

Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas June 16, 2026

The Georgetown Planning and Zoning Commission will meet on June 16, 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 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 has signed up to speak on an item not posted on the agenda.

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 June 2, 2026 Planning and Zoning meeting.

Regular Session

2.A 2026-5-ANX 8600 RM 2338

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 11.59 acres of land out of the Lewis P. Dyches Survey, Abstract No. 171, as the General Commercial (C-3) zoning district, for the property generally located at 8600 RM 2338, Georgetown, Texas (2026-5-ANX) -- Colin Davidson, Senior Planner

2.B 2026-1-CPA (2026 Comprehensive Plan Updates)

Public Hearing and possible action on a request on a request to amend the 2030 Comprehensive Plan Future Land Use Map in accordance with Section 1.12.010 and 1.12.060 of the City Code of Ordinances (2026-1-CPA) -- Jeff Fisher, AICP, Assistant Planning Director

2.C Discussion Items

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

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2026, at _____, and remained so posted for at least three business days preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Planning and Zoning Commission
June 16, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the June 2, 2026 Planning and Zoning meeting.

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[Minutes_06.02.2026 P&Z Final.pdf](#)

Minutes of the Planning and Zoning Commission City of Georgetown, Texas Tuesday, June 2, 2026

The Georgetown Planning and Zoning Commission met on Tuesday, June 2, 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, Ercel Brashear, Jen Bradac, Pierce P Macguire, Scott A Allen, David "Alan" McDonald, Rueben Leslie L Rodriguez

Agenda Notice

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 May 19, 2026 Planning and Zoning meeting.

Moved by Scott A Allen; seconded by Jen Bradac to Approve approve the May 19, 2026 Planning and Zoning meeting.

Motion Approved: 7- 0

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

Voting Against: None

2. Regular Session

2.A 2026-8-SUP Alma Spanish Immersion School

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Group Day Care in the Residential (RS) zoning district on the property located at 1205 Walnut Street, bearing the legal description of 0.15 Acres, Part of Block No. 1 of the Snyder's Addition to the City of Georgetown (2026-8-SUP). Ryan Clark, AICP, Planning Manager

Staff stated the applicant is seeking to open a Group Day Care Use to allow up to 12 children under the age of five to attend the Day Care. The Family Home Day Care Use is allowed by right on the site but requires that six of the 12 allowed children must be over the age of five, so this SUP request is to allow for all 12 allowed children to be under the age of five.

The subject property is in the Old Town Overlay District and is directly south of Gus's Drug Store on East University Avenue. To its South and East are Single-Family Homes. The subject property is in the Old Town Overlay District and is directly south of Gus's Drug Store on East University Avenue. To its South and East are Single-Family Homes.

Staff reviewed the requested Special Use and found that it complied with all four of the Special Use Permit approval criteria and four of the five of the criteria for a Zoning Map Amendment. The final rezoning approval criteria regarding suitability of the site was graded as partially complies due to the lack of parking on site required for the Group Day Care Use, which is seeking remediation through 2026-5-VAR. Overall, staff finds that the subject property is an appropriate spot for a transitional non-residential use such as Group Day Care and that the use will not have any negative effects on the area.

No questions from the Commissioners to the applicant.

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

Moved by Jen Bradac; seconded by Ercel Brashear to Approve request for a Special Use Permit (SUP) for the specific use of Group Day Care in the Residential (RS) zoning district on the property located at 1205 Walnut Street, bearing the legal description of 0.15 Acres, Part of Block No. 1 of the Snyder's Addition to the City of Georgetown (2026-8-SUP), with the condition that The Group Day Care shall operate with a staggered drop-off and pick-up schedule that requires no more than three kids to be dropped off or picked up within the same 10-minute time frame. Second by Commissioner Brashear.

Motion Approved: 6- 0

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

Voting Against: None

2.B

[2025-8-ANX Pecan Branch Water Reclamation](#)

Consideration and possible action to approve a Resolution to begin the annexation proceedings for approximately 46.99 acres of City of Georgetown owned property situated in the Joseph Berry Survey, Abstract No. 63, to be known as the Pecan Branch Water Reclamation Facility, generally located at 3500 FM 971, Georgetown, TX 78626 (2025-8-ANX). Preston Gunn, Planner

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 Southern side of FM 971 within an area characterized by low intensity development patterns. Surrounding properties are primarily zoned for single-family residential (RS) or remain within the City's extraterritorial jurisdiction. The area to the north, east, and south remain largely undeveloped, while the west includes smaller-scale limited commercial uses oriented along FM 971.

Zoning in the vicinity of the subject site is predominantly characterized by land within the City's extraterritorial jurisdiction (ETJ), with properties along Berry Creek zoned Single-Family Residential (RS).

The subject property has an existing Future Land Use designation of Open Space (OS) with the central portion being Parks and Recreation (PR). OS is intended to contain floodplains and other natural or environmentally sensitive areas to be preserved and undeveloped. However, PR is intended to provide public parks and recreational areas that are integrated into and easily accessible from residential neighborhoods and developments.

The Public Facility zoning district does not conflict with either of the future land uses. Additionally, the request aligns with both land use policies, 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.

Commissioner asked why the applicant's letter of intent addresses five separate properties and the staff report only addresses one property. Staff stated the applicant wrote one letter of intent for several properties.

Chair Pertuis opened the Public Hearing. No one signed up. The Public Hearing was closed.

Moved by Ercel Brashear; seconded by Scott A Allen to Approve a request for a Zoning Map Amendment to zone, upon annexation, 46.99 acres of City of Georgetown owned property situated in the Joseph Berry Survey, Abstract No. 63, to be known as the Pecan Branch Water Reclamation Facility, as the Public Facility (PF) zoning district, for the property generally located at generally located at 3500 FM 971, Georgetown, TX 78626.

Motion Approved: 7- 0

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

Voting Against: None

2.C Discussion Items

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

Jeff Fisher, Assistant Planning Director reminded the Commissioners there will be a Joint City Council meeting, Monday, June 8, 2026.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Planning and Zoning Commission
June 16, 2026

SUBJECT:

2026-5-ANX 8600 RM 2338

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 11.59 acres of land out of the Lewis P. Dyches Survey, Abstract No. 171, as the General Commercial (C-3) zoning district, for the property generally located at 8600 RM 2338, Georgetown, Texas (2026-5-ANX) -- Colin Davidson, Senior Planner

ITEM SUMMARY:

The applicant is requesting annexation with a base zoning district of General Commercial (C-3) for this property. This is the first public hearing of this request.

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. While the General Commercial zoning district can be seen as too intense for MDNs, the site's adjacency to RM 2338 and the additional regulations placed on the property as a result of annexation help mitigate potential compatibility concerns and support a development pattern that is appropriate for the surrounding area.

The proposed rezoning request was reviewed by all applicable City Departments to determine its appropriateness on the subject property. No comments were made regarding the zoning request. Staff reviewed the proposed rezoning request and found it complies with four of the criteria and partially complies with one of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in Exhibit 6.

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 (62 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (May 31, 2026) and signs were posted on-site. To date, staff has received 0 written comment in favor, and 2 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[2026-5-ANX - Presentation_PZ.pdf](#)

[2026-5-ANX - Staff Report_Final.pdf](#)

[Exhibit 1 - Location Map.pdf](#)

[Exhibit 2 - Future Land Use Map.pdf](#)

[Exhibit 3 - Zoning Map.pdf](#)

[Exhibit 4 - Design and Development Standards of the General Commercial Zoning District.pdf](#)

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

[Exhibit 6 - Staff Criteria Analysis_Final.pdf](#)

[Exhibit 7 - Public Comment.pdf](#)

Nations Tract Annexation 2026-5-ANX

Planning & Zoning Commission

June 16th, 2026

Item Under Consideration

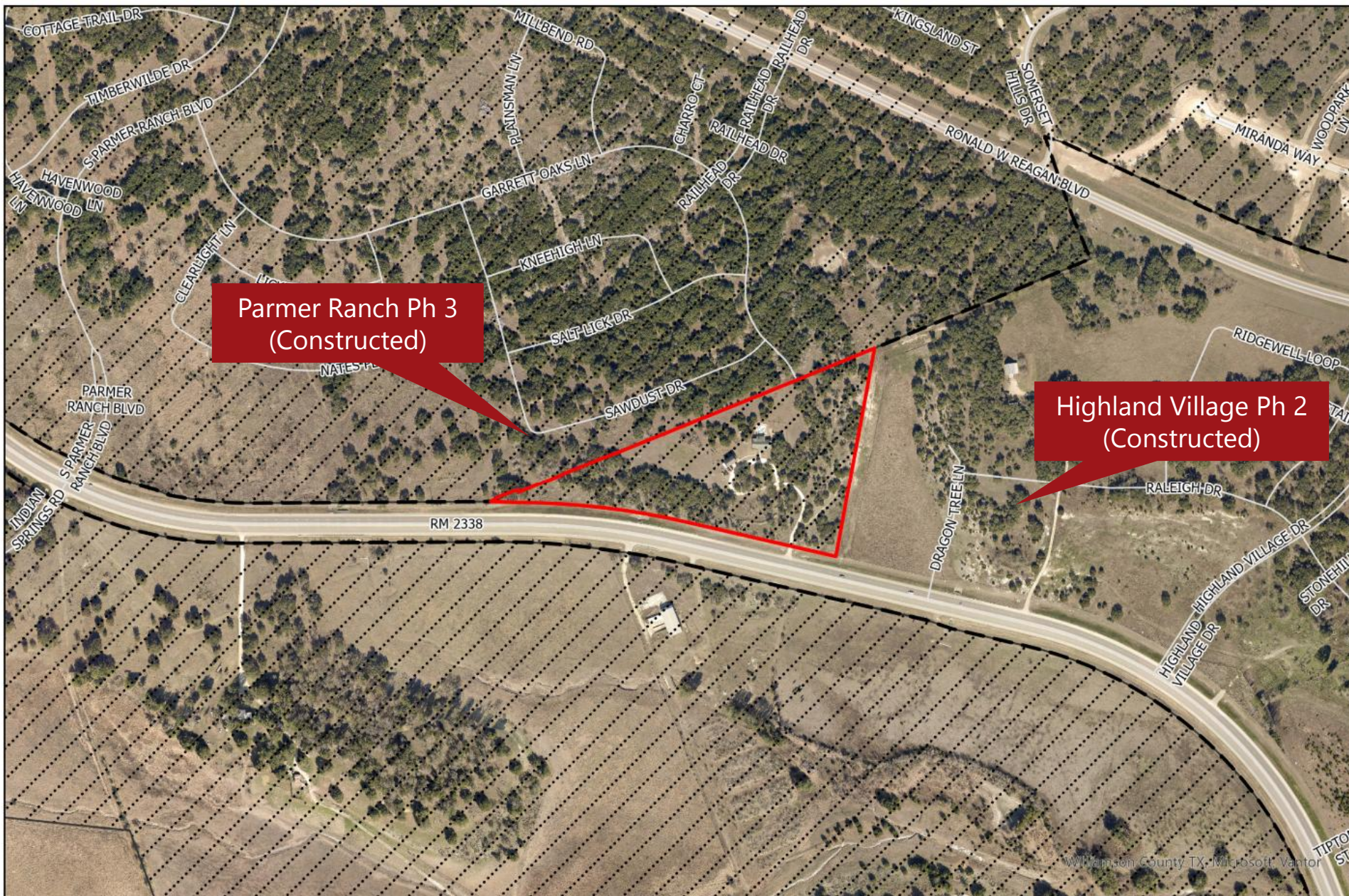
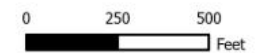
2026-5-ANX – ZONING ONLY

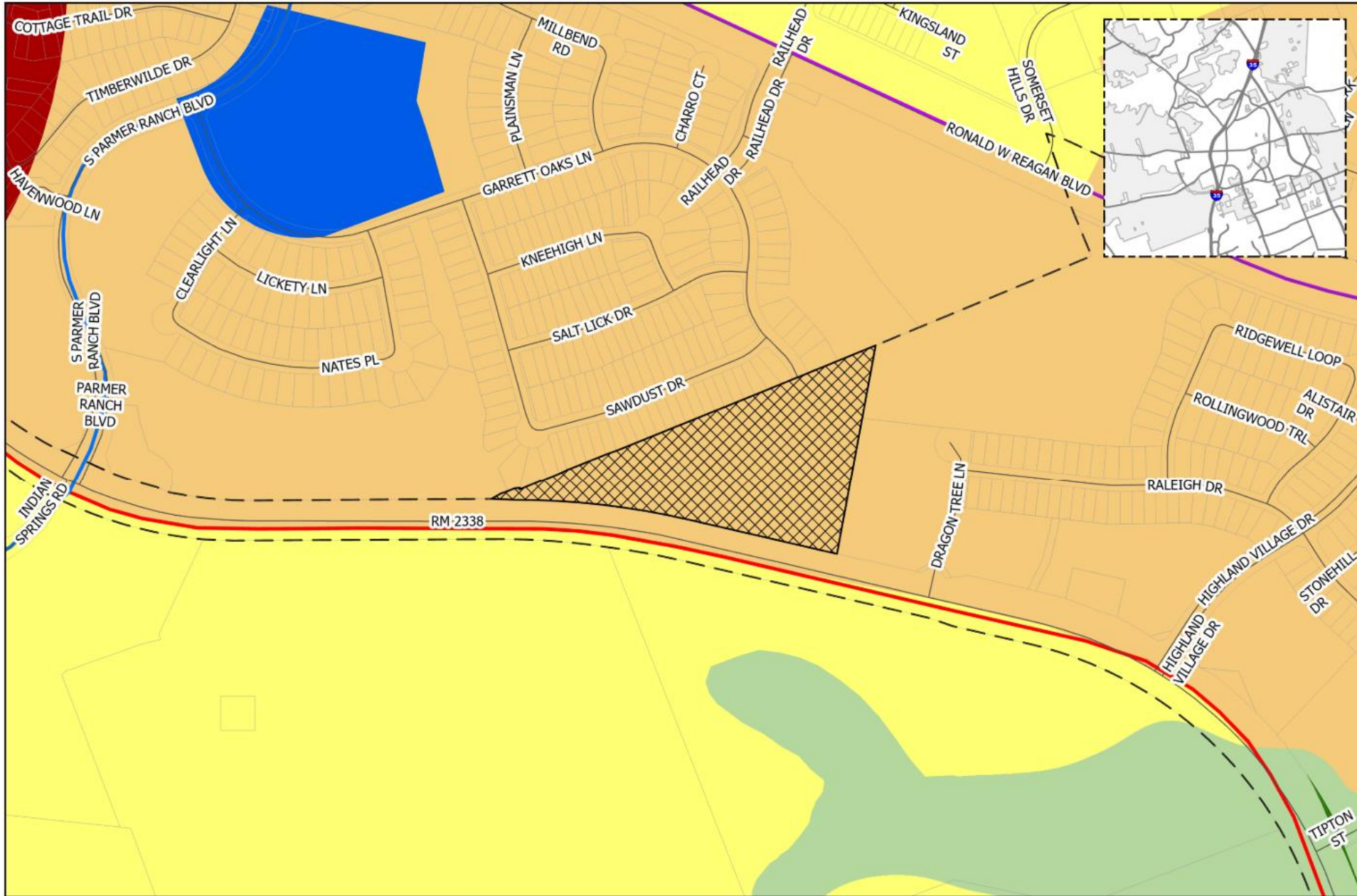
- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 11.59 acres of land out of the Lewis P. Dyches Survey, Abstract No. 171, as the General Commercial (C-3) zoning district, for the property generally located at 8600 RM 2338, Georgetown, Texas (2026-5-ANX) - Colin Davidson, Senior Planner

