

City of Georgetown, Texas
Planning and Zoning Commission
March 5, 2024

SUBJECT:

2023-8-ANX LOOKOUT RIDGE PHASE 1

SUGGESTED ACTION:

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 (2023-8-ANX) --Travis Baird, Assistant Planning Director-Current Planning

ITEM SUMMARY:

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting to annex 40.99 acres of property into the city, and to provide the property with a PUD zoning. Within the PUD, the applicant proposes a number of alterations to the code, including:

- The redefinition of TF zoning to allow for multiple unit development exceeding two units on one lot. The applicant proposes to develop property with 330 units, and to do so on one lot, using an attached development type reminiscent of two-family in form, but substantially different in execution. Multiple changes are made to standards, and various standards adopted into the PUD, across the TF and MF-1 traditional zoning districts including:
 - private drive aisles, with reductions in width from UDC standard;
 - the substitution of yard tree requirements for street trees;
 - inclusion of specific dimensional standards for a screening wall along the Blue Ridge collector;
 - alley loading of product.

See Exhibit 5 for complete tabling and assessment of Code modifications.

Staff's Analysis:

Staff has reviewed the proposed rezoning request and has found that it complies with 2 out of 5, and does not comply with 3 of 5 of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, and that it complies with 2, and does not comply with 4 of the 6 criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD) 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 (46 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 18, 2024) and 2 signs was posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 28 in opposition of the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Courtney Hanson, Planning Department

ATTACHMENTS:

[Staff Presentation 2023-8-ANX, 2023-8-PUD.pdf](#)

[STAFF REPORT 2023-8-ANX, 2023-8-PUD.pdf](#)

[Exhibit 8- Public Comment.pdf](#)

[Exhibit 1 -Locations.pdf](#)

[Exhibit 2 - FLU.pdf](#)

[Exhibit 3- Zoning Map.pdf](#)

[Exhibit 4 Design Standards TF MF.pdf](#)

[Exhibit 5- Table of Proposed Code Changes-Amend.pdf](#)

[Exhibit 6- Development Plan.pdf](#)

[Exhibit 7- Letter of Intent.pdf](#)