

# **Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas April 15, 2025**

The Georgetown Planning and Zoning Commission will meet on April 15, 2025 at 6:00 PM at Council and Court Building, 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 an Advisory 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 at this meeting.

## **Call to Order**

Pledge of Allegiance

Comments from the Chair

Announcements

Action from Executive Session

## **Statutory Consent Agenda**

The Statutory Consent Agenda includes non-controversial and routine items that may be acted upon with one single vote. An item may be pulled from the Consent Agenda in order that it be discussed and acted upon individually as part of the Regular Session.

### **1.A Meeting Minutes**

Consideration and possible action to approve the minutes from the March 4, 2025, regular meeting of the Planning & Zoning Commission -- Erica Metress, Planning Specialist

## **Regular Session**

2.A **2025-1-REZ McCalla House**

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone .55 acres out of the southeast part of Lot 5, Block 29, City of Georgetown, from the Office zoning district to the Mixed-Use Downtown zoning district, for the property generally located at 604 S Church Street. (2025-1-REZ) -- Olivia Beams, Historic and Downtown Planner

2.B **Discussion Items**

Updates, Commissioner questions, and announcements -- Travis Baird, Assistant Planning Director – Current Planning

## **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**  
**Planning and Zoning Commission**  
**April 15, 2025**

**SUBJECT:**

Meeting Minutes

**SUGGESTED ACTION:**

Consideration and possible action to approve the minutes from the March 4, 2025, regular meeting of the Planning & Zoning Commission -- Erica Metress, Planning Specialist

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Erica Dunlop, Planning Department

**ATTACHMENTS:**

[03.04.2025 P&Z Minutes Final.pdf](#)

# **Minutes of the Planning and Zoning Commission City of Georgetown, Texas Tuesday, March 4, 2025**

The Georgetown Planning and Zoning Commission met on Tuesday, March 4, 2025 at 6:00 PM at Council and Court Building, 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 for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Scott A Allen, Rueben Leslie L Rodriguez, David "Alan" McDonald, Michael D Charles, Lance A Morgan, Joseph D. Digiacomio

## **Public Wishing to Address an Advisory Board**

On a subject that is posted on this agenda: Please fill out a speaker registra on form which can be found on the table at the entrance to the mee ng room. Clearly print your name and the le er of the item on which you wish to speak and present it to the Board Liaison prior to the start of the mee ng. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the mee ng 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 me to speak. No more than six minutes for a speaker may be granted. The requestor gran ng me to another speaker must also submit a form and be present at the meeting.

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## **Call to Order**

Pledge of Allegiance  
Comments from the Chair  
Announcements  
Action from Executive Session

## **1. Statutory Consent Agenda**

The Statutory Consent Agenda includes non-controversial and routine items that may be acted upon with one single vote. An item may be pulled from the Consent Agenda in order that it be discussed and acted upon individually as part of the Regular Session.

### 1.A Meeting Minutes

Consideration and possible action to approve the minutes from the February 18, 2025, regular meeting of the Planning & Zoning Commission -- Erica Metress, Planning Specialist

**Moved by** Lance A Morgan; seconded by Michael D Charles to Approve the minutes from the February 18, 2025, regular meeting of the Planning & Zoning Commission.

**Motion** Approved: 6- 0

**Voting For:** Scott A Allen, Rueben Leslie L Rodriguez, David "Alan" McDonald, Michael D Charles, Lance A Morgan, Joseph D. Digiacomio

**Voting Against:** None

## 2. Regular Session

### 2.A 2025-2-REZ & 2025-1-ANX Hope Ranch

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 13.763 acres in the William Roberts Survey, Abstract 524, as the Residential Single-Family (RS) zoning district, and to rezone 24.744 acres of land out of the William Roberts Survey, Abstract 524, from the Residential Estate (RE) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at northwest of the intersection of Shell Road and Shell Spur (2025-1-ANX and 2025-2-REZ) -- Sofia Nelson, Planning Director

Sofia Nelson presented the staff report.

Commissioner Allen inquired about access to the structure on the property that is in the ETJ and the shape surrounding the immediate area of the structure. Nelson explained that access will be reviewed at the time of platting and noted that the marking of the square in staff's presentation is simply an estimate. Nelson added that field notes will be attached to the ordinance that describes the area exactly.

Commissioner Charles asked staff if two-part requests are common for the Planning and Zoning Commission's consideration. Nelson explained that the request was submitted separately to the Planning Department, but for the purpose of the presentation Nelson consolidated them because the request was for the same zoning designation. Nelson further explained that there will be two separate ordinances when the item receives final action from the City Council: one to annex and one to rezone.

Commissioner Charles referred to a previous review of the project and acknowledged

that the developer stated that there were issues with wastewater that paused the project. Commissioner Charles questioned how the wastewater was addressed. Nelson explained that the property is within Georgetown's water system and explained that the fiscal posting or connection of lines will need to occur prior to plat recordation

Haden Simmons, applicant, approached the podium to address the commission and noted that the 16-inch main on Shell Road will be extended to the edge of the property line. Simmons explained that the Lennar development constructed a force main that allows for a connection point at the Northeast part of the property which would be the future connection point to serve the development and future developments in the area.

With no further comments, Vice Chair Allen opened the public hearing.

Heath Culp, 383 Logan Ranch Road, approached the podium to address the commission and shared that he was happy to see a lower density planned use. Culp shared his concern of traffic and explained that the de-annexed property south of Grace Bible Church plans to add a multi-family development. Culp explained that traffic at Shell Spur and Shell Road has increased. Culp shared his opposition of the Future Land Use of a community center and explained that it intersects with some Logan Ranch properties.

Vice Chair Allen closed the public hearing and opened the floor to a motion.

**Moved by** Lance A Morgan; seconded by Joseph D. Digiacomo to Approve as presented.

**Motion** Approved: 6- 0

**Voting For:** Scott A Allen, Rueben Leslie L Rodriguez, David "Alan" McDonald, Michael D Charles, Lance A Morgan, Joseph D. Digiacomo

**Voting Against:** None

## 2.B Discussion Items

Updates, Commissioner questions, and announcements -- Travis Baird, Assistant Planning Director – Current Planning

There were no discussion items from staff.

Commissioner Allen inquired about communication from the mayor regarding proposed bills from legislation as it relates to commercial development and asked that staff share a brief summary with the commission.

Travis Baird, Assistant Planning Director – Current Planning, approached the podium to explain that it was the opening days of the legislative session, so everything was subject to change. Baird highlighted Senate Bill 840 that, as written, would be to allow multifamily development in any zoning district that would allow the following use: mixed use, office, retail, multi-family or warehouse. Baird explained that the ability of the city to restrict the use in general, dimensionality, and density of the use would be restricted. Baird continued to share that Senate Bill 850 has implications for multi-family on land owned or leased by religious entities. Baird concluded with Senate Bill 815 concerning single family lots. Commissioner Allen explained that any concerns should be shared with the elected representative.

## Adjournment

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Attest

**City of Georgetown, Texas**  
**Planning and Zoning Commission**  
**April 15, 2025**

**SUBJECT:**

2025-1-REZ McCalla House

**SUGGESTED ACTION:**

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone .55 acres out if the southeast part of Lot 5, Block 29, City of Georgetown, from the Office zoning district to the Mixed-Use Downtown zoning district, for the property generally located at 604 S Church Street. (2025-1-REZ) -- Olivia Beams, Historic and Downtown Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The applicant is requesting to rezone the subject property from the current Office (OF) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, to allow for the property to be used as a single-family residence. The property was converted to an office use several years ago but was purchased in 2024 with the intention of being converted back to a single-family residence. The current zoning is inhibiting the property from being occupied as a residence. The applicant does not intend to make any alterations to the exterior of the property at this time; therefore, a conceptual plan layout has not been provided with this application.

**Staff's Analysis:**

Staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in the attached staff report.

**Public Notification:**

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (32 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper March 30, 2025, and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request (Exhibit 6).

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Courtney Hanson, Planning Department

**ATTACHMENTS:**

[2025-1-REZ P&Z Staff Presentation.pdf](#)

[2025-1-REZ P&Z Staff Report.pdf](#)

[Exhibit 1 - Location Map.pdf](#)

[Exhibit 2 - Future Land Use Map.pdf](#)



Exhibit 3 - Zoning Map.pdf

Exhibit 4 - Design and Development Standards of the MU-DT Zoning District.pdf

Exhibit 5 - Letter of Intent.pdf

# McCalla House 2025-1-REZ

April 15, 2025| Planning & Zoning Commission

# Item Under Consideration

## 2025-1-REZ

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone .55 acres out of the southeast part of Lot 5, Block 29, City of Georgetown, from the Office zoning district to the Mixed-Use Downtown zoning district, for the property generally located at 604 S Church Street (2025-1-REZ) -- Olivia Beams, Historic and Downtown Planner



