Notice of Meeting of the
Unified Development Code Advisory Commission
of the City of Georgetown, Texas
November 18, 2026

The Georgetown Unified Development Code Advisory Commission will meet on November 18, 2026 at 3:30 PM at Historic, Light and Water Works Building, 809 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 Liaisor 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 Nomination and Selection of Vice Chair and Secretary for the 2026-2027 Session

Nomination and Selection of Vice Chair and Secretary for the 2026-2027 Session -- Stephanie McNIckle, Planning Specialist

1.B Meeting Minutes

the minutes from the March 11, 2026, Unified Development Code Advisory Commission meeting

1.C UDCAC Introduction and Discussion of UDC Updates Needed

Introductory presentation and discussion on proposed updates to the Unified Development Code (UDC), which became effective on November 1, 2026 - Ryan Clark, Planning Department

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 _____, 2026, at _____, and remained so posted for at least three business days preceding the scheduled time of said meeting.

_____
Robyn Densmore, City Secretary

City of Georgetown, Texas
Unified Development Code Advisory Commission
November 18, 2026

SUBJECT:
Nomination and Selection of Vice Chair and Secretary for the 2026-2027 Session

SUGGESTED ACTION:
Nomination and Selection of Vice Chair and Secretary for the 2026-2027 Session -- Stephanie McNIckle, Planning Specialist

ITEM SUMMARY:
A new Vice Chair and Secretary will need to be selected by the Commission for the period from October 1, 2026 through September 30, 2027. Any member (except the chair) may nominate any member (except the chair) for the position of Vice Chair. Upon nomination, a second must be had and a vote taken. Any member (except the chair) may nominate any member (except the chair) for the position of Secretary. Upon nomination, a second must be had and a vote taken.

FINANCIAL IMPACT:

SUBMITTED BY:
Stephanie Mcnickle, Planning Department

ATTACHMENTS:

N/A

City of Georgetown, Texas
Unified Development Code Advisory Commission
November 18, 2026

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
the minutes from the March 11, 2026, Unified Development Code Advisory Commission meeting

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Stephanie Mcnickle, Planning Department

ATTACHMENTS:
Minutes_3.11.26_Final.pdf

Minutes of the
Unified Development Code Advisory Commission
City of Georgetown, Texas
Wednesday, March 11, 2026

The Georgetown Unified Development Code Advisory Commission met on Wednesday, March 11, 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 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, Ryan Egan, Landon Smith

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 January 14, 2026, Unified Development Code Advisory Commission meeting -- Erica Dunlop, Planning Specialist

Moved by Joshua A Baran; seconded by Ryan Egan to Approve the minutes from the January 14, 2026, Unified Development Code Advisory Commission meeting.
Motion Approved: 4- 0

Voting For: Joshua A Baran, Stephen F Dickey, Ryan Egan, Landon Smith
Voting Against: None

1.B Short Term Rentals

Presentation and discussion on possible UDC standards to supplement the existing short term rental ordinance -- Edgar Garcia, Planning Director

Edgar gave a PowerPoint presentation to the committee on short term rentals.

Committee member Smith stated there is very specific language from the Texas Supreme Court that states you cannot take away someone's vested property rights. Committee member Smith stated his first STR had zero regulations, but one house shut down 75 operators because one house had a party and it was a bad thing that happened. Therefore, it is good to have regulations but look at what the City if trying to achieve, making sure it is easy for them to do when we want or need them to do.

Staff stated the ordinance was created in 2024. City Council asks if a property is zoned RS (Residential Single family) and if the owners are renting the main home does that make the property no longer residential? Should we state that all properties zoned RS are allowed to have short term rentals?

Discussion regarding several STR experiences in other locations in the United States.

Discussion about setting regulations, but who will be responsible for checking and enforcing the regulations? Discussion about taking the resource off the city government and let Airbnb Vrbo and establish that partnership.

Staff stated Short Term Rentals are under Kim McAuliffe, Downtown & Tourism Director.

The Board does not feel STR should be in the Unified Development Code. It was stated again that Airbnb Vrbo would do all the heavy lifting for the city and suggest Downtown & Tourism Department research that idea.

1.C UDC Testing Draft Update

Presentation on the most recently published UDC draft for review -- Zane Brown, Development Support Manager

Zane presented the UDC Testing Draft update and reviewed how to locate on the city's website.

