

# **Notice of Meeting of the UDC Update Steering Committee of the City of Georgetown, Texas February 26, 2026**

The Georgetown UDC Update Steering Committee will meet on February 26, 2026 at 2:00 PM at 510 W 9th 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 January 29, 2026, UDC Steering Committee meeting -- Shelly Holcomb, Planning Specialist

### **1.B MU-DT Zoning and Overlay District Review**

Presentation and discussion on the MU-DT zoning district, its purpose, and approaches to broadening its use -- Edgar Garcia, Planning Director

### **1.C Street Yard Landscaping**

Presentation and discussion on feedback and proposed code edits related to Street Yard landscaping -- Ryan Clark, Planning Manager

### **1.D Redevelopment of Existing Non-Conforming Sites**

Presentation and discussion on the current path to compliance for non-conforming sites attempting to redevelop, common challenges along the path, and possible changes to encourage positive reuse of such sites -- Edgar Garcia, Planning Director

### **1.E UDC Project Notice and Adoption Timeline Update**

Presentation on public notice, 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.

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Robyn Densmore, City Secretary

**City of Georgetown, Texas**  
**UDC Update Steering Committee**  
**February 26, 2026**

**SUBJECT:**

Meeting Minutes

**SUGGESTED ACTION:**

Consideration and possible action to approve the minutes from the January 29, 2026, UDC Steering Committee meeting -- Shelly Holcomb, Planning Specialist

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Shelly Holcomb, Planning Department

**ATTACHMENTS:**

[01.29.2026 UDC Steering Minutes Final.pdf](#)

# **Minutes of the UDC Update Steering Committee City of Georgetown, Texas Thursday, January 29, 2026**

The Georgetown UDC Update Steering Committee met on Thursday, January 29, 2026 at 2:00 PM at 809 Martin Luther King Jr Street.

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The following Members were in attendance:

Present were: Brian Birdwell, Stephen F Dickey, Wendy S Cash, Michael J Walton, Shawn Hood, Kris Kasper

## **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 27, 2025 UDC Steering Committee meeting -- Erica Dunlop, Planning Specialist

Due to the mayor not being present, the committee unanimously voted for Stephen Dickey to be the chair of this meeting.

**Moved by** Brian Birdwell; seconded by Kris Kasper to Approve the minutes from the

October 27, 2025 UDC Steering Committee meeting.

**Motion** Approved: 5- 0

**Voting For:** Brian Birdwell, Stephen F Dickey, Wendy S Cash, Michael J Walton, Kris Kasper

**Voting Against:** None

1.B [Meeting Minutes](#)

Consideration and possible action to approve the minutes from the December 4, 2025 UDC Steering Committee meeting -- Erica Dunlop, Planning Specialist

**Moved by** Brian Birdwell; seconded by Kris Kasper to Approve the minutes from the December 4, 2025 UDC Steering Committee meeting.

**Motion** Approved: 5- 0

**Voting For:** Brian Birdwell, Stephen F Dickey, Wendy S Cash, Michael J Walton, Kris Kasper

**Voting Against:** None

1.C [UDC Project Public Engagement and Adoption Timeline 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

Zane Brown updated the committee of the development of the new code project progression and provided feedback that had been received thus far. He discussed communication and public engagement and how the community was being notified about the code updates and the effects it would have. Sixteen of eighteen chapters have been drafted, and February is when the final two chapters are expected to be completed. Staff is using feedback to continue the draft of the code.

In addition to committee meetings, a joint workshop is in the works to allow all groups of committee members to collaborate in one setting to get a focus on the feedback and changes needed to be made for a successful completion of the draft. At the meeting, staff will present to summarize all feedback that has been received, and they will be encouraging public comment. Committee members will also have an opportunity to speak to council members and Planning and Zoning, P&Z, members at the workshop. It was noted by Brown that there is a Webpage FAQ page published online to provide information to the community and that additional questions would be added to the site after the public notice was sent out to address questions that are predicted to come up. AskGTX is also being closely worked with as they are designed to have a high volume of communication with the public. All communication through AskGTX will be organized and recorded and the planning department will provide feedback on questions that need to be addressed.

Brown then discussed the types of notices that will need to be provided to the public on the development of the new code-newspaper, website, and mail. City council gave feedback on the mail notices that were presented to them. The feedback received was

to provide more information on the notices specifically on the effects of the code update and that some of the language was required by state law. Updates that have since been made to the notice being mailed out were presented to the Steering Committee. It will be reviewed by city council on February 10th. Some members are predicting this notice to be concerning for many community members.

