

Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas January 20, 2026

The Georgetown Planning and Zoning Commission will meet on January 20, 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 January 6, 2026, regular meeting of the Planning & Zoning Commission -- Erica Dunlop, Planning Specialist

Regular Session

2.A **2025-11-REZ Pro Glass Solutions Rezoning**

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning district, for the properties generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas 78626 (2025-11-REZ) -- Colin Davidson, Planner II

2.B **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 20, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the January 6, 2026, regular meeting of the Planning & Zoning Commission -- Erica Dunlop, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

[01.06.2026 P&Z Minutes Final.pdf](#)

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

The Georgetown Planning and Zoning Commission met on Tuesday, 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 for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Travis Perthuis, Michael D Charles, Lance A Morgan, Ercel Brashear, Jen Bradac, Pierce P Macguire, Scott A Allen, David "Alan" McDonald, Joseph D. DiGiacomo, Rueben Leslie L Rodriguez

Public Wishing to Address an Advisory Board

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

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Call to Order

Pledge of Allegiance

Comments from the Chair

Announcements

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 December 2, 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 December 2, 2025, regular meeting of the Planning & Zoning Commission.

Motion Approved: 7- 0

Voting For: Travis Perthuis, Michael D Charles, Lance A Morgan, Ercel Brashear, Jen Bradac, Pierce P Macguire, Scott A Allen

Voting Against: None

Edgar Garcia, Planning Director, announced that item 2.B will not be discussed at the meeting due to deficient notifications. Garcia shared that the item will be presented at the February 3, 2026, Planning and Zoning meeting, and the February 24, 2026, City Council meeting. Garcia explained that revised notifications and signs will be sent out and posted.

2. 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

Commissioner Bradac was recused from the item due to a conflict of interest.

Matthew Skawin presented the staff report.

Chair Perthuis opened the public hearing.

Shelley Bland, 206 East Morrow Street, approached the podium to address the commission and explained that she is the secretary treasurer of the North Old Town Neighborhood Association. Bland explained that the neighborhood affirmed that the property should be residential.

Chair Perthuis closed the public hearing.

Moved by Pierce P Macguire; seconded by Ercel Brashear to Approve the request.

Short discussion on possible future uses that would require a zoning change. The commission proceeded to vote on the motion.

Motion Approved: 6- 0

Voting For: Travis Perthuis, Michael D Charles, Lance A Morgan, Ercel Brashear, Pierce P Macguire, Scott A Allen

Voting Against: None

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

Commissioner Bradac returned to the dais.

This item was not discussed due to deficient notification.

2.C [Discussion Items](#)

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

There were no discussion items.

Adjournment

These minutes were approved at the meeting of

Chair

Attest

City of Georgetown, Texas
Planning and Zoning Commission
January 20, 2026

SUBJECT:

2025-11-REZ Pro Glass Solutions Rezoning

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning district, for the properties generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas 78626 (2025-11-REZ) -- Colin Davidson, Planner II

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting to rezone the properties from the Local Commercial and Neighborhood Commercial zoning district to the General Commercial Zoning district.

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 complies with 2 of criteria, does not comply with 2 of the criteria and partially complies with 1 of the criteria established in UDC Section 3,06.030 for a Zoning Map Amendment, 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 (1/4/2026) and signs were posted on-site. As of the publication date of this report, staff has received 1 written comments in favor and 0 in opposition of the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Holcomb, Planning Department

ATTACHMENTS:

[2025-11-REZ - Powerpoint.pdf](#)

[2025-11-REZ - Staff Report - Final.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 General Commercial Zoning District.pdf](#)

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

[Exhibit 6 - Public Comment.pdf](#)