Zane stated key updates are

- Chapter 5 consolidation
- Cleanup of references/links
- Reincorporation of missing sections
- Adjusted triggers for Minor SDP Amendments
- Miscellaneous wording changes where intent was unclear

1.D 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

Zane presented the UDC updates which included the updated postcard that will be sent out to City of Georgetown residents. To print and mail the postcard will cost the city approximately $42,000.

Zane stated he is also working with AskGTX to assist citizens who call in wanting to know more information and walk them to the city website and generate questions for staff to follow up on. Staff will also be working with Communications and Public Information Department making sure information is sent out.

Zane also reviewed the testing timeline for the UDC as seen on the staff report and will be effective by November 1, 2026. Zane also stated staff will be present tomorrow during the State of our City to assist citizen.

Adjournment

These minutes were approved at the meeting of _____

_____ Chair

_____ Attest

City of Georgetown, Texas
Unified Development Code Advisory Commission
November 18, 2026

SUBJECT:
UDCAC Introduction and Discussion of UDC Updates Needed

SUGGESTED ACTION:
Introductory presentation and discussion on proposed updates to the Unified Development Code (UDC), which became effective on November 1, 2026 - Ryan Clark, Planning Department

ITEM SUMMARY:
The purpose of this item is to discuss identified revisions by staff for a 6-month update to the newly adopted UDC. Proposed revisions include clarification of existing regulations, potential amendments, and consideration of additional development standards. Additionally, staff will introduce the proposed Williams Drive Mixed Use District.

FINANCIAL IMPACT:

SUBMITTED BY:
Stephanie Mcnickle, Planning Department

ATTACHMENTS:
UDCAC 11.18.2026 Staff Presentation.pdf

UDC Advisory Committee

November 18, 2026

Recap of 2026

- Published three testing drafts
- Held two joint workshops
- Code adopted on August 11th
- Code became effective November 1st
- Work doesn't stop – 6-month revision targeted for June 2026, with (ideally) at least one update per year moving forward

Introductions and What to Expect

- Introduce members of committee
  - State name, prior involvement with City boards and commissions (If any), background / relation to working with UDCs
- Introduce Staff
- What to expect on UDCAC
  - UDC Steering Committee sunset
  - Typical Meeting
    - Revisit prior discussions / unresolved actions from prior meetings
    - Status updates from staff
    - Feedback and Discussion
    - Recommendations as needed

