

Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas April 7, 2026

The Georgetown Planning and Zoning Commission will meet on April 7, 2026 at 6:00 PM at Council and Court Building, 510 W. 9th Street.

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

Public Wishing to Address an Advisory Board

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

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

At the time of posting, no one had signed up to speak on an item not posted on the agenda.

Call to Order

Pledge of Allegiance

Comments from the Chair

Announcements

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 March 3, 2026, regular meeting of the Planning & Zoning Commission -- Stephanie McNickle, Planning Specialist

Regular Session

2.A UDC Project Update

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

2.B Discussion Items

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

Adjournment

Certificate of Posting

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

Robyn Densmore, City Secretary

City of Georgetown, Texas
Planning and Zoning Commission
April 7, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the March 3, 2026, regular meeting of the Planning & Zoning Commission -- Stephanie McNickle, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

0

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[3.3.2026 MInutes Final .docx](#)

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

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

The following Members were in attendance:

Present were: Travis Perthuis, Michael D Charles, Lance A Morgan, Shelley G G Rodocker, Ercel Brashear, Pierce P Macguire, Scott A Allen, David "Alan" McDonald, Joseph "joe" D. Digiacomo

Agenda Notice

Public Wishing to Address an Advisory Board

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On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this mee ng 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

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

Moved by Scott A Allen; seconded by Ercel Brashear to Approve the minutes from the February 17, 2026 regular Planning and Zoning meeting -- Stephanie McNickle, Planning Specialist.

Motion Approved: 9- 0

Voting For: Travis Perthuis, Michael D Charles, Lance A Morgan, Shelley G G Rodocker, Ercel Brashear, Pierce P Macguire, Scott A Allen, David "Alan" McDonald, Joseph "joe" D. Digiacommo

Voting Against: None

2. 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

Staff report by Allyson Iiams, Preservation and Redevelopment Manager.

Ms. Iiams stated 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. 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.

Staff stated they 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.

Staff also stated this application was unanimously approved by the Historical and Architectural Review Committee and the applicant is here to answer questions. Commissioners did not have questions for staff at this time.

Chair invited the applicant to speak. Michael Seago, 601 Church stated he is an Old Town resident of 17 years and has had this property for 12 years. He has used it as a long- and short-term rental. Mr. Seago stated the neighborhood has changed and he no longer can enjoy his property as previously bought due to the excess amount of traffic, noise, parking and the lack of privacy.

Commissioners asked and the applicant stated by changing the zoning of this property, it will give him a better opportunity with buyers when the time comes for him to sell.

Commissioner Brashear stated the concept of the MU designation changes the use of what can reside on that parcel. The changes you have experienced are the result of the expansion of Georgetown downtown. You are now asking us to approve the change to your property which will essentially impose the same changes to your neighbors to the east, so how do we protect their interests?

The applicant stated that he has gone to his neighbors and they are in favor of the MU-DT rezone and has submitted their response to the Planning Department. He is hoping it will continue to be used for both residential as well as office space.

Chair Perthuis opened the Public Hearing. No one came forward. The Public Hearing was closed.

Discussion among Commissioners regarding the current zoning of the parcel which is single family residential.

Moved by Lance A Morgan; seconded by David "Alan" McDonald to Approve 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) . **Motion** Approved: 5-2

Voting For: Travis Perthuis, Lance A Morgan, Pierce P Macguire, Scott A Allen, David "Alan" McDonald

Voting Against: Michael D Charles, Ercel Brashear

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

Staff report by Ryan Clark, Planning Manager.

Staff stated 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.

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. 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 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 and aims 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.

Chair Perthuis opened the Public Hearing.

Nohl Bryant, representing Tom Lehman and Bertha Lehman, who lives roughly 90 feet from the proposed treatment plant, wishes to express their objections to this project given it's vicinity to the recharge zone and out to where she lives.

No one else came forward.

Chair Perthuis closed the Public Hearing.

Moved by Pierce P Macguire; seconded by Scott A Allen to Approve 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 .

Motion Approved: 7- 0

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

Voting Against: None

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

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.

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.

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 reviewed the proposed rezoning request and found it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment.

Chair Perthuis opened the Public Hearing. No one came forward. The Public Hearing was closed.

Moved by Pierce P Macguire; seconded by Scott A Allen to Approve 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. **Motion** Approved: 7- 0

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

Voting Against: None

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

Staff report by Ryan Clark, Planning Manager. 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. The subject property is located just east of the proposed Somerset Hills Phase B neighborhood along the north side of Ronald Reagan Boulevard. Most 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. 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). 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.