Project Name

2025-11-REZ

January 20, 2026 | Planning & Zoning Commission

Item Under Consideration

2025-11-REZ

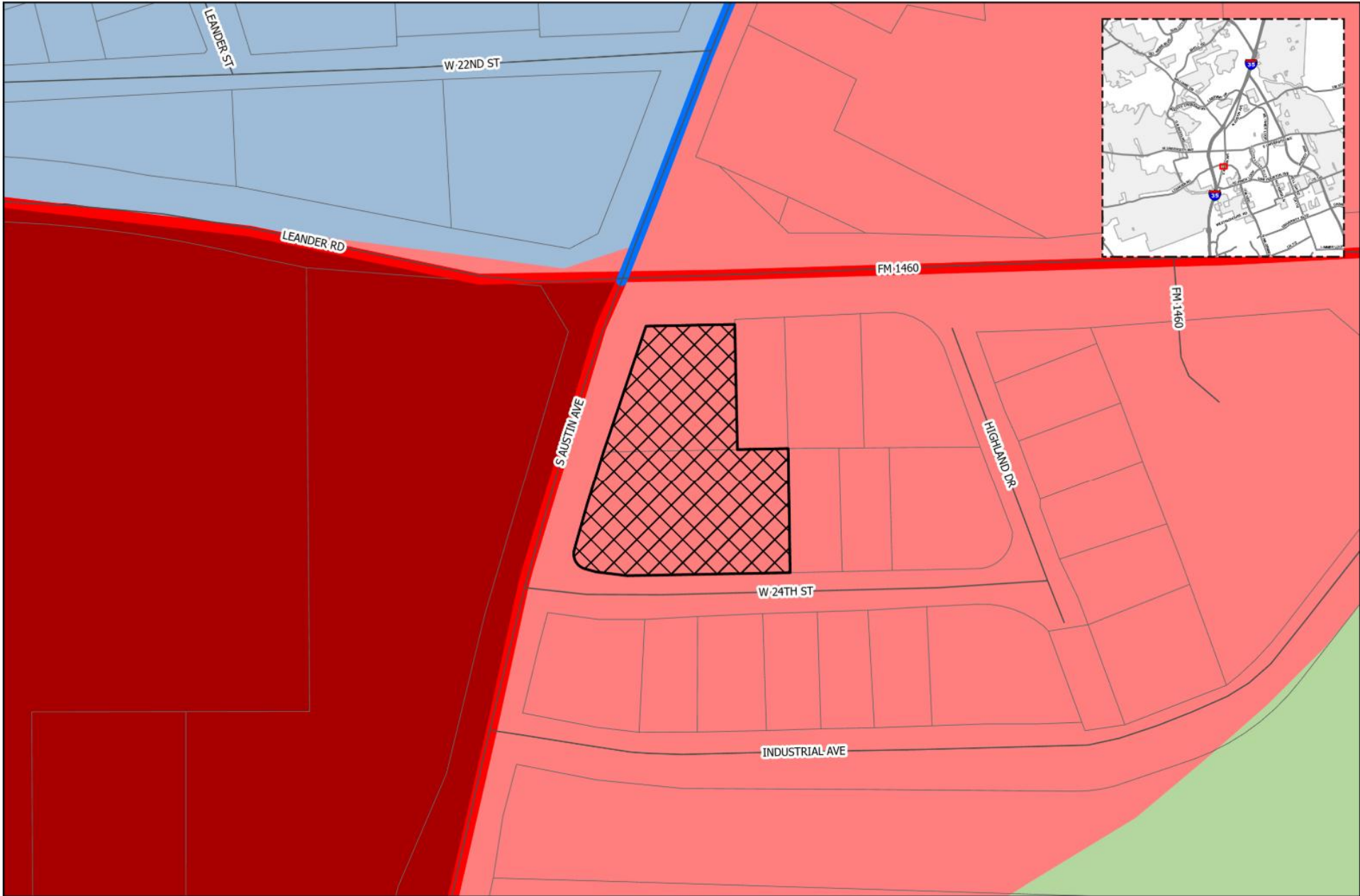
- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning district, for the properties generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas 78626. (2025-11-REZ). - Colin Davidson, Planner II



Aerial

2025-11-REZ

 Site



**Future Land Use/
Future Mobility Plan**

2025-11-REZ

Exhibit #2

 Site

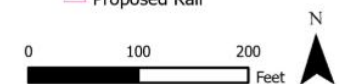
 Parcels

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



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

Scenic Gateway



Land Use and Building Design

Retail, commercial, office, mixed-use, and medium-density residential

Low-to-moderate building height

Buildings oriented toward streets when practical (instead of parking in front of buildings)

Consistent appearance of buildings

Streetscape

Pedestrian-oriented lighting

Pedestrian amenities (seating, shade, etc.)

Sidewalk set back from roadway

Groupings of small trees and native landscaping

Enhanced crosswalks

Consistent appearance of streetscape and signs

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

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

Comprehensive Plan Guidance

Land Use Policies:

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



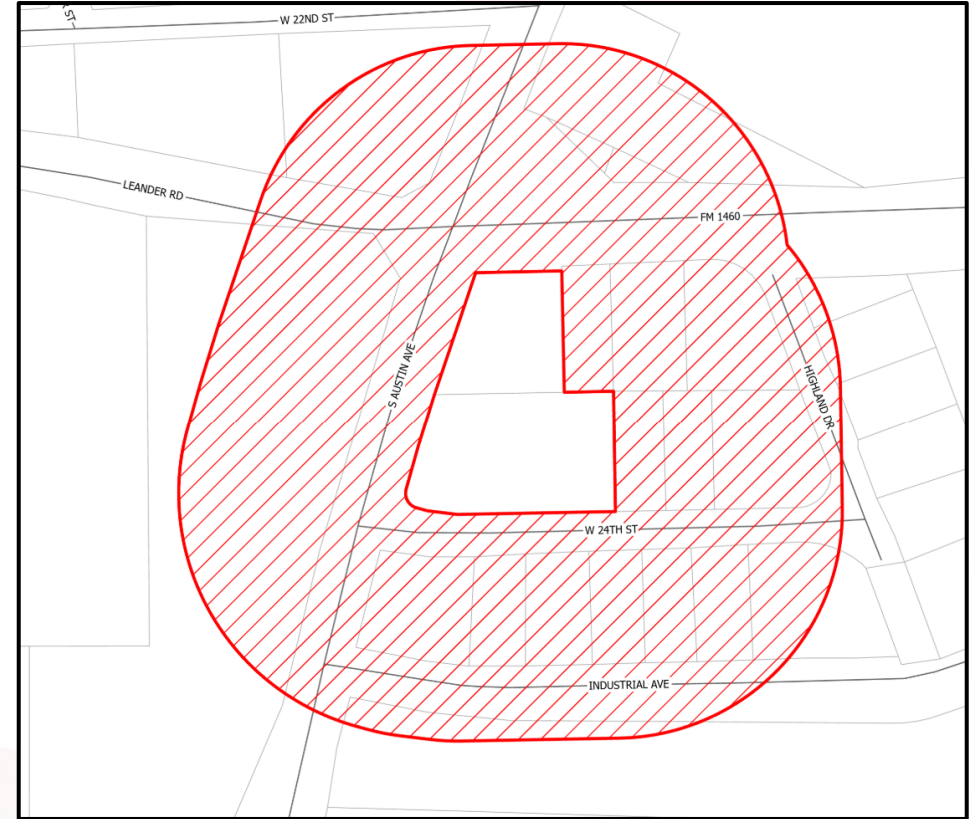
- **DUA:** ≥ 14
- **Target Ratio:**
 - 80% nonresidential
 - 20% vertical mixed-use multifamily
- **Primary Uses:** Small to mid-size retailers, restaurant, hair and nail salons, barber shops, pharmacies, and recreation and fitness businesses (privately run gyms, arcades, Pilates, children's indoor play 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 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
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 1/4/2026
- Signs posted on the property
- To date, staff has received:
 - 1 written comments IN FAVOR
 - 0 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning district, for the properties generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas 78626. (2025-11-REZ).- Colin Davidson, Planner II
- 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 13th, 2026
Case No: 2025-11-REZ
Project Planner: Colin Davidson, Planner II