Proposed Updates for Discussion

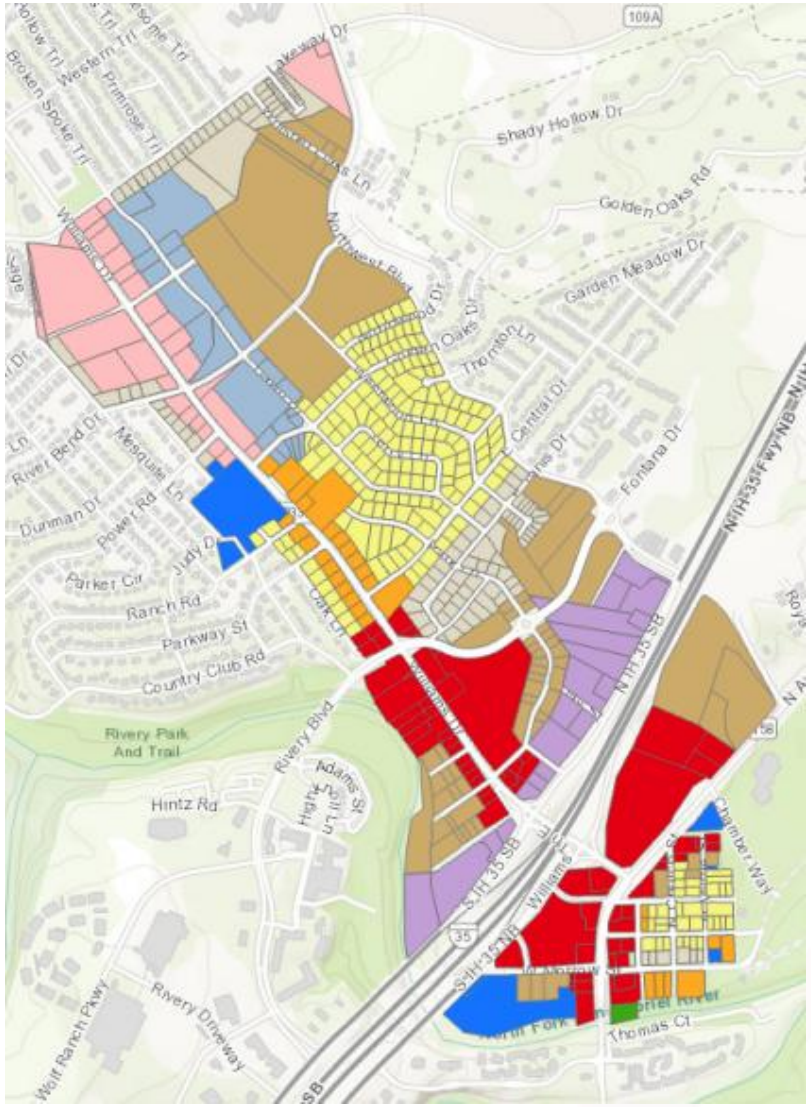
Identified Revisions for 6-month Update

- Consider building over lot lines when same ownership
  - Would eliminate need for replatting
  - Need to consider lots being sold separately
- Reconsider noticing requirements for ETJ properties
  - State law does not require noticing properties outside City limits
- Clarification on Street Trees & root barriers
  - Current language is contradicting

