

Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas January 6, 2026

The Georgetown Planning and Zoning Commission will meet on January 6, 2026 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 December 2, 2025, regular meeting of the Planning & Zoning Commission -- Erica Dunlop, Planning Specialist

Regular Session

2.A **2025-9-REZ 901 North Church Street**

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone a 0.215 acre tract of the N. Porter Survey, Abstract No. 497, In Williamson County, Texas, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 901 North Church Street (2025-9-REZ) -- Matt Skawin, Planner

2.B **2025-4-ANX Shell Spur PUD and Annexation**

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 43.13 acres in the Williams Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) zoning district, for the property generally located at 2200 Shell Road, Georgetown, Texas (2025-4-ANX) -- Ryan Clark, AICP, Long Range and Neighborhood Planning Manager

2.C **Discussion Items**

Updates, Commissioner questions, and announcements -- Edgar Garcia, Planning Director

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
January 6, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the December 2, 2025, regular meeting of the Planning & Zoning Commission -- Erica Dunlop, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

[12.02.2025 P&Z Minutes Final.pdf](#)

Minutes of the Planning and Zoning Commission City of Georgetown, Texas Tuesday, December 2, 2025

The Georgetown Planning and Zoning Commission met on Tuesday, December 2, 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: Travis Perthuis, Michael D Charles, Shelley G G Rodocker, Ercel Brashear, Jen Bradac, Pierce P Macguire, Scott A Allen

Public Wishing to Address an Advisory Board

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Call to Order

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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 October 21, 2025, regular meeting of the Planning & Zoning Commission -- Erica Dunlop, Planning Specialist

Moved by Scott A Allen; seconded by Ercel Brashear to Approve the minutes from the October 21, 2025, regular meeting of the Planning & Zoning Commission.

Motion Approved: 7- 0

Voting For: Travis Perthuis, Michael D Charles, Shelley G G Rodocker, Ercel Brashear, Jen Bradac, Pierce P Macguire, Scott A Allen

Voting Against: None

2. Regular Session

2.A 2023-3-PUD GT 195 Holdings

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 84.584 acres out of the William Roberts Survey No. 4, Abstract No. 524 from the Agriculture (AG) zoning district to the Planned Unit Development zoning district with base zoning districts of Low-Density Multi-Family (MF-1) and General Commercial (C-3), for the property generally located at 700, 750, and 800 SH 195, Georgetown, Texas (2023-3-PUD) -- Ryan Clark, AICP, Long Range and Neighborhood Planning Manager

Ryan Clark presented the staff report.

Commissioner Brashear asked if all traffic generated from the site would be directed to Highway 195. Clark explained that, as of right now, without any existing street network, traffic would have to be directed to Highway 195.

Commissioner Charles asked who would be responsible for the maintenance of the alleyways. Clark explained that the alleyways will be private and will be managed by the residents and owners' association.

Commissioner Allen inquired about the location of the use products noted within the PUD. Clark explained that there would be flexibility in the location of the products within the residential area.

Mark Baker, applicant, approached the podium to address the commission and noted that the tallest product that would have a 45-foot height would be limited to within 300 feet of the commercial area. Baker shared that a defining factor of the restriction was

the street networks. Baker explained that they were trying to ensure flexibility with the market. Baker noted that over the past few years, the feedback from the city was that they would like more mixed-use neighborhoods with a variety of products rather than garden style apartments. Baker highlighted that the plan has been crafted with open spaces around the trees that have been identified as the highest quality trees. Baker spoke to possible locations of products on the property and provided short descriptions of the different products. Baker noted that the traffic calming bump outs serves as a traffic calming element and provides pedestrian safety by shrinking the crosswalk distance. Baker highlighted that there will be a significant parkland area with a public trail head and parking spaces for public access to the regional trail along the creek.

Commissioner Brashear inquired about parking on streets. Baker explained that the commercial main street will not allow parking and added that the internal streets will have parking. Commissioner Brashear shared concern with livability since internal buildings would not have two on-site parking slots per residential unit. Baker explained that there could be off-street parking or alleyways with tucked under garages. Baker added that the preference would be to utilize some of the on-street parking, if within a reasonable proximity, for guest parking.

Chair Perthuis opened the public hearing.

Joel Thomas, 650 Highway 195, approached the podium to address the commission and explained that his mother has a home on the property that is south of the property in question. Thomas shared that due to the disabilities and limited mobility of his mother and brother, one of the exclusive views they have is to the northern section of undeveloped property which if developed, could be a series of residential properties. Thomas shared concern with safety, security, view, light, sound, and historical preservation of his great aunt's home on the property in question. Thomas shared their undeveloped land east was untamed and therefore alluring to trespassers and wild animals. Thomas shared that they would like to have a barrier to prevent others from accessing their property and a barrier to mitigate light and sound from the property in question. Thomas explained that he would like the preservation of his great aunt's home on the property in question or at least a recordation of the historical home prior to demolition.

Jorge Zamora, 1020 Highway 195, approached the podium to address the commission and explained that his property is adjacent to the Berry Creek Cemetery. Zamora agreed with Thomas in that a barrier would be needed between their properties and the requested PUD. Zamora highlighted the noise pollution in the area. Zamora highlighted the number of trespassers that commonly access his property without permission. Zamora expressed the need for security and barrier for the nearby properties. Zamora concluded with a statement that land is being sold to foreign interests.

Chair Perthuis closed the public hearing.

Commissioner Brashear inquired about screening or barriers. Clark explained that it would be a 15-foot buffer yard per the Unified Development Code.

Commissioner Allen suggested to postpone the item so that the applicant could address the concerns regarding height.

Moved by Scott A Allen; seconded by Ercel Brashear to Postpone to Date Certain to the December 16th P&Z meeting so that staff and the developer could address concerns that were discussed during the meeting.

Commissioner Allen clarified that the concerns were about the location of building height with regarding product placement on the property.

Chair Perthuis highlighted that the easement on the north side may be some level of buffer, but shared concern with the alleyway on the southern portion of the property and asked if a fence could be required.

Colin Davidson, planner, approached the podium to address the commission and explained that the buffer yard that would require would not require a fence within it. Davidson further explained that multifamily development generally requires a fence along the boundary.

Baker agreed with the condition to include fencing or outline the interior block with a requirement to only include structures that are over 35 feet. Baker explained that the PUD has a high level of detail which would require an amendment to the PUD if any changes were proposed after its approval.

Commissioner Allen requested to withdraw the motion to postpone the item. The commission voted on the withdrawal request. However, Commissioner Bradac opposed the request which resulted in the commission voting on the motion. The vote follows.

Motion Failed: 1- 6

Voting For: Jen Bradac

Voting Against: Travis Perthuis, Michael D Charles, Shelley G G Rodocker, Ercel Brashear, Pierce P Macguire, Scott A Allen

Due to the failed motion, Chair Perthuis opened the floor to another motion.

Moved by Scott A Allen; seconded by Ercel Brashear to Approve the PUD plan with the proviso of an 8-foot perimeter fence and a statement that the maximum 45-foot height be limited next to the central area immediately adjacent to the C3 zoning area.

Motion Approved: 6- 1

Voting For: Travis Perthuis, Michael D Charles, Shelley G G Rodocker, Ercel Brashear, Pierce P Macguire, Scott A Allen

Voting Against: Jen Bradac

2.B [2025-8-REZ Historic Jail](#)

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 1.3223 Acres out of Lots 1-8, Block 13, City of Georgetown, from the Mixed Use Downtown and Residential Single Family zoning district to the Mixed Use Downtown zoning district, for the property generally located at 102 W. 3rd Street (2025-8-REZ) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

There was no discussion from the dais.

Chair Perthuis opened and closed the public hearing with no speakers coming forth and asked for a motion from the dais.

Moved by Jen Bradac; seconded by Scott A Allen to Approve as presented.

Motion Approved: 7- 0

Voting For: Travis Perthuis, Michael D Charles, Shelley G G Rodocker, Ercel Brashear, Jen Bradac, Pierce P Macguire, Scott A Allen

Voting Against: None

2.C [2025-5-SUP Georgetown North Subdivision](#)

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Fuel Sales in the General Commercial (C-3) zoning district on the property located at 350 SH 195, Georgetown, Texas, bearing the legal description of Lot 2, Block A, Northside Georgetown Subdivision (2025-5-SUP) -- Colin Davidson, Planner II

Colin Davidson presented the staff report.

Commissioner Brashear asked if the street connection was on the subject property. Davidson explained that it was a portion to the lot to the north which shows that a driveway will be placed there.

Chair Perthuis asked if there was more information on the quick service restaurant within the C-store. Davidson shared that the only information provided was the square footage.

Diane Bernal, applicant, approached the podium to address the commission and explained that the intent was for fuel sales use. Bernal explained that the approved SUP will allow for fuel sales on the north side of Highway 195 and that the use would be compatible with other C3 uses including a restaurant. Bernal explained that the site is part of a larger development called the Georgetown North Subdivision Development. Bernal provided distance on other fuel sales uses that were near the subject property and noted that the closest was approximately half a mile to the north. Bernal explained that Circle K and Golden Chick were the intended tenants. Bernal shared the following benefits of the request: new commercial on the north side of Highway 195, ideal for customers traveling west on Highway 195, and new job opportunities. Bernal highlighted that an approval of

the request would support the comprehensive plan framework, deliver on LU.1 policy, and bring a mix of retail development. Bernal concluded with an explanation that there was an approved TIA which require deceleration lanes for the adjacent private drive.

Chair Perthuis opened and closed the public hearing with no speakers coming forth and asked for a motion from the dais.

Moved by Scott A Allen; seconded by Ercel Brashear to Approve the request as presented.

Commissioner Bradac cautioned the commission to be mindful of clustering of fuel sales in the area as Highway 195 continues to develop. Commissioner Brashear noted the proliferation on one side of the highway but highlighted that this request was the first on the north side of Highway 195 and expressed no concern with the request.

With no further discussion, the commission proceeded to vote on the motion.

Motion Approved: 7- 0

Voting For: Travis Perthuis, Michael D Charles, Shelley G G Rodocker, Ercel Brashear, Jen Bradac, Pierce P Macguire, Scott A Allen

Voting Against: None

2.D **Discussion Items**

Updates, Commissioner questions, and announcements -- Edgar Garcia, Planning Director

Edgar Garcia, Planning Director, introduced himself to the commission.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Planning and Zoning Commission
January 6, 2026

SUBJECT:

2025-9-REZ 901 North Church Street

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone a 0.215 acre tract of the N. Porter Survey, Abstract No. 497, In Williamson County, Texas, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 901 North Church Street (2025-9-REZ) -- Matt Skawin, Planner

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting to rezone the subject property from General Commercial (C-3) to Residential Single-Family (RS). No development or new site improvements are being proposed at this time.

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 5 of the 5 criteria established in UDC Section 3.06.030 for a Rezoning, as outlined in the attached Staff Report.

Public Comments:

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (24 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (December 16, 2025) and signs were posted on-site. As of the publication date of this report, staff has received 1 written comment in favor and 0 in opposition of the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:

Hunter Gould, Planning Department

ATTACHMENTS:

[2025-9- Staff Presentation.pdf](#)

[2025-9-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 Residential Single-Family.pdf](#)

[Exhibit 5 " Letter of Intent.pdf](#)

[Exhibit 6 " Public Comments.pdf](#)

N. 901 Church Street 2025-9-REZ

January 6, 2026 | Planning & Zoning Commission

Item Under Consideration

2025-9-REZ

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone a 0.215 acre tract of the N. Porter Survey, Abstract No. 497, In Williamson County, Texas, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 901 North Church Street (2025-9-REZ). Matt Skawin, Planner



Aerial

2025-9-REZ

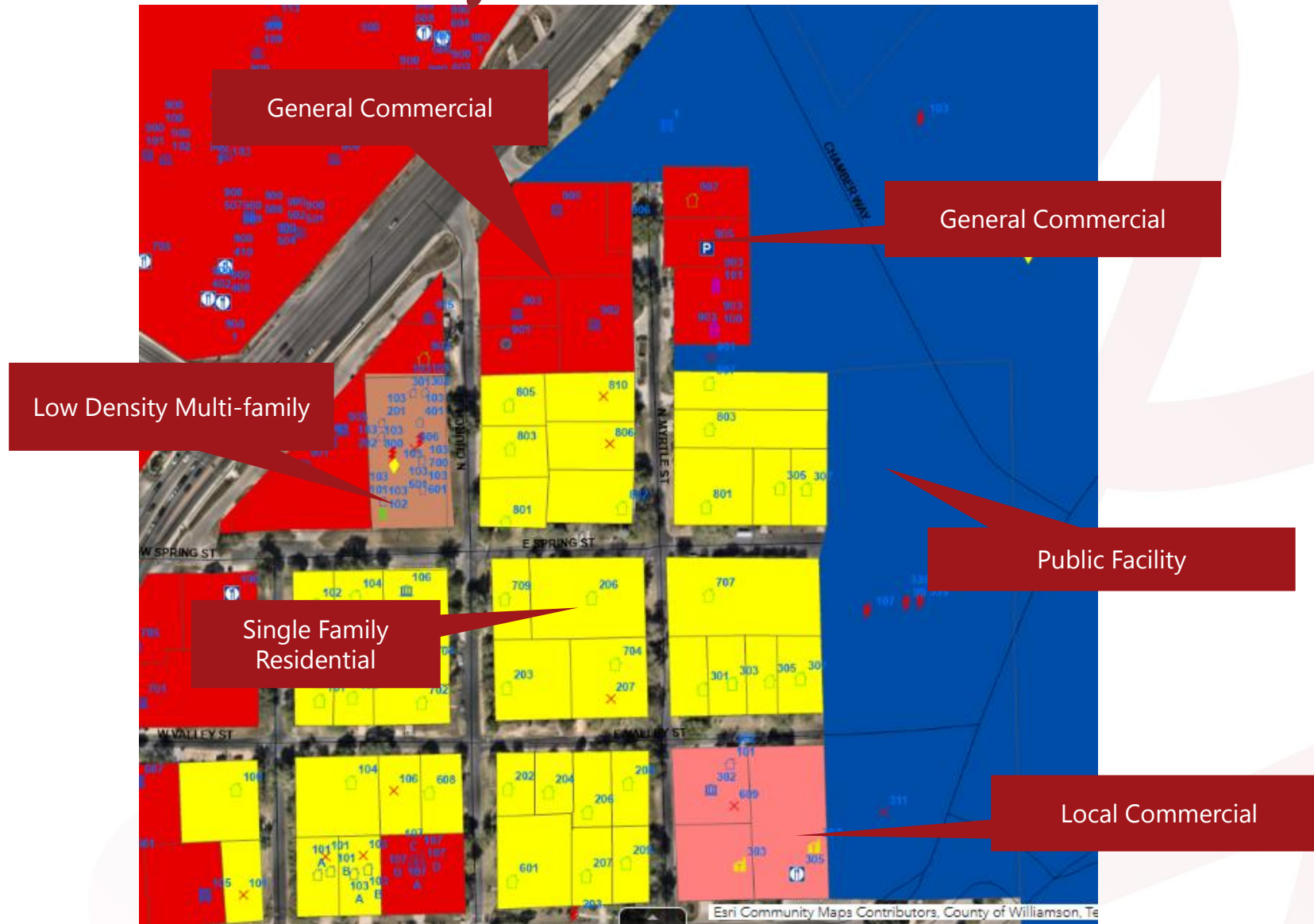
 Site



0 100 200
Feet



Inventory of Entitled Uses



Zoning

2025-9-REZ

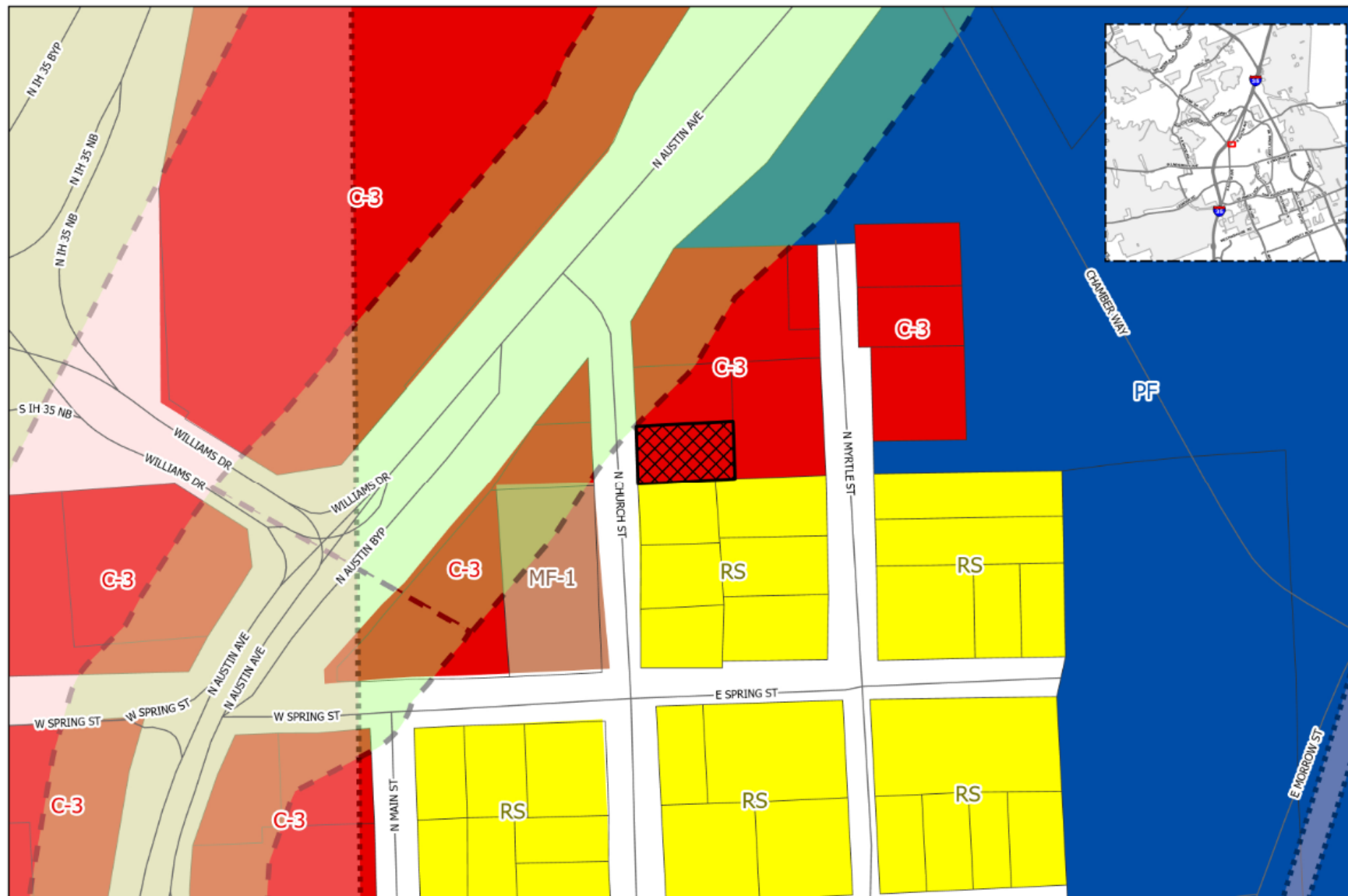
Exhibit #3



-  Site
-  PUD
-  Courthouse View Overlay
-  Old Town Overlay
-  Historic Overlay
-  Downtown Overlay
-  SPO Overlay
-  Gateway Overlay
-  Parcels

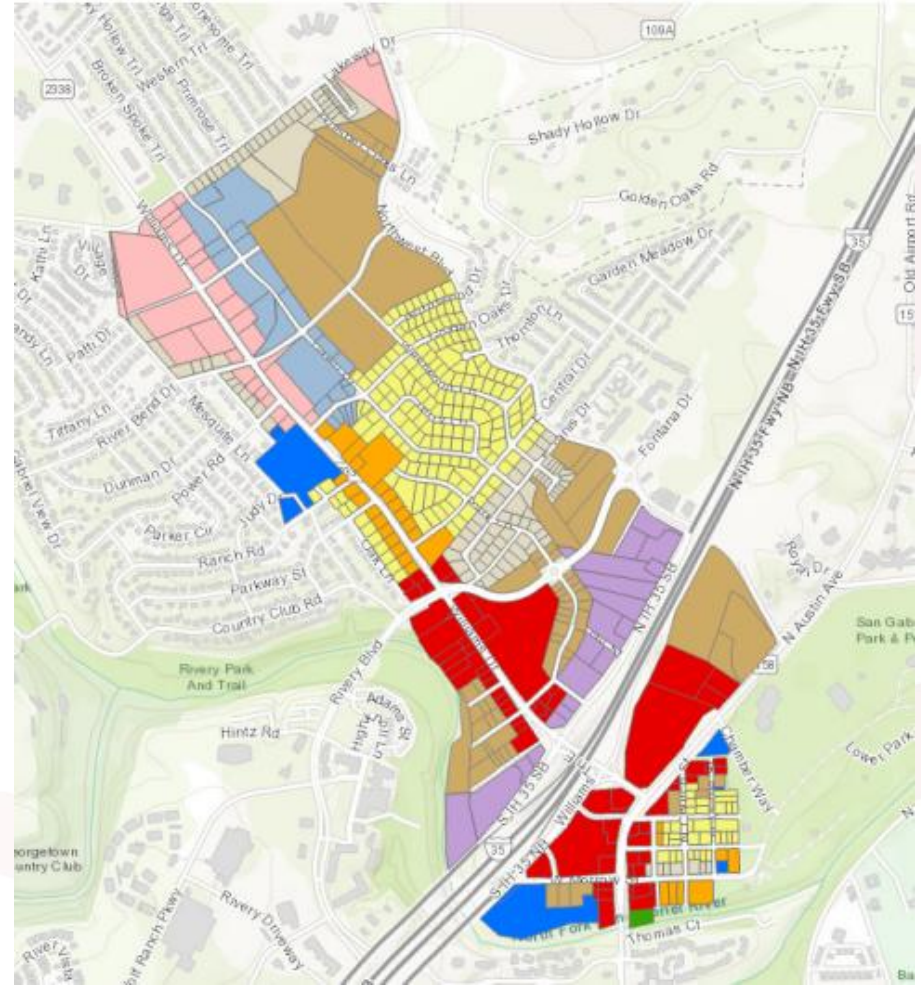
Zoning

-  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



Williams Drive Gateway Plan

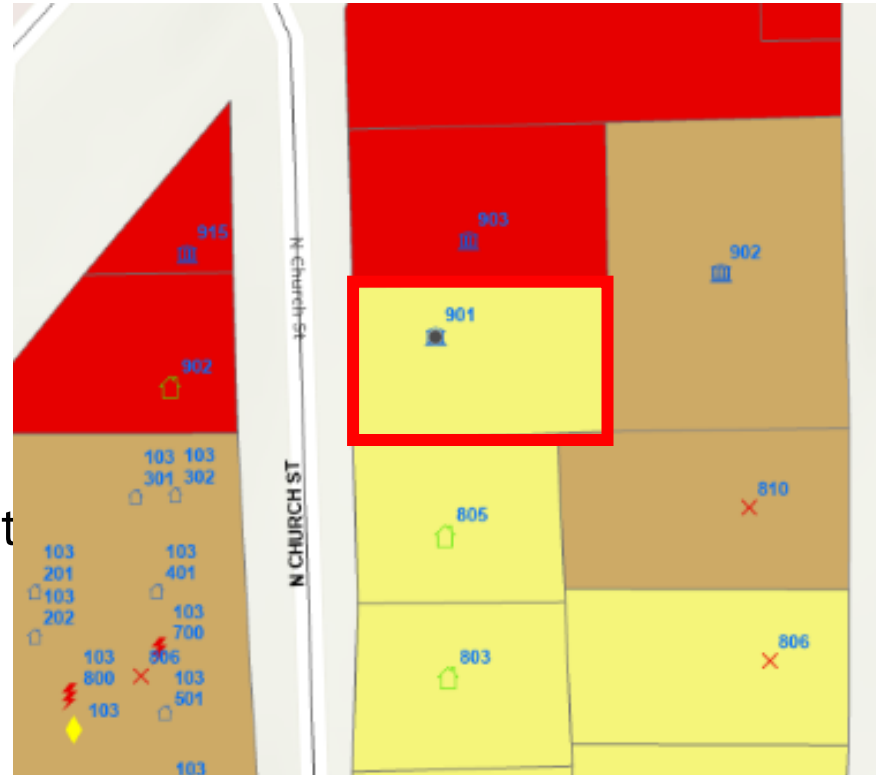
- Unique Destinations that emphasize retail, office, and entertainment uses
- Emphasis on building design, landscaping, public spaces
- Pedestrian oriented places that often include shopping streets, shared parking, and strong links to surrounding areas