Aerial

2026-5-ANX

-  Site
-  City Limits
-  Georgetown ETJ





**Future Land Use/
Future Mobility Plan**

2026-5-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



Zoning

2026-5-ANX

Exhibit #3

General Commercial (C-3)

- Commercial and retail serving entire community
- May be large in scale and generate substantial traffic
- Appropriate along Arterials and Freeways

Dimensional Standards

- Max building height = 60'
- Front setback = 25'
- Side setback = 10'
- Rear setback = 10'
- Side setback to residential = 15'
- Rear setback to residential = 25'
- 15' bufferyard adjacent to RS

General Commercial (C-3)

Permitted by Right

Agricultural Sales
 Artisan Studio/Gallery
 Automotive Parts Sales (indoor)
 Auto. Repair and Service, Limited
 Banking/Financial Services
 Blood/Plasma Center
 Consumer Repair
 Dry Cleaning Service
 Emergency Services Station
 Event Catering/Equipment Rental
 Farmer's Market
 Fitness Center
 Funeral Home
 General Retail
 General Office
 Government/Postal Office
 Home Health Care Services
 Hospital
 Medical Diagnostic Center
 Medical Office/Clinic/Complex
 Membership Club/Lodge
 Nature Preserve/Community Garden
 Nursing/Convalescent/Hospice
 Nursing/Convalescent/Hospice
 Personal Services (including restricted)
 Printing/Mailing/Copying Services
 Private Transport Dispatch Facility
 Restaurant (general/drive-through)
 Small Engine Repair
 Social Service Facility
 Surgery/Post Surgery Recovery
 Theater (movie/live)
 Transit Passenger Terminal
 Urgent Care Facility
 Utilities (minor/intermediate/major)
 Veterinary Clinic (indoor only)
 Hotel/Inn/Motel (incl. extended stay)
 Integrated Office Center
 Landscape/Garden Sales
 Laundromat
 Library/Museum

Permitted with Limitations

Activity Center (youth/senior)
 Athletic Facility, Indoor or Outdoor
 Bar/Tavern/Pub
 Business/Trade School
 Church (with columbarium)
 College/University
 Commercial Recreation
 Community Center
 Dance Hall/Night Club
 Data Center
 Day Care (group/commercial)
 Driving Range
 Event Facility
 Heliport
 Kennel
 Live Music/Entertainment
 Micro Brewery/Winery
 Neighborhood Amenity Center
 Park (neighborhood/regional)
 Pest Control/Janitorial Services
 School (elementary, middle, high)
 Upper-story Residential
 Wireless Transmission Facility (<41')

Permitted with a SUP

Auto. Parts Sales (outdoor)
 Auto. Repair & Service, General
 Auto. Sales, Rental, Leasing
 Bus Barn
 Car Wash
 Cemetary/Columbaria/Mausoleum/Memorial Park
 Correctional Facility
 Flea Market
 Fuel Sales
 Hospital, Psychiatric
 Lumber Yard
 Major Event Entertainment
 Manufactured Housing Sales
 Meat Market
 Multifamily Attached
 Recreational Vehicle Sales, Rental, Service
 Self-Storage (indoor or outdoor)
 Substance Abuse Treatment Facility
 Transient Service Facility
 Wireless Transmission Facility (41'+)

Approval Criteria – UDC Section 3.06.030

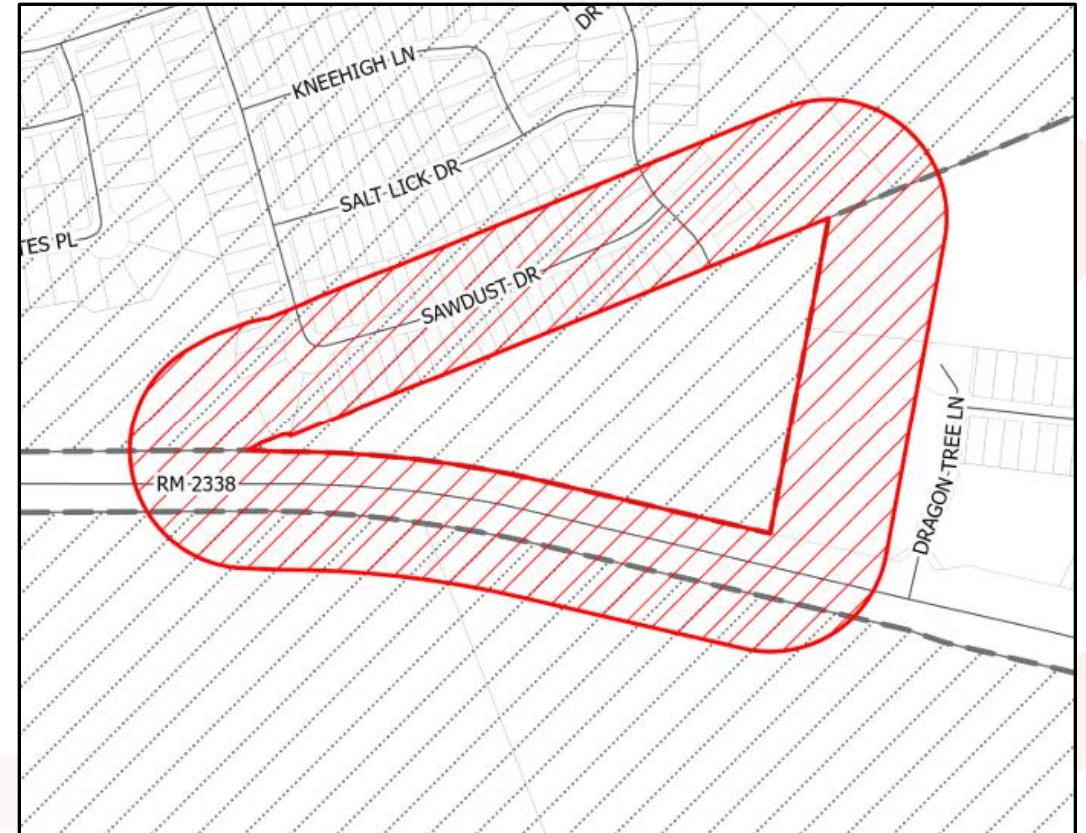
Criteria for Zoning Map Amendment	Complies	Partially Complies	Does Not Comply
The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;		X	
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		

Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 61 property owners within the 300' buffer
- Notice in Sun News on 5/31/2026
- Signs posted on the property
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 2 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 11.59 acres of land out of the Lewis P. Dyches Survey, Abstract No. 171, as the General Commercial (C-3) zoning district, for the property generally located at 8600 RM 2338, Georgetown, Texas (2026-5-ANX) - Colin Davidson, Senior Planner

Report Date: June 10th, 2026

Case Number: 2026-5-ANX

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 11.59 acres of land out of the Lewis P. Dyches Survey, Abstract No. 171, as the General Commercial (C-3) zoning district, for the property generally located at 8600 RM 2338, Georgetown, Texas (2026-5-ANX) - Colin Davidson, Senior Planner

AGENDA ITEM DETAILS

Project Name: *Nations Tract Annexation*
Applicant: *Mark Baker c/o SEC Planning*
Property Owner: *8600 Williams LLC c/o Mike Nations*
Property Address: *8600 RM 2338, Georgetown, Texas, 78633*
Legal Description: *11.59 acres of land out of the Lewis P. Dyches Survey, Abstract No. 171*
Current Zoning: *ETJ*
Current Use: *Undeveloped*

APPLICANT'S REQUEST

The applicant is requesting annexation with a base zoning district of **General Commercial (C-3)** for this property. This is the first public hearing of this request.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located along the north side of RM 2338, a major arterial also referred to as Williams Drive, just west of the existing Highland Village neighborhood. The property also abuts Phase 3 of the Parmer Ranch neighborhood to the north. Currently, the area is largely residential but there are some portions of Highland Village entitled to commercial and multi-family uses.

Zoning Trends:

In terms of zoning, the properties immediately to the east of the subject site are part of the Highland Village Planned Unit Development (PUD) and have a base zoning district of General Commercial (C-3) on the southern portion abutting RM 2338 and High-Density Multi-family (MF-2) on the northern portion. Parmer Ranch to the north is residential in nature but is located in the City's Extra Territorial Jurisdiction (ETJ) and does not have a zoning district. The area to the south of the subject site is also located within the ETJ and does not carry a zoning district.

Planning Department Staff Report

Present Property Description:

The property is largely undeveloped aside from the foundations of two buildings that no longer exist. The property contains a significant number of trees scattered across the property. The subject site appears to be relatively flat in elevation.

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. While the General Commercial zoning district can be seen as too intense for MDNs, the site's adjacency to RM 2338 and the additional regulations placed on the property as a result of annexation help mitigate potential compatibility concerns and support a development pattern that is appropriate for the surrounding area.

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

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

PUBLIC NOTIFICATION

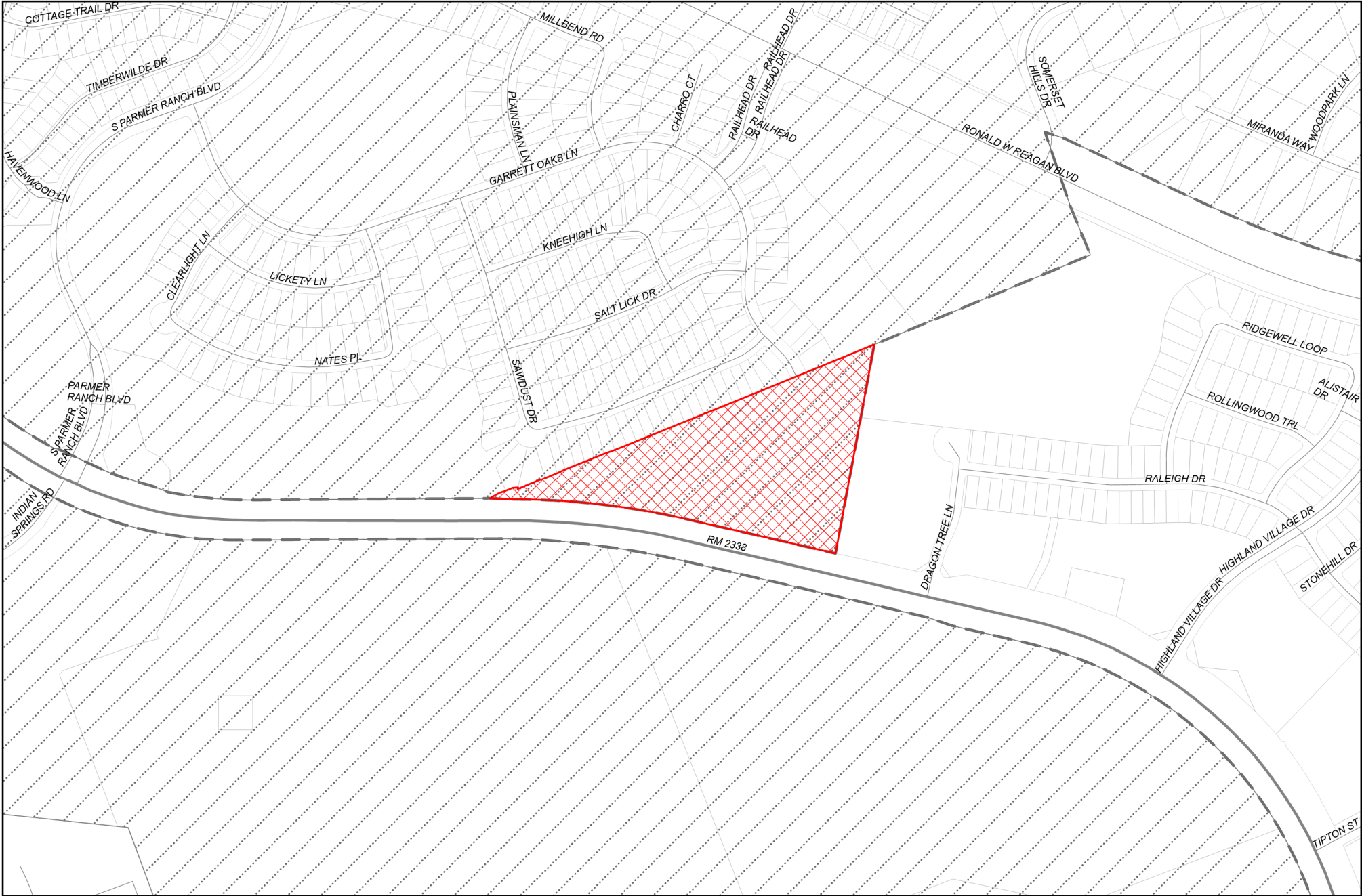
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ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the General Commercial Zoning District
Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis
Exhibit 7 – Public Comments