Item Details

Project Name: Pro Glass Rezoning
Project Location: 2303 South Austin Avenue & 211 West 24th Street, Georgetown, Texas, within City Council district No. 1.
Total Acreage: 1.47 Acres
Legal Description: Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision
Applicant: Sandlin Services, c/o Nicholas Sandlin
Property Owner: Pro Glass Solutions, c/o Shane Pope
Request: Zoning Map Amendment to rezone the subject properties from the **Local Commercial (C-1) and Neighborhood Commercial (CN)** zoning districts to the **General Commercial (C-3)** zoning district.
Case History: This is the first public hearing of this request.



Planning Department Staff Report

Overview of Applicant's Request

The applicant is requesting to rezone the subject properties from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning districts. The site is currently home to Pro Glass Solutions, an automobile and glass repair business that has operated at the site since 1998. The use of the site is classified as 'automobile repair and service, general' and is considered legally non-conforming as the business has operated on the northern lot in this manner prior to the adoption of the current Unified Development Code (UDC). The business is seeking to expand to the southern lot and is requesting a rezoning to bring the entire site into conformance with the current UDC.

Site Information

Location:

The property is located on the corner of South Austin Avenue and FM 1460. The site has frontage along South Austin Avenue, FM 1460 and West 24th Street.

Physical and Natural Features:

The northern portion of the site is improved with an existing shop for the business and an associated parking lot. The southern portion of the site is home to a large parking lot, a garage and an old single-family home. The site currently has a Site Development Plan (SDP) in process proposing the single-family home to be removed.

Future Land Use and Zoning Designations:

The subject property has a Community Center Future Land Use designation and is currently zoned C-1 and CN. The property is located along the FM 1460 Scenic-Natural Gateway Corridor.

Surrounding Properties:

The areas surrounding the subject site are made up of several uses. The properties at the adjacent corners of the intersection of South Austin Avenue and FM 1460 are all non-residential. The properties to the east and south of the site are predominantly single-family homes.

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	C-1 & RS	Community Center	Austin Ave Animal Hospital
East	C-1 & RS	Community Center	Non-Residential Business/Unpermitted Parking lot
South	C-1 & RS	Community Center	Undeveloped/ Single-Family Home
West	C-3	Regional Center	Mccoy's Building Supply



Property History:

The northern portion of the property has been home to Pro Glass Solutions since 1998. The northern portion of the property has had a commercial zoning designation prior to the business' arrival. The southern portion previously existed as a single-family home and was zoned Single-Family Residential (RS). In 2015, the property owner requested to rezone the RS portion to the C-1 zoning designation. City staff found the C-1 zoning designation to be too intense for the area and suggested the applicant request to rezone to CN. In 2017, the property was rezoned to CN.

In early 2024, a code violation was issued on the site for constructing an unpermitted parking lot on the southern portion of the site. The property owner submitted a site plan to resolve this violation and in the process of the SDP review, the planning department informed the owner that he could not expand a non-conforming use into a zoning district in which that use was not permitted. This resulted in the request to rezone the entire site to the C-3 zoning district.

Comprehensive Plan Guidance

Future Land Use Map:

Community Centers (CC)

These areas are typically configured as “nodes” or “corridors” of smaller scale at the intersection of arterial roads and other major thoroughfares. Community Centers are often located near single family detached residential areas. Unlike larger shopping centers that may attract regional customers, Community Center developments primarily provide services for residents of surrounding neighborhoods. These developments provide local retail, professional office, and service-oriented businesses that serve the residents of Georgetown in one area. These centers should provide a vertical mixed-use environment, blending multiple uses into one building or space that are functionally integrated, rather than a mix of standalone uses. Any rezoning requests should be reviewed for compatibility of uses and built form; where uses differ, a careful transition between uses should be provided. Residential uses in these areas should be provided at a minimum density of 14 units per acre and should be integrated as part of a vertical mixed-use design. Standalone multifamily residential is generally not a supported use in this land use district. Development should be oriented to include common spaces and outdoor amenities such as promenades, outdoor seating, and playscapes. Driveways, drive aisles, and parking facilities are provided to accommodate vehicular travel, however, Community Centers should provide prominent pedestrian connections and pathways that encourage the interaction of residents and businesses. To further promote the interaction of integrated and adjacent residential development, these areas should emphasize quality building and site design such as architectural features and landscaping.

DUA: 14 or more

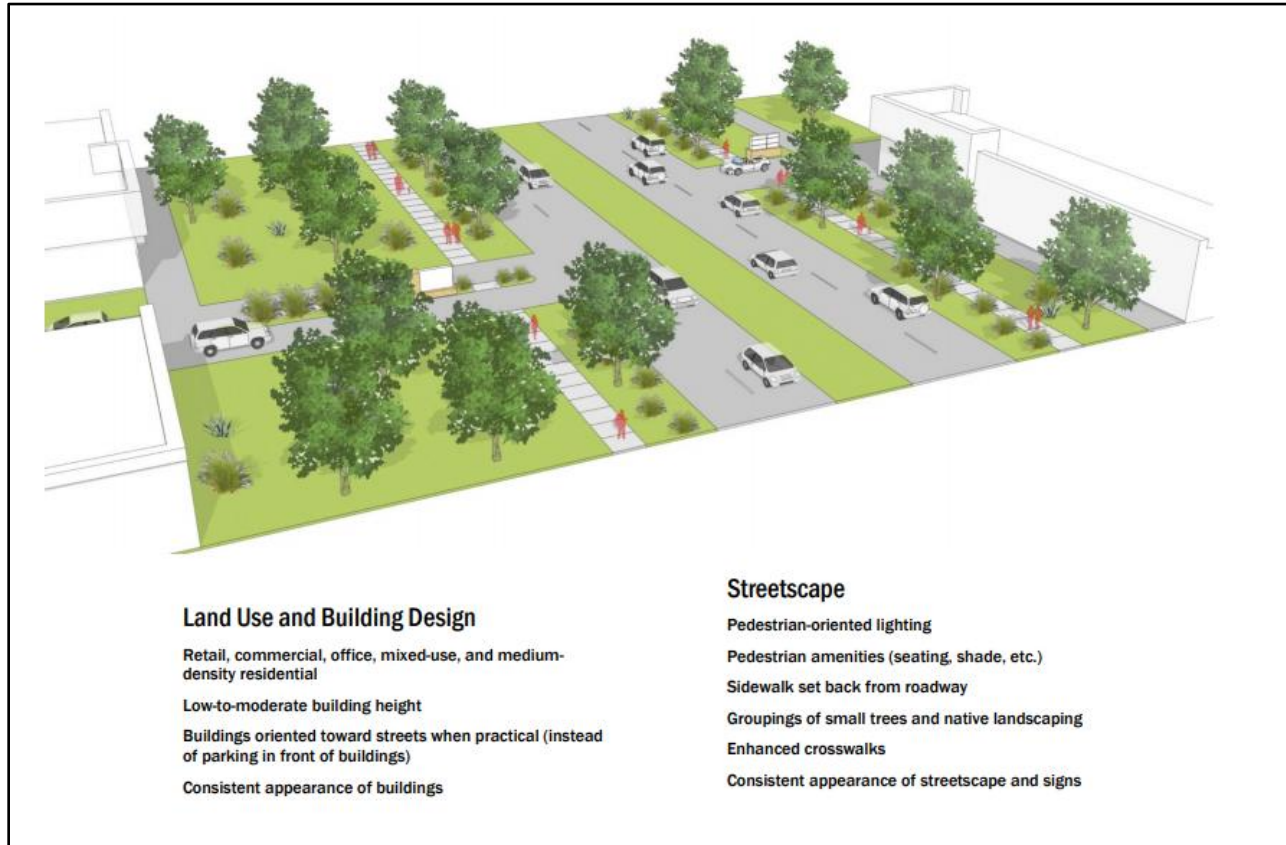
Target Ratio: 80%
nonresidential, 20% vertical
mixed-use multifamily

Primary Use: Small to mid-size
retailers, restaurants, 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

Continued on next page ->

Other Master Plans: Gateways and Image Corridors



Scenic Corridors

Scenic corridors preserve the rural, low-intensity, natural environment that surrounds Georgetown. Appropriate uses along scenic corridors include residential, commercial, retail. These corridors feature significant native landscaping and large setbacks between the roadway and buildings to support the natural appearance. Lighting is limited along scenic corridors to maintain dark night skies. Signage is minimized to limit visual clutter along the corridors and includes native materials and landscaping. Sidewalks or shared multi-purpose paths are provided along these roadways to allow for safe pedestrian travel.

Utilities

The subject property is located within the City's service area for water, wastewater, electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Site Plan to determine capacity and any necessary utility improvements.

Transportation

The site has frontage along three streets. South Austin Avenue and FM 1460 are classified as major arterials within the Future Mobility Plan (FMP). 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

Planning Department Staff Report

concentrations and serve much larger traffic volumes over greater distances.

The site takes access from West 24th Street, a local street. These streets are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector and arterial level streets.

Proposed Zoning district

General Commercial (C-3)

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.

Permitted uses in this district include, but are not limited to, general retail, hotels, restaurants, and general office. Other uses such as activity center, bar/tavern/pub, college/university, fuel sales, and event facility among others are permitted subject to specific design limitations. Certain land uses, including automotive sales, rental or leasing facilities, require a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of C-3 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 2 of the criteria, partially complies with 1 of the criteria and does not comply with 2 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 proposed C-3 zoning district generally aligns with the recommended uses and intensity of development recommended along major roadways within a Community Center. However, the proposed C-3 zoning will not have an adequate transition of land uses to the adjacent single-family uses. The C-3 zoning district is appropriate along major roadways and fits the recommended uses for the	

Planning Department Staff Report

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

Community Center Future Land Use. While those conditions are present for the subject properties, the adjacency to existing single-family homes will not align with Land Use Policy #1's stated aim to provide a mixture of uses within a neighborhood at varying intensities to reflect a gradual transition. Rezoning the portion of the property adjacent to the SF zoning district from CN to C-3 would eliminate this transition.

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

As stated in Criteria #2, the shift in zoning from CN and C-1 to C-3 will create a harsh transition between this property and the adjacent properties zoned for RS. Therefore, it cannot be stated that this rezoning will promote the health, safety, general welfare or healthful development of the City. Additionally, the purpose statement for the C-3 zoning district within the UDC states that this district, due to the potential for high traffic volume, is only appropriate along freeways and major arterials. While the subject site does front South Austin Avenue and FM 1460 (both major arterials), the only proposed access to the site is on West 24th street, which has been classified as a local street. Now, this may not be a concern today with the site already operating in a non-residential manner, but rezoning the site to C-3 entitles the property to more intense commercial uses opening the door for higher traffic volumes on a predominantly residential street, if the site were to redevelop in the future.

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

Does Not Comply

The character of the area surrounding the subject site is a mix of residential and non-residential uses. To the north and west, across South Austin Avenue and FM 1460, the area is largely higher intensity commercial. Immediately east and south of the subject site, the area is predominately single-family residential with a small business occupying what was one a single-family residence to the east of the subject site along FM 1460. Largely, the C-3 zoning district would not be appropriate in such close proximity to single-family residential. As previously mentioned, the Comprehensive Plan and UDC call for transitions between different intensities of uses. There is a transition that exists today, and upzoning this property to C-3 would directly eliminate it. For this reason, staff finds that this request does not comply with this criteria.

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 of adequate size and does not appear to have any natural or man-made barriers preventing development of uses allowed within the C-3 zoning district. The site is already served with utilities and is already being used in a commercial manner.

Meetings Schedule

January 20th, 2025 – Planning and Zoning Commission

February 10th, 2025 – City Council First Reading of the Ordinance

February 24th, 2025 – City Council Second Reading of the Ordinance

Planning Department Staff Report

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (24 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (January 4, 2026) and signs were posted on-site. To date, staff has received 1 written comments in favor, and 0 in opposition to the request (Exhibit 6).

Attachments

- Exhibit 1 – Location Map
- Exhibit 2 – Future Land Use Map
- Exhibit 3 – Zoning Map
- Exhibit 4 – Design and development standards of the General Commercial Zoning District
- Exhibit 5 – Letter of Intent
- Exhibit 6 – Public Comments

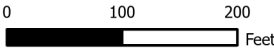


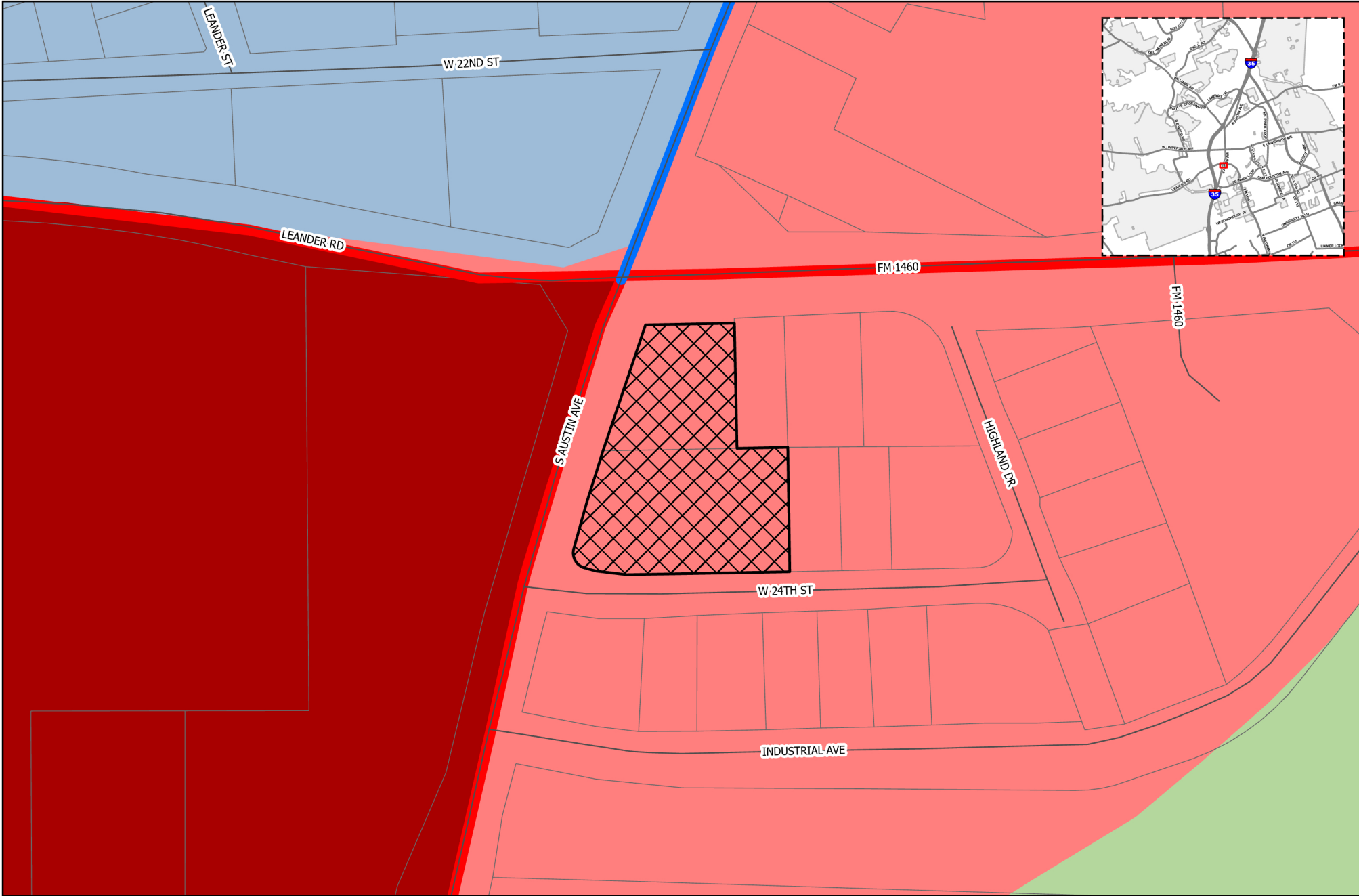
Location

2025-11-REZ

Exhibit #1

-  Site
-  Parcels



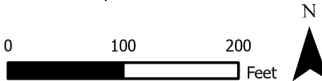


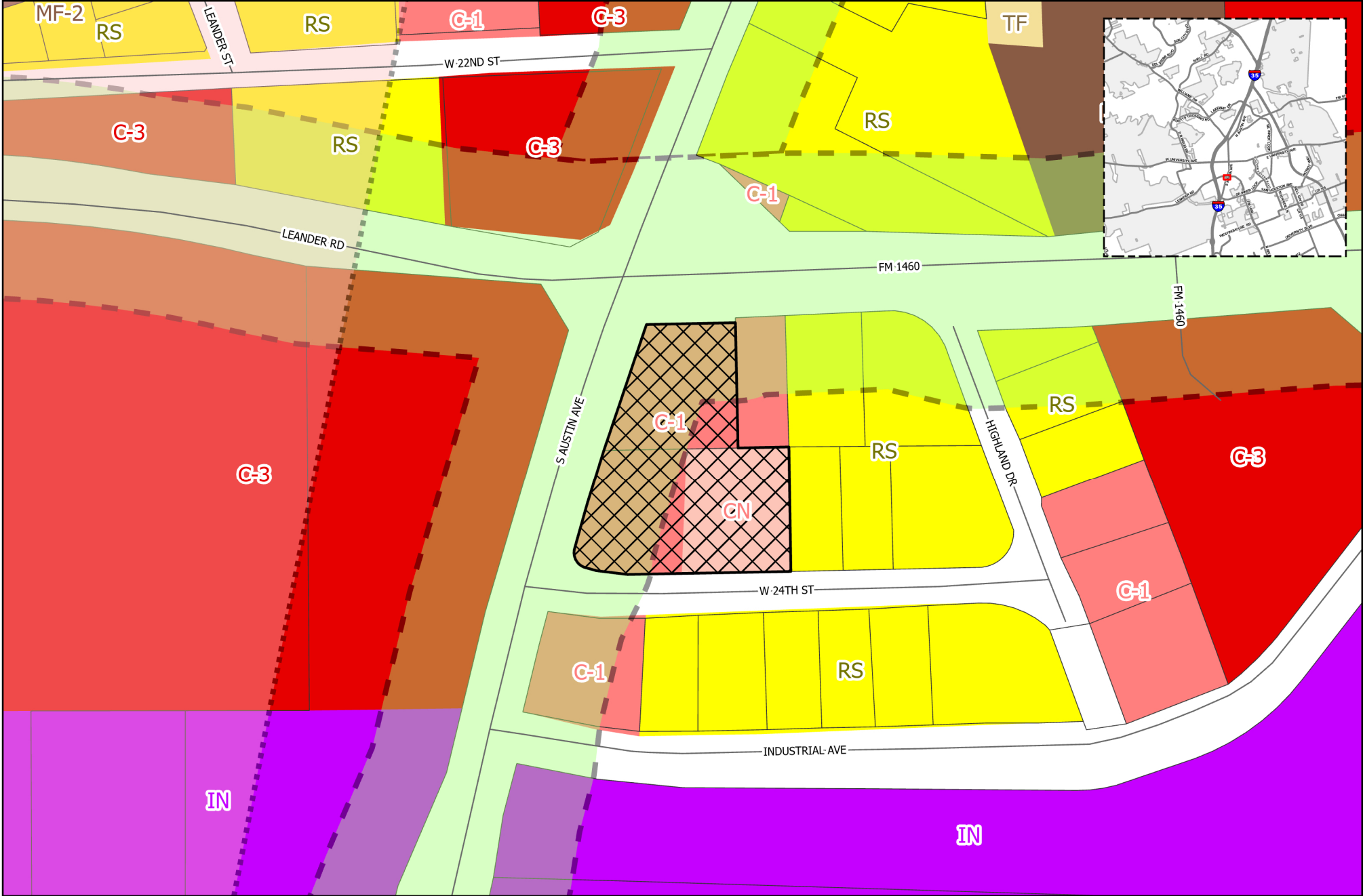
**Future Land Use/
Future Mobility Plan**

2025-11-REZ

Exhibit #2

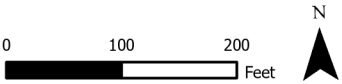
- Site
- Parcels
- Future Land Use**
 - Community Center
 - Employment Center
 - Institutional
 - Mining
 - Mixed Density Neighborhood
 - Neighborhood
 - Open Space
 - Parks and Recreation
 - Regional Center
 - Rural Residential
 - Special Area
- Thoroughfare**
 - Existing Freeway
 - Existing Major Arterial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





Zoning
2025-11-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	Assisted Living, Nursing or Convalescent Home, Hospice facility
Permitted with Limitations	Upper-story Residential, Home-based Business
Special Use Permit Required	Multifamily (Attached) Dwelling Units

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Social Service Facility, Hospital, Blood or Plasma Center, Nature Preserve or Community Garden
Permitted with Limitations	School (Elementary, Middle, High, College or University, Business or trade), Day Care (Group or Commercial), Activity Center (Youth or Senior), Community Center, Religious Assembly Facilities (Inc. with Columbaria), Neighborhood Amenity, Activity, or Recreation Center, Public Park (Regional or neighborhood)
Special Use Permit Required	Correctional Facility, Hospital (Psychiatric), Substance Abuse Treatment Facility, Cemetery, Columbaria, Mausoleum or Memorial Park

Commercial Uses	Sec. 5.04.010
Permitted by Right	Inn, Hotel (Full service, Limited service, Boutique, Extended Stay), Motel, Restaurant (General, Drive-through), Food Catering Services, Theater (Movie or Live), Membership Club or Lodge, Home Health Care Services, Medical or Dental (Office, Clinic), Urgent Care Facility, General Office, Integrated Office Center, General Retail, Agricultural Sales, Landscape Supply Sales/Garden Center, Farmers Market, Artisan Studio and Gallery, Personal Services (Inc. Restricted), Dry Cleaning Service, Drop-off Only, Laundromat, Printing, Mailing and Reproduction Services, Fitness Center, Banking and Financial Services, Consumer Repair, Small Engine Repair, Funeral Home, Veterinary Clinic (Indoor Pens Only), Event Catering and Equipment Rental Services, Automobile Parts and Accessories Sales (Indoor), Automobile Repair and Service (Limited)
Permitted with Limitations	Bar, Tavern or Pub, Micro-Brewery, Micro Winery, or Micro Distillery, Live Music or Entertainment, Dance Hall or Nightclub, Event Facility, Athletic Facility (Indoor or Outdoor), Commercial Recreation, Driving Range, Data Center, Kennel, Pest Control or Janitorial Services, Office/Showroom
Special Use Permit Required	Permanent Mobile or Outdoor Food Vendor, Major Event Entertainment, Firing Range (Indoor), Flea Market, Self-Storage (Indoor or Outdoor), 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), Recreational Vehicle Sales (Rental or Service), Fuel Sales, Car Wash

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Parking Lot (Off-Site, Commercial), Park-n-Ride Facility, Utility Services (Minor, Intermediate, Major), Private Transport Service Dispatch Facility, Transit Passenger Terminal
Permitted with Limitations	Heliport, Wireless Transmission Facility (40' or less)
Special Use Permit Required	Bus Barn, Wireless Transmission Facility (over 40')

Industrial Uses	Sec. 5.06.010
Permitted with Limitations	Office/Warehouse
Special Use Permit Required	Contractor Services (Limited), Lumber Yard

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.

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Agricultural Uses	Sec. 5.07.010
Special Use Permit Required	Meat Market

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Concrete Products, Construction Field Office, Construction Staging (Off-site), Parking lot, Portable Classrooms, Seasonal Product Sales, Farmers Market, Temporary and Transient Mobile/Outdoor Food Vendor, Business Offices

Outdoor Display & Storage	Sec. 5.09.020
Permitted	Outdoor Display (Limited, General, and Off-Site Vehicles), Outdoor Storage (Limited)

Dimensional Standards: Sec. 7.02.020	Feet
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	10
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	10
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	60
Maximum Impervious Cover - Sec. 11.02	-
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
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.