Williams Drive Small Area Plan – Single-Family

Single-Family:

“The Single-Family designation facilitates traditional suburban environment in which each residential structure is designated to be used as a single dwelling unit. The designation provides for not 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:** Single-family residential density
- **Secondary Uses:** Limited neighborhood-serving retail, office, institutional, and civic uses

General Commercial (C-3)

- Commercial and retail serving entire community
- May be large in scale and generate substantial traffic
- Appropriate along Arterials and Freeways

Dimensional Standards

- Max building height = 60'
- Front setback = 25'
- Side setback = 10'
- Rear setback = 10'
- Side setback to residential = 15'
- Rear setback to residential = 25'
- 15' bufferyard adjacent to RS

Residential Single-Family (RS)

- Medium density
- Primarily single-family neighborhoods
- May be located in proximity of neighborhood-friendly commercial
- Protected from incompatible uses

Dimensional Standards

- Min. lot size = 5,500 sq. ft.
- Min. lot width = 45'
- Max building height = 35'
- Front setback = 20'
- Side setback = 6'
- Rear setback = 10'
- Side/rear street setback = 15'
- Street facing garage setback = 25'

Residential Single-Family (RS)

Permitted by Right	Permitted with Limitations	Permitted with a SUP
Group Home (<7 residents) Single-family, Detached Utilities (Minor)	Church (with columbarium) Day Care (family home) Golf Course Home Based Business Nature Preserve/Community Garden Neighborhood Amenity Center Park (neighborhood) School (elementary) Single-family Attached Utilities (intermediate) Wireless Transmission Facility (<41')	Accessory Dwelling Unit Activity Center (youth/senior) Bed and Breakfast (with events) Cemetery/Columbaria/Mausoleum Community Center Day Care (group) Emergency Services Station General Office Halfway House Hospice Facility Rooming/Boarding House School (middle)

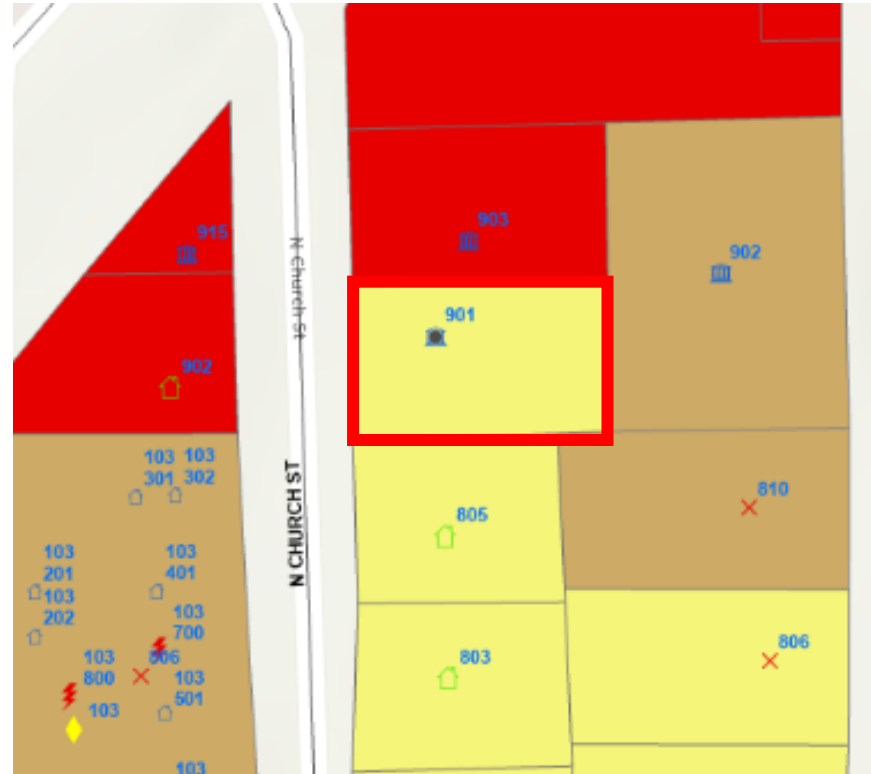
Approval Criteria – UDC Section 3.06.030

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.1- Encourages a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition
- LU.3-Promote development of complete neighborhoods across Georgetown



- **DUA:** Up to 4
- **Target Ratio:** 95% residential, 5% nonresidential
- **Primary:** Single-family residential density
- **Secondary Uses:** Limited neighborhood-serving retail, office, institutional, 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		



Aerial

2025-9-REZ

 Site

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		

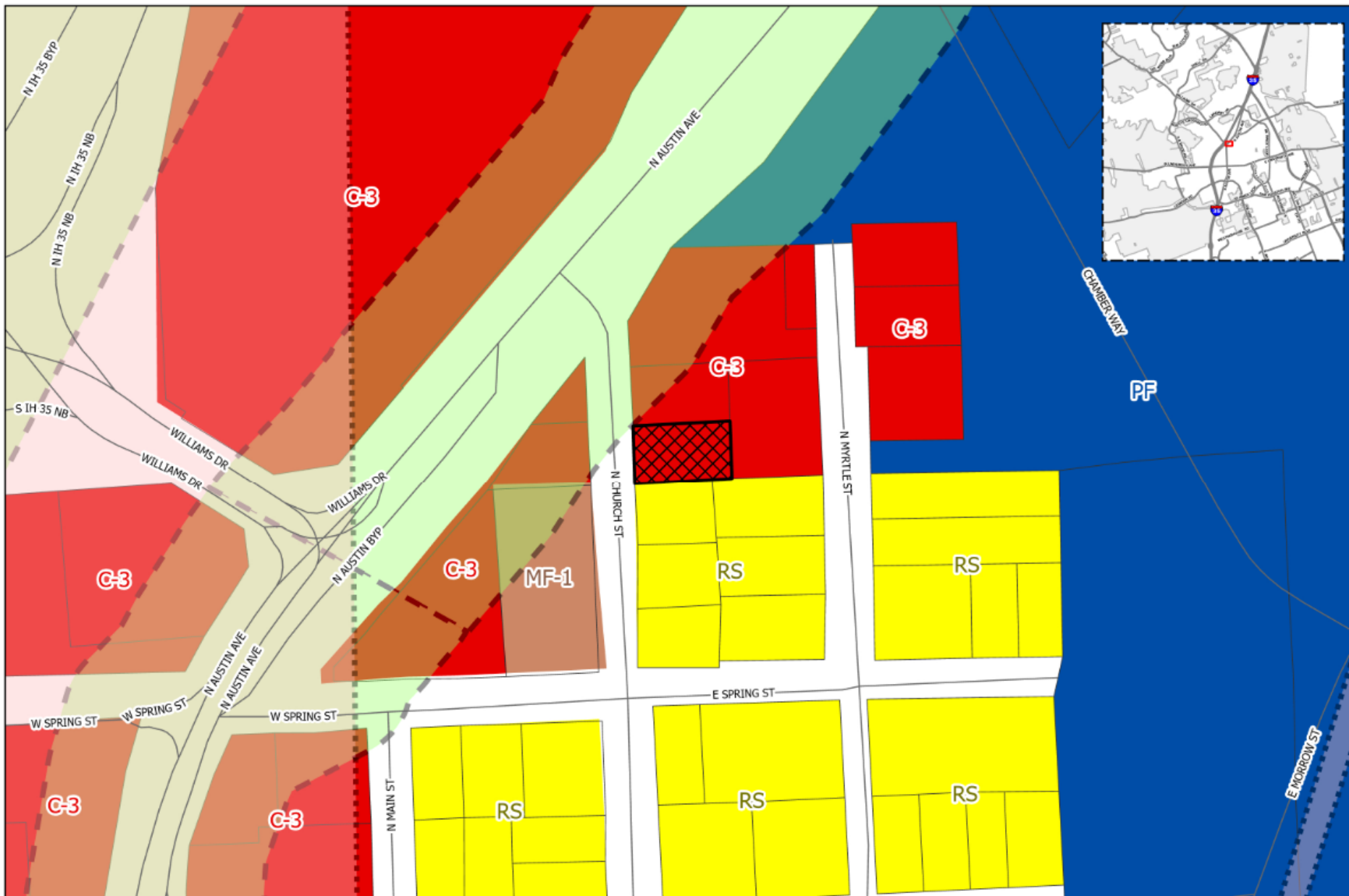
Zoning

2025-9-REZ

Exhibit #3



-  Site
 -  PUD
 -  Courthouse View Overlay
 -  Old Town Overlay
 -  Historic Overlay
 -  Downtown Overlay
 -  SPO Overlay
 -  Gateway Overlay
 -  Parcels
- Zoning**
-  AG - Agriculture
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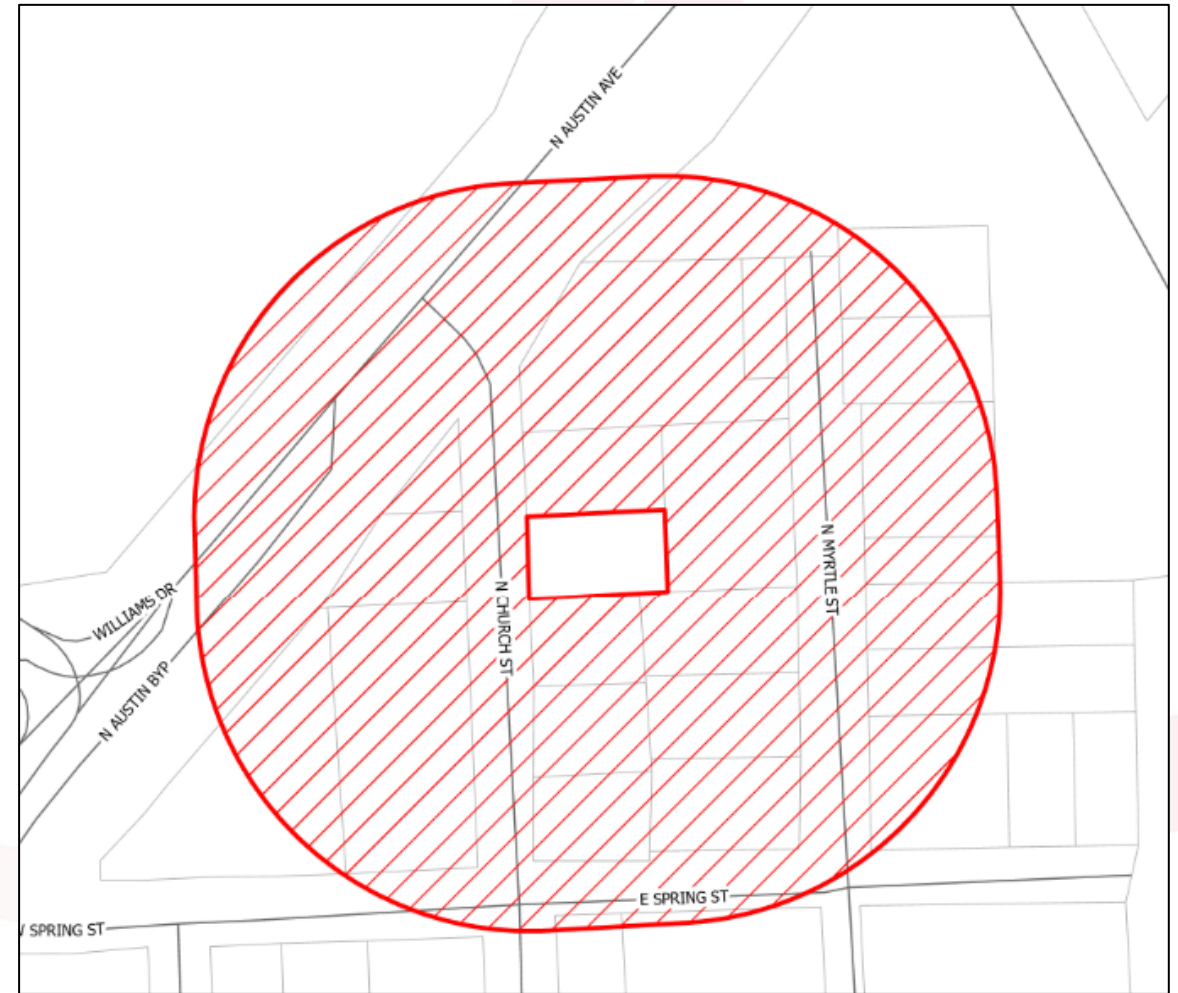


Approval Criteria – UDC Section 3.06.030

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		

Public Notifications

- 24 property owners within the 300' buffer
- Notice in Sun News on 12/16/2025
- 1 Sign posted on the property
- To date, staff has received:
 - 1 written comment IN FAVOR
 - 0 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone a 0.215 acre tract of the N. Porter Survey, Abstract No. 497, In Williamson County, Texas, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 901 North Church Street (2025-9-REZ). Matt Skawin, 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: January 6, 2026
Case No: 2025-9-REZ
Project Planner: Matt Skawin, Planner

Item Details

Project Name: 901 N. Church Street Rezoning
Project Location: 901 N. Church Street, within City Council district No. 6.
Total Acreage: 0.215 acres
Legal Description: 0.215 acres in the N. Porter Survey, Abstract No. 497
Applicant: Win Win Ventures Corp, c/o Yazmin Melero
Property Owner: Win Win Ventures Corp, c/o Yazmin Melero
Request: Zoning Map Amendment to rezone the subject property from **General Commercial (C-3)** district to **Residential Single-Family (RS)**.
Case History: This is the first public hearing of this request.



Planning Department Staff Report

Overview of Applicant's Request

The applicant is requesting a zoning change for the property located at 901 N. Church Street, Georgetown, TX, from General Commercial (C-3) to Residential Single-Family (RS). This change is proposed to align the zoning designation with the current use of the property and the character of the surrounding neighborhood, as outlined in the City of Georgetown's Future Land Use Map. The property encompasses approximately 0.215 acres and includes an existing single-family home, which will remain intact.

Site Information

Location:

The subject property is located on the midblock of N. Church Street, between N. Austin Avenue and E. Spring Street. The property sits within a historically mixed-use area, with commercial uses to the north, west, and east, and residential uses to the south. It also borders the southeastern edge of the Williams Drive Gateway Plan.

Physical and Natural Features:

The site contains an existing residence and driveway. There also appears to be several trees on the property, mostly located in the backyard. The site is mostly flat with no significant changes in topography.

Future Land Use and Zoning Designations:

The subject property has an existing Future Land Use designation of Special Area and is currently zoned General Commercial (C-3). The property is within the Williams Drive Gateway - Small Area Plan, with a designation of Single Family.

Surrounding Properties:

The surrounding area features a blend of residential and commercial developments. To the north and east of the property, there are general retail stores that provide employment opportunities for residents with intellectual and developmental disabilities. Directly south of the property is zoned Residential Single Family (RS) and mainly consists of established single-family homes. The property to the west is currently undeveloped and zoned General Commercial (C-3).

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	General Commercial (C-3)	Small Area (Williams Drive Gateway Plan)	General Retail
East	General Commercial (C-3)	Small Area (Williams Drive Gateway Plan)	General Retail
South	Residential Single Family (RS)	Small Area (Williams Drive Gateway Plan)	Single-family, Detached
West	General Commercial (C-3)	Small Area (Williams Drive Gateway Plan)	Undeveloped Land



Property History:

The property was annexed in 1954 under Ordinance 54-A1. It has been a single-family residence since at least 1960.

Comprehensive Plan Guidance

Future Land Use Map:

Williams Drive Gateway Plan, Future Land Use Map:

Single-Family

In the Williams Drive Gateway future land use plan, the property is designated as Single-Family, which entails that the Single-Family designation supports a traditional suburban environment where each residential structure is designed to be used as a single dwelling unit. The designation permits no more than four dwelling units per acre. Acceptable uses include medium, single-family structures.

DUA: Up to 4

Target Ratio: 95% residential, 5% nonresidential

Primary Use: Single-family residential density

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

Utilities

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

Transportation

N. Austin Avenue – Minor Arterial

Planning Department Staff Report

Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Minor Arterials connect lower functional classifications and major arterials and tend to be shorter in distance.

N. Church Street – Local Street

Local 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.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

Residential Single-Family (RS)

The Residential Single-Family (RS) zoning district allows for medium density and its minimum lot size is 5,500 square feet. The RS district contains standards for development that maintain single-family neighborhood characteristics. The RS district may be located within proximity of neighborhood-friendly commercial and public services and protected from incompatible uses. All housing types in the RS district shall use the lot, dimensional and design standards of the district.

Permitted land uses within the district include detached single-family homes and group homes with six or less residents. Attached single-family homes, churches, family home day cares, and schools, among other uses are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Other uses such as accessory dwelling units, bed and breakfast, group day care, general office and other similar uses may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of RS 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	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies
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	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	Complies
Per the City's 2030 Comprehensive Plan, the subject site has a future land use designation of "Special Area" due to its location within the Williams Drive Gateway Plan. This plan sets the vision and goals for future redevelopment along the Williams Drive corridor. Within this plan, the area is divided into several character zones that guide future land use decisions. The subject property falls within the "Single-Family" character area, which is intended primarily for traditional detached single-family homes. The plan also supports secondary uses such as neighborhood-serving retail, office, institutional, and civic uses. The request to rezone the subject site from the General Commercial (C-3) zone to the less intense Residential Single-Family (RS) zone aligns with the vision of the Williams Drive Gateway Plan. Although currently zoned for commercial use, the proposed change to RS zoning will ensure that future development better reflects the surrounding residential character and the area's long-term goals. The RS zoning district will serve as a smoother transition between the higher-intensity commercial uses to the east and north and the established single-family neighborhoods to the south. A key aim of the Williams Drive Gateway Plan is to strengthen the subarea's identity by preserving existing features and ensuring they are maintained in new development or redevelopment. This includes important characteristics such as the depth of landscaped front yards, existing street and front yard trees, building placement, and parking locations. Rezoning this area to residential will help maintain the community's character. In addition to aligning with the Williams Drive Gateway Plan, the applicant's request to downzone to the Residential Single-Family (RS) zoning district supports several land use policies within the Comprehensive Plan, including LU.1, LU.3, and LU.4, which promote the development of complete neighborhoods with a diverse mix of uses while ensuring appropriate transitions between varying intensities of development. The request also aligns with housing policies such as H.2 and H.4, which emphasize the preservation of existing neighborhoods and the promotion of neighborhood character and quality. These policies recognize that certain neighborhoods require special consideration to protect their character and compatibility, and that such preservation and enhancement efforts may be defined through small area planning or neighborhood conservation initiatives. Overall, the proposed zoning change brings the site further into alignment with both the Comprehensive Plan and the Williams Drive Gateway Plan by supporting context-sensitive development and neighborhood preservation.	
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, and general welfare of the City, as well as the safe, orderly, and healthful development of the community. The proposed Residential Single-	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

Family (RS) zoning is appropriate for the area and supports the City's goals for compatible land use and neighborhood stability. This zoning change brings the property further into alignment with the established goals of the Comprehensive Plan and the Williams Drive Gateway Plan, both of which emphasize context-sensitive development and the preservation of neighborhood character.

The zoning change promotes the health, safety and general welfare of the City and the safe, orderly, and healthful development of the City by providing a zoning district that better suits the character of the neighborhood and provides greater opportunity for residential development. Rezoning the property to the Residential Single-Family (RS) zoning district will place more restrictive development standards on the site that limit the number of non-compatible uses, compared to the General Commercial (C-3) zoning district. The General Commercial (C-3) zoning district allows for a number of non-residential uses that may be considered too intense or no longer compatible when placed in the midst, rather than at the edge, of the current neighborhood.

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 proposed zoning aligns with the zoning and conforming uses of nearby properties and matches the character of the surrounding neighborhood. The property is situated within an established residential area. The block is divided, with half zoned RS and the other half zoned C-3.

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

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.

The Future Land Use Element of the Williams Drive Gateway Plan and the City's Comprehensive Plan have identified the subject property and its immediate surroundings for residential uses and development types, and the request to rezone the property from C-3 to RS is compatible with those adopted policies.