SUBMITTED BY

Colin Davidson, Senior Planner

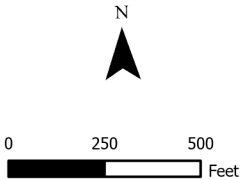


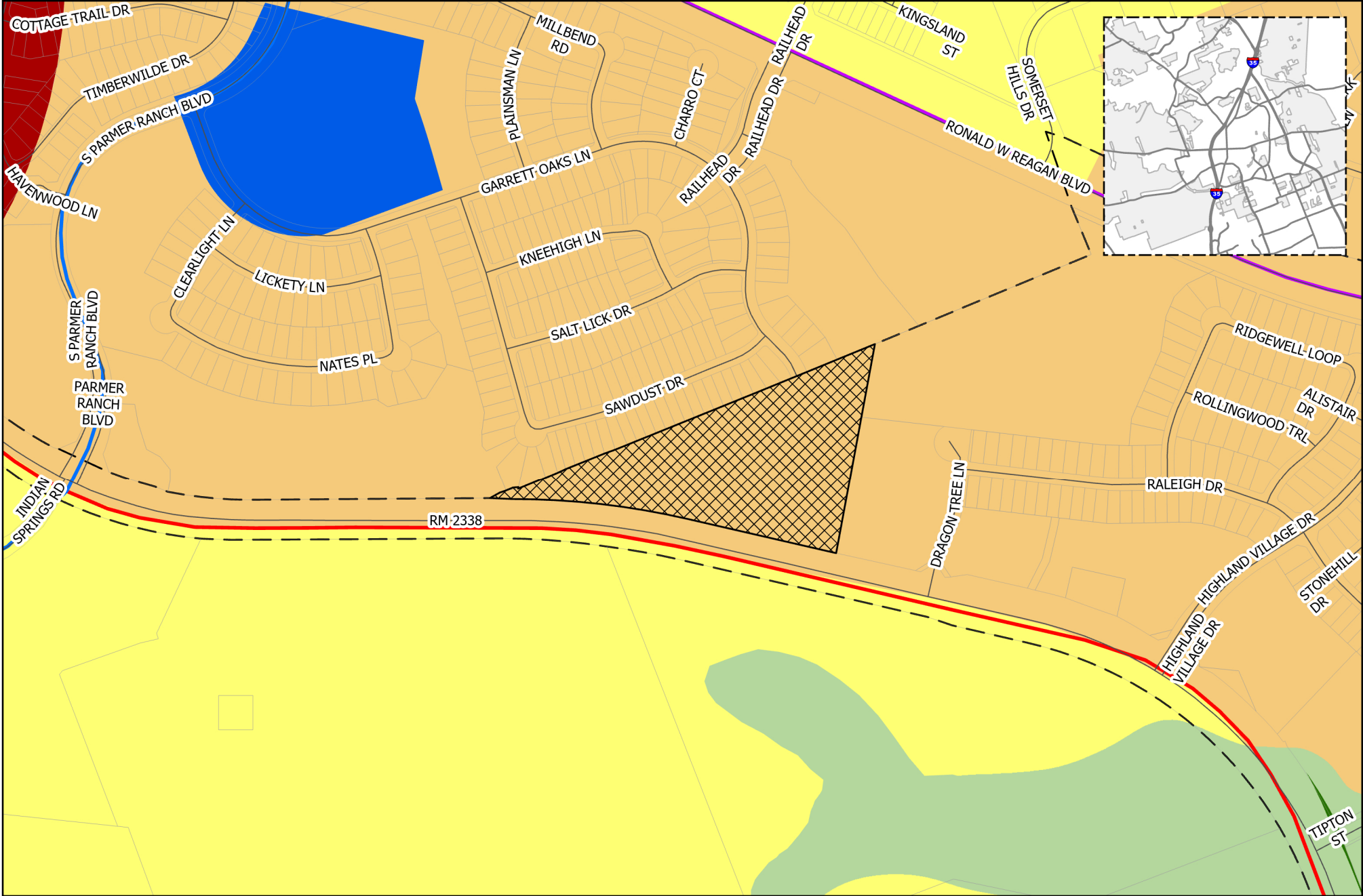
Location

2026-5-ANX

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ





**Future Land Use/
Future Mobility Plan**

2026-5-ANX

Exhibit #3

- Site
- Parcels
- City Limits

Thoroughfare

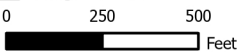
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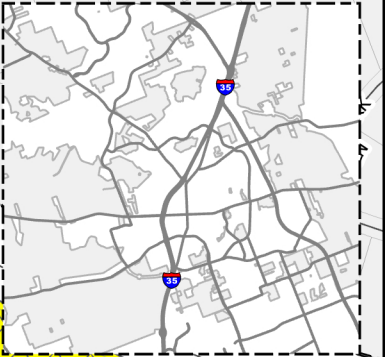
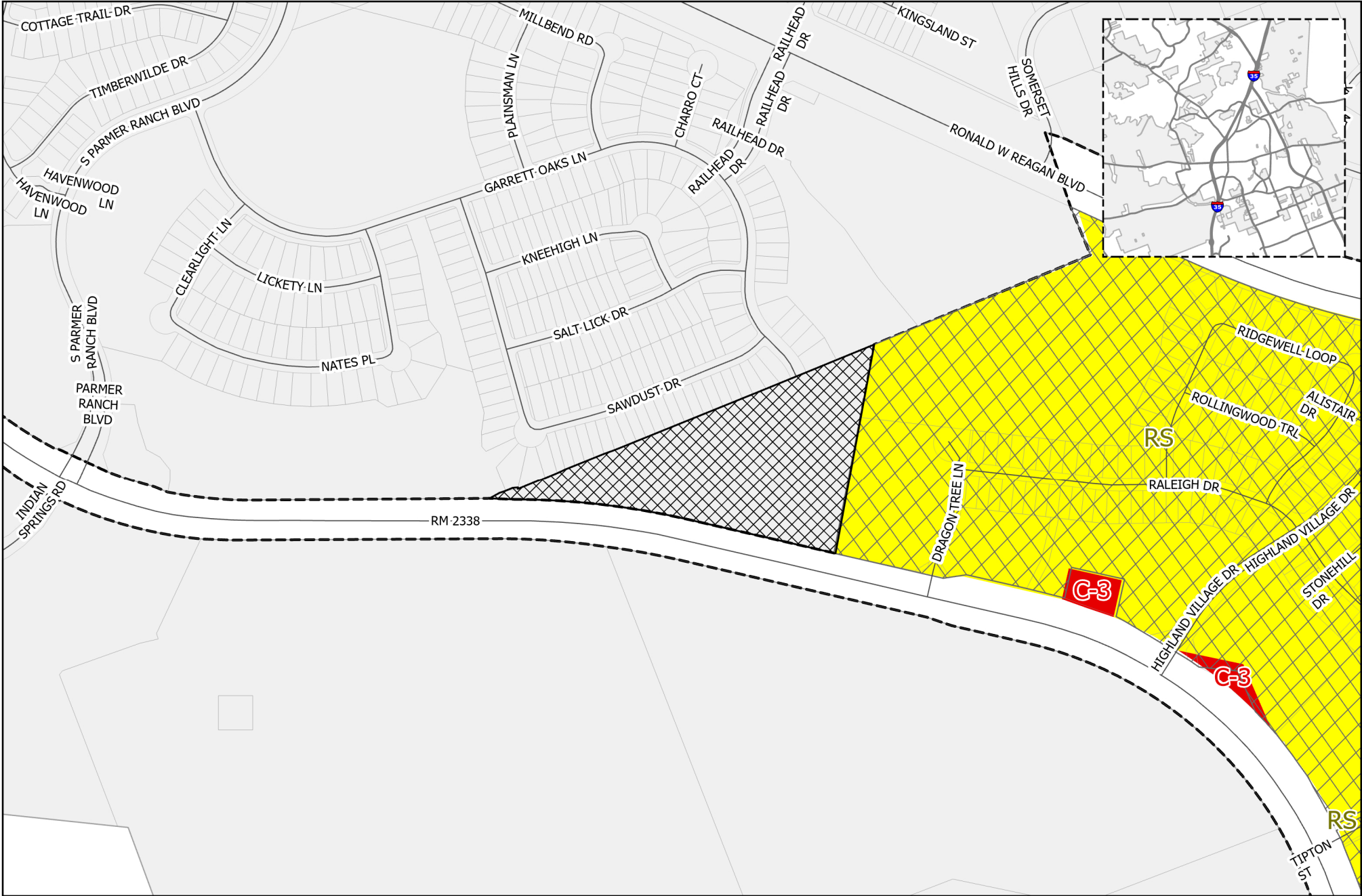
- Existing Freeway
- Existing Major Arterial
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Future Land Use

FLU

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





Zoning

2026-5-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
- 0 250 500 Feet



Residential Uses	Sec. 5.02.010
Permitted by Right	Assisted Living, Nursing or Convalescent Home, Hospice facility
Permitted with Limitations	Upper-story Residential, Home-based Business
Special Use Permit Required	Multifamily (Attached) Dwelling Units

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

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

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

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

The full UDC document can be found online at udc.georgetown.org. More information on all uses and any applicable limitations can be found in UDC Chapter 5. Definitions of all uses can be found in UDC Chapter 16.

planning@georgetown.org | (512) 930-3575

Agricultural Uses	Sec. 5.07.010
Special Use Permit Required	Meat Market

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

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

Dimensional Standards: Sec. 7.02.020	Feet
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	10
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	10
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	60
Maximum Impervious Cover - Sec. 11.02	-
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02	-

The full UDC document can be found online at udc.georgetown.org. More information on all uses and any applicable limitations can be found in UDC Chapter 5. Definitions of all uses can be found in UDC Chapter 16.

planning@georgetown.org | (512) 930-3575



March 12, 2026

City of Georgetown Planning Department
406 W. 8th Street
Georgetown, TX 78626

Re: Nations Tract
Annexation with Initial Zoning Submittal
Letter of Intent

SEC Planning is submitting this Letter of Intent for the annexation of 11.6 acres known as the Nations Tract (project site). The Nations Tract is located near the intersection of RM 2338 and Dragon Tree Lane at 8600 RM 2338, and is directly adjacent to the current City limits. The current use of the property is Agriculture. No existing structures on the property are planned to be utilized for the development of the tract.

Upon annexation, the applicant requests a base zoning category of General Commercial (C-3).

The proposed application for annexation meets the approval criteria outlined in UDC Section 3.25.030 as described below:

The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.

Response: The application has been completed and all items required for annexation submittal have been provided for review.

The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.

Response: The annexation of the Nations Tract will promote the healthy growth of the City through development of a vacant site with commercial uses that will aid in serving the community's needs. The site is situated adjacent to the current Georgetown City Limits. The site would provide for nonresidential uses along an existing major arterial and would include appropriate landscape buffering. All development will be regulated through Georgetown UDC.

Consistency with the City's adopted long range plans and annexation policies.

Response: The site will be developed in accordance with the Georgetown 2030 Comprehensive Plan by providing orderly and balanced growth along primary corridors and along edges of development. The current future land use for the property is Mixed-Density Neighborhood, which encourages the incorporation of Commercial services along arterial corridors, specifically RM 2338 (Williams Drive).

The proposed zoning district requested to be designated on the property meets the approval for a Zoning Map Amendment outlined in UDC Section 3.06.030 as described below:



The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.

Response: The application has been completed with acknowledgement of all items required for rezoning submittal.

The zoning change is consistent with the Comprehensive Plan.

Response: The requested zoning change for Commercial (C-3) is consistent with the Georgetown 2030 Comprehensive Plan's corridor development pattern and future land use designation of Mixed-Density Neighborhood. Policies set forth in the Georgetown 2030 Comprehensive Plan are as follows:

- 1) *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.*

The requested zoning is consistent with the surrounding land use designation Mixed-Density Neighborhood. The site is located in proximity to single-family, multi-family, and commercial uses, creating an environment where a balanced mix of uses can be realized within the greater context of the Mixed-Density Neighborhood designation. Due to the property's frontage along RM 2338 (major arterial), commercial zoning is appropriate and serves as a transition between the arterial and existing single-family and multi-family uses.

- 2) *Policy LU. 3: Promote development of complete neighborhoods across Georgetown.*

The proposed use of the site as commercial would add to this objective by providing retail services and employment opportunities in close proximity to established neighborhoods. By ensuring convenient access to these services, an overall improvement in the quality of life can be created for the surrounding neighborhoods.

- 3) *Policy LU.10: Support the City's growth and development using a decision framework that promotes fiscal health, safety, and quality of life for our current and future residents.*

Development of the property with commercial uses would support the City by expanding the local sales tax base and providing needed retail services in close proximity to existing residents in a rapidly growing sector of the City.

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

Response: As previously stated, the commercial zoning would front along RM 2338 (Williams Drive) and serve as a transition zone between residential and a major arterial, creating an expanded sales tax base for the City. This conforms to the Comprehensive Plan's recommended corridor development pattern.



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

Response: The property is situated directly adjacent to land within the Highland Village community that is also designated as C-3. Due to the adjacent commercial land use and location along a major arterial, the applicant believes that the proposed zoning category is suitable for the site and compatible with adjacent uses.

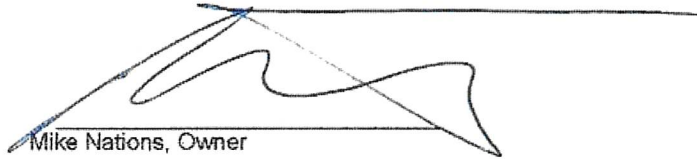
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.

Response: As stated above, the applicant believes the property is suitable for uses permitted by the proposed commercial district. Access to an existing arterial (RM 2338) and adjacent utility infrastructure also enhance the suitability for a new commercial development.