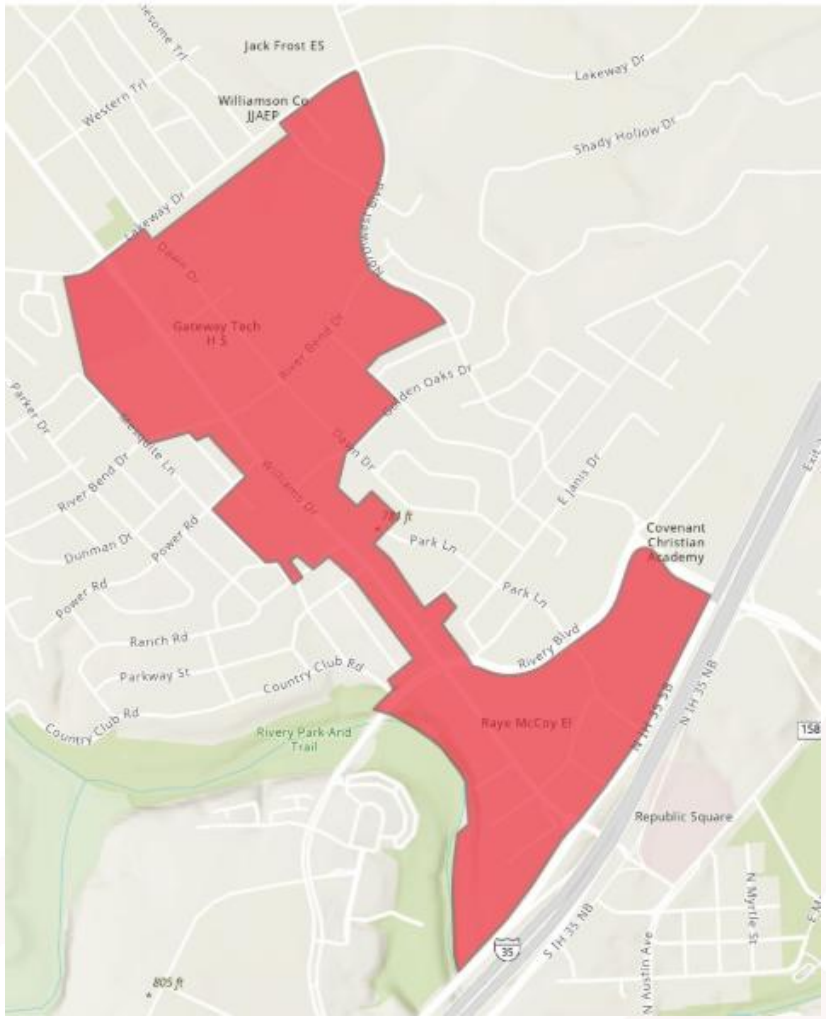
Identified Revisions for 6-month Update

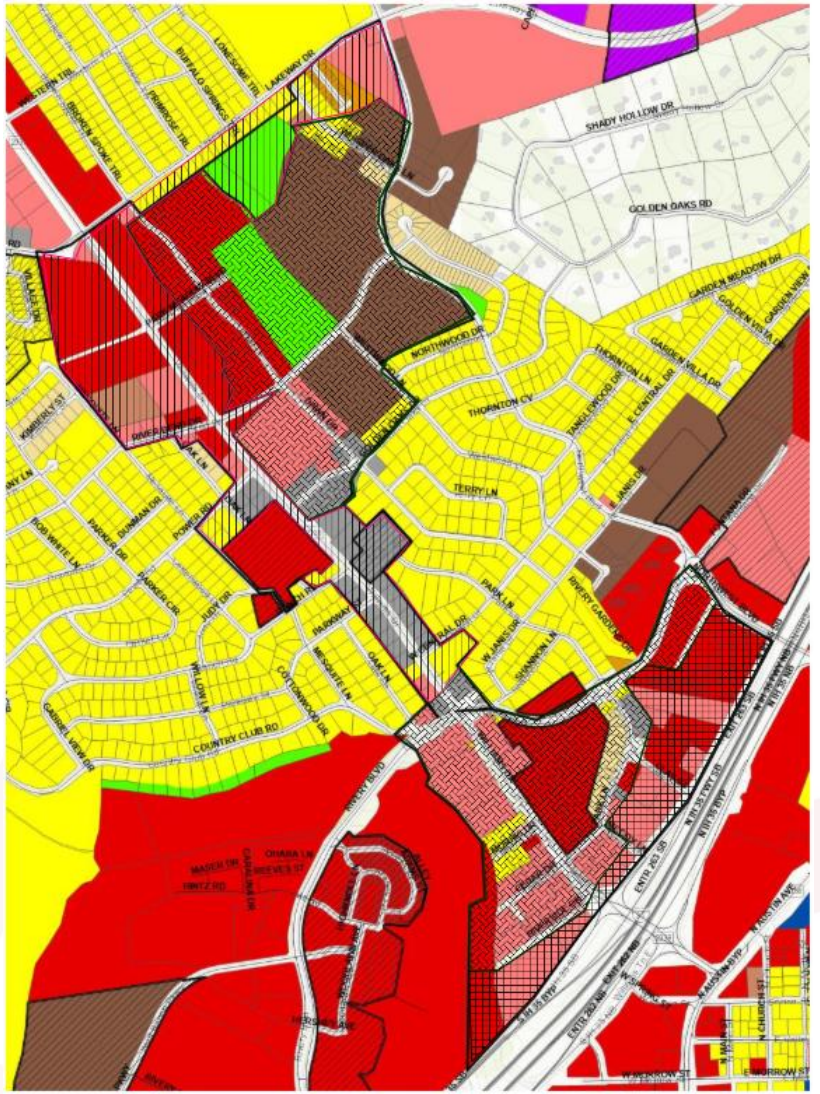
- Electric fences
  - Currently allowed in any zone without a permit
- Include references to Short-term Rentals
  - STRs reference in Code of Ordinances but not UDC
- Adjust ADUs in Old Town
  - HPO approval & noticing?
- Williams Drive Mixed Use District Creation and Rezoning->

Williams Drive Mixed Use District



Proposed Williams Drive Overlay Zoning District





Williams Drive Gateway Plan

Land Use

Plan for Future Land Uses

Figure 55 provides a detailed depiction of the planned future land uses within the Williams Drive Subarea. A key objective of this map is to be more efficient with the distribution of nonresidential uses by allowing for flexible mixed-use areas, focusing density in the most appropriate areas, and allowing for greater infill of residential uses.

- Urban Mixed Use
- Suburban Mixed Use
- Office/High Density Housing
- Highway Commercial
- Small Office/Medium Density Housing
- High Density Mixed Housing
- Medium Density Mixed Housing
- Single Family
- Civic
- Park

