

Notice of Meeting of the Unified Development Code Advisory Commission of the City of Georgetown, Texas March 11, 2026

The Georgetown Unified Development Code Advisory Commission will meet on March 11, 2026 at 3:30 PM at City Hall Community Room, 808 Martin Luther King Jr. Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Public Wishing to Address the Board

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

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

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the January 14, 2026, Unified Development Code Advisory Commission meeting -- Erica Dunlop, Planning Specialist

1.B Short Term Rentals

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

1.C UDC Testing Draft Update

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

1.D UDC Project Notice and Adoption Timeline Update

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

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2025, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

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

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the January 14, 2026, Unified Development Code Advisory Commission meeting -- Erica Dunlop, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

[01.14.2026 UDCAC Minutes Final.pdf](#)

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

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

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King, Jr Street for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Joshua A Baran, Stephen F Dickey, Ryan Egan, Anthony L Doak, Landon Smith

Public Wishing to Address the Board

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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.

1. Regular Session

1.A Meeting Minutes

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

Moved by Joshua A Baran; seconded by Ryan Egan to Approve the minutes from the December 10, 2025, Unified Development Code Advisory Commission meeting.

Motion Approved: 4- 0

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

Voting Against: None

1.B [Testing Draft Committee Feedback and Discussion](#)

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

Committee Member Doak acknowledged some redundancy within the UDC rewrite, more specifically with regard to the map of the Old Town overlay within the zoning section and suggested referencing one section for topics of that nature. Brown shared that chapter 5 in the draft was supposed to be a consolidation of the Old Town/Downtown Overlay regulations and explained that the consultants were working to remove the information from its origin point. Committee Member Doak continued noting the overlap with the landscaping and trees section and believed that the landscaping section could save a lot of verbiage by referring to the trees section. Short discussion on the inspiration of the tree code.

Arrival of Committee Member Smith and short recess at 3:39 PM. The meeting continued at 3:41 PM.

Committee Member Baran requested a markup of the current code including the changes to it. General discussion on impervious coverage and its relation to the new trees code.

Committee Member Egan questioned the tree credits with which only applied to a single segment of a variance in the landscape requirement and the limitation on parking. Chair Dickey shared that the goal of the UDC Steering Committee was to set a maximum to narrow down parking.

Committee Member Baran inquired about expectations with regard to the committee providing feedback about the UDC rewrite. Brown explained the tools and processes that staff have been utilizing to track and discuss feedback regarding the UDC rewrite.

Committee Member Egan highlighted that the height limitations allow for carve outs for cupolas and domes, with no maximum height on any of those structures and questioned the many specific sod requirements. Committee Member Egan believed that there should be a threshold of total landscape space before it requires a water meter.

Chair Dickey explained that the revisions need to be tested as some may add cost and others may put undue burden. Chair Dickey requested an overview of the sections that were new to the code or may be replacing current language.

Committee Member Baran referred to the 3 irrigation options and noted that the section now requires administrative approval. Committee Member Baran questioned the change. Committee Member Baran believed that heritage trees should not be shown on recorded plats and acknowledged that it may be appropriate on preliminary.

Committee Member Baran referred to a recent downtown rezoning approval that may have changed the downtown overlay which requires the modification of maps, etc. Committee Member Baran noted that he could not find evidence of how the Downtown Overlay District united with the UDC and acknowledged that the Mixed-Use Downtown, MUDT, zoning district does not require it to be within the Downtown Overlay District. Committee Member Baran suggested to unite all components or be very clear that they are not united. Chair Dickey believed that MUDT should not be united to the Downtown Overlay because of the expansion of the zoning district. General discussion on MUDT and historic guidelines through the UDC.

Committee Member Baran believed in the need for a new application type for residential projects that require engineering review. Committee Member Baran asked if Freese and Nichols was reviewing a general public section to provide guidance through basic permits. Brown shared that one of the larger tasks staff has been working on was ensuring that all materials referenced in the UDC were accessible. Brown shared appreciation for the committee's feedback.

Chair Dickey noted that there needs to be a way to show the public how an administrative approval can be completed.

1.C UDC Project Update

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

Brown provided an update to the UDC Rewrite which included the pre-hearing public engagement, joint workshop, and timeline of public meetings.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

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

SUBJECT:

Short Term Rentals

SUGGESTED ACTION:

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

ITEM SUMMARY:

The City Council adopted the City's current Short-Term Rental (STR) Ordinance in 2024 to establish the STR program. While the ordinance establishes the process for permitting and operating short term rentals, it does not include detail related to site design or compatibility.

Purpose:

The purpose of this item is to provide the Committee with some recommendations for possible UDC standards that could supplement the current STR program Ordinance to address compatibility between uses and impacts on surrounding neighbors.