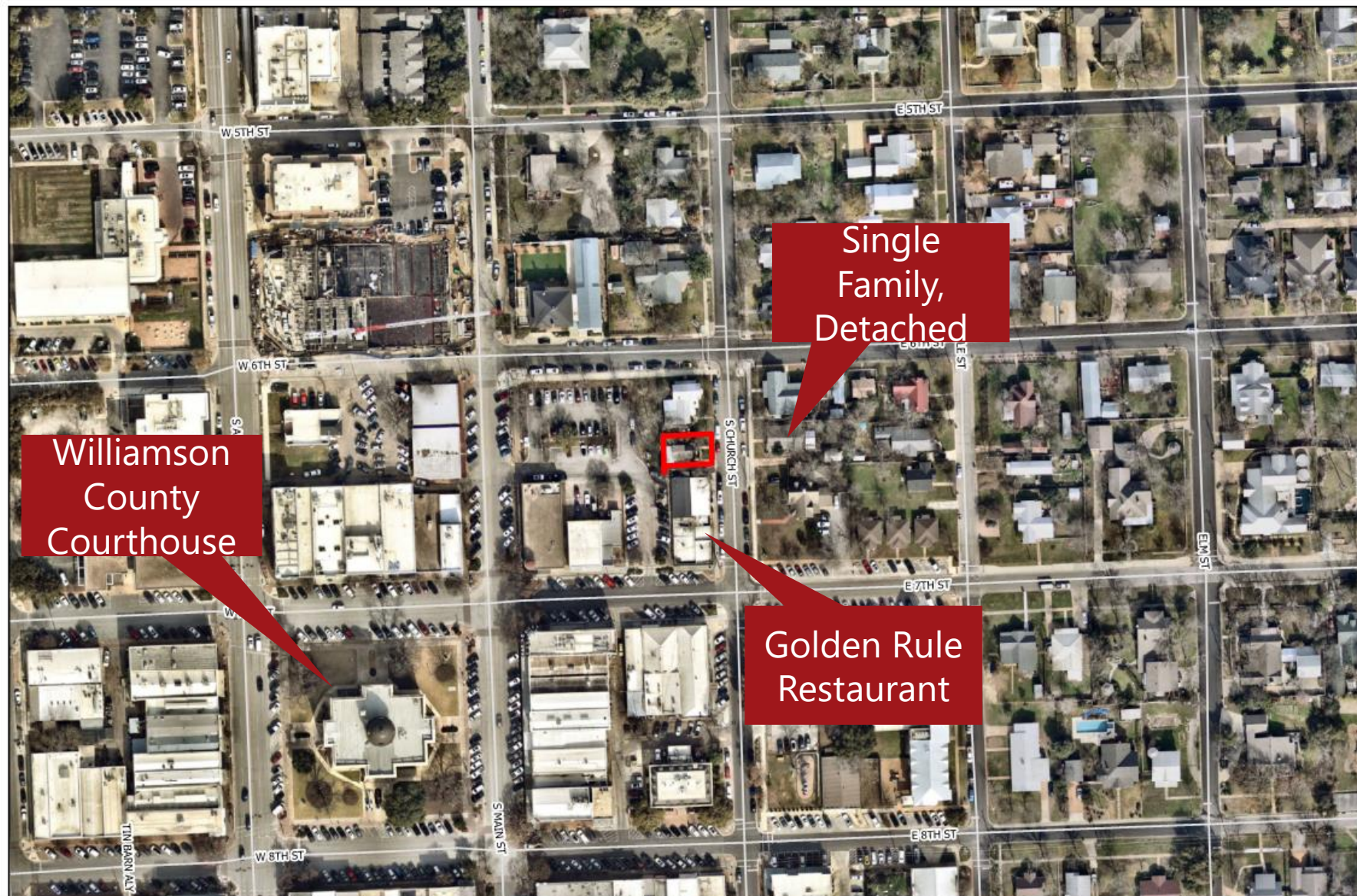
## Aerial

2025-1-REZ

 Site



0 100 200  
Feet



Williamson  
County  
Courthouse

Single  
Family,  
Detached

Golden Rule  
Restaurant



S. Church  
Street  
Facade



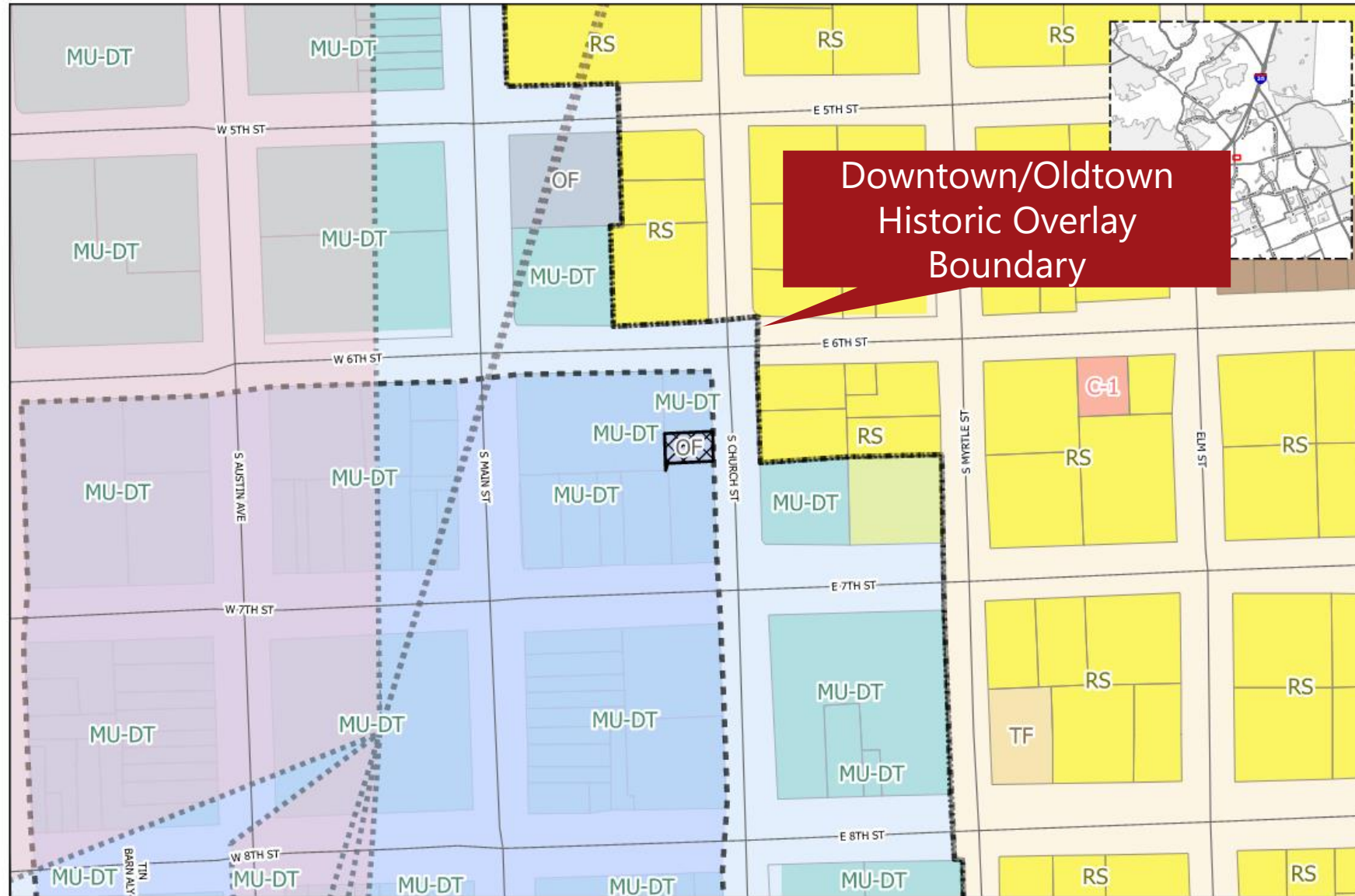


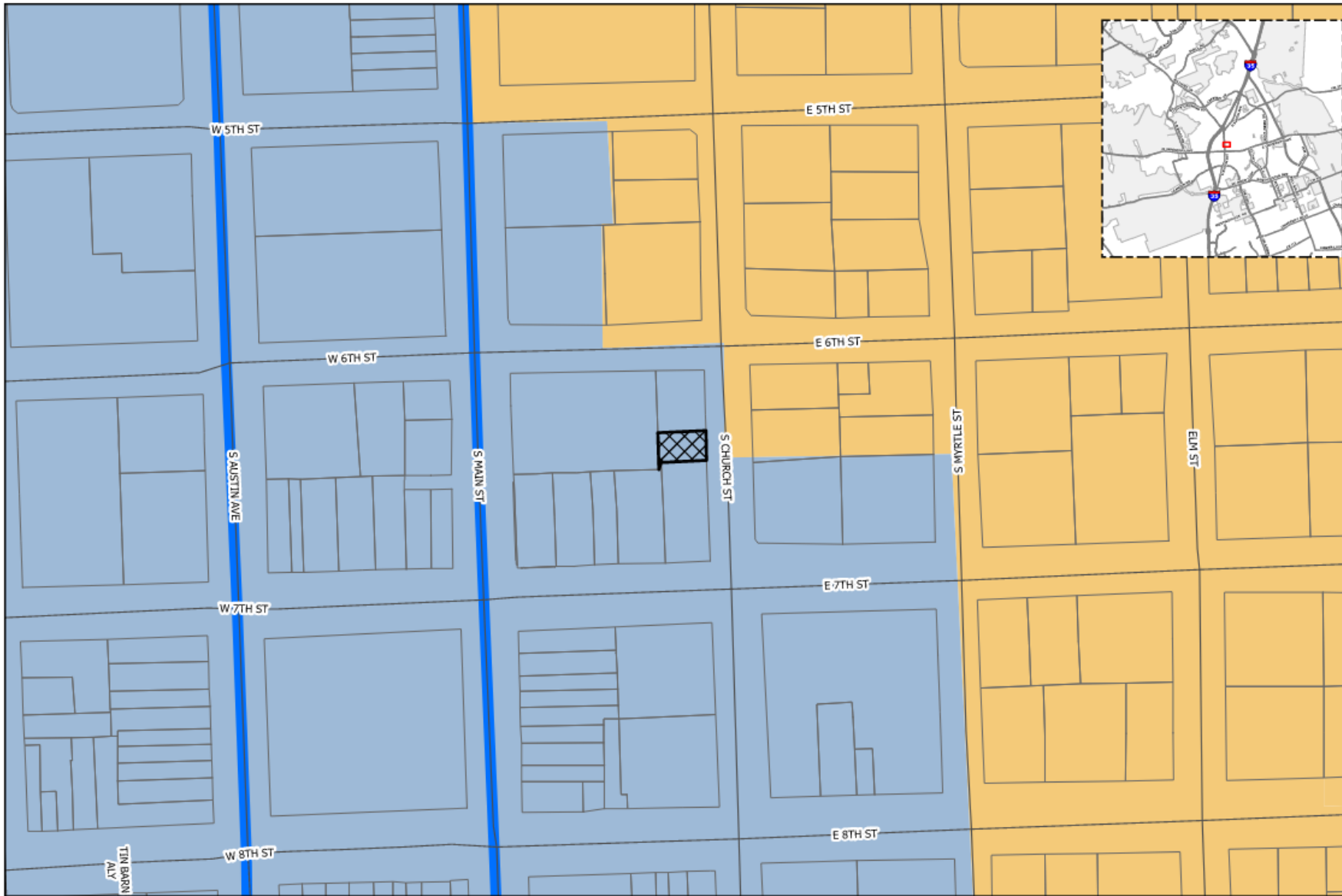
# Zoning

## 2025-1-REZ

### Exhibit #3

-  Site
-  PUD
-  Courthouse View Overlay
-  Old Town Overlay
-  Historic Overlay
-  Downtown Overlay
-  SPO Overlay
-  Gateway Overlay
-  Parcels
- Zoning**
-  AG - Agriculture
-  BP - Business Park
-  C-1 - Local Commercial
-  C-3 - General Commercial
-  CN - Neighborhood Commercial
-  IN - Industrial
-  MF-1 - Low-Density Multi-family
-  MF-2 - High-Density Multi-family
-  MH - Manufactured Housing
-  MU-DT - Mixed-Use Downtown
-  OF - Office
-  PF - Public Facility
-  RE - Residential Estate
-  RL - Residential Low-Density
-  RS - Residential Single-Family
-  TF - Two-Family
-  TH - Townhouse