Staff stated the application complies to the UDC Approval Criteria. Staff also stated that by bringing the subject parcel into the city limits will give better control on how this water reclamation plant will be built. This will be a facility for city use. It was stated the City is looking at breaking ground 2029.

Chair Perthuis opened the Public Hearing. No one came forward the Public Hearing was closed.

Moved by Lance A Morgan; seconded by Scott A Allen to Approve 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 .

Motion Approved: 7- 0

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

Voting Against: None

3. **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

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Planning and Zoning Commission
April 7, 2026

SUBJECT:

UDC Project Update

SUGGESTED ACTION:

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

ITEM SUMMARY:

The purpose of this item is to provide the commission with an update on the remaining timeline of meetings and benchmarks for the project including public notice, upcoming workshops, and the role of the Planning & Zoning Commission in UDC adoption. Staff will also answer questions the Commissioners may have about the remaining portion of the project. Following the update, staff will ask the Commissioners the following questions:

- Does P&Z have any questions about the project plan or timeline?
- Are there any topics that P&Z would like staff to provide an update on or overview of in the future?
- Are there any topics P&Z would like staff to be prepared to discuss with City Council at the April 9th Joint Session?

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[04.07.2026 PZ.pptx](#)

UDC Project Update

April 7, 2026 | Planning and Zoning Commission



Timeline

- City Council Workshop ----- February 24th
- State of Our City ----- March 12th
- Planning & Zoning Workshop ----- April 7th
- **Joint Workshop** ----- April 9th
- **Additional Testing, Stakeholder Engagement** ----- April, May
- **Mail Notice** ----- May 4th
- **Joint Workshop** ----- June 8th
- City Council Workshop ----- June 23rd
- Planning & Zoning Hearing and Final Report ----- July 21st
- City Council 1st Reading ----- July 28th
- City Council 2nd Reading (Code Adopted) ----- August 11th
- Code Effective ----- (no later than) November 1st

Public Notice

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

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

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

Meeting Dates:

Planning & Zoning Commission Public Hearing: May X, 2026, at 6:00 PM
City Council First Reading of the Ordinance: May X, 2026, at 6:00 PM
City Council Second Reading of the Ordinance: May X, 2026, at 6:00 PM

Location of Meetings:

Council and Court Building, 510 W. 9th Street



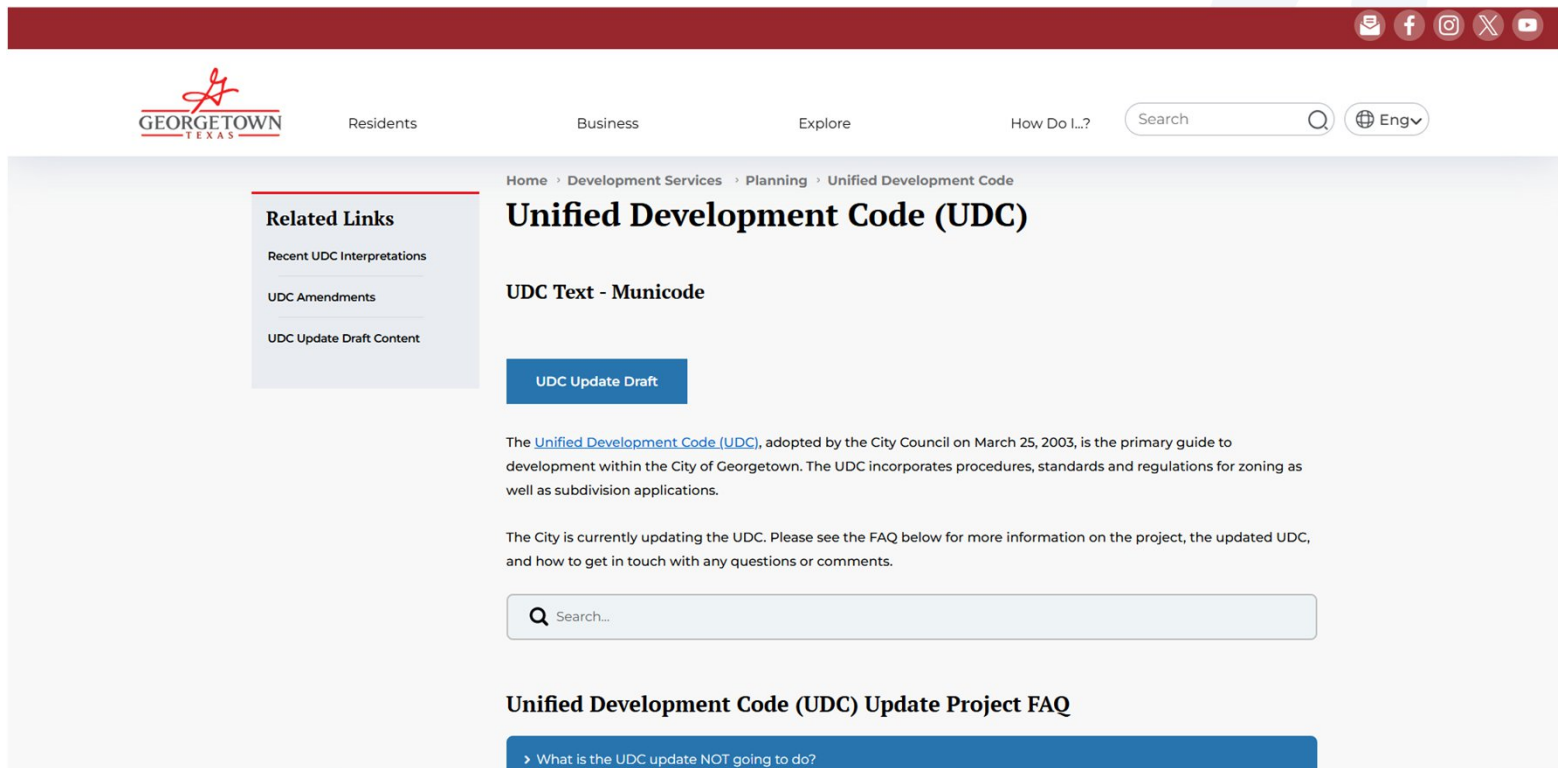
512.930.CITY
(512.930.2489)