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[Short Term Rentals Presentation.pdf](#)

Short-term Rentals

Current State

- Short-term rentals (STRs) only found in Code of Ordinances
- Purview given to Downtown & Tourism Director
- No use guidelines for permit

Discussion

- STRs are in limbo
- Disruption in neighborhoods
- Goal is not to override current regulations
- Possible items
 - Parking
 - Buffering
 - Length restrictions

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

SUBJECT:

UDC Testing Draft Update

SUGGESTED ACTION:

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

ITEM SUMMARY:

Background:

The first Testing draft of the UDC was published on November 26, 2025. Staff have received feedback and testing results from internal and external code users, residents, and committee members since the first draft was posted and have coordinated with the project consultants to incorporate changes into an updated draft, published on February 20, 2026.

Purpose:

The purpose of this item is to provide the Committee with a brief overview of changes between the two drafts and ask the Committee to review this updated draft for any further feedback to be incorporated into the next draft.

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[Testing Draft Update.pdf](#)

UDC Advisory Committee

March 11, 2026 | UDC Advisory Committee

Testing Draft 2

Georgetowntexas.gov/udc

Georgetown TEXAS

Residents Business Explore How Do I...? Search Engv

Home > Development Services > Planning > Unified Development Code

Unified Development Code (UDC)

UDC Text - Municode

[UDC Update Draft](#)

The [Unified Development Code \(UDC\)](#), adopted by the City Council on March 25, 2003, is the primary guide to development within the City of Georgetown. The UDC incorporates procedures, standards and regulations for zoning as well as subdivision applications.

The City is currently updating the UDC. Please see the FAQ below for more information on the project, the updated UDC, and how to get in touch with any questions or comments.

Q Search...

Unified Development Code (UDC) Update Project FAQ

> What is the UDC update NOT going to do?

Testing Draft 2 UDC



ResidentsBusinessExploreHow Do I...?

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Related Links

[Recent UDC Interpretations](#)[UDC Amendments](#)[UDC Update Draft Content](#)

Home › Development Services › Planning › Unified Development Code › Here

UDC Update Project Draft Content

This page contains the testing draft of the updated UDC. The draft below will be updated periodically as testing results and feedback are incorporated.

If you would like to provide comments or feedback, please click the button below to submit a feedback form.

UDC Update Code Testing Feedback Form

Search for file name:

search hereSearch

RESET

Testing Draft 3 documents

Testing Draft 1 UDC - Published November 26, 2025

Testing Draft Technical Memo.pdf

Testing Draft 2 UDC - Published February 20, 2026



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more than welcome / 4

Key Updates

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

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

SUBJECT:

UDC Project Notice and Adoption Timeline Update

SUGGESTED ACTION:

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

ITEM SUMMARY:

The purpose of this item is to provide the committee with an update on feedback from the February 24, 2026 City Council Workshop related to public notice and the remaining timeline of meetings and benchmarks for the project. Staff will also answer questions the Committee Members may have about the remaining portion of the project.

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[Project Update.pdf](#)

UDC Advisory Committee

March 11, 2026 | UDC Advisory Committee

Project Update

Updated Postcard

Notice: The City of Georgetown will be holding hearings for the adoption of an updated Unified Development Code. This notice has been mailed to all properties and property owners in Georgetown. The code changes mainly affect future development in business park, industrial, office, neighborhood commercial, and multifamily zoning districts. These updates have minimal to no impact on established residential neighborhoods.

STATE LAW REQUIRES THE FOLLOWING STATEMENT FOR ZONING REGULATION CHANGES. ADOPTION OF THE UPDATED UNIFIED DEVELOPMENT CODE WILL NOT REQUIRE ANY PROPERTY OWNER TO DISCONTINUE THEIR USE. FOR A SMALL MINORITY OF PROPERTIES, THE FOLLOWING MAY APPLY:

THE CITY OF GEORGETOWN IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.

Meeting Dates:

Planning & Zoning Commission Public Hearing: May X, 2026, at 6:00 PM

City Council First Reading of the Ordinance: May X, 2026, at 6:00 PM

City Council Second Reading of the Ordinance: May X, 2026, at 6:00 PM

Location of Meetings:

Council and Court Building, 510 W. 9th Street



512.930.CITY
(512.930.2489)

**FOR MORE INFORMATION
SCAN CODE, OR VISIT
georgetowntexas.gov/udc**



- Two-sided postcard 6x8
 - English & Spanish
- New statement on most impacted development
- New statement clarifying legal requirement
- New design further emphasizing URL/QR
- Approx. \$42,000

Extended Testing Timeline

- City Council Workshop ----- February 24th
- State of Our City ----- March 12th
- Planning & Zoning Workshop ----- March 17th
- Joint Workshop ----- March/April
- **Additional Testing, Stakeholder Engagement** ----- April, May
- **Mail Notice** ----- May 4th
- Joint Workshop ----- June 8th
- City Council Workshop ----- June 23rd
- Planning & Zoning Hearing and Final Report ----- July 21st
- City Council 1st Reading ----- July 28th
- City Council 2nd Reading (Code Adopted) ----- August 11th
- Code Effective ----- November 1st