## Future Land Use/ Overall Transportation Plan

2025-1-REZ

Exhibit #2

- Site
- Parcels
- Future Land Use**
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Thoroughfare**
- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail



# Special Area (SA)

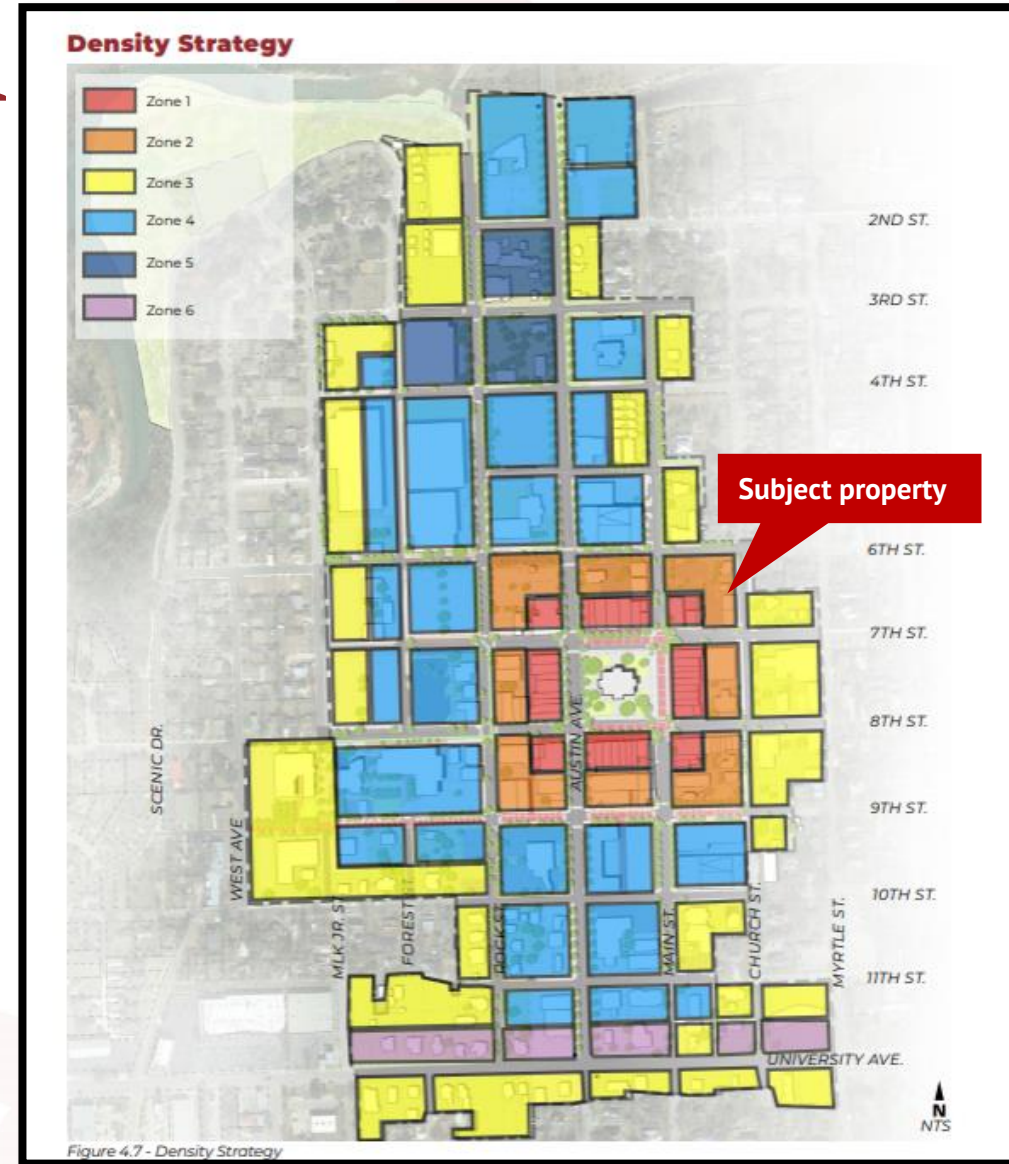
- Unique Destinations that emphasize retail, office, and entertainment uses
- Emphasis on building design, landscaping, public spaces
- Pedestrian oriented places that often include shopping streets, shared parking, and strong links to surrounding areas

- **DUA:**  $\geq 14$
- **Target Ratio:** Development Specific
- **Primary Use:** Mixed-use (high-density residential and retail)
- **Secondary Uses:** Medium-density residential, office, commercial, recreational, and civic uses



# Downtown Master Plan

- Zone 2 is an area with strict architectural standards in place without any exceptions. This area is characterized by a historic urban form with a mixture of uses such as retail, office, restaurant, and upper story residential uses.



# Office (OF)

- Intended to provide a location for offices and related uses
- Low traffic generation
- Small areas of OF may be appropriate adjacent to most residential uses as a transition to commercial uses

## Dimensional Standards

- Min. lot width = 50'
- Max building height = 35'
- Front setback = 25'
- Side setback = 10'
- Rear setback = 10'
- Side setback to residential = 15'
- Rear setback to residential = 25'
- 15' bufferyard adjacent to RS
- FAR = 0.5

# Mixed Use Downtown (MU-DT)

- Mix of land uses, including general commercial and retail
- Also includes single-family and multi-family in the downtown area
- Smaller in scale and scope
- Only appropriate in the traditional downtown area
- Shall meet design requirements of the Downtown Overlay District and Design Guidelines

## Dimensional Standards

- Max building height = 40'
- Setbacks = 0'
- 90% impervious cover
- 10' landscape buffer to residential zoning

## Mixed Use Downtown (MU-DT)

Permitted by Right	Permitted with Limitations	Permitted with a SUP
Single-family, Detached	Upper-story Residential	Townhouse
Group Home (6 residents or less)	Home-Based Business	Multifamily, Attached and Detached
Emergency Services Station	Public Park, Neighborhood	Accessory Dwelling Unit
Government or Postal Office	Residential Assembly Facility (with or without Columbaria)	Group Home (7-15 residents)
Library or Museum	Group Day Care	Assisted Living
Nature Preserve or Community Garden	Family Home Day Care	Hospice Facility
Inn	Bed & Breakfast (with or without Events)	Rooming or Boarding House
Restaurant, General	Micro Brewery, Winery, or Distillery	College or University
Food Catering Services	Live Music or Entertainment	Business or Trade School
Home Health Care Services	General Office	Commercial Day Care
Medical or Dental Office	Integrated Office Center	Activity Center, Youth or Senior
Farmer's Market	General Retail	Community Center
Artisan Studio Gallery	Heliport	Correctional Facility
Personal Services	Utility Services, Intermediate	Social Service Facility
Dry Cleaning Service, Drop-off Only	Wireless Transmission Facility $\leq 40'$	Hospital
Laurndromat		Psychiatric Hospital
Printing, Mailing and Reproduction Services		Blood or Plasma Center
Banking and Financial Services		Private Transport Service Dispatch Facility
Consumer Repair		
Veterinary Clinic, Indoor Pens Only		
Parking Lot, Off-Site and Commercial		
Park-n-Ride Facility		
Transit Passenger Terminal		
Utility Services, Minor		

# Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		

# Comprehensive Plan Guidance

## Land Use Policies:

- *LU.4 Encourage redevelopment in target areas*
- *LU.6 Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods*



- **DUA:**  $\geq 14$
- **Target Ratio:** Development Specific
- **Primary Use:** Mixed-use (high-density residential and retail)
- **Secondary Uses:** Medium-density residential, office, commercial, recreational, and civic uses

# Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		



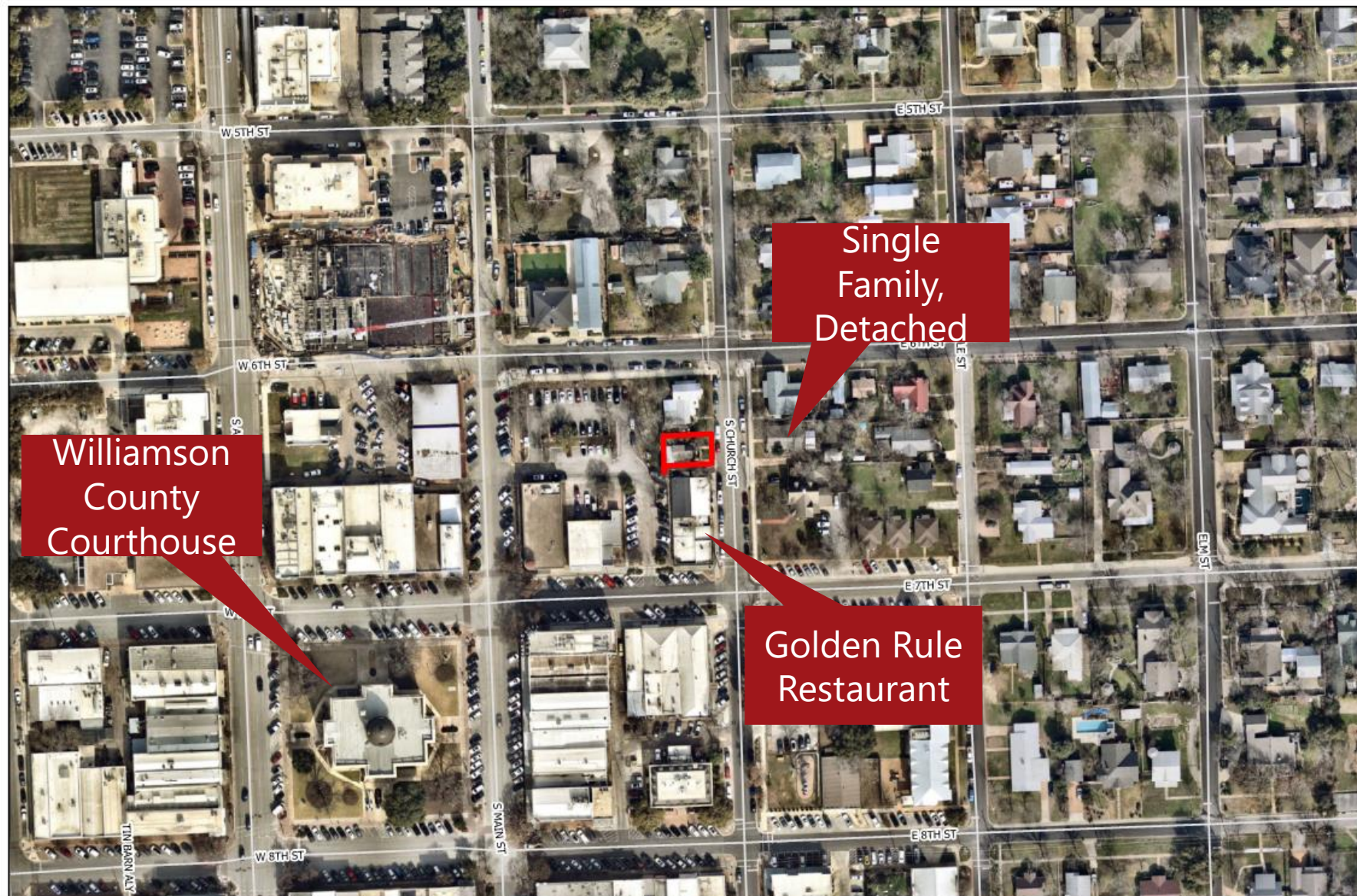
## Aerial

2025-1-REZ

 Site



0 100 200  
Feet

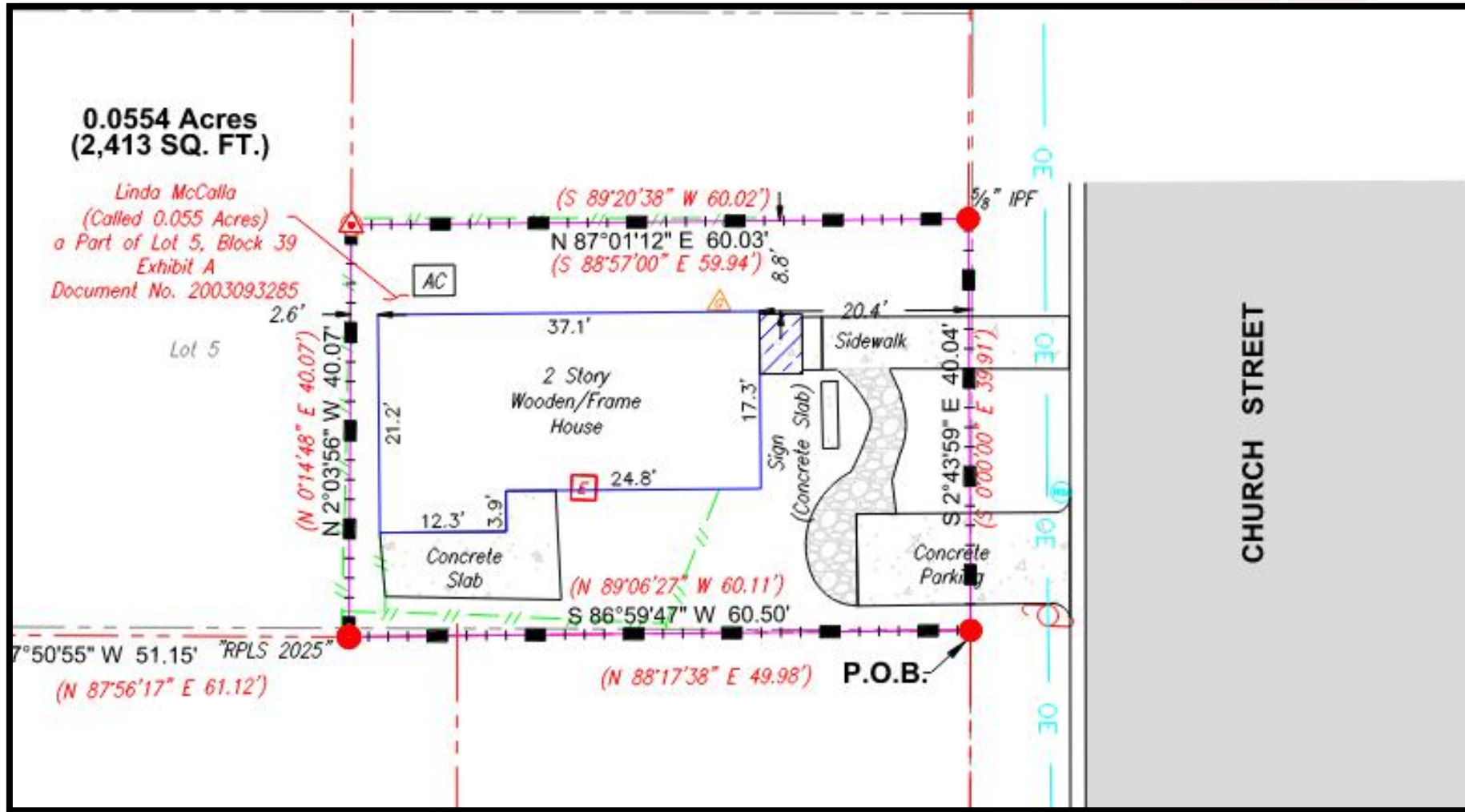




# Approval Criteria – UDC Section 3.06.030

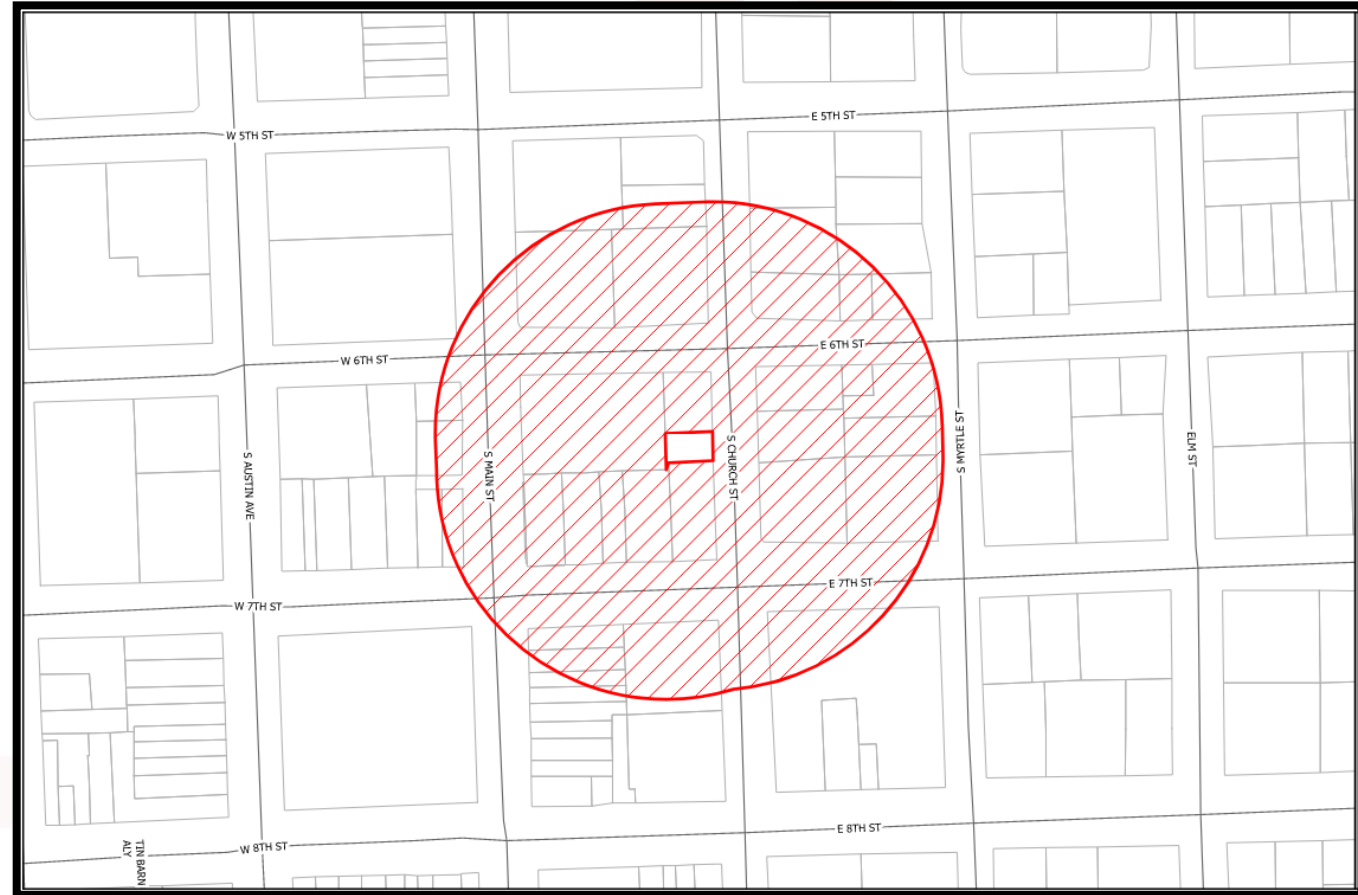
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

# Site Plan



# Public Notifications

- 29 property owners within the 300' buffer
- Notice in Sun News on March 30, 2025
- 1 Sign posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



# Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone .55 acres out of the southeast part of Lot 5, Block 29, City of Georgetown, from the Office zoning district to the Mixed-Use Downtown zoning district, for the property generally located at 604 S Church Street (2025-1-REZ) -- Olivia Beams, Historic and Downtown Planner
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing... and make a recommendation to the City Council.

# Planning and Zoning Commission

## Planning Department Staff Report

**Report Date:** April 11, 2025  
**Case No:** 2025-1-REZ  
**Project Planner:** Olivia Beams, Historic and Downtown Planner

### Item Details

**Project Name:** McCalla House  
**Project Location:** 604 S. Church Street within City Council district No. 6.  
**Total Acreage:** .55 Acres  
**Legal Description:** .55 Acres out of the Southeast portion of Lot 5, Block 39, City of Georgetown  
**Applicant:** Davilla Designs and Development, Inc., c/o Amy Gantt  
**Property Owner:** Davilla Designs and Development, Inc  
**Request:** Zoning Map Amendment to rezone the subject property from **Office (OF)** to **Mixed Use Downtown (MU-DT)**.  
**Case History:** This is the first public hearing of this request.



## Planning Department Staff Report

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### Overview of Applicant's Request

The applicant is requesting to rezone the subject property from the current Office (OF) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, to allow for the property to be used as a single-family residence. The property was converted to an office use several years ago but was purchased in 2024 with the intention of being converted back to a single-family residence. The current zoning is inhibiting the property from being occupied as a residence. The applicant does not intend to make any alterations to the exterior of the property at this time; therefore, a conceptual plan layout has not been provided with this application.