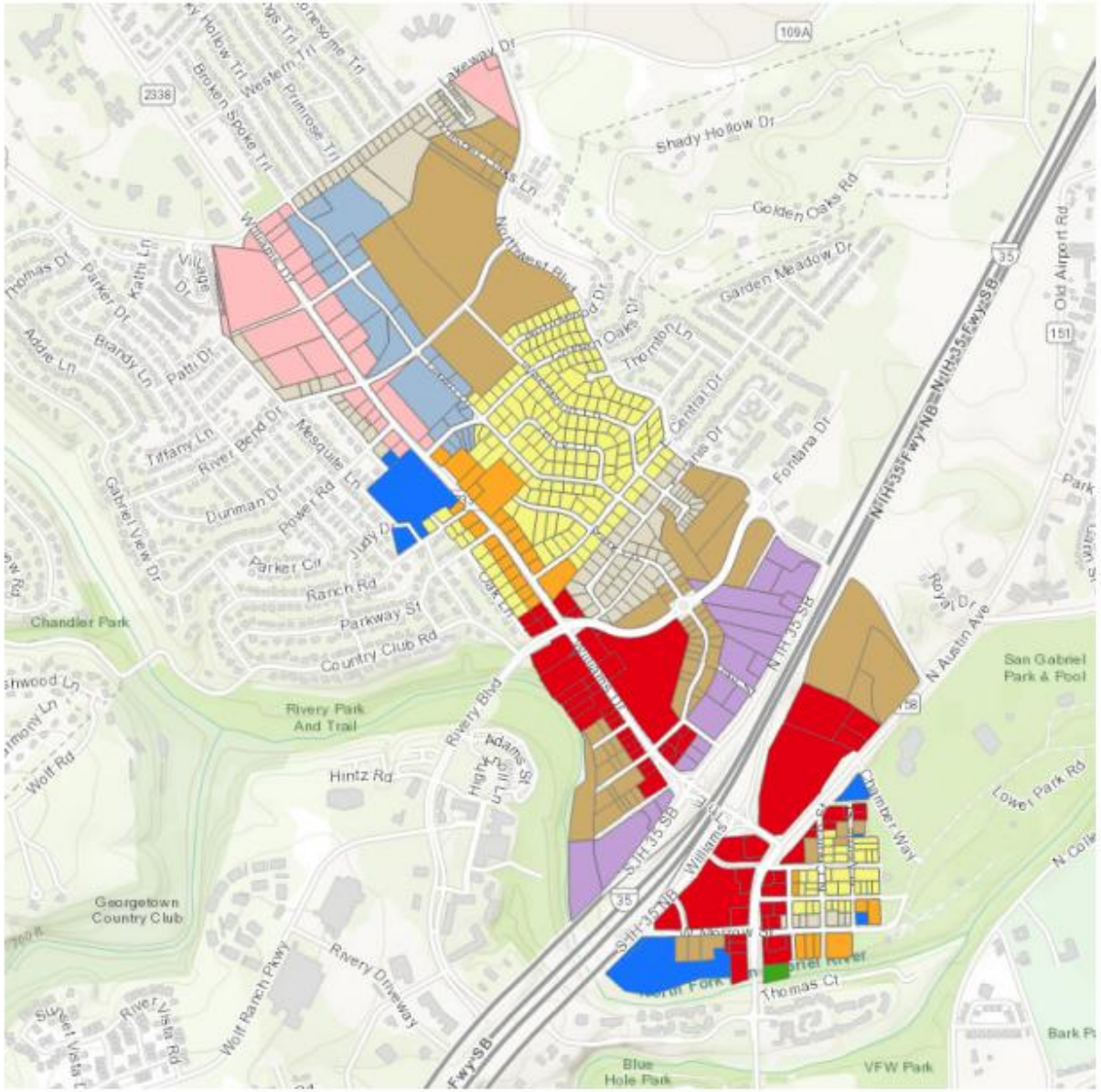
NORTH

0 600 1,200 1,800

FEET

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Figure 55. Williams Drive Subarea Future Land Use



Williams Drive Gateway Plan

Urban Mixed Use

The Urban Mixed Use designation provides a dense, pedestrian-friendly urban environment that supports a mixture of residential and nonresidential uses. The designation provides for no less than 18 dwelling units per acre. Acceptable uses include townhomes, apartments, assisted living facilities, lodging, offices, medical offices, retail, and restaurants.



DUA: 18 or more

Target Ratio: 50% nonresidential, 50% residential

Primary Use: High density residential

Secondary Uses: Neighborhood-serving retail, office, institutional, and civic uses

Suburban Mixed Use

The Suburban Mixed Use encourages higher density housing and retail which acts as a buffer for single-family uses. The designation provides for no more than 18 dwelling units per acre. Acceptable uses include townhomes, apartments, assisted living facilities, lodging, offices, medical offices, retail, and restaurants.