Meetings Schedule

January 6, 2026 – Planning and Zoning Commission

January 27, 2026 – City Council First Reading of the Ordinance

February 10, 2026 – 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

Planning Department Staff Report

Amendment request (24 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (December 16, 2025) and signs were posted on-site. To date, staff has received 1 written comment 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 Residential Single-Family

Exhibit 5 – Letter of Intent

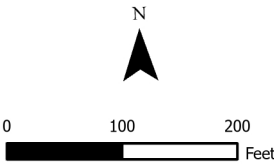
Exhibit 6 – Public Comments

Location

2025-9-REZ

Exhibit #1

-  Site
-  Parcels



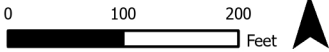


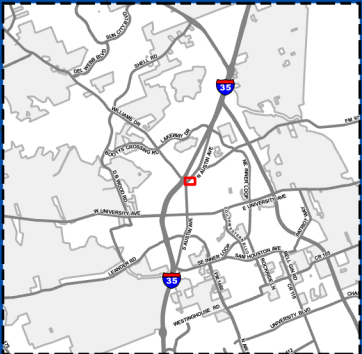
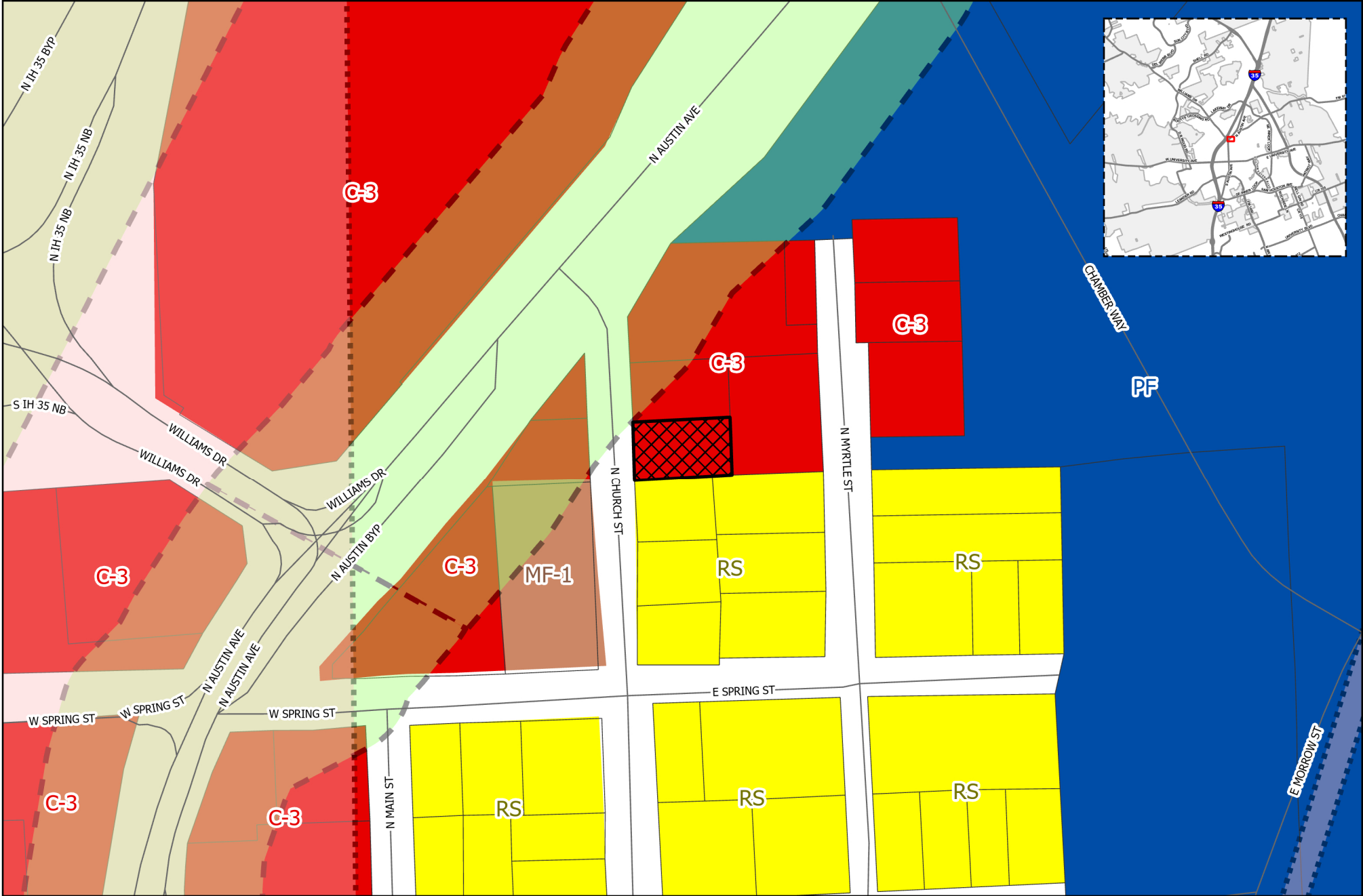
**Future Land Use/
Future Mobility Plan**

2025-9-REZ

Exhibit #2

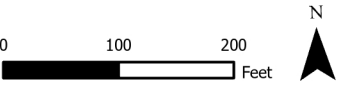
- Site
- Parcels
- Future Land Use**
 - Community Center
 - Employment Center
 - Institutional
 - Mining
 - Mixed Density Neighborhood
 - Neighborhood
 - Open Space
 - Parks and Recreation
 - Regional Center
 - Rural Residential
 - Special Area
- Thoroughfare**
 - Existing Freeway
 - Existing Major Arterial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





Zoning
2025-9-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



Residential Uses	Sec. 5.02.010
Permitted by Right	Single-family (Detached), Group Home (6 residents or less)
Permitted with Limitations	Single-family (Attached), Home-Based Business
Special Use Permit Required	Accessory Dwelling Unit, Halfway House, Hospice Facility, Rooming or Boarding House

Civic Uses	Sec. 5.03.010
Permitted with Limitations	School (Elementary), Day Care (family home), Golf Course, Nature Preserve or Community Garden, Neighborhood Amenity, Activity, or Recreation Center, Public Park (Neighborhood), Religious Assembly Facilities (inc. with Columbaria)
Special Use Permit Required	School (Middle), Day Care (group), Activity Center (Youth or Senior), Community Center, Emergency Services Station, Cemetery, Columbaria, Mausoleum or Memorial Park

Commercial Uses	Sec. 5.04.010
Special Use Permit Required	Bed and Breakfast (inc. with Events), General Office

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Utility Services (Minor)
Permitted with Limitations	Utility Services (Intermediate), Wireless Transmission Facility ($\leq 40'$ tall)

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking lot (temporary), Portable Classrooms, Residential Sales Office/Model Homes

Dimensional Standards: Sec. 6.02.050	
Minimum Lot Width	45 ft
Minimum Lot Size	5,500 sq. ft
Minimum Corner Lot Width	55 ft
Front setback	20 ft
Side Setback	6 ft
Side/Rear Street Setback	15 ft
Unloaded Street Setback	20 ft
Rear Setback	10 ft
Street Facing Garage Setback	25 ft
Maximum Building Height	35 ft
Maximum Impervious Cover – Sec. 11.02	45%
Bufferyard: UDC Sec. 8.04.06	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02	-

The full UDC document can be found online at 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 | (512) 930-3575

To:City of Georgetown Planning Department

300-1 Industrial Avenue

Georgetown, TX 78626

Subject: Letter of Intent – Rezoning Request for 901 N Church St, Georgetown, TX 78626
From C-3(Local Commercial) to RS (Residential Single-Family)

Dear Planning Department,

I am submitting this Letter of Intent to request a zoning change for the property located at **901 N Church Street, Georgetown, TX 78626**. The property is currently zoned **C-1 (Local Commercial)**, and I am requesting to rezone it to **RS (Residential Single-Family)** to better align with the existing use and surrounding neighborhood character.

1. Existing and Proposed Zoning Districts

- **Existing Zoning:** C-1 (Local Commercial)
- **Proposed Zoning:** RS (Residential Single-Family)

2. Future Land Use Designation

According to the City of Georgetown's **Future Land Use (FLU) Map**, the property lies within the **Neighborhood** land use designation, which supports low-density residential development consistent with the surrounding area.

3. Acreage of Property

The total acreage of the property to be rezoned is approximately **0.17 acres** (per Williamson County Appraisal District records).

4. Justification and Consistency with the 2030 Comprehensive Plan

The proposed rezoning is consistent with the **City of Georgetown 2030 Comprehensive Plan**, which encourages preservation of existing neighborhoods and supports compatible infill that maintains community character. Specifically, the following goals and policies apply:

- **Growth and Development Goal 1:** Encourage development and redevelopment that is compatible with the existing character of Georgetown's neighborhoods.
- **Housing and Neighborhoods Goal 2:** Support diverse housing opportunities that meet the needs of current and future residents while maintaining neighborhood integrity.

- **Land Use and Urban Design Goal 3:** Promote cohesive development patterns that balance residential and commercial land uses and ensure logical transitions between zoning districts.

Rezoning the property from C-3 to RS will bring it into alignment with the surrounding single-family homes and prevent commercial encroachment into an established residential block. This change preserves the historic and residential character of the neighborhood, consistent with the City's vision for sustainable, context-sensitive development.

5. Roads and Utilities

The property is located on **N Church Street**, which is an existing local roadway maintained by the City. All necessary utilities, including water, wastewater, and electric services, are currently available and connected to the property. No new infrastructure extensions are required to serve the existing single-family home.

6. Existing Structures and Conceptual Site Layout

The property contains an existing single-family home that will be **retained and maintained** in its current use. No exterior expansion or redevelopment is proposed at this time. The home meets applicable RS district development standards for lot size, setbacks, and building height. The proposed zoning change will not create any legal nonconformities under UDC Chapter 14.

7. Compliance with Approval Criteria

This request meets the criteria outlined in **UDC Section 3.06.030 (Rezoning)** as follows:

- **Consistency with the Comprehensive Plan:** The request aligns with the 2030 Plan's goals for neighborhood preservation and appropriate land use transitions.
- **Compatibility with Surrounding Uses:** Adjacent properties are primarily residential; the proposed zoning is compatible and less intense than the existing commercial designation.
- **Adequate Public Facilities:** All utilities and roadways necessary to serve the site already exist.
- **No Adverse Impact:** The rezoning will not adversely affect nearby properties and will enhance neighborhood cohesiveness.

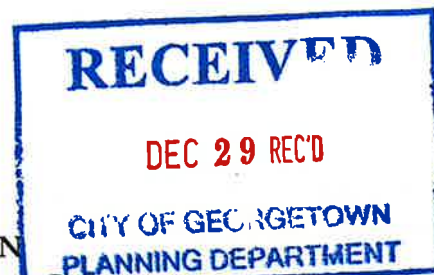
Sections **3.06.050 (Overlay Districts)** and **3.06.060 (Historic Overlay Districts)** are **not applicable** to this request, as the property is not within an overlay or historic district.

8. Conclusion

Rezoning 901 N Church Street from C-3 to RS is a logical and appropriate change that reflects the existing use, supports the goals of the City's 2030 Comprehensive Plan, and maintains the residential integrity of the neighborhood. We respectfully request favorable consideration of this rezoning application.

Thank you for your time and consideration. Please feel free to contact me with any questions or to schedule a site visit.

Sincerely,
Yazmin Melero
Owner, 901 N Church St



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Rezoning/901 N CHURCH ST

Project Case #: 2025-9-REZ P&Z Date: 1/6/2026 Case Manager: Matt Skawin

Name of Respondent: Jessica Manson Jessica Manson
(Please print name)

Signature of Respondent: Jessica Manson
(Signature required for protest)

Address of Respondent: 802 N. Maple St. Georgetown TX 78626
(Address required for protest)

I am in FAVOR: to Res: RS I OBJECT: _____

Additional Comments:

About time thanks!

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is by **5:00pm four business days prior to the Planning and Zoning meeting**. Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

City of Georgetown, Texas
Planning and Zoning Commission
January 6, 2026

SUBJECT:

2025-4-ANX Shell Spur PUD and Annexation

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 43.13 acres in the Williams Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) zoning district, for the property generally located at 2200 Shell Road, Georgetown, Texas (2025-4-ANX) -- Ryan Clark, AICP, Long Range and Neighborhood Planning Manager

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting to annex 43.13 acres of land into City Limits with a Planned Unit Development (PUD) zoning district with base zoning of General Commercial (C-3), Low Density Multifamily (MF-1) and High Density Multifamily (MF-2). The PUD proposes a range of multifamily uses along with 4.9 acres of commercial space.

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the amended PUD retains its original grading – it complies with two, partially complies with two, and does not comply with one of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment. The request complies with one, partially complies with one, and does not comply with four of the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined in the attached Staff Report.

This request was previously heard at the Planning and Zoning Commission on August 19, 2025. The Commission recommended denial of the request, 7-0.

Since the August 19, 2025 P&Z Meeting, the applicants have made the following amendments:

- Removed the reduction to Tree Mitigation rates (but have kept the right to remove without a Tree Removal Permit)
- Increased maximum allowed density in the MF-1 area to 14 DUA
- Normal UDC max is 14, they previously proposed 10 DUA
- Reverted MF-2 back to 24 DUA rather than an aggregate with the overall site of 434 units.
- Removed enhanced setback to RS (was 50', now normal UDC 20')
- Removed architectural standard requiring a minimum of 2 wall plans

Staff found that the overall grading of compliance for the request remains the same with the changes. While the removal of reduced Tree Mitigation rates is an improvement, the increase in density to MF-1 and the removal of the enhanced 50' setback to RS is a net negative.

Public Comments:

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (112 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, December 19, 2025) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

[\[2025-4-ANX\] P&Z Staff Presentation - \[UPDATED\].pdf](#)

[\[2025-4-ANX\] P&Z Staff Report - \[UPDATED\].pdf](#)

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

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

[Exhibit 3 - Zoning Map.pdf](#)

[Exhibit 4 - PUD Development Plan \[UPDATED\].pdf](#)

[Exhibit 5 - Letter of Intent \[UPDATED\].pdf](#)

Shell Spur Tract PUD 2025-4-ANX

Planning & Zoning Commission

January 6, 2026

Item Under Consideration

2025-4-ANX

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 43.13 acres in the Williams Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) zoning district, with portions of Right-Of-Way for Shell Road and Shell Spur, for the property generally located at 2200 Shell Road, Georgetown, Texas. Ryan Clark, AICP, Long Range and Neighborhood Planning Manager

Case History

- Original ANX+PUD requested in early 2023
- Scheduled for P&Z on July 18, 2023, but withdrew application before hearing
- Property was withdrawn from ETJ on January 23, 2024
- Property was brought back into ETJ by resolution on April 22, 2025
- The PUD had a Council Workshop discussion at the same April 22 meeting.
- The PUD Received a recommendation of Denial at the August 19, 2025 P&Z Meeting (7-0).

Summary of PUD Changes

Since the August 19, 2025 P&Z Meeting, the applicants have made the following amendments:

- Removed the reduction to Tree Mitigation Rates (but have kept the right to remove without a Tree Removal Permit)
- Increased maximum allowed density in the MF-1 area to 14 DUA
 - Normal UDC max is 14, they previously proposed 10 DUA
- Reverted MF-2 back to 24 DUA rather than an aggregate with the overall site of 434 units.
- Removed enhanced setback to RS (was 50', now normal UDC 20')
- Removed architectural standard requiring a minimum of 2 wall plans)

Staff Analysis

- Staff maintains its previous grading of the request:
 - The request complies with two, partially complies with two, and does not comply with one of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment
 - The request complies with one, partially complies with one, and does not comply with four of the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD)
- While the changes improve mitigation requirements to be closer to the UDC, the increase in MF-1 density and removal of enhanced setbacks are a **net negative**.

Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	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	
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;			X

Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and		X	
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.			X
A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.			X

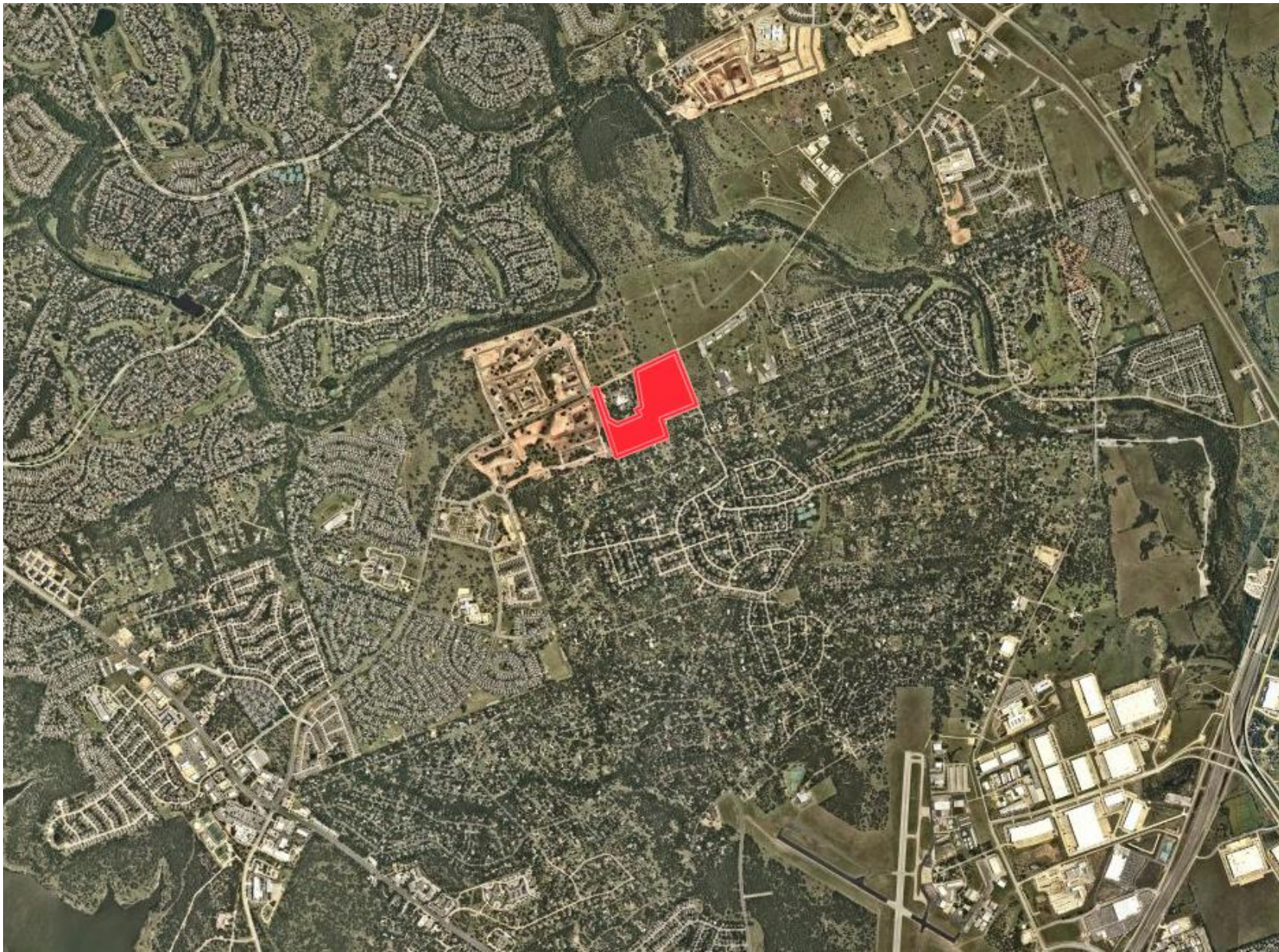
Approval Criteria – UDC Section 3.06.040

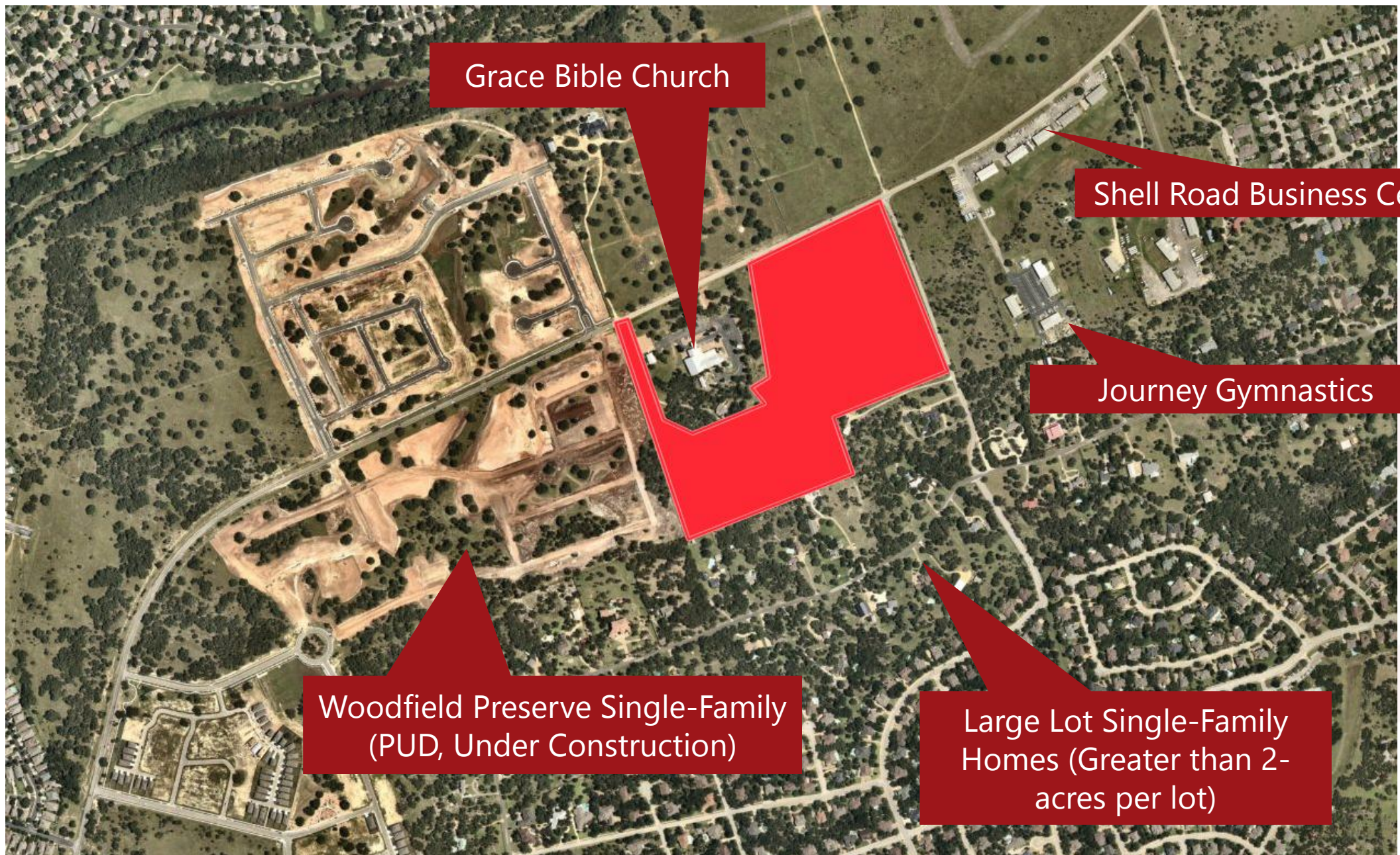
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.			X
The location of general building envelopes to take maximum advantage of the natural and manmade environment.			X
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		