### Site Information

#### Location:

The subject property is located at 604 S. Church Street, within the Downtown Area 1 Historic Overlay District. The property is located on the northeast corner of the Square. The property is within a historically mixed-use area, with commercial uses to the south and west of the property, and residential uses to the north and east of the property.

#### Physical and Natural Features:

The subject property is approximately .55 acres and is improved with a Medium Priority Historic Resource. The subject structure was constructed in 1925 as a single-family residence. According to the applicant's Letter of Intent, the property has been used as a professional office for the last 27 years.

#### Future Land Use and Zoning Designations:

The subject property has a Special Area Future Land Use Designation and is currently zoned Office (OF). The property is located within the Downtown Area 1 Historic Overlay District.

There are two land use policies of the 2030 Plan relevant to the review of the requested rezoning based on the site's Future Land Use designation, the location of the subject property, the existing improvements on the property, and features of the surrounding area. They are included in their entirety below, with the related key points underlined for emphasis. The applicability of each policy is explained in detail in the approval criteria section of this report.

#### **LU.1 Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.**

- Placement of more intense uses near the center of the area where services and transportation networks are more established; less intense uses are located towards the periphery. More intense uses may be those that generate more traffic and allow for a higher density of residential or commercial space.

#### **LU.4 Encourage redevelopment in target areas**

- Redevelopment is the clearing of land and construction of new buildings, the conversion of existing buildings to a different use, or a combination of the two. Redevelopment in target areas is encouraged in a variety of ways including: small area planning, intentional infrastructure investment, and/ or specialized development standards.



## Planning Department Staff Report

### Surrounding Properties:

The subject property is located within the urban core of the city. The urban core within the Downtown provides a range of commercial uses that support the neighborhood residences on the periphery of downtown. The surrounding properties are well-established as a part of the historic area with a variety of land uses that are both commercial and residential. These existing land uses surrounding the property include retail, office and service uses, and single-family residences.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	Mixed Use Downtown (MU-DT)	Special Area	Single-family, Detached
East	Residential Single Family (RS)	Mixed Density Neighborhood	Single-family, Detached
South	Mixed Use Downtown (MU-DT)	Special Area	Restaurant, General
West	Mixed Use Downtown (MU-DT)	Special Area	Parking Lot



### Property History:

The subject property was rezoned to RM-3 under ordinance number 97-53. Prior to this rezoning, the

## Planning Department Staff Report

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property was zoned Residential Single Family (RS), which is how the lot was used for many years. RM-3 designation was renamed to the Office (OF) zoning district when the current Unified Development Code was adopted in 2003. The property was brought into the Downtown Area 1 Historic Overlay District under ordinance 2000-27, along with the other properties on the outer half of the 9-block square.

### Comprehensive Plan Guidance

#### Future Land Use Map:

##### Special Area (SA)

Special Areas are planned areas that integrate a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. These centers are unique destinations with emphasis on building design, landscaping and the inclusion of public plazas, green spaces and areas for the public to gather. Special Areas are designed in a pattern of pedestrian-oriented, storefront-style shopping streets, with shared parking and strong pedestrian linkages to the surrounding areas.

**DUA:** 14 or more

**Target Ratio:** Development Specific

**Primary Use:** Mixed-use (high-density residential and retail)

**Secondary Uses:** Medium-density residential, office, commercial, recreational, and civic uses

#### Other Master Plans:

##### Downtown Master Plan: Zone 2 Density Area

The Downtown Master Plan identifies the outer half-block within the Nine-Block Square facing the County Courthouse as Zone 2 within the density plan. This is an area with strict architectural standards in place without any exceptions. This area is characterized by a historic urban form with a mixture of uses such as retail, office, restaurant, and residential uses. Should the property redevelop, the Downtown Master Plan calls for a Level 2 sidewalk to be constructed along Church Street. These sidewalks are found in active pedestrian zones where some level of trees and amenity space can be accommodated.

### Utilities

The subject property is located within the City's service area for water, wastewater, electric. It is anticipated that there is adequate capacity to serve the subject property at this time.

### Transportation

The subject property is located within the urban core of downtown, which provides a high level of street and pedestrian infrastructure connectivity. The property fronts on S. Church Street, which is a Local Street, between E. 7th Street, which is a Minor Collector, and E. 6th Street, which is a Local Road.

#### S. Church Street – Local Street

These streets are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector level streets and arterial level streets.



## Planning Department Staff Report

A Traffic Impact Fee (TIF) will be assessed and required at the Site Development Plan, should the property redevelop, per the average daily trips generated by development based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

### Proposed Zoning district

#### Mixed Use Downtown (MU-DT)

The Mixed Use Downtown (MU-DT) zoning district is intended to provide a location for a mix of land uses including general commercial and retail activities, office as well as single-family and multi-family in the downtown area. Developments in the MU-DT District are typically smaller in size and scope although there may be occasionally heavy traffic. The Mixed Use Downtown District is only appropriate in the traditional downtown area of Georgetown. Properties in MU-DT shall meet the design requirements of the Downtown Overlay District, and Downtown and Old Town Design Guidelines.

Permitted uses in this district include, but are not limited to inn, restaurant, personal services, single-family detached, parking lot, and banking and financial services. Other uses such as bed and breakfast, general office, upper-story residential, and daycare are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Certain land uses including hotel, theatre, medical or dental clinic, assisted living, multi-family attached, and community center uses may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of MU-DT district permitted uses and development standards.

### Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

### Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
<b>1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.</b>	<b>Complies</b>
An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
<b>2. The zoning change is consistent with the Comprehensive Plan.</b>	<b>Complies</b>
The subject property is located within the Special Area future land use designation, which places an emphasis on retail, office, and entertainment activities. Special Areas are intended to develop in a pattern of pedestrian oriented, storefront style shopping streets that help activate the ground level of development and interact with the public realm. The permitted uses within MU-DT align with	

**ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA**

the primary uses intended within the Special Area future land use area.

Policy LU.1 Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.

The proposed MU-DT zoning district will allow for a gradual change in use intensity. While the MU-DT zoning designation allows for a range of land uses, the retention of the existing historic building will inherently limit the intensity of uses that would be able to develop on the site, thereby allowing for a transition of use intensities from the commercial core of the downtown to the residential uses to the east of the property. The requested zoning change of the site is appropriate given the context of its location being within the historic 9-block square area.

Policy LU.4 Encourage redevelopment in target areas.

In the provided letter of intent, the applicant states the intent to repurpose an existing historic resource with a residential use. The proposed zoning change will allow for redevelopment near the commercial core of downtown while maintaining the existing residential form of the building that is within the context of the area and can continue to contribute to the character of an established historic district.

Additionally, the requested zoning change allows for a wider variety of uses, including those recommended by the Downtown Master Plan, while still allowing for an office or residential use on the site. In accordance with the Downtown Master Plan, new land uses within the Downtown are encouraged to ensure compatibility with adjacent residential uses while also encouraging redevelopment opportunities, which aligns with the permitted uses in the MU-DT District.

**3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.**

**Complies**

The requested zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City. The requested zoning of MU-DT is appropriate within the boundary of the Downtown Area 1 Historic District, where a combination of uses is encouraged by the Downtown Master Plan, including residential, office, and retail. The requested zoning change supports the orderly and healthful development of the City, as it brings the property further into compliance with the established goals of the Comprehensive Plan and the Downtown Master Plan.

**4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.**

**Complies**

The Mixed-Use Downtown zoning district is intended to provide a location for a mix of land uses including general commercial, retail activities, and office as well as single-family and multi-family in the downtown area. Furthermore, this is an established commercial area within the downtown, and the proposed zoning of Mixed-Use Downtown (MUDT) is compatible with the existing retail and service uses within the immediate area. Additional redevelopment on the site will fall under the purview of the Historic and Architectural Review Commission and will be evaluated for consistency with the historic character of the area.

**5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.**

**Complies**

### ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district. The proposed zoning change will allow for the existing building to retain its historic residential form. The site has adequate access and infrastructure such as parking and commercial driveway access to support the proposed zoning district.

In summary, staff found that the applicant's request to rezone the subject property from the Office (OF) zoning district to the Mixed-Use Downtown (MU-DT) zoning district complies with all five approval criteria. Staff finds that the request also complies with the Comprehensive Plan due the subject property being located within the Downtown Area 1. Overall, the proposed Mixed-Use Downtown (MU-DT) zoning promotes healthful and orderly development within the City, aligns with the City's intent for zoning uses within the Special Area future land use goals, and meets public needs for harmony with its surrounding area.

### Meetings Schedule

April 15, 2025 – Planning and Zoning Commission  
May 13, 2025 – City Council First Reading of the Ordinance  
May 27, 2025 – City Council Second Reading of the Ordinance

### Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (32 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper March 30, 2025 and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request (Exhibit 6).

### Attachments

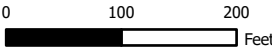
Exhibit 1 – Location Map  
Exhibit 2 – Future Land Use Map  
Exhibit 3 – Zoning Map  
Exhibit 4 – Design and development standards of the Mixed-Use Downtown  
Exhibit 5 – Letter of Intent  
Exhibit 6 – Public Comments (if applicable)