The subject property is located within the City's service area for water and wastewater. Water is available to the site via a 12" waterline located at the northern boundary of the tract and adjacent to the eastern boundary of the tract. Wastewater is available via an 18" and 21" wastewater line located at the southwestern corner of the tract. The applicant shall submit a utility evaluation request form consistent with the City of Georgetown's policies to evaluate the proposed development against existing utility capabilities and for consistency with the City's current water and wastewater master plans. The owners of the subject tract shall seek to construct the necessary improvements for utilizing the City's wastewater system for the development of their tract only. The applicant understands that construction of capital improvements may be necessary for the development of their tract, but the responsibility shall be proportional to the need.

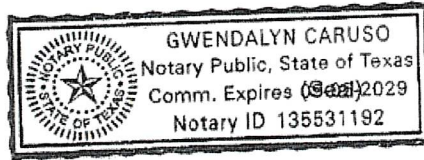
The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings. With this signed petition for voluntary annexation, the landowner understands that construction of any capital improvements necessary for development on the property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.




Mike Nations, Owner

The State of Texas
County of Culberson

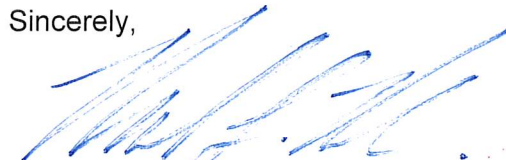
Before me, Gwendalyn Caruso (insert the name and character of the officer), on this day personally appeared Mike Nations known to me (or proved to me on the oath of Texas Drivers or through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office this 12 day of March 2021



(Notary's Signature) _____
Notary Public, State of Texas

Thank you for your consideration of this request. Should you have any questions or need additional information, please do not hesitate to contact me at mbaker@secplanning.com, or 512.246.7003.

Sincerely,



Mark Baker, ASLA
Principal

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.	Partially 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. While the proposed General Commercial (C-3) zoning district could be seen as too intense for the MDN future land use designation, the site's adjacency to RM 2338, a major arterial, lends itself to higher intensity uses and is the reason staff finds partial compliance with this criteria. The General Commercial zoning district is described as intended to provide for commercial and retail activities that serve the larger community and its visitors. The allowed uses within this zoning district can be large in scale and generate substantial traffic, thus making them only appropriate along major roadways. In a vacuum, the C-3 zoning district is generally seen as too intense of a non-residential use to be located within an MDN. In this case, however, the property is located along a major roadway that has begun to develop as a commercial corridor with a similar intensity. The areas east of this site, along RM 2338, are part of the Highland Village Planned Unit Development (PUD) and have a base zoning district of General Commercial. If non-residential uses are going to develop in MDNs, the Comprehensive Plan states they should be located along the periphery of the neighborhood and along arterial level roadways, which this request complies with. Additionally, this request aligns itself with Land Use Policy #3 which seeks to promote development of complete neighborhoods across Georgetown. The surrounding area is largely residential, and the introduction of additional commercial space could provide additional services and retail opportunities to the surrounding 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 General Commercial will subject the property to additional regulations in the UDC that the site is not currently regulated under today. These additional regulations will promote the health, safety, and general welfare of the city as well as the safe, orderly and healthful development of this area. Today, the property is located in Georgetown's Extra Territorial Jurisdiction (ETJ) and is not subject to the zoning standards of the Unified Development Code. This means that without	

annexation, the property could still develop and operate any of the uses allowed within the C-3 zoning district, except there would be no development standards to mitigate any potential negative impact to the residential area to the north of the subject site. Annexation into the city limits ensures regulations such as setbacks, building height, and buffer yards are provided and compatible with other development in the area.

With the development of this property, the UDC will require Garret Oaks Lane to be extended as it currently stubs into the subject site. If the extension of this street connects to RM 2338, it could increase traffic into what is now a solely residential area. While there is concern regarding a potential increase in traffic, this extension would be required regardless of the property's annexation into the city. If the property chose to remain in the ETJ, the road would still be extended at the time of development.

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 property is currently surrounded by a mix of existing residential in the ETJ and land entitled for multifamily and commercial uses as part of the Highland Village PUD. The General Commercial zoning district is largely compatible with the present zoning and the character of the surrounding area. As mentioned previously, the annexation of this property will subject the site to additional development regulations, making it more compatible with the surrounding properties.

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. There are both water and wastewater lines within close proximity to the site.

Colin Davidson

From: Colin Davidson
Sent: Tuesday, June 2, 2026 4:32 PM
To: Colin Davidson
Subject: FW: [EXTERNAL] Opposition to Zoning Map Amendment Case #2026-5-ANX (8600 RM 2338)

Follow Up Flag: Follow up
Flag Status: Flagged

From: Charlie Matar [REDACTED]
Sent: Sunday, May 31, 2026 8:13 PM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] Opposition to Zoning Map Amendment Case #2026-5-ANX (8600 RM 2338)

[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.

Dear Planning and Zoning Commission Members,

I am writing to express my opposition to the proposed Zoning Map Amendment and annexation request for 8600 RM 2338 (Case #2026-5-ANX).

I OBJECT to this annexation request.

My family and I are homeowners on Garrett Oaks Lane, within the residential neighborhood directly adjacent to the proposed commercial zoning area. While I understand that growth and development are occurring throughout Georgetown, I am concerned about the impacts this proposal could have on our neighborhood.

Of particular concern is the possibility that future development of this tract could create a roadway connection between the proposed commercial property and our existing residential street network, including Garrett Oaks Lane and Sawdust Drive. Such a connection would likely encourage cut-through traffic from motorists seeking a shortcut to RM 2338.

Our neighborhood streets were designed to serve local residential traffic, not commercial traffic or through traffic. Increased vehicle volumes would create safety concerns for residents and our children, who regularly use these streets. It would also increase noise, congestion, and diminish the quiet residential character that attracted many families to this area.

I am also concerned that the proposed commercial zoning may negatively impact nearby homeowners through increased traffic, lighting, noise, and other commercial activities that are incompatible with adjacent residential uses.

At a minimum, I request that the City require a comprehensive traffic impact analysis and prohibit any future vehicular connection between the proposed commercial development and the Garrett Oaks/Sawdust neighborhood street system. Without such protections, the burden of this development will be unfairly placed on existing residents.

For these reasons, I respectfully request that the Planning and Zoning Commission deny the proposed zoning amendment or impose conditions that fully protect the surrounding residential neighborhood.

Thank you for your consideration.

Sincerely,

Charles Matar
1812 Garrett Oaks Ln
Georgetown, TX

Colin Davidson

From: Colin Davidson
Sent: Tuesday, June 2, 2026 4:33 PM
To: Colin Davidson
Subject: FW: [EXTERNAL] Objection Regarding Case #2026-5-ANX (8600 RM 2338)

Follow Up Flag: Follow up
Flag Status: Flagged

From: Valeria Tobey [REDACTED]
Sent: Sunday, May 31, 2026 8:10 PM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] Objection Regarding Case #2026-5-ANX (8600 RM 2338)

[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.

Dear Planning and Zoning Commission Members,

I am a homeowner in the neighborhood adjacent to the property involved in Case #2026-5-ANX, and I would like to formally express my concerns regarding the proposed annexation and General Commercial (C-3) zoning request at 8600 RM 2338.

I OBJECT to this proposed annexation.

My primary concern is the potential impact on our residential Parmer Ranch neighborhood, particularly the possibility of a future roadway connection between the proposed commercial tract and streets such as Sawdust Drive and Garrett Oaks Lane.

If such a connection is established, our neighborhood could become a convenient route for drivers attempting to access RM 2338. Increased cut-through traffic would reduce safety for families, children (a growing number in this neighborhood), walkers, and cyclists while increasing congestion, speeding, and noise within a neighborhood that was developed and purchased as a quiet residential area.

I am also concerned about the broader impacts that commercial zoning immediately adjacent to homes can create, including increased lighting, noise, delivery traffic, and other activities that may affect residents' quality of life.

As the City evaluates this request, I urge decision-makers to carefully consider the effect on existing homeowners and require protections that preserve the integrity and safety of our neighborhood. Specifically, I ask that any approval include a permanent restriction preventing vehicular access between the commercial property and the surrounding residential streets.

I respectfully request that these concerns be included in the public record and considered during the review of this application. Thank you for your time and service to our community.

Respectfully,

Valeria Tobey
1812 Garrett Oaks Ln
Georgetown, TX



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: 8600 RM 2338

Project Case #: 2026-5-ANX P&Z Date: 6/16/2026 Case Manager: Colin Davidson

Name of Respondent: Pedram Imani & Sophia Ahad
(Please print name)

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

Address of Respondent: 2320 Sawdust Dr Georgetown, Tx 78633
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

We purchased our home and promised this permanent greenbelt would be untouched. We move here for the privacy, the beautiful greenbelt and Do NOT approve of this zone being built in our back yard invading our privacy

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

City of Georgetown, Texas
Planning and Zoning Commission
June 16, 2026

SUBJECT:

2026-1-CPA (2026 Comprehensive Plan Updates)

SUGGESTED ACTION:

Public Hearing and possible action on a request on a request to amend the 2030 Comprehensive Plan Future Land Use Map in accordance with Section 1.12.010 and 1.12.060 of the City Code of Ordinances (2026-1-CPA) -- Jeff Fisher, AICP, Assistant Planning Director

ITEM SUMMARY:

The City of Georgetown is requesting Future Land Use Map (FLUM) Amendments to the Georgetown Comprehensive Plan Comprehensive for five (5) areas to facilitate future development proposals as outlined in the attached Staff Report.

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[2026-1-CPA - Presentation_PZ.pdf](#)

[2026-1-CPA - Staff Report_Final.pdf](#)

[Exhibit 1A - Current Land Use Map \(Area 1\).pdf](#)

[Exhibit 1B - Future Land Use Map \(Area 1\).pdf](#)

[Exhibit 2A - Current Land Use Map \(Area 2\).pdf](#)

[Exhibit 2B - Future Land Use Map \(Area 2\).pdf](#)

[Exhibit 3A - Current Land Use Map \(Area 3\).pdf](#)

[Exhibit 3B - Future Land Use Map \(Area 3\).pdf](#)

[Exhibit 4A - Current Land Use Map \(Area 4\).pdf](#)

[Exhibit 4B - Future Land Use Map \(Area 4\).pdf](#)

[Exhibit 5A - Current Land Use Map \(Area 5\).pdf](#)

[Exhibit 5B - Future Land Use Map \(Area 5\).pdf](#)

2026 Comprehensive Plan (Future Land Use) Amendments

June 16, 2026 | Planning & Zoning Commission

Item Under Consideration

2026-1-CPA

- Public hearing and possible action on a request to amend the 2030 Comprehensive Plan Future Land Use Map in accordance with Section 1.12.010 and 1.12.060 of the City Code of Ordinances -- Jeff Fisher, AICP, Assistant Planning Director
- Five (5) areas of the City to facilitate future development

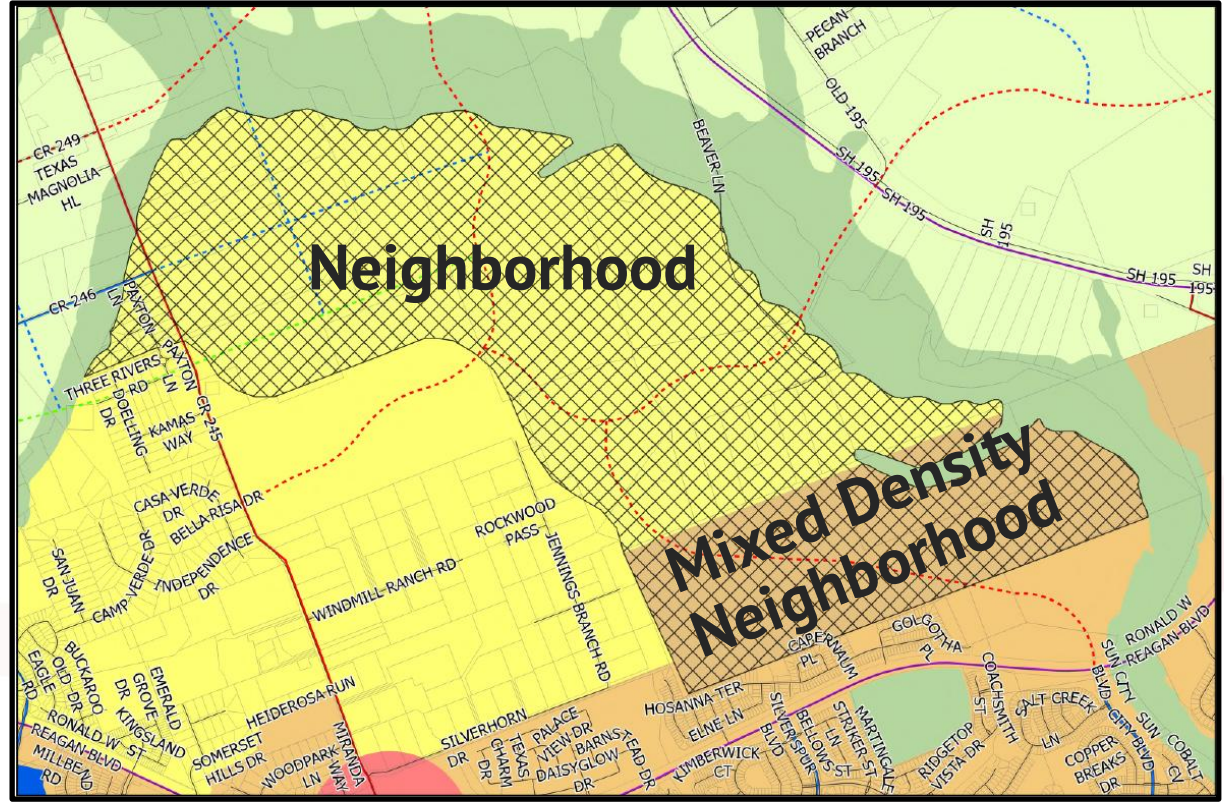
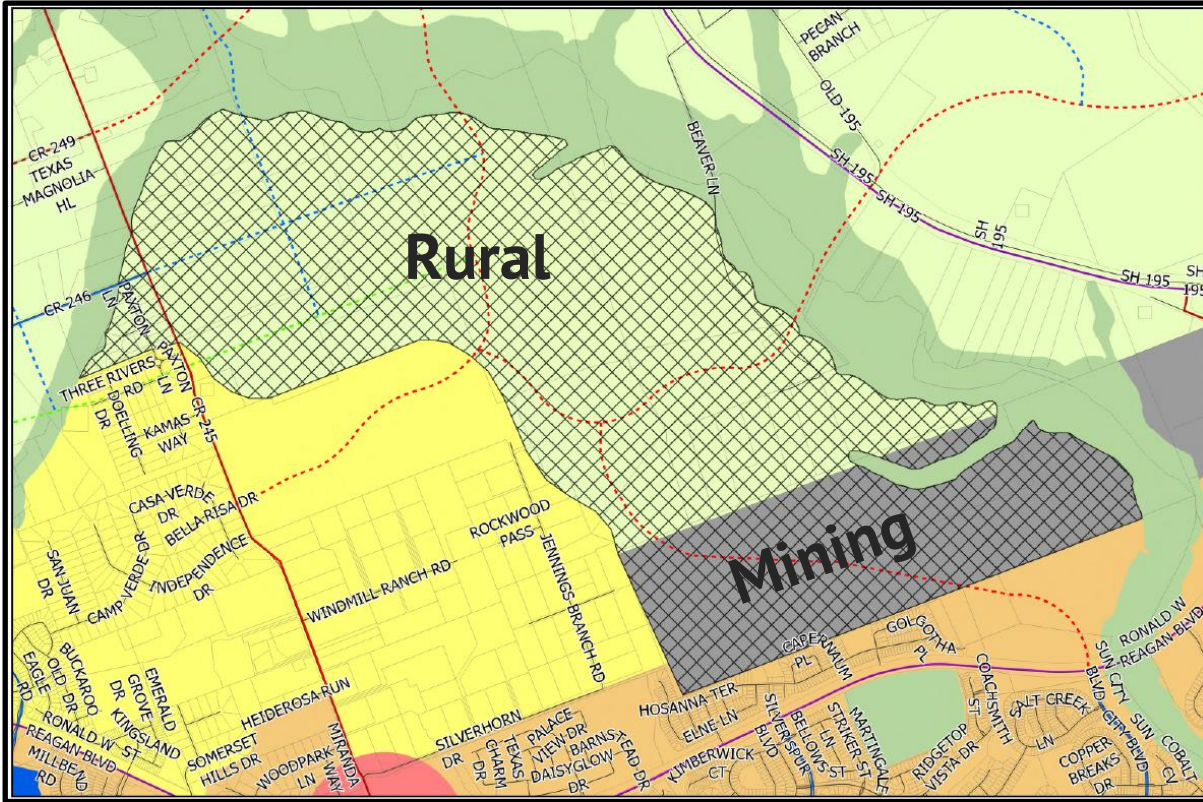
Summary and Analysis

