

Notice of Meeting of the Unified Development Code Advisory Commission of the City of Georgetown, Texas January 14, 2026

The Georgetown Unified Development Code Advisory Commission will meet on January 14, 2026 at 3:30 PM at City Hall Community Room, 808 Martin Luther King Jr. Street.

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.

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 on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the December 10, 2025, Unified Development Code Advisory Commission meeting -- Erica Dunlop, Planning Specialist

1.B Testing Draft Committee Feedback and Discussion

Discussion of committee feedback related to the testing draft UDC -- Zane Brown, Development Support Manager

1.C UDC Project Update

Presentation of public engagement, remaining project timeline, and adoption process for the UDC update and answering Committee Member questions -- Zane Brown, Development Support Manager

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 _____, 2025, 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
Unified Development Code Advisory Commission
January 14, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the December 10, 2025, Unified Development Code Advisory Commission meeting -- Erica Dunlop, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

[12.10.2025 UDCAC Minutes Final.pdf](#)

Minutes of the Unified Development Code Advisory Commission City of Georgetown, Texas Wednesday, December 10, 2025

The Georgetown Unified Development Code Advisory Commission met on Wednesday, December 10, 2025 at 3:30 PM at City Hall Community Room, 808 Martin Luther King Jr. Street.

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 for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Joshua A Baran, Stephen F Dickey, Anthony Russo, Brian A Carr, Anthony L Doak, Ryan Egan

Public Wishing to Address the Board

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1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the October 08, 2025, Unified Development Code Advisory Commission meeting -- Erica Dunlop, Planning Specialist

Moved by Brian A Carr; seconded by Joshua A Baran to Approve the minutes from the October 08, 2025, Unified Development Code Advisory Commission meeting.

Motion Approved: 6- 0

Voting For: Joshua A Baran, Stephen F Dickey, Anthony Russo, Brian A Carr, Anthony L Doak, Ryan Egan

Voting Against: None

1.B Testing Draft Introduction

Introductory presentation and discussion on the first testing draft of the UDC -- Zane Brown, Development Support Manager

Zane Brown presented the following topics with regard to the testing draft of the Unified Development Code, UDC:

- Purpose and Background
- Overview of the Draft UDC Structure
- General provisions, review authorities, applications and permits
- Variable dimensional standards by lot type
 - Chair Dickey recommended that the committee become familiar with this table as many lot sizes were revised.
- Cottage court introduction to the Residential Single-Family
 - Brown explained that the UDC Steering Committee recommended not including the cottage court use in the Residential Single-Family, RS, zoning district as the use would be allowed in the Residential Mix, RM, zoning district.
- New Residential Mix District
 - Brown explained the purpose of a housing diversity development and acknowledged that there were discussions about competing standards with that and the new RM zoning district. Brown explained that there wasn't a final decision captured on the discussion from a committee and shared that his takeaway from the UDC Steering Committee's discussion was that it would make sense to remove the housing diversity development with the addition of the RM zoning district. Brown asked the UDCAC where their thoughts were about this topic. Committee Member Baran explained that the courtyard model is similar to the requirements of the housing diversity development and that currently the housing diversity development is allowed only in RS zoning district. Committee Member Baran did not believe that a solution would be to completely remove the housing diversity development and disallow housing diversity in the RS zoning district. Committee Member Baran questioned if the UDC Steering Committee discussed an SUP requirement. Brown explained that UDC draft currently has an SUP requirement and noted that the UD Steering Committee recommended to remove cottage court from the RS zoning district, leave it in the RM and MF-1 zoning districts. Committee Member Baran shared concern with interference with current development that has the approval of the housing diversity development.
- Updated Medium Density Multi-Family (MF-1) District
- Updated High Density Multi-Family (MF- 2) District
- New Neighborhood Conservation Overlay District
- Restructured Industrial Districts I-1 and new I-2 Tree
- Preservation
- Environmental Standards

- Connected Street Network
 - Chair Dickey asked if the inter parcel connectivity was part of the director's discretion. Brown shared that it would require the director's authority to vary when necessary.
- Major outcomes of the UDC Update

1.C **Project Update and Discussion**

Discussion on UDC Rewrite Project progress and upcoming meetings and timeline, Committee member questions, and announcements -- Zane Brown, Development Support Manager

Chair Dickey requested to utilize the January 14th UDCAC meeting as a workshop to have an open discussion regarding the review of the UDC draft from the committee members.

Committee Member Baran noted that the landscape section of the UDC was not discussed but did include revisions and suggested that the UDCAC review and discuss the landscaping section. Committee Member Baran provided some examples of the revisions that weren't necessarily discussed with the committee. Committee Member Baran highlighted that additional resources noted within the UDC did not exist and those that do exist would need a process. Committee Member Baran shared concern with residential projects with plat limitations of 20% impervious cover due to the TCEQ restriction.

Committee Member Doak inquired about high interest topics from public. The topics noted by those present were tree preservation, uses, historic district, neighborhood conservation, and multi-family.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Unified Development Code Advisory Commission
January 14, 2026

SUBJECT:

Testing Draft Committee Feedback and Discussion

SUGGESTED ACTION:

Discussion of committee feedback related to the testing draft UDC -- Zane Brown, Development Support Manager

ITEM SUMMARY:

The purpose of this item is to provide members of the committee an opportunity to present and discuss any feedback they have related to the testing draft that was introduced at the December 10th, 2025 meeting.

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

N/A

City of Georgetown, Texas
Unified Development Code Advisory Commission
January 14, 2026

SUBJECT:

UDC Project Update

SUGGESTED ACTION:

Presentation of public engagement, remaining project timeline, and adoption process for the UDC update and answering Committee Member questions -- Zane Brown, Development Support Manager

ITEM SUMMARY:

The purpose of this item is to provide the committee with an update on strategies for public engagement, the remaining timeline of meetings and benchmarks for the project, and a preview of the adoption process, including upcoming meetings and the Committee's role in the adoption process. Staff will also answer questions the Committee Members may have about the remaining portion of the project.

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

N/A