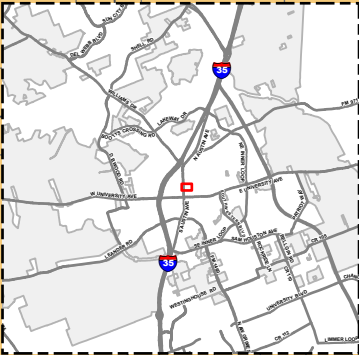
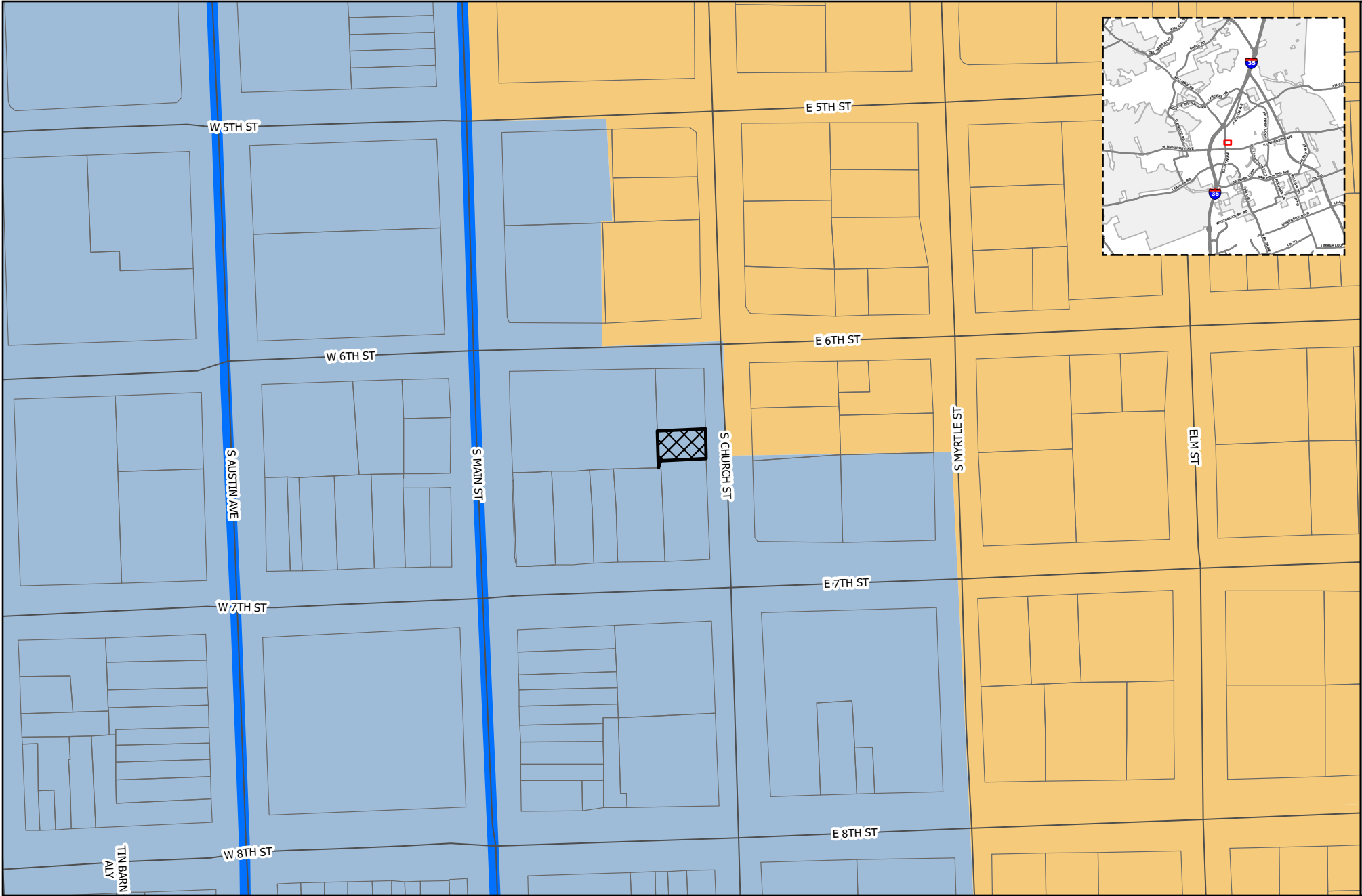
# Location

**2025-1-REZ**

**Exhibit #1**

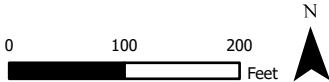
-  Site
-  Parcels





**Future Land Use/  
Overall Transportation  
Plan  
2025-1-REZ  
Exhibit #2**



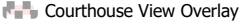



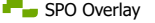
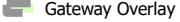

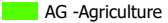




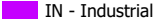

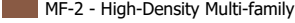


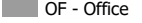

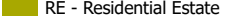


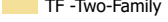

-  Site  
 Parcels
- Future Land Use**
-  Community Center
  -  Employment Center
  -  Institutional
  -  Mining
  -  Mixed Density Neighborhood
  -  Neighborhood
  -  Open Space
  -  Parks and Recreation
  -  Regional Center
  -  Rural Residential
  -  Special Area
- Thoroughfare**
-  Existing Freeway
  -  Existing Major Arterial
  -  Existing Minor Arterial
  -  Existing Collector
  -  Proposed Freeway
  -  Proposed Major Arterial
  -  Proposed Minor Arterial
  -  Proposed Collector
  -  Proposed Rail

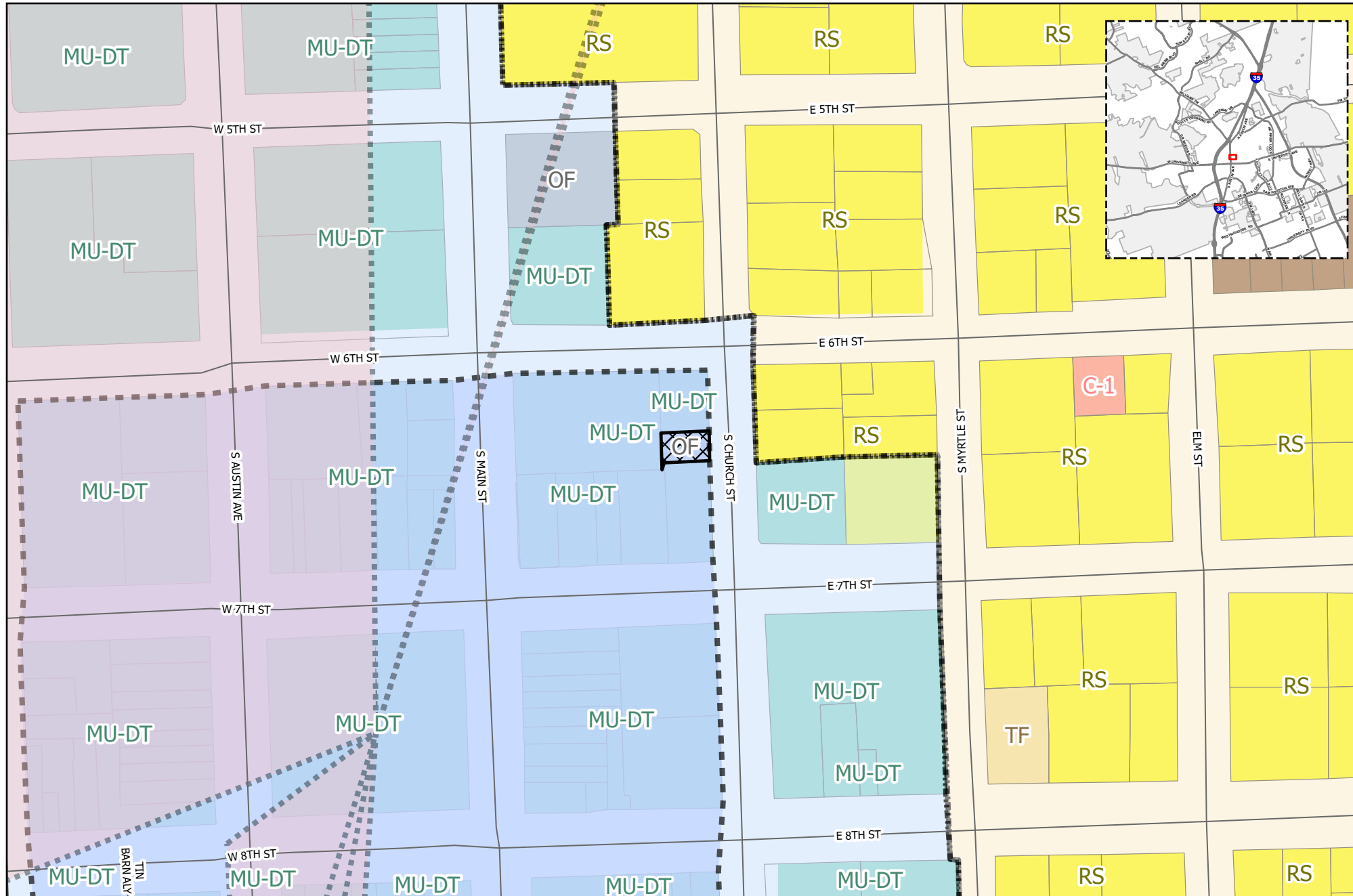
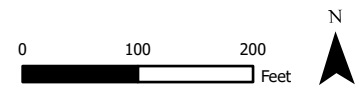


# Zoning

## 2025-1-REZ

### Exhibit #3

-  Site
-  PUD
-  Courthouse View Overlay
-  Old Town Overlay
-  Historic Overlay
-  Downtown Overlay
-  SPO Overlay
-  Gateway Overlay
-  Parcels
- Zoning**
-  AG - Agriculture
-  BP - Business Park
-  C-1 - Local Commercial
-  C-3 - General Commercial
-  CN - Neighborhood Commercial
-  IN - Industrial
-  MF-1 - Low-Density Multi-family
-  MF-2 - High-Density Multi-family
-  MH - Manufactured Housing
-  MU-DT - Mixed-Use Downtown
-  OF - Office
-  PF - Public Facility
-  RE - Residential Estate
-  RL - Residential Low-Density
-  RS - Residential Single-Family
-  TF - Two-Family
-  TH - Townhouse



<b>Residential Uses</b>	<a href="#">Sec. 5.02.010</a>
Permitted by Right	Single-family (Detached), Group Home (6 residents or less)
Permitted with Limitations	Upper-story Residential, Home-Based Business
Special Use Permit Required	Townhouse, Multifamily (Attached and Detached) dwelling units, Accessory Dwelling Unit, Group Home (7 to 15 residents), Assisted Living, Hospice Facility, Rooming or Boarding House

<b>Civic Uses</b>	<a href="#">Sec. 5.03.010</a>
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Nature Preserve or Community Garden
Permitted with Limitations	Day Care (Family Home, Group), Religious Assembly Facilities (Inc. with Columbaria), Public Park (neighborhood)
Special Use Permit Required	School (College or University, Business or Trade), Day Care (Commercial), Activity Center (Youth or Senior), Community Center, Correctional Facility, Social Service Facility, Hospital, Psychiatric Hospital, Blood or Plasma Center

<b>Commercial Uses</b>	<a href="#">Sec. 5.04.010</a>
Permitted by Right	Inn, Restaurant (General), Food Catering Service, Home Health Care Services, Medical or Dental Office, Farmer's Market, Artisan Studio and Gallery, Personal Services, Dry Cleaning Service (Drop-off Only), Laundromat, Printing, Mailing and Reproduction Services, Banking and Financial Services, Consumer Repair, Veterinary Clinic (Indoor Pens Only)
Permitted with Limitations	Bed and Breakfast (Inc. with Events), Micro Brewery, Micro Winery, or Micro Distillery, Live Music or Entertainment, General Office, Integrated Office Center, General Retail
Special Use Permit Required	Hotel (Boutique, Full Service), Restaurant (Drive-through), Bar, Tavern or Pub, Permanent Mobile or Outdoor Food Vendor, Dance Hall or Nightclub, Theater (Movie or Live), Membership Club or Lodge, Event Facility, Commercial Recreation, Medical or Dental Clinic, Urgent Care Facility, Personal Services (Restricted), Fitness Center