Area 1 (Yearwood and Rock Bluff, north of Ronald Reagan Blvd, near S.H. 195)

CURRENT



PROPOSED



Area 1 (Yearwood and Rock Bluff, north of Ronald Reagan Blvd, near S.H. 195)

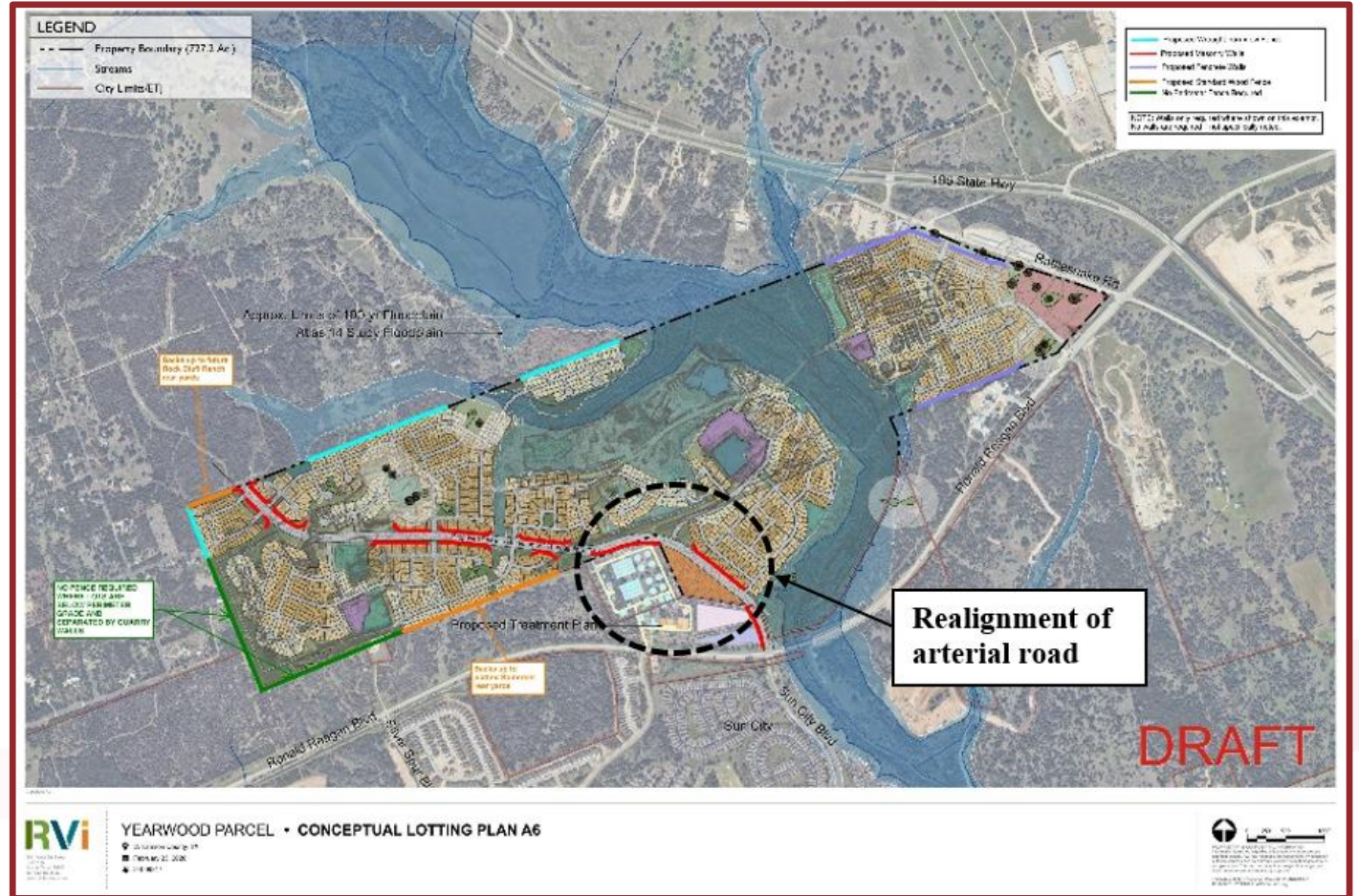
- Future Land Use Map Amendment for 1,528.32 acres of land
- South portion (403.7 ac): Mining (M) to **Mixed Density Neighborhood (MDN)**
 - Existing quarry to be repurposed for Yearwood Development
 - Intended for single-family dwellings, duplexes and townhomes
- North portion (1,124.62 ac): Rural Residential (RR) to **Neighborhood (N)**
 - Includes land for Rock Bluff Development to facilitate future residential.

ANALYSIS

- Mixed Density Neighborhood (MDN) can assist in the provision of more diverse housing options at various price points (Housing Policy H.10)
- Georgetown 2030 Plan Update:
 - 81% of overall current land use (in 2020) is single-family housing
 - 16,078 acres of single-family housing (only 88 acres two-family housing and 251 acres low density multifamily housing);
 - 28% of owners earning less than \$50,000 per year.
- Neighborhood (N) will provide transition between Mixed Density Neighborhood (MDN) to south and Rural Residential (RR) to north avoiding “leapfrog” development (Land Use Policy LU.1)

ANALYSIS

- Transportation Department will conduct further analysis upon annexation to ensure adequate road capacity through traffic modeling
- City and property owner for Yearwood development have agreed to modify alignment of Sun City Boulevard extension northeast of the proposed city water facility

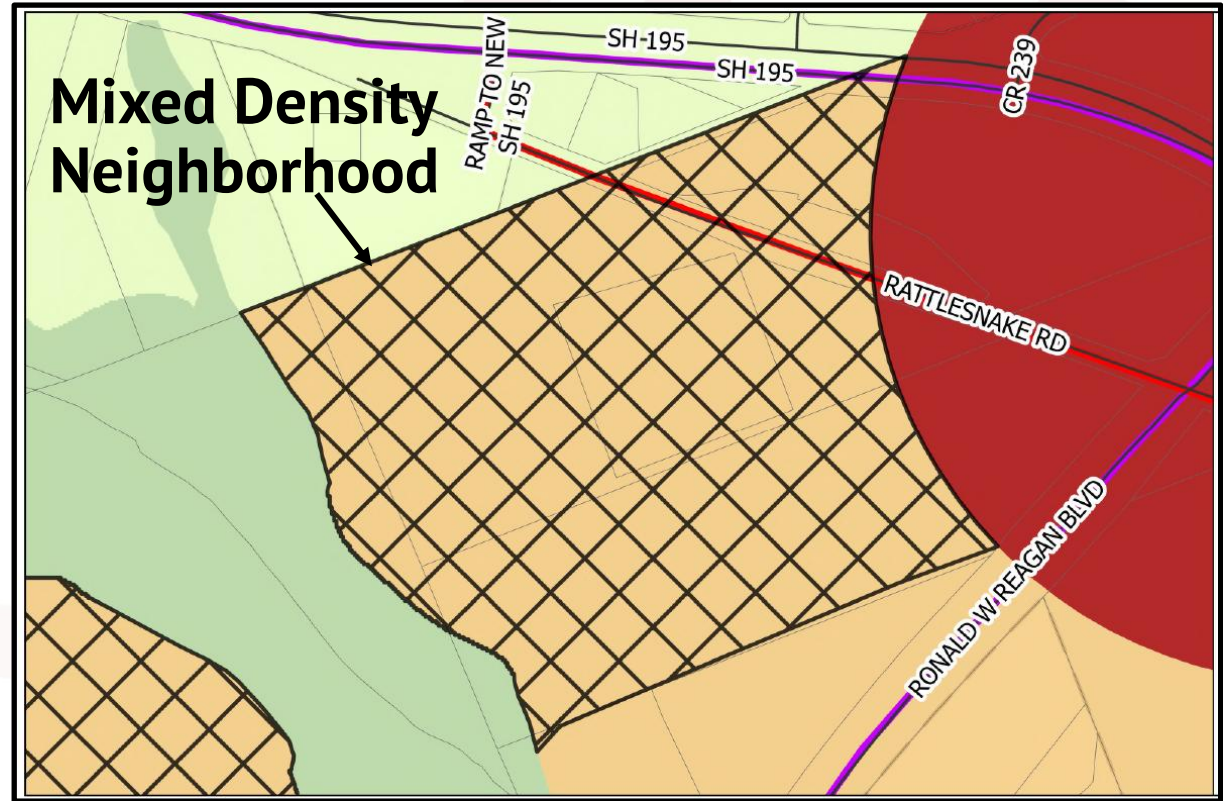


Area 2 (Quarry on Rattlesnake Road and S.H. 195, near Ronald Reagan Blvd)

CURRENT



PROPOSED



Area 2 (Quarry on Rattlesnake Road and S.H. 195, near Ronald Reagan Blvd)

- Future Land Use Map Amendment for 124.7 acres of land
- Mining (M) to **Mixed Density Neighborhood (MDN)**
- Existing quarry to be repurposed for Yearwood Development
- MDN intended for single-family dwellings, duplexes and townhomes