The timeline of the layout of meetings was discussed for the adoption process. It was noted that dates are subject to change. After the second reading of council, the code will be adopted. There is a 90-day delay between adoption and it being effective (generally the first application intake day). Continued work on the code will be addressed during the 90 days-staff will be using and applying the code and preparing to start taking applications under that code to ensure productivity during the 90 days. Technical manuals will be updated by the time the code goes into effect. The committee was predicting either an influx of submittals prior to the new code or very little being submitted until the new code goes into effect.

Committee Member Hood arrived at 2:21 PM.

#### 1.D [MU-DT Zoning and Overlay District Review](#)

Presentation and discussion on MU-DT rezoning requests and possible associated amendments to the Downtown Historic Overlay District – Edgar Garcia, Planning Director

The current code was discussed by Edgar Garcia and the language it entails concerning the Mixed-Use Downtown, MU-DT, overlay. The majority of downtown is MU-DT, however, rezonings are coming up in old town. It was stated that the language needs to be clarified to specify if MU-DT is tied to downtown or expand. Josh Baran, member of UDCAC, believed that MU-DT code requirements needed to be specific in the code and that MU-DT overlay should be its own specific language. Garcia stated that the planning department's recommendation for the language is that it needs to be clear stating MU-DT is allowed in old town and downtown.

Committee Member Dickey noted that it would cause changes needed to the maps and could cause a lot of complications. It was discussed that the code does not require you to be in downtown to have a zoning of MU-DT. The committee presented that zoning in an overlay district taken to HARC was a concern as it would increase the number of cases and HARC's workload as well as the possibility of scaring off development.

Baran stated that the UDCAC would expand MU-DT anywhere that is appropriate. There was discussion on MU versus MU-DT and how the current draft today of the code would help to clear up any confusion. Committee Member Birdwell stated that the committee recommended MU-DT be allowed outside of the overlay and use language that is specific to where the location of the property is to specify requirements. To summarize, consensus of the committee is that MU-DT should be allowed anywhere in the city and that HARC should not review zoning cases.

## 1.E Draft Chapter 9 Landscaping Regulations

Presentation and discussion on previous direction, current draft code, and remaining areas of improvement related to landscaping regulations in Chapter 9 of the draft UDC -- Edgar Garcia, Planning Director

Feedback has been received on the landscaping portion of the code, and some has already been incorporated. Garcia reviewed the feedback and changes that have been made. Clarification was asked about the limitations of turf and described in detail. Questions arose about sidewalks and curbs attachment versus detachment. There was discussion on the distance between houses and the material between houses and the different consequences each can have. Committee members discussed that the language needs to be specific and not left up to interpretation. There was a concern that HOA standards have St. Augustine grass requirements and the new code disallowing it could cause some issues. It was clarified that the current code already does have some restrictions on St. Augustine. Sidewalk detachment to the street versus not being detached and the reasonings for each were in discussion. Irrigation types for side yards were discussed and the pros and cons of each.

Garcia stated that currently it is difficult to get artificial turf approved in the City of Georgetown due to the requirements. Committee Member Birdwell suggests that the city alters language to match TCEQ with drainage systems and turf as this would prohibit low quality appearances.

The meeting then went in to discuss clarifications on parking lots and trees based on the current code. It was discussed that the current code is not clear and the goal of the new code is to make this clearer.

Next discussed was the clarification of street yards. The current code requirements were read and the issues it causes. Suggestions given about the language of the code specific to the overlay were addressed. It was suggested that the revised chapter of the code that is being developed should be clearer.

Discussion then led into the terminology of the word “temporary” in terms of irrigation in the code. It was stated that there needs to be a deadline to go along with “temporary”.

Current parking code requirements were read to the committee by Garcia. Concerns were raised about the new code causing more calculations to be made in terms of trees and parking, but it was later clarified and agreed with.

Buffer yard requirement codes were read on current code and feedback already received on the topic was shared. Committee Member Dickey shared that he felt buffer yards weren't a huge problem. Committee Member Birdwell disagreed, stating that downtown would cause an issue with buffer yards and their permanence. Consensus was that buffer yards should come out of the downtown chapter.