<b>Transportation &amp; Utility Uses</b>	<a href="#">Sec. 5.05.010</a>
Permitted by Right	Parking Lot (Off-site, Commercial), Park-n-Ride Facility, Transit Passenger Terminal, Utility Services (Minor)
Permitted with Limitations	Heliport, Utility Services (Intermediate), Wireless Transmission Facility (40' or less)
Special Use Permit Required	Private Transport Service Dispatch Facility

<b>Temporary Uses</b>	<a href="#">Sec. 5.08.010</a>
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Temporary and Transient Mobile or Outdoor Food Vendor, Business Offices, Concrete Products (temporary), Construction Field Office, Parking Lot (temporary)

**\*Dimensional Standards on the back**

The full UDC document can be found online at [udc.georgetown.org](http://udc.georgetown.org). More information on all uses and any applicable limitations can be found in UDC Chapter 5. Definitions of all uses can be found in UDC Chapter 16.  
[planning@georgetown.org](mailto:planning@georgetown.org) | (512) 930-3575

<b>Dimensional Standards:</b> <a href="#">Sec. 7.02.020</a>	<b>Feet</b>
Minimum Lot Width	25
Minimum Lot Size	-
Front/street setback	0
Side Setback	0
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	0
Rear Setback	0
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	0
Maximum Building Height	40
Maximum Impervious Cover - <a href="#">Sec. 11.02</a>	-
Bufferyard: UDC <a href="#">Sec. 8.04.06</a> a) Low level adjacent to Residential Zone – 10 ft wide planting area; Two evergreen ornamental trees and four evergreen shrubs per each 50 linear fee	-
Landscaping: UDC <a href="#">Sec. 8.01</a>	-
Tree Preservation and Protection – <a href="#">Sec. 8.02</a>	-

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Amy Gantt  
President  
Davilla Design and Development, Inc.  
302 Toledo Trail  
Georgetown, Texas 78628

January 29th, 2025

City of Georgetown  
Planning and Zoning Department  
809 Martin Luther King, Jr. street  
Georgetown, Texas 78626  
RE: PROJECT 2025-REZ-1

Dear Members of the Planning Team,

I am writing to formally request the rezoning of a historical home located in the downtown Georgetown Historical district, 604 S. Church Street, from its current commercial use to a mixed-use development. Formerly a residence, I intend to remodel this property into a residential unit while preserving its historic character. The exterior will remain intact, honoring the integrity of the building as it stands today.

My plans involve updating the interior, focusing on necessary improvements such as the electrical, plumbing, and HVAC systems. Moreover, I aim to restore design elements reflective of the 1920s, enhancing the home's historical value. A full bathroom will be added in place of a large closet, further enhancing the living space.

This remodeling initiative aligns with the Georgetown 2030 plan goals by investing in our neighborhood, safeguarding the unique community character, and promoting environmental stewardship. The Texas Historical Commission notes that this structure transitioned from residential to commercial use 27 years ago, yet it retains a medium priority for preservation due to its historic significance.

This application for rezoning meets UDC code 3.06.030 in the fact that the application is complete and the information contained within the application is sufficient and correct to allow adequate review and final action.

The zoning change request is consistent with the city of Georgetown Comprehensive Plan by retaining the unique characteristics of the home and community around it. No changes will be made to the exterior of the home. Updating the interior only with thoughtful restoration of the home's historical footprint. The intent of the remodel is to ensure the home is beautifully sustained for another 100 years.

The zoning change promotes the health, safety and general welfare of the City and the safe orderly, and healthful development of Georgetown by keeping the inside and outside of the home clean and maintained throughout the remodel and after completion.

The zoning change is compatible with the present zoning and conforming uses of nearby property which on the northern boundary line is another residential home, as well as, across Church street is a residential home and short term rental property. The property on the southern boundary line is a commercial restaurant. A mixed use zoning will maintain the character of the neighborhood.

The property to be rezoned is suitable for uses permitted by the district that would be applied.

Further, the rezoning application meets the Sec. 3.06.060. - Approval Criteria for Historic Overlay Districts by demonstration of maintaining the exterior of the home. The remodel of this home is only interior. The exterior will remain intact.

In addition to the approval criteria for zoning changes in [Section 3.06.030](#), the City Council will find that one or more of the following criteria for approving a Historic Overlay District is met:

The Character, interest, or value of the structures, sites or area because of their unique role in the development, heritage or cultural characteristics of the City, County, State or Nation remains the same because the exterior will remain intact and untouched.

There is no record of Occurrence of a notable historical event at the structures, sites, or area of this home.

There has not been Identification of the structures, sites, or area with a person or persons who contributed notably to the culture and development of the City, County, State, or Nation. This home was originally built as a garage for the residential home on the northern boundary line.

The original construction of the exterior of the home will be untouched therefore, embodiment in multiple buildings in a site or area under consideration of distinctive elements of architectural design, detail material, or craftsmanship related to a uniqueness to the area, or the related distinctiveness of a craftsman, master builder or architect, or a style or innovation, including but not limited to:

- Scale of buildings and structures typical of the area will remain the same.
- Architectural style of the building and structure will remain the same.
- Architectural period of the buildings and structure will remain the same.
- Building materials typical of the area will remain the same.
- Colors and textures used in the buildings and structures typical of the area will remain the same.
- Typical relationships of buildings in the area to the street will remain the same.
- Setbacks and other physical patterns of buildings in the area will remain the same.
- Typical patterns of rooflines of buildings in the area will remain the same.
- Typical patterns of porch and entrance treatments of buildings in the area will remain the same.
- Archaeological value in the sense that the structures, sites, or area have produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory will remain the same.

Thank you for considering my request. I am committed to preserving the unique identity of Georgetown through this project.

Sincerely,



Recoverable Signature

X Amy Gantt

---

Amy Gantt

Owner & President Davilla Designs

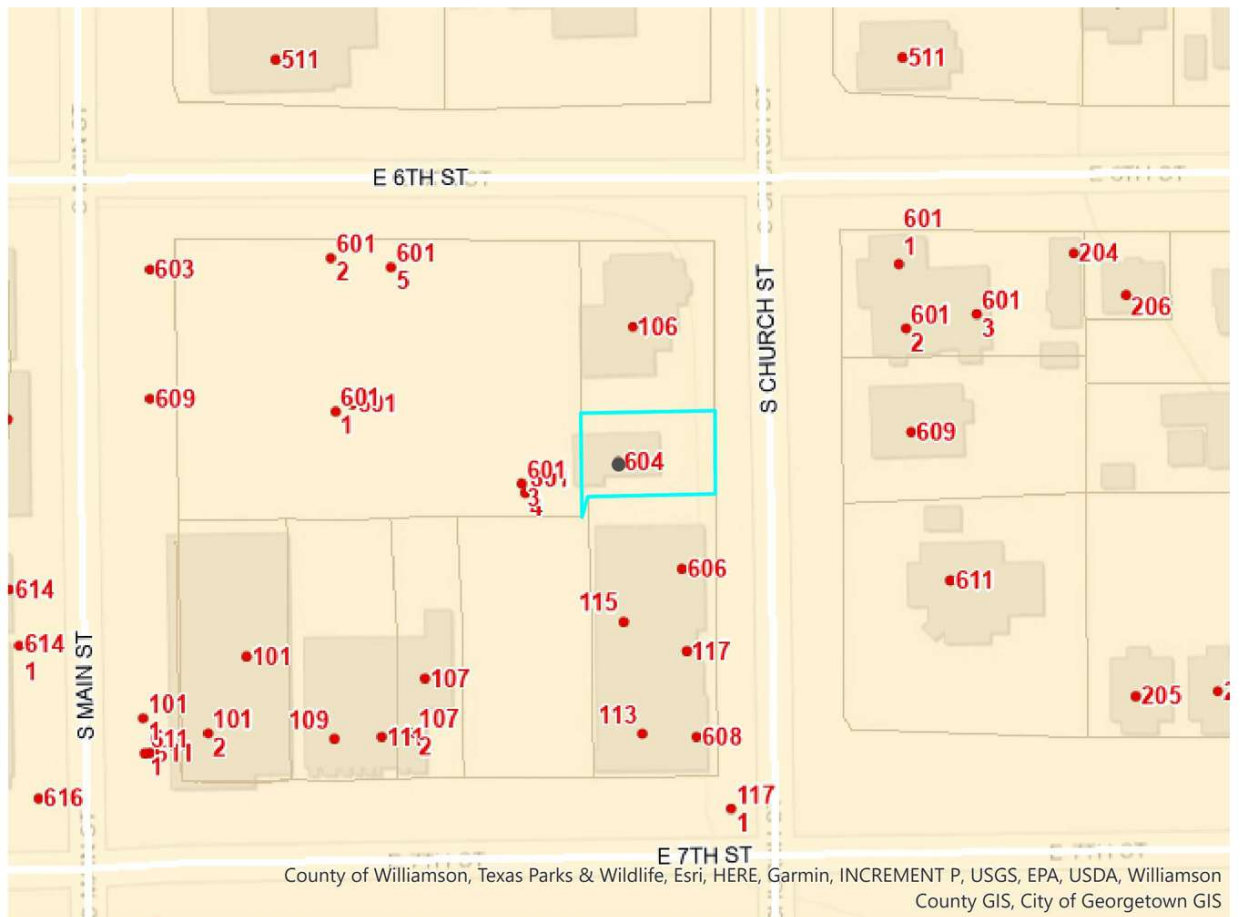
Signed by: 244ecabc-0883-4254-a29b-ebea2d0ed3f6

#### Supporting Documents:

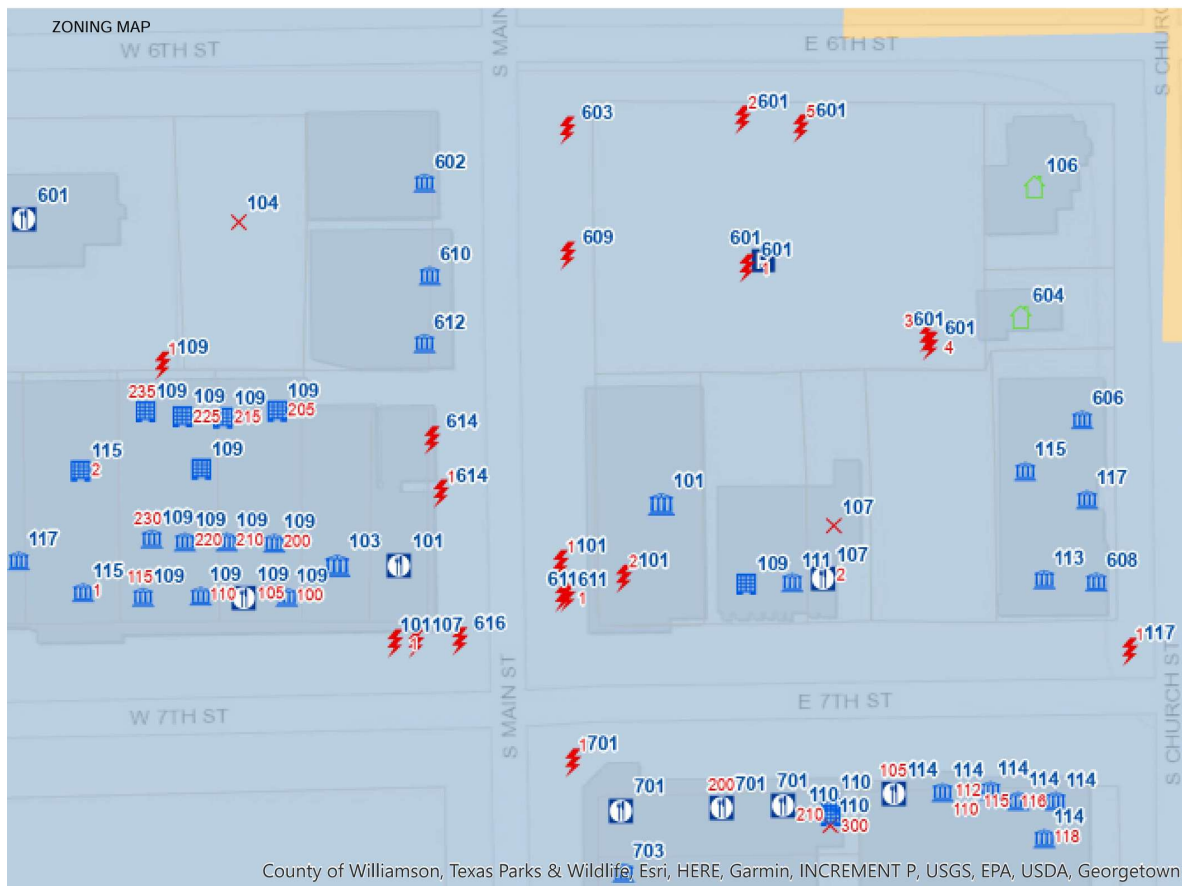
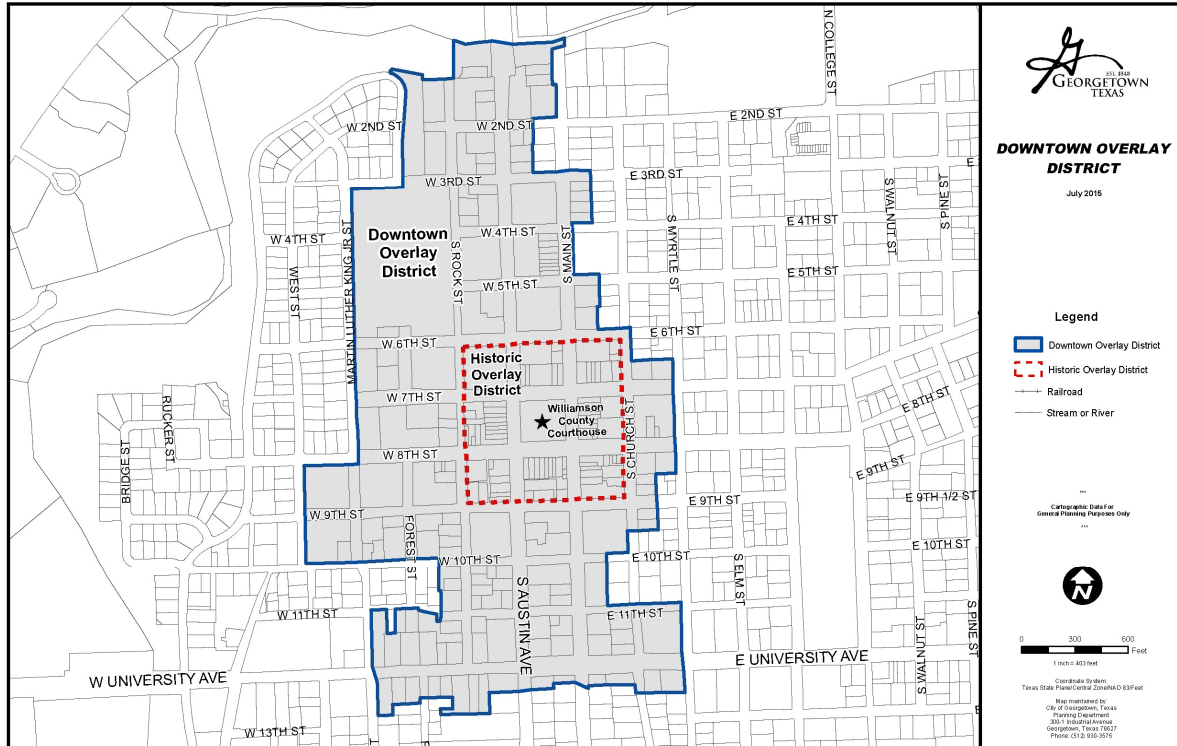
1. Survey-604 S. Church Street including acreage of property is 0.0554 acres or 2,413 square feet. Partial lot 5, Block 39 filed on Document #2003093285 indexed in volume 26, page 321.
2. Aerial map of property with street names and address.

3. Photo of structure from street frontage.
4. Distinctive elements of architectural design and materials noted on Historical Data Sheet.
5. Old Town Overlay District. The precise boundaries are depicted on the map.

AERIAL MAP OF STREETS AND ADDRESSES  
WITH 604 S. CHURCH STREET HIGHLIGHTED



## 45





TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 604 S Church St  
 City: Georgetown  
 County: Williamson  
 2016 Survey ID: 125190  
 2016 Preservation Priority: Medium  
 Local District: Downtown District

SECTION 1

Basic Inventory Information

Owner/Address: MCCALLA, LINDA, 104 NORTHCROSS RD, , GEORGETOWN, TX 78628-3005  
 Current/Historic Name: Linda McCalla Interiors/None  
 Latitude: 30.637993 Longitude: -97.676276  
 Legal Description (Lot/Block): GEORGETOWN CITY OF, BLOCK 39, LOT 5(SE/PT), WCAD ID: R041383  
 Addition/Subdivision: S3667 - Georgetown City Of

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)  
☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Downtown District ☐ Other

Architect: Builder:

Construction Date: 1925 ☐ Actual ☒ Estimated Source: 1925 Sanborn Map

Function

Current Use: ☐ Agriculture ☒ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government  
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant  
☐ Other:

Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government  
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant  
☐ Other:

Recorded by: CMEC

Date Recorded: 3/2/2016



Photo direction: Northwest

Note: See additional photo(s) on page 4

**TEXAS HISTORICAL COMMISSION**

**HISTORIC RESOURCES SURVEY FORM**

Address: 604 S Church St 2016 Survey ID: 125190  
 City: Georgetown 2016 Preservation Priority: Medium  
 County: Williamson Local District: Downtown District

**SECTION 2**

**Architectural Description**

General Architectural Description:

Two-story brick building with no particular style with an irregular plan, steeply pitched front-gabled roof with shed-roof wall dormers clad in wood siding, and an entry stoop with a fabric awning and a single front door; 1-story, shed-roof addition at the rear.

☒ Additions, modifications: Converted from residential use to commercial use, addition at rear, brick painted

☐ Relocated

**Stylistic Influence(s)**

<input type="checkbox"/> Log traditional	<input type="checkbox"/> Shingle	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Pueblo Revival	<input type="checkbox"/> International
<input type="checkbox"/> Greek Revival	<input type="checkbox"/> Romanesque Revival	<input type="checkbox"/> Tudor Revival	<input type="checkbox"/> Spanish Colonial	<input type="checkbox"/> Post-war Modern
<input type="checkbox"/> Italianate	<input type="checkbox"/> Folk Victorian	<input type="checkbox"/> Neo-Classical	<input type="checkbox"/> Prairie	<input type="checkbox"/> Ranch
<input type="checkbox"/> Second Empire	<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Beaux Arts	<input type="checkbox"/> Craftsman	<input type="checkbox"/> Commercial Style
<input type="checkbox"/> Eastlake	<input type="checkbox"/> Renaissance Revival	<input type="checkbox"/> Mission	<input type="checkbox"/> Art Deco	<input checked="" type="checkbox"/> No Style
<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Exotic Revival	<input type="checkbox"/> Monterey	<input type="checkbox"/> Moderne	<input type="checkbox"/> Other:

**Structural Details**

**Roof Form**

☒ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

**Roof Materials**

☐ Wood shingles ☐ Tile ☒ Composition shingles ☐ Metal ☐ Asphalt ☐ Other:

**Wall Materials**

☒ Brick ☐ Stucco ☐ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete  
☐ Metal ☒ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☐ Other:

**Windows**

☐ Fixed ☐ Wood sash ☒ Double hung ☐ Casement ☐ Metal sash ☐ Decorative Screenwork ☒ Other: Wood

**Doors (Primary Entrance)**

☒ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ Other:

**Plan**

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun  
☒ Irregular ☐ Four Square ☐ Rectangular ☐ Other

**Chimneys**

Specify # 0 ☐ Brick ☐ Stone ☐ Stucco ☐ Interior ☐ Exterior ☒ None  
☐ Corbelled Caps ☐ Other

**PORCHES/CANOPIES**

**Form:** ☐ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☒ None  
☐ Other Entry stoop with an awning

**Support**

☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal  
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☐ None  
☐ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☒ Other: N/A

**Materials:**

☐ Metal ☐ Wood ☐ Fabric ☒ Other: N/A

# of stories: 2

Basement: ☐ None ☐ Partial ☐ Full ☒ Unknown

**Ancillary Buildings**

Garage ☐ Barn ☐ Shed ☐ Other:

**Landscape/Site Features**

☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other  
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☐ Other materials:

Landscape Notes:



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 604 S Church St  
City: Georgetown  
County: Williamson

2016 Survey ID: 125190  
2016 Preservation Priority: Medium  
Local District: Downtown District

Additional Photos

Photo Direction: West



**City of Georgetown, Texas**  
**Planning and Zoning Commission**  
**April 15, 2025**

**SUBJECT:**

Discussion Items

**SUGGESTED ACTION:**

Updates, Commissioner questions, and announcements -- Travis Baird, Assistant Planning Director  
– Current Planning

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Erica Dunlop, Planning Department

**ATTACHMENTS:**

N/A