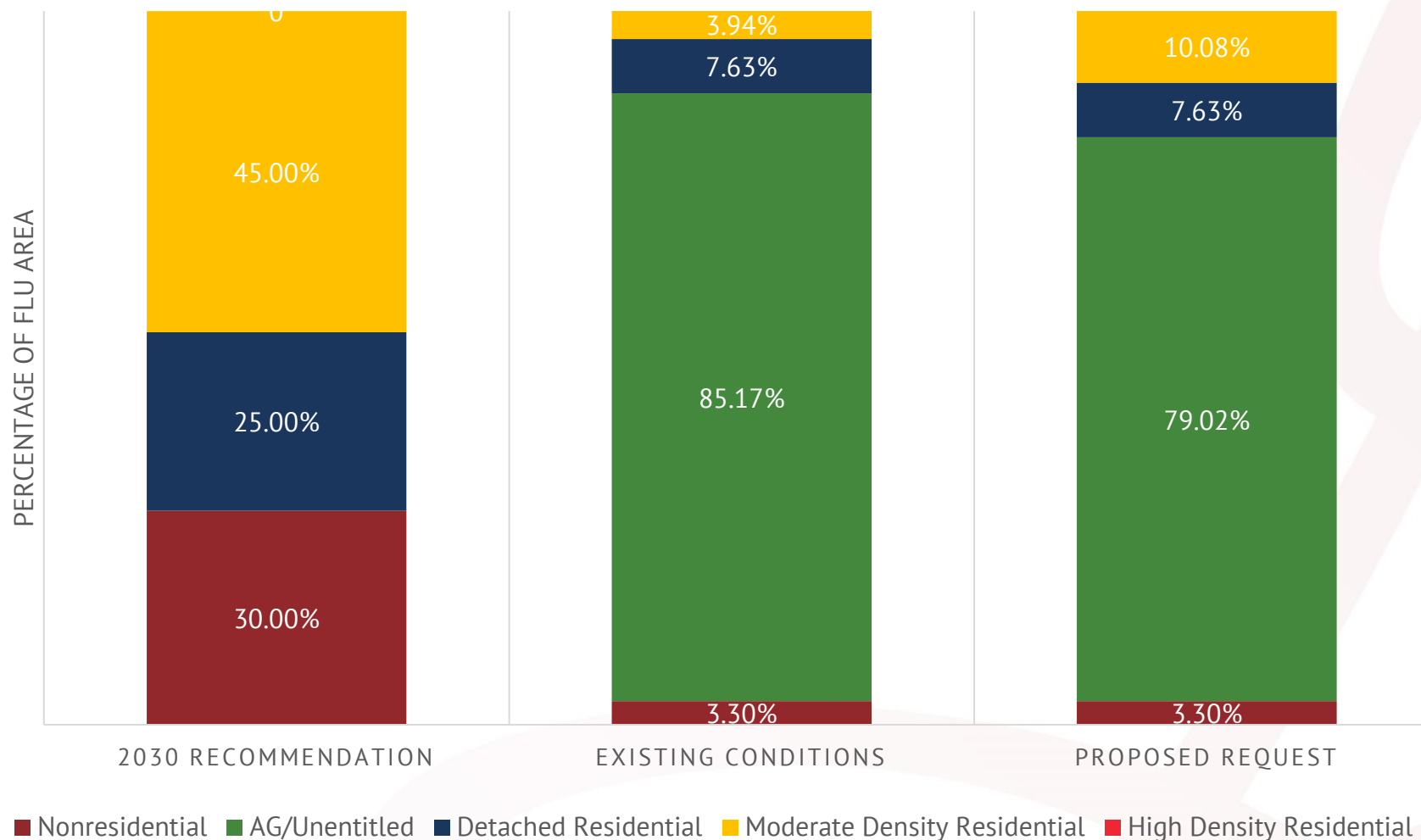
Mixed Density Neighborhood (MDN)

- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
 - Consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
 - Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
 - Non-residential uses located at arterials and major intersections with appropriate buffering and pedestrian elements
- **DUA:** 5.0 minimum
 - **Target Ratio:** 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential)
 - **Primary Use:** Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes
 - **Secondary Uses:** Limited neighborhood-serving retail and service uses, office, institutional, civic, parks, and open space