ANALYSIS

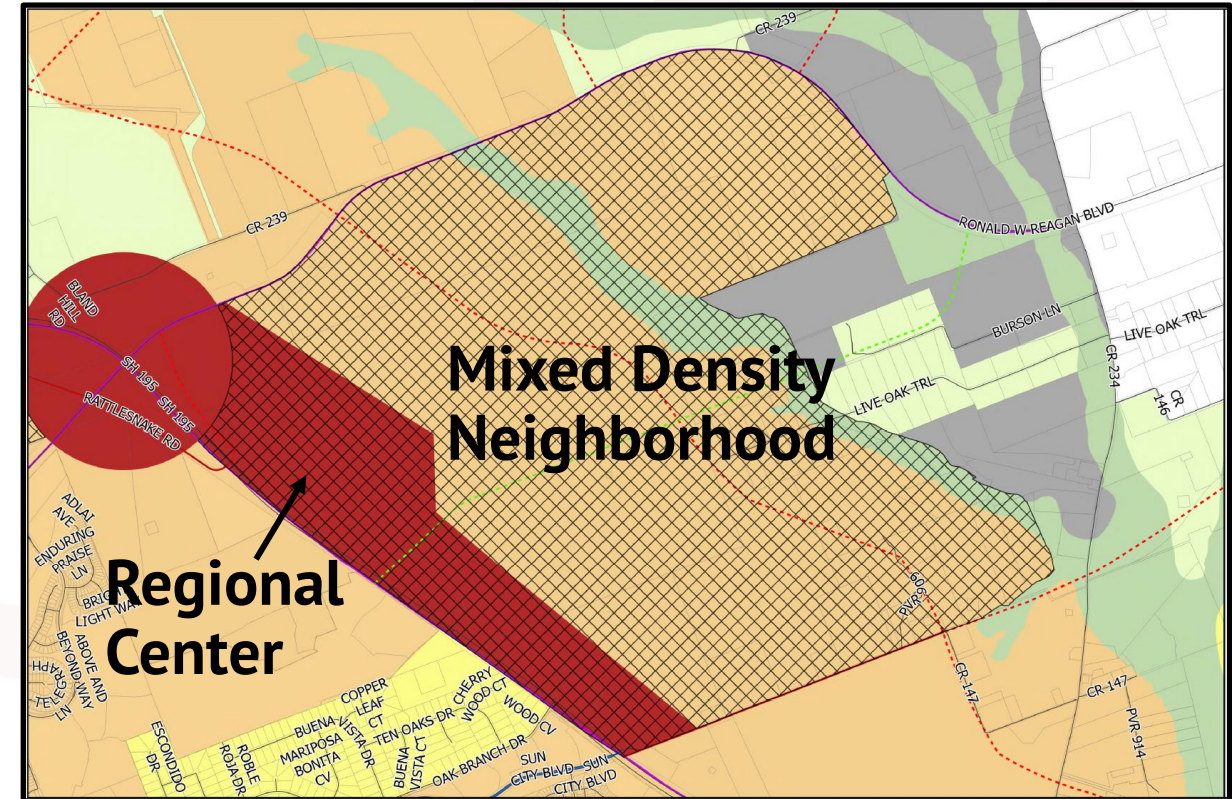
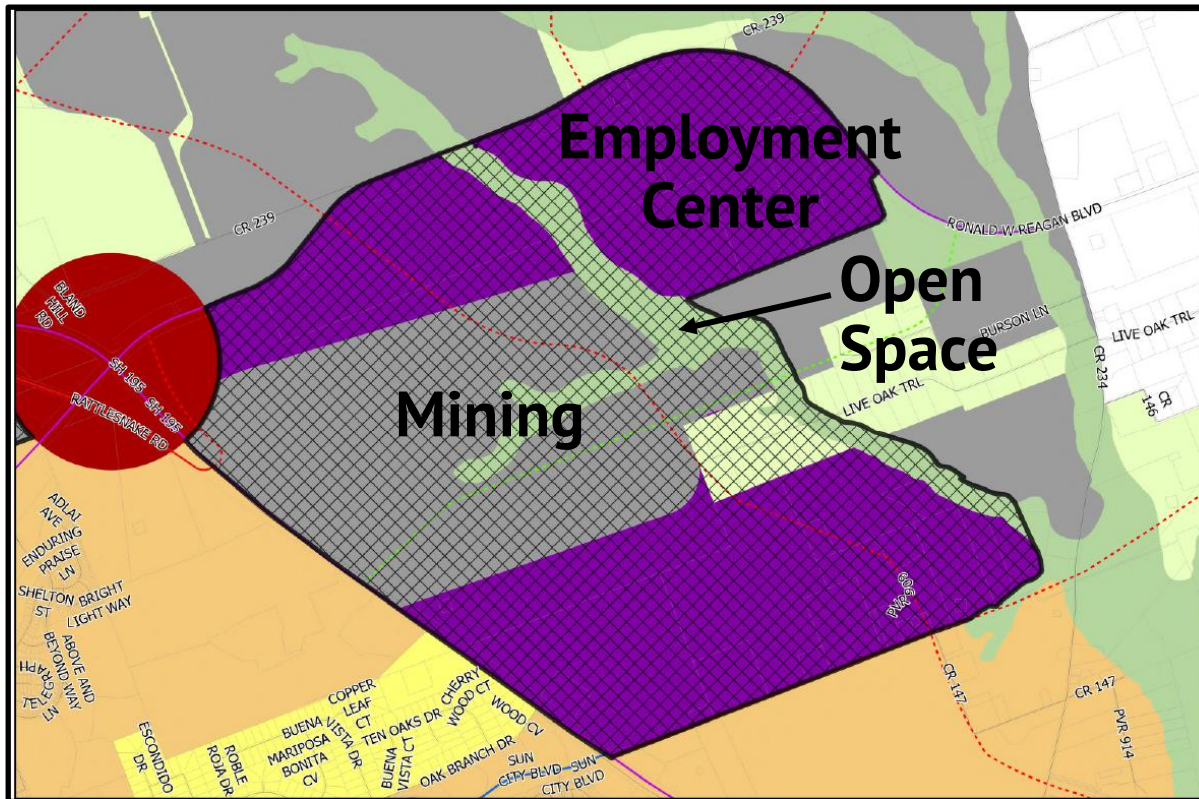
- Mixed Density Neighborhood (MDN) can assist in the provision of more diverse housing options at various price points (H.10)
- MDN can also provide an effective transition from the existing MDN neighborhood to south and new MDN neighborhood to west (LU.1)
- Transportation will address traffic modeling upon annexation
- Fire will provide comments during formal development process

Area 3 (Quarry southeast of Ronald Reagan Blvd. and S.H. 195)

CURRENT



PROPOSED



Area 3 (Quarry southeast of Ronald Reagan Blvd. and S.H. 195)

- Future Land Use Map Amendment for 2,623.51 acres of land
- Extension of **Regional Center (RC)** commercial corridor adjacent to S.H. 195 to allow commercial and mixed-use development.
- Change of east portion from Mining (M) to **Mixed Density Neighborhood (MDN)** to allow various housing types.

ANALYSIS

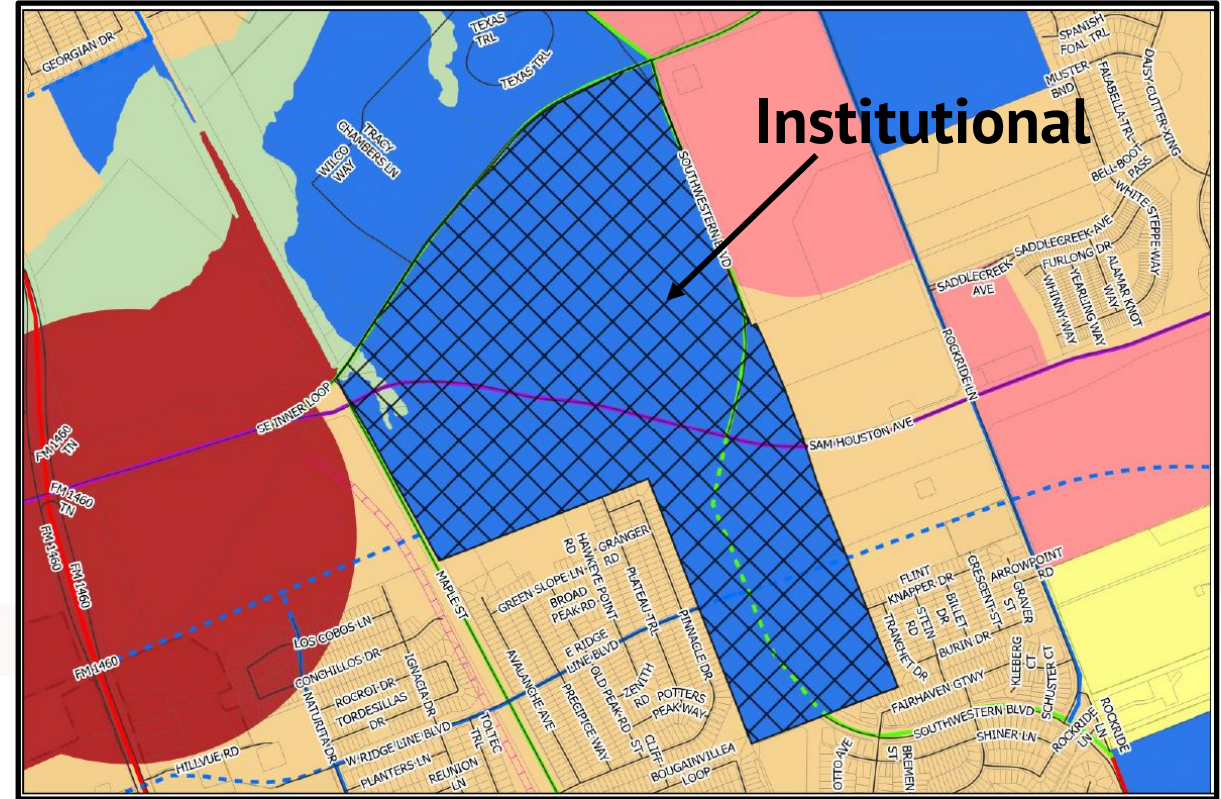
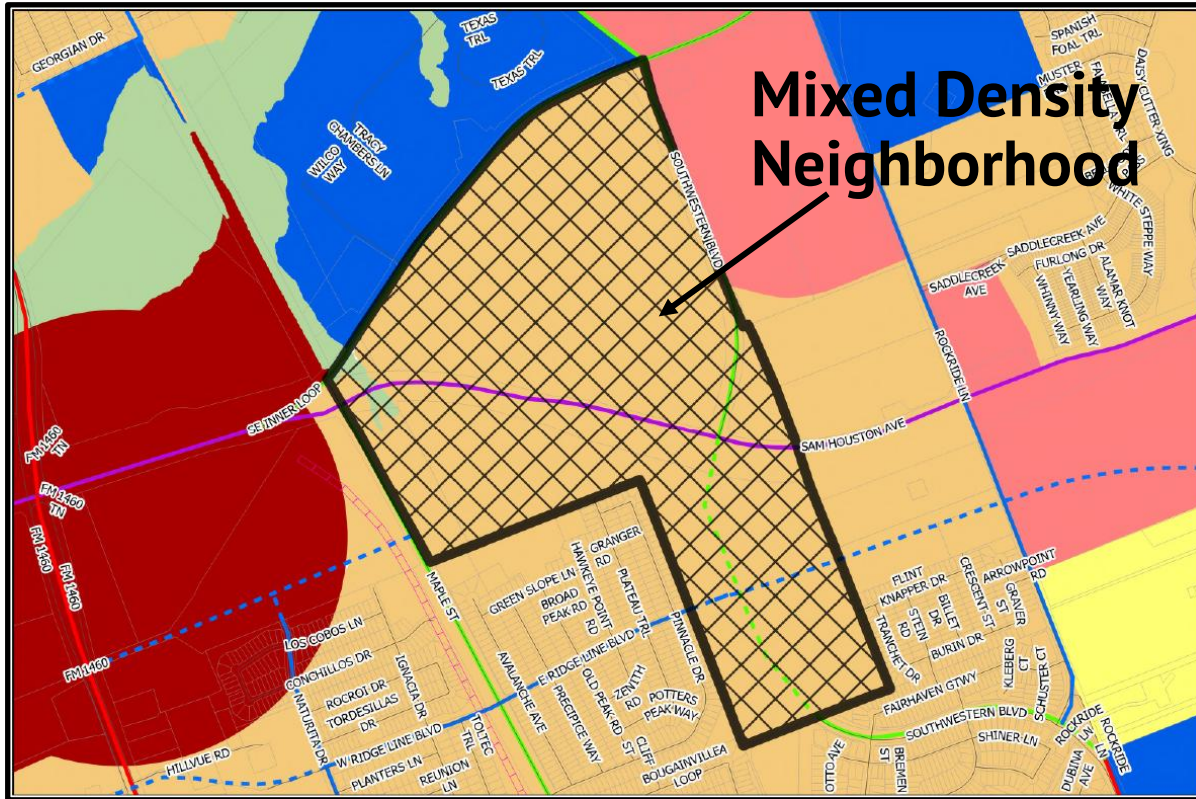
- Extending Regional Center (RC) along S.H. 195 will establish a commercial corridor to support future retail and office development to service the surrounding neighborhoods (LU.1)
- Corridor policies of 2030 Plan Update providing a transition between commercial and less dense residential development along major roadways
- Mixed Density Neighborhood (MDN) will facilitate the provision of more diverse housing options at various price points (H.10)
- Transportation will address traffic modeling upon annexation
- Fire will provide comments during formal development process

Area 4 (Proposed Williamson County Site, SE Inner Loop, Sam Houston Ave, Rockride Ln)

CURRENT



PROPOSED



Area 4 (Proposed Williamson County Site, SE Inner Loop, Sam Houston Ave, Rockride Ln)

- Future Land Use Map Amendment for 308.41 acres of land
- Mixed Density Neighborhood (MDN) to **Institutional (I)**
 - Future site of Williamson County Justice Campus, immediately south of existing Williamson County Administration Facility.
 - FLUM Amendment would facilitate a possible zone change from Agricultural (A) and Residential Single-Family (RS) zoning to a district suitable for the Campus.