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Sandlin Services, LLC
P: (806)679-7303
TBPELS Firm # 21356

October 30, 2025

City of Georgetown
Planning & Zoning Commission
406 W. Eighth St.
Georgetown, TX 78626

Pro Glass Georgetown Zoning Map Amendment - Letter of Intent

Planning and Zoning Commission,

On behalf of Pro Glass, we respectfully submit this request for a Zoning Map Amendment to rezone the two subject lots (as identified in the attached data table and exhibits) to the C-3 (General Commercial) zoning district.

Background & Purpose

Pro Glass has operated continuously in Georgetown since 1998, providing automobile repair and glass replacement services. The existing use, *Automobile Repair and Service, General*, predates current zoning designations that prohibit this use in the C-1 (Local Commercial) and CN (Neighborhood Commercial) districts. The proposed rezoning will bring both lots one step closer to full compliance with the City's Unified Development Code (UDC), eliminate the nonconforming status, and support the approved Site Plan Application 2025-7-SDP for associated parking, paving, and drainage/water quality improvements.

Address	WCAD Parcel ID	Legal Description Abbreviation	Acreage	Existing Zoning District	Proposed Zoning District	Future Land Use Designation
2303 S. Austin Avenue	R539124	S10841 - HIGHLAND PARK REVISED (BLK 1 LT 1 & 2 W/PT AMD), BLOCK 1, Lot 1A, ACRES 0.52	0.52 AC	C1 -Local Commercial	C3 - General Commercial	Community Center (CC)
211 24th St. W.	R559138	S11366 - HIGHLAND PARK (BLK 1 LTS 7 & 8 AMD), BLOCK 1, Lot 7A, ACRES 0.95	0.950 AC	CN - Neighborhood Commercial	C3 - General Commercial	Community Center (CC)

A. Completeness of Application	This application includes all information necessary for full review and action, including a legal description, zoning map, data table, and supporting exhibits consistent with UDC requirements.
B. Consistency with the Comprehensive Plan	The proposed C-3 zoning aligns with the City's Comprehensive Plan goals by supporting reinvestment in existing commercial areas, encouraging compatible infill, and strengthening long-term employment and service opportunities along established corridors. The Community Center (CC) designation on the Future Land Use Map (FLUM) is intended for areas typically configured as nodes or corridors located at the intersection of arterial roads and major thoroughfares. These centers primarily provide services for residents of the surrounding neighborhoods Primary Use as Service-Oriented Business: The primary uses in a Community Center include service-oriented businesses that serve the residents of Georgetown. Automobile repair and service is a fundamental, neighborhood-serving business, aligning with the core intent of the CC designation. Location: CCs are deliberately located at high-volume intersections to serve surrounding neighborhoods. Commercial activities like auto repair require visibility and access, which a major thoroughfare intersection can provide Policy LU.1 & Policy LU.10 both encourage a balanced mix of uses and also support zoning map amendments such as this to support the City's growth and development with a framework that promotes fiscal health safety, and quality of life.
C. Promotion of Health, Safety, and General Welfare	Rezoning promotes public welfare by enabling compliance with current development standards, including modern drainage and water-quality infrastructure, improved site circulation, and safer access. The request supports the orderly and healthful development of a property that has operated responsibly for more than 25 years.
D. Compatibility with Surrounding Zoning and Neighborhood Character	The proposed C-3 designation complements adjacent C-1 and CN properties while providing a logical transition between commercial uses and any nearby residential areas. The use and site design are consistent with existing neighborhood character and the established commercial corridor. Policy LU.1 explicitly encourages a balanced mix of uses and a gradual transition in intensities. While General Commercial (C-3) is more intense



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	than Local Commercial (C-1) or Neighborhood Commercial (CN), positioning it as a component within a commercial node follows the logic of graduating intensity to the edge of the service area.
E. Suitability of the Property for Proposed District	The property is well-suited for uses permitted within the C-3 district. The existing infrastructure, site access, and layout accommodate automobile-related services and general commercial activities without creating adverse impacts on surrounding properties.

Explanation of how roads and utilities will serve the property

The property is currently served by two driveways with one on S. Austin Ave. and the second on 24th St. Existing water, wastewater and electric utilities will continue to serve the buildings and no changes are requested.

Conclusion

The proposed zoning change is consistent with the City's policies and represents a practical, equitable, and compatible transition for a long-standing local business. Approval will bring the property into compliance, support reinvestment, and maintain the orderly development pattern envisioned by the Comprehensive Plan.

We appreciate your consideration and respectfully request approval of this Zoning Map Amendment. Please feel free to contact me with any questions.

Sincerely,

Nick Sandlin, P.E.
President & Principal
TBPELS Firm# 21356



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: Pro Glass Rezoning/2303 S. Austin Ave & 211 W 24th Street

Project Case #: 2025-11-REZ P&Z Date: 1/20/2026 Case Manager: Colin Davidson

Name of Respondent: Tyler Wolf
(Please print name)

Signature of Respondent: [Signature]
(Signature required for protest)

Address of Respondent: 1804 Ash St.
(Address required for protest)

I am in FAVOR: ☒ I OBJECT: ☐

Additional Comments:

Can They loop my Neighboring Property @ 508 FM 1460
in the C-3 Zoning as well?

"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 20, 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