Total Area:
667.2 acres
100%

Land Use Ratios – Mixed-Density Neighborhood – TF Analysis

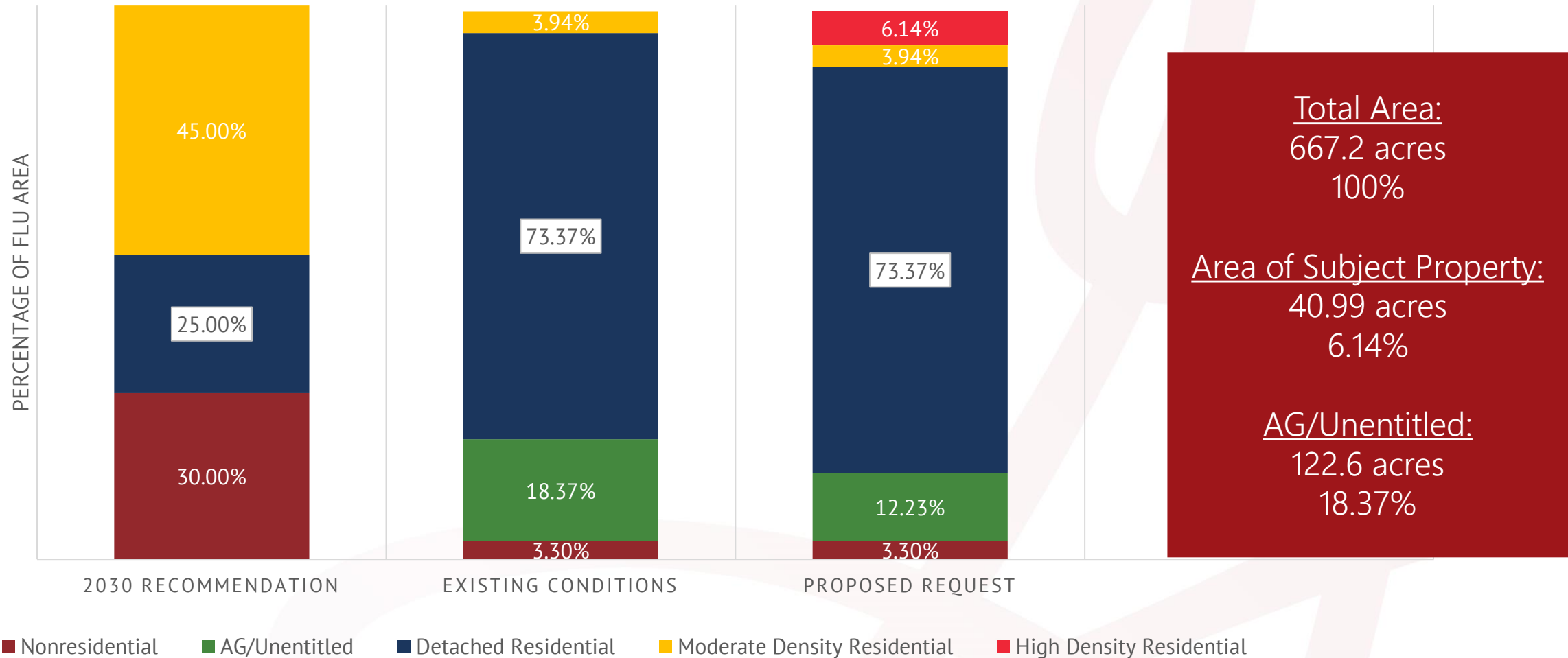


Total Area:
667.2 acres
100%

Area of Subject Property:
40.99 acres
6.14%

AG/Unentitled:
122.6 acres
18.37%

Land Use Ratios – Mixed-Density Neighborhood – Actual Conditions Analysis



Current Zoning-ETJ

- No Zoning or land use standards
- Limited regulation through subdivision regulations
 - Storm water
 - Platting
 - Tree Preservation

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

PUD Conceptual Plan



Lookout Ridge PUD

- Redefines TF Zoning district to allow development of multiple units on one lot
- Seeks to change standards for private driveways
- Provides for a front and rear loading product:
 - Provides alleyway loading
- Amends tree planting standards

Two-Family (TF)

- Two-family dwellings located on one lot
- Allows single-family attached and detached
- Moderate density
- Can be a transition from RS to high-density residential and commercial areas

Dimensional Standards

- Min. lot size = 7,000 sq. ft.
- Min. lot width = 70'
- Max building height = 35'
- Front setback = 20'
- Side setback = 6'
- Rear setback = 10'
- Max of 2 dwellings/structure
- Street facing garage setback = 25'

Deviations from UDC Standards

- Select the Below table for examination of Code modifications or view Exhibit 5 of the posted item.