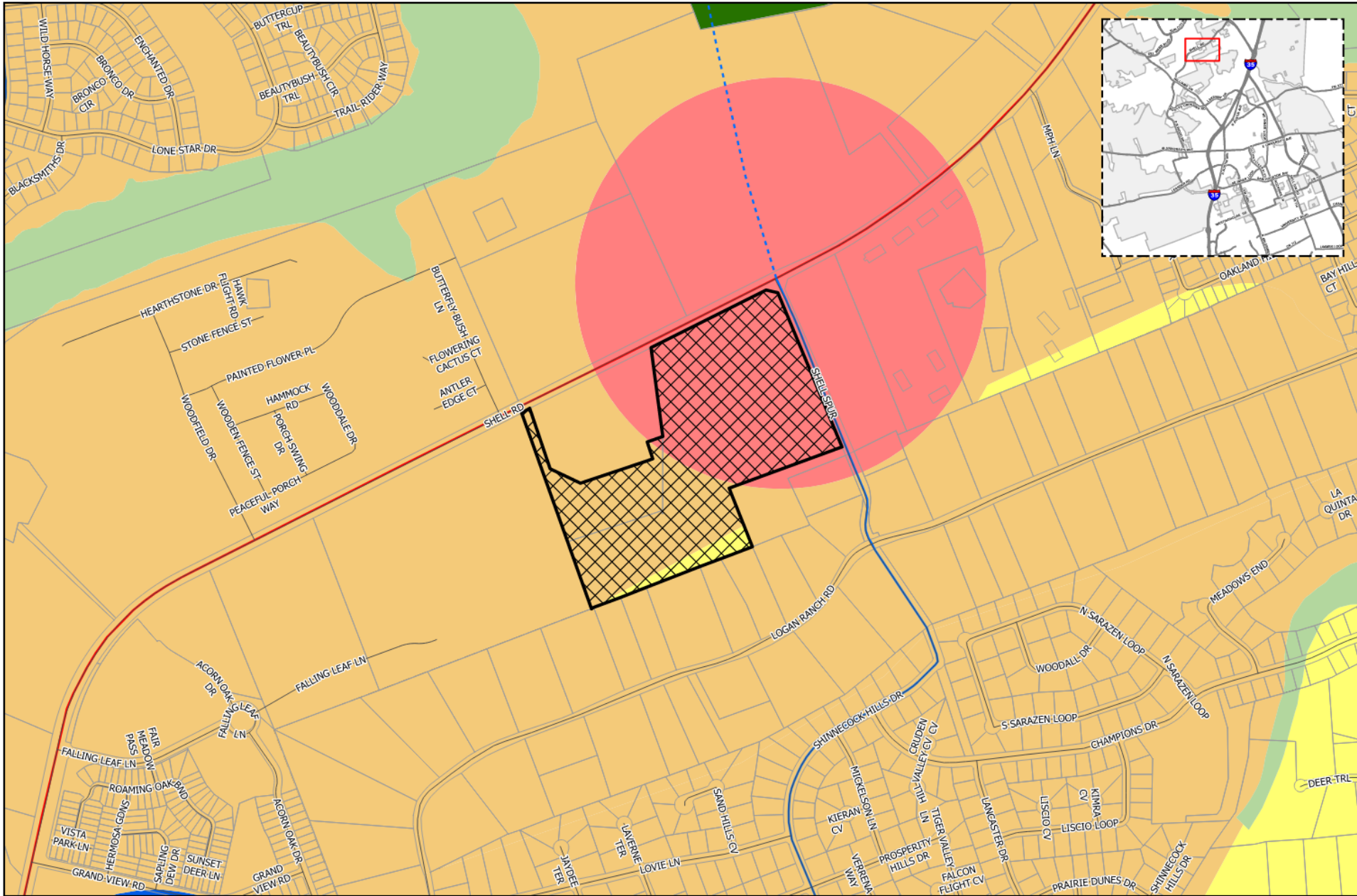
August 19, 2025 Presentation

Council Feedback

- Provide buffering and transition standards between existing and approved residential developments
- Fuel Sales should be constructed concurrently with neighborhood commercial building
- MF-2 designed consistently with development standards in new UDC (Urban style, pedestrian oriented, mixed-use)
- Parity with standard UDC requirements
- Allowance for new tree credits in new tree preservation ordinance
- Compliance with Transportation Impact Fee Policy
- Priority working with applicant to provide improvements to Shell Spur and Shell Road

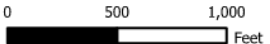






Future Land Use/ Overall Transportation Plan 2025-4-ANX Exhibit #3

- Site
- Parcels
- City Limits
- Georgetown ETJ
- 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



Mixed Density Neighborhood (MDN)

- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
 - consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
 - Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
 - Non-residential uses located at arterials and major intersections with appropriate buffering and pedestrian elements
- **DUA:** 5.0 minimum
 - **Target Ratio:** 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential
 - **Primary Use:** Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes
 - **Secondary Uses:** Limited neighborhood-serving retail and service uses, office, institutional, civic, parks, and open space

Community Center (CC)

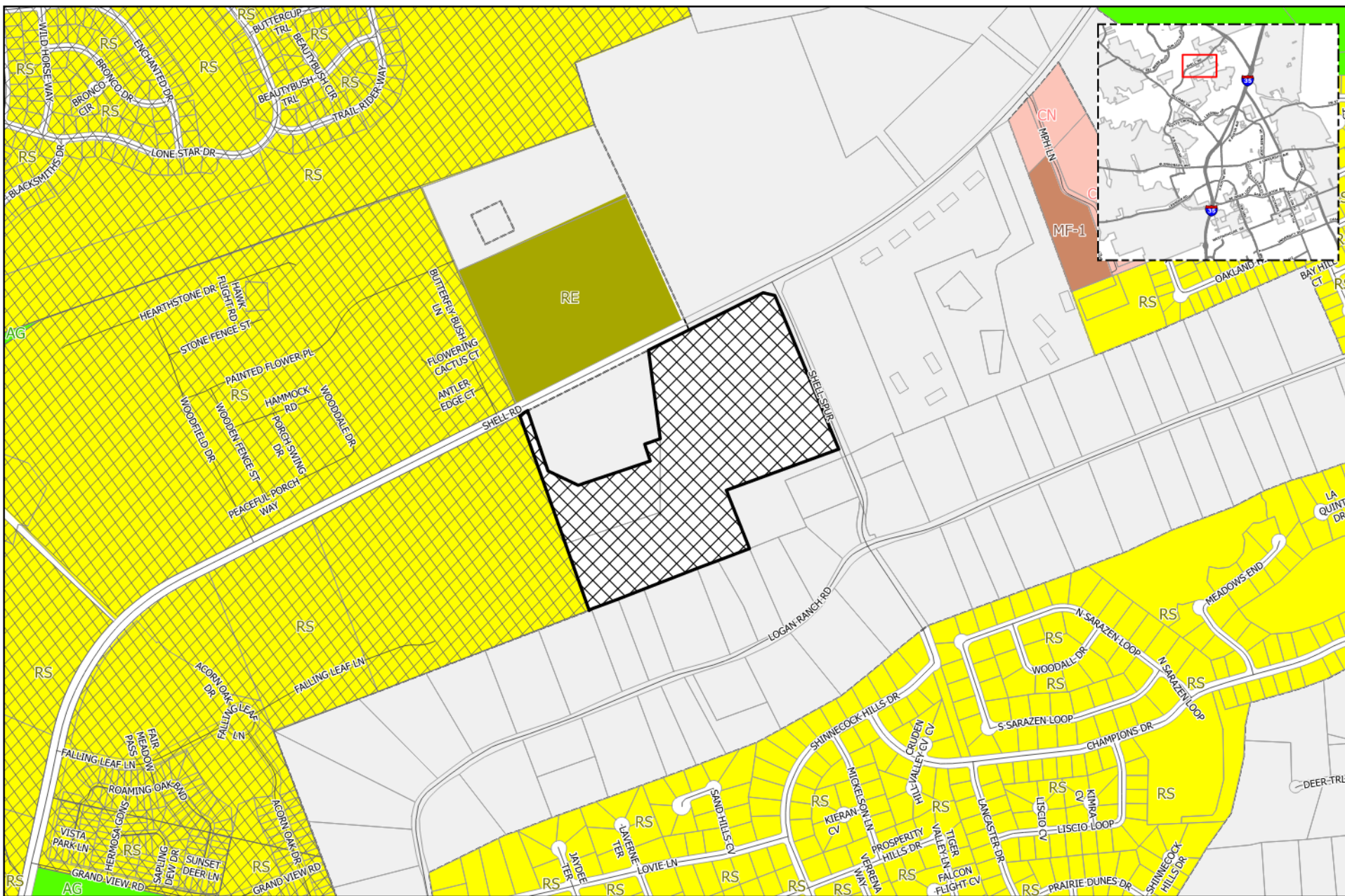
- Centralized nodes and corridors of neighborhood services for residents of surrounding neighborhoods rather than all of Georgetown and the surrounding region
 - At intersections of arterial and major roads
 - Vertical mixed-use, with compatible uses and built form. Transitions between uses should be provided
 - Provide pedestrian connection to residential uses, common areas, and outdoor amenities
- **DUA:** ≥ 14
 - **Target Ratio:**
 - 80% nonresidential
 - 20% vertical mixed-use multifamily
 - **Primary Uses:** Small to mid-size retailers, restaurant, hair and nail salons, barber shops, pharmacies, and recreation and fitness businesses (privately run gyms, arcades, Pilates, children's indoor play areas)
 - **Secondary Uses:** Medium and high density residential, small scale live entertainment in shared green space, specialty retailers, professional office, civic uses, and parks and open space

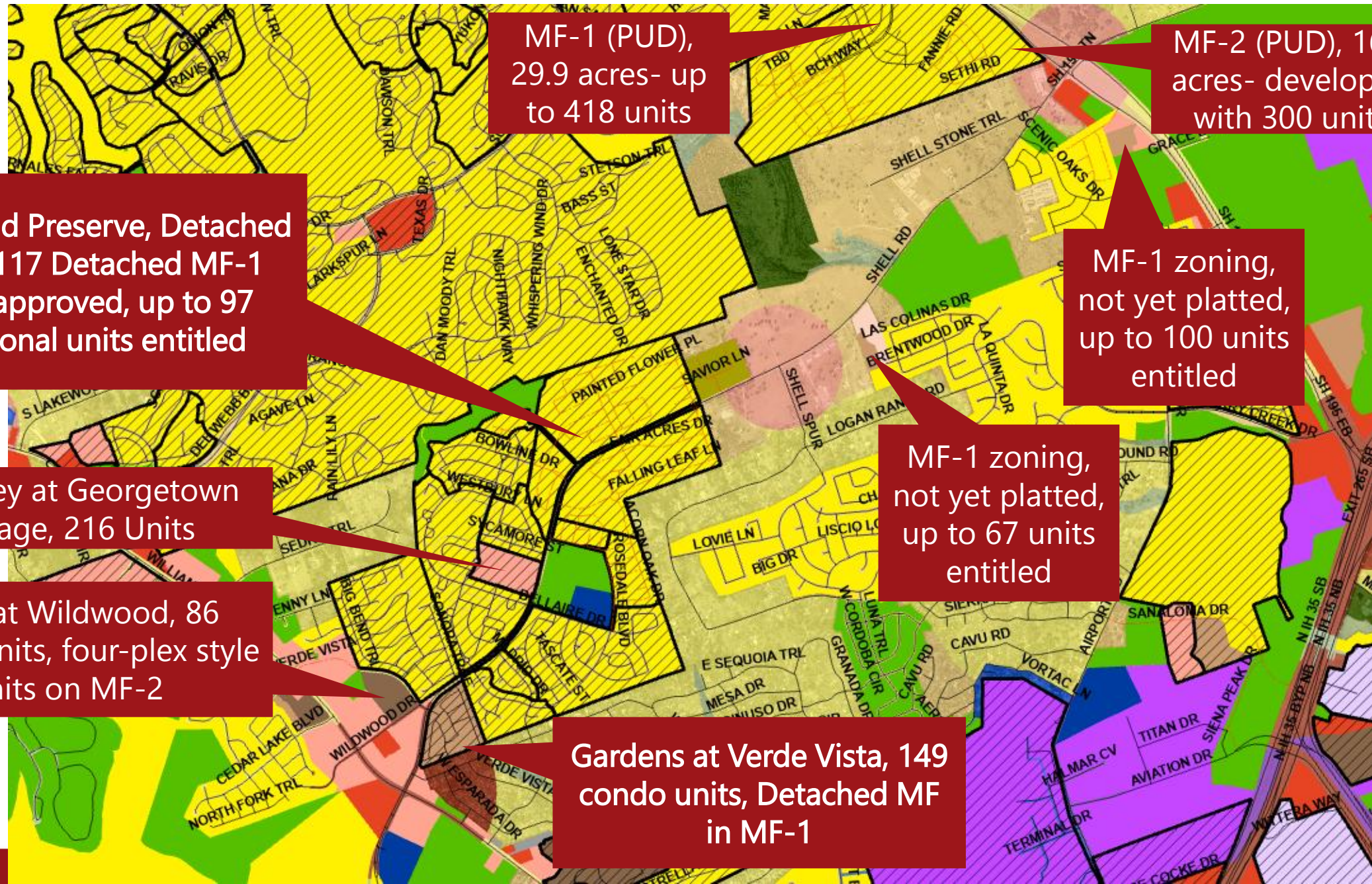
Zoning

2025-4-ANX

Exhibit #3

- Site
 - PUD
 - City Limits
 - Courthouse View Overlay
 - Old Town Overlay
 - Historic Overlay
 - Downtown Overlay
 - SPO Overlay
 - Gateway Overlay
 - Parcels
 - Georgetown ETJ
- Zoning**
- AG - Agriculture
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 - CN - Neighborhood Commercial
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 - 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





MF-1 (PUD),
29.9 acres- up
to 418 units

MF-2 (PUD), 16.2
acres- developed
with 300 units

Woodfield Preserve, Detached
MF-1, 117 Detached MF-1
Units approved, up to 97
additional units entitled

MF-1 zoning,
not yet platted,
up to 100 units
entitled

Delaney at Georgetown
Village, 216 Units

MF-1 zoning,
not yet platted,
up to 67 units
entitled

Oaks at Wildwood, 86
Condo Units, four-plex style
units on MF-2

Gardens at Verde Vista, 149
condo units, Detached MF
in MF-1

Low Density Multi-Family (MF-1)

- Attached and detached multi-family
- Apartments, condos, triplexes, fourplexes
- Should have convenient access to major thoroughfares
- Should not route traffic through low density areas
- May be appropriate adjacent to residential and non-residential districts

Dimensional Standards

- Max density = 14 units/acre
- Min. lot size = 12,000 sq. ft.
- Min. lot width = 50'
- Max building height = 35'
- Front setback = 20'
- Side setback = 10'
- Rear setback = 10'
- Side/rear street setback = 15'
- Side/rear setback to residential = 20'
- 15' bufferyard adjacent to RS

High Density Multi-Family (MF-2)

- Attached multi-family
- Apartments and condos
- Should have direct access to major thoroughfares and arterial streets
- Should not route traffic through low density areas
- May be appropriate adjacent to residential and non-residential districts

Dimensional Standards

- Max density = 24 units/acre
- Min. lot size = 2 acres
- Min. lot width = 50'
- Max building height = 45'
- Front setback = 25'
- Side setback = 15'
- Rear setback = 15'
- Side/rear street setback = 20'
- Side/rear setback to residential = 30'
- 15' bufferyard adjacent to RS

General Commercial (C-3)

- Commercial and retail serving entire community
- May be large in scale and generate substantial traffic
- Appropriate along Arterials and Freeways

Dimensional Standards

- Max building height = 60'
- Front setback = 25'
- Side setback = 10'
- Rear setback = 10'
- Side setback to residential = 15'
- Rear setback to residential = 25'
- 15' bufferyard adjacent to RS

Planned Unit Development (PUD)

- Special purposed zoning district
- Allows flexibility in planning and design
- Can accommodate unique developments or environmentally-sensitive areas to be developed with a common scheme
- Can accommodate multiple uses





LAND USE SUMMARY		
	Acres	Max. Density
 (MF-1) Mult Family Res.	14.20 acres	14.0 du/ac

Prohibited Uses Within C-3

- Multifamily, Attached Dwelling Units
- Motel - Hotel, Extended Stay
- Hotel, Boutique
- Hotel, Full Service
- Hotel, Limited Service
- Dance Hall or Night Club
- Major Event Entertainment
- Event Facility
- Driving Range
- Firing Range, Indoor
- Laundromat
- **Small Engine Repair**
- Funeral Home
- **Self Storage, Outdoor**
- **Self Storage, Indoor**
- Manufactured Housing Sales
- Automobile Sales, Rental or Leasing Facility
- Commercial Vehicle Sales, Rental or Leasing Facility
- **Automobile Parts and Accessories Sales, Outdoor**
- **Automobile Repair and Service, General**
- **Fuel Sales***
- Recreational Vehicle Sales, Rental or Service
- Heliport
- Bus Barn
- Parking Lot, Off-Site
- Parking Lot, Commercial
- Park-n-Ride Facility
- Private Transport Service Dispatch Facility
- Transit Passenger Terminal
- Lumber Yard
- Seasonal Product Sales
- Blood or Plasma Center
- Flea Market
- Pawn Shop
- **Personal Services, Restricted**
- Kennel
- Live Music or Entertainment
- Correctional Facility
- Recreational Vehicle Sales, Rental or Service
- **Car Wash**

Fuel Sales

PUD allows for a fuel sales use by right on Tract 4 subject to the following regulations:

- Buffering
 - 6' high opaque screening wall along the south property line.
 - One shade tree, two evergreen ornamental trees and eight evergreen shrubs every 50 linear feet on the southern property line, except for Driveways and Cross Access
- Setbacks
 - 30' rear building and canopy setback along southern property line to the MF-2.
 - Underground storage tanks must be setback 150' of a residentially zoned property
 - If a building is placed between the fuel tank and the residential property line the setback is 100'
 - Fuel Canopy must be setback 100' from a residential property line.
- No more than 8 multi-fuel dispensers shall be permitted. Separate high-floor diesel islands for large vehicles are prohibited.
- The Fuel Sales use shall only operate between the hours of 5 am-12am.

Modifications to MF-1 Standards

Standard	UDC	PUD
Maximum Density	14 dwelling units per acre	14 dwelling units per acre (was 10 DUA)
Impervious Cover	50%	60%
Setback adjacent to RS	20'	20' (was 50')
Building Height	35 feet	125' transition setback shall be established adjacent to SF lots on southern property line of tract 2 and western boundary of tract 1. Limited to 2 stories in height within this zone.
Architectural Standards	UDC 7.03 (possible articulation, 3 to 5 features form list)	Front elevations shall contain a minimum of 2 wall planes per unit on the front elevation and building separation shall be a minimum of 6'.
Building Separation	15'	6'

Modifications to MF-2 Standards

Standard	UDC	PUD
Impervious Cover	50%	60% (In the event tract 3 is developed with Multi-family, detached.)
Architectural Standards	UDC 6.02.090.C.2 – Minimum building separation of 15' required between all buildings.	Building separation reduced to 6' apart.