ANALYSIS

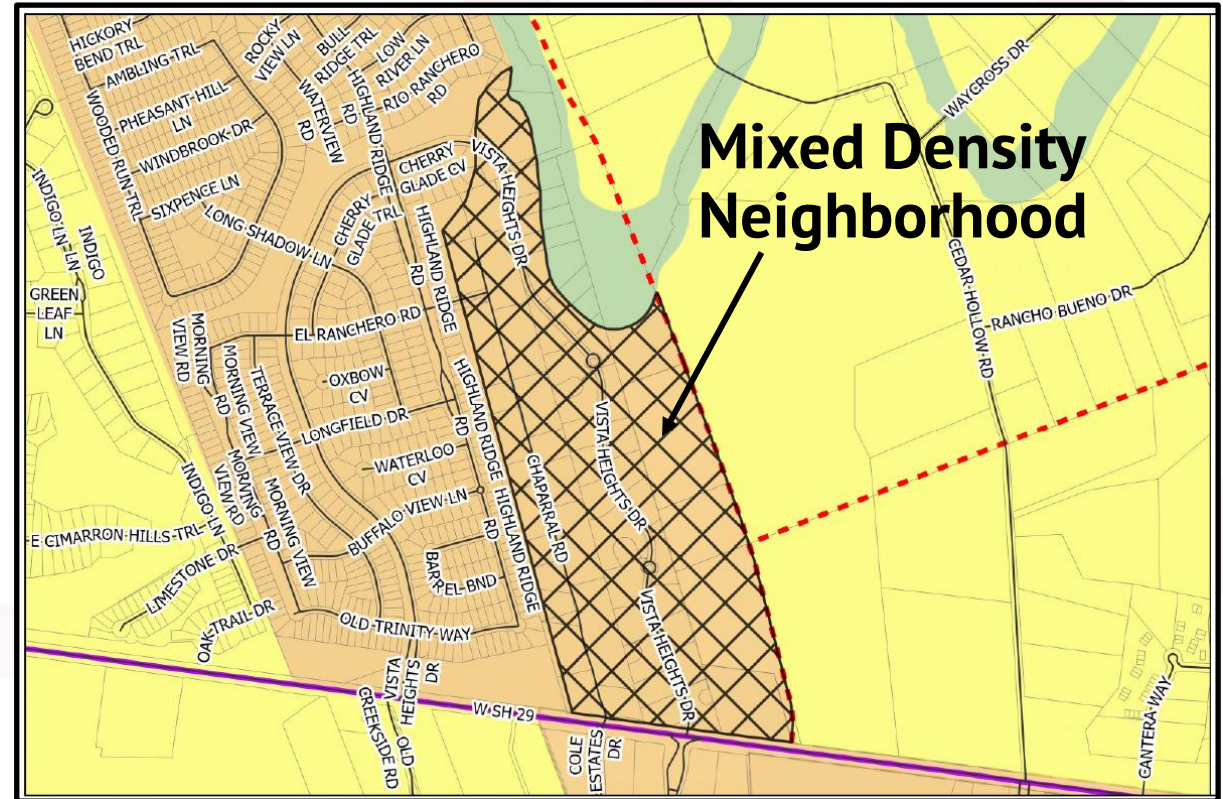
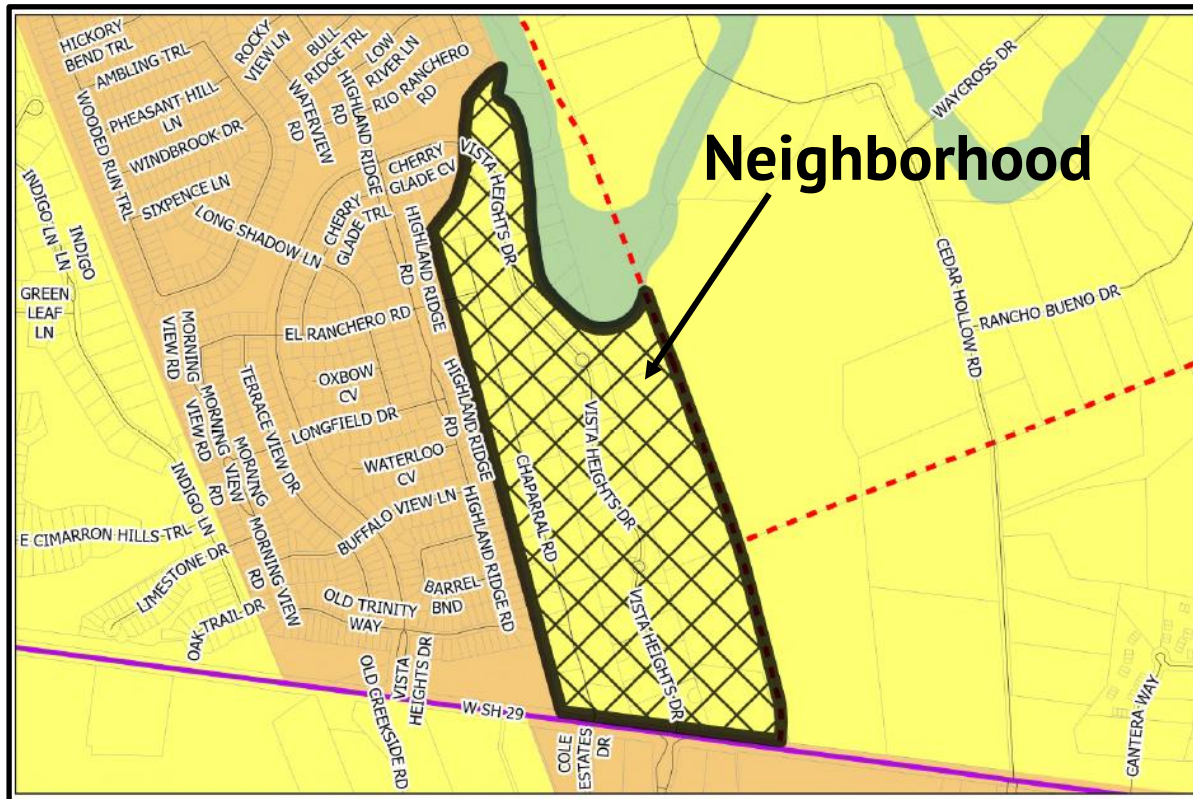
- Amendment to Institutional (I) aligns with (LU.1) that encourages a mix of uses including Employment.
- Institutional (I) provides a transition between large Regional Center (RC) Node to west, and two Community Centers (CC) to east
- Transportation will address traffic modeling upon annexation
- Fire will provide comments during formal development process

Area 5 (Proposed Vista Townhomes – West University Avenue)

CURRENT



PROPOSED



Area 5 (Proposed Vista Townhomes – West University Avenue)

- Future Land Use Map Amendment for 106.56 acres of land
- Mixed Density Neighborhood to **Mixed Density Neighborhood**
- Can support future development including Vista Townhomes project upon annexation and zoning

ANALYSIS

- Mixed Density Neighborhood (MDN) will avoid having Neighborhood (N) of large lot homes to west of future Vista Townhomes
- MDN can provide a more adequate transition between Neighborhood (N) to east and additional MDN to west (LU. 1), and allow for more diverse housing options (Goal #6)
- Greater density in MDN also makes practical sense next to a Future Arterial Road immediately east of the area
- Transportation will address traffic modeling upon annexation
- Fire will provide comments during formal development process

Approval Criteria – UDC Section 3.04.030

Criteria for Comprehensive Plan Amendment	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	X		
The proposed amendment promotes the health, safety, and general welfare of the City. . MDN designation will allow more attainable housing at different price points (LU. 11); development will be along or adjacent to Arterial Roads to accommodate more traffic (Goal #1)	X		

Approval Guidelines – UDC Section 3.04.030

Guidelines for Comprehensive Plan Amendment	Complies	Partially Complies	Does Not Comply
The need for the proposed change. MDN will allow for more diverse housing (LU.11); Regional Center will accommodate more commercial-residential balance (LU.1)	X		
The effect of the proposed change on the need for City services and facilities. (Transportation will need to review and affirm increased traffic can be managed through capacity analysis upon annexation)		X	

Approval Guidelines – UDC Section 3.04.030

Guidelines for Comprehensive Plan Amendment	Complies	Partially Complies	Does Not Comply
The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood. Mixed Density Neighborhood (MDN) provides additional housing options (Goal #6); Regional Center (RC) will provide commercial opportunities (LU. 1, Corridor Policies); Surrounding Regional Center (RC) and Community Center (CC) nodes will provide additional commercial in southeast	X		
The implications, if any, that the amendment may have for other parts of the Plan. Additional housing choices as a result of MDN future land uses (H.10) and commercial/retail opportunities for nearby residents along S.H. 195 (LU. 1)	X		

Public Notifications

- While not required by the UDC or State Law, as a courtesy, Staff mailed notices to all property owners subject to the FLUM amendments, as well as publication in the *Williamson County Sun* at least 15 days before this meeting.
- No responses were received in support or in opposition

Planning Department Staff Report

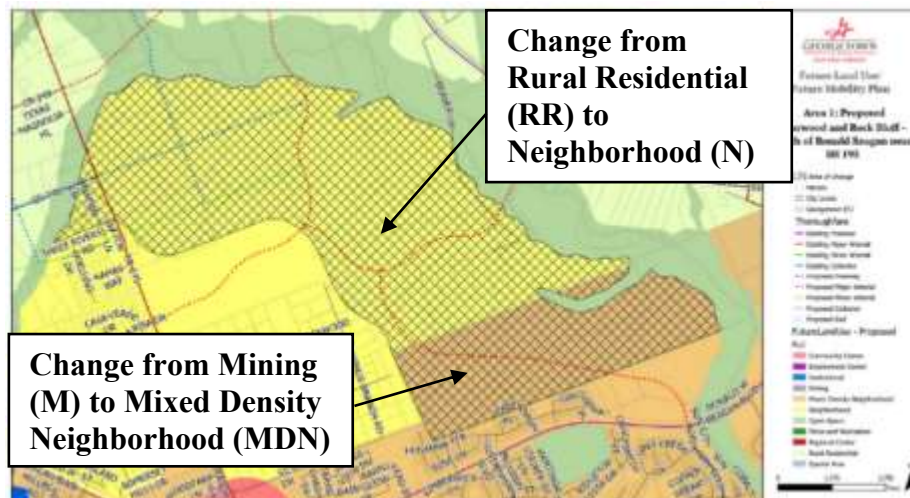
Report Date: June 16, 2026
Case No: 2026-1-CPA
Project Planner: Jeff Fisher, AICP, Assistant Planning Director

Item Details

Project & Applicant:	2026 Comprehensive Plan Amendments / Georgetown Planning
Location & Acreage:	Various – see below / 4,691.50 acres
Legal Description:	Area 1 - 1,528.32 acres in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard and west of State Highway 195; Area 2 - 124.7 acres north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road; Area 3 - 2,623.51 acres in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard; Area 4 - 308.41 acres in W.M. Addison Survey, generally located north of Westinghouse Drive, east of Maple Street, south of Sam Houston Avenue, and west of Rockride Lane; Area 5 - 106.56 acres in I. Donagan and A.H. Porter Surveys, generally located north of West State Highway 29 and east of Indigo Lane.
Request:	Public hearing and possible action on a request to amend the 2030 Comprehensive Plan Future Land Use Map in accordance with Section 1.12.010 and 1.12.060 of the City Code of Ordinances

Overview and Analysis

Area 1 (Yearwood and Rock Bluff, north of Ronald Reagan Blvd., near S.H. 195



The City is proposing to amend the Future Land Use Map (FLUM) of the Comprehensive Plan on the southern portion measuring approximately 403.7 acres from the Mining (M) Future Land Use designation to the Mixed-Density Neighborhood (MDN) designation and the remaining approximately 1,124.62 acres to the north from the Rural Residential (RR) Future Land Use designation to the

Planning Department Staff Report

Neighborhood (N) designation to facilitate future residential development and annexation into the City Limits.

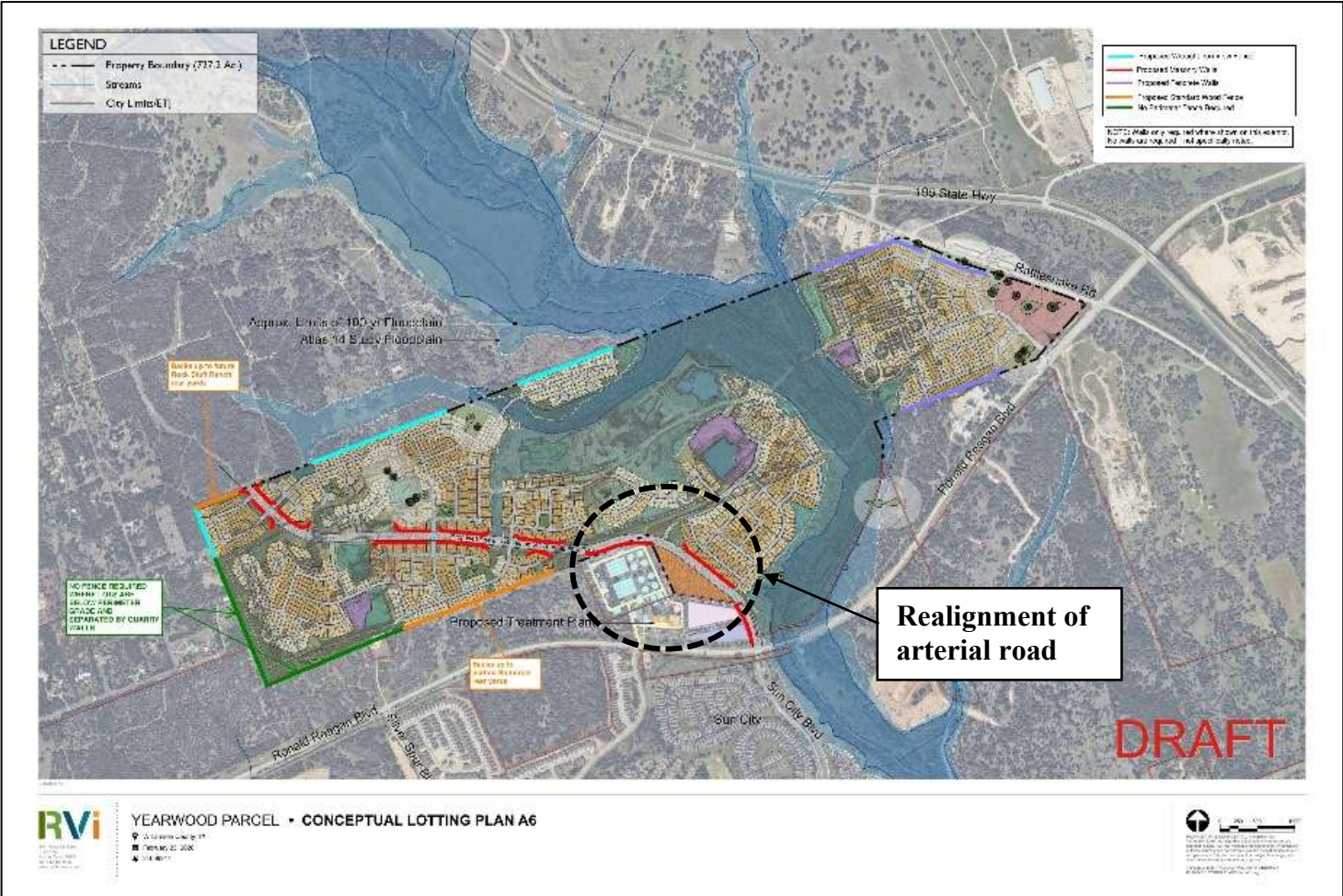
The southerly portion proposed to be designated Mixed-Density Neighborhood (MDN) is an existing quarry that is being repurposed for the proposed Yearwood development for residential housing. Housing as part of this development includes a combination of single-family dwellings, duplexes and townhomes, and a Mixed-Density Neighborhood (MDN) designation would facilitate this development with appropriate zoning in future. The Georgetown 2030 Plan Update as of January 2020 indicates that Single-Family housing comprises 6,891 acres within the city or almost 81% of the overall residential land use, as well as 16,078 acres of single-family zoning with two-family zoning only 88 acres, and low-density multifamily at only 251 acres. With the population of Georgetown expected to exceed the projections in the Plan of more than 110,064 residents in 2030 with new developments proposed or underway, the demand for more diverse housing zoning is needed. With 28% of owners in Georgetown earning less than \$50,000 per year, the demand for more housing that is attainable is imperative, and in alignment with Housing Policy H.10 aimed at encouraging a mix of housing types and densities across the community, as mixed-density neighborhoods provide various housing options at different pricing points.