Exhibit 5- Table of Proposed Code Chagnes-Amend.pdf

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

Comprehensive Plan Guidance

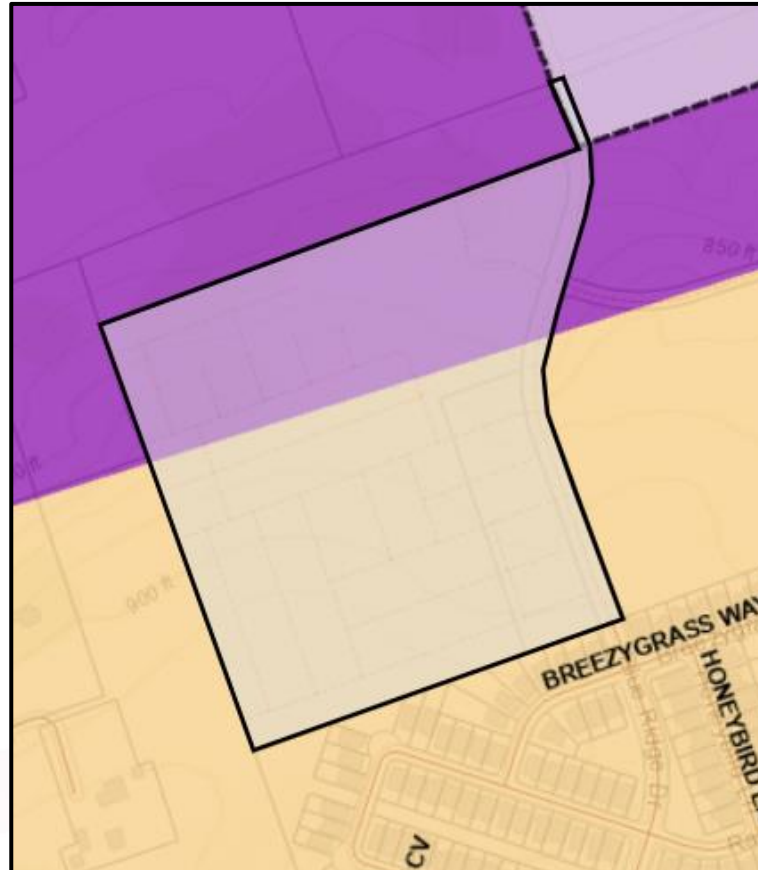
Land Use Policies:

LU 3-Complete Neighborhoods

LU 11-“Encourage innovative forms of compact, pedestrian-friendly development and a wider array of affordable housing choices through provisions and incentives.”

Corridors:

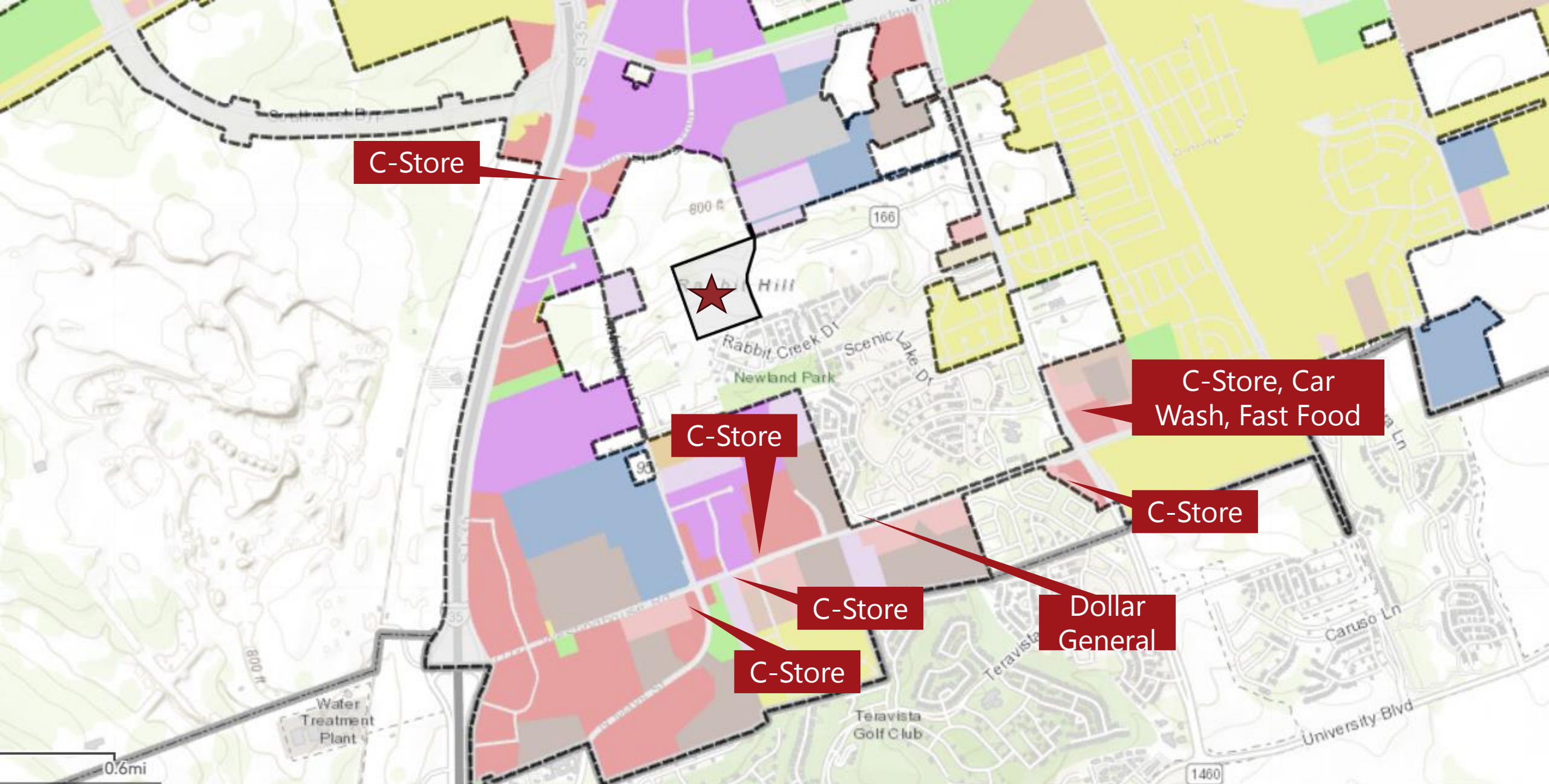
- *None*

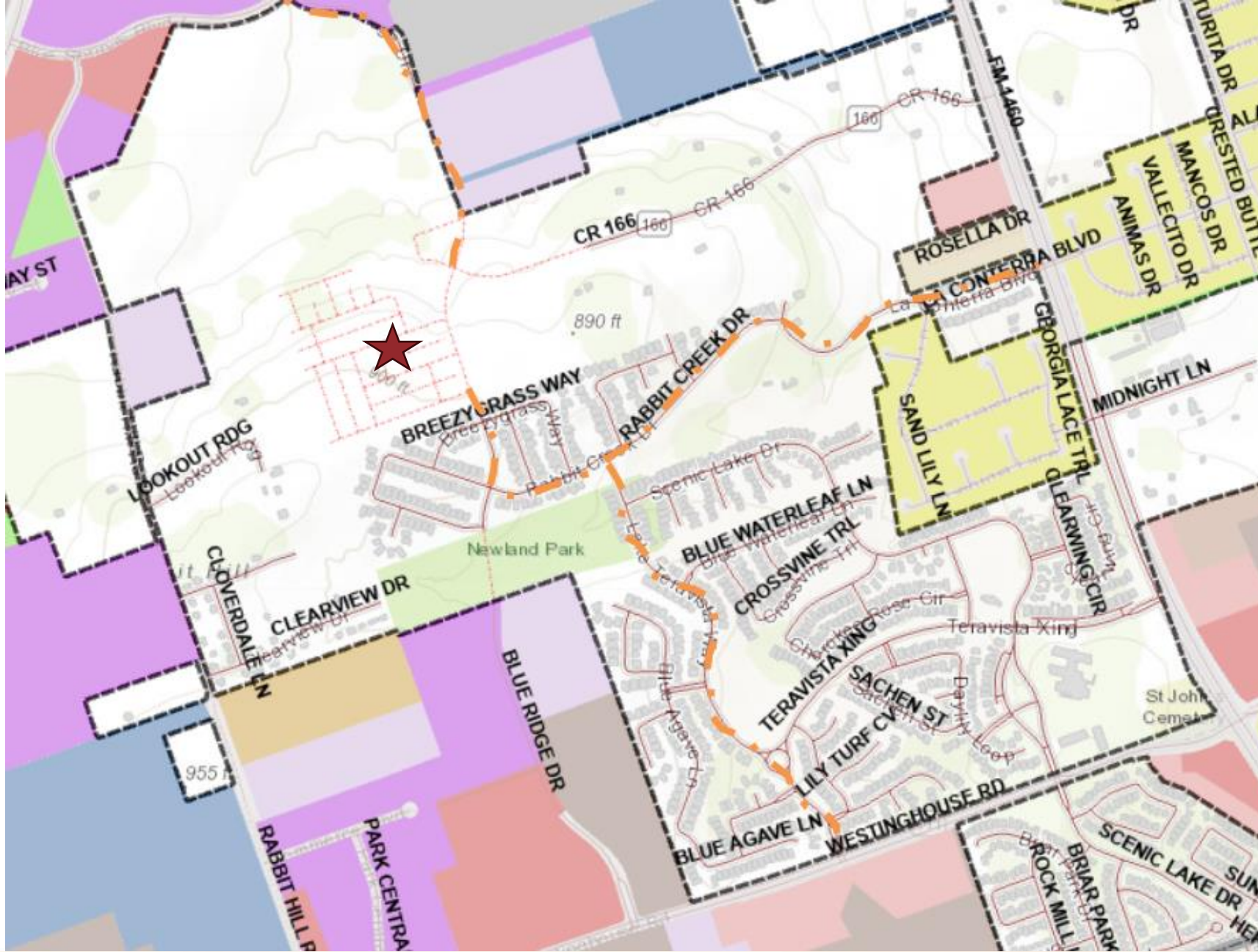


- **DUA: 5.0 minimum**
- **Target Ratio: 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential)**
- **Primary Use: Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes**
- **Secondary Uses: Limited neighborhood-serving retail and service uses, office, institutional, civic, parks, and open space**