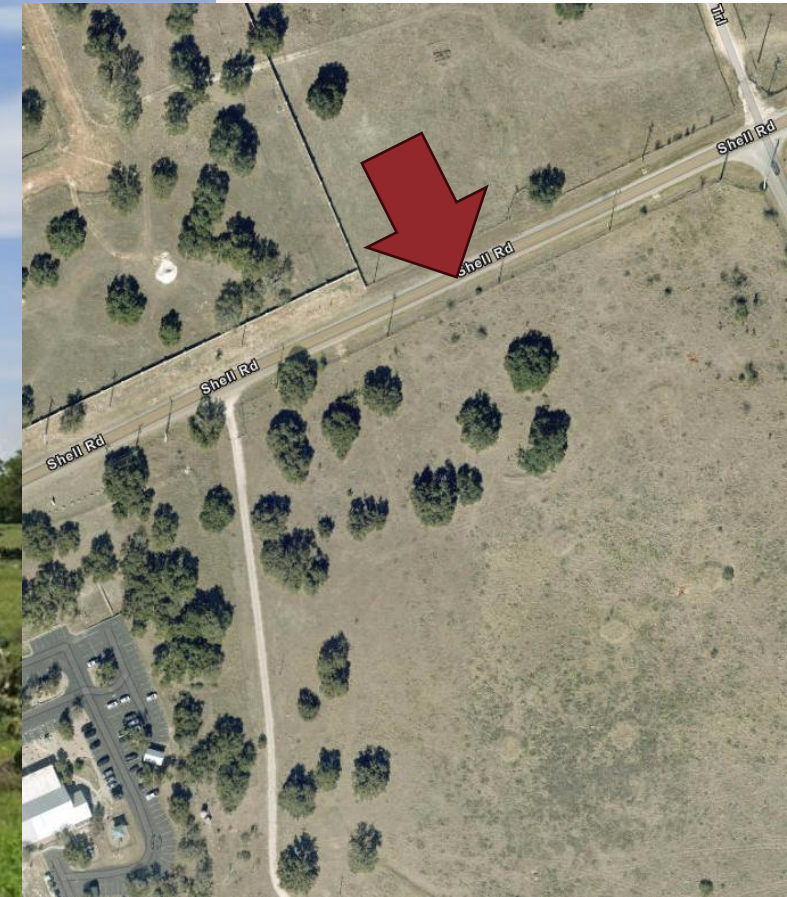
Standards Applicable to Whole Development

Standard	UDC	PUD
Traffic Impact Analysis	12.09 – A Traffic Impact Analysis shall be required for any development that generates more than 2,000 average daily trips, based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.	Traffic Impact Analysis of the UDC is not applicable to the PUD.
Traffic Improvements	12.02.020 – Developer is responsible for all costs of materials, design, and construction of the public improvements required by the UDC	Two right-turn lanes shall be provided, one on Shell Road and the other at Shell Spur. No additional off-site improvements shall be required.
Inter-Parcel Connectivity	UDC 12.05.030 – All new commercial shall provide driveway connections to adjacent properties with access easements where necessary.	Section 12.05.010, 12.05.020 and 12.05.030 of Chapter 12 of the UDC is not applicable to the PUD and is replaced with the following requirements: i. A private drive, extending from Shell Road to Tract 1, shall be provided and constructed to Neighborhood Collector standards as defined in the UDC.
Pedestrian Connectivity	No requirement for private connectivity between Commercial and MF-2.	A 5' Pedestrian Paseo with an access gate shall be provided between Tract 3 (MF-2) and Tract 4 (C-3 tract not used for Fuel Sales)

Tree Preservation and Protection Standards

UDC	PUD
UDC 8.02.040.B - Heritage Tree Removal Permit. Heritage Trees require a removal permit and may only receive approval after mitigation is provided and all efforts to save the tree have been exhausted. Prot Protected Trees require mitigation but not a removal permit.	Heritage and Protected Trees may be removed by right. The Revised PUD removed the following reductions to Mitigation Standards:
UDC 8.02.040.C.1.b. - Mitigation Ratios - Mitigation shall be provided at a 3:1 inch basis for the total diameter inches of Heritage Trees removed, measured at DBH.	Mitigation shall be provided at a 3:1 inch basis for the total diameter inches of Heritage Trees removed.
Heritage and Protected Trees saved do not provide mitigation inches in the UDC.	Heritage Trees saved with no impact to excavation within ½ critical root zone and within park area shall count as 3:1 mitigation. Additional landscaping, irrigation, sod, plantings, granite trails, benches, tables, trash cans, etc. shall not impact the 3 to 1 mitigation and are encouraged. Saved protected trees that are 16" or greater get 2:1 mitigation credit.
UDC 8.02.040.C.4. Mitigation by Payment	Once mitigation by existing on-site credit trees and on-site replacement trees have been awarded, fee-in-lieu payment mitigation rate set by City Council pursuant to Chapter 8 of the UDC shall be reduced by 50%.





Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	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

Mixed-Density Neighborhood

- **DUA:** 5.0 minimum
- **Target Ratio:**
 - 25% detached residential (5-7 DUA)
 - 45% Moderate density residential (townhomes, duplexes, cottage court)
 - 30% nonresidential
- **Primary Use: Variety of single-family home types (detached, duplex, townhome),** small lot single-family detached homes
- **Secondary Uses: Limited neighborhood-serving retail and service uses,** office, institutional, civic, parks, and open space

Community Center

- **DUA:** ≥ 14
- **Target Ratio:**
 - 80% nonresidential
 - 20% vertical mixed-use multifamily
- **Primary Uses:** Small to mid-size retailers, restaurant, hair and nail salons, barber shops, pharmacies, and recreation and fitness businesses (privately run gyms, arcades, Pilates, children's indoor play areas)
- **Secondary Uses:** Medium and high density residential, small scale live entertainment in shared green space, specialty retailers, professional office, civic uses, and parks and open space

Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	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

Standards Applicable to Whole Development

Standard	UDC	PUD
Traffic Impact Analysis	12.09 – A Traffic Impact Analysis shall be required for any development that generates more than 2,000 average daily trips, based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.	Traffic Impact Analysis of the UDC is not applicable to the PUD.
Traffic Improvements	12.02.020 – Developer is responsible for all costs of materials, design, and construction of the public improvements required by the UDC	Two right-turn lanes shall be provided, one on Shell Road and the other at Shell Spur. No additional off-site improvements shall be required.
Inter-Parcel Connectivity	UDC 12.05.030 – All new commercial shall provide driveway connections to adjacent properties with access easements where necessary.	Section 12.05.010, 12.05.020 and 12.05.030 of Chapter 12 of the UDC is not applicable to the PUD and is replaced with the following requirements: i. A private drive, extending from Shell Road to Tract 1, shall be provided and constructed to Neighborhood Collector standards as defined in the UDC.
Pedestrian Connectivity	No requirement for private connectivity between Commercial and MF-2.	A 5' Pedestrian Paseo with an access gate shall be provided between Tract 3 (MF-2) and Tract 4 (C-3 tract not used for Fuel Sales)

Tree Preservation and Protection Standards

UDC	PUD
UDC 8.02.040.B - Heritage Tree Removal Permit. Heritage Trees require a removal permit and may only receive approval after mitigation is provided and all efforts to save the tree have been exhausted. Prot Protected Trees require mitigation but not a removal permit.	Heritage and Protected Trees may be removed by right.
UDC 8.02.040.C.1.b. - Mitigation Ratios - Mitigation shall be provided at a 3:1 inch basis for the total diameter inches of Heritage Trees removed, measured at DBH.	Mitigation shall be provided at a 3:1 inch basis for the total diameter inches of Heritage Trees removed.
Heritage and Protected Trees saved do not provide mitigation inches in the UDC.	Heritage Trees saved with no impact to excavation within ½ critical root zone and within park area shall count as 3:1 mitigation. Additional landscaping, irrigation, sod, plantings, granite trails, benches, tables, trash cans, etc. shall not impact the 3 to 1 mitigation and are encouraged. Saved protected trees that are 16” or greater get 2:1 mitigation credit.
UDC 8.02.040.C.4. Mitigation by Payment	Once mitigation by existing on-site credit trees and on-site replacement trees have been awarded, fee-in-lieu payment mitigation rate set by City Council pursuant to Chapter 8 of the UDC shall <u>be reduced by 50%.</u>

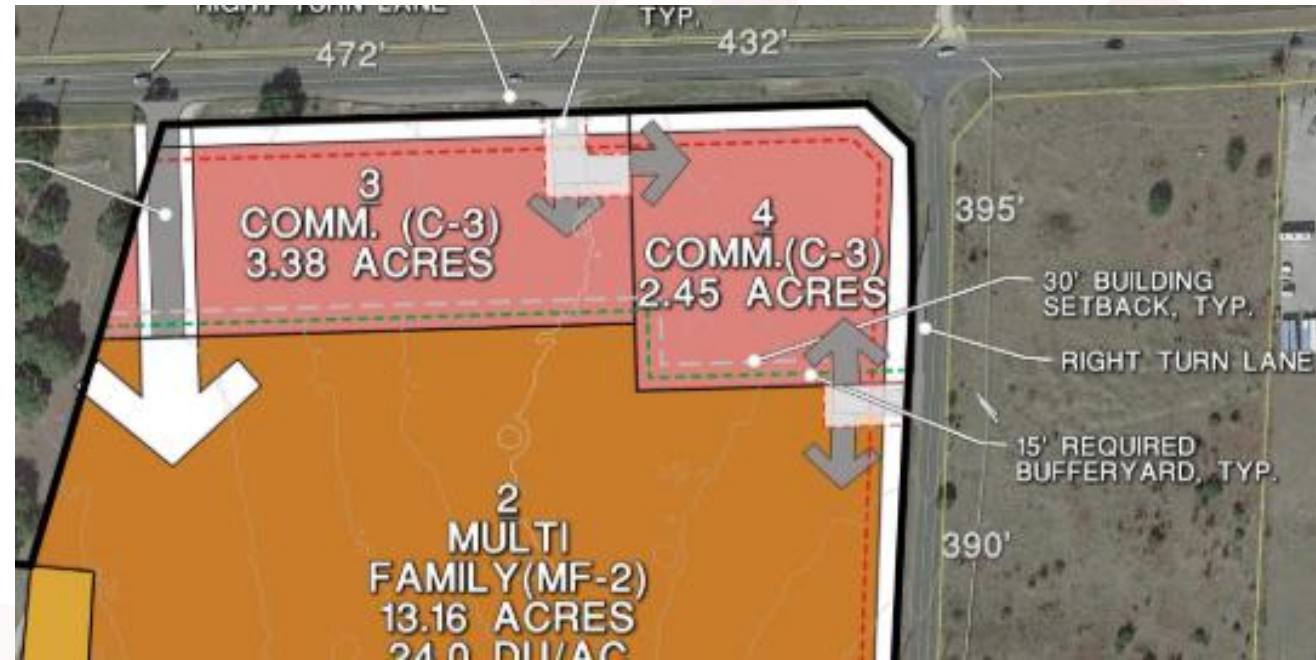
Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and		X	
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.			X
A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.			X

Orderly and Creative Arrangement of Land Uses



Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.			X
The location of general building envelopes to take maximum advantage of the natural and manmade environment.			X
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		

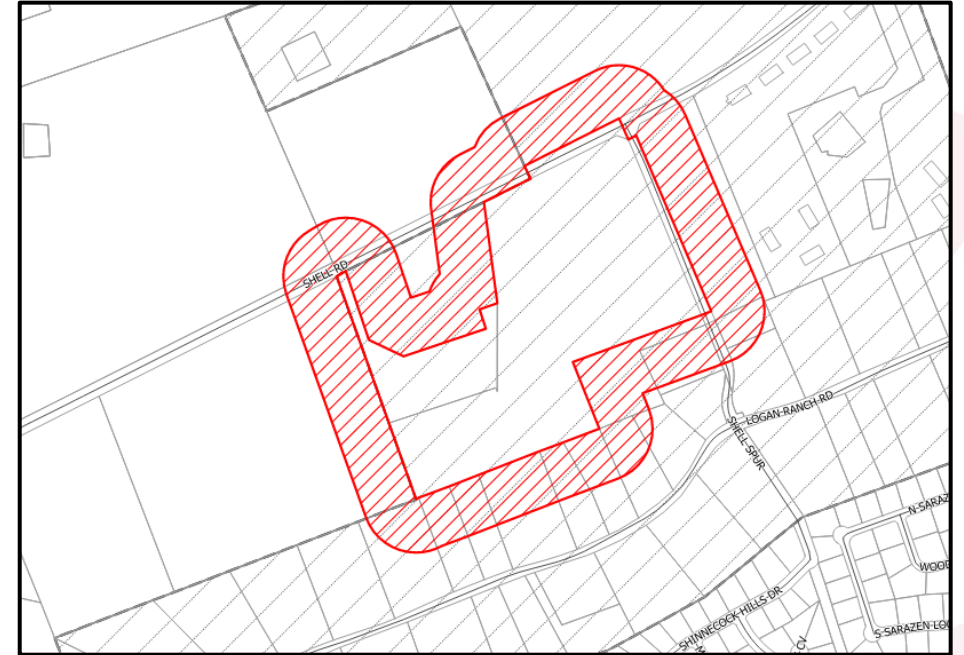


Council Feedback

- Provide buffering and transition standards between existing and approved residential developments
- **Fuel Sales should be constructed concurrently with neighborhood commercial building**
- **MF-2 designed consistently with development standards in new UDC (Urban style, pedestrian oriented, mixed-use)**
- Parity with standard UDC requirements
- **Allowance for new tree credits in new tree preservation ordinance***
- **Compliance with Transportation Impact Fee Policy**
- **Priority working with applicant to provide improvements to Shell Spur and Shell Road**

Public Notifications

- 10 property owners within the 300' buffer
- Notice in Sun News on December 19, 2025
- Signs 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 zone, upon annexation, approximately 43.13 acres in the Williams Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) zoning district, with portions of Right-Of-Way for Shell Road and Shell Spur, for the property generally located at 2200 Shell Road, Georgetown, Texas. Ryan Clark, AICP, Long Range and Neighborhood Planning Manager
- 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: December 30, 2025 (Revised), Original Report - August 15th, 2025
Case No: 2025-4-ANX and 2025-12-ANX
Project Planner: Ryan Clark, AICP, Long Range and Neighborhood Planning Manager

Item Details

Project Name: Shell Spur Tract PUD and Annexation
Project Location: Generally located at the southwestern corner of the intersection of Shell Spur and Shell Road, within City Council district No. 5.
Total Acreage: 43.13 acres
Legal Description: A 43.13 acres (1,878,877 square feet), tract of land, lying within the William Roberts Survey, Abstract 524, Williamson County, Texas, and being all of a called 0.25 acre tract, conveyed to Daniel E. Adkins in Document No. 2019089490, all of a called 6.00 acre tract, conveyed to Daniel E. Adkins in Document No. 2002047344, all of a called 0.69 acre tract, conveyed to Daniel E. Adkins in Document No. 2019089491 and a portion of a called 119.096 acre tract, conveyed to the Adkins Ranch, Ltd. in Document No. 9553464 all in the Official Public Records of Williamson County, Texas.
Applicant: H.D. Brown Consulting, c/o Amanda Brown
Property Owner: Nova 368, LLC, c/o Vinod Nagi
Request: Zoning Map Amendment to zone, upon annexation, the subject property as a **Planned Unit Development (PUD)**, with base zoning districts of **Low-Density Multifamily (MF-1), High Density Multifamily (MF-2), and General Commercial (C-3)**.
Case History: This is the second public hearing of this request. This request was previously heard at the Planning and Zoning Commission on August 19, 2025. The Commission recommended denial of the request, 7-0.



Overview of Applicant's Request

The applicant is seeking to annex the subject property into the City Limits with base zoning districts of Low Density Multifamily (MF-1), High Density Multifamily (MF-2), and General Commercial (C-3). The applicant's letter of intent states that the intent of the development is to provide a horizontally integrated, mixed-use community with a mix of low- and high-density residential products in addition to 4.8 acres of C-3 zoned commercial space.

Site Information

Location:

The subject property is located at the intersection of Shell Road and Shell Spur in northwest Georgetown. The subject property borders the Logan Ranch neighborhood to the south and a newly proposed residential neighborhood to the west. Grace Bible Church sits north of the subject site along Shell Road.

Physical and Natural Features:

The subject property can be described as a mostly flat, undeveloped tract. The property is scattered with trees, with the densest canopy located on the southwestern portion of the site. There is a private road and what appears to be a single family home adjacent to the Grace Bible Church site.

Future Land Use and Zoning Designations:

The subject property is subject to two future land use categories. Near the intersection of Shell Road and Shell Spur, the property is designated as Community Center. The remainder of the property has a Mixed-Density Neighborhood Future Land Use Designation. The property does not have a current zoning district as it lies within the ETJ.

Surrounding Properties:

North of the subject property on the opposite side of Shell Road there are several vacant lots that have been entitled for both Residential Single Family (RS) and Rural Residential (RR) zoning. More intensive development has occurred along the western portion of Shell Road headed toward Williams Drive including the Georgetown Village Center, a high-density multifamily development as well as several small lot residential single-family subdivisions. On the east side of Shell Spur, a small office space, retail center, and gymnasium operate within the City's ETJ. This portion of Shell Road and the area further east is still largely rural however entitlements recently approved at the intersection of Shell Road and SH 195 include high density multifamily as well fuel sales and other commercial uses. South of the subject property are large lot residential homes that are spaced with 1 unit every 1-2 acres apart. The Grace Bible Church is adjacent to the western border of the subject property to the north while the southwestern portion shares a border with the Georgetown Village Planned Unit Development which is entitled as Residential Single-Family.

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:

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DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	RS/Unentitled	Community Center/MDN	Residential Estate/Undeveloped
East	Unentitled	Community Center/Neighborhood	Indoor Gymnasium, Business Center, General Retail
South	Unentitled	Neighborhood	Large Lot Residential
West	Residential Single Family	Mixed Density Neighborhood	Grace Bible Church/Residential Single Family



Property History:

This is the third development application for this property. Previously, the subject property requested annexation with initial zoning of MF-1 and C-1 in 2022. The request was withdrawn before Council action. In 2023, another annexation request was made with an initial zoning of PUD (MF-1, C-1). This request was also withdrawn. After the second annexation request was withdrawn, the property owner's voluntarily disannexed the property from the City's ETJ. In addition to pursuing annexation again, the property owners have applied for a TLAP permit with the TCEQ. If not annexed, a TLAP permit would provide a wastewater solution for the property without using the City's wastewater infrastructure.

Comprehensive Plan Guidance

Community Center (CC)

Community Centers (CC) are typically configured as “nodes” of smaller scale at the intersection of arterial roads and other major thoroughfares. These developments provide local retail, professional office, and service-oriented businesses that serve the residents of Georgetown. While typically auto-oriented, pedestrian connections to the surrounding neighborhoods are provided. Well integrated residential developments, which encourage the interaction of residents and businesses, are appropriate and vertical mixed use encouraged. To promote the interaction of integrated and adjacent residential development, these areas emphasize quality building and site design, such as enhanced architectural features, landscaping, and prominent pedestrian facilities.

DUA: 14 or more

Target Ratio: 80% nonresidential, 20% residential

Primary Use: Small to mid-size retailers

Secondary Uses: Medium and high density residential, local restaurants, specialty retailers, professional office, and civic uses

Mixed-Density Neighborhood (MDN)

This category includes a blend of single-family and medium-density housing types. Medium density housing options are consistent with and complementary to the traditional single-family neighborhood with emphasis on connectivity and access to neighborhood amenities including schools and parks. Development standards for medium density housing and any nonresidential uses are in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, location of more intense uses and development nearer to the edge of developments, and enhanced landscaping. Additionally, any non-residential uses are located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian orientation to support the surrounding residents.

DUA: 5.1-14.0

Target Ratio: 80% residential, 20% nonresidential

Primary Use: Variety of single-family home types (detached, duplex, townhome)

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

Utilities

The subject property is located within the City’s service area for water and is within range to connect to the City’s wastewater upon annexation. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electric. Water and Wastewater Service is dependent upon the completion of several off-site infrastructure extensions. A Utility Evaluation may be required at the time of Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

The subject property is serviced by Shell Road, which is identified in the Overall Transportation Plan as a major arterial. Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Major arterials connect major traffic generators and land use concentrations and serve

Planning Department Staff Report

much larger traffic volumes over greater distances. A 2021 Bond has provided funding to expand Shell Road from Williams Drive north to Sycamore St to a 4-lane divided arterial road. There are currently no plans for road improvements north of Sycamore heading toward SH 195 at this time.

The subject property also has frontage along Shell Spur, which is classified in the Overall Transportation Plan as a Collector. These streets are intended to balance traffic between arterial streets and local streets. These streets tend to carry a high volume of traffic over shorter distances, providing access and movement between neighborhoods, parks, schools, retail areas and the arterial street system.

Additionally, the development plan proposes to extend Falling Leaf Lane from the west. Classified as a local street, the current alignment takes the street from the western boundary to the north to intersect with Shell Road.

A Traffic Impact Analysis (TIA) will be required at the time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

The Planned Unit Development (PUD) Development Plan proposes the following modifications to the base zoning districts:

General Commercial (C-3) base zoning district:

The General Commercial (C-3) zoning district is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

In addition to the development standards of C-3, the PUD makes the following modifications:

<u>Standard</u>	<u>UDC</u>	<u>PUD</u>
Use	-	The PUD prohibits a number of uses on both commercial lots as seen on pg. 2 & 3 of the Development Plan.
Fuel Sales	Fuel Sales requires an SUP in the C-3 zoning district.	Fuel Sales to be allowed by right limitations seen on pg. 4) on tract 5 of the PUD.

Low Density Multifamily (MF-1) base zoning district:

The **Low Density Multi-Family (MF-1)** zoning district is intended for attached and detached multi-family residential development, such as apartments, condominiums, triplexes, and fourplexes, at a density not to exceed 14 dwelling units per acre. The MF-1 District may be appropriate in the Moderate Density Residential area based on location, surrounding uses, and infrastructure impacts. Properties

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zoned MF-1 should have convenient access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF-1 District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multi-family or commercial districts.

In addition to the development standards of MF-1 the PUD makes the following modifications:

<u>Standard</u>	<u>UDC</u>	<u>PUD</u>
Maximum Density	14 DUA	NEW PROPOSED: 14 DUA Previous: 10 DUA (max 434 units)
Impervious Cover	50%	60%
Setback adjacent to RS	20'	NEW PROPOSED: 20' Previous: 50'
Building Height	35 feet	125' transition setback shall be established adjacent to SF lots on southern property line of tract 2 and western boundary of tract 1. Limited to 2 stories in height within this zone.
Architectural Standards	UDC 7.03 (possible articulation, 3 to 5 features form list)	NEW PROPOSED: Removed the minimum of 2 wall planes requirements. Previous: Front elevations shall contain a minimum of 2 wall planes per unit on the front elevation and building separation shall be a minimum of 6'.

High Density Multi-Family (MF-2)

The High Density Multi-Family (MF-2) zoning district is intended for attached multifamily residential development, such as apartments and condominiums, at a density not to exceed 24 dwelling units per acre. The MF-2 District is appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories. Properties zoned MF-2 should have direct access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense commercial districts.

In addition to the development standards of MF-2 the PUD makes the following modifications:

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<u>Standard</u>	<u>UDC</u>	<u>PUD</u>
Maximum Density	24 dwelling units per acre	NEW PROPOSED: 24 DUA Previous: Maximum of 434 total units
Impervious Cover	50%	60% (In the event tract 3 is developed with Multi-family, detached.)
Architectural Standards	UDC 7.03 (possible articulation, 3 to 5 features form list)	Buildings shall be a minimum of 6' apart.

