

Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas February 3, 2026

The Georgetown Planning and Zoning Commission will meet on February 3, 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 **2025-4-ANX Shell Spur PUD and Annexation**

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 28.93 acres in the William Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) Zoning District with base zoning of Low Density and High Density Multi Family (MF-1, MF-2), and General Commercial (C-3), with portions of Right-Of-Way for Shell Road and Shell Spur, generally located at 2200 Shell Road, Georgetown, Texas -- Ryan Clark, AICP, Planning Manager

2.B **2025-12-ANX Shell Spur PUD and Annexation**

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 14.20 acres in the William Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) Zoning District with base zoning of Low Density and High Density Multi Family (MF-1, MF-2), and General Commercial (C-3), with portions of Right-Of-Way for Shell Road and Shell Spur, generally located at 2200 Shell Road, Georgetown, Texas -- Ryan Clark, AICP, 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
February 3, 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

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Call to Order

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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
February 3, 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 28.93 acres in the William Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) Zoning District with base zoning of Low Density and High Density Multi Family (MF-1, MF-2), and General Commercial (C-3), with portions of Right-Of-Way for Shell Road and Shell Spur, generally located at 2200 Shell Road, Georgetown, Texas -- Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting to annex 28.93 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 proposed 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, and 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.

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, June 29, 2025) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 3 in opposition of the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

[P&Z Staff Presentation.pdf](#)

[P&Z Staff Report.pdf](#)

Exhibit 1 - Location Map.pdf
Exhibit 2 - Zoning Map.pdf
Exhibit 3 - Future Land Use Map.pdf
Exhibit 4 - PUD Development Plan.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - Returned Letters.pdf

Shell Spur Tract PUD 2025-4-ANX and 2025- 12-ANX

Planning & Zoning Commission
February 3, 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 28.93 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

Item Under Consideration

2025-12-ANX

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 14.20 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, for the property generally located at 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).

Case History, Continued

- The applicant has amended the PUD to remove variances to transportation, tree mitigation, density, and design requirements (see slide 6)
- The application has been split into two separate parcels as of December 8, 2025 (see next slide, slide 5)

2025-4-ANX Revised Site



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

Scale: 1" = 200'
North
Date: November 21, 2025

2025-12-ANX Site



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



Scale: 1" = 200'
Date: November 21, 2025

SHEET FILE: K:\2025-12-ANX\2025-12-ANX_Site\2025-12-ANX_Site_Concept\Concept Plan\Tract 2.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

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 (The Commercial Tract has the provision of removal without a separate permit)
- Removed Transportation variances (The applicant is applying for a separate Development Agreement with the City to resolve Transportation and Utility concerns)
- Increased maximum allowed density in the MF-1 area to 14 DUA
 - Normal UDC max is 14, they previously proposed 10 DUA

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)
- The Changes remove staff's concerns regarding mitigation and transportation, yet the overall proposal of high and low density multi-family conflicts with the rural character and mixed-density neighborhood FLU

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

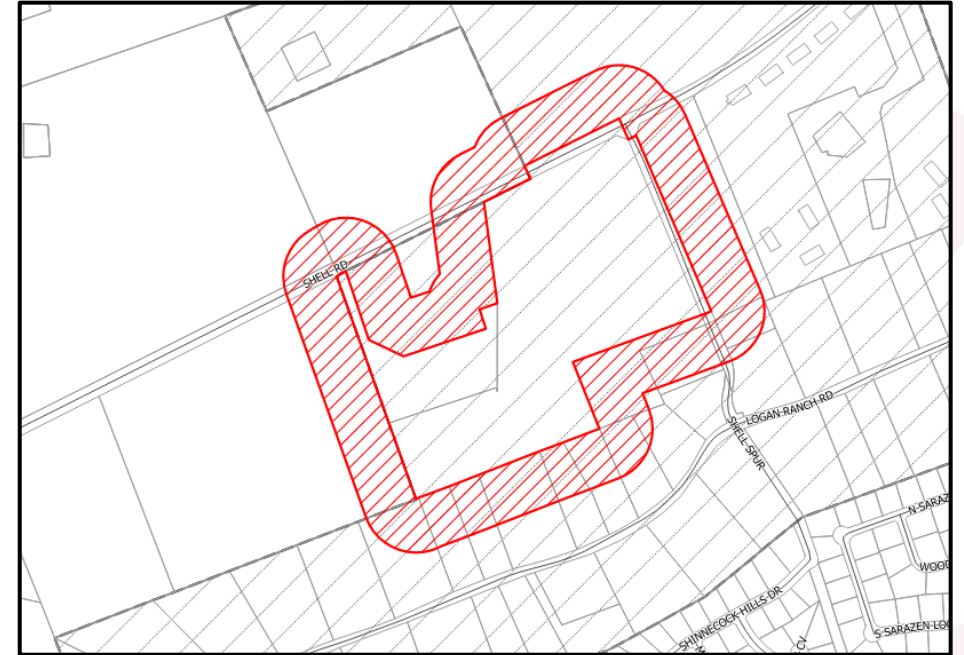
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.			X
A planned and 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		

Public Notifications

- 10 property owners within the 300' buffer
- Notice in Sun News on January 18, 2026
- Signs posted on the property
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 3 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: January 29, 2026
Case No: 2025-4-ANX and 2025-12-ANX
Project Planner: Ryan Clark, AICP, 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: 28.93 acres (2025-4-ANX) & 14.20 acres (2025-12-ANX)
Legal Description: **(2025-4-ANX)** A 28.93 acres tract of land, lying within the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described in Document No. 2021191971 in the Official Public Records of Williamson County, Texas. (2025-4-ANX)
(2025-12-ANX) A 14.20 acres tract of land, lying within the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described in Document No. 2021191971 in the Official Public Records of Williamson County, Texas. (2025-12-ANX)
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)**.

This request consists of two separate applications filed under 2025-4-ANX and 2025-12-ANX. Both applications have been reviewed by staff in a unified analysis due to the same PUD requirements for both applications where MF-1 district is proposed. The applicant has split the application so that they may potentially withdraw the 14.20 acre western portion if sold to the adjacent Grace Bible Church.
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.

Planning Department Staff Report

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 C-3 zoned commercial space. The 14.20 acres of land that encompasses application 2025-12-ANX is only seeking the MF-1 district and has identical standards to the MF-1 requested as part of 2025-4-ANX.

The application will also require the annexation of adjacent right-of-way (ROW). It will include the lengths of Shell Road and Shell Spur the subject properties are adjacent to as well as the intersection for Shell Road and Shell Spur. If the annexation is approved, the development of the site will include the construction of traffic signals at the intersection.

Site Information

Location:

The subject properties are located at the southwest corner of 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 a single family home adjacent to the Grace Bible Church site.

Future Land Use and Zoning Designations:

The subject properties consist of 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 City's extraterritorial jurisdiction (ETJ).

Planning Department Staff Report

Surrounding Properties:

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	RS/Unentitled	Community Center/Mixed Density Neighborhood	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 owners voluntarily disannexed the property from the City's ETJ. In addition to pursuing annexation again, the property owners have applied for a Texas Land Application Permit (TLAP) permit with the Texas Commission on Environmental Quality (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 properties are located within the City’s service area for water and are within range to connect to the City’s wastewater upon annexation. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electricity. Water and wastewater service is dependent upon the completion of several off-site infrastructure extensions. The applicant has applied for a development agreement with the City for accommodations to assist in the provision of public utilities.

Transportation

The subject properties are 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

Planning Department Staff Report

movements. Major arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances. A 2021 bond has provided funding to expand Shell Road from Williams Drive, north to Sycamore Street, to a four-lane divided arterial road. There are currently no plans for road improvements north of Sycamore heading toward SH 195.

The western subject properties portion of the 2025-4-ANX application also have 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.

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 (For 2025-4-ANX only):

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 (Applicable to both 2025-4-ANX and 2025-12-ANX):

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** (DUA). The MF-1 District may be appropriate in the Moderate Density Residential area based on location, surrounding uses, and infrastructure impacts. Properties 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.

Planning Department Staff Report

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 two stories in height within this zone.
Architectural Standards	UDC 7.03 (possible articulation, three to five features form list)	NEW PROPOSED: Removed the minimum of two wall planes requirements. Kept the Same: building separation shall be a minimum of six feet. Previous: Front elevations shall contain a minimum of 2 wall planes per unit on the front elevation
Multi-Family Unit Regulations	-	- A condominium plat is required to be recorded prior to receiving a Certificate of Occupancy. - No vertically stacked units - Finished floor elevation no more than seven feet above natural grade - Increased setback for outdoor amenities to southern property line

High Density Multi-Family (MF-2) base zoning district (Applicable only to 2025-4-ANX):

The High Density Multi-Family (MF-2) zoning district is intended for attached multifamily residential developments, 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

Planning Department Staff Report

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:

<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 6.02.080 and 090 – Minimum Building Separation of ten feet	Buildings shall be a minimum of six feet apart if compliant with Fire Code.

In addition to the modifications listed above, the PUD makes the following modifications applicable to the whole development (For both 2025-4-ANX and 2025-12-ANX):

<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	Traffic Impact Analysis of the UDC is not applicable to the PUD.

Planning Department Staff Report

	subdivision, Site Plan, Stormwater Permit, or Driveway Permit, for which the proposed development generates traffic in excess of 2,000 average daily trips,	NOTE: The Developer is pursuing a Development Agreement with the City which will delineate the Traffic Improvements the developer will be responsible for.
Tree Preservation and Protection	8.02.030 – Preservation of Protected and Heritage Trees. Reference UDC section 8.02.030 for standards surrounding tree protection and mitigation.	a. Only on Tract 3 (The commercial site not slated for Fuel Sales), Heritage and Protected Trees may be removed by-right without a separate permit. It will still comply with the mitigation requirements of the UDC. NEW PROPOSED: Removed 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

Planning Department Staff Report

		Council pursuant to Chapter 8 of the UDC shall be reduced by 50%.
Tract 4- Fuel Sales Use	UDC Section 5.04 - Fuel Sales requires an SUP, which may impose additional site restrictions to ensure compatibility	-Tract 4 may be developed with one Fuel Sales Use by right -Increased setback -Enhanced buffer landscaping with trees - setbacks for underground storage tank -limits on lighting -limit to eight fuel pumps - Increased distance of pumps from residentially zoned property -limit on hours of operation

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. The applicant is still in discussion with City Staff for the provision of Utility Services as part of the Development Agreement and includes the potential requirements (if approved) for the applicant to construct a lighted signal at the Shell Road and Shell Spur intersection.

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
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. The subject request partially complies with the Comprehensive Plan by providing an opportunity to develop the commercial	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
and medium density 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 five and six of this report and within the development plan. While the density of the MF-1 district 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. The multi-family could look similar to a single-family home or townhome but will not be required to provide public streets, public sidewalks internal to the development, or connectivity requirements of 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
The request will comply with the UDC for Health and Safety standards and generally be aligned with the standard requirements for multi-family, commercial, and fuel sales. The proposed Multi-Family is not aligned with the character of the area or what is recommended by the Comprehensive Plan.	
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
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) district will allow for significantly denser residential development than what currently exists in the area with a maximum rate of 14 dwelling units per acre compared to the adjacent single-family uses that range from less than one unit per acre for the homesteads in the Logan Ranch Subdivision, to up to five units per acre in the Woodfield Preserve development.	
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 half a mile from the subject property, which the developer plans to extend and gain access to. The applicant has	

Planning Department Staff Report

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

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 three 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 has 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 some transition into adjacent residential areas but does not provide enough transitional standards to ensure a harmonious transition. 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 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	

Planning Department Staff Report

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA

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 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 group 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
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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

February 3, 2026 – Planning and Zoning Commission

February 24, 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 (1/18/2026) and signs were posted on-site. As of Wednesday, January 28, 2026 at 12 PM, staff has received 0 written comments in favor, and 3 in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Planning Department Staff Report

Exhibit 4 – (Revised) PUD Development Plan

Exhibit 5 – Letter of Intent

Exhibit 6 – Public Comments

Location

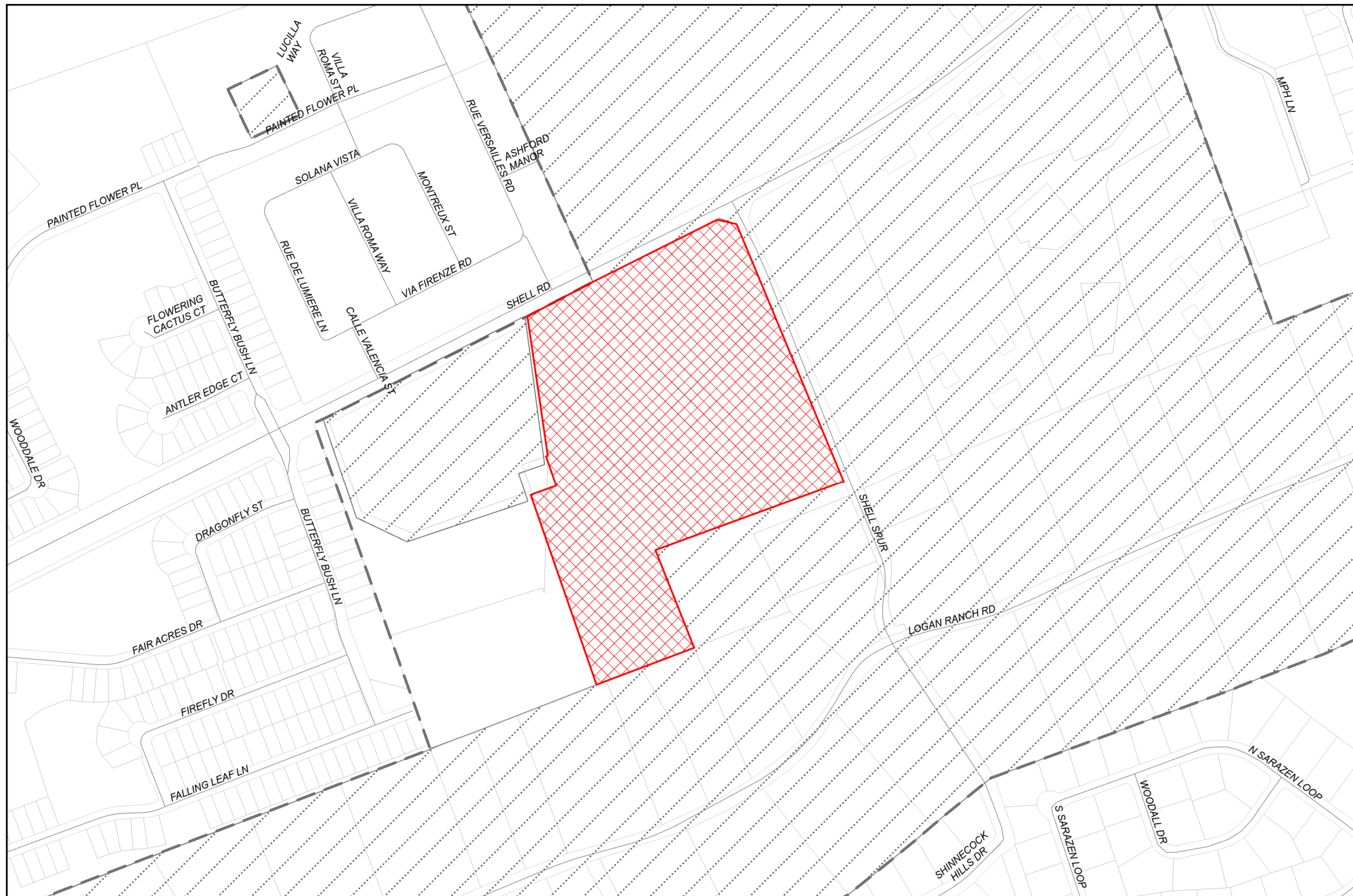
2025-4-ANX

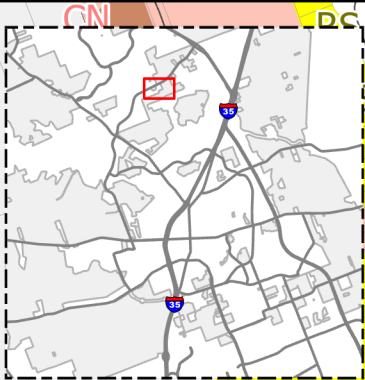
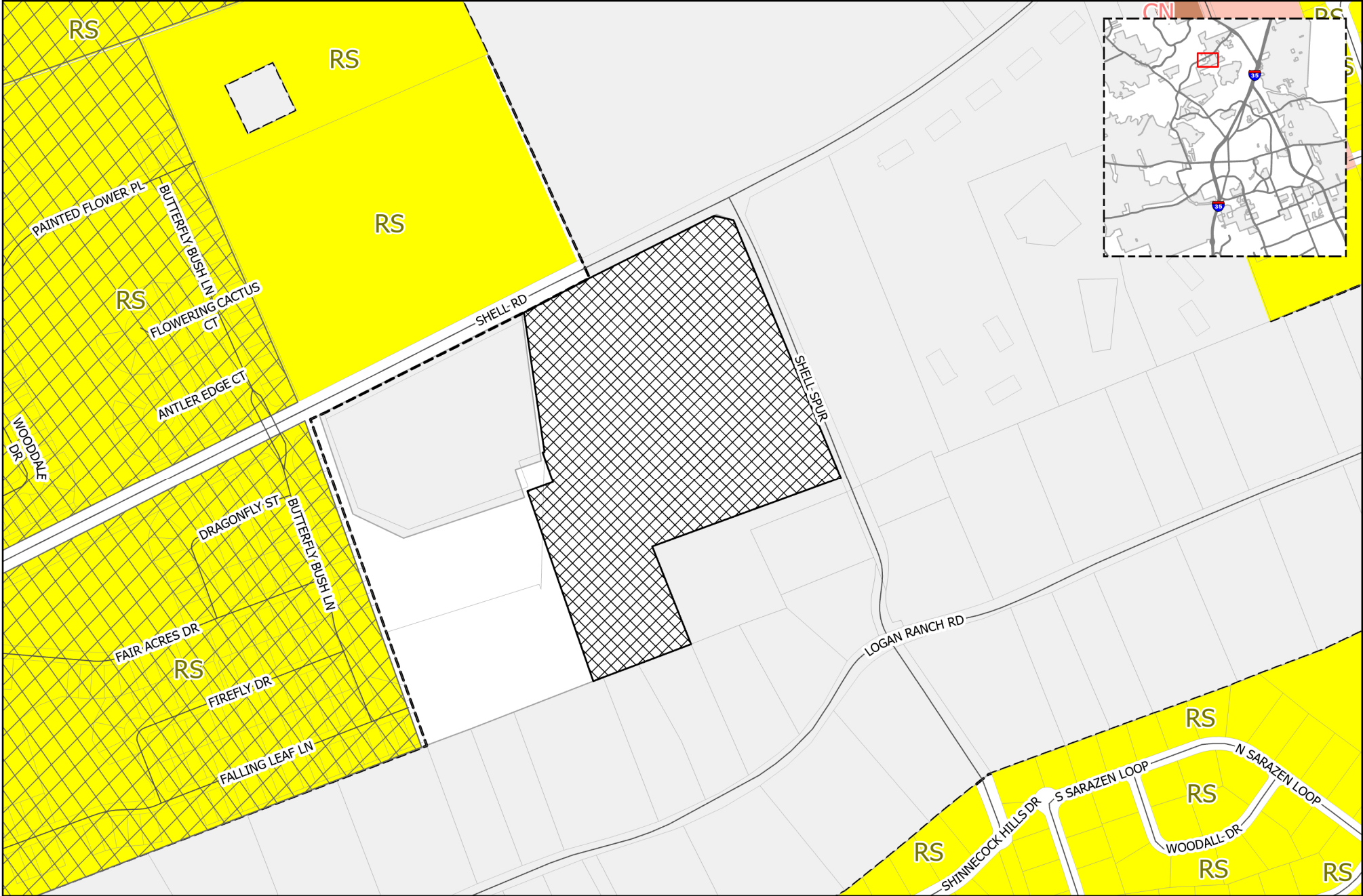
Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



0 250 500
Feet





Zoning

2025-4-ANX

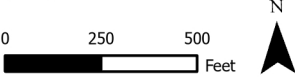
Exhibit #3

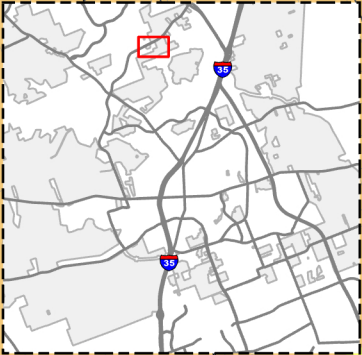
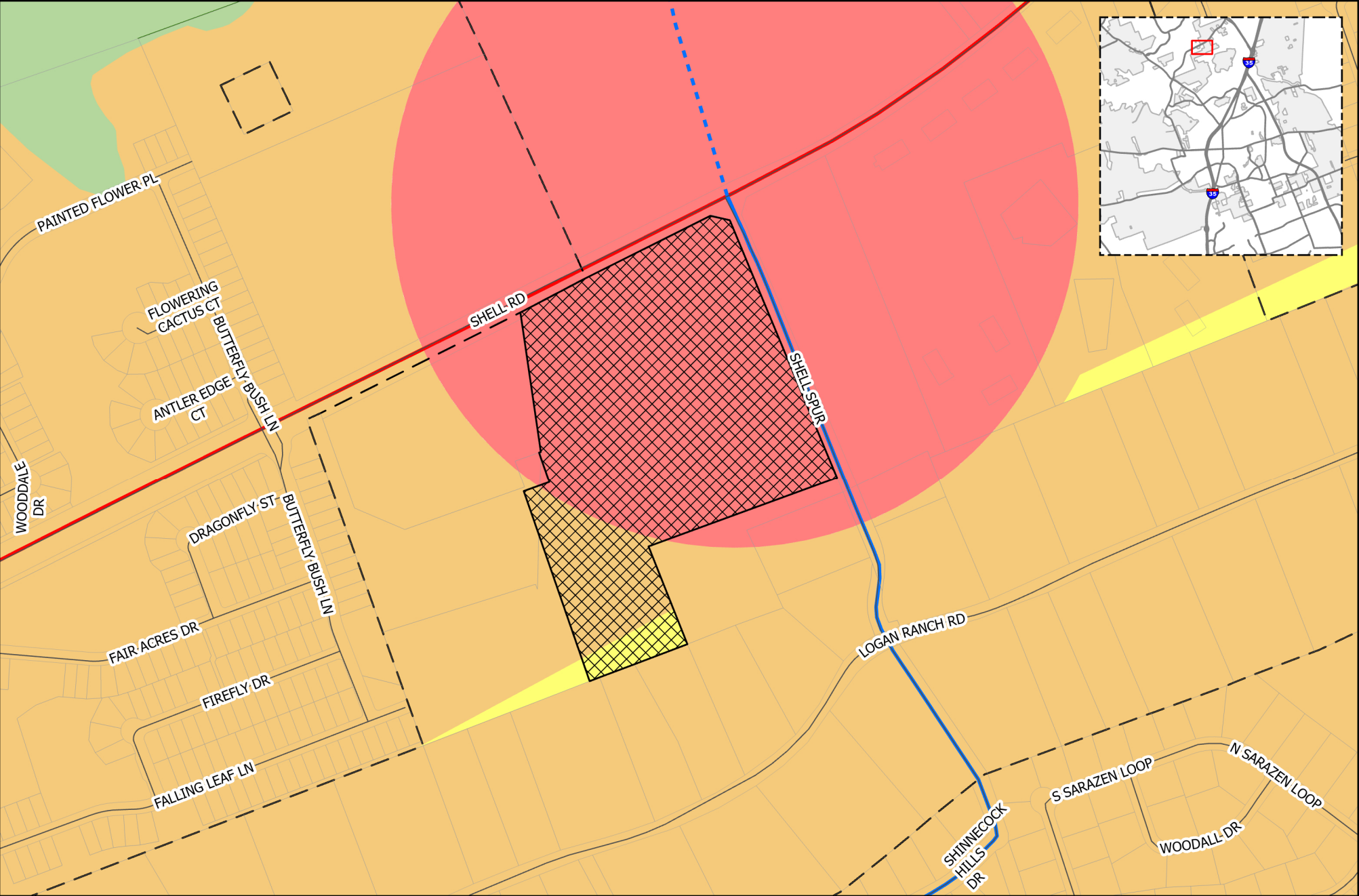
- Site
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- Gateway Overlay
- Parcels

Zoning

ZONE

- 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
- City Limits
- Georgetown ETJ





**Future Land Use/
Future Mobility Plan**

2025-4-ANX

Exhibit #3

- Site
- Parcels
- City Limits

Thoroughfare

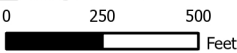
CLASS

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

Future Land Use

FLU

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Georgetown ETJ



**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.
 - i. Driveway spacing for private driveways from public roadway shall be measured from the edge of the existing pavement to the center of the driveway.
 - ii. Driveway spacing for private dirveways shall be measured from center of driveway to center of driveway.
 - iii. The developer acknowledges that full access may be removed with the construction of the full build-out of Shell Road as contemplated in the City of Georgetown Future Mobility Plan.
- 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.
 - iv. Vehicular access must comply with all applicable fire codes.

- v. Driveway/ access must meet sight distance requirements.

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

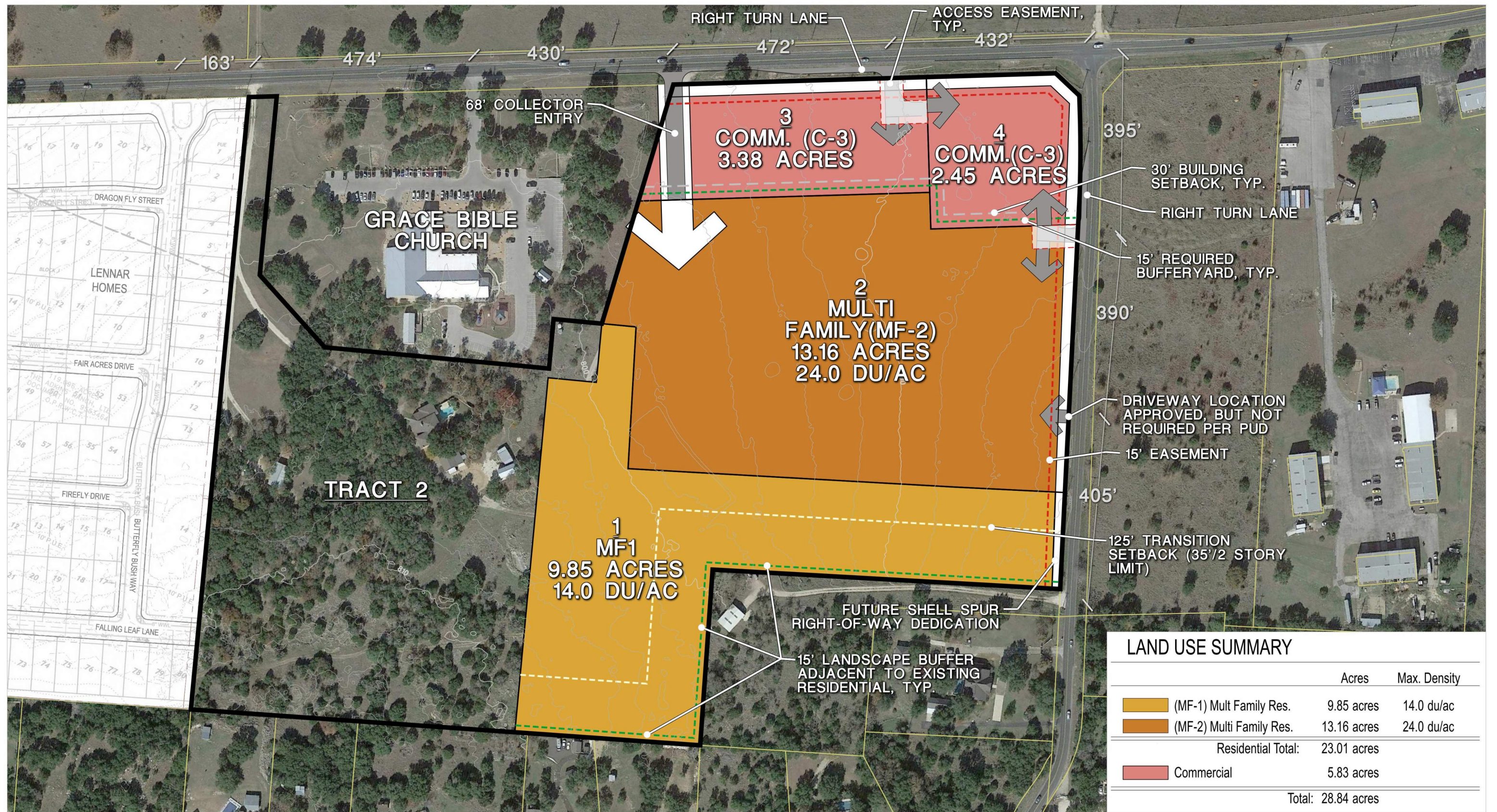
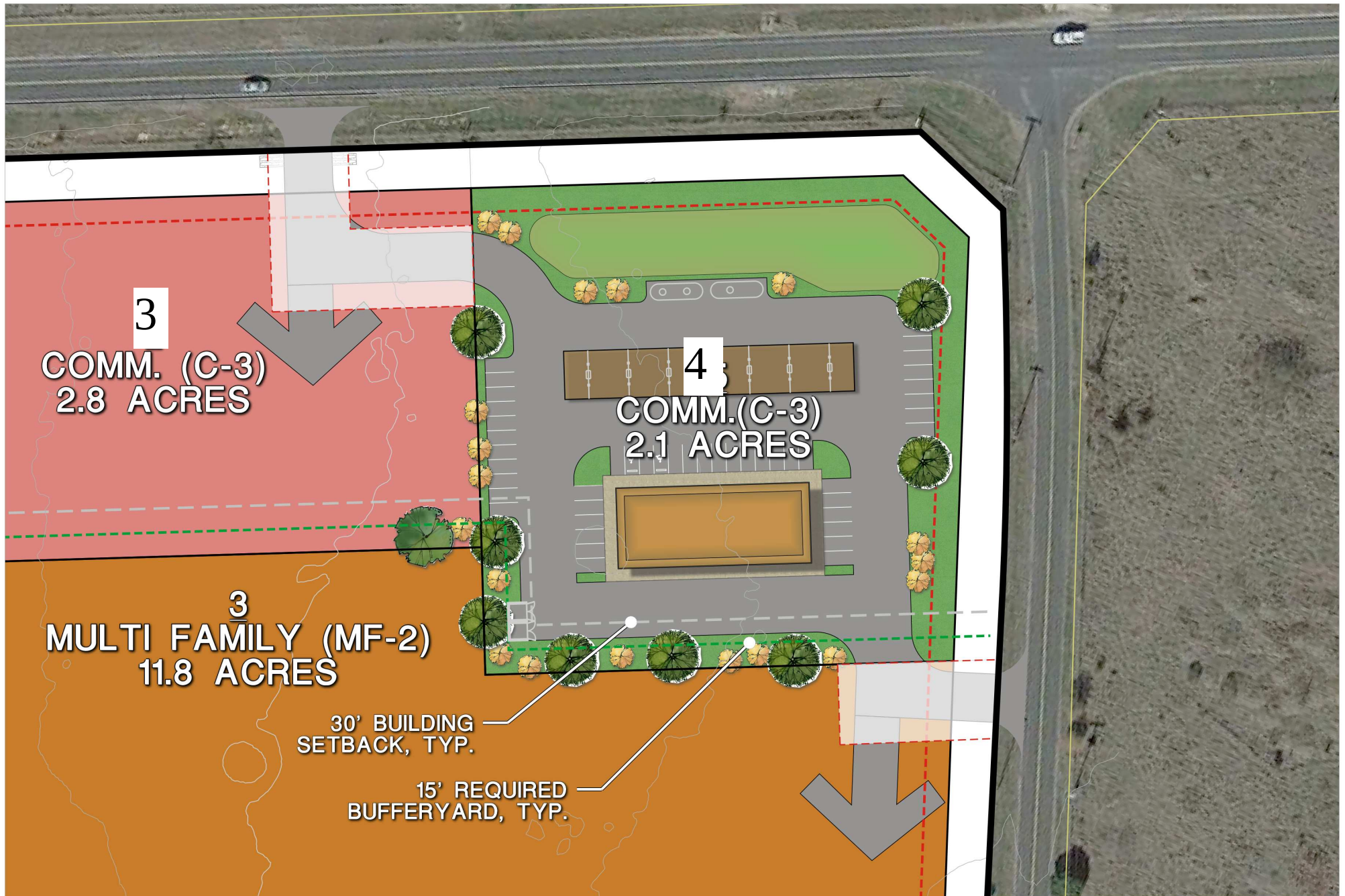


EXHIBIT C
CONCEPT PLAN
SHELL ROAD TRACT
NOVA 368, LLC
GEORGETOWN, TEXAS



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 map should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

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.

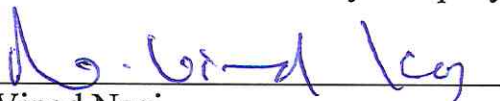
Sincerely,



Amanda Brown, President
HD Brown Consulting, LLC

On behalf of:

NOVA368, LLC,
A Texas Limited liability company

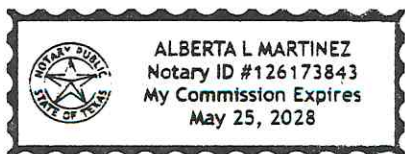
By: 
Name: Vinod Nagi
Title: Manager

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.

From: Richard And Gayle Elsasser [REDACTED]
Sent: Tuesday, January 27, 2026 9:20 AM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] 2025-4-ANX and 2025-12-ANX. Shell Road/Spur. NOVA, LLC

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

I am OPPOSED to the 14 units per acre development on the corner of Shell Road and Shell Spur. NOVA has also proposed apartment buildings, commercial entities and a gas station on the property.

A majority of Georgetown residents also appear to be opposed as the city's Flash Vote indicated voters preferred more single family homes, not multi family. Also agreeing with single family vrs. multi family zoning were the previous 150 opposition letters to the Planning & Zoning commission regarding this proposal in the previous three years.

The city's traffic consultant has estimated 7000 trips per day on Shell/Spur when the housing developments are complete. One stoplight and turning lanes are not capable of solving this traffic disaster.

Neighborhood residents have attended meetings with NOVA however the developers now believe 14 units per acre is welcoming to attached homesteads of 2+1/2 to 12 acres with one home each. Setbacks, green space and units per acre are some changes NOVA has made since our last meeting with them months ago.

Our 40 year old Logan Ranch subdivision has approximately 154 adults on 300 acres but the NOVA developers have proposed 434 units, possibly 900+ adults or more, on 34 acres along with 4.9 acres commercial which includes a gas station. The proposal does not fit with the established neighborhood.

NOVA has shown at least 3 different arrangements of multi family use focusing on the land plan however nothing to indicate unit sizes and placement of condos, townhomes or

apartments. Our subdivision has residents willing to meet with the developers however, the discussions need to be a “give and take”.

Please give serious consideration to our concerns. Thank you.

Gayle Elsasser

313 Logan Ranch Road

Georgetown 78628

To: Planning & Zoning

RE: Case# 2025-4-ANX

I am writing in opposition to 2025-4-ANX Shell Spur PUD and Annexation.

The requested Zoning is not a reasonable transition with Residential 1 to the north and west, and Large Lot (2+ acres) residential homes to the south. Adding upwards of 600 dwelling units is far too abrupt a transition, and the type of housing being added is not in line with the Future Land Use for the area. The Community Center designation calls for vertically integrated commercial and residential, not multistory apartments. Additionally, the limited plan available does not improve the health and welfare of the surroundings, with the applicant not including public amenities or parkland. The MF-1 does fit within the Future Land Use plan's Mixed-Density Neighborhood (MDN), however, by adding in MF-2, the proposed plan is no longer in line with the Future Plan Use. Further differences with Future planned use are the addition of Commercial C3, and a Gas Station versus Commercial C1 and community serving businesses.

Further to the destruction of the environment and reduction of value adjacent, they are asking to cut down heritage trees without a permit. The tree destruction, the requests to increase Impervious coverage, and lack of public amenities, show that this applicant is not interested in the neighborhood, nor Georgetown as a whole, but rather in maximizing profits above all else.

Traffic is obviously a major concern. This development would generate over 2000 trips/day, adding all that directly onto Shell Road, yet they are asking not to do a Traffic Impact Analysis and pay for what they generate. Shell road is currently a 2 lane undivided road and adding the residential, and commercial traffic to it without improvements will not be safe for current users of Shell Road, nor the proposed development. They should have to pay for the traffic they are generating.

In regards to the requested Gas Station, this is not needed here, with multiple gas stations at either end of Shell Road, nor it is in line with the Future Use plan and the Community Center designation.

I encourage the Planning and Zoning team to work with the applicant to remove the MF-2 zoning, modify the Commercial to C1 and integrate vertical use residential. Additionally, the goal should be to maximize tree retention, show a plan which maximizes public space enhancements as well as not allowing increases in impervious cover. Traffic should be charged appropriately for the volume and type of traffic they will generate, and finally, the gas station should not be allowed.

Sincerely,

Heath Culp

Comments from Neighboring Property Owners

Terrie Hahn

321 Logan Ranch Rd.

I would be **OPPOSED** if the multi family/apartment plan that NOVA wants, as it stands right now, continues. I would rather see a single family neighborhood adjacent to my Country Estates type of neighborhood where we all own 2-5 acres properties. I thought the City had a policy of a gradual change from large lots to apartment complexes with single family homes in between and then multi.

If NOVA's plan goes forward with fewer one or two story townhouses/condos per acre and no apartment complex, I would **FAVOR** it. I really don't want them to go to TCEQ with a WWPF on my property line, just 300' from my well. If an apartment complex is inevitable (and I thought the City was slowing down on apartment complexes) maybe it could be right on Shell Rd away from our property lines. I would hope that NOVA would pitch in money for the roads/traffic lights that will be needed for such a populated acreage.

Thank you for your attention to this difficult matter.

Terrie Hahn

City of Georgetown, Texas
Planning and Zoning Commission
February 3, 2026

SUBJECT:

2025-12-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 14.20 acres in the William Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) Zoning District with base zoning of Low Density and High Density Multi Family (MF-1, MF-2), and General Commercial (C-3), with portions of Right-Of-Way for Shell Road and Shell Spur, generally located at 2200 Shell Road, Georgetown, Texas -- Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting to annex 28.93 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 proposed 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, and 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.

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, June 29, 2025) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 3 in opposition of the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

[P&Z Staff Presentation.pdf](#)

[P&Z Staff Report.pdf](#)

Exhibit 1 - Location Map.pdf
Exhibit 2 - Zoning Map.pdf
Exhibit 3 - Future Land Use Map.pdf
Exhibit 4 - PUD Development Plan.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - Returned Letters.pdf

Shell Spur Tract PUD 2025-4-ANX and 2025- 12-ANX

Planning & Zoning Commission
February 3, 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 28.93 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

Item Under Consideration

2025-12-ANX

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 14.20 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, for the property generally located at Shell Road, Georgetown, Texas. Ryan Clark, AICP, Long Range and Neighborhood Planning Manager

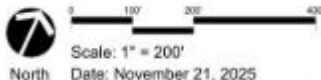
Case History

- 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).

Case History, Continued

- The applicant has amended the PUD to remove variances to transportation, tree mitigation, density, and design requirements (see slide 6)
- The application has been split into two separate parcels as of December 8, 2025 (see next slide, slide 5)

BUILDING
ACK, TYP.
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35 1/2 STORY



Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

2025-12-ANX Site



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



Scale: 1" = 200'
Date: November 21, 2025

SEC Planning, LLC
Land Planning • Landscape Architecture • Community Branding
AUSTIN, TEXAS
www.secplanning.com • info@secplanning.com

GEORGETOWN
TEXAS

SHEET FILE: K:\2025-12-ANX\02-01-2025\02-01-2025-12-ANX_PUD_Concept/Concept Plan/Tract 2.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

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 (The Commercial Tract has the provision of removal without a separate permit)
- Removed Transportation variances (The applicant is applying for a separate Development Agreement with the City to resolve Transportation and Utility concerns)
- Increased maximum allowed density in the MF-1 area to 14 DUA
 - Normal UDC max is 14, they previously proposed 10 DUA

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)
- The Changes remove staff's concerns regarding mitigation and transportation, yet the overall proposal of high and low density multi-family conflicts with the rural character and mixed-density neighborhood FLU

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

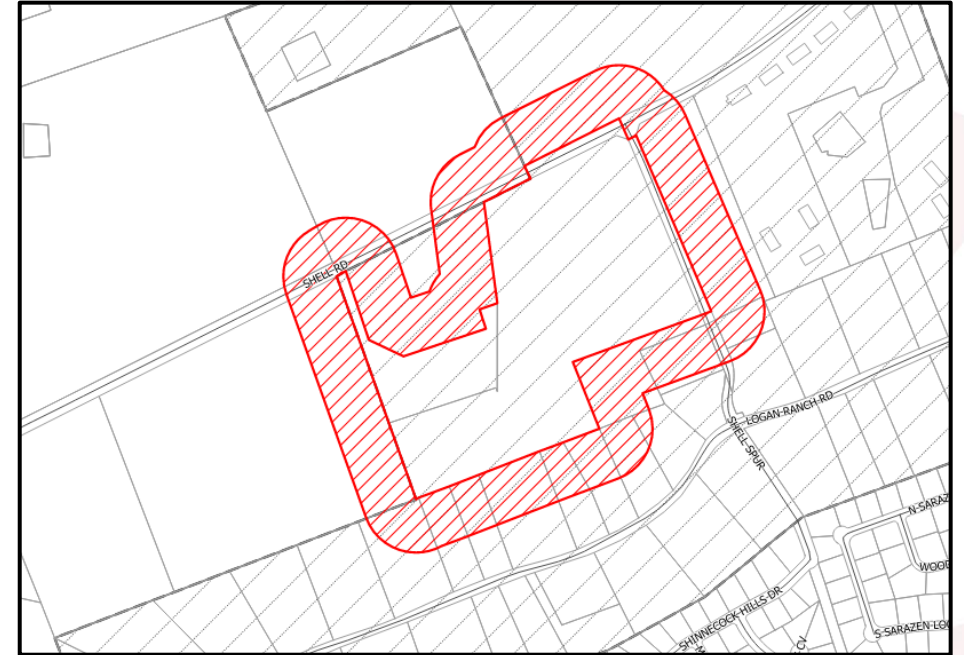
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.			X
A planned and 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		

Public Notifications

- 10 property owners within the 300' buffer
- Notice in Sun News on January 18, 2026
- Signs posted on the property
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 3 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: January 29, 2026
Case No: 2025-4-ANX and 2025-12-ANX
Project Planner: Ryan Clark, AICP, 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: 28.93 acres (2025-4-ANX) & 14.20 acres (2025-12-ANX)
Legal Description: **(2025-4-ANX)** A 28.93 acres tract of land, lying within the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described in Document No. 2021191971 in the Official Public Records of Williamson County, Texas. (2025-4-ANX)
(2025-12-ANX) A 14.20 acres tract of land, lying within the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described in Document No. 2021191971 in the Official Public Records of Williamson County, Texas. (2025-12-ANX)
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)**.

This request consists of two separate applications filed under 2025-4-ANX and 2025-12-ANX. Both applications have been reviewed by staff in a unified analysis due to the same PUD requirements for both applications where MF-1 district is proposed. The applicant has split the application so that they may potentially withdraw the 14.20 acre western portion if sold to the adjacent Grace Bible Church.
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.

Planning Department Staff Report

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 C-3 zoned commercial space. The 14.20 acres of land that encompasses application 2025-12-ANX is only seeking the MF-1 district and has identical standards to the MF-1 requested as part of 2025-4-ANX.

The application will also require the annexation of adjacent right-of-way (ROW). It will include the lengths of Shell Road and Shell Spur the subject properties are adjacent to as well as the intersection for Shell Road and Shell Spur. If the annexation is approved, the development of the site will include the construction of traffic signals at the intersection.

Site Information

Location:

The subject properties are located at the southwest corner of 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 a single family home adjacent to the Grace Bible Church site.

Future Land Use and Zoning Designations:

The subject properties consist of 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 City's extraterritorial jurisdiction (ETJ).

Planning Department Staff Report

Surrounding Properties:

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	RS/Unentitled	Community Center/Mixed Density Neighborhood	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 owners voluntarily disannexed the property from the City's ETJ. In addition to pursuing annexation again, the property owners have applied for a Texas Land Application Permit (TLAP) permit with the Texas Commission on Environmental Quality (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 properties are located within the City’s service area for water and are within range to connect to the City’s wastewater upon annexation. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electricity. Water and wastewater service is dependent upon the completion of several off-site infrastructure extensions. The applicant has applied for a development agreement with the City for accommodations to assist in the provision of public utilities.

Transportation

The subject properties are 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

Planning Department Staff Report

movements. Major arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances. A 2021 bond has provided funding to expand Shell Road from Williams Drive, north to Sycamore Street, to a four-lane divided arterial road. There are currently no plans for road improvements north of Sycamore heading toward SH 195.

The western subject properties portion of the 2025-4-ANX application also have 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.

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 (For 2025-4-ANX only):

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 (Applicable to both 2025-4-ANX and 2025-12-ANX):

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** (DUA). The MF-1 District may be appropriate in the Moderate Density Residential area based on location, surrounding uses, and infrastructure impacts. Properties 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.

Planning Department Staff Report

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 two stories in height within this zone.
Architectural Standards	UDC 7.03 (possible articulation, three to five features form list)	NEW PROPOSED: Removed the minimum of two wall planes requirements. Kept the Same: building separation shall be a minimum of six feet. Previous: Front elevations shall contain a minimum of 2 wall planes per unit on the front elevation
Multi-Family Unit Regulations	-	- A condominium plat is required to be recorded prior to receiving a Certificate of Occupancy. - No vertically stacked units - Finished floor elevation no more than seven feet above natural grade - Increased setback for outdoor amenities to southern property line

High Density Multi-Family (MF-2) base zoning district (Applicable only to 2025-4-ANX):

The High Density Multi-Family (MF-2) zoning district is intended for attached multifamily residential developments, 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

Planning Department Staff Report

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:

<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 6.02.080 and 090 – Minimum Building Separation of ten feet	Buildings shall be a minimum of six feet apart if compliant with Fire Code.

In addition to the modifications listed above, the PUD makes the following modifications applicable to the whole development (For both 2025-4-ANX and 2025-12-ANX):

<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	Traffic Impact Analysis of the UDC is not applicable to the PUD.

Planning Department Staff Report

	subdivision, Site Plan, Stormwater Permit, or Driveway Permit, for which the proposed development generates traffic in excess of 2,000 average daily trips,	NOTE: The Developer is pursuing a Development Agreement with the City which will delineate the Traffic Improvements the developer will be responsible for.
Tree Preservation and Protection	8.02.030 – Preservation of Protected and Heritage Trees. Reference UDC section 8.02.030 for standards surrounding tree protection and mitigation.	a. Only on Tract 3 (The commercial site not slated for Fuel Sales), Heritage and Protected Trees may be removed by-right without a separate permit. It will still comply with the mitigation requirements of the UDC. NEW PROPOSED: Removed 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

Planning Department Staff Report

		Council pursuant to Chapter 8 of the UDC shall be reduced by 50%.
Tract 4- Fuel Sales Use	UDC Section 5.04 - Fuel Sales requires an SUP, which may impose additional site restrictions to ensure compatibility	-Tract 4 may be developed with one Fuel Sales Use by right -Increased setback -Enhanced buffer landscaping with trees - setbacks for underground storage tank -limits on lighting -limit to eight fuel pumps - Increased distance of pumps from residentially zoned property -limit on hours of operation

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. The applicant is still in discussion with City Staff for the provision of Utility Services as part of the Development Agreement and includes the potential requirements (if approved) for the applicant to construct a lighted signal at the Shell Road and Shell Spur intersection.

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
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. The subject request partially complies with the Comprehensive Plan by providing an opportunity to develop the commercial	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
and medium density 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 five and six of this report and within the development plan. While the density of the MF-1 district 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. The multi-family could look similar to a single-family home or townhome but will not be required to provide public streets, public sidewalks internal to the development, or connectivity requirements of 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
The request will comply with the UDC for Health and Safety standards and generally be aligned with the standard requirements for multi-family, commercial, and fuel sales. The proposed Multi-Family is not aligned with the character of the area or what is recommended by the Comprehensive Plan.	
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
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) district will allow for significantly denser residential development than what currently exists in the area with a maximum rate of 14 dwelling units per acre compared to the adjacent single-family uses that range from less than one unit per acre for the homesteads in the Logan Ranch Subdivision, to up to five units per acre in the Woodfield Preserve development.	
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 half a mile from the subject property, which the developer plans to extend and gain access to. The applicant has	

Planning Department Staff Report

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

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 three 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 has 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 some transition into adjacent residential areas but does not provide enough transitional standards to ensure a harmonious transition. 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 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	

Planning Department Staff Report

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA

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 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 group 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

February 3, 2026 – Planning and Zoning Commission

February 24, 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 (1/18/2026) and signs were posted on-site. As of Wednesday, January 28, 2026 at 12 PM, staff has received 0 written comments in favor, and 3 in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Planning Department Staff Report

Exhibit 4 – (Revised) PUD Development Plan

Exhibit 5 – Letter of Intent

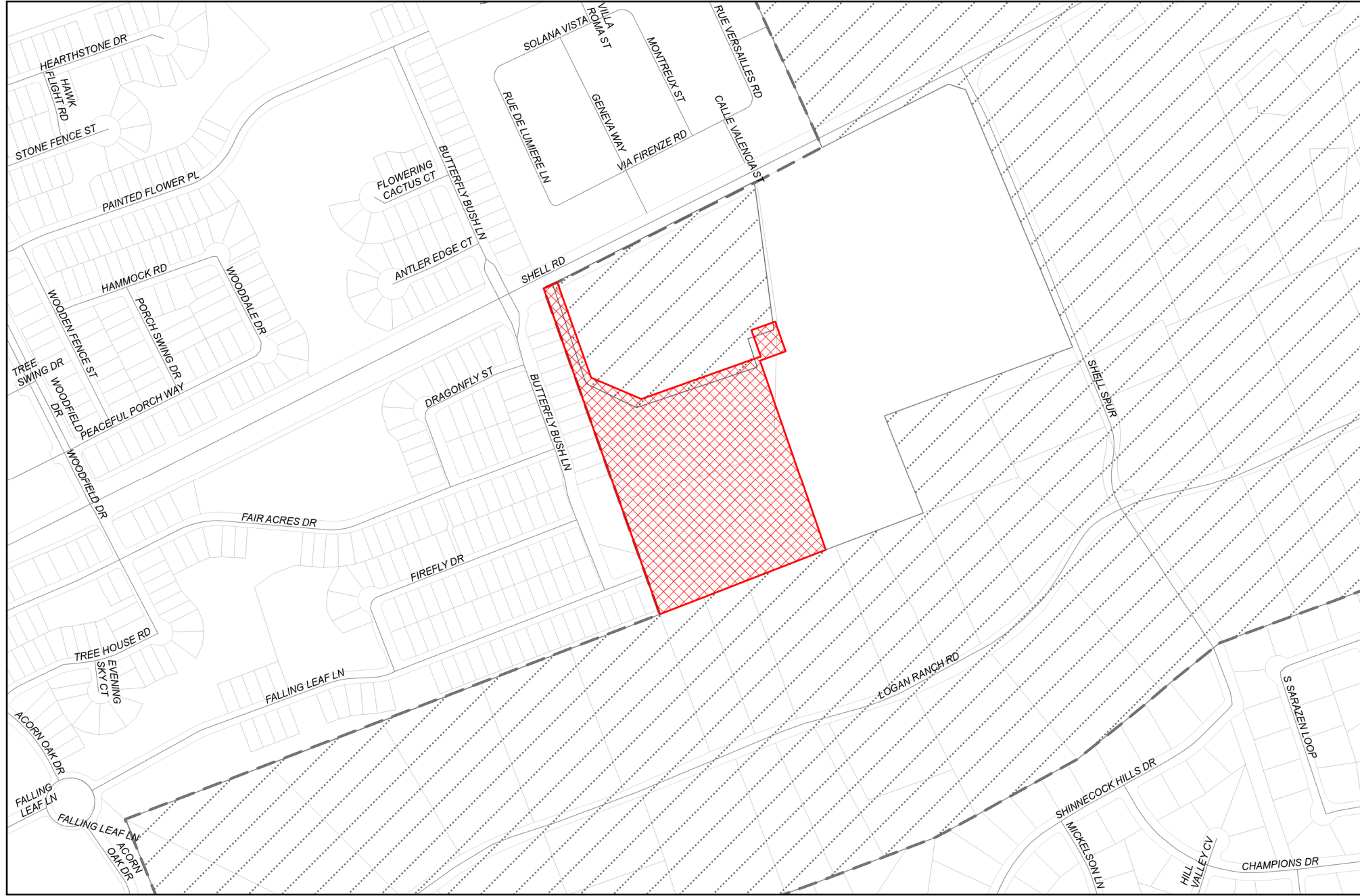
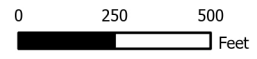
Exhibit 6 – Public Comments

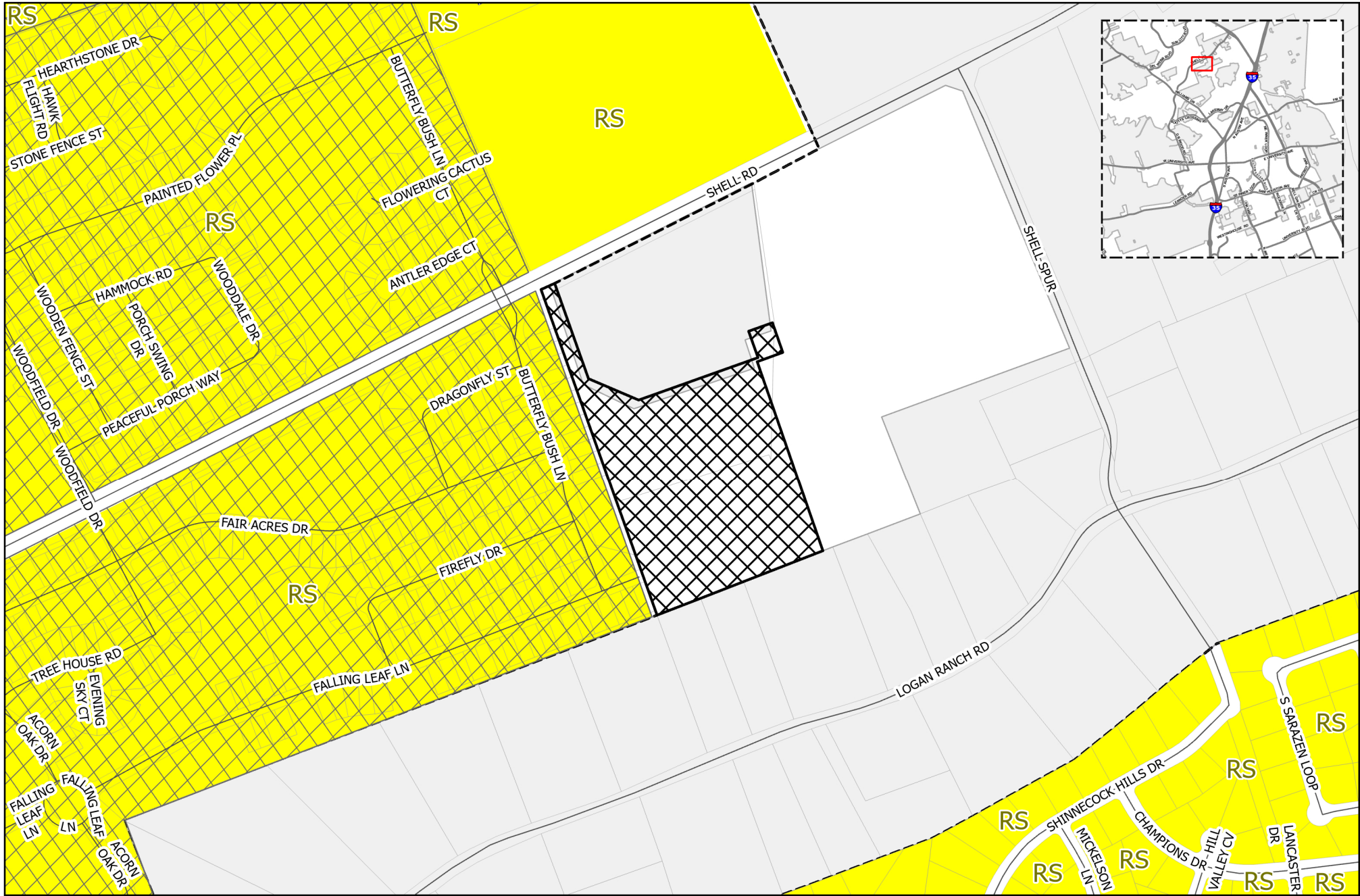
Location

2025-12-ANX

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ





Zoning

2025-12-ANX

Exhibit #3

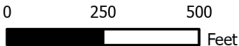
- Site
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- Gateway Overlay
- Parcels

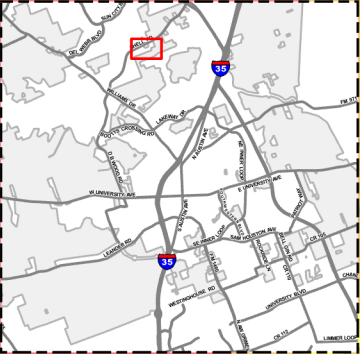
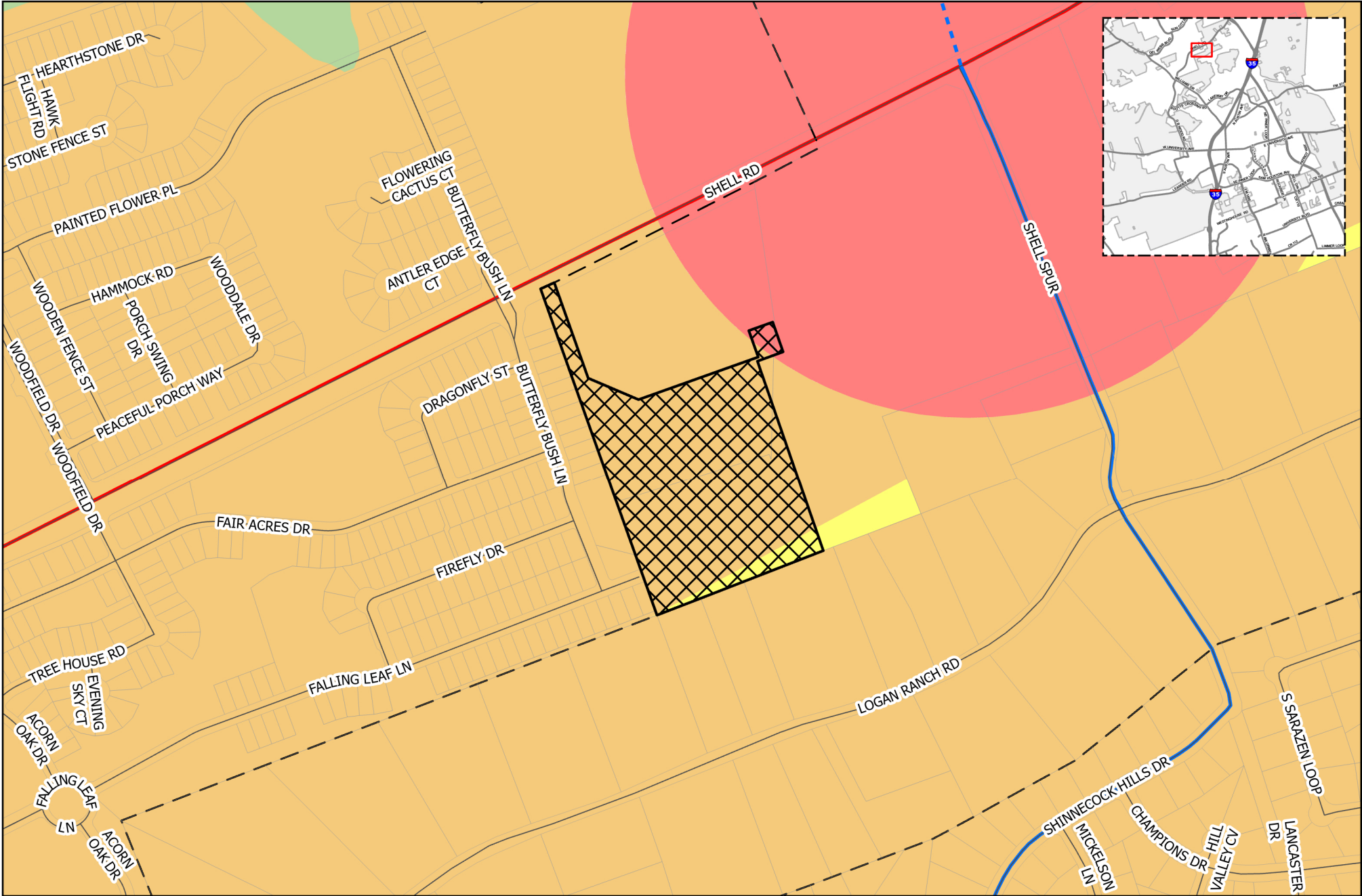
Zoning

ZONE

- 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

- City Limits
- Georgetown ETJ

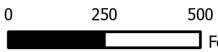




**Future Land Use/
Future Mobility Plan
2025-12-ANX
Exhibit #3**

- Site**
- Parcels
 - City Limits
- Thoroughfare**
- CLASS**
- Existing Freeway
 - Existing Major Arterial
 - Existing Minor Arterial
 - Existing Collector
 - Proposed Freeway
 - Proposed Major Arterial
 - Proposed Minor Arterial
 - Proposed Collector
 - Proposed Rail

- Future Land Use**
- FLU**
- Community Center
 - Employment Center
 - Institutional
 - Mining
 - Mixed Density Neighborhood
 - Neighborhood
 - Open Space
 - Parks and Recreation
 - Regional Center
 - Rural Residential
 - Special Area
 - Georgetown ETJ



**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:
 - A 15-foot wide planting area;
 - 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

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 (Shell Spur Tract PUD-Tract 2); 14.2 acres generally located at 2000 Shell Road (WCAD parcels R432263 & a portion of 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 eastern boundary and is currently developed with a single-family residence. The purpose of the annexation and associated PUD zoning is to allow for the development of high-quality residential use 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 application (2025-4-ANX).

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 Mixed Density Neighborhood. 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 Mixed Density Neighborhood. 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, which compliments the Shell Spur Tract PUD, which increases in intensity to higher density residential and commercial closer to the intersection of Shell Spur and Shell Road. 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 (via the Shell Spur Tract PUD), 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 by providing single family condominiums. 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 the Shell Spur Tract PUD, 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 with the Shell Spur Tract PUD. 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, in combination with the Shell Spur Tract PUD, is located at the corner of two major roadways. The project will include access to the boundary roadways and will provide sidewalk improvements.

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 locating single family homes in a 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.

This section has been intentionally left blank

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

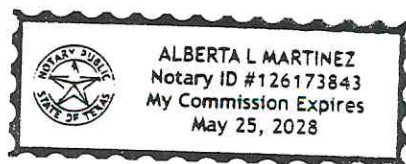
By: 
Name: Vinod Nagi
Title: Manager

STATE OF Texas §
§
COUNTY OF williams §

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.

From: Richard And Gayle Elsasser [REDACTED]
Sent: Tuesday, January 27, 2026 9:20 AM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] 2025-4-ANX and 2025-12-ANX. Shell Road/Spur. NOVA, LLC

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

I am OPPOSED to the 14 units per acre development on the corner of Shell Road and Shell Spur. NOVA has also proposed apartment buildings, commercial entities and a gas station on the property.

A majority of Georgetown residents also appear to be opposed as the city's Flash Vote indicated voters preferred more single family homes, not multi family. Also agreeing with single family vrs. multi family zoning were the previous 150 opposition letters to the Planning & Zoning commission regarding this proposal in the previous three years.

The city's traffic consultant has estimated 7000 trips per day on Shell/Spur when the housing developments are complete. One stoplight and turning lanes are not capable of solving this traffic disaster.

Neighborhood residents have attended meetings with NOVA however the developers now believe 14 units per acre is welcoming to attached homesteads of 2+1/2 to 12 acres with one home each. Setbacks, green space and units per acre are some changes NOVA has made since our last meeting with them months ago.

Our 40 year old Logan Ranch subdivision has approximately 154 adults on 300 acres but the NOVA developers have proposed 434 units, possibly 900+ adults or more, on 34 acres along with 4.9 acres commercial which includes a gas station. The proposal does not fit with the established neighborhood.

NOVA has shown at least 3 different arrangements of multi family use focusing on the land plan however nothing to indicate unit sizes and placement of condos, townhomes or

apartments. Our subdivision has residents willing to meet with the developers however, the discussions need to be a “give and take”.

Please give serious consideration to our concerns. Thank you.

Gayle Elsasser

313 Logan Ranch Road

Georgetown 78628

To: Planning & Zoning

RE: Case# 2025-4-ANX

I am writing in opposition to 2025-4-ANX Shell Spur PUD and Annexation.

The requested Zoning is not a reasonable transition with Residential 1 to the north and west, and Large Lot (2+ acres) residential homes to the south. Adding upwards of 600 dwelling units is far too abrupt a transition, and the type of housing being added is not in line with the Future Land Use for the area. The Community Center designation calls for vertically integrated commercial and residential, not multistory apartments. Additionally, the limited plan available does not improve the health and welfare of the surroundings, with the applicant not including public amenities or parkland. The MF-1 does fit within the Future Land Use plan's Mixed-Density Neighborhood (MDN), however, by adding in MF-2, the proposed plan is no longer in line with the Future Plan Use. Further differences with Future planned use are the addition of Commercial C3, and a Gas Station versus Commercial C1 and community serving businesses.

Further to the destruction of the environment and reduction of value adjacent, they are asking to cut down heritage trees without a permit. The tree destruction, the requests to increase Impervious coverage, and lack of public amenities, show that this applicant is not interested in the neighborhood, nor Georgetown as a whole, but rather in maximizing profits above all else.

Traffic is obviously a major concern. This development would generate over 2000 trips/day, adding all that directly onto Shell Road, yet they are asking not to do a Traffic Impact Analysis and pay for what they generate. Shell road is currently a 2 lane undivided road and adding the residential, and commercial traffic to it without improvements will not be safe for current users of Shell Road, nor the proposed development. They should have to pay for the traffic they are generating.

In regards to the requested Gas Station, this is not needed here, with multiple gas stations at either end of Shell Road, nor it is in line with the Future Use plan and the Community Center designation.

I encourage the Planning and Zoning team to work with the applicant to remove the MF-2 zoning, modify the Commercial to C1 and integrate vertical use residential. Additionally, the goal should be to maximize tree retention, show a plan which maximizes public space enhancements as well as not allowing increases in impervious cover. Traffic should be charged appropriately for the volume and type of traffic they will generate, and finally, the gas station should not be allowed.

Sincerely,

Heath Culp

Comments from Neighboring Property Owners

Terrie Hahn

321 Logan Ranch Rd.

I would be **OPPOSED** if the multi family/apartment plan that NOVA wants, as it stands right now, continues. I would rather see a single family neighborhood adjacent to my Country Estates type of neighborhood where we all own 2-5 acres properties. I thought the City had a policy of a gradual change from large lots to apartment complexes with single family homes in between and then multi.

If NOVA's plan goes forward with fewer one or two story townhouses/condos per acre and no apartment complex, I would **FAVOR** it. I really don't want them to go to TCEQ with a WWPF on my property line, just 300' from my well. If an apartment complex is inevitable (and I thought the City was slowing down on apartment complexes) maybe it could be right on Shell Rd away from our property lines. I would hope that NOVA would pitch in money for the roads/traffic lights that will be needed for such a populated acreage.

Thank you for your attention to this difficult matter.

Terrie Hahn

City of Georgetown, Texas
Planning and Zoning Commission
February 3, 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