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;			X





Northbound-Blue Ridge at Blue Springs



Southbound through Teravista



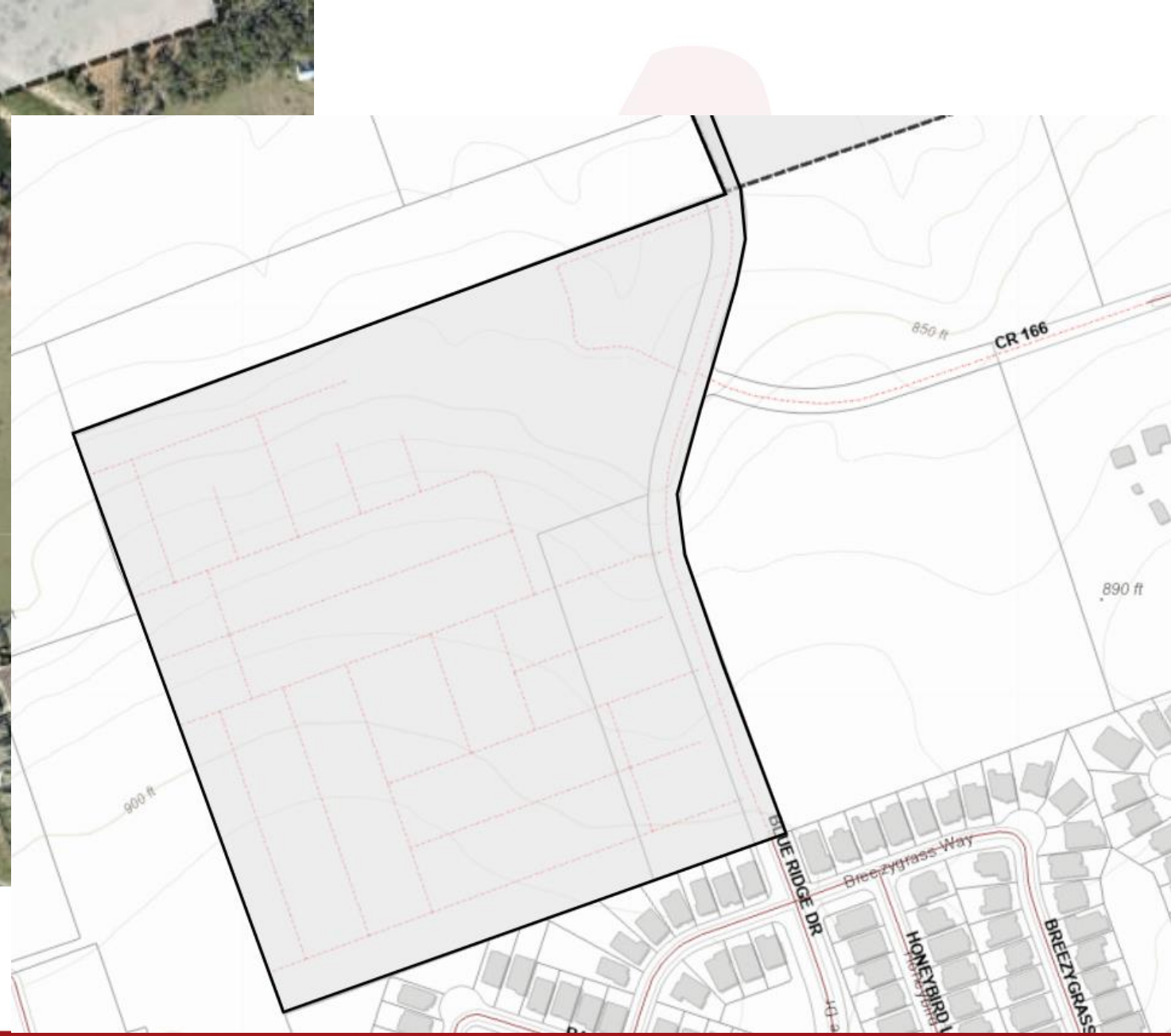
La Conterra @ FM 1460





Approval Criteria – UDC Section 3.06.030

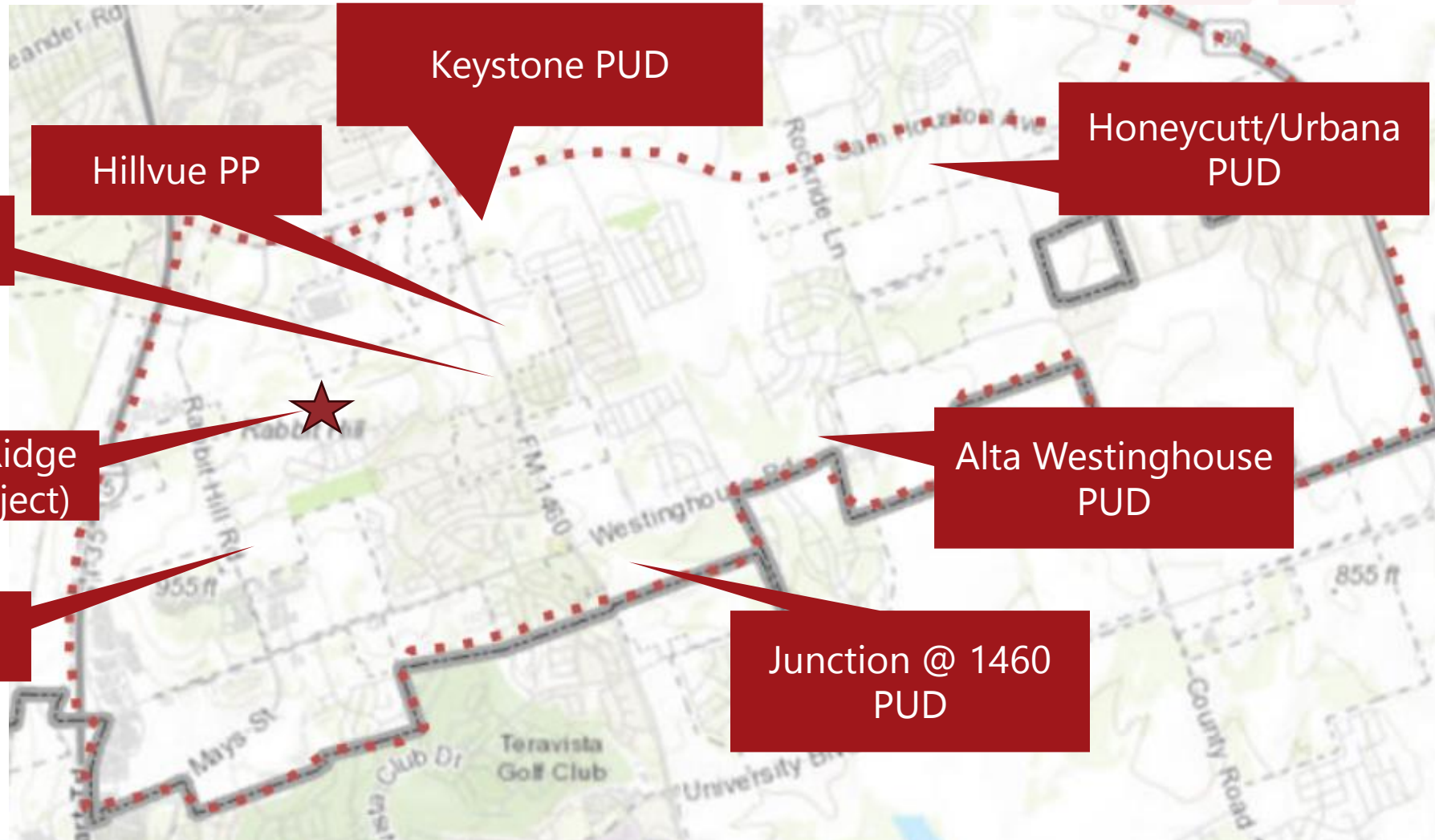
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		



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	

Inventory of Existing or Entitled TF/TH/MF-1

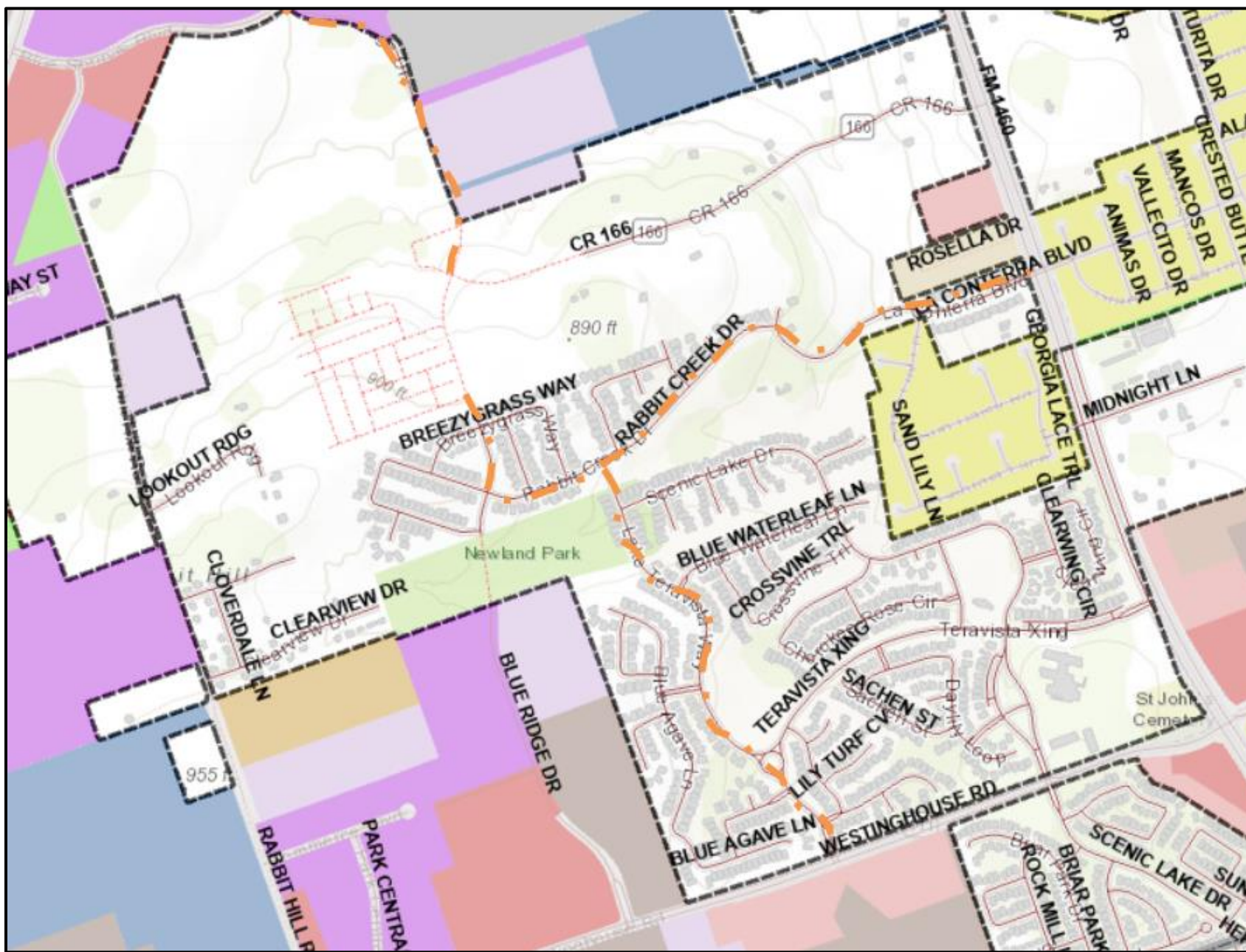


Inventory of Existing or Entitled [Proposed Use Category- MF, Commercial, Industrial, etc.]

Name	Zoning Types	Unit Count	Status
Honeycutt/Urbana	MF-1	+/-450	PP Review
Alta Westinghouse	MF-1	168	Under Construction
Hillvue Ridgeline	TF/TH	58	PP Review
Keystone PUD	MF-1	525	PP/CON Review
Teravista View	TF	46	CON/FP Review
Junction @ 1460 PUD	TH	70	PP Approved
South Rabbit Hill	TH	~100 (assumed by 18.72 ac size).	ANX/REZ approved
Lookout Ridge (Subject)	TF (altered)	330	Lookout Ridge (Subject)
Total		~1,371 (1,701)	

Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
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





73' R.O.W.

PARCEL 1
TF (TWO FAMILY)
2.0 AC.
14 UNITS

ENTRY SIGN

PARCEL 3
FUTURE DEVELOPMENT
32.0 AC.

ENTRY SIGN

AMENITY CENTER/PARK
 1.0 AC.

PARCEL 2
TF (TWO FAMILY)
29.7 AC
316 UNITS

MASONRY WALL, TYP.

ENTRY SIGN

5' SIDEWALKS, TYP.

PARK
 0.8 AC

BLUE RIDGE DRIVE

C.R. 166

LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS
ALLEY LOADED DUPLEX RES.			240 un
FRONT LOADED DUPLEX RES.			90 un
RES. SUB-TOTAL:	31.7 AC.	10.4 du/ac	330 un
FUTURE DEVELOPMENT	32.0 AC.		
AMENITY	1.0 AC.		
MAJOR ROW	2.7 AC.		
OPEN SPACE*	7.1 AC.		
Notes:	TOTAL	74.5 AC.	330 un

* Includes open space, retention/detention/water quality, easements, parks, and buffers.

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	

Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The location of general building envelopes to take maximum advantage of the natural and manmade environment.	X		



LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS
ALLEY LOADED DUPLEX RES.			240 un
FRONT LOADED DUPLEX RES.			90 un
RES. SUB-TOTAL:	31.7 AC.	10.4 du/ac	330 un
FUTURE DEVELOPMENT	32.0 AC.		
AMENITY	1.0 AC.		
MAJOR ROW	2.7 AC.		
OPEN SPACE*	7.1 AC.		
Notes:	TOTAL	74.5 AC.	330 un

* Includes open space, retention/detention/water quality, easements, parks, and buffers.

Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		



73' R.O.W.

PARCEL 1
TF (TWO FAMILY)
2.0 AC.
14 UNITS

ENTRY SIGN

PARCEL 3
FUTURE DEVELOPMENT
32.0 AC.

ENTRY SIGN

AMENITY CENTER/PARK
 1.0 AC.

PARCEL 2
TF (TWO FAMILY)
29.7 AC
316 UNITS

MASONRY WALL, TYP.

ENTRY SIGN

5' SIDEWALKS, TYP.

PARK
 .8 AC

BLUE RIDGE DRIVE

CR 166

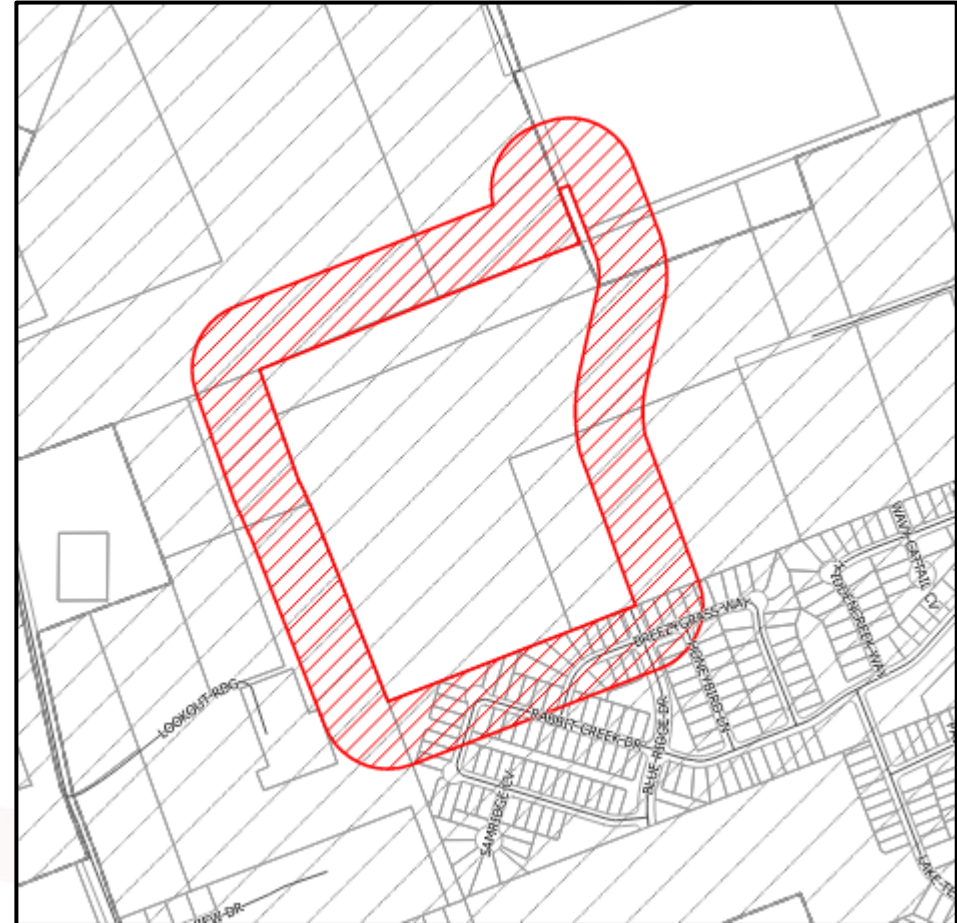
LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS
ALLEY LOADED DUPLEX RES.			240 un
FRONT LOADED DUPLEX RES.			90 un
RES. SUB-TOTAL:	31.7 AC.	10.4 du/ac	330 un
FUTURE DEVELOPMENT	32.0 AC.		
AMENITY	1.0 AC.		
MAJOR ROW	2.7 AC.		
OPEN SPACE*	7.1 AC.		

Notes: TOTAL 74.5 AC. 330 un
 * Includes open space, retention/detention/water quality, easements, parks, and buffers.

Public Notifications

- 46 property owners within the 300' buffer
- Notice in Sun News on Feb. 18, 2024
- Signs posted on the property
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 29 written comments OPPOSED



Key Take Aways

- PUD is effectively a redefinition of TF to MF-1
 - Significantly confuses standards, and very selectively applies them between both zoning districts with no cohesive end result
 - Future issues with code compliance, utility extension, and metering are expected.
- Development of the property appears to be possible without this PUD.
- Significant modification of standards does not appear to meet the criteria as required by the UDC.

Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 40.99 acres out of the Frances A. Hudson Abstract No.295 to the Planned Unit Development (PUD) zoning district for the property generally located at the current terminus of Blue Ridge Drive north of the intersection of that road and Breezygrass Way. (2023-3-ANX).
Travis Baird, Assistant Planning Director-Current Planning
- 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.