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



- Two-sided postcard 6x8
 - English & Spanish
- Mailing early May

Georgetowntexas.gov/udc



Testing Draft 2 UDC

The screenshot displays the Georgetown Texas website's 'UDC Update Project Draft Content' page. At the top, a dark red navigation bar contains social media icons for email, Facebook, Instagram, Twitter, and YouTube. Below this is a white header with the Georgetown Texas logo on the left and navigation links for Residents, Business, Explore, and How Do I...? on the right. A search bar and a language selector (Eng) are also present in the header.

The main content area has a light gray background. On the left, a 'Related Links' sidebar lists 'Recent UDC Interpretations', 'UDC Amendments', and 'UDC Update Draft Content'. The main heading is 'UDC Update Project Draft Content', with a breadcrumb trail: Home > Development Services > Planning > Unified Development Code > Here. Below the heading, a paragraph states: 'This page contains the testing draft of the updated UDC. The draft below will be updated periodically as testing results and feedback are incorporated.' A link to 'UDC Update Code Testing Feedback Form' is provided. Below this is a search section with the label 'Search for file name:', a search input field, a 'Search' button, and a 'RESET' button.

A 'Testing Draft' section is shown with a red header and '3 documents' on the right. It lists three documents:

- Testing Draft 1 UDC - Published November 26, 2025
- Testing Draft Technical Memo.pdf
- Testing Draft 2 UDC - Published February 20, 2026

Questions

- FAQ live at georgetowntexas.gov/udc
- Additional sections to be added at time of notice
 1. What is the UDC notice Postcard, and why did I receive it?
 2. Why does the postcard mention losing property rights?

Unified Development Code (UDC) Update Project FAQ

› What is the UDC update NOT going to do?

› What is the UDC?

› Why is the UDC being updated?

› What is being updated in the UDC?

› How did the City decide what to update in the UDC?

› When is City Council discussing and voting on the updated UDC, and when will it go into effect?

› Want to read the draft of the updated UDC?

› Still have questions or comments?

Joint Session – April 9th

- City Council work session including
 - P&Z
 - UDC Steering Committee
 - UDC Advisory Committee
- High level project overview
- Public comment
- Q&A
- Agenda posted now

Discussion

- Does P&Z have any questions about the project plan or timeline?
- Are there any topics that P&Z would like staff to provide an update on or overview of in the future?
- Are there any topics P&Z would like staff to be prepared to discuss with City Council at the April 9th Joint Session?

City of Georgetown, Texas
Planning and Zoning Commission
April 7, 2026

SUBJECT:

Discussion Items

SUGGESTED ACTION:

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

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

N/A