

Appendix L: Density Analysis Memo

Residential Dwelling Units per Acre (DUA) Analysis

The purpose of this memo is to describe the residential density analysis conducted during technical study #7- Future Land Use (FLU) portion of the 2030 Plan Update. The memo highlights some of the key tools and findings used to determine the appropriate lot sizes and densities for future residential and mixed-use developments in Georgetown.

Residential Data Points

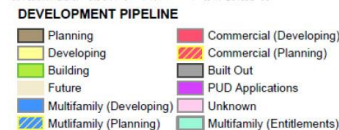
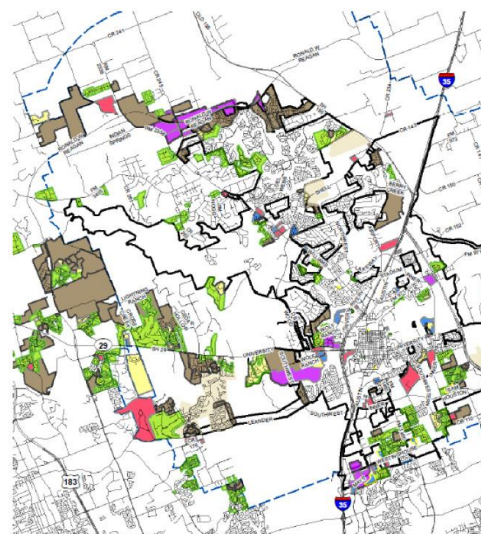
DUA	DUA Equivalent Lot Size	FLU Categories (SF only)					Existing Land Use (SF only)	
		Agricultural/Rural Residential	Low Density Residential	Moderate Density Residential	High Density Residential	Mixed Use Community		
		<1 DUA	1-3 DUA	3-6 DUA	6+ DUA	N/A		
10+ DUA	0 to 4,355 sqft	-	4	90	-	4	106	0.3%
6-10 DUA	4,356 to 7,259 sqft	-	444	6,667	190	696	8,260	24.8%
3-6 DUA	7,260 to 14,519 sqft	8	750	11,994	183	461	13,809	41.4%
1-3 DUA	14,520 sqft to 1 acre	420	1,427	2,552	3	-	4,700	14.1%
0.20-1 DUA	1.1 to 5 acres	645	3,247	503	1	81	4,770	14.3%
<0.20 DUA	5.1+ acres	549	677	193	-	104	1,689	5.1%

The project team analyzed the City’s open address point data used by Georgetown Police/Fire and lot size data to determine how existing residential lots fit within the DUA ranges recommended in the 2008 FLU categories of the 2008 Comprehensive Plan. This method does not evaluate the actual number of units on a residential lot, rather, the above table translates DUA to equivalent lot sizes and denotes the number of single-family lots that fall into the lot size range, sorted by FLU category. The red cells highlight the number of lots that are smaller than the recommended DUA for the FLU category in which the lot is located. It is important to note that this analysis considers only single-family development and evaluates individual lot sizes rather than the average density of a neighborhood.

Findings:

As shown, many existing lots are smaller than the DUA recommended by the 2008 FLU – particularly in the Low-Density Residential and Moderate-Density Residential categories. This information indicates that the 2008 FLU’s recommended densities may be too low to accommodate the type of development that exists and is trending in Georgetown today.

Development Pipeline (March 2019)



APPENDICES

Rural Residential

≤1 DUA

0.19 DUA | 28 units on 142 acres | East of 130



Example



Aerial Image Source: Williamson County Appraisal District

Neighborhood

≤5 DUA

2.6 DUA | 240 units on 90 acres | River Ridge



Example



4.67 DUA | 467 units on 100 acres | Pinnacle



Mixed-Density Neighborhood

≤14 DUA

5.25 DUA | 84 units on 16 acres | Oaks at Wildwood



Example



12.6 DUA | 128 units on 10.1 acres | Indian Creek Apartments



Community/Regional/Employment Center

14+ DUA

15 DUA | 60 units on 4 acres | Cedar Ridge Apartments



18.3 DUA | 192 units on 10.5 acres | Oaks at Georgetown



Example



23 DUA | 331 units on 14.2 acres | Hillstone at Wolf Ranch