DUA: Up to 18

Target Ratio: 60% residential, 40% nonresidential

Primary Use: Medium density residential

Secondary Uses: Neighborhood-serving retail, office, institutional, and civic uses

Williams Drive Gateway Plan

Office/High Density Housing

The Office/High Density Housing facilitates a pedestrian-friendly live/work environment, allowing for a mixture of high-density residential uses and office space. The designation provides for no more than 18 dwelling units per acre. Acceptable uses include townhomes, apartments, assisted living facilities, offices, and medical offices.



DUA: Up to 18

Target Ratio: 70% residential, 30% nonresidential

Primary Use: Medium density residential

Secondary Uses: Neighborhood-serving retail, office, institutional, and civic uses

Highway Commercial

The Highway Commercial designation provides for large-scale retail amenities while still encouraging neighborhood retail. Acceptable uses include big-box retail, lodging, offices, medical offices, retail, and restaurants.



Target Ratio: 100% nonresidential

Primary Use: Retail

Secondary Uses: Commercial, office, institutional, and civic uses

Williams Drive Gateway Plan

Small Office/Medium Density Housing

The Small Office/Medium Density Housing designation is intended to provide a variety of medium-intensity residential housing in a walkable environment, while allowing for office space. The designation provides for no more than 12 dwelling units per acre. Acceptable uses include townhomes, multiplex units, offices, and medical offices.



DUA: Up to 12

Target Ratio: 70% residential, 30% nonresidential

Primary Use: Medium density residential

Secondary Uses: Office, neighborhood-serving retail, institutional, and civic uses

High Density Mixed Housing

The High Density Mixed Housing designation encourages a variety of higher-intensity residential housing in a walkable environment. The designation provides no fewer than 16 dwelling units per acre. Acceptable uses include townhomes, apartments, and assisted living facilities. Careful transitions between existing similar single-family residences and higher density residential uses are accommodated.



DUA: 16 or more

Target Ratio: 80% residential, 20% nonresidential

Primary Use: Medium density residential

Secondary Uses: High density residential, neighborhood-serving retail, office, institutional, and civic uses

Williams Drive Gateway Plan

Medium Density Mixed Housing

The Medium Density Mixed Housing designation encourages middle housing compatible with traditional single-family dwellings. The designation provides for no more than 8 dwelling units per acre. Acceptable uses include small-lot single-family units, duplexes, cottage courts, townhomes, and multiplex units.



DUA: Up to 8

Target Ratio: 90% residential, 10% nonresidential

Primary Use: Medium density residential

Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic uses

Single-Family

The Single-Family designation facilitates traditional suburban environment in which each residential structure is designed to be used as a single dwelling unit. The designation provides for no more than 4 dwelling units per acre. Acceptable uses include medium, single-family structures.



DUA: Up to 4

Target Ratio: 95% residential, 5% nonresidential

Primary Use:

Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic uses

MU-WD – Preliminary Sub-Districts

FUTURE LAND USE	PROPOSED ZONING SUB-DISTRICT (Names WIP)	PRELIMINARY STANDARDS AND USES
Urban Mixed-Use, High Density Mixed Housing, Highway Commercial*	Urban Mixed-Use (MU-U)	First-Floor commercial/office required, 4 and 5 Story buildings, urban form, pedestrian oriented mixed-use development, build-to requirements
Suburban Mixed-Use, Office/High Density Housing	Urban Neighborhood Mixed-Use (MU-UN)	First-floor commercial/office minimum % required (i.e. 50% of ground floors), 3-story buildings, build-to requirements
Small Office/Medium Density Housing, Medium Density Mixed Housing	Traditional Neighborhood Mixed-Use (MU-TN)	Hybrid of traditional suburban dev. Standards and mixed use standards (small scale retail / coffee shops, etc. integrated with RM style zoning)
Single-Family, Civic, Park	None – Keep their existing zoning intact	N/A

Tentative Timeline

- UDCAC Intro Meeting---------- November 18th
- Staff work on Code changes ---------- November & December
- UDCAC Work Session I---------- January 13th
- UDCAC Work Session II---------- March 10th
- City Council Workshop ---------- April 27th
- UDCAC Work Session III (if needed)---------- May 12th
- Planning & Zoning Hearing and Final Report ---------- June 15th
- City Council 1st Reading ---------- July 13th
- City Council 2nd Reading (Update Adopted) ---------- July 27th
- Updated Effective ---------- September 1st

Comments & Questions

Thank You!