In addition to the modifications listed above, the PUD makes the following modifications applicable to the whole development:

<u>Standard</u>	<u>UDC</u>	<u>PUD</u>
Subdivision and Street Design	12.05.10, 12.05.20, 12.05.30 (standards pertaining to street network connections, street and block standards, and inter-parcel connectivity)	12.05.10, 12.05.20, and 12.05.30 shall not apply to this project. Instead: i. A private drive, extending from Shell Road to Tract 1, shall be provided and constructed to Neighborhood Collector standards as defined in the UDC. ii. Two right-turn lanes shall be provided, one at an entrance from Shell Road, and one at an entrance from Shell Spur. No additional off-site improvements shall be required. iii. The extension of Falling Leaf Lane is not required; however, a connection may be made with a private access road or a public road extension.
Traffic Impact Analysis	12.09 – A Traffic Impact Analysis shall be required with any application for a subdivision, Site Plan, Stormwater Permit, or Driveway Permit, for which the proposed development generates traffic in excess of 2,000 average daily trips,	Traffic Impact Analysis of the UDC is not applicable to the PUD.
Tree Preservation and Protection	8.02.030 – Preservation of	a. Heritage and Protected Trees

	Protected and Heritage Trees. Reference UDC section 8.02.030 for standards surrounding tree protection and mitigation.	may be removed by-right. NEW PROPOSED: Removes the following variances to Mitigation Requirements: b. Mitigation shall be provided at a 2:1 inch basis for the total diameter inches of Heritage Trees removed, measured at DBH c. Heritage Trees saved with no impact to excavation within ½ critical root zone and within park area shall count as 3 to 1 mitigation. Additional landscaping, irrigation, sod, plantings, granite trails, benches, tables, trash cans, etc. shall not impact the 3 to 1 mitigation and are encouraged. D. Saved protected trees that are 16" or greater get 2:1 mitigation credit E. Once mitigation by existing on site credit trees and on site replacement trees have been awarded, fee in lieu payment mitigation rate set by City Council pursuant to Chapter 8 of the UDC shall be reduced by 50%.
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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.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with two, partially complies with two, and does not comply with one of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies
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.	
2. The zoning change is consistent with the Comprehensive Plan.	Partially Complies
The subject property carries two Future Land Use Designations. The portion of the property closest to the intersection of Shell Road and Shell Spur is designated as Community Center, with the remaining portion designated as Mixed-Density Neighborhood. Community Centers are intended to be predominantly non-residential with small to medium sized retailers being the primary use. Secondary uses include well integrated vertical mixed use residential, restaurants, and civic uses. Mixed-density neighborhoods are intended to provide a variety of single-family home types such as detached single-family, duplexes, and townhomes. Secondary uses include neighborhood serving retail, office, institutional and civic uses. The subject request partially complies with the Comprehensive Plan by providing an opportunity to develop the uses intended for these areas but lacks the design standards to ensure the built environment reflects the intended vision for each future land use designation. The proposed PUD offers three modified zoning districts: Low-density Multifamily (MF-1), High-Density Multifamily (MF-2), and General Commercial (C-3). Modifications to these zoning districts can be seen on pages 5 and 6 of this report and within the development plan. In general, the proposed PUD is partially compliant with the Mixed-Density Neighborhood Future Land Use Designation. The Comprehensive Plan calls for a density between 5.1 and 14 dwelling units per acre and the current PUD proposes a development with a maximum density of 40 14 dwelling units per acre. While the density and type of product aligns with the MDN future land use area, the site design standards within the PUD do not guarantee the overall development is consistent or complimentary to a traditional single-family neighborhood, as intended in the Comprehensive Plan. While the detached multi-family will look similar in form to a single-family home, they will not be required to front a public street, provide public sidewalks internal to the development, or provide the minimum number of street connections required in standard single-family developments. Further, the Comprehensive Plan calls for vertical mixed use when proposing a residential product in a Community Center. While the uses in both the C-3 and MF-2 zoning district proposed with this PUD can be appropriate, they aren't organized in a meaningful way as desired by the Comprehensive Plan.	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Does Not Comply
This zoning change will not promote the health, safety or general welfare of the City or the safe, orderly, and healthful development of the City.	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

The PUD proposes several variances to the UDC that could result in negative impacts, compared to a development annexed with a standard zoning district. First, the PUD does not guarantee the extension of Falling Leaf Lane through the property. This could result in a large development that does not provide a public street network or pedestrian infrastructure that meets the regulations or intent of the UDC. Even if Falling Leaf Lane were to be extended, there are still going to be large multifamily parcels that are not subject to regulations such as block length, mid-block pedestrian connections, public sidewalks and connectivity ratios resulting in a potentially poor transportation network for the area.

The PUD has removed the reduction in mitigation standards such as reduced mitigation rates, but has maintained a provision to be allowed to remove Heritage Trees by right without a Tree Removal Permit.

~~Additionally, the PUD proposes a reduction to tree mitigation standards potentially resulting in 50% decrease in mitigation on site.~~ Further, an increase in impervious coverage compared to what is typically seen in mixed density neighborhoods is proposed with this development. Due to these factors, it cannot be stated that the proposed PUD will promote the health, safety, and welfare or the healthful development on the City.

4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Partially Complies
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The proposed C-3 zoning district is generally appropriate at the corner of Shell Spur and Shell Road. The PUD proposes that tract 4 (corner lot immediately adjacent to the intersection) would be allowed to develop a fuel sales site by right. Additional standards have been introduced to ensure a proper buffer is maintained between this future fuel sales site and the adjacent residential uses.

The proposed Low-Density Multifamily (MF-1) and High Density Multifamily (MF-2) will provide a mix of housing types. While the detached multifamily product intended for the MF-1 district will be compatible with present zoning and uses of the surrounding area, the higher density MF-2 will allow for a product type that is incompatible and significantly more dense than what currently exists in 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
--	-----------------

The subject property is large enough to support the proposed development. Water and electric infrastructure are accessible to connect to at the time of construction. Wastewater is not currently available at the site, but a 30-inch wastewater line is located approximately .5 miles from the subject, which the developer plans to extend and gain access to. The applicant has indicated that while no formal plans for the extension have been submitted, they have worked out a solution to bring wastewater to the site. There are no other natural or man-made barriers that would impede development on this site.

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request complies with one, partially complies with one, and does not comply with four of the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined below:

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	Partially Complies
While the proposed PUD does provide 3 separate land use types, it does not introduce development standards that differentiate the project from standard MF zoning. The provision of General Commercial zoning along Shell Road does have the potential to increase the variety of commercial uses seen in the area.	
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	Does Not Comply
The proposed PUD orders its zoning districts in a logical fashion. The commercial is placed at the intersection of Shell Road and Shell Spur with the High-Density and Low-Density multifamily placed behind it to create a transition into adjacent residential areas. Additionally, the PUD proposes bufferyards along the project's boundaries to limit interaction between adjacent land uses. However, the PUD does not utilize a creative or orderly layout in terms of development standards internal to the development. The PUD lacks specific development standards to ensure the site design provides an enhanced sense of place within the development, compared to what is typically seen in multi-family developments.	
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.	Does Not Comply
The proposed PUD utilizes default MF zoning districts without additional standards internal to the site that would provide for a transportation network aligned with the standards of the UDC. The PUD does provide for a pedestrian paseo between the High-Density Residential and the Commercial area, but other standards such as street connectivity ratios, public pedestrian infrastructure, and public streets are not provided. Ultimately the PUD does not enhance the transportation standards applicable to Multi-Family and Commercial zoning and will have a lower amount of pedestrian and vehicular facilities than a typical RS neighborhood.	
4. The provisions of cultural or recreational facilities for all segments of the community.	Does Not Comply
The proposed PUD does not provide standards that will ensure the provision of cultural or recreational facilities for the community. The multi-family portion of the PUD will provide common area amenities to be utilized by the residents of this PUD, but those will not serve the greater community. Additionally, all internal streets and sidewalks will be private, limiting access by the greater community. The PUD does not provide parkland and will instead pay a fee in lieu, missing an opportunity to provide public parkland for the surrounding community. The PUD does not alter the C-3 zoning district to require common spaces, promenades, outdoor seating, playgrounds, or other enhanced amenities in connection with any future commercial development.	
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	Does Not Comply
The PUD does not provide sufficient standards with which building envelopes will take advantage of the natural and manmade environment. While the General Commercial (C-3) zoning district is	

Planning Department Staff Report

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
situated appropriately along Shell Road and Shell Spur, its standards are not modified beyond what is required in the UDC to better contextualize buildings within the commercial zone to the area. The PUD has a large grouping of Heritage and Protected Trees in the southwestern portion of the site. No standards are added to the PUD to ensure that building envelopes will be situated around these trees, nor an enhanced or clear path with which additional trees will be saved beyond the reduced mitigation already proposed within the PUD.	
6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	Complies
Staff does not foresee any issues with which development could be inhibited regarding public utilities. The property will be dependent on wastewater to be constructed to the west in the Single-Family development currently being planned for construction.	

Meetings Schedule

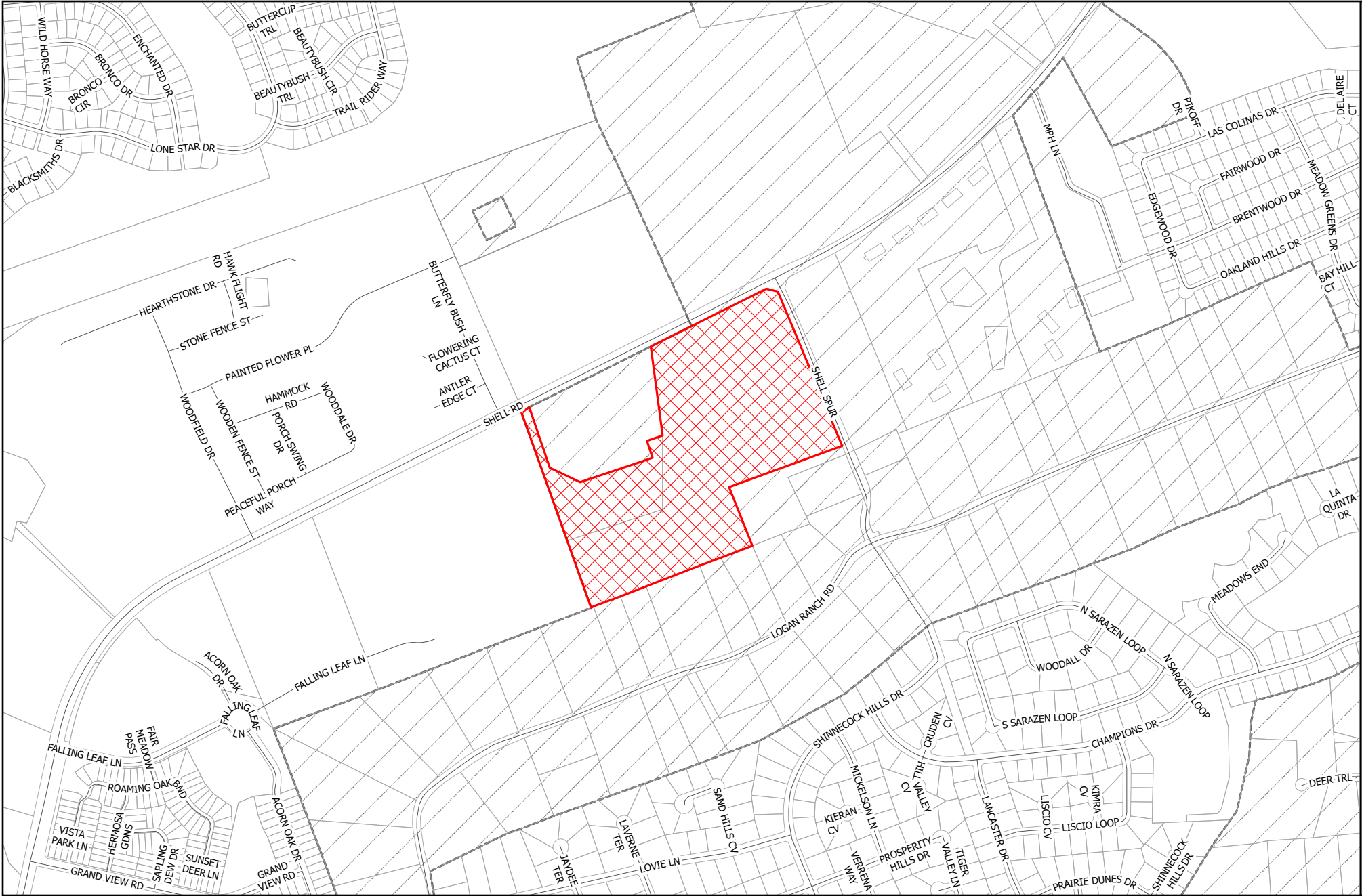
January 6, 2026 – Planning and Zoning Commission
January 27, 2026 – City Council First Reading of the Ordinance
MEETING NOT YET SCHEDULED – City Council Second Reading of the Ordinance

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 (41 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (12/21/2025) 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 – (Revised) PUD Development Plan
- Exhibit 5 – Letter of Intent

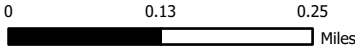


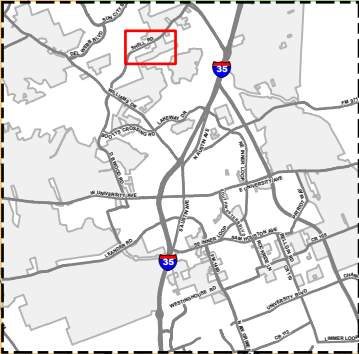
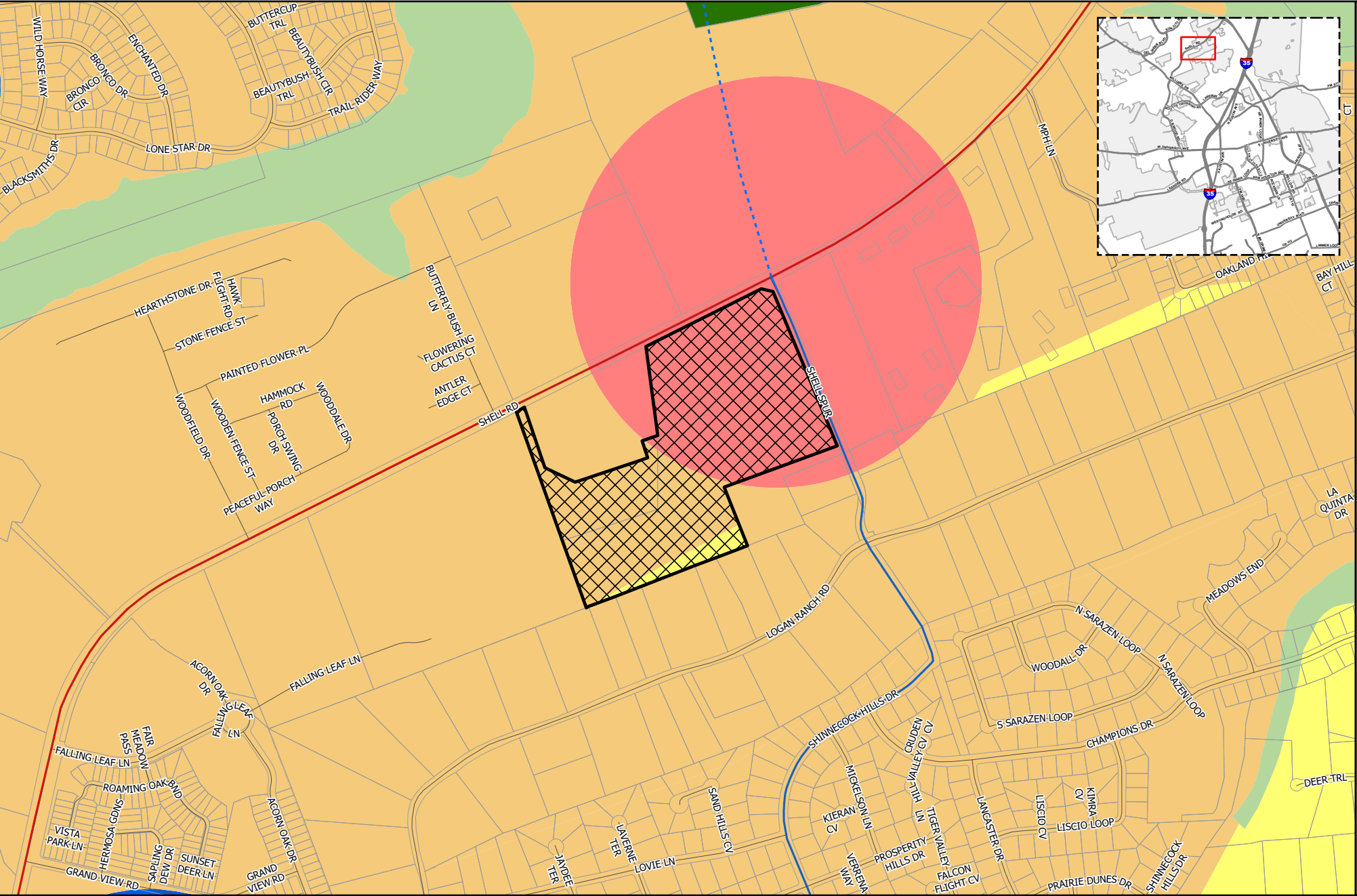
Location

2025-4-ANX

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ





**Future Land Use/
Overall Transportation
Plan
2025-4-ANX
Exhibit #3**

- Site
- Parcels
- City Limits
- Georgetown ETJ
- 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

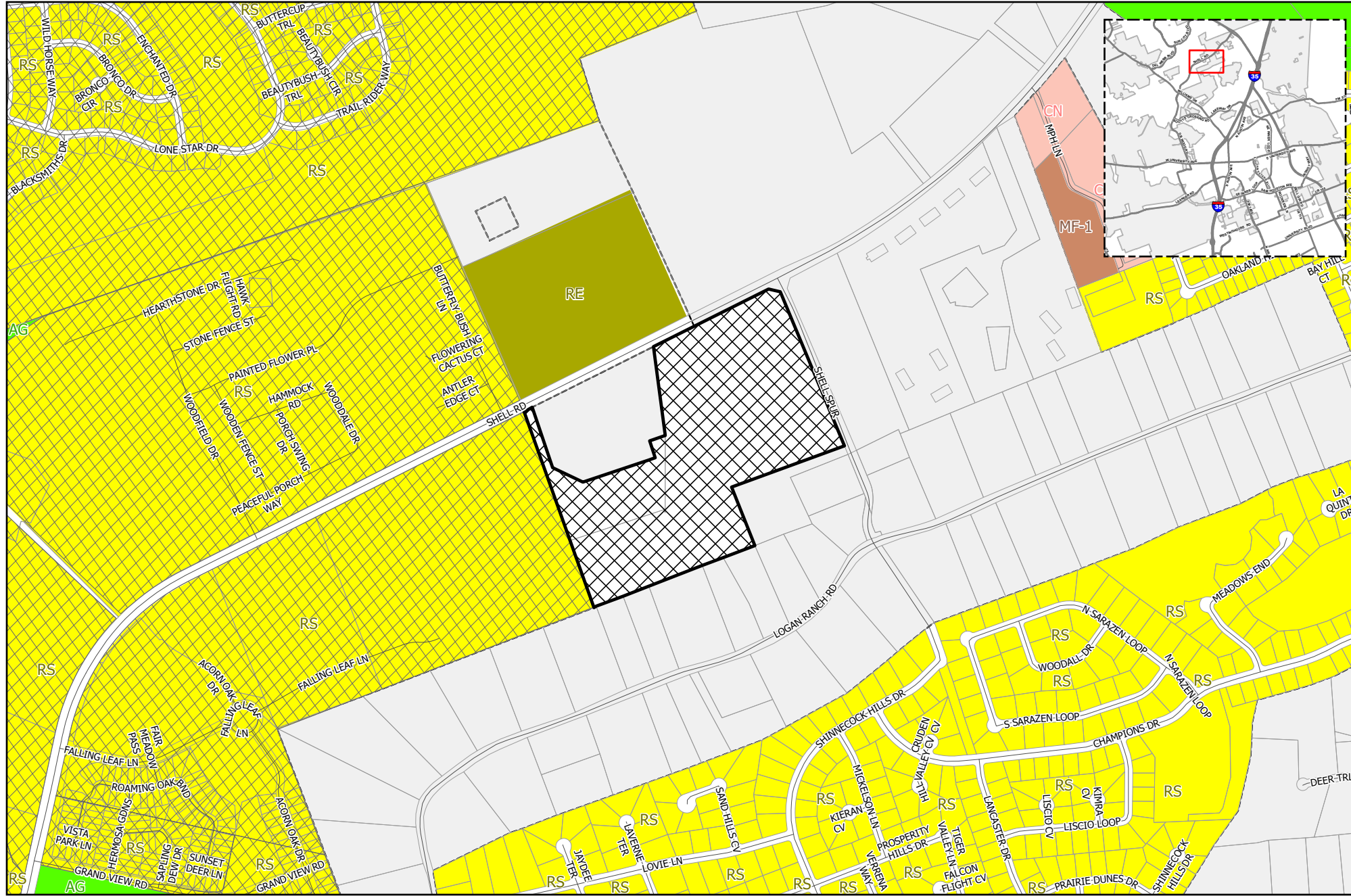
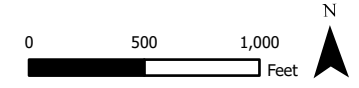
2025-4-ANX

Exhibit #3

-  Site
-  PUD
-  City Limits
-  Courthouse View Overlay
-  Old Town Overlay
-  Historic Overlay
-  Downtown Overlay
-  SPO Overlay
-  Gateway Overlay
-  Parcels
-  Georgetown ETJ

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



**Shell Spur Tract
Planned Unit Development
Development Plan**

A. PROPERTY

The Shell Spur Tract Planned Unit Development (PUD) District is located at the southwest intersection of Shell Road and Shell Spur. It consists of approximately 28.93 acres described in **Exhibit B, Survey/Field Notes**, herein defined as “Property”.

B. PURPOSE

The purpose and intent of the PUD zoning district is to develop a horizontally integrated mixed-use community with a mix of low and high density multi-family residential and commercial uses. This PUD serves to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) in order to implement the vision for the Property and insure a cohesive, quality development not otherwise achieved solely by the underlying base zoning district.

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The Conceptual Land Use Plan depicts residential products, open space areas and non-residential uses which are contemplated within the community.

C. APPLICABILITY AND BASE ZONING

All aspects regarding the development of this PUD shall comply with the UDC, and other applicable provisions in the City’s Code of Ordinances in place at the time of the effective date of the annexation of the Property, except as modified within this PUD or the exhibits attached to the PUD Ordinance. Each development within this PUD shall conform to a base zoning district per UDC Section 4.06.010.A “Compatibility with Base Zoning District.”

1. Base Zoning

This PUD will have three character and use zones, as described below:

- a. Tract 1** – Low Density Multifamily (MF-1) base zoning.
- b. Tract 2** – High Density Multifamily (MF-2) base zoning.

c. Tract 3– General Commercial (C-3) base zoning.

d. Tract 4 – General Commercial (C-3) base zoning.

In the case that this PUD does not address a specific City requirement, the Georgetown UDC and other Ordinances noted above shall apply. In the event of a conflict between the regulations of this PUD and the regulations of the base zoning district, the PUD shall control.

D. CONCEPTUAL LAND PLAN

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The Conceptual Land Use Plan depicts residential products, open space areas and non-residential uses which are contemplated within the community.

E. LAND USES

The uses allowed within the PUD Area(s) below shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Figures and Tables, with the following exceptions;

Tract 2- Multi family, Detached Dwelling Unit shall be a permitted use.

Tract 3- The following uses shall be prohibited:

- Multifamily, Attached Dwelling Units
- Motel
- Hotel, Extended Stay
- Hotel, Boutique
- Hotel, Full Service
- Hotel, Limited Service
- Dance Hall or Night Club
- Major Event Entertainment
- Event Facility
- Driving Range

- Firing Range, Indoor
- Laundromat
- Small Engine Repair
- Funeral Home
- Self Storage, Outdoor
- Self Storage, Indoor
- Manufactured Housing Sales
- Automobile Sales, Rental or Leasing Facility
- Commercial Vehicle Sales, Rental or Leasing Facility
- Automobile Parts and Accessories Sales, Outdoor
- Automobile Repair and Service, General
- Fuel Sales
- Recreational Vehicle Sales, Rental or Service
- Heliport
- Bus Barn
- Parking Lot, Off-Site
- Parking Lot, Commercial
- Park-n-Ride Facility
- Private Transport Service Dispatch Facility
- Transit Passenger Terminal
- Lumber Yard
- Seasonal Product Sales
- Blood or Plasma Center
- Flea Market
- Pawn Shop
- Personal Services, Restricted
- Kennel
- Live Music or Entertainment
- Correctional Facility
- Recreational Vehicle Sales, Rental or Service
- Car Wash

Tract 4 –

All uses prohibited for Tract 3, listed above, shall also be prohibited for Tract 4, with the following exception:

Fuel Sales shall be permitted as a limited use on Tract 4 shown in Exhibit D with the standards and limitations outlined below and as shown on Exhibit D:

1. Bufferyard:

- a. A 6' high opaque screening wall shall be provided along the south property line.
- b. One shade tree, two evergreen ornamental trees and eight evergreen shrubs shall be provided every 50 linear feet of buffer yard on the southern property line.
- c. Provisions a & b above do not apply to areas used for driveway and/or cross access.

2. Setback:

- a. A 30' rear setback from the southern property line shall be required.
- b. Drive aisles, light fixtures, and garbage storage/dumpsters may be located within a required setback but not the required bufferyard.

4. Underground storage tank setback:

An underground storage tank shall not be located within 150' of a residentially zoned property line except in instances where there is a building located between the fuel tank and the residentially zoned property line. In no instance shall a storage tank be located within 100' of a residentially zoned property line.

5. Lighting:

- a. Section 7.04 – Lighting Standards shall apply to the Property.
- b. All site lighting must be designed and installed so that the level of illumination as measured in foot candles at a height of three feet at the property line does not exceed one-foot candles.

6. Fuel Positions:

- a. No more than 8 multi-fuel dispensers shall be permitted.
- b. Separate high-floor diesel islands meant to service large vehicles, similar to semi-trucks, shall be prohibited.

7. Architectural Standards:

- a. The fuel canopy shall be constructed of similar materials and color palate to the primary structure.
- b. A fuel canopy shall not be located within 100' of a residentially zoned property line except in instances where there is a building located between the fuel tank and the residentially zoned property line. In no instance shall a fuel canopy be located within 100' of a residentially zoned property line.

8. Hours of operation:

- a. The Fuel Sales use shall only operate between the hours of 5 am-12am.

F. DEVELOPMENT STANDARDS

1. Building Height:

a. Tract 1 –

- i. A 125' Transition Setback shall be established adjacent to single-family platted lots to the southern property line for Tract 1 (the "Transition Zone") as shown on Exhibit C. The transition setback shall limit new development to 2-stories and up to thirty-five feet (35') in height.
- ii. Finished floor elevation will be no more than 7 feet above natural grade prior development.
- iii. Residential units may not be vertically stacked and each unit must have a ground-floor entrance.

2. Impervious Cover:

a. Tract 1 --The impervious cover limit for the MF-1 residential portion of the Property is set at 60 percent (60%) impervious coverage.

b. Tract 2 -- In the event that a Multifamily, Detached Dwelling Units use is developed on Tract 2, the impervious cover will be a maximum of 60%.

c. Tracts 1-4 --

- i. The maximum allowable impervious cover shall be determined based on the overall property acreage of 28.93 acres.
- ii. The impervious cover allowed for this development shall not exceed 718,762 if Tract 2 is developed as a Multifamily, Attached Dwelling Unit use or 776,087 SF if Tract 2 is developed as a Multifamily, Detached Dwelling Units use.
- iii. The square feet of impervious cover will be allocated for the individual lots and shall be tracked by the developer, initially, and ultimately by the property owner's association, once formed.

3. Building Design Standards:

All new structures within this Development shall be in conformance with the applicable provisions in UDC Chapter 6 and 7 with the following amendments:

a. Tract 1- A condominium plat is required to be recorded in line with Texas Property Code Chapter 82 prior to receiving a Certificate of Occupancy or a building final inspection.

b. Tract 1 & 2 –

- i. The building separation shall be a minimum of 6', so long as all applicable fire codes are met.
- ii. In the event that a Multifamily, Detached Dwelling Units use is developed on Tract 2, The building separation shall be a minimum of 6', so long as all fire codes are met.

G. VEHICULAR ACCESS AND CIRCULATION

1. Vehicular access:

- a.** The driveway and roadway connections shown on Exhibit C along Shell Road and Shell Spur are permitted by right for full access connections in the locations shown. Minor adjustments to the exact driveway or roadway connections are permissible, if the driveway spacing meets or exceeds the minimum of 425 feet on Shell Road and 360 feet on Shell Spur, when measured from the center of the right-of-way and/or driveway to the center of the right-of-way and/ or driveway.
- b.** Section 12.05.010, 12.05.020 and 12.05.030 of Chapter 12 of the UDC is not applicable to the PUD and is replaced with the following requirements:
 - i. A private drive, extending from Shell Road to Tract 1, shall be provided and constructed to Neighborhood Collector standards as defined in the UDC.
 - ii. Two right-turn lanes shall be provided, one at an entrance from Shell Road, and one at an entrance from Shell Spur.
 - iii. Section 12.09- Traffic Impact Analysis of the UDC is not applicable to the PUD.

H. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping for this Development shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan.

1. Tract 1—southern property line only

- a. A medium level bufferyard adjacent to existing single-family platted lots to the south shall consist of the following, as shown on Exhibit C:
 - o A 15-foot wide planting area;
 - o One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.
- b. Fences may be installed within the bufferyard to create private backyards for residential units.
- c. When easements and cross-access conflict with bufferyard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.
- d. Bufferyard may include accessory structures such as sheds.

I. TREE PRESERVATION AND PROTECTION

Tree preservation and protection for this Development shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan:

1. Tract 3-- Removal of Heritage Trees:

- a. Heritage Trees may be removed by-right without a Tree Removal Permit.

J. PARKLAND AND COMMON AMENITY AREA

1. Parkland:

Parkland obligations shall be satisfied through fee-in-lieu per UDC Section 13.08 Parkland.

2. Common Amenity Areas for Tracts 1 & 2:

- a. Common amenity areas shall be provided for the enjoyment of residents within this PUD. A 5' sidewalk shall be provided along one side of all private roadways within this PUD to provide pedestrian access to amenities.
- b. A minimum of two (2) amenities shall be provided for Tract 2.
- c. A minimum of one (1) amenity shall be provided for Tract 1.
- d. All amenities shall be maintained by the onsite property management, Condominium Association, or Home Owners Association.
- e. Amenity elements may be used multiple times and within the same vicinity and may include:

- Pool and spa
 - Picnic areas
 - Landscaped seating areas
 - Fenced dog park
 - Outdoor game area
 - Indoor workout area
 - Outdoor workout area
 - Community garden
 - Amenitized heritage tree grove
 - Pavilion
 - Trails
 - Tennis Court
 - Pickleball Court
 - Basketball Court
 - Workout stations
 - Turf play lawn
 - Water and electrical connections to accommodate a food truck.
 - Splash Pad
 - Community Art
 - Garden with on-site educational materials providing information about the flora and/or fauna of the garden area.
 - Any other amenity as approved by City of Georgetown staff.
- f.** No outdoor grills and/or fire pits which are community amenities shall be closer than 150' from the southern property boundary. This does not apply to grills or fire pits used by individual residents as part of the use and enjoyment of their residential unit or home.
- g.** Any pool, spa and/ or a splash pad shall be no closer than 100' from the southern property line
- h.** All outdoor amenities shall operate no later than 10 pm.

K. UTILITY PROVISIONS

- a.** Existing well- Any existing wells on the Property shall not be used as a water resource for any development within the Property.
- b.** Water Meter—For purposes of applying water meter regulations, Tract 1 shall be served with 1 (one) master water meter and may share a master meter with an adjacent property, so long as no more than 521 total residential units utilize the master meter..

L. PUD MODIFICATIONS

In conformance with section 4.06.010.d.3 of the UDC, modifications to this development plan shall require city council approval of an amendment to this PUD processed pursuant to section 3.06 of the UDC, except, where the director of planning determines such modifications to be minor, the director may authorize such modifications. Minor modifications may include changes to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or to applicable provisions of the UDC and any other applicable regulations. So long as the C-3 acreage is maintained at a minimum of 4.9 acres, a deviation of up to +/- 15% of the acreage for the base zoning districts shall be approved by the Director as a minor modification.

M. LIST OF EXHIBITS

- **Exhibit A** – PUD Development Plan
- **Exhibit B** – Legal Description
- **Exhibit C** – Conceptual Land Plan
- **Exhibit D**—Fuel Sales Use

FIELD NOTES FOR A 28.93 ACRE TRACT OF LAND

A **28.93 acre** tract of land, located in the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described of record in Document No. 2021191971 of the Official Public Records of Williamson County, Texas. Said **28.93 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "RPLS 1847" in the southeast right-of-way line of Shell Road, at the northeast corner of a called 10.03 acre tract of land as conveyed to Grace Bible Church of record in Document No. 2008093127 of the Official Public Records of Williamson County, Texas, a northwesterly corner of said 43.13 acre tract and the tract described herein;

THENCE: N **63° 18' 24"** E, with said right-of-way line and a northwest line of said 43.13 acre tract, a distance of **828.10 feet** to a found $\frac{1}{2}$ " iron rod at the west end of a cutback at the intersection of the southeast right-of-way line of Shell Road and the southwest right-of-way line of Shell Spur, for the most northerly corner of said 43.13 acre tract and the tract described herein;

THENCE: S **71° 39' 10"** E, with said cutback and a northerly line of said 43.13 acre tract, a distance of **70.67 feet** to a found $\frac{1}{2}$ " iron rod at the east end of said cutback, for a northerly corner of said 43.13 acre tract and the tract described herein;

THENCE: With the southwest right-of-way line of Shell Spur and the northeast line of said 43.13 acre tract, the following three (3) courses:

1. S **26° 45' 24"** E, a distance of **50.09 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
2. With a non-tangent curve to the right having a radius of **2647.95 feet**, an arc length of **196.34 feet**, a delta angle of **4° 14' 54"** and a chord bearing S **24° 17' 49"** E, a distance of **196.30 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency, and
3. S **22° 10' 08"** E, a distance of **823.76 feet** to a found $\frac{1}{2}$ " iron rod with an aluminum cap for the northeast corner of Lot 1 of the Shellridge Subdivision of record in Cabinet L, Slide 157 of the Plat Records of Williamson County, Texas, for the most easterly southeast corner of said 43.13 acre tract and the tract described herein;

THENCE: Departing the southwesterly right-of-way line of Shell Spur Road and with the common line between said Lot 1 and said 43.13 acre tract, the following two (2) courses:

1. S **68° 12' 36"** W, a distance of **753.84 feet** to a found $\frac{1}{2}$ " iron rod for corner, and
2. S **20° 58' 05"** E, a distance of **381.67 feet** to a found $\frac{1}{2}$ " iron rod at the northwest corner of Lot 31-A of Logan Ranch, Section 1 Resubdivision of record Cabinet I, Slide 40 of the Plat Records of Williamson County, Texas, the northeast corner of Lot 32-B Logan Ranch, Section 1 Resubdivision of record Cabinet DD, Slide 380 of the Plat Records of Williamson County, Texas, at the southwest corner of said Lot 1, for the most southerly southeast corner of said 43.13 acre tract and the tract described herein;

THENCE: S **69° 01' 34"** W, with the southerly line of said 43.13 acre tract and the northwesterly lines of Logan Ranch Section 1 Subdivision and Resubdivisions of record in the following plats; Cabinet DD, Slide 380, Cabinet E, Slide 7 and Cabinet G, Slide 207, all of the Plat Records of Williamson County, Texas, a distance of **402.34 feet** to a point in the northwesterly line of Lot-33 of said Logan Ranch Section 1 Subdivision of record in Cabinet E, Slide 7, and for the southwest corner of the tract described herein;

THENCE: Into said 43.13 acre tract, the following two (2) courses:

1. **N 19° 38' 45" W**, a distance of **771.48 feet** to a point for corner,
2. **N 70° 28' 10" E**, a distance of **104.90 feet** to a point for corner, and
3. **N 19° 38' 35" W**, a distance of **127.80 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for the most easterly southeast corner of said 10.03 acre tract for an angle of said 43.13 acre tract and of the tract described herein;

THENCE: **N 08° 20' 59" W**, with the common line between said 10.03 acre tract and said 43.13 acre tract, a distance of **540.72 feet** to the **POINT OF BEGINNING** and containing **28.93 acres of land**, situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Job # 24-4072 – 28.93 Acres

Date: November 20, 2025

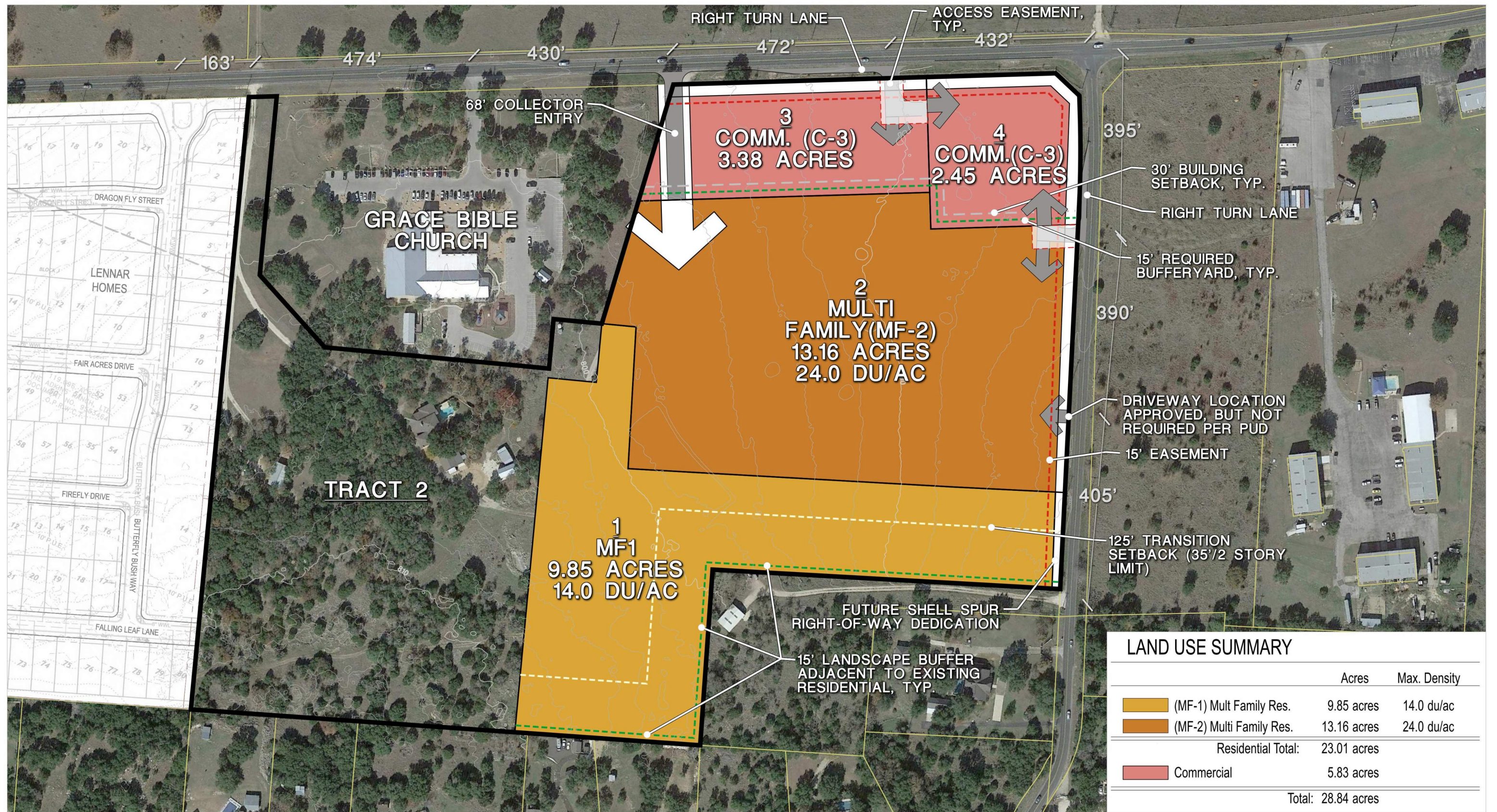
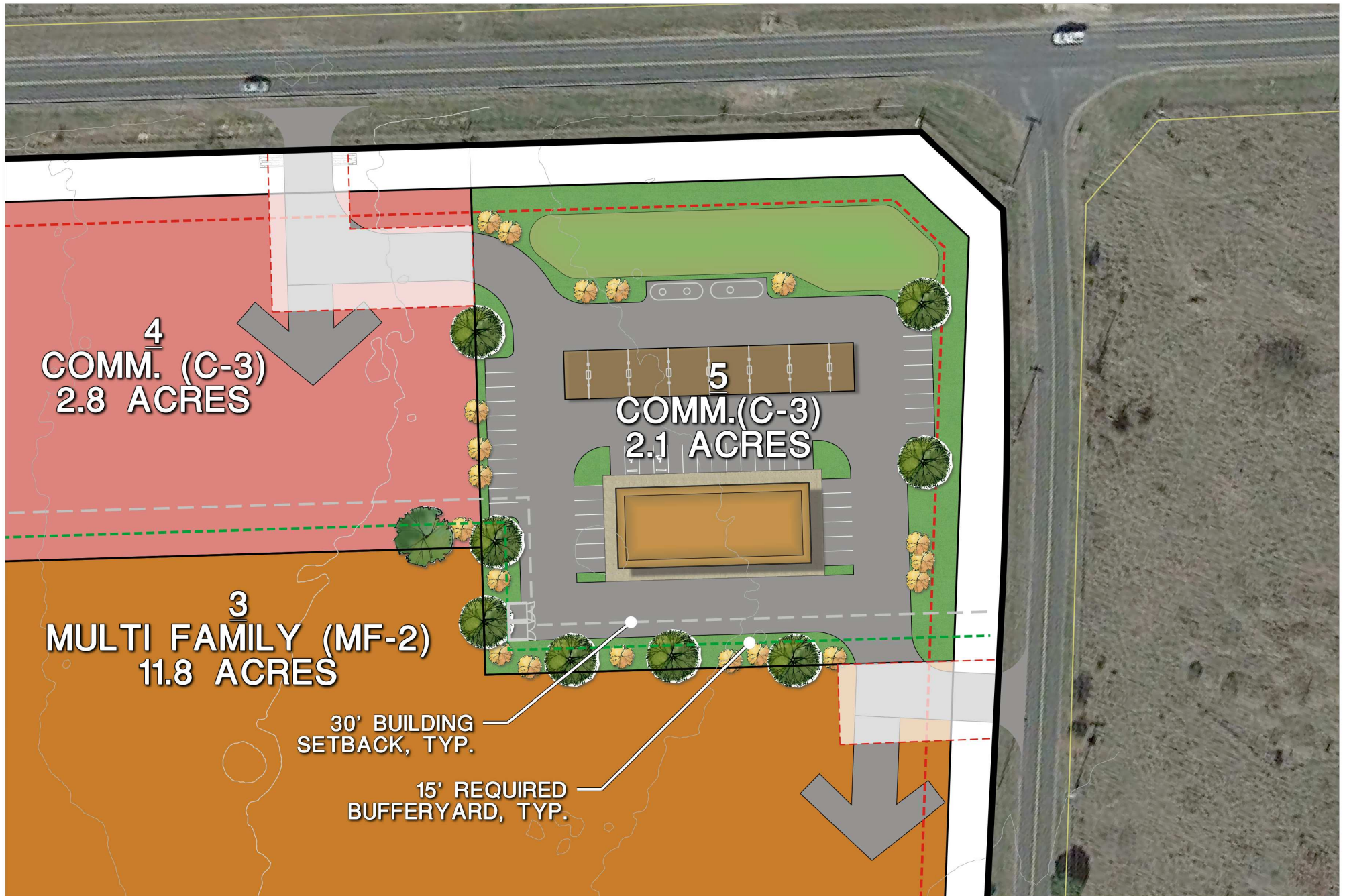


EXHIBIT C
CONCEPT PLAN
SHELL ROAD TRACT
NOVA 368, LLC
GEORGETOWN, TEXAS



SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
 (512) 466-7001
 www.secplanning.com • info@secplanning.com

PARCEL 5-C STORE SITE PLAN

NOVA 368, LLC
 GEORGETOWN, TEXAS



0 40' 80' 120'

Scale: 1" = 80'
 Date: March 14, 2025

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\2025-03_PUD Concept Plan\Concept.dwg

Base mapping compiled from best available information. All n should be considered as preliminary, in need of verification, & subject to change. This land plan is conceptual in nature and represent any regulatory approval. Plan is subject to change.

**Shell Spur Tract- Tract 2
Planned Unit Development
Development Plan**

A. PROPERTY

The Shell Spur Tract-Tract 2 Planned Unit Development (PUD) District is located at the southwest intersection of Shell Road and Shell Spur. It consists of approximately 14.2 acres described in **Exhibit B**, **Survey/Field Notes**, herein defined as “Property”.

B. PURPOSE

The purpose and intent of the PUD zoning district is to develop a horizontally integrated mixed-use community with a mix of low density multi-family residential. This PUD serves to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) in order to implement the vision for the Property and insure a cohesive, quality development not otherwise achieved solely by the underlying base zoning district.

A Land Use Plan has been attached to this PUD, **Exhibit C**, **Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

C. APPLICABILITY AND BASE ZONING

All aspects regarding the development of this PUD shall comply with the UDC, and other applicable provisions in the City’s Code of Ordinances in place at the time of the effective date of the annexation of the Property, except as modified within this PUD or the exhibits attached to the PUD Ordinance. Each development within this PUD shall conform to a base zoning district per UDC Section 4.06.010.A “Compatibility with Base Zoning District.”

1. Base Zoning

This PUD will have one character and use zones, as described below:

- a. Tract 1 – Low Density Multifamily (MF-1) base zoning.**

In the case that this PUD does not address a specific City requirement, the Georgetown UDC and other Ordinances noted above shall apply. In the event of a conflict between the

regulations of this PUD and the regulations of the base zoning district, the PUD shall control.

D. CONCEPTUAL LAND PLAN

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

E. LAND USES

The uses allowed within the PUD Area(s) below shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Figures and Tables for the MF-1 district.

F. DEVELOPMENT STANDARDS

1. Building Height:

- a. A 125' Transition Setback shall be established adjacent to single-family platted lots to the southern and western property line for Tract 1 (the "Transition Zone") as shown on Exhibit C. The transition setback shall limit new development to 2-stories and up to thirty-five feet (35') in height.
- b. Finished floor elevation will be no more than 7 feet above natural grade prior development.
- c. Residential units may not be vertically stacked and each unit must have a ground-floor entrance.

2. Impervious Cover:

- a. The impervious cover limit for the MF-1 residential portion of the Property is set at 60 percent (60%) impervious coverage.

3. Building Design Standards:

All new structures within this Development shall be in conformance with the applicable provisions in UDC Chapter 6 and 7 with the following amendments:

- a. A condominium plat is required to be recorded in line with Texas Property Code Chapter 82 prior to receiving a Certificate of Occupancy or a building final inspection.
- b. The building separation shall be a minimum of 6', so long as all applicable fire codes are met.

G. VEHICULAR ACCESS AND CIRCULATION

1. Vehicular access:

- a. Section 12.05.010, 12.05.020 and 12.05.030 of Chapter 12 of the UDC is not applicable to the PUD and is replaced with the following requirements:
 - i. Access to Shell Road shall be provided by a private drive, constructed to Neighborhood Collector standards as defined in the UDC, extending from Shell Road to the Property.
 - ii. The extension of Falling Leaf Lane shall terminate in a cul-de-sac, as shown on Exhibit C.
 - iii. Section 12.09- Traffic Impact Analysis of the UDC is not applicable to the PUD.

H. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping for this Development shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan.

1. Western property line only

- a. A medium level bufferyard adjacent to a portion of the existing single-family platted lots to the west shown in Exhibit C shall consist of bufferyard plantings. The bufferyard shall consist of the following:
 - o A 15-foot wide planting area;
 - o One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.
- b. Fences may be installed within the bufferyard to create private backyards for residential units.
- c. When easements and cross-access conflict with bufferyard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.
- d. The buffer yard shall only extend 900' from the southern property line to the north.
- e. Bufferyard may include accessory structures such as sheds.

2. Southern property line only

- a. A medium level bufferyard adjacent to existing single-family platted lots to the south shall consist of the following, as shown on Exhibit C:
 - o A 15-foot wide planting area;
 - o One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.
- b. Fences may be installed within the bufferyard to create private backyards for residential units.
- c. When easements and cross-access conflict with bufferyard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.
- d. Bufferyard may include accessory structures such as sheds.

I. TREE PRESERVATION AND PROTECTION

Tree preservation and protection for this Development shall be in conformance with Chapter 8 of the UDC.

- a. Heritage Trees may be removed by-right without a Tree Removal Permit.

J. PARKLAND AND COMMON AMENITY AREA

1. Parkland:

Parkland obligations shall be satisfied through fee-in-lieu per UDC Section 13.08 Parkland.

2. Common Amenity Areas:

- a. Common amenity areas shall be provided for the enjoyment of residents within this PUD. A 5' sidewalk shall be provided along one side of all private roadways within this PUD to provide pedestrian access to amenities.
- b. A minimum of three (3) amenities shall be provided.
- c. All amenities shall be maintained by the onsite property management, Condominium Association, or Home Owners Association.
- d. Amenity elements may be used multiple times and within the same vicinity and may include:

- Pool and spa
 - Picnic areas
 - Landscaped seating areas
 - Fenced dog park
 - Outdoor game area
 - Indoor workout area
 - Outdoor workout area
 - Community garden
 - Amenitized heritage tree grove
 - Pavilion
 - Trails
 - Tennis Court
 - Pickleball Court
 - Basketball Court
 - Workout stations
 - Turf play lawn
 - Water and electrical connections to accommodate a food truck.
 - Splash Pad
 - Community Art
 - Garden with on-site educational materials providing information about the flora and/or fauna of the garden area.
 - Any other amenity as approved by City of Georgetown staff.
- e. No outdoor grills and/or fire pits which are community amenities shall be closer than 150' from the southern property boundary. This does not apply to grills or fire pits used by individual residents as part of the use and enjoyment of their residential unit or home.
- f. Any pool, spa and/ or a splash pad shall be no closer than 100' from the southern property line
- g. All outdoor amenities shall operate no later than 10 pm.

K. UTILITY PROVISIONS

- a. Existing well- Any existing wells on the Property shall not be used as a water resource for any development within the Property.
- b. Water Meter—For purposes of applying water meter regulations, the PUD shall be served with 1 (one) master water meter and may share a master meter with an adjacent property, so long as no more than 521 total residential units utilize the master meter.

L. PUD MODIFICATIONS

In conformance with section 4.06.010.d.3 of the UDC, modifications to this development plan shall require city council approval of an amendment to this PUD processed pursuant to section 3.06 of the UDC, except, where the director of planning determines such modifications to be minor, the director may authorize such modifications. Minor modifications may include changes

to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or applicable provisions of the UDC and any other applicable regulations.

M. LIST OF EXHIBITS

- **Exhibit A** – PUD Development Plan
- **Exhibit B** – Legal Description
- **Exhibit C** – Conceptual Land Plan

FIELD NOTES FOR A 14.20 ACRE TRACT OF LAND

A **14.20 acre** tract of land, located in the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described of record in Document No. 2021191971 of the Official Public Records of Williamson County, Texas. Said **14.20 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "RPLS 1847" in the southeast right-of-way line of Shell Road, at the northwest corner of a called 10.03 acre tract of land as conveyed to Grace Bible Church of record in Document No. 2008093127 of the Official Public Records of Williamson County, Texas, a northwesterly corner of said 43.13 acre tract and the tract described herein;

THENCE: With the common lines between said 43.13 acre tract and said 10.03 acre tract, the following six (6) courses:

1. **S 19° 35' 05" E**, a distance of **389.16 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "RPLS 1847" for corner,
2. **S 66° 56' 50" E**, a distance of **210.40 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "RPLS 1847" for corner,
3. **N 70° 24' 15" E**, a distance of **436.41 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "RPLS 1847" for angle,
4. **N 70° 33' 57" E**, a distance of **51.35 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "RPLS 1847" for corner,
5. **N 19° 38' 35" W**, a distance of **107.73 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "RPLS 1847" for corner, and
6. **N 70° 25' 49" E**, a distance of **104.86 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "RPLS 1847" for the most easterly northeast corner of the tract described herein;

THENCE: Into said 43.13 acre tract, the following three (3) courses:

1. **S 19° 38' 35" E**, a distance of **127.80 feet** to a point for corner,
2. **S 70° 28' 10" W**, a distance of **104.90 feet** to a point for corner, and
3. **S 19° 38' 45" E**, a distance of **771.48 feet** to a point in the northwest line of Lot 33 of Logan Ranch, Section 1 of record Cabinet E, Slide 7 of the Plat Records of Williamson County, Texas, in southerly line of said 43.13 acre tract and for the southeast corner of the tract described herein;

THENCE: **S 69° 01' 34" W**, with the southerly line of said 43.13 acre tract and the northwesterly lines of Logan Ranch Section 1 Subdivision and Resubdivisions of record in the following plats; Cabinet E, Slide 7 and Cabinet G, Slide 207, all of the Plat Records of Williamson County, Texas, a distance of **703.29 feet** to a found $\frac{1}{2}$ " pipe at the northwest corner of Lot-34A of said Resubdivision of record in Cabinet G, Slide 207, at the north corner of Lot 35 of said Subdivision of record in Cabinet E, Slide 7, at the southeast corner of a called 144.856 acre tract of land as described of record in Document No. 2021139898 of the Official Public Records of Williamson County, Texas, for the southwest corner of said 43.13 acre tract and the tract described herein;

THENCE: With the common line between said 43.13 acre tract and said 144.856 acre tract, the following two (2) courses:

1. **N 19° 37' 58" W**, a distance of **456.80 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "RPLS 1847", and

2. N 19° 34' 20" W, a distance of **875.98 feet** to a found ½" iron rod in the southeast right-of-way line of Shell Road, the northeast corner of said 144.856 acre tract, for the northwest corner of said 43.13 acre tract and the tract described herein;

THENCE: N 63° 18' 24" E, with the southeast right-of-way line of Shell Road and the northwest line of said 43.13 acre tract, a distance of **60.39 feet** to the **POINT OF BEGINNING** and containing **14.20 acres of land**, situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Job # 24-4072 – 14.20 Acres

Date: November 20, 2025



LAND USE SUMMARY		
	Acres	Max. Density
 (MF-1) Mult Family Res.	14.20 acres	14.0 du/ac

EXHIBIT C
CONCEPT PLAN
SHELL ROAD TRACT #2
NOVA 368, LLC
GEORGETOWN, TEXAS

H D | B R O W N

November 20, 2025 (Revised)

Kelly Trietsch
Chief Development Officer
City of Georgetown Planning Department
809 Martin Luther King Jr Street
Georgetown, TX 78626

RE: Request for an annexation into Georgetown with an associated Planned Unit Development (PUD) Agreement; ~28.93 acres generally located at 2200 Shell Road (a portion of WCAD parcel R323695 (the “Property”))

Dear Ms. Trietsch,

As representative of the owner of the above stated Property we respectfully submit the attached application for an annexation with an initial zoning of a PUD on the Property. The Property is contiguous to the current city limits on the western boundary and is currently undeveloped. The purpose of the annexation and associated PUD zoning is to allow for the development of high-quality residential and commercial uses and to access the City of Georgetown wastewater infrastructure. This annexation application is associated with, and will run concurrently with, the Shell Spur Tract PUD-Tract 2 application.

It is the priority of the Property owner to be a customer of the City of Georgetown’s wastewater infrastructure, which requires annexation into the full purpose jurisdiction of the City of Georgetown. Since the Property is not currently in the City of Georgetown’s full purpose jurisdiction, the only option to access wastewater infrastructure is to pursue an on-site wastewater TLAP permit through the Texas Commission on Environmental Quality (the “TCEQ Permit”). The property owner has been pursuing this permit since December 2023. However, after coordinating with the community, it is apparent that it is also the community’s priority that this project be a customer of the City of Georgetown’s wastewater infrastructure, as opposed to pursuing a TCEQ Permit. Considering the Property owner and the community are aligned in this priority, we submit the attached annexation application and, if approved, will withdraw the TCEQ on-site wastewater TLAP permit application.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings. With this signed petition for voluntary annexation, the landowner understands that construction of any capital improvements necessary for development on the property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.

Below outlines how this application complies with the criteria for the annexation & PUD application.

This request complies with the criteria of UDC 3.25.030 for an annexation:

- 1. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action.**

All items required by the Annexation Checklist have been included with this submittal.

- 2. The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.**

The proposed land plan presents an orderly and safe arrangement of uses and provides enhanced buffering where appropriate.

Additionally, upon approval of the annexation application and a wastewater service commitment from the City of Georgetown, the TCEQ Permit will be withdrawn.

- 3. Consistency with the City's adopted long range plans and annexation policies.**

The Property's Future Land Use designation is a combination of Community Center and Mixed Density Neighborhood. Community Center calls for a combination of neighborhood serving commercial uses as a primary use and high density residential as a secondary use. The proposed land use plan proposes a combination of MF-2 and C-3 zoning which complies with the Community Center goals. The Mixed Density Neighborhood calls for missing middle housing, such as townhomes, duplexes, etc, which is achieved by the proposed PUD by the MF-1 tract.

The request meets the approval criteria for a Zoning Map Amendment outlined in UDC Section 3.06.030:

- 1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.**

All items required by the Annexation Checklist have been included with this submittal.

- 2. The zoning change is consistent with the Comprehensive Plan;**

The Property's Future Land Use designation is a combination of Community Center and Mixed Density Neighborhood. Community Center calls for a combination of neighborhood serving commercial uses as a primary use and high density residential as a secondary use. The proposed land use plan proposes a combination of MF-2 and C-3 zoning which complies with the Community Center goals. The Mixed Density Neighborhood calls for

missing middle housing, such as townhomes, duplexes, etc, which is achieved by the proposed PUD by the MF-1 tract.

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

The proposed land plan presents an orderly and safe arrangement of uses and provides enhanced buffering where appropriate. Additionally, upon approval of the annexation application, the TCEQ Permit will be withdrawn.

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

The proposed PUD zoning is designed to complement the fabric of the existing neighborhood by providing compatible, missing-middle housing near the existing single-family neighborhoods and increases in intensity to higher density residential and commercial closer to the intersection of Shell Spur and Shell Road. Shell Spur is an existing collector and Shell Road is an existing major arterial, making an appropriate intersection for the proposed commercial development. Additionally, several enhancements to the PUD have been included to further ensure compatibility with the adjacent residential neighborhoods as shown in the code comparison table and Exhibit C.

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

The Property is of appropriate size, has access to necessary utilities and is situated at the hard corner of two large roadways, making it suitable for uses permitted by the proposed base zoning districts.

This request complies with the criteria of UDC 3.06.040 for a PUD:

1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.

The concept plan was developed in accordance with Georgetown UDC and comprehensive plan to ensure a variety of housing types, from multifamily to single family condominiums, and commercial services throughout the Property. The high-density residential area is intended to support the community center and commercial portions of the PUD. The low-rise multi-family portion of the development plan ensures a smooth transition from existing residential estate to the south and traditional single family to the West. In combination of the existing surrounding housing types and our proposed uses, a complete and balanced community, with diverse housing types, will be created.

2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.

The proposed PUD zoning is designed to complement the fabric of the existing neighborhood by providing compatible, missing-middle housing near the existing single-family neighborhoods and increases in intensity to higher density residential and commercial closer to the intersection of Shell Spur and Shell Road. Shell Spur is an existing collector and Shell Road is an existing major arterial, making an appropriate intersection for the proposed commercial development. Additionally, several enhancements to the PUD have been included to further ensure compatibility with the adjacent residential neighborhoods as shown in the code comparison table and Exhibit C.

3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.

The PUD will ensure connectivity to existing roadways and propose new roadways with enhanced sidewalk connections to create a connected community and promote a pedestrian friendly environment. The development will extend Falling Leaf Lane to provide for internal transportation as well as connectivity to major arterials and adjacent development to the West. Dedicated sidewalks will promote walkable environments by ensuring safe and accessible travel for pedestrians within the development.

4. The provisions of cultural or recreational facilities for all segments of the community.

Private amenities will be included to promote social cohesion and leisure within the development. This may include benches, lawns or parks, and playscapes.

5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.

The development has taken the natural environment into account by moving the more intense residential area (MF-2) away from the densely populated tree grove, which will allow much more flexibility in building location to be in a better position to develop around the existing trees.

6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.

The PUD will comply with all phasing standards established throughout the UDC.

If there any questions or if additional information is needed regarding this application, please reach out at your convenience.

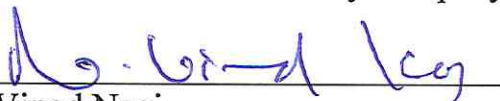
Sincerely,



Amanda Brown, President
HD Brown Consulting, LLC

On behalf of:

NOVA368, LLC,
A Texas Limited liability company

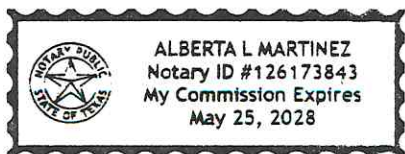
By: 
Name: Vinod Nagi
Title: Manager

STATE OF Texas §
§
COUNTY OF Williamson §

Before me, the undersigned notary, on this day personally appeared Vinod Nagi, Manager of Nova368 LLC, a Texas limited liability company, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on November 21, 2025.

[Seal]




Notary Public, State of Texas

Code Comparison Chart

Tract 1 & 2 (MF-1)				
DEVELOPMENT STANDARDS	UDC Sections Modified	UDC Standard	PROPOSED	Justification
Density	Sec. 6.02.080.A	14 units/ acre	10 units/acre	Decrease density.
Building Setback to Residential Districts to south and west (minimum)	Sec. 6.02.080.A	20'	50'	Increase compatibility with SF neighbors to the south and west.
Building Height-125' Transition Setback Zone	Sec. 6.02.080.A	35'	35' & two stories	Increase compatibility with SF neighbors to the south and west.
Impervious Cover	Table 11.02.010.B	50%	60%	Allow for flexibility.
Building Articulation and Architectural Features	Sec. 7.03.050.C	n/a	A minimum of two wall planes per unit on the front elevation, offset a minimum of 18 inches	Create architectural interest and ensure a high-quality development.
Condominium Plat Requirement	n/a	n/a	A condominium plat is required prior to CO.	A condominium regime provides legal frameworks, bylaws, and governing bodies to regulate ownership rights, dispute resolution, and property management, while also ensuring that

Code Comparison Chart

				common areas remain in good condition for all residents. Which enhances the community feel and surrounding areas.
Off-Street Parking and Loading	Table 9.02.030.A	5% for visitor use	10% for visitor use	To ensure adequate off-street parking.
Bufferyards	Table 8.04.060	A medium level bufferyard shall consist of the following: a. A 15-foot wide planting area; b. One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.	A medium level bufferyard shall consist of the following: a. A 15-foot wide planting area; b. One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard. c. A solid six-foot high solid screening wall	Increase compatibility with SF neighbors to the south and west by including a wall.

Tract 3 (MF-2)				
DEVELOPMENT STANDARDS	UDC Sections Modified	UDC Standard	PROPOSED	Justification
Land Use	Table 5.04.010	Prohibited Use	Allowed use	Allow for a lower density residential use on Tract 3.

Code Comparison Chart

Tracts 1,2 & 3 (Residential)				
DEVELOPMENT STANDARDS	UDC Sections Modified	UDC Standard	PROPOSED	Justification
Maximum units	n/a	n/a	434 units	To ensure the density in the project is capped which is a concern of the neighbors and allows for product types needed in the market.
Common Amenity Areas	Sec. 6.06.020.C	A minimum of five (5) amenities shall be provided for 200 or more Dwelling Units	5' sidewalk shall be provided; A minimum of three (3) amenities shall be provided for each Tract (9 total); Shall be maintained by the onsite property management; May include: - Pool and Spa - Picnic areas with grills - Landscaped seating areas - Fenced dog park - Outdoor game area - Indoor workout area - Outdoor workout area - Community garden - Any other amenity as approved by City of	To ensure ample community spaces and high-quality development.

Code Comparison Chart

			Georgetown staff	
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Tract 1-5				
DEVELOPMENT STANDARDS	UDC Sections Modified	UDC Standard	PROPOSED	Justification
Tree Mitigation Fee	Section 8.02	Fee's required	Exempt from fees.	Due to the extensive amount of trees on the property, the tree fee's will be very large, making the project not feasible. However, preserving as many trees as possible is a priority.

Tract 5 (C-3)				
DEVELOPMENT STANDARDS	Code Sections Modified	UDC Standard	PROPOSED	Justification
Fuel Sales Use	Table 5.04.010	Specific Use	Limited Use	Implement limitations on fuel sales use.
Rear Setback (south property line)	Table 7.02.020	10'	30'	Increase compatibility to Multi-family to the south.

Code Comparison Chart

Underground Storage Tank Setback	Sec. 13.30.020. - Definitions	n/a	100' from Southern property line	Increase compatibility to Multi-family to the south.
Bufferyards (Southern Property Line to MF-2)	Sec. 8.04.060.C.2	A <u>medium level</u> bufferyard shall consist of the following: A 15-foot wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.	A <u>medium level</u> bufferyard shall consist of the following: <u>A 6' high opaque screening wall shall be provided along the south property line;</u> One shade tree, two evergreen ornamental trees and eight evergreen shrubs shall be provided every 50 linear feet of buffer yard on the southern property line.	Increase compatibility to Multi-family to the south.
Design Standards	Sec. 7.04.010.B.4	n/a	The canopy shall be constructed of similar materials and color palate to the primary structure.	Create architectural consistency and ensure a high-quality development.
Fuel Positions	Sec. 5.04.020.T.4	When one of the conditions outlined in Subsection (1) above is met, in no case shall a fuel sales establishment be permitted more than ten multi-fuel dispensers or 20 fuel positions.	No more than 8 multi-fuel dispensers shall be permitted.	Restrict intensity of fuel sales use.
Fuel Positions	n/a	n/a	High-floor diesel islands are prohibited.	Restrict intensity of

Code Comparison Chart

				fuel sales use.
Lighting Standards	Sec. 7.04.010.A.4	All site lighting must be designed and installed so that the level of illumination as measured in foot candles at a height of three feet at the property line does not exceed two foot candles.	All site lighting must be designed and installed so that the level of illumination as measured in foot candles at a height of three feet at the property line does not exceed one foot candles.	Increase compatibility to Multi-family to the south.

**City of Georgetown, Texas
Planning and Zoning Commission
January 6, 2026**

SUBJECT:

Discussion Items

SUGGESTED ACTION:

Updates, Commissioner questions, and announcements -- Edgar Garcia, Planning Director

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

N/A