1.F **Temporary and Mobile Outdoor Food Vendors**

Discussion on current regulations for temporary and mobile outdoor food vendors and recommend changes -- Ryan Clark, Long Range and Neighborhood Planning Manager

Ryan Clark presented the current code of mobile outdoor food vendors including permanent, temporary, and transient. The differences in temporary and transient were discussed and which regulations and permits each required. Questions arose about who specifically was getting the permit in these circumstances as well as questions based upon public versus private property. Ryan Clark stated that a recommendation is that both temporary and transient must be an accessory to a property, only operates during the primary operation's business hours and must not occupy or require parking spaces, as well as revising the definitions of temporary and transient. It was suggested that when saying public property in terms of the food vendors, it might be better to state "city-owned property" to avoid confusion in what the county might allow versus the city.

1.G **Testing Draft Committee Feedback and Discussion**

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

Brown discussed that feedback is appreciated and still being used to drive the completion of the code that is to be adopted.

**Adjournment**

These minutes were approved at the meeting of \_\_\_\_\_

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Attest

**City of Georgetown, Texas**  
**UDC Update Steering Committee**  
**February 26, 2026**

**SUBJECT:**

MU-DT Zoning and Overlay District Review

**SUGGESTED ACTION:**

Presentation and discussion on the MU-DT zoning district, its purpose, and approaches to broadening its use -- Edgar Garcia, Planning Director

**ITEM SUMMARY:**

**Background:**

Currently, the MU-DT zoning district is only present within the Downtown Historic Overlay District. Feedback related to possible amendments to its purpose statement and application conditions was provided and discussed at the January 29, 2026 Steering Committee meeting. Discussion at that meeting focused on the possibility of allowing for the application for MU-DT zoning outside of the Downtown Overlay district.

**Item Purpose:**

The purpose of this item is to discuss the standards associated with the MU-DT zoning district, additional code changes that may be needed adapt and allow the MU-DT zoning district outside of the Downtown Overlay District or other historic districts, and possible paths forward for applying MU-DT or a similar zoning district more broadly.

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Shelly Holcomb, Planning Department

**ATTACHMENTS:**

N/A

**City of Georgetown, Texas**  
**UDC Update Steering Committee**  
**February 26, 2026**

**SUBJECT:**

Street Yard Landscaping

**SUGGESTED ACTION:**

Presentation and discussion on feedback and proposed code edits related to Street Yard landscaping -- Ryan Clark, Planning Manager

**ITEM SUMMARY:**

**Background:**

Staff have received feedback and encountered in testing that the UDC's current Street Yard landscaping standards can be challenging to interpret and apply and do not consistently yield the intended outcome.

**Item Purpose:**

The purpose of this item is to provide the Committee with an overview of current Street Yard landscaping standards and the related challenges encountered by staff and external code testers. Staff will present recommended changes to Street Yard landscaping.

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Shelly Holcomb, Planning Department

**ATTACHMENTS:**

N/A

**City of Georgetown, Texas**  
**UDC Update Steering Committee**  
**February 26, 2026**

**SUBJECT:**

Redevelopment of Existing Non-Conforming Sites

**SUGGESTED ACTION:**

Presentation and discussion on the current path to compliance for non-conforming sites attempting to redevelop, common challenges along the path, and possible changes to encourage positive reuse of such sites -- Edgar Garcia, Planning Director

**ITEM SUMMARY:**

**Background:**

The current path to redeveloping non-conforming sites after they have been abandoned is challenging and potentially prohibitive of redevelopment that would positively affect such sites, their surrounding neighborhoods, and the community.

**Item Purpose:**

The purpose of this item is to provide the Committee with an overview and examples of the current challenges facing redevelopment of abandoned sites and to provide recommendations of conditions under which proposed administrative solutions may be appropriate and supportive of positive redevelopment.

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Shelly Holcomb, Planning Department

**ATTACHMENTS:**

N/A

**City of Georgetown, Texas**  
**UDC Update Steering Committee**  
**February 26, 2026**

**SUBJECT:**

UDC Project Notice and Adoption Timeline Update

**SUGGESTED ACTION:**

Presentation on public notice, 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 feedback from the February 24, 2026 City Council Workshop related to public notice and the remaining timeline of meetings and benchmarks for the project. Staff will also answer questions the Committee Members may have about the remaining portion of the project.

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Shelly Holcomb, Planning Department

**ATTACHMENTS:**

N/A