The northerly portion is proposed to be designated as Neighborhood (N) to facilitate the intended Rock Bluff development which includes low density residential housing. The Neighborhood (N) designation would be a logical extension of the Rock Bluff single-family development to the west and allow for additional single-family housing. The current Rural Residential (RR) designation was established at a time when Georgetown was not expanding as quickly. As the demand for additional housing stock continues to grow, staff believe there is a cogency for this amendment. Staff is cognizant of protecting valuable rural and agricultural land in the immediate vicinity and supports the amendments in the locations proposed extending immediately from other Neighborhoods (N) allowing growth to be successfully managed and to avoid “leapfrog development” that would lead to unnecessary urban sprawl.

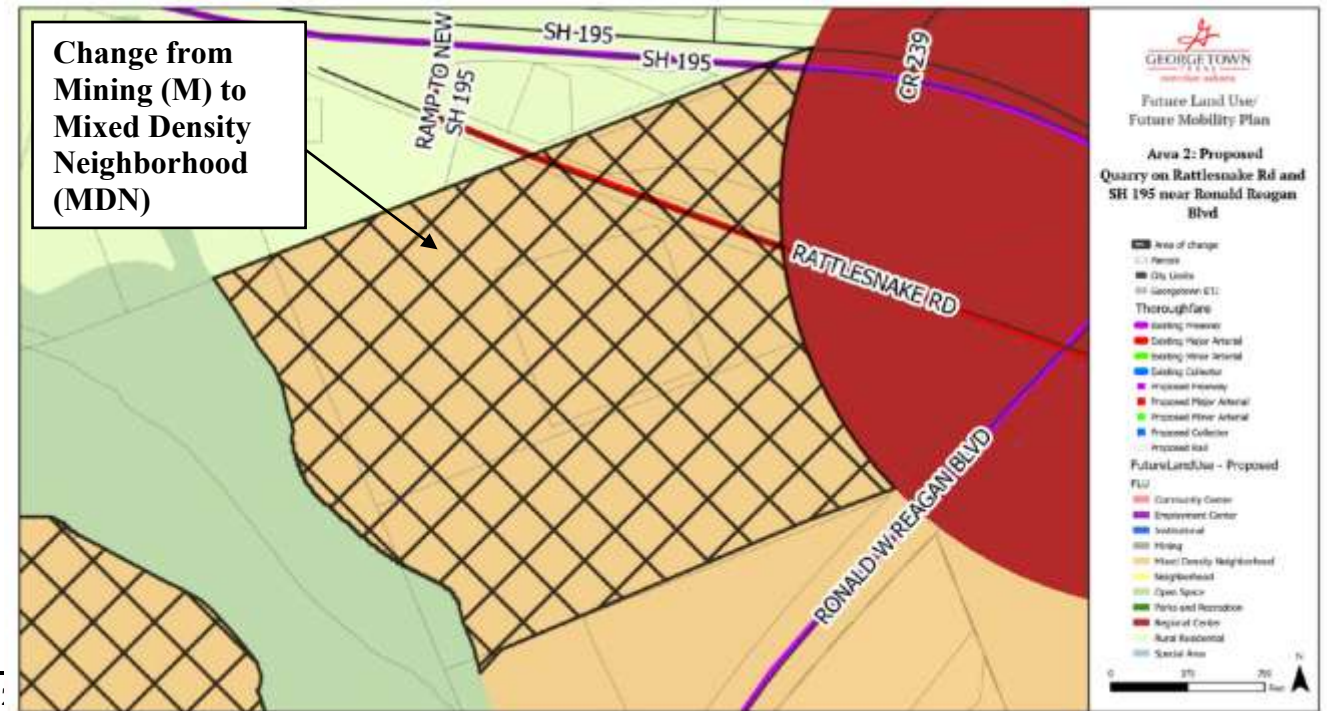
These proposed amendments would also be in alignment with Land Use Policy LU.1 which would reflect a gradual transition from urban to suburban to rural development. As this portion of Georgetown expands northward, the amendments would have the Mixed-Density Neighborhood (MDN) joining MDN to the south, followed by Neighborhood (N) and then Rural Residential (RR) further north.

Given the proposed increase in trips from the base scenario of the adopted 2045 Thoroughfare Plan, the Transportation Department recommends further analysis of the future roadway network to ensure adequate roadway capacity through travel demand modeling. The resulting roadway capacity analysis may require additional model work and modification to the 2045 Thoroughfare Plan upon annexation. The Fire Marshal’s Office was also contacted and indicated that they will provide fire comments during the site plan or MUD submittals.

In accordance with the proposed land plan for the Yearwood development, the City and the property owner have agreed to modify the alignment of the extension of Sun City Boulevard north of Ronald Reagan Boulevard further north and east of the proposed City wastewater facility (see map below).



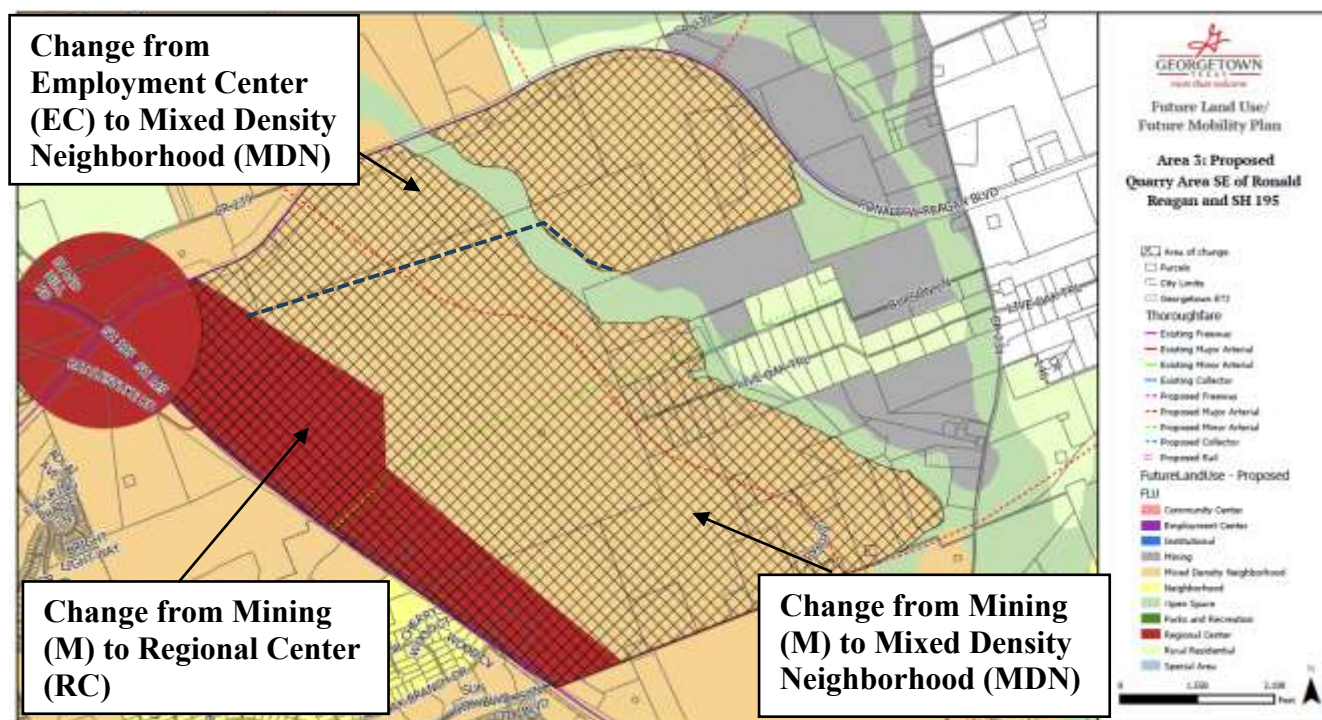
Area 2 (Quarry on Rattlesnake Road and S.H. 195 near Ronald Reagan Blvd.)



Planning Department Staff Report

The City is proposing to amend the Future Land Use Map of the Comprehensive Plan on approximately 124.7 acres from the Mining (M) Future Land Use designation to the Mixed Density Neighborhood (MDN) designation to facilitate future residential development. The property to be designated Mixed Density Neighborhood (MDN) is the eastern portion of the same existing quarry in Area 1 that is being repurposed for the proposed Yearwood development and is proposing a combination of single-family dwellings, duplexes and townhomes. MDN designation would be the appropriate designation. Similar to Area 1, Staff believes the proposed MDN designation addresses the applicable housing and land use policies outlined in the 2030 Georgetown Plan Update. MDN in this location allows for a mixture of housing types and densities consistent with Housing Policy H.1, and provides an effective transition from the existing MDN neighborhood to the south and the new MDN neighborhood to the west. Given the proposed increase in trips from the base scenario of the adopted 2045 Thoroughfare Plan, the Transportation Department recommends further analysis of the future roadway network to ensure adequate roadway capacity through travel demand modeling. The resulting roadway capacity analysis may require modification to the 2045 Thoroughfare Plan upon annexation. The Fire Marshal's Office will provide fire comments during the site plan or MUD submittals.

Area 3 (Quarry Area southeast of Ronald Reagan Blvd. and S.H. 195)



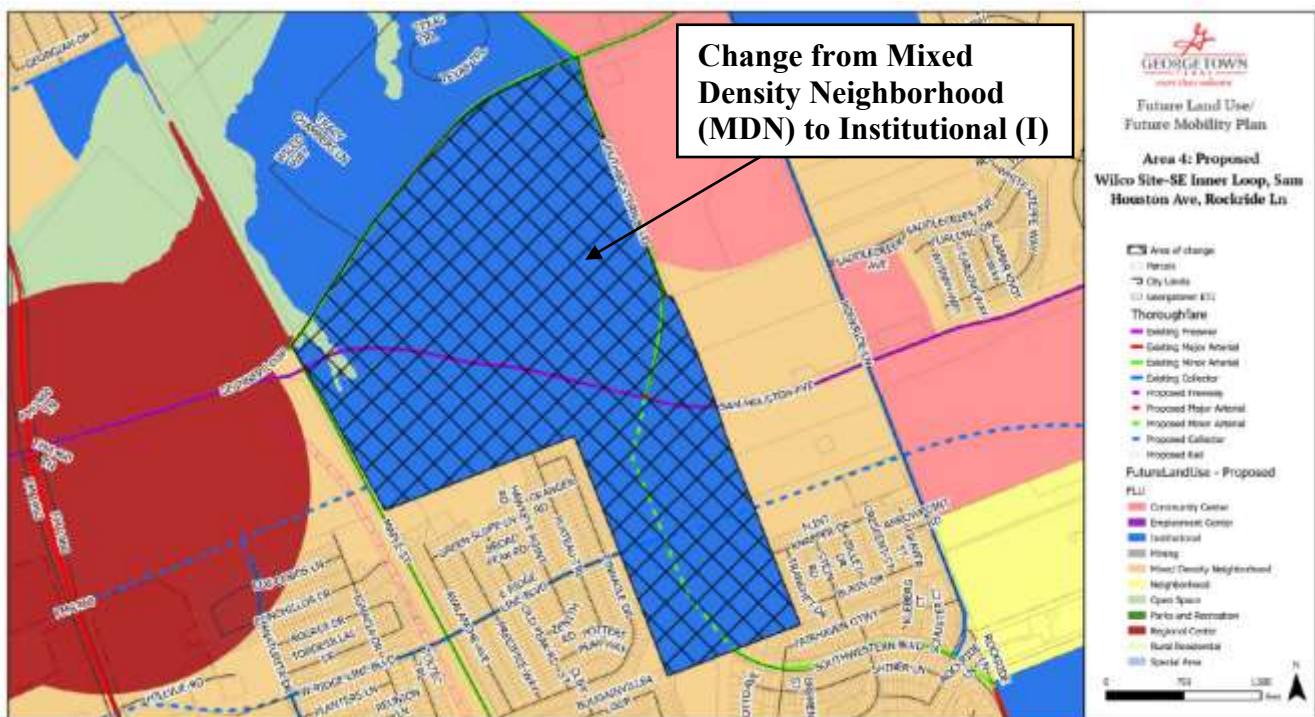
The City is proposing to amend the Future Land Use Map of the Comprehensive Plan on approximately 2,623.51 acres from Mining (M) and Employment Center (EC) to Mixed Density Neighborhood (MDN) and Regional Center (RC) to facilitate future development and annexation into the City Limits. The Regional Center (RC) designation would extend in a linear fashion southbound along S.H. 195. This would allow future commercial and mixed-use development along S.H. 195, which can accommodate higher traffic volumes generated by these uses. East of the Regional Center (RC) designation, Mixed Use Neighborhood (MDN) is being proposed in order to allow for various housing types.

Planning Department Staff Report

Staff believe that the proposed amendments are in alignment with the future land use and housing goals of the city. Land Use Policy 1 (LU. 1) “encourages a balanced mix of residential, commercial, and employment uses at varying densities to reflect a gradual transition” and the proposed land uses are consistent with this policy. Extending the RC designation south along S.H. 195 provides additional commercial opportunities to service the new and existing homes in the area consistent with LU. 1. The MDN designation is also consistent with LU. 1 providing a transition from the new commercial corridor and adjacent to other MDN neighborhoods. Further, the Corridor policies of the 2030 Plan also support corridors that provide a transition between commercial and less dense residential development along a major roadway.

Given the proposed increase in trips from the base scenario of the adopted 2045 Thoroughfare Plan, the Transportation Department recommends further analysis of the future roadway network to ensure adequate roadway capacity through travel demand modeling. The resulting roadway capacity analysis may require modification to the 2045 Thoroughfare Plan upon annