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

The Georgetown Planning and Zoning Commission will meet on March 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.

Agenda Notice

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 Liaisor 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 February 17, 2026 regular Planning and Zoning meeting -- Stephanie McNickle, Planning Specialist

Regular Session

2.A 601 Church Street (2025-10-REZ)

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone .1652 Acres out of Lot 8, Block 11, Glasscock Addition, from the Residential Single-Family zoning district and Old Town Historic Overlay District to the Mixed Use Downtown zoning district and the Downtown Historic Overlay District, for the property generally located at 601 S. Church Street 2025-10-REZ -- Allyson Iiams, Preservation & Redevelopment Program Manager

2.B 2025-7-ANX Three Forks Water Reclamation Plant

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 59.54 acres of City of Georgetown owned property in the John Berry Survey, Abstract 51, as the Public Facility (PF) zoning district, for the property generally located at FM 971, to be know as the Three Forks Water Reclamation Plant (2025-7-ANX) -- Ryan Clark, AICP, Planning Manager

2.C 2025-9-ANX City of Georgetown Owned SE Inner Loop Property

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 3.266 acres of City of Georgetown owned property in the L.J Dyches Survey, Abstract No. 180, as the Public Facility (PF) zoning district, for the property generally located at SE Inner Loop (2025-9-ANX). Ryan Clark, AICP, Planning Manager

2.D 2025-6-ANX Northlands Water Reclamation Plant City Annexation

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 20 acres of City of Georgetown owned property in the Frederick Foy Survey, Abstract No. 229, as the Public Facility (PF) zoning district, for the property generally located at Ronald Reagan Boulevard, to be know as the Northlands Water Reclamation Plant (2025-6-ANX). Ryan Clark, AICP, Planning Manager

Executive Session

In compliance with the Open Meetings Act, Chapter 551, Texas Government Code, Vernon's Codes, Annotated, the items listed below will be discussed in closed session and are subject to action in the regular session.

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
March 3, 2026

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the February 17, 2026 regular Planning and Zoning meeting -- Stephanie McNickle, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Stephanie Mcnickle, Planning Department

ATTACHMENTS:
02.17.2026 P&Z Minutes Draft.pdf

Minutes of the
Planning and Zoning Commission
City of Georgetown, Texas
Tuesday, February 17, 2026

The Georgetown Planning and Zoning Commission met on Tuesday, February 17, 2026 at 6:00 PM at Council and Court Building, 510 W. 9th Street.

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The following Members were in attendance:
Present were: Travis Perthuis, Michael D Charles, Lance A Morgan, Jen Bradac, Pierce P Macguire, Scott A Allen, Joseph "joe" D. Digiacomo

Public Wishing to Address an Advisory Board

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Call to Order

Pledge of Allegiance
Comments from the Chair
Announcements

Action from Executive Session

1. Statutory Consent Agenda

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

1.A Meeting Minutes

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

Please note the date in the above caption should read as February 3, 2026 instead of January 6, 2026.

Moved by Lance A Morgan; seconded by Joseph "joe" D. Digiacomo to Approve the minutes from the February 3, 2026 regular meeting of the Planning and Zoning Commission..

Motion Approved: 7- 0

Voting For: Travis Perthuis, Michael D Charles, Lance A Morgan, Jen Bradac, Pierce P Macguire, Scott A Allen, Joseph "joe" D. Digiacomo

Voting Against: None

2. Regular Session

2.A 2025-11-REZ, Pro Glass Solutions

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

Staff report by Colin Davidson, Senior Planner

Discussion between Chair Perthuis and staff regarding a portion of the applicant's property not being included in the rezone request, which is close to a residential area and can be used as a buffer.

Commissioner Bradac voiced concern regarding traffic on West 24th street. Staff stated

they did not receive a letter of opposition. However, there could be some foreseeable potential issues with traffic if the site were to ever be redeveloped.

Staff stated the applicant is applying for the C-3 rezone to comply with their current business.

Commissioner Bradac voiced concerned that there is not a buffer between C-3 zoning and Residential. If, in the future the applicant wants to rezone the residential lot to C-3 rezoning.

Adam Hughes, applicant's representative, approached the podium to address the commission and stated they are not wanting to build new structures. They are only building parking lots.

Chair Perthuis opened the Public Hearing.

Alfred Flores, 2403 Highland Drive approached the podium to address the commission and stated that closing the entrance on Austin Avenue and only using West 24th Street would be a terrible idea as there are children riding bikes and playing. Flores believes that It will bring all commercial traffic and street parking into the neighborhood and could be dangerous. Flores also requested the business lights be pointed in the opposite direction and away from the neighborhood.

Chair Perthuis closed the Public Hearing and asked for a motion from the commission.

Moved by Joseph "joe" D. Digiacomo; seconded by Jen Bradac to Deny the request.
Motion Failed: 2- 5
Voting For: Jen Bradac, Joseph "joe" D. Digiacomo
Voting Against: Travis Perthuis, Michael D Charles, Lance A Morgan, Pierce P Macguire, Scott A Allen

Due to a failed motion, another motion was made.

Moved by Scott A Allen; seconded by Lance A Morgan to Approve the request.
Motion Approved: 6- 1
Voting For: Travis Perthuis, Michael D Charles, Lance A Morgan, Jen Bradac, Pierce P Macguire, Scott A Allen
Voting Against: Joseph "joe" D. Digiacomo

2.B Discussion Items

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

- Edgar Garcia, Planning Director shared that the rezoning case for 901 North Church Street, recommended by P&Z was approved by City Council.
- Mr. Garcia thanked the Commissioners for working with Planning to reschedule the February 25th Joint Workshop cancellation and shared that he would have a better timeline during the next P&Z meeting.
- Reminder the Unified Development Code Update is on on the Planning website for review.
- Kelly Trietsch, Chief Development Officer addressed the Commissioners and encouraged them to review the Unified Development Code online and send in comments. Ms. Trietsch stated once City Council gives a recommendations on timeline for the Joint Workshop, she will forward that information to the Commissioners. Commissioner Allen requested a link to the UDC website. Ms. Trietsch stated she will inform her team and email the link.

Adjournment

These minutes were approved at the meeting of _____

_____ Chair

_____ Attest

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

SUBJECT:
601 Church Street (2025-10-REZ)

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone .1652 Acres out of Lot 8, Block 11, Glasscock Addition, from the Residential Single-Family zoning district and Old Town Historic Overlay District to the Mixed Use Downtown zoning district and the Downtown Historic Overlay District, for the property generally located at 601 S. Church Street 2025-10-REZ -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:
Overview of Applicant's Request: The Applicant is requesting P&Z recommendation for approval for the property to be rezoned to the Mixed Use Downtown zoning district. The subject property is currently located within the Residential Single-Family zoning district.

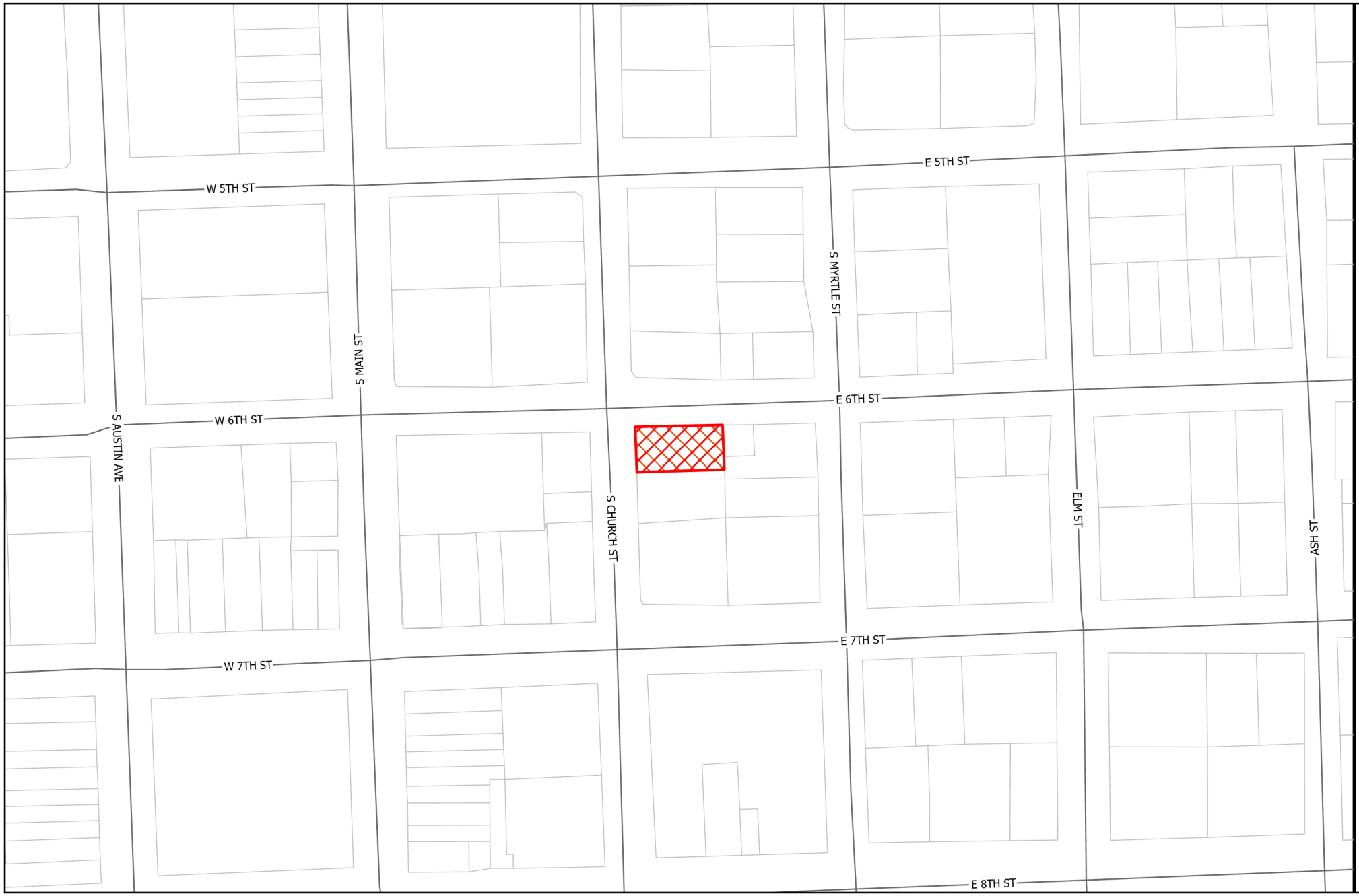
Staff's Analysis: Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has found that it meets three of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment.

Public Comments: As required by the Unified Development Code (UDC), 2 signs were posted on-site, and 38 letters were mailed to property owners within a 300-foot radius of the subject property, and noticed was posted in the Sun News on February 11, 2026. As of the publication date of this report, staff has received 9 written comments in favor and 3 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:
Allyson Iiams, Planning Department

ATTACHMENTS:
Exhibit 1 - Location Map.pdf
Exhibit 2 - Historic Resource Survey.pdf
Exhibit 3 - Future Land Use Map.pdf
Exhibit 4 - Zoning Map.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - Public Comments.pdf
2025-10-REZ P&Z Staff Presentation.pdf
2025-10-REZ P&Z Staff Report.pdf



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Location

2025-10-REZ

Exhibit #1

Site
Parcels

N

0 100 200 Feet

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address:	601 S Church St	2016 Survey ID:	124248 A
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042454

Construction Date: 1880 ☐ Actual ☑ Estimated Source: 2007 survey

Latitude: 30.638161 Longitude -97.675853

Current/Historic Name None/None

Stylistic Influence(s)* ☑ None Selected

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

Plan*

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☑ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☐ Rectangular ☐ None Selected ☐ Other:

Priority: **2016 Survey** ID: 124248 A ☐ High ☑ Medium ☐ Low

Explain: Despite some alterations, property is significant and contributes to neighborhood character

2007 Survey ID: 830 ☐ High ☑ Medium ☐ Low

1984 Survey ID: 539 ☑ High ☐ Medium ☐ Low

General Notes: (Notes from 2007 Survey: porch, siding, windows and door replaced with vinyl)

Recorded by: CMEC Date Recorded 3/2/2016

*Photographs and Preservation Priority have been updated in 2016, and the year built date has also been reviewed. However, the plan and style data are sourced directly from the 2007 survey.

Photo direction: East

Note: See additional photo(s) on following page(s)

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	601 S Church St	2016 Survey ID:	124248 B
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

SECTION 1

Basic Inventory Information

Owner/Address SEAGO, MICHAEL LEE, 601 S ELM ST, , GEORGETOWN,TX 78626

Current/Historic Name: None/None

Latitude: 30.638219 Longitude -97.675624

Legal Description (Lot/Block): GLASSCOCK ADDITION, BLOCK 11, LOT 8, ACRES .1652 WCAD ID: R042454

Addition/Subdivision: S3677 - Glasscock Addition

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

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☑ Local: Old Town District ☐ Other

Architect: Builder:

Construction Date: 1930 ☑ Actual ☐ Estimated Source: WCAD

Function

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

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

Recorded by: CMEC Date Recorded 3/2/2016

Photo direction: Southeast

Note: See additional photo(s) on page 4

HISTORIC RESOURCES SURVEY FORM

Address:	601 S Church St	2016 Survey ID:	124248 B
City	Georgetown	2016 Preservation Priority:	Medium
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SECTION 2

Architectural Description

General Architectural Description:
One-story ancillary dwelling unit with a rectangular plan and a side-gabled roof with exposed rafter tails. It is clad in board-and-batten, and has a projecting entry stoop with a shed roof canopy and a single front door.

☑ Additions, modifications: Windows replaced, door replaced, porch rails added, shed roof canopy supports replaced, present barn door replaced a window, faux hay loft opening added, roof material replaced (per comparison with 1984 survey photo)

☐ Relocated

Stylistic Influence(s)

☐ Log traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☑ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other:

Structural Details

Roof Form
☑ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

Roof Materials
☐ Wood shingles ☐ Tile ☐ Composition shingles ☑ Metal ☐ Asphalt ☐ Other:

Wall Materials
☐ Brick ☐ Stucco ☐ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete
☐ Metal ☐ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☑ Other: Wood Siding: Board-and-Batter

Windows
☐ Fixed ☐ Wood sash ☑ Double hung ☐ Casement ☐ Metal sash ☐ Decorative Screenwork ☑ Other: Vinyl

Doors (Primary Entrance)
☑ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ Other:

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

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

PORCHES/CANOPIES ☐ None
Form: ☑ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ Other

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

Materials: ☐ Metal ☑ Wood ☐ Fabric ☐ Other:

# of stories: 1 Basement: ☐ None ☐ Partial ☐ Full ☑ Unknown

Ancillary Buildings
Garage Barn Shed Other:

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

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	601 S Church St	2016 Survey ID:	124248 B
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

SECTION 3

Historical Information

Associated Historical Context:

- ☐ Commerce
- ☐ Immigration/Settlement
- ☐ Religion/Spirituality
- ☐ Communication
- ☐ Law/Government
- ☐ Science/Technology
- ☐ Agriculture
- ☐ Education
- ☐ Military
- ☐ Social/Cultural
- ☐ Architecture
- ☐ Exploration
- ☐ Natural Resources
- ☐ Transportation
- ☐ Arts
- ☐ Health
- ☐ Planning/Development
- ☐ Other

Applicable National Register (NR) Criteria:

- ☐ A Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ B Associated with the lives of persons significant in our past
- ☐ C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ D Has yielded, or is likely to yield, information important in prehistory or history

Areas of Significance:

Periods of Significance:

Level of Significance: ☐ National ☐ State ☐ Local

Integrity: ☑ Location ☑ Design ☐ Materials ☐ Workmanship ☑ Setting ☐ Feeling ☑ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☑ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☑ Medium ☐ Low Explain: Despite some alterations, property is significant and contributes to neighborhood character

Other Info:

Is prior documentation available for this resource? ☐ Yes ☑ No ☐ Not known **Type:** ☐ HABS ☐ Survey ☐ Other

Documentation details

2007 ID:	Not Recorded	1984 ID:	539
2007 Survey Priority:	Not Recorded	1984 Survey Priority:	Not Recorded

General Notes: Building photo-documented in 1984 as a residential outbuilding of 1984 Site 539 but no priority was assigned

Questions?

Contact Survey Coordinator
History Programs Division, Texas Historical Commission
512/463-5853
history@thc.state.tx.us

TEXAS HISTORICAL COMMISSION
real places telling real stories

HISTORIC RESOURCES SURVEY FORM

Address:	601 S Church St	2016 Survey ID:	124248 B
City	Georgetown	2016 Preservation Priority:	Medium
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Additional Photos

Photo Direction South

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

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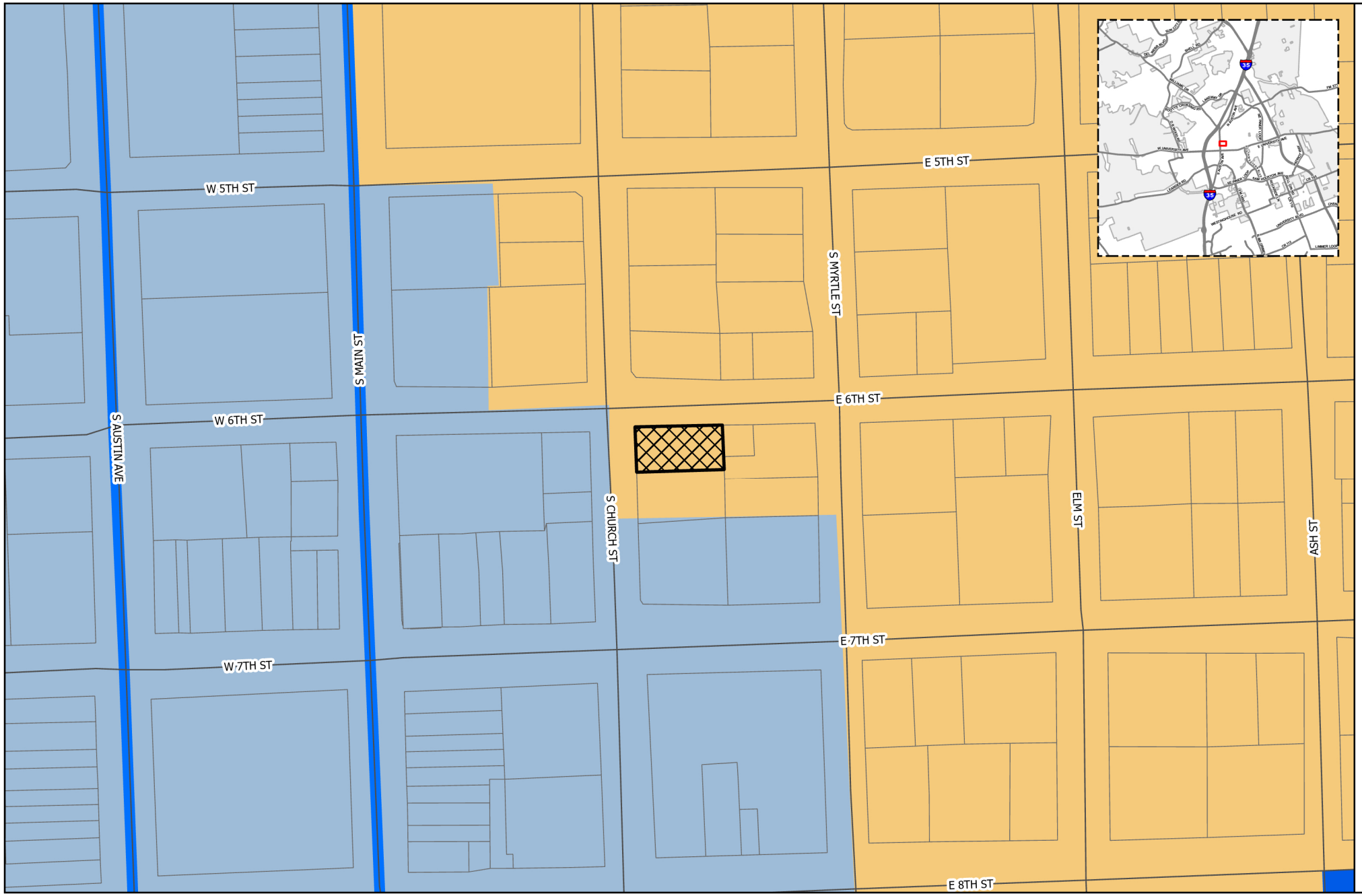
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction Southeast

Photo Direction Southeast

Abcillary



GEORGETOWN
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more than welcome

Future Land Use/ Future Mobility Plan

2025-10-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

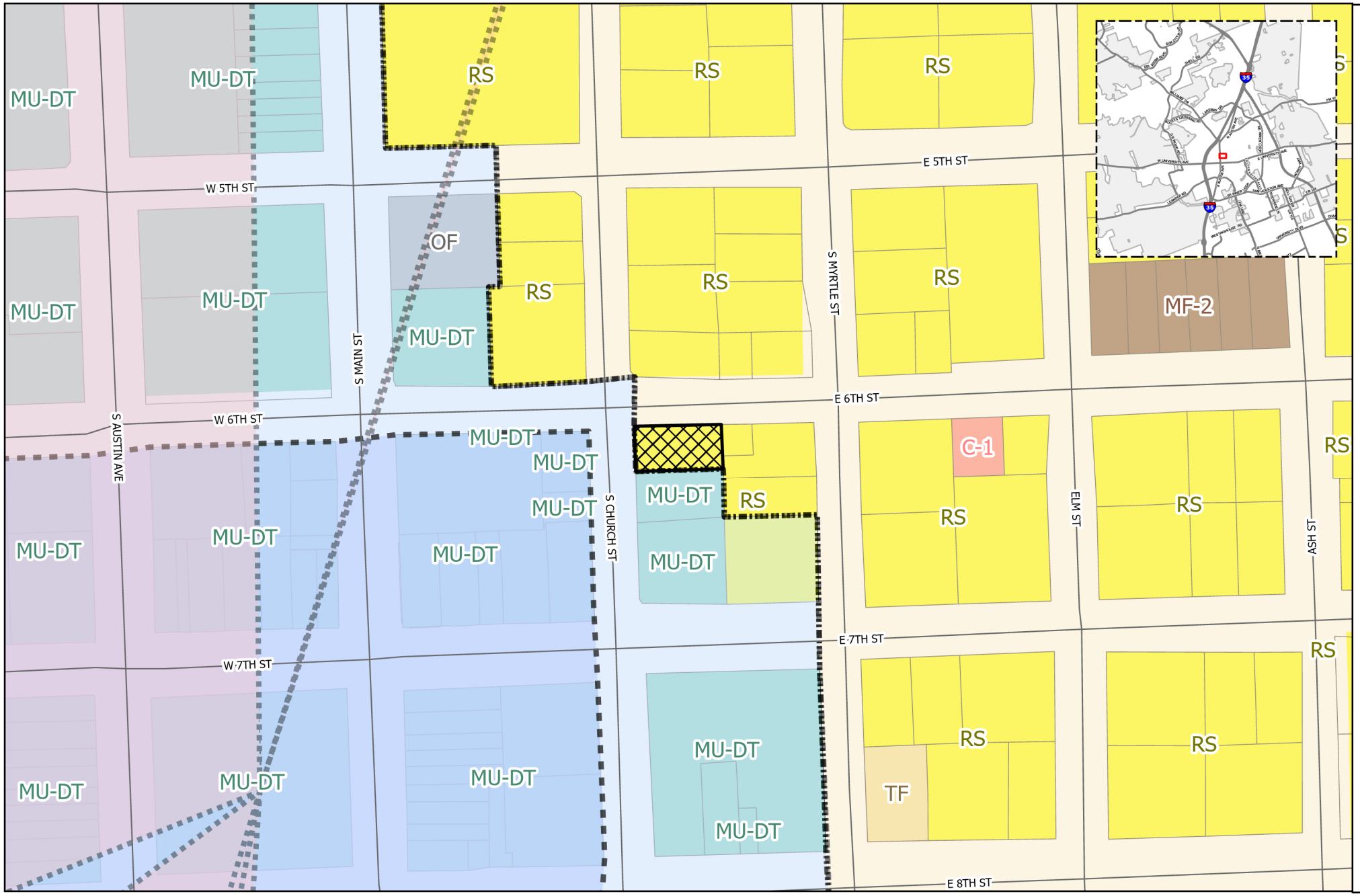
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

0 100 200 Feet

N



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Zoning

2025-10-REZ

Exhibit #3

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

Zoning

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse

0 100 200 Feet

N

Prepared by Matkin Hoover Engineering & Surveying

1701 Williams Drive, Georgetown, Tx 78628

Phone: 830-249-0600 Email: Regan@matkinhoover.com

Historic Summary — 601 S Church Street, Georgetown, Texas

601 S Church Street is Lot 8, Block 11 of the Glasscock Addition, a nineteenth-century neighborhood that forms part of the Old Town fabric southeast of the Square. The principal structure dates to about 1930, was built by an unknown builder, and has functioned as a small residential building, later operating as a modest multi-unit configuration consistent with surrounding patterns. The property lies within the City's historic context, area, and aligns with the scale, setbacks, and rhythms typical of Old Town. Sanborn Fire Insurance maps covering Georgetown in 1910 and 1916 document the Church Street blocks within the historic Glasscock Addition, helping to confirm development patterns immediately preceding the reported construction date of the current house. These sheets serve as the baseline for determining whether a structure stood on Lot 8 prior to 1930.

The primary structure at 601 S Church Street is characteristic of Georgetown's early twentieth-century residential building stock. It is a modest, one-story, L-shaped wood frame structure with horizontal siding, a composition shingle roof in a dark gray-black tone, and a small front porch. The house is painted a muted green with red doors. Decorative columns with vertical fluting and a simple diamond motif at the capital define the porch entry. The primary door is centered between two windows and is framed by carved wood trim that matches the porch columns, with a more detailed lintel above. The structure includes multiple exterior entry doors, as well as some light ornamentation. The north elevation of the main structure shows paired attic doors with decorative detailing. Two accessory structures sit to the east. The larger accessory structure is clad in wood sheathing, has a small covered entry, and includes two decorative doors at the north end that mirror the attic doors on the primary structure. The smaller accessory structure is clad in metal siding with a metal roof. Both accessory structures are painted to match the main house, which keeps a consistent appearance across the site.

The structure is associated with early-twentieth-century resident and civic organizer Mattie Rouser, who lived in the home. Rouser is noted locally for World War I home-front organizing, where she organized the collection of over 5,000 pounds of nut shells used to make charcoal gas mask filters, and for commissioning a downtown commercial building known as the Rouser Building. Records from the 1920s list her ownership of other lots in Block 11 of the Glasscock Addition.

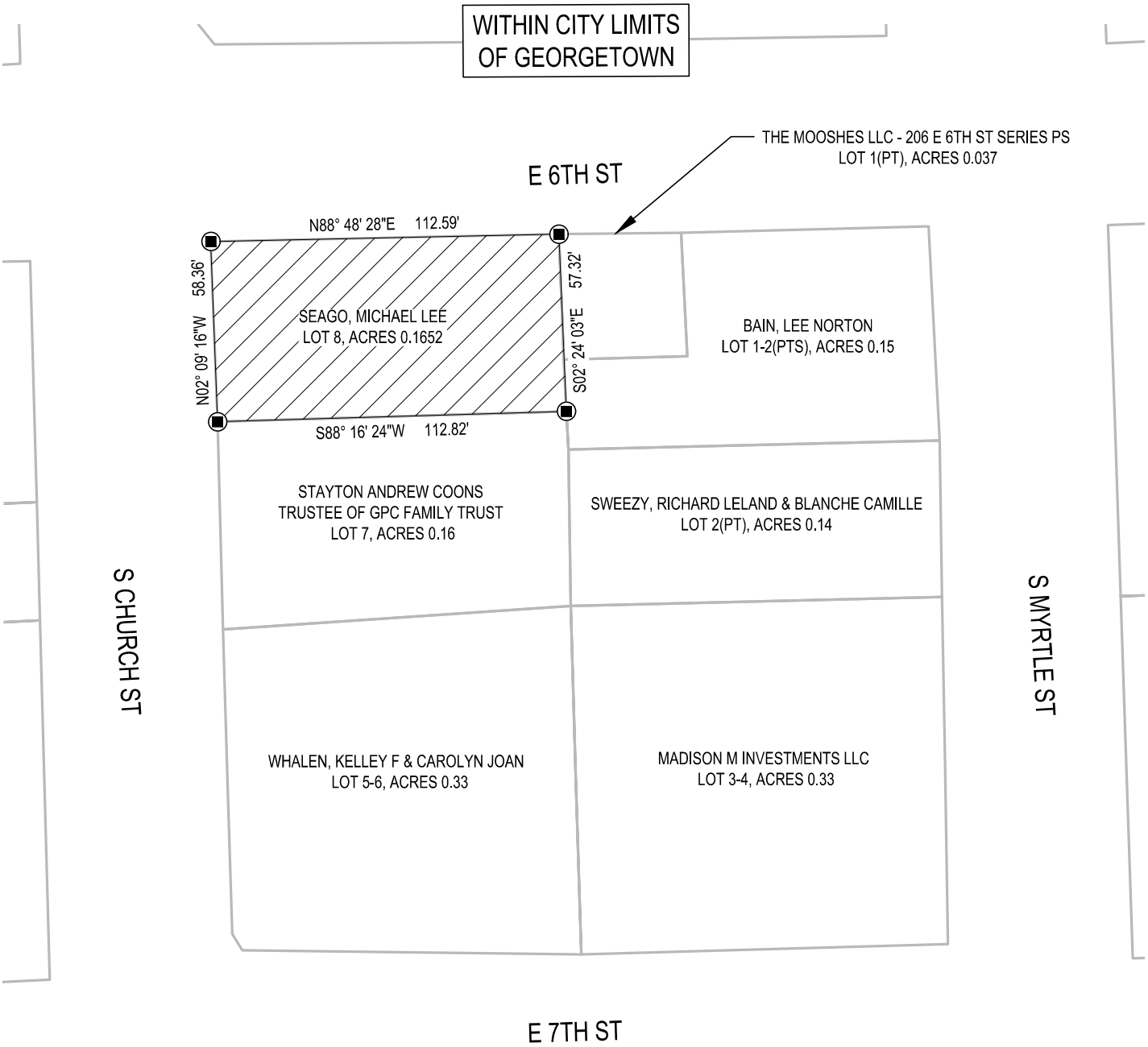
City records from 1922 list “Mrs. Mattie Rouser” among Church Street property owners in a paving assessment ordinance, showing her presence and investment on Church Street during this period. Local history writing also associates Rouser with “601 S Church Street” in neighborhood memory. The 601 S Church parcel lies inside Georgetown’s Old Town Historic Overlay. Work on the exterior and site now follows the City’s Historic District Design Guidelines and Old Town Overlay map, which guide alterations, additions, and new work to maintain district character.

The property, now owned and meticulously cared for by Michael Seago, functions as a small multi-unit residential structure, in which he resides as his primary residence. He intends to oversee the gradual transition of the property from a non-conforming multifamily use under the Residential Single-Family zoning to a permitted use under the proposed Mixed Use Downtown zoning.

Mattie Rouser: 601 Church Street

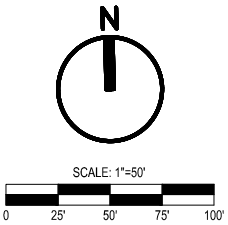
Mattie was a realtor and mom who really went the extra mile to help soldiers in WWI. She led Georgetown's campaign during WWI to gather nut shells that were used to make charcoal that was used to protect troops wearing gas masks.

She rallied adults and kids to gather a total of over 5,000 pounds shipped to help our soldiers! And she organized the town's children to collect tin cans and newspapers for the war effort, and enrolled them in "The Knights and Ladies of the Clean Plate." By not wasting food, she taught them, more food could be shipped to the soldiers and starving people in Europe.



LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, AND BEING LOT 8 IN BLOCK 11 OF THE GLASSCOCK ADDITION TO THE CITY OF GEORGETOWN, TEXAS, THE SAME PROPERTY DESCRIBED IN A DEED FROM P. B. CATO AND WIFE, JOHNNIE CATO, TO NOEL DANIELS BY DEED DATED OCTOBER 17, 1950, RECORDED IN VOLUME 365, PAGE 163, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.



G:\PROJECTS\3550 - 601 S Church St\Exhibits\FIG 1.0 - Property Sketch.dwg

MATKINHOOVER ENGINEERING & SURVEYING

BOERNE | GEORGETOWN | SPRING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE:830.249.0600
TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000

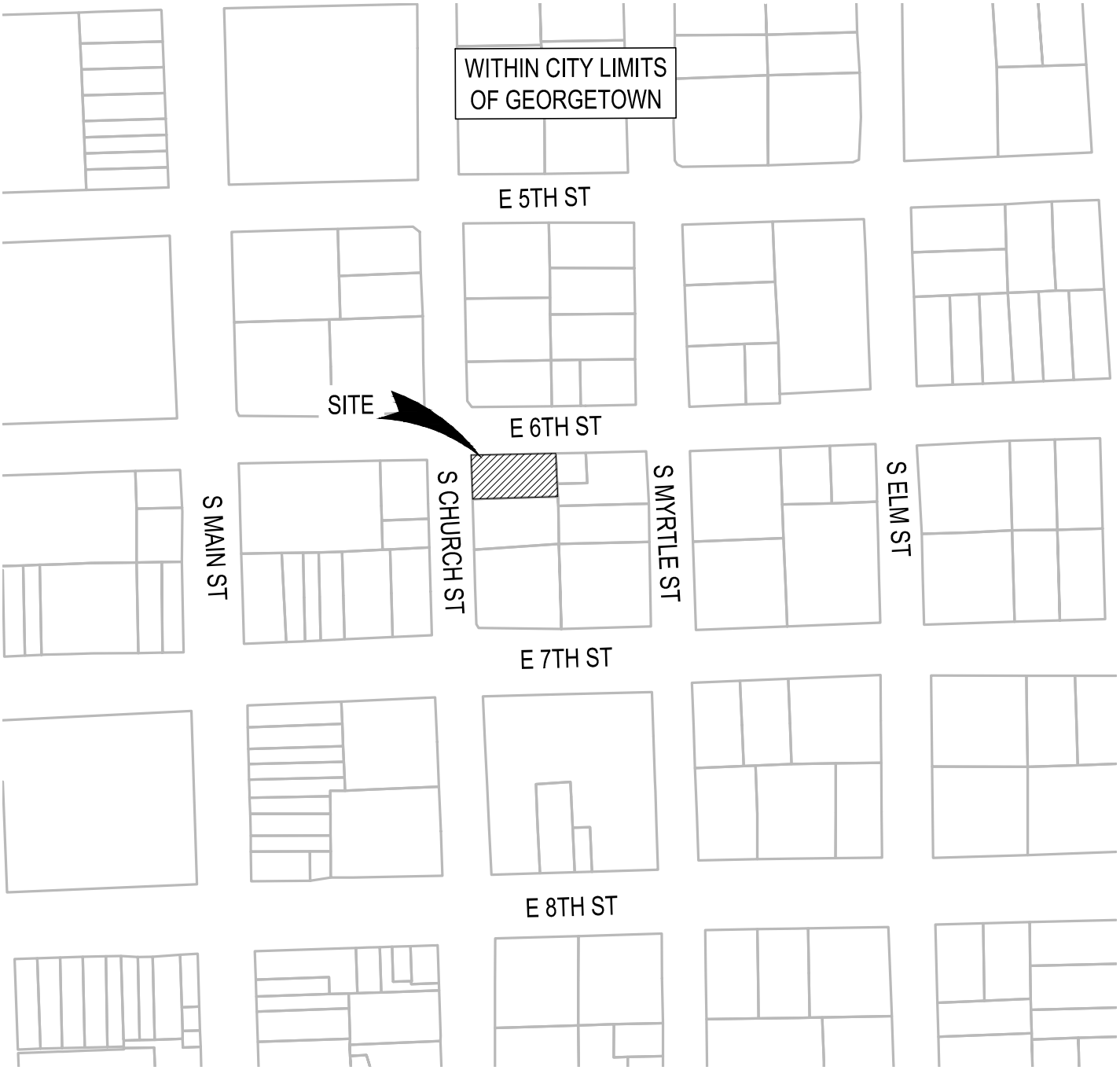
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

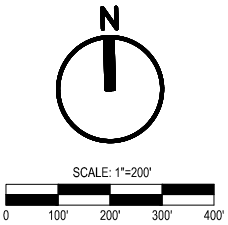
GLASSCOCK ADDITION, BLOCK 11 LOT 8 PROPERTY SKETCH

FOR

601 S CHURCH STREET
CITY OF GEORGETOWN, TEXAS

JOB NO.	3550.00
DRAWN	JA
DESIGNED	HS
CHECKED	HS
SHEET ID	
SHEET #	1.0





G:\PROJECTS\3550 - 601 S Church St\Exhibits\FIG 2.0 - Location Map.dwg

MATKINHOOVER
ENGINEERING
& SURVEYING

BOERNE | GEORGETOWN | SPRING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE:830.249.0600
TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000
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LOCATION MAP
FOR
601 S CHURCH STREET
CITY OF GEORGETOWN, TEXAS

JOB NO.	3550.00
DRAWN	JA
DESIGNED	HS
CHECKED	HS
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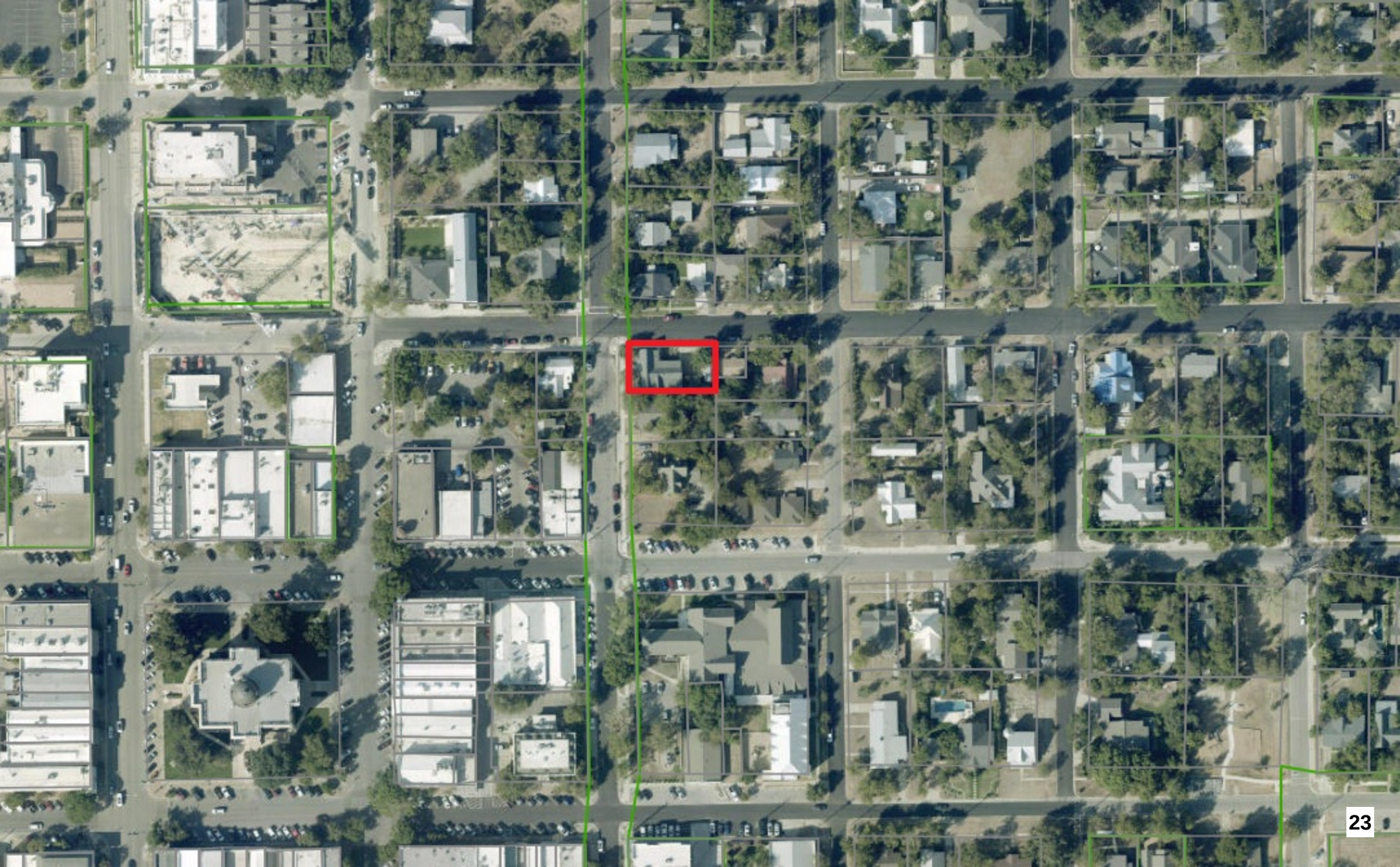

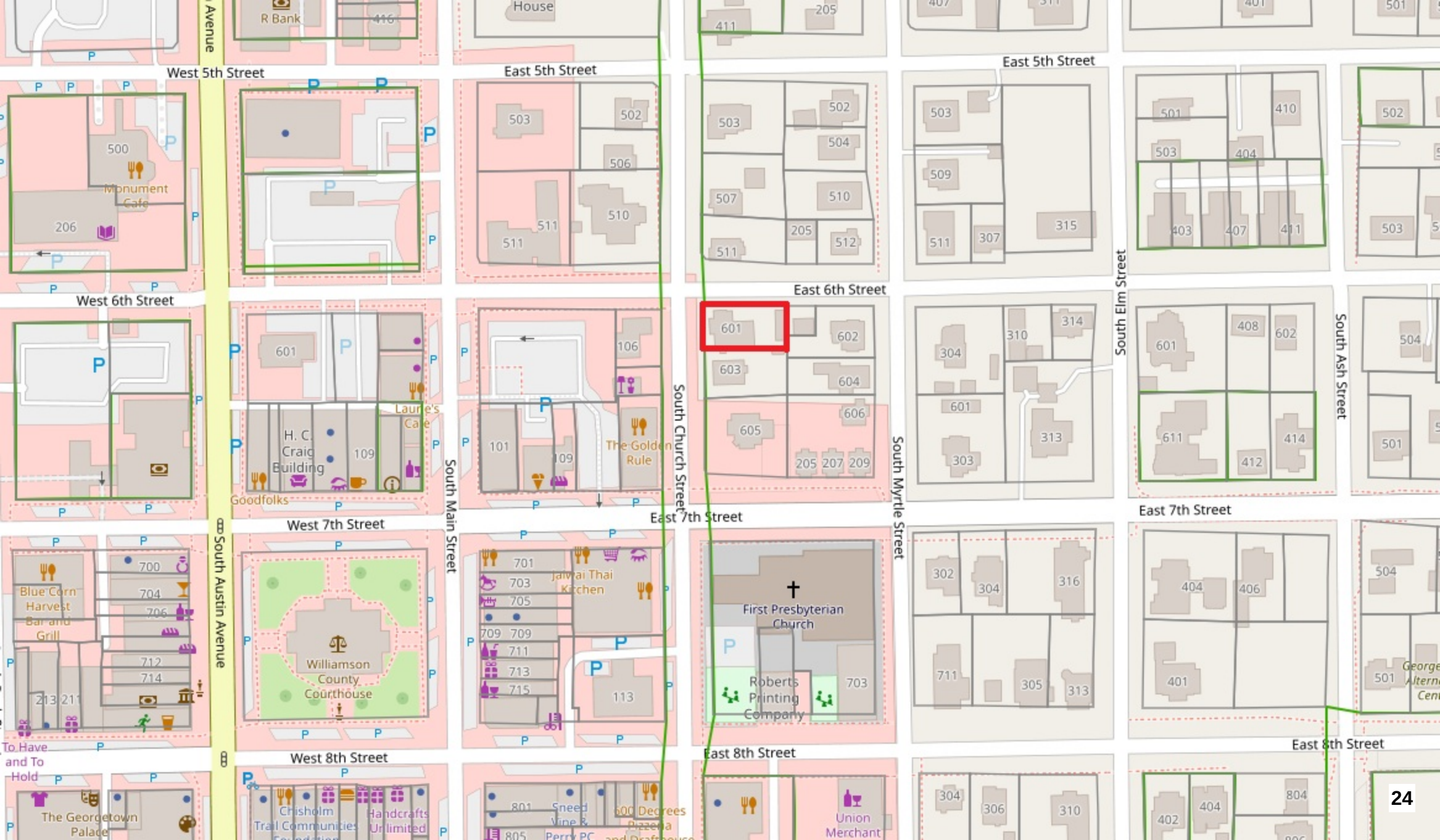
West 5th Street
East 5th Street
West 6th Street
East 6th Street
West 7th Street
East 7th Street
West 8th Street
East 8th Street
South Austin Avenue
South Main Street
South Church Street
South Myrtle Street
South Elm Street
South Ash Street
Monument Cafe
H. C. Craig Building
Goodfolks
Laurie's Cafe
The Golden Rule
Blue Corn Harvest Bar and Grill
Williamson County Courthouse
Jaiwai Thai Kitchen
First Presbyterian Church
Roberts Printing Company
To Have and To Hold
The Georgetown Palace
Chisholm Trail Communities
Handcrafts Unlimited
Sneed Vine & Perry PC
600 Degrees Pizzeria and Draftehouse
Union Merchant

601
1
2

601
1
2

FIRE LANE NO PARKING
TOW AWAY ZONE

204

601
c.1880
MATTIE BUSTER HOUSE

C. 1880
MATTIE ROUSSER HOUSE

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: EDWARD RICHARDS
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: _____
(Address required for protest)

I am in FAVOR: Edward Richards I OBJECT: _____

Additional Comments:

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

GEORGETOWN
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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Michael Sexton
(Please print name)

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

Address of Respondent: 601 S. Church St
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

This is the last property on this block that is not mixed use or commercial.

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Stephanie Williams
(Please print name)

Signature of Respondent: Stephanie Williams
(Signature required for protest)

Address of Respondent: 205 East 6th Street Georgetown TX 78626
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:
I am in FAVOR!

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GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

RECEIVED
JAN 07 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

Comments from Neighboring Property Owners

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Bill Russell
(Please print name)

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

Address of Respondent: 315 E 6th
(Address required for protest)

I am in FAVOR: ✓ (yes) I OBJECT: _____

Additional Comments:

Everything on this block of Church is office or commercial. Across the street is a restuyant Golden rule. It is more connected to downtown than to the residuental neighborhood.

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GEORGETOWN
TEXAS

RECEIVED
JAN 14 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Harley Coons
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 609 S Church St
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

The entire block is already covered in commercial properties making residential living difficult.

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GEORGETOWN
TEXAS

RECEIVED
JAN 15 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Trang Nguyen
(Please print name)

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

Address of Respondent: 404 S. Lynnwood Trl, Cedar Park TX 78613
(Address required for protest)

I am in FAVOR: X I OBJECT: _____

Additional Comments:

_____

_____

_____

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GEORGETOWN
TEXAS

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: JAG EL RIO, LLC / Anne Giddings, member
(Please print name)

Signature of Respondent: Anne Giddings
(Signature required for protest)

Address of Respondent: 606 Church St., Georgetown, TX
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

We own the property on the opposite side of the street (same block). We believe the zoning of this property should be the same as ours -- consistent on the block.

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GEORGETOWN
TEXAS

CITY OF GEORGETOWN
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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Katy Bohls
(Please print name)

Signature of Respondent: Katy Bohls
(Signature required for protest)

Address of Respondent: 511 S Main St AND 601 S Elm St
(Address required for protest)

I am in FAVOR: X I OBJECT: _____

Additional Comments:

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1

GEORGETOWN TEXAS

Planning Department
City of Georgetown

1 of 2

1

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Chance Leigh
(Please print name)

Signature of Respondent: ~~_____~~
(Signature required for protest)

Address of Respondent: I own 502 S. Church ST
(Address required for protest)

I am in FAVOR: Yes I OBJECT: ~~_____~~

Additional Comments: I AM 100% For this C.

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

2

(2)

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address: Rezone/601 S Church Street

Project Case #: 2025-10-REZ P&Z Date: 3/3/2026 Case Manager: Allyson Iiams

Name of Respondent: Chance Leigh
(Please print name)

Signature of Respondent: Cle
(Signature required for protest)

Address of Respondent: 304 Sutton Place & own 502 S. Church
(Address required for protest)

I am in FAVOR: Yes I OBJECT: ~~_____~~

Additional Comments:

I AM 100% For this Zoning Amendment.

CL

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

3

GEORGETOWN
TEXAS

Planning Department
City of Georgetown

1 of 2

1

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Chance Leigh
(Please print name)

Signature of Respondent: ~~_____~~
(Signature required for protest)

Address of Respondent: I owns 502 S. Church ST
(Address required for protest)

I am in FAVOR: Yes I OBJECT: ~~_____~~

Additional Comments: I AM 100% For this ¢

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

2

4

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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Project Name/Address: Rezone/601 S Church Street

Project Case #: 2025-10-REZ P&Z Date: 3/3/2026 Case Manager: Allyson Iiams

Name of Respondent: Chance Leigh
(Please print name)

Signature of Respondent: Cl
(Signature required for protest)

Address of Respondent: 304 Sutton Place & own 502 S. Church
(Address required for protest)

I am in FAVOR: Yes I OBJECT: ~~_____~~

Additional Comments:

I AM 100% For this Zoning Amendment.

CL

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1

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Julie Faircloth
(Please print name)

Signature of Respondent: Julie Faircloth
(Signature required for protest)

Address of Respondent: 504 S. Myrtle
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:
Neighborhood is Residential. Further Creep of Commercial Business is a disruption to our lifestyle.

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GEORGETOWN TEXAS

Planning Department
City of Georgetown

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

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Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Julie Faircloth (Co-owner w/ Dennis Musset)
(Please print name)

Signature of Respondent: Julie Faircloth
(Signature required for protest)

Address of Respondent: 504 S. Myrtle St., Georgetown, Tx 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:
we own 2 homes 507 S. Church & 504 S. Myrtle
this is our family neighborhood and we do Not want commercial use extending outward into our neighborhood.

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Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Julie Faircloth (co-owner with Dennis Mussett)
(Please print name)

Signature of Respondent: Julie Cloth
(Signature required for protest)

Address of Respondent: 504 S. Myrtle St., Georgetown, Tx 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:
I strongly oppose any change that would allow this property to be used for commercial use! Please see additional comments

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City of Georgetown

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Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Dennis Mussett
(Please print name)

Signature of Respondent: Dennis Mussett
(Signature required for protest)

Address of Respondent: 504 S. MYRTLE St. Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

Additional Comments:

Property owner 504 MYRTLE St.
no more commercial ~~[illegible]~~ creeping into OldTown

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City of Georgetown

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Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Dennis Musselt

(Please print name)

Signature of Respondent: Dennis Musselt

(Signature required for protest)

Address of Respondent: 504 S. Myrtle St. Georgetown, TX 78626

(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

No more creeping commercial in Old Town
property owner 507 Church St.

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TEXAS

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NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: DENNIS MUSSELT
(Please print name)

Signature of Respondent: Dennis Musselt
(Signature required for protest)

Address of Respondent: 504 S. MYRTLE ST.
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

No NEW Commercial

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

1

From: Elizabeth Mussett [redacted]
Sent: Thursday, January 15, 2026 4:32 PM
To: Georgetown Planning <planning@georgetown.org>
Subject: [EXTERNAL] Project Case #: 2025-10-REZ HARC DATE: 1.22.2026 case Manager: Allyson Liams

[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.

Project Case #: 2025-10-REZ HARC DATE: 1.22.2026 case Manager: Allyson Liams

Good Afternoon,

I am writing to express my objection to rezoning the lot located at 601 S Church St.

I live at 507 S Church St, close to the lot in question, with my husband and 3 year old son.

We are very worried about the creep of downtown into our neighborhood and the potential for this lot to become commercial. We love and support our local businesses on our beautiful square but
have concerns regarding safety, traffic, and increases in noise and littering. We have lived here for 10 years now and hope to continue to live here for a long time. We are

asking your help to preserve the neighborhood.

Thank you so much for your time and consideration!

Elizabeth Mussett

[redacted]

2

Summarize

[EXTERNAL] Comments on Project Case #: 2025-10-REZ

Reply | Reply All | Forward

EM [redacted]

To Georgetown Planning; Allyson liams

Wed 2/18/2026 3:04 PM

Retention Policy COG 4 Year Permanently Delete (4 years) Expires 2/17/2030

You replied to this message on 2/18/2026 3:31 PM.

[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.

Project Case #: 2025-10-REZ HARC DATE: 2/26/2026 Case Manager: Allyson Liams

I have been informed this HARC date was moved and was unsure if I needed to resend my comments for consideration. I have included them below again just in case. Thank you!

Good Afternoon,

I am writing to express my objection to rezoning the lot located at 601 S Church St.

I live at 507 S Church St, close to the lot in question, with my husband and 3 year old son.

We are very worried about the creep of downtown into our neighborhood and the potential for this lot to become commercial. We love and support our local businesses on our beautiful square but
have concerns regarding safety, traffic, and increases in noise and littering. We have lived here for 10 years now and hope to continue to live here for a long time. We are asking your help to preserve the neighborhood.

Thank you so much for your time and consideration!

Elizabeth Mussett

[redacted]

601 S Church Street 2025-10-REZ

March 3 , 2026 | Planning & Zoning Commission

GEORGETOWN TEXAS

Item Under Consideration

2025-10-REZ

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone, .1652 Acres of Lot 8, Block 11, Glasscock Addition, from the Residential single family zoning district and Old Town Overlay Historic Overlay District to the Mixed Use Downtown zoning district and Downtown Historic Overlay District, for the property generally located at 601 S. Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program Manager

UDC Direction

HARC

- Responsible for making a recommendation to City Council on the rezoning of the property from the Old Town to Downtown Overlay

P&Z

- Responsible for making a recommendation to City Council on the rezoning of the property from the Residential Single Family zoning district to the Mixed-Use Downtown zoning district

GEORGETOWN TEXAS
more than welcome

Aerial

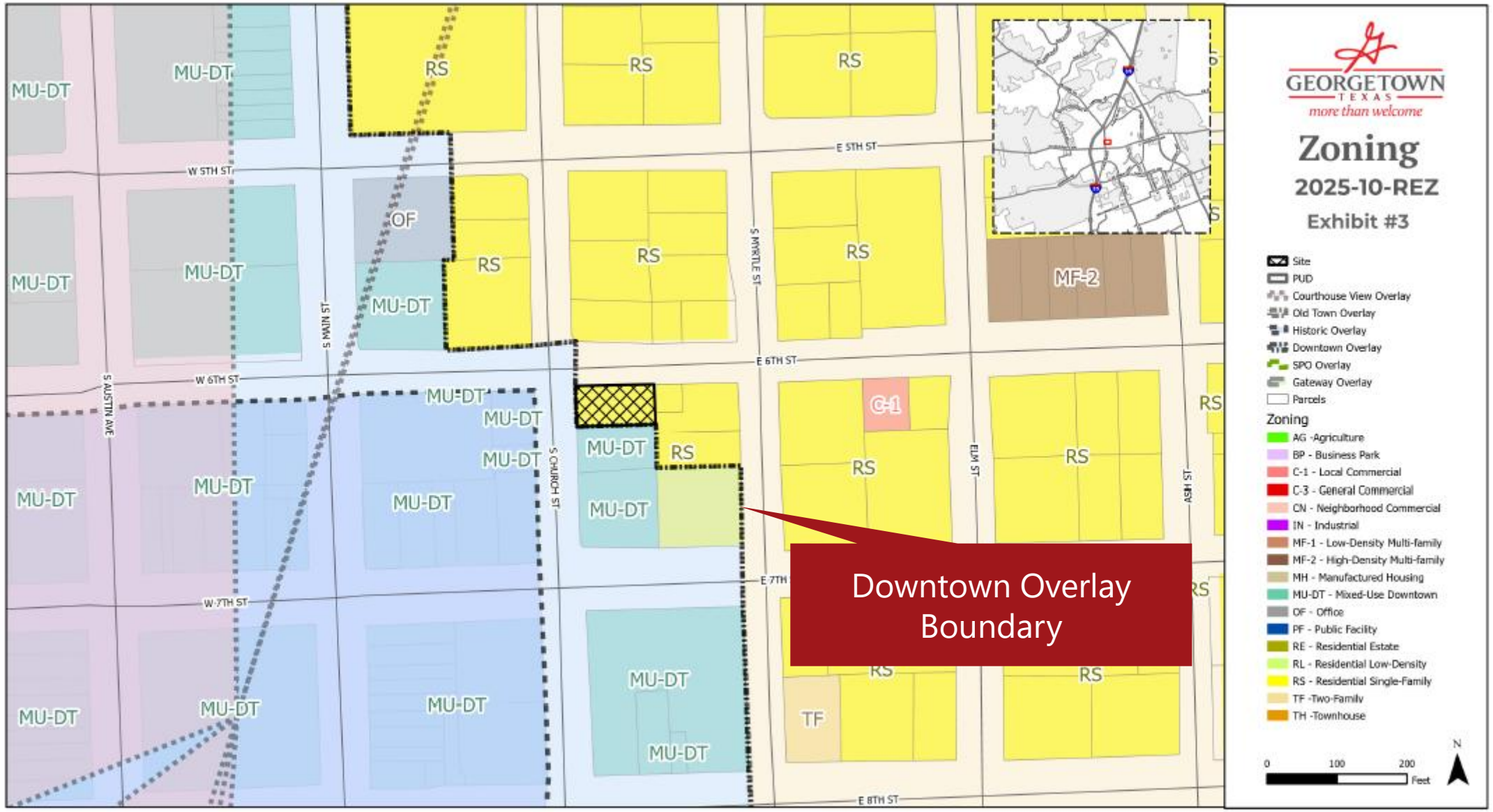
2025-10-REZ

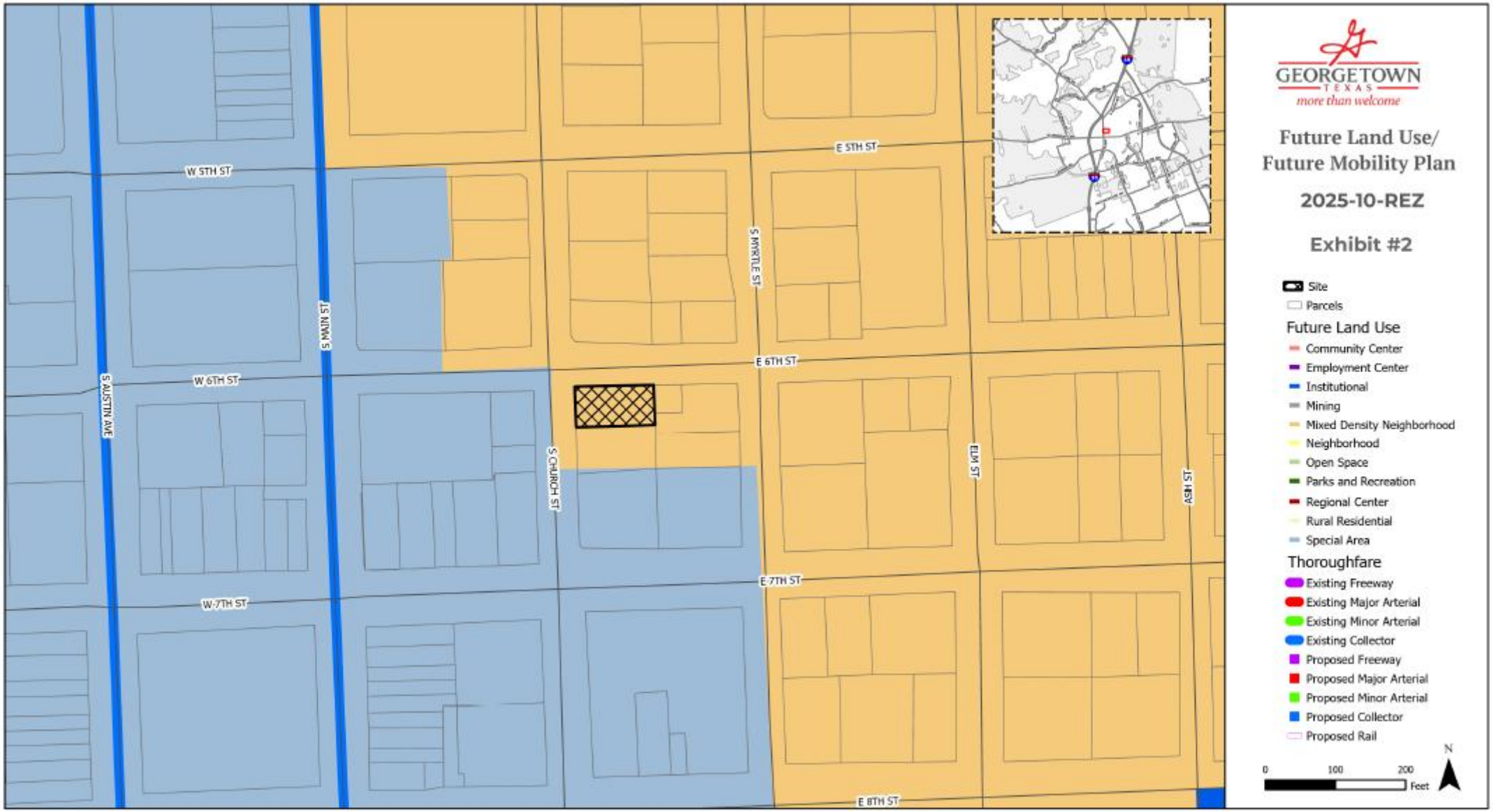
Site

N

0 100 200 Feet

Current Context


GEORGETOWN
TEXAS
more than welcome
Zoning
2025-10-REZ
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
SPO Overlay
Gateway Overlay
Parcels
Zoning
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
0
100
200
Feet
N
W 5TH ST
E 5TH ST
W 6TH ST
E 6TH ST
W 7TH ST
E 7TH
E 8TH ST
S AUSTIN AVE
S MAIN ST
S CHURCH ST
S MYRTLE ST
ELM ST
ASH ST
MU-DT
RS
OF
MF-2
C-1
TF
Downtown Overlay Boundary


GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
2025-10-REZ
Exhibit #2
Site
Parcels
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation
Regional Center
Rural Residential
Special Area
Thoroughfare
Existing Freeway
Existing Major Arterial
Existing Minor Arterial
Existing Collector
Proposed Freeway
Proposed Major Arterial
Proposed Minor Arterial
Proposed Collector
Proposed Rail
0
100
200
Feet
N
W 5TH ST
E 5TH ST
W 6TH ST
E 6TH ST
W 7TH ST
E 7TH ST
E 8TH ST
S AUSTIN AVE
S MAIN ST
S CHURCH ST
S MYRTLE ST
ELM ST
1ST AVE

Residential Single-Family (RS)

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

Dimensional Standards

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

Mixed Use Downtown (MU-DT)

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

Dimensional Standards

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

Approval Criteria – UDC Section 3.06.030

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

Comprehensive Plan Guidance

Land Use Policies:

- *Policy LU.6: Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods.*
- *Policy LU.4: Encourage redevelopment in target areas*
- *Policy LU.1 Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.*

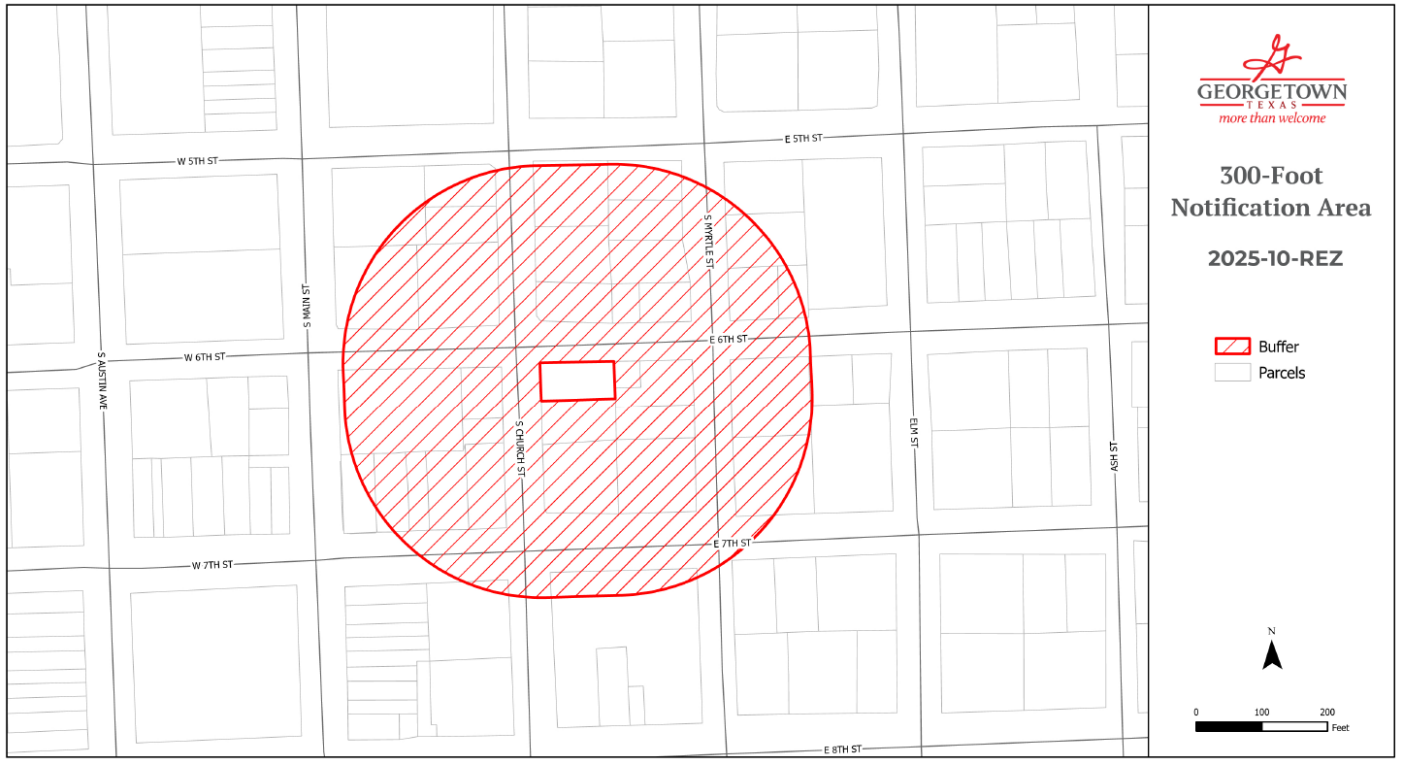
- **DUA:** 5.0 minimum
- **Target Ratio:** 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential
- **Primary Use:** Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes
- **Secondary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

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and		X	
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 38 property owners within the 300' buffer
- Notice in Sun News on February 11, 2026
- 2 sign posted on the property
- To date, staff has received:
  - 9 written comments IN FAVOR
  - 3 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone, .1652 Acres of Lot 8, Block 11, Glasscock Addition, from the Residential single family zoning district and Old Town Overlay Historic Overlay District to the Mixed Use Downtown zoning district and Downtown Historic Overlay District, for the property generally located at 601 S. Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program 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: March 3, 2026
Case No: 2025-10-REZ
Project Planner: Allyson Iiams, Preservation & Redevelopment Program Manager

Item Details

Project Name: 601 S. Church Street
Project Location: 601 S. Church Street, within City Council district No. 6.
Total Acreage: .16 Acres
Legal Description: .1652 Acres out of Lot 8, Block 11, Glasscock Addition
Applicant: Matkin Hoover c/o Ryan Egan
Property Owner: Michael Seago

Request: Zoning Map Amendment to rezone the subject property from the Residential Single Family zoning district and Old Town Historic Overlay District to the Mixed-Use Downtown zoning district and Downtown Historic Overlay District.

Case History: To be presented to HARC on 2/26/26

Overview of Applicant's Request

The applicant is requesting approval of a zoning map amendment (rezoning) to rezone the subject property from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, which also requires the subject property to be rezoned to the Downtown historic zoning overlay district. The subject property is currently located within the Old Town historic zoning overlay district.

Site Information

Location:
The subject property is located at the southeast corner of S. Church Street and W. 6th Street. The property is located in the Old Town Overlay, on the western edge of Downtown Area 1. The property is within a historically mixed-use area, with commercial uses to the south and west of the property, and residential uses to the north and east of the property.

Physical and Natural Features:
The subject property is .1652 Acres and is improved with two Medium Priority Historic Resources. The Historic Resources Survey estimates that the primary structure was constructed in 1880 and that the secondary structure was constructed in 1930.

Future Land Use and Zoning Designations:
The subject property has a Mixed Density Neighborhood Future Land Use designation and is currently zoned Residential Single Family (RS). It is also located within the Old Town Historic Overlay zoning district.

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

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

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

LU.4 Encourage redevelopment in target areas

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

LU.6 Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods.

- Uses appropriate in historic neighborhoods may include commercial and other neighborhood

supporting development built at a scale and intensity that complements the character of neighborhoods identified as historic resources.

Surrounding Properties:
The subject property is located along the boundary line between the Downtown and Old Town historic zoning overlay districts, within the Old Town Overlay district. Surrounding properties include single-family detached structures on the north, south, east, and west sides of the property.

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	Residential Single Family (RS)	Mixed Density Neighborhood	Single-family, Detached
East	Residential Single Family (RS)	Mixed Density Neighborhood	Single-family, Detached
South	Mixed Use Downtown (MU-DT)	Special Area	Single-family, Detached
West	Mixed Use Downtown (MU-DT)	Special Area	Single-family, Detached (Short term rental)

Property History:
This is the first development application for the subject property.

Comprehensive Plan Guidance

Future Land Use Map:
Mixed-Density Neighborhood (MDN)

This category includes a range of single-family and medium-density housing types. Medium-density housing options are consistent with and complementary to the traditional single-family neighborhood with an emphasis on connectivity. This future land use area supports a variety of different housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike or on foot with access to neighborhood amenities including schools and parks (see Objective 2.3 of the Parks and Recreation Master Plan). 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 elements to support the surrounding residents.

DUA: 5.0 minimum

Target Ratio: 25% detached residential (5-7 units)

45% moderate density residential (townhomes, duplexes, cottage court)

30% non-residential

Primary Use: Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes, townhomes, and duplexes

Secondary Uses: Limited neighborhood-serving retail and service uses, office, civic, institutional, parks, and open space

The Mixed-Density Neighborhood designation has been applied to the majority of the Old Town Overlay District because this historic residential area has a mix of home types and limited, neighborhood-scale commercial development, although the primary residential type is single-family homes. Commercial areas, churches, and school campuses – which have a different designation as Institutional – are primarily located along major roadways such as University Avenue and Austin Avenue, although they may also be located in transition areas, such as the transition from the Old Town Overlay District to the Downtown Overlay District. The Future Land Use Map's Mixed-Density Neighborhood in which the subject property is located comprises approximately 657 acres of primarily residential use, with a relatively small percentage of commercial uses relative to the target ratio of 80% residential and 20% nonresidential. As the subject property's size is approximately .16 acres, however, the proposed zoning change's impact to the target ratio is minimal – less than one hundredth of a percent.

Other Master Plans:
Downtown Master Plan

The City of Georgetown has updated and adopted its Downtown Master Plan as of May 28, 2024. This strategic document aims to guide the city's decisions, programming, and reinvestment efforts over the next decade, focusing on preserving Georgetown's unique character amidst ongoing growth and development.

Utilities

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

Transportation

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

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

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

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

Proposed Zoning district

Downtown Overlay District

The City of Georgetown recognizes that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. Historic overlay districts are created to:

- Protect and enhance the landmarks and districts which represent distinctive elements of Georgetown's historic, architectural, and cultural heritage;
- Foster civic pride in the accomplishments of the past;
- Protect and enhance Georgetown's attractiveness to visitors and the support and stimulus to the economy thereby provided;
- Insure the harmonious, orderly, and efficient growth and development of the city that is sensitive to its historic resources;
- Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the city; and
- Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation and preservation.

The Downtown Overlay District is intended to protect the aesthetic and visual character of the Town Square and downtown Georgetown through the establishment of two distinct zones, designated as Area 1 (Town Square Historic District) and Area 2 (remainder of the Downtown Overlay District). The standards for reviewing projects in the Downtown Overlay District include application of the Downtown and Old Town Design Guidelines through the Certificate of Appropriateness application process.

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

Approval Criteria

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

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Partially Complies**
The subject property has historically been used as an Attached Multifamily use, and with a zoning change to Mixed-Use Downtown (MU-DT), the subject property could retain that use, as well as convert to other commercial uses such as office, personal services or retail that would be consistent and compatible with surrounding properties and what is envisioned for this area. The future land use designation of Mixed Density Neighborhood allows for commercial uses at a neighborhood scale, with neighborhood-serving retail, office, institutional and civic uses being similar in intensity to the proposed use of personal services and retail. Many of the uses permitted in the MU-DT zoning district including artisan studio/gallery, personal services and library or museum are compatible with the site and location, with more intense uses like hotels, bars, event facilities requiring approval of a Special Use Permit (SUP). The SUP process allows for an evaluation of the scale of more intense uses, including proposed site and building alterations related to the proposed use, to ensure a proper transition of uses is maintained to minimize the impact these uses may have on the adjacent residential neighborhood. The Mixed Density Neighborhood designation has a target ratio of 80% residential and 20% commercial. Although the size (.16 Acres) of the subject property does not make a significant change to the ratio, the proposed zoning change is within the established target ratio. Rezoning the subject property is supported by Land Use Policy LU.6: “Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods.” This policy continues with guidance that includes, “Uses appropriate in	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
historic neighborhoods may include commercial and other neighborhood supporting development built at a scale and intensity that complements the character of neighborhoods identified as historic resources." Although the subject property originally developed as a single-family residence and has served as either a single-family residence or multifamily residence for well over a century, the area around it has changed from primarily residential to a mix of residential and commercial, especially within the Church Street area. The subject property is situated within a transition area of both future land use designations and zoning districts, both of which support neighborhood-scale commercial uses and structures within the transition area. The subject property and adjacent property to the south have historically been used and zoned as residential, although surrounding residential uses and zoning have slowly converted to commercial uses on the edges of Downtown Area 2 and repurposed some of the residential structures for commercial activity. This transition activity has occurred along the outer edge of Downtown Area 2. Transition areas between the Mixed Use Downtown and Residential Single Family zoning must balance historic and current land uses with the built form, which is often historic residential structures and sites. While the desired land uses available with the MU-DT zoning are generally in line with what is envisioned for this area, MU-DT allows for more intense uses than one might typically want to see in a transition from intense uses to a single-family residential neighborhood. Also, the character identified for MU-DT and expressed through 0′ setbacks and a 40′ maximum building height allows for an urban form that is greater in scale and mass than you would typically want to see next to a residential neighborhood, particularly the Old Town Overlay District, which limits height at the setbacks to 15′ and where setback requirements can be as much as 25′. Having a less intense zoning district such as the Office (OF) or Commercial Neighborhood (CN) districts may be more appropriate in allowing the desired land use (neighborhood-serving commercial), but at a mass and scale that are more compatible with the adjacent residential neighborhood.	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
The requested rezoning from Residential Single-Family (RS) and Old Town Overlay district to Mixed-Use Downtown (MU-DT) and Downtown Overlay zoning are consistent with orderly development by continuing the MU-DT and Downtown Overlay zonings that currently apply to the west half of the block. Although having an RS-zoned parcel abutting MU-DT-zoned parcels, as is currently the case, does not provide for a proper transition of uses and thus orderly development, this part of historic Georgetown has evolved over time with residential and non-residential properties sometimes abutting, both historically and currently. S Myrtle Street currently acts as a transition and natural boundary between the Downtown and Old Town Overlay Districts as well as the Mixed-Use Downtown (MU-DT) and Residential Single Family (RS) zoning districts in many areas, although it is not a firm dividing line between the districts. Maintaining the MU-DT and Downtown Overlay zoning on the west side of S Myrtle Street does not substantially encroach commercial uses into the Old Town Overlay District in comparison to a request that would shift the transition line further to the east and across S Myrtle Street, as this road can continue to serve as a buffer and boundary between the districts.	
4. The zoning change is compatible with the present zoning and	**Partially Complies**

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
conforming uses of nearby property and with the character of the neighborhood.	
Historic neighborhoods include layers of time and change that apply both to individual structures as well as whole neighborhoods. Although the design and review requirements are very similar, the Downtown and Old Town Overlay Districts were created to acknowledge two distinct historic characters and development patterns that are exhibited by the two separate districts. The Downtown Overlay District captured a primarily commercial neighborhood that has evolved from a small commercial district centered on the Courthouse Square with surrounding residential properties along the main streets and side streets to a vibrant Downtown that attracts both businesses and visitors. The structures that are protected within the Downtown Overlay today are not always representative of the structures from the past, which included lumber yards, large homes, modest dwellings and small businesses. The Old Town Overlay District captured a primarily residential neighborhood that has experienced a similar amount of change, although the changes have been primarily residential infill and alterations. Old Town has some small-scale commercial nodes, but its focus is the residential structures that span more than one hundred and fifty years of architectural styles and materials. As the original large lot properties were reduced to make way for new investment and development, a variety of sizes and styles emerged to create an eclectic mix that placed some of the most elaborate and expensive structures built around the turn of the 20th century next to rows of post-WWII starter homes and middle-class, mid-century styles. The transition between the Downtown and Old Town neighborhoods has been a constant evolution over Georgetown's history as commercial and civic interests and investments have continued to expand outward from the Square. Although the Mixed Density Neighborhood designation allows for neighborhood-scale and neighborhood-serving commercial uses and districts, part of establishing protections for historic structures is protecting the context of those structures and neighborhood character, especially for areas that retain century-old streetscapes and relationships between structures. Zoning changes from districts that allow residential uses to districts that allow a mix of commercial uses may provide a conflict with the retention of the historic structure due to the application of commercial site development standards to the historic property (i.e. off-street parking spaces), which inevitably change the context, especially for properties that were developed prior to the arrival of the automobile. The change of historic overlay district from the Old Town Overlay to the Downtown Overlay would alter some of the zoning requirements specific to maximum building height and setbacks but does not result in a change to the design review or Certificate of Appropriateness requirements that presently apply to the subject property and its surroundings.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The main historic structure is suitable for many of the uses permitted in the Mixed-Use Downtown (MU-DT) zoning district, and protections would be in place with the inclusion in the Downtown Overlay District for proposed exterior modifications to the existing historic structure to be reviewed through the Certificate of Appropriateness application process. Additionally, the MU-DT zoning district allows the residential single-family use, and the historic residential use of the property	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA
could continue with the proposed zoning change. The proposed change of use of the site from a residential property to a commercial property would require compliance with the City's off-street parking requirements, which in Area 2 of the Downtown Overlay District is 1 space per 500 sq. ft. of gross floor area ratio. Although site design plans have not been submitted to staff for the review of parking requirements and calculations, staff estimates between 2 and 3 off-street parking spaces could be required for a commercial use of the property, which is a similar requirement to the 2 parking spaces per dwelling unit required for residential uses by the Unified Development Code. Additionally, the subject property does not currently meet the standard for front setbacks outlined by the Unified Development Code for the Residential Single Family zoning district. By rezoning the property to Mixed Use Downtown, the existing structure would meet the established dimensional standards for the zoning district, which is intended to protect the character of existing historic resources.

In summary, the request to rezone the subject property from Residential Single-Family (RS) to Mixed-Use Downtown (MU-DT) is consistent with the zoning and uses of the surrounding properties. The rezoning request will allow for uses consistent with the secondary uses allowed in the Comprehensive Plan for the Mixed Density Neighborhood Future Land Use, while also allowing for the historic home to be retained with minimal site alterations. The zoning change also allows for the home to be used in its current state as a single-family residence, should the property owner continue this use.

Meetings Schedule

February 26, 2026 – Historic and Architectural Review Commission
March 3, 2026 – Planning and Zoning Commission
March 24, 2026 – City Council First Reading of the Ordinance
April 14, 2026 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (38 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 11, 2026 and 2 signs were posted on-site. To date, staff has received 9 written comments in favor, and 3 in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Historic Resource Survey
Exhibit 3 – Future Land Use Map
Exhibit 4 – Zoning Map
Exhibit 5 – Letter of Intent
Exhibit 6 – Public Comments

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

SUBJECT:

2025-7-ANX Three Forks Water Reclamation Plant

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 59.54 acres of City of Georgetown owned property in the John Berry Survey, Abstract 51, as the Public Facility (PF) zoning district, for the property generally located at FM 971, to be know as the Three Forks Water Reclamation Plant (2025-7-ANX) -- Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:

Overview of Applicant's Request:

The City seeks to annex the subject property, which belongs to the City, as part of its development into the Three Forks Water Reclamation Plant.

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in the attached staff report and UDC Criteria Analysis (Exhibit 6).

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 (15 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 15, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

FINANCIAL IMPACT:

None

SUBMITTED BY:
Stephanie Mcnickle, Planning Department

ATTACHMENTS:
2025-7-ANX - Staff Presentation.pdf
2025-7-ANX - Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and Development Standards of the Public Facility Zoning Map.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis.pdf

Three Forks Water Reclamation Plant 2025-7-ANX

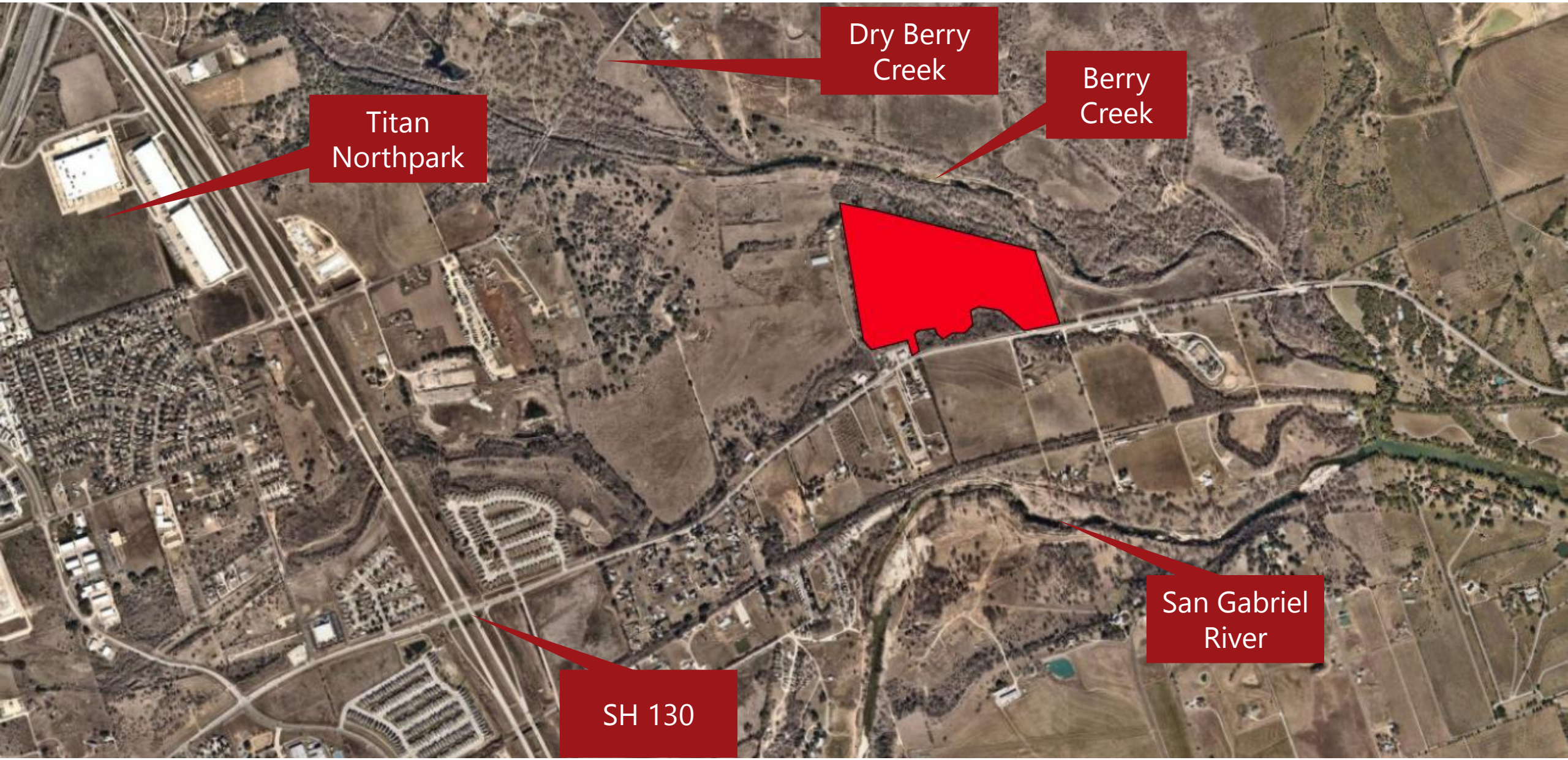
March 3, 2026 | Planning & Zoning Commission

GEORGETOWN TEXAS

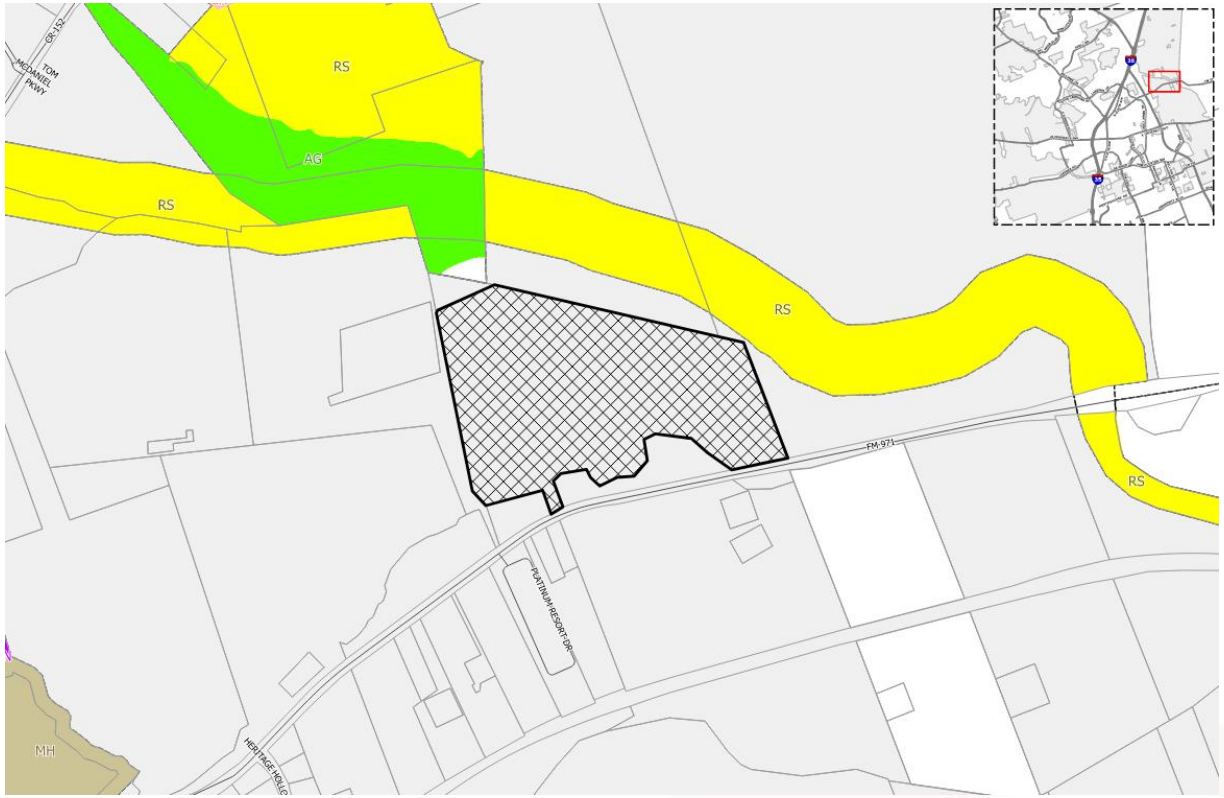
Item Under Consideration

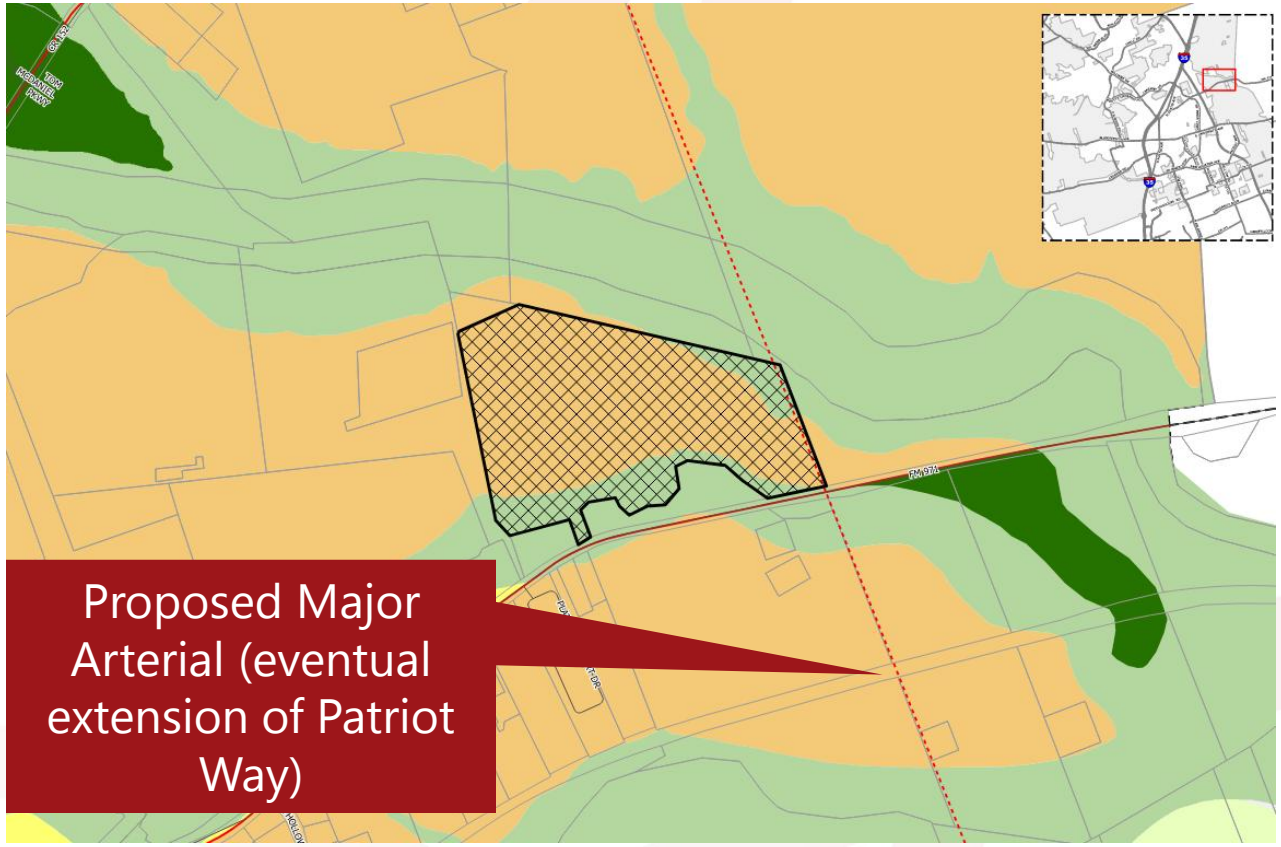
2025-7-ANX – ZONING ONLY

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 59.54 acres of City of Georgetown owned property in the John Berry Survey, Abstract 51, as the Public Facility (PF) zoning district, for the property generally located at FM 971, to be know as the Three Forks Water Reclamation Plant (2025-7-ANX). Ryan Clark, AICP, Planning Manager


Dry Berry Creek
Berry Creek
Titan Northpark
San Gabriel River
SH 130

Zoning and Future Land Use Map





Mixed Density Neighborhood (MDN)

- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
- consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Non-residential uses located at arterials and major intersections with appropriate buffering and pedestrian elements

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

Public Facilities (PF)

- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

Dimensional Standards

- Max building height = 45’
- Front setback = 25’
- Side setback = 5’
- Rear setback = 0’
- Side Setback to Residential = 15’
- Rear Setback to Residential = 25’
- 15’ bufferyard when adjacent to residential

Allowed Uses in the Public Facilities (PF) Zoning District

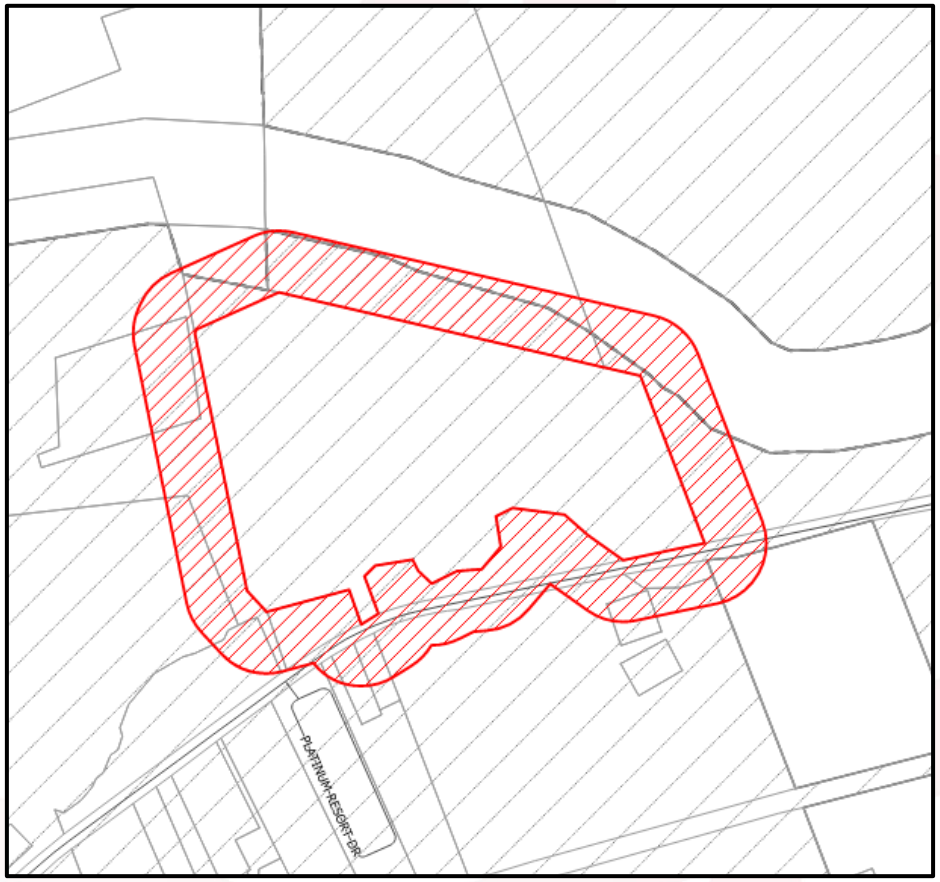
Permitted by Right	Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Elementary School	Group Home (16 or more residents)
Government or Postal Office	Middle School	Orphanage
Library or Museum	High School	Correctional Facility
Social Service Facility	Boarding School	Psychiatric Hospital
Hospital	College or University	Substance Abuse Treatment Facility
Nature Preserve or Community Garden	Business or Trade School	Cemetary, Columbaria, Mausoleum or Memorial Park
Bus Barn	Activity Center, Youth or Senior	Major Event Entertainment
Parking Lot, Off-Site	Animal Shelter	Airport
Park-n-Ride Facility	Community Center	Wireless Transmission Facility >40'
Transit Passenger Terminal	Religious Assembly Facilities (with or without Columbaria)	
Utility Services, Minor, Intermediate, and Major	Public Park, Neighborhood and Regional	
	Golf Course	
	Restaurant, General	
	Event Facility	
	Athletic Facility, Indoor or Outdoor	
	Wireless Transmission Facility ≤40'	
	Heliport	

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 15 property owners within the 300' buffer
- Notice in Sun News on 02/15/2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 59.54 acres of City of Georgetown owned property in the John Berry Survey, Abstract 51, as the Public Facility (PF) zoning district, for the property generally located at FM 971, to be know as the Three Forks Water Reclamation Plant (2025-7-ANX). Ryan Clark, AICP, 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 Department Staff Report

Report Date: **February 24, 2026**
Case Number: **2025-7-ANX**

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 59.54 acres of City of Georgetown owned property in the John Berry Survey, Abstract 51, as the Public Facility (PF) zoning district, for the property generally located at FM 971, to be known as the Three Forks Water Reclamation Plant (2025-7-ANX). Ryan Clark, AICP, Planning Manager

AGENDA ITEM DETAILS

Project Name:	**Three Forks Water Reclamation Plant Annexation**
Applicant:	**City of Georgetown c/o Larry Taylor**
Property Owner:	**City of Georgetown c/o Larry Taylor**
Property Address:	**2915 FM 971, Georgetown, Texas**
Legal Description:	**59.54 acres in the John Berry Survey, Abstract No. 51**
Current Zoning:	**n/a – located in City's ETJ**
Current Use:	**Undeveloped**

APPLICANT'S REQUEST

The applicant is requesting annexation with a base zoning district of Public Facility (PF) for this city owned property. The city intends to use this property for public infrastructure for surrounding development.

RECOMMENDATION

Staff <u>recommend approval</u> of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located along the north side of FM 971, within an area characterized by large tracts of undeveloped land. Much of the surrounding area remains undeveloped and is located within the City's extraterritorial jurisdiction. Development in the vicinity is generally low intensity, with limited residential development to the southwest and largely undeveloped land to the northeast.

Zoning Trends:

Zoning in the vicinity of the subject site consists primarily of land within the City's extraterritorial jurisdiction (ETJ), with Residential-Single Family (RS) zoning along the waterway and the associated City Limits boundary of Berry Creek and small areas of Agricultural (AG) zoning present.

City Council

Present Property Description:

The subject property was acquired by the City of Georgetown in 2023 and is currently located within the City's extraterritorial jurisdiction. The site is undeveloped and has frontage along FM 971. The property appears to be generally flat.

STAFF ANALYSIS

Technical Review:

The subject property has an existing Future Land Use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide a space for medium density housing types, small scale non-residential uses that serve the neighborhood, and civic uses. The Public Facility zoning district does not conflict with the future land use designation of the area. Additionally, the request aligns with both land use policies #10 and #12 which aim to support development decisions that improve infrastructure and keep Georgetown a safe, welcoming community that supports its residents.

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

Staff reviewed the proposed annexation and rezoning request and found it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in Exhibit 6.

PUBLIC NOTIFICATION

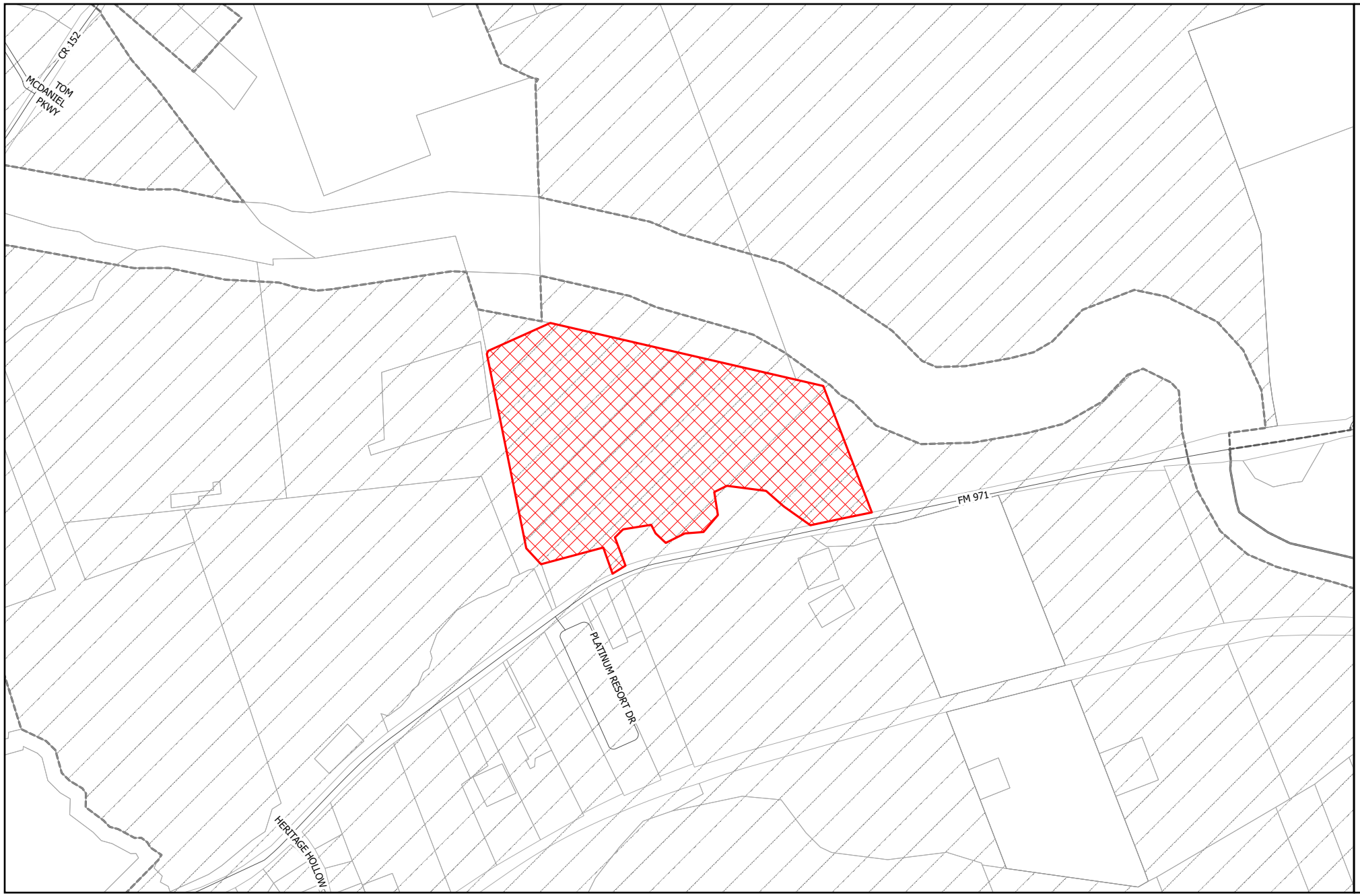
As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the annexation and initial zoning request (15 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 15, 2026) and signs were posted on-site. To date, staff has received 0 written comment in favor, and 0 in opposition to the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the Public Facility Zoning District
Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis

SUBMITTED BY

Ryan Clark, Planning Manager



GEORGETOWN TEXAS
more than welcome

Location

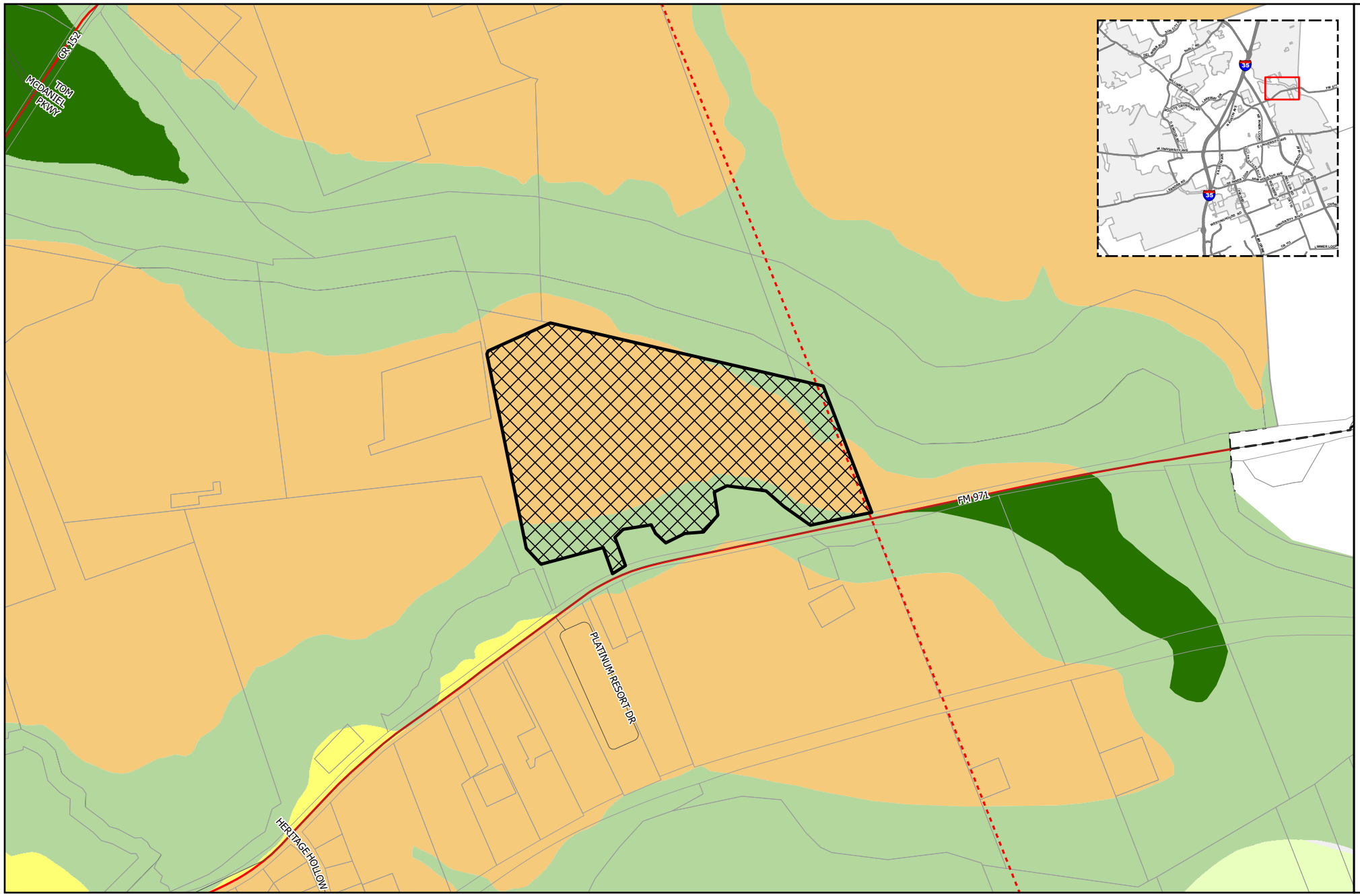
2025-7-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 0.13 0.25 Miles



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Overall Transportation Plan

2025-7-ANX
Exhibit #3

- Site
- Parcels
- City Limits
- Georgetown ETJ

Future Land Use

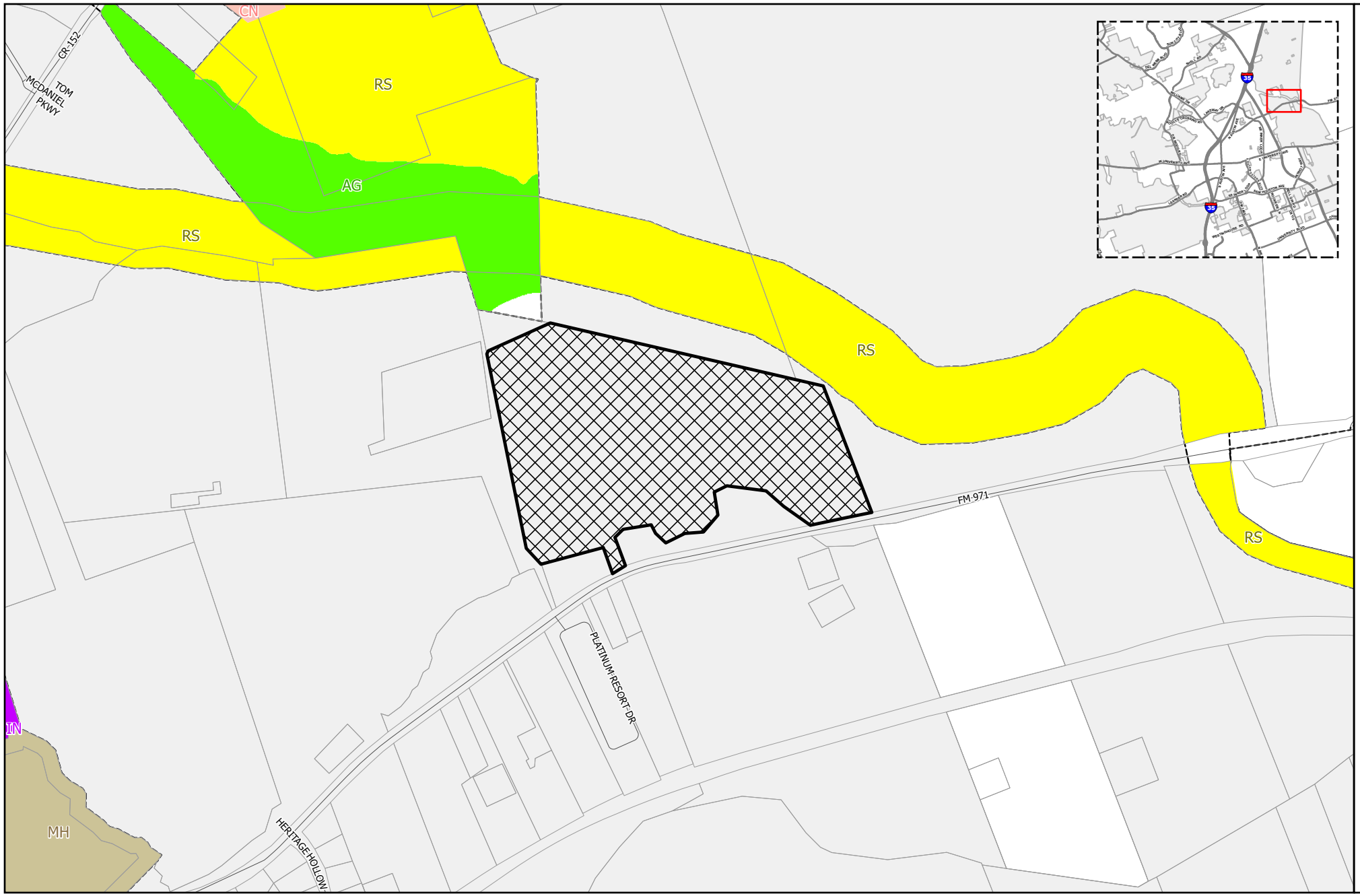
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

N

0 500 1,000 Feet



GEORGETOWN TEXAS
more than welcome

Zoning

2025-7-ANX

Exhibit #3

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

Zoning

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse

0 500 1,000 Feet

N

PF Public Facility

Residential Uses	Sec. 5.02.010
Special Use Permit Required	Group Home (16 residents or more), Orphanage

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Social Service Facility, Hospital, Nature Preserve or Community Garden
Permitted with Limitations	School (Elementary, Middle, High, College or University, Boarding, Business or Trade), Activity Center (Youth or Senior), Animal Shelter, Community Center, Religious Assembly Facilities (Inc. with Columbaria), Public Park (Neighborhood or Regional), Golf Course
Special Use Permit Required	Correctional Facility, Psychiatric Hospital, Substance Abuse Treatment Facility, Cemetery, Columbaria, Mausoleum or Memorial Park,

Commercial Uses	Sec. 5.04.010
Permitted with Limitations	Restaurant (General), Event Facility, Athletic Facility (Indoor or Outdoor)
Special Use Permit Required	Major Event Entertainment

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

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Temporary and Transient Mobile or Outdoor Food Vendor, Business Offices, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking Lot, Portable Classrooms

Outdoor Display & Storage	Sec. 5.09.020
Permitted	Outdoor Storage (Limited)

***Dimensional Standards on the back**

PF Public Facility

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	5
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	0
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	45
Maximum Impervious Cover - Sec. 11.02	70%
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

April 22, 2025

RE: Voluntary Annexation of R503136; R503133; R038968; R039105; R633916

Ryan,

The City of Georgetown, Texas (the "City") hereby submits its application for annexation of the below described properties:

Owner: The City is the owner of the properties proposed to be annexed.

Contiguity: These properties are contiguous with the City limits of the City of Georgetown, as they exist today, on their north and south boundaries.

Property Size/location:

Property	Size/Location	Current Use	Requested Zoning District	TIF Zone
R503136	12.7586 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R503133	7.2414 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R038968	59.54 acres in the John Berry Survey, Abstract 51, Williamson County	undeveloped	Public Facility (PF)	C
R039105	27.214 acres in the John Berry Survey, Abstract 51, Williamson County	Water treatment plant	Public Facility (PF)	C
R633916	3.266 acres in the Lewis P. Dyches Survey, Abstract 180, Williamson County	undeveloped	Public Facility (PF)	E

Approval Criteria:

- *The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and*
    - All information requested and required is believed to be submitted herein, complete, and accurately stated.
- *The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City*.

- The construction of these water treatment plant are key to ensuring a high quality of life for Georgetown's residents as the City continues to grow as well as provide flood control for the area. The treatment plants will provide water to residents and businesses on the west side of the City as it expands while also ensuring that the existing water infrastructure in the city is not strained beyond capacity.

- *Consistency with the City's adopted long-range plans and annexation policies.*
  - The subject properties are within the Mixed Density Neighborhood (MDN) future land use designation, which is intended to provide a mix of single-family and medium density housing types to allow a transition to higher density residential or more intense non-residential uses of nearby properties. Secondary uses supported within MDN are neighborhood-serving retail, office, institutional and civic uses. The Public Facility zoning district is subject to non-residential design and landscaping standards with nearby or adjacent residential uses.
- *The zoning change is compatible with the present zoning and confirming uses of nearby property and the with the character of the neighborhood; and*
  - The area surrounding the subject properties along FM 971 are primarily undeveloped. The property along SE Inner Loop is adjacent to property zoned as PUD with a base zoning of Commercial (C-3). The proposed Public Facility zoning district and the water treatment plant it is intended to support would create a distinct feature in the surrounding area. The maximum allowable height within Public Facility is 45 feet, which will allow for significantly taller structures than anything in its immediate vicinity.
- *The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.*
  - The subject properties are large enough to accommodate all of the features planned for the site and the development standards for Public Facility zoning. With the exception of the Three Forks site, there are no manmade or natural barriers on the subject property that would hinder the project's development. The Three Forks site is partially encumbered by a flood plain along it' southern boundary. Where districts such as Industrial, Office and Business Park support similar uses allowed in these districts would be appropriate adjacent to them, public facility does not, instead it allows for a higher intensity of use specifically for a public good. The Public Facility zoning district requires a larger setback and reduced maximum height from than the Industrial and Business Park zoning districts which allow for similar uses. These more restrictive design standards allow for uses in the Public Facility district to more easily incorporate into any potential residential or low intensity non-residential uses that can develop adjacent to the subject property

This application supports the health and safety of the public by providing for control and operation of property owner by the City of Georgetown, clarifying the provision of emergency services, and allowing for the extension of utilities, management of drainage, etc. by the City.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

Sincerely,

Larry Taylor

CIP Project Manager
City of Georgetown, Texas

Enc: Metes and Bounds Desc. (w/ diagram)
Property Owner's Consent Form

Exhibit 6
UDC Approval Criteria Review

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.	**Complies**
The property has a future land use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide an area for medium density housing types, neighborhood serving retail, and civic uses. The Public Facility zoning district is appropriate within the MDN future land use designation. The proposed request also aligns with Land Use Policies #10 and #12 which intend to support the city's growth and provide necessary infrastructure to keep Georgetown safe and welcoming for all residents.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
Annexing the property with a base zoning district of Public Facility will subject the property to additional regulations in the UDC that the site is not currently regulated under today. These regulations will ensure the site functions properly near residential dwelling units. For example, with a zoning district of PF, the site will be required to provide a medium level bufferyard adjacent to any single-family areas ensuring this site does not substantially conflict with surrounding properties. Additionally, this annexation and zoning request will allow for the construction of necessary infrastructure for the current and future residents in this part of Georgetown, promoting the safe, orderly, and healthful development of the city.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
As stated previously, the area surrounding the subject site is largely undeveloped but is planned for a residential neighborhood. The Public Facility zoning district is intended to be compatible with both residential and non-residential zoning districts. The uses allowed within the PF zoning district can be more intense that what is typically constructed around residential homes, but there are certain code standards that mitigate any negative aspects of these uses. Generally, the PF zoning district is compatible with the surrounding area's character and present zoning. *See next page*	

5. **The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.**	**Complies**
The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district.	

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

SUBJECT:

2025-9-ANX City of Georgetown Owned SE Inner Loop Property

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 3.266 acres of City of Georgetown owned property in the L.J Dyches Survey, Abstract No. 180, as the Public Facility (PF) zoning district, for the property generally located at SE Inner Loop (2025-9-ANX). Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:

The City of Georgetown owns the subject property and is seeking to annex it into City Limits. The City will potentially utilize the site in the future for a City Facility.

Staff's Analysis:

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

Public Comments:

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (9 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 15, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

FINANCIAL IMPACT:
None

SUBMITTED BY:
Stephanie Mcnickle, Planning Department

ATTACHMENTS:
2025-9-ANX - Staff Presentation.pdf
2025-9-ANX-Staff Report.pdf
Exhibit 6 - UDC Approval Criteria Analysis.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and Development Standards of the Public Facility Zoning Map.pdf
Exhibit 5 - Letter of Intent.pdf

City of Georgetown SE Inner Loop Property 2025-9-ANX

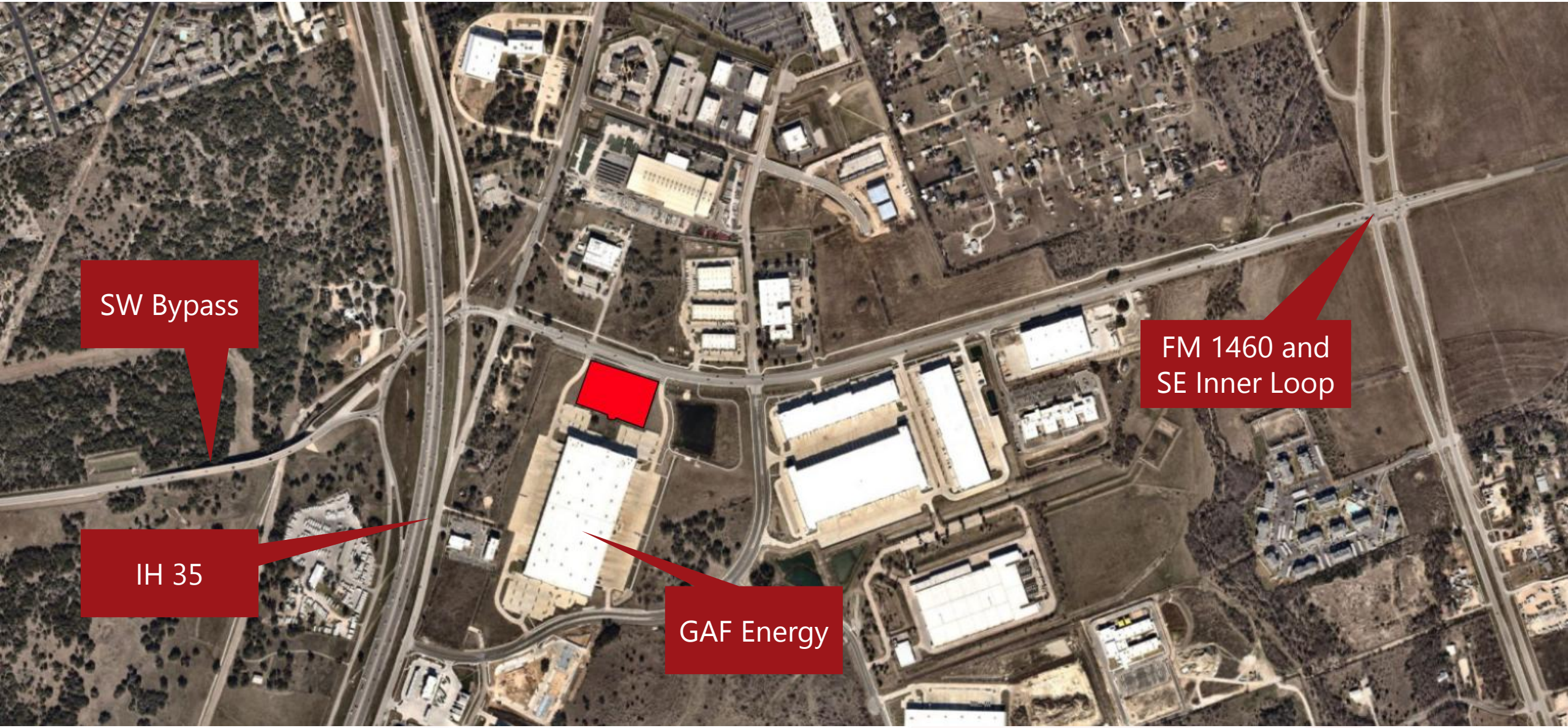
March 3, 2026 | Planning & Zoning Commission

GEORGETOWN TEXAS

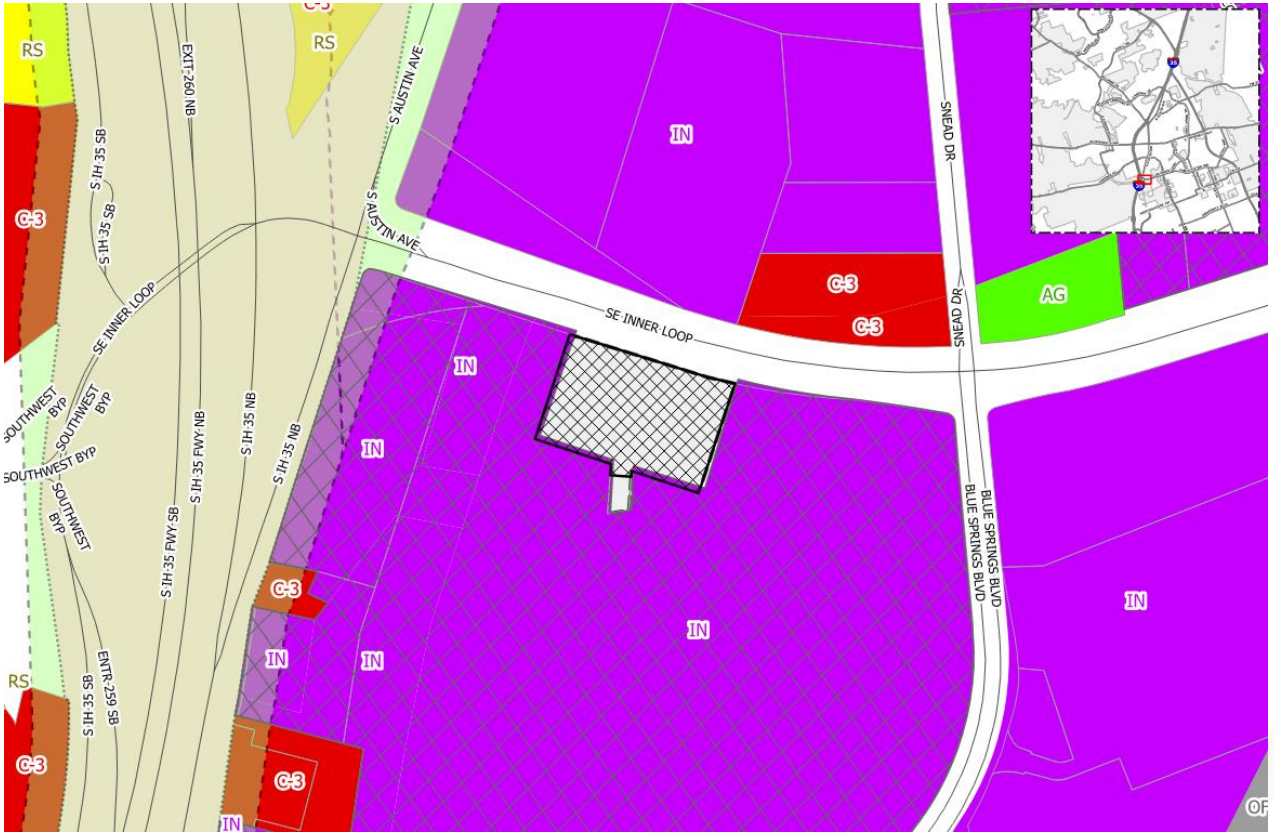
Item Under Consideration

2025-9-ANX – ZONING ONLY

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 3.266 acres of City of Georgetown owned property in the L.J Dyches Survey, Abstract No. 180, as the Public Facility (PF) zoning district, for the property generally located at SE Inner Loop (2025-9-ANX). Ryan Clark, AICP, Planning Manager


SW Bypass
FM 1460 and
SE Inner Loop
IH 35
GAF Energy

Zoning and Future Land Use Map



Regional Center (RC)

- Located around high-volume intersections and arterial/highway roads
- Major shopping centers, large scale mixed-use developments, and supporting flex office and warehouse space
- Context sensitive & quality site design and pedestrian access are encouraged to ensure compatibility with adjacent land uses
- Residential uses should be well integrated with non-residential uses, and standalone multifamily is not a supported use

- **DUA:** ≥ 18
- **Target Ratio:**
  - 75% nonresidential
  - 25% vertical mixed-use multifamily
- **Primary Use:** Large retailers, urban residential, hotels, corporate office, restaurants, multi-tenant commercial, big box commercial, live/work/shop units
- **Secondary Uses:** Mixed use, high density residential, specialty retailers, professional office, civic & institutional uses

Public Facilities (PF)

- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

Dimensional Standards

- Max building height = 45’
- Front setback = 25’
- Side setback = 5’
- Rear setback = 0’
- Side Setback to Residential = 15’
- Rear Setback to Residential = 25’
- 15’ bufferyard when adjacent to residential

Allowed Uses in the Public Facilities (PF) Zoning District

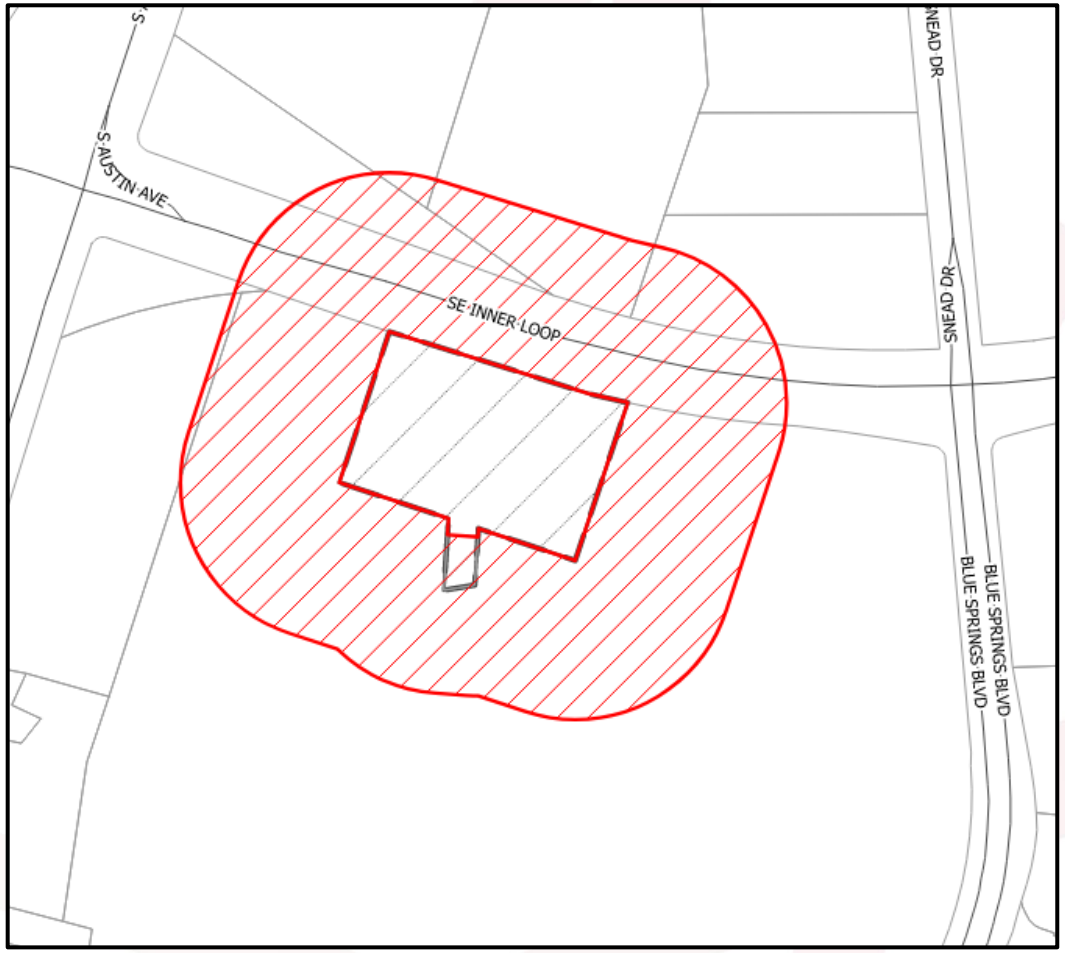
Permitted by Right	Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Elementary School	Group Home (16 or more residents)
Government or Postal Office	Middle School	Orphanage
Library or Museum	High School	Correctional Facility
Social Service Facility	Boarding School	Psychiatric Hospital
Hospital	College or University	Substance Abuse Treatment Facility
Nature Preserve or Community Garden	Business or Trade School	Cemetary, Columbaria, Mausoleum or Memorial Park
Bus Barn	Activity Center, Youth or Senior	Major Event Entertainment
Parking Lot, Off-Site	Animal Shelter	Airport
Park-n-Ride Facility	Community Center	Wireless Transmission Facility >40'
Transit Passenger Terminal	Religious Assembly Facilities (with or without Columbaria)	
Utility Services, Minor, Intermediate, and Major	Public Park, Neighborhood and Regional	
	Golf Course	
	Restaurant, General	
	Event Facility	
	Athletic Facility, Indoor or Outdoor	
	Wireless Transmission Facility ≤40'	
	Heliport	

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 7 property owners within the 300' buffer
- Notice in Sun News on 02/15/2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 3.266 acres of City of Georgetown owned property in the L.J Dyches Survey, Abstract No. 180, as the Public Facility (PF) zoning district, for the property generally located at SE Inner Loop (2025-9-ANX). Ryan Clark, AICP, 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 Department Staff Report
Planning Commission – March 3, 2026

Report Date: **February 24, 2026**
Case Number: **2025-9-ANX**

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 3.266 acres of City of Georgetown owned property in the L.J Dyches Survey, Abstract No. 180, as the Public Facility (PF) zoning district, for the property generally located at SE Inner Loop (2025-9-ANX). Ryan Clark, AICP, Planning Manager

AGENDA ITEM DETAILS

Project Name:	**2025-9-ANX City of Georgetown Owned SE Inner Loop Property**
Applicant:	**City of Georgetown c/o Nathaniel Waggoner, Transportation Planning Coordinator**
Property Owner:	**City of Georgetown c/o Nathaniel Waggoner**
Property Address:	**SE Inner Loop, Georgetown, TX 78626**
Legal Description:	3.266 acres in the L.J Dyches Survey, Abstract No. 180
Current Zoning:	**n/a – located in City's ETJ**
Current Use:	**Undeveloped**

APPLICANT'S REQUEST

The applicant is requesting annexation with a base zoning district of Public Facility (PF) for this city owned property. The city intends to use this property for public infrastructure for the surrounding development.

RECOMMENDATION

Staff <u>recommend approval</u> of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located south of SE Inner Loop, east of S IH-35, and west of Blue Springs Boulevard. To the north, across SE Inner Loop, is an industrial area zoned Industrial (IN), and to the northeast, there is a General Commercial (C-3) zone. On the east, west, and south sides, the property borders the Longhorn Junctions development (zoned 2021-82-PUD), which includes multiple sections designated for industrial use. To the immediate south is the GAF Energy manufacturing plant. Overall, the surrounding area is characterized by industrial zoning.

Zoning Trends:
The surrounding area was rezoned in 2021 to a Planned Unit Development (Longhorn Junction), with base zoning districts of Industrial and General Commercial. General Commercial uses are concentrated along the SH IH-35 corridor to the west, while industrial uses dominate the north, and the adjacent PUD surrounds the property on the east, west, and south sides. Overall, the area is primarily industrial with limited commercial uses.

Present Property Description:
The City of Georgetown acquired the property in 2021, and it has remained within the City's ETJ since then. The site is currently undeveloped and has minimal tree coverage. It has frontage along the SE Inner Loop right-of-way, located east of Interstate 35 and west of Blue Spring Boulevard. Additionally, the property is enclosed by a 15-foot landscape buffer. It is also a relatively flat area.

STAFF ANALYSIS

Technical Review:
The subject property has an existing Future Land Use designation of Regional Center (RC), intended for regional commercial uses and supporting secondary uses such as civic facilities and vertical mixed-use style multi-family housing. The proposed Public Facility zoning aligns with this designation by providing essential services that are necessary for commercial and industrial uses in the area and providing civic facilities as needed for the wider area. This request also supports Land Use Policies #1, #4, #10 and #12, which emphasize infrastructure improvements and fostering a safe, welcoming community.

Staff reviewed the proposed rezoning request and found it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in Exhibit 6.

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 (7 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 15, 2026) and signs were posted on-site. To date, staff has received 0 written comment in favor, and 0 in opposition to the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the Residential Single-Family

City Council

Exhibit 5 – Letter of Intent

Exhibit 6 – UDC Approval Criteria Analysis

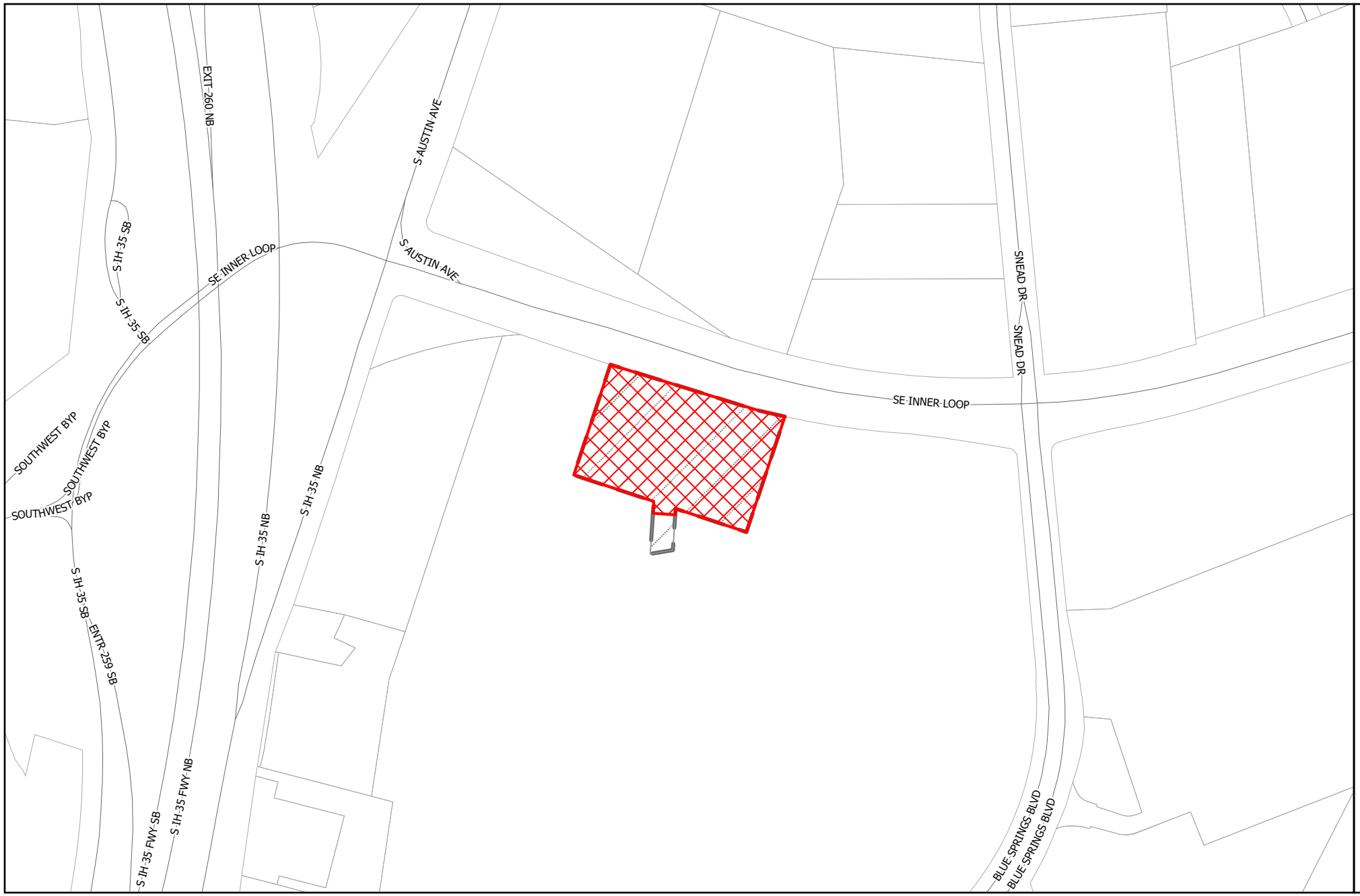
SUBMITTED BY

Ryan Clark, AICP, Planning Manager

Exhibit 6
UDC Approval Criteria Review

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.	**Complies**
The property has a future land use designation of Regional Center (RC), which recommends regional commercial uses for residents of Georgetown and the wider region. It recommends supporting secondary uses such as civic facilities that support all forms of development. The Public Facility zoning district is appropriate within the RC future land use designation. The proposed request also aligns with Land Use Policies #10 and #12 which intend to support the city's growth and provide necessary infrastructure to keep Georgetown safe and welcoming for all residents.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
Annexing the property with a base zoning district of Public Facility will subject the property to additional regulations in the UDC that the site is not currently regulated under today. This annexation and zoning request will allow for the construction of necessary infrastructure for the current and future residents in this part of Georgetown, promoting the safe, orderly, and healthful development of the city.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
The proposed Public Facility (PF) zoning will be compatible with the surrounding Industrial (IN) and General Commercial (C-3) zoning and uses.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district.	



GEORGETOWN
TEXAS
more than welcome

Location

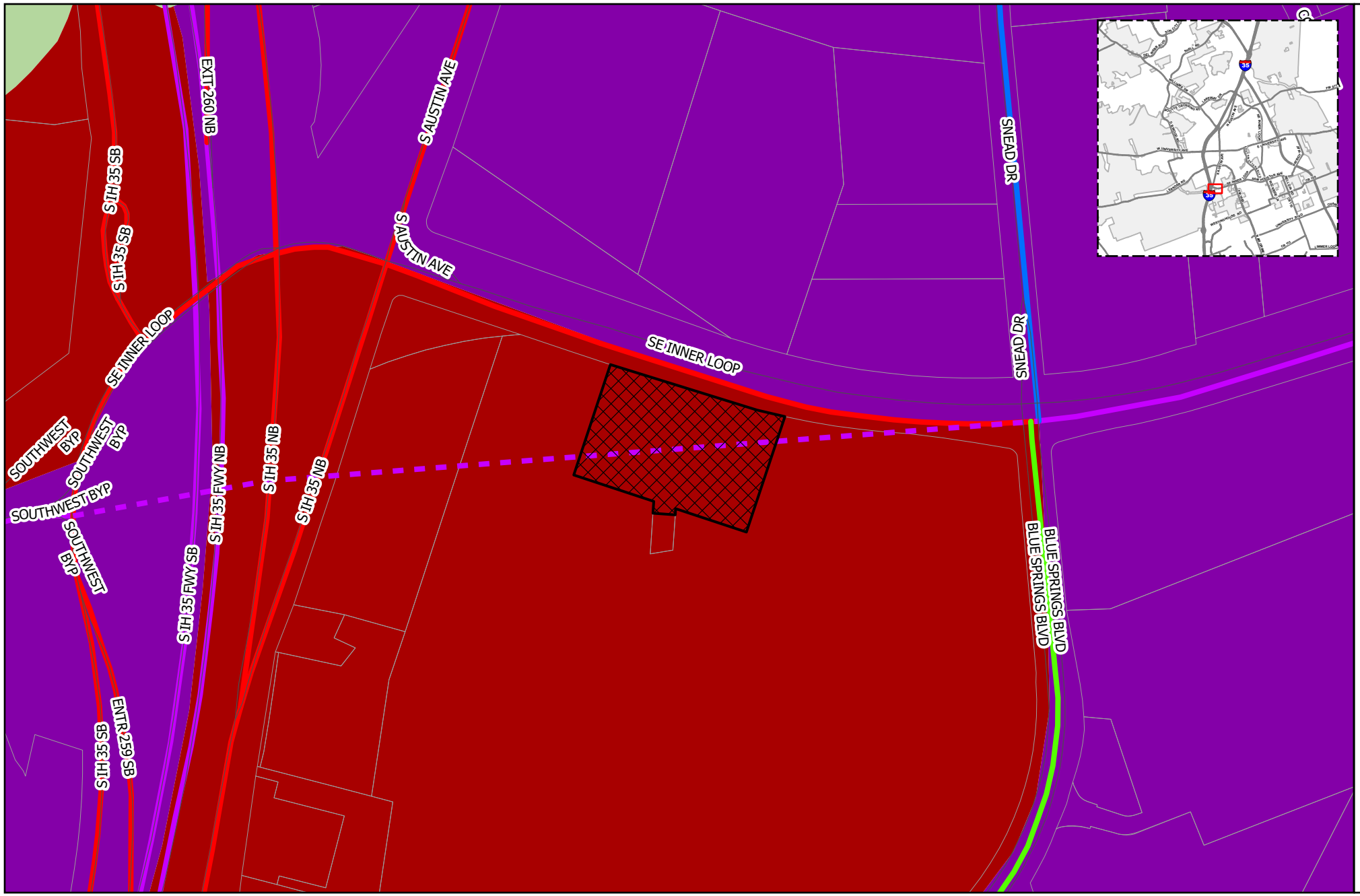
2025-9-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Overall Transportation Plan

2025-9-ANX

Exhibit #3

Site
road

Thoroughfare

CLASS

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

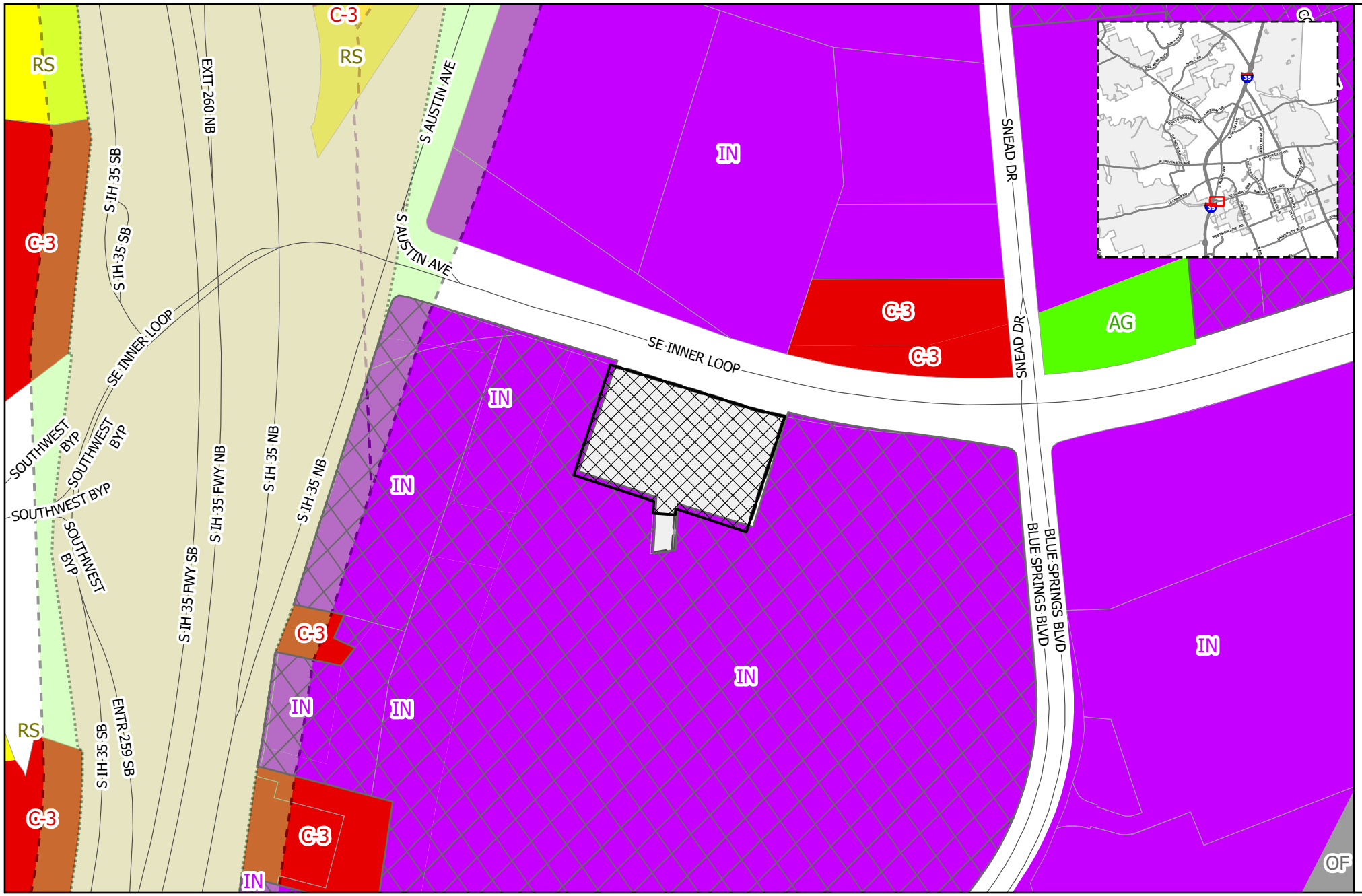
Future Land Use

FLU

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

0 250 500 Feet

N



GEORGETOWN
TEXAS
more than welcome

Zoning

2025-9-ANX

Exhibit #3

- Site
- road
- 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
- Site

0 250 500 Feet

N

PF Public Facility

Residential Uses	Sec. 5.02.010
Special Use Permit Required	Group Home (16 residents or more), Orphanage

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Social Service Facility, Hospital, Nature Preserve or Community Garden
Permitted with Limitations	School (Elementary, Middle, High, College or University, Boarding, Business or Trade), Activity Center (Youth or Senior), Animal Shelter, Community Center, Religious Assembly Facilities (Inc. with Columbaria), Public Park (Neighborhood or Regional), Golf Course
Special Use Permit Required	Correctional Facility, Psychiatric Hospital, Substance Abuse Treatment Facility, Cemetery, Columbaria, Mausoleum or Memorial Park,

Commercial Uses	Sec. 5.04.010
Permitted with Limitations	Restaurant (General), Event Facility, Athletic Facility (Indoor or Outdoor)
Special Use Permit Required	Major Event Entertainment

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

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Temporary and Transient Mobile or Outdoor Food Vendor, Business Offices, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking Lot, Portable Classrooms

Outdoor Display & Storage	Sec. 5.09.020
Permitted	Outdoor Storage (Limited)

***Dimensional Standards on the back**

PF Public Facility

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	5
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	0
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	45
Maximum Impervious Cover - Sec. 11.02	70%
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

April 22, 2025

RE: Voluntary Annexation of R503136; R503133; R038968; R039105; R633916

Ryan,

The City of Georgetown, Texas (the "City") hereby submits its application for annexation of the below described properties:

Owner: The City is the owner of the properties proposed to be annexed.

Contiguity: These properties are contiguous with the City limits of the City of Georgetown, as they exist today, on their north and south boundaries.

Property Size/location:

Property	Size/Location	Current Use	Requested Zoning District	TIF Zone
R503136	12.7586 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R503133	7.2414 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R038968	59.54 acres in the John Berry Survey, Abstract 51, Williamson County	undeveloped	Public Facility (PF)	C
R039105	27.214 acres in the John Berry Survey, Abstract 51, Williamson County	Water treatment plant	Public Facility (PF)	C
R633916	3.266 acres in the Lewis P. Dyches Survey, Abstract 180, Williamson County	undeveloped	Public Facility (PF)	E

Approval Criteria:

- *The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and*
    - All information requested and required is believed to be submitted herein, complete, and accurately stated.
- *The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City*.

- The construction of these water treatment plant are key to ensuring a high quality of life for Georgetown's residents as the City continues to grow as well as provide flood control for the area. The treatment plants will provide water to residents and businesses on the west side of the City as it expands while also ensuring that the existing water infrastructure in the city is not strained beyond capacity.

- *Consistency with the City's adopted long-range plans and annexation policies.*
  - The subject properties are within the Mixed Density Neighborhood (MDN) future land use designation, which is intended to provide a mix of single-family and medium density housing types to allow a transition to higher density residential or more intense non-residential uses of nearby properties. Secondary uses supported within MDN are neighborhood-serving retail, office, institutional and civic uses. The Public Facility zoning district is subject to non-residential design and landscaping standards with nearby or adjacent residential uses.
- *The zoning change is compatible with the present zoning and confirming uses of nearby property and the with the character of the neighborhood; and*
  - The area surrounding the subject properties along FM 971 are primarily undeveloped. The property along SE Inner Loop is adjacent to property zoned as PUD with a base zoning of Commercial (C-3). The proposed Public Facility zoning district and the water treatment plant it is intended to support would create a distinct feature in the surrounding area. The maximum allowable height within Public Facility is 45 feet, which will allow for significantly taller structures than anything in its immediate vicinity.
- *The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.*
  - The subject properties are large enough to accommodate all of the features planned for the site and the development standards for Public Facility zoning. With the exception of the Three Forks site, there are no manmade or natural barriers on the subject property that would hinder the project's development. The Three Forks site is partially encumbered by a flood plain along it' southern boundary. Where districts such as Industrial, Office and Business Park support similar uses allowed in these districts would be appropriate adjacent to them, public facility does not, instead it allows for a higher intensity of use specifically for a public good. The Public Facility zoning district requires a larger setback and reduced maximum height from than the Industrial and Business Park zoning districts which allow for similar uses. These more restrictive design standards allow for uses in the Public Facility district to more easily incorporate into any potential residential or low intensity non-residential uses that can develop adjacent to the subject property

This application supports the health and safety of the public by providing for control and operation of property owner by the City of Georgetown, clarifying the provision of emergency services, and allowing for the extension of utilities, management of drainage, etc. by the City.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

Sincerely,

Larry Taylor

CIP Project Manager
City of Georgetown, Texas

Enc: Metes and Bounds Desc. (w/ diagram)
Property Owner's Consent Form

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

SUBJECT:

2025-6-ANX Northlands Water Reclamation Plant City Annexation

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 20 acres of City of Georgetown owned property in the Frederick Foy Survey, Abstract No. 229, as the Public Facility (PF) zoning district, for the property generally located at Ronald Reagan Boulevard, to be know as the Northlands Water Reclamation Plant (2025-6-ANX). Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:

The City seeks to annex the subject property, which belongs to the City, as part of its development into the Northlands Water Reclamation Plant.

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 meets the criteria established in UDC Section 3.06.030.

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 (6 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 15, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

FINANCIAL IMPACT:
None

SUBMITTED BY:
Stephanie Mcnickle, Planning Department

ATTACHMENTS:
2025-6-ANX - Staff Presentation.pdf
2025-6-ANX - Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and Development Standards of the Public Facility Zoning Map.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis.pdf

Northlands Water Reclamation Plant 2025-6-ANX

March 3, 2026 | Planning & Zoning Commission

GEORGETOWN TEXAS

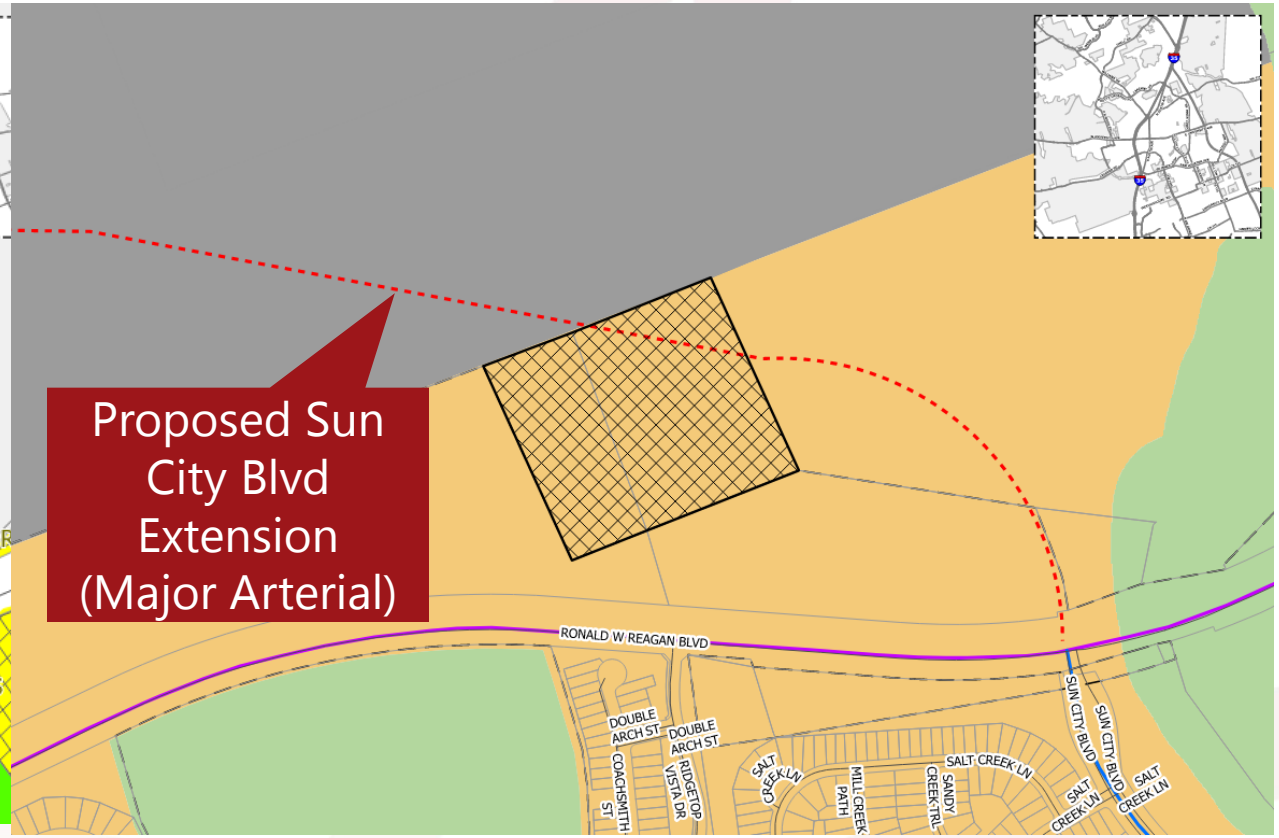
Item Under Consideration

2025-6-ANX – ZONING ONLY

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 20 acres of City of Georgetown owned property in the Frederick Foy Survey, Abstract No. 229, as the Public Facility (PF) zoning district, for the property generally located at Ronald Reagan Boulevard, to be know as the Northlands Water Reclamation Plant (2025-6-ANX). Ryan Clark, AICP, Planning Manager

Yearwood (proposed MUD)
SH 195
Somerset Hills
Ronald Reagan Boulevard
Sun City

Zoning and Future Land Use Map



Mixed Density Neighborhood (MDN)

- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
- consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Non-residential uses located at arterials and major intersections with appropriate buffering and pedestrian elements

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

Public Facilities (PF)

- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

Dimensional Standards

- Max building height = 45’
- Front setback = 25’
- Side setback = 5’
- Rear setback = 0’
- Side Setback to Residential = 15’
- Rear Setback to Residential = 25’
- 15’ bufferyard when adjacent to residential

Allowed Uses in the Public Facilities (PF) Zoning District

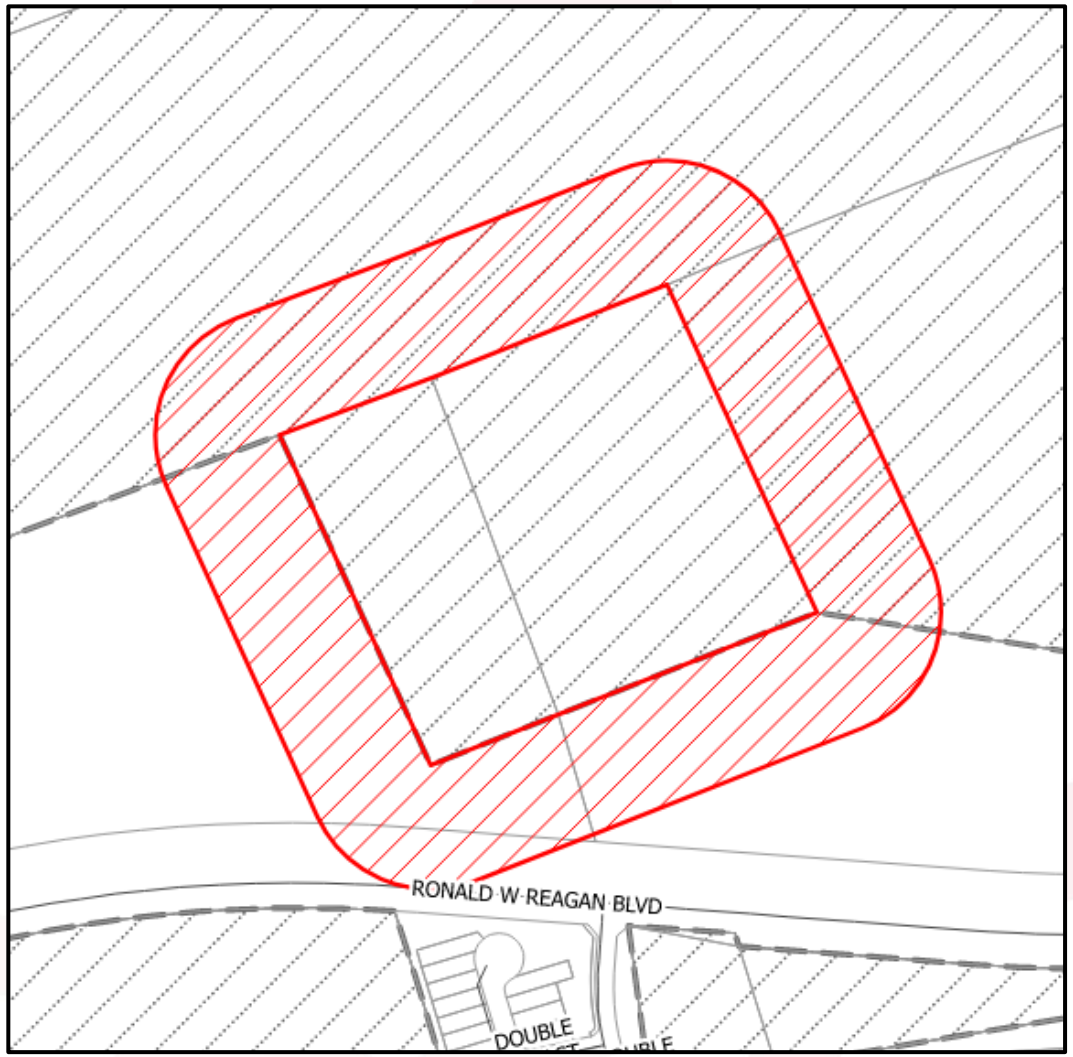
Permitted by Right	Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Elementary School	Group Home (16 or more residents)
Government or Postal Office	Middle School	Orphanage
Library or Museum	High School	Correctional Facility
Social Service Facility	Boarding School	Psychiatric Hospital
Hospital	College or University	Substance Abuse Treatment Facility
Nature Preserve or Community Garden	Business or Trade School	Cemetary, Columbaria, Mausoleum or Memorial Park
Bus Barn	Activity Center, Youth or Senior	Major Event Entertainment
Parking Lot, Off-Site	Animal Shelter	Airport
Park-n-Ride Facility	Community Center	Wireless Transmission Facility >40'
Transit Passenger Terminal	Religious Assembly Facilities (with or without Columbaria)	
Utility Services, Minor, Intermediate, and Major	Public Park, Neighborhood and Regional	
	Golf Course	
	Restaurant, General	
	Event Facility	
	Athletic Facility, Indoor or Outdoor	
	Wireless Transmission Facility ≤40'	
	Heliport	

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 6 property owners within the 300' buffer
- Notice in Sun News on 02/15/2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 20 acres of City of Georgetown owned property in the Frederick Foy Survey, Abstract No. 229, as the Public Facility (PF) zoning district, for the property generally located at Ronald Reagan Boulevard, to be know as the Northlands Water Reclamation Plant (2025-6-ANX). Ryan Clark, AICP, 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 Department Staff Report

Report Date: **February 24, 2026**
Case Number: **2025-6-ANX**

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 20 acres of City of Georgetown owned property in the Frederick Foy Survey, Abstract No. 229, as the Public Facility (PF) zoning district, for the property generally located at Ronald Reagan Boulevard, to be known as the Northlands Water Reclamation Plant (2025-6-ANX).

AGENDA ITEM DETAILS

Project Name:	**Northlands Water Reclamation Plant Annexation**
Applicant:	**City of Georgetown c/o Larry Taylor**
Property Owner:	**City of Georgetown c/o Larry Taylor**
Property Address:	**31701 Ronald W Reagan Boulevard, Georgetown, Texas**
Legal Description:	**20 acres in the Frederich Foy Survey, Abstract No. 229**
Current Zoning:	**n/a – located in City's ETJ**
Current Use:	**Undeveloped**

APPLICANT'S REQUEST

The applicant is requesting annexation with a base zoning district of Public Facility (PF) for this city owned property. The city intends to use this property for public infrastructure for the surrounding development.

RECOMMENDATION

Staff <u>recommend approval</u> of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located just east of the proposed Somerset Hills Phase B neighborhood along the north side of Ronald Reagan Boulevard. The majority of the area surrounding the subject site has been entitled for residential uses but is undeveloped. The area across Ronald Reagan is developed with single-family homes as part of Sun City Neighborhood 80.

Zoning Trends:

The areas to the south and east of the site were rezoned in 2018 to Planned Unit Development with a base zoning district of Residential-Single Family. Other properties adjacent to the subject site are in the City's Extra Territorial Jurisdiction (ETJ).

City Council

Present Property Description:

The City of Georgetown acquired this property in 2009. The site is currently undeveloped with many trees occupying the site, especially on the western portion of the property. The subject property has frontage along the ROW of Newport Pass; however, the street has not been constructed yet. In terms of topography, the site appears to be relatively flat.

STAFF ANALYSIS

Technical Review:

The subject property has an existing Future Land Use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide a space for medium density housing types, small scale non-residential uses that serve the neighborhood, and civic uses. The Public Facility zoning district does not conflict with the future land use designation of the area. Additionally, the request aligns with both land use policies #10 and #12 which aim to support development decisions that improve infrastructure and keep Georgetown a safe, welcoming community that supports its residents.

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

Staff reviewed the proposed annexation and rezoning request and found it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in Exhibit 6.

PUBLIC NOTIFICATION

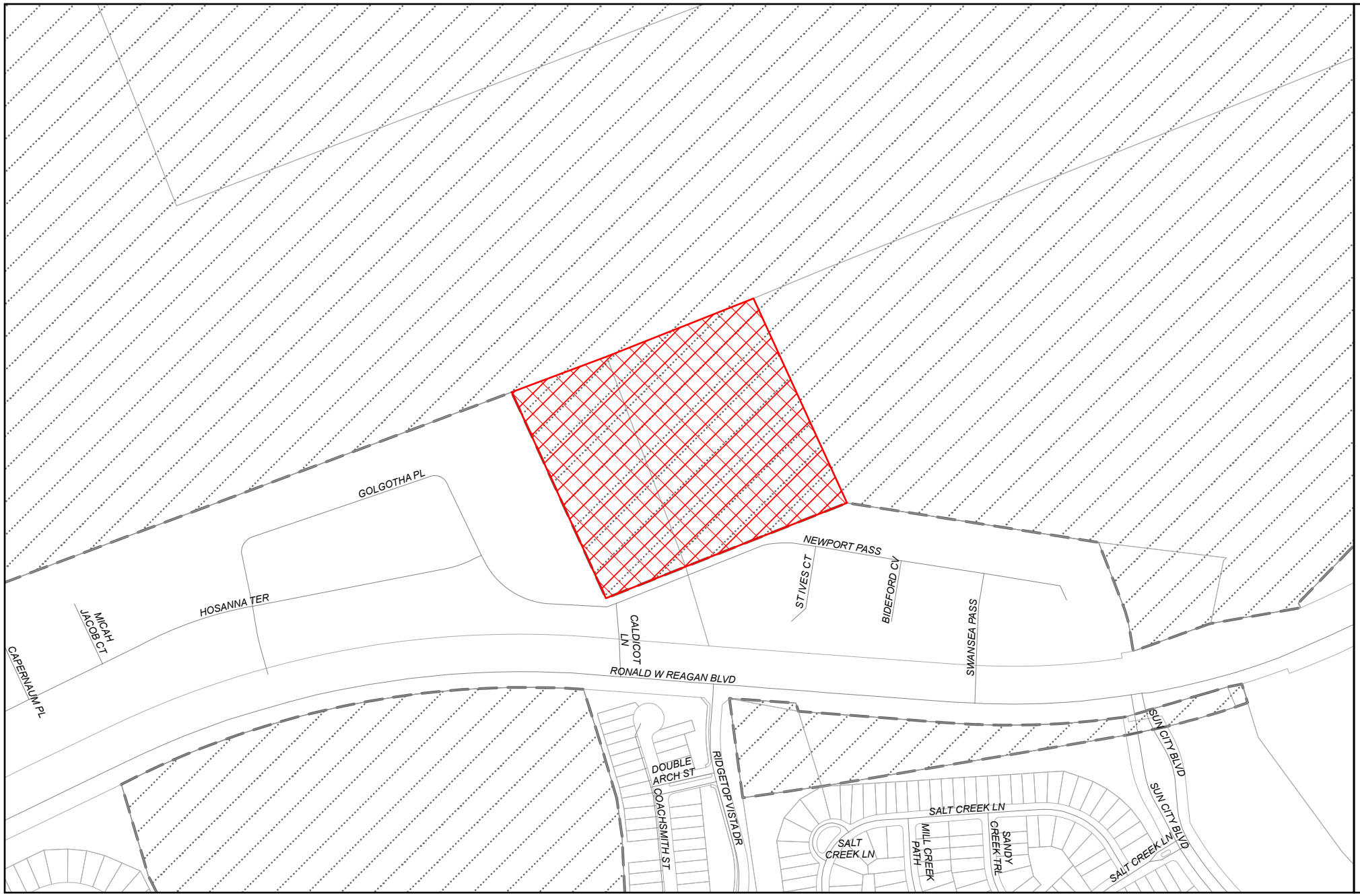
As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the annexation and initial zoning request (4 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 15, 2026) and signs were posted on-site. To date, staff has received 0 written comment in favor, and 0 in opposition to the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the Public Facility Zoning District
Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis

SUBMITTED BY

Ryan Clark, Planning Manager



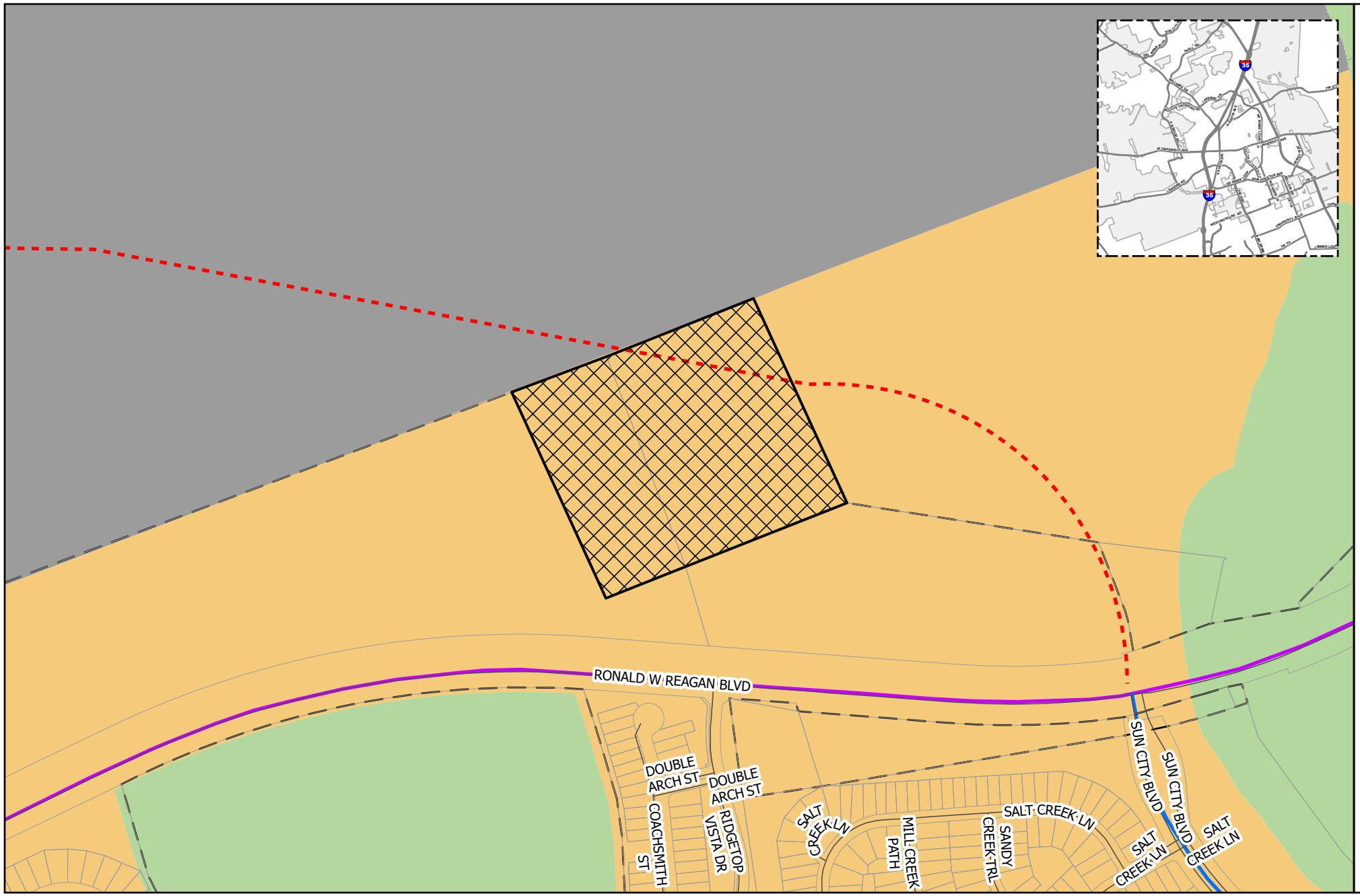
GEORGETOWN
TEXAS
more than welcome

Location

2025-6-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Overall Transportation Plan

2025-6-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

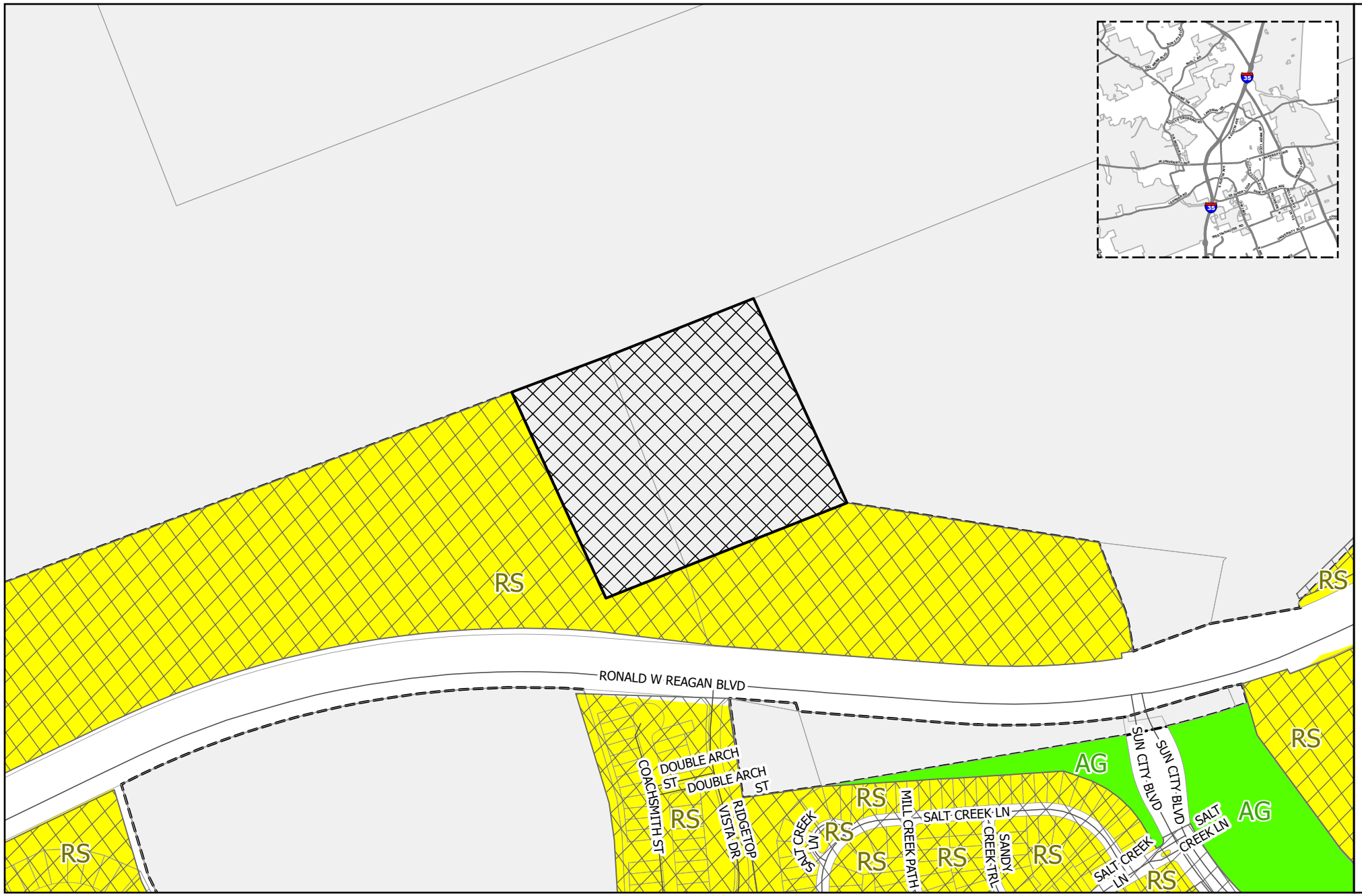
Future Land Use

FLU

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

0 250 500 Feet

N



GEORGETOWN
TEXAS
more than welcome

Zoning

2025-6-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

0 250 500 Feet

N

PF Public Facility

Residential Uses	Sec. 5.02.010
Special Use Permit Required	Group Home (16 residents or more), Orphanage

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Social Service Facility, Hospital, Nature Preserve or Community Garden
Permitted with Limitations	School (Elementary, Middle, High, College or University, Boarding, Business or Trade), Activity Center (Youth or Senior), Animal Shelter, Community Center, Religious Assembly Facilities (Inc. with Columbaria), Public Park (Neighborhood or Regional), Golf Course
Special Use Permit Required	Correctional Facility, Psychiatric Hospital, Substance Abuse Treatment Facility, Cemetery, Columbaria, Mausoleum or Memorial Park,

Commercial Uses	Sec. 5.04.010
Permitted with Limitations	Restaurant (General), Event Facility, Athletic Facility (Indoor or Outdoor)
Special Use Permit Required	Major Event Entertainment

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

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Temporary and Transient Mobile or Outdoor Food Vendor, Business Offices, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking Lot, Portable Classrooms

Outdoor Display & Storage	Sec. 5.09.020
Permitted	Outdoor Storage (Limited)

***Dimensional Standards on the back**

PF Public Facility

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	5
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	0
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	45
Maximum Impervious Cover - Sec. 11.02	70%
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

April 22, 2025

RE: Voluntary Annexation of R503136; R503133; R038968; R039105; R633916

Ryan,

The City of Georgetown, Texas (the "City") hereby submits its application for annexation of the below described properties:

Owner: The City is the owner of the properties proposed to be annexed.

Contiguity: These properties are contiguous with the City limits of the City of Georgetown, as they exist today, on their north and south boundaries.

Property Size/location:

Property	Size/Location	Current Use	Requested Zoning District	TIF Zone
R503136	12.7586 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R503133	7.2414 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R038968	59.54 acres in the John Berry Survey, Abstract 51, Williamson County	undeveloped	Public Facility (PF)	C
R039105	27.214 acres in the John Berry Survey, Abstract 51, Williamson County	Water treatment plant	Public Facility (PF)	C
R633916	3.266 acres in the Lewis P. Dyches Survey, Abstract 180, Williamson County	undeveloped	Public Facility (PF)	E

Approval Criteria:

- *The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and*
    - All information requested and required is believed to be submitted herein, complete, and accurately stated.
- *The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City*.

- The construction of these water treatment plant are key to ensuring a high quality of life for Georgetown's residents as the City continues to grow as well as provide flood control for the area. The treatment plants will provide water to residents and businesses on the west side of the City as it expands while also ensuring that the existing water infrastructure in the city is not strained beyond capacity.

- *Consistency with the City's adopted long-range plans and annexation policies.*
  - The subject properties are within the Mixed Density Neighborhood (MDN) future land use designation, which is intended to provide a mix of single-family and medium density housing types to allow a transition to higher density residential or more intense non-residential uses of nearby properties. Secondary uses supported within MDN are neighborhood-serving retail, office, institutional and civic uses. The Public Facility zoning district is subject to non-residential design and landscaping standards with nearby or adjacent residential uses.
- *The zoning change is compatible with the present zoning and confirming uses of nearby property and the with the character of the neighborhood; and*
  - The area surrounding the subject properties along FM 971 are primarily undeveloped. The property along SE Inner Loop is adjacent to property zoned as PUD with a base zoning of Commercial (C-3). The proposed Public Facility zoning district and the water treatment plant it is intended to support would create a distinct feature in the surrounding area. The maximum allowable height within Public Facility is 45 feet, which will allow for significantly taller structures than anything in its immediate vicinity.
- *The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.*
  - The subject properties are large enough to accommodate all of the features planned for the site and the development standards for Public Facility zoning. With the exception of the Three Forks site, there are no manmade or natural barriers on the subject property that would hinder the project's development. The Three Forks site is partially encumbered by a flood plain along it' southern boundary. Where districts such as Industrial, Office and Business Park support similar uses allowed in these districts would be appropriate adjacent to them, public facility does not, instead it allows for a higher intensity of use specifically for a public good. The Public Facility zoning district requires a larger setback and reduced maximum height from than the Industrial and Business Park zoning districts which allow for similar uses. These more restrictive design standards allow for uses in the Public Facility district to more easily incorporate into any potential residential or low intensity non-residential uses that can develop adjacent to the subject property

This application supports the health and safety of the public by providing for control and operation of property owner by the City of Georgetown, clarifying the provision of emergency services, and allowing for the extension of utilities, management of drainage, etc. by the City.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

Sincerely,

Larry Taylor

CIP Project Manager
City of Georgetown, Texas

Enc: Metes and Bounds Desc. (w/ diagram)
Property Owner's Consent Form

Exhibit 6
UDC Approval Criteria Review

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.	**Complies**
The property has a future land use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide an area for medium density housing types, neighborhood serving retail, and civic uses. The Public Facility zoning district is appropriate within the MDN future land use designation. The proposed request also aligns with Land Use Policies #10 and #12 which intend to support the city's growth and provide necessary infrastructure to keep Georgetown safe and welcoming for all residents.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
Annexing the property with a base zoning district of Public Facility will subject the property to additional regulations in the UDC that the site is not currently regulated under today. These regulations will ensure the site functions properly near residential dwelling units. For example, with a zoning district of PF, the site will be required to provide a medium level bufferyard adjacent to any RS zoning district ensuring this site does not substantially conflict with surrounding properties. Additionally, this annexation and zoning request will allow for the construction of necessary infrastructure for the current and future residents in this part of Georgetown, promoting the safe, orderly, and healthful development of the city.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
As stated previously, the area surrounding the subject site is largely undeveloped but is planned for a residential neighborhood. The Public Facility zoning district is intended to be compatible with both residential and non-residential zoning districts. The uses allowed within the PF zoning district can be more intense that what is typically constructed around residential homes, but there are certain code standards that mitigate any negative aspects of these uses. Generally, the PF zoning district is compatible with the surrounding area's character and present zoning. *See next page*	

5. **The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.**	**Complies**
The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district. The site has adequate access, and will be served with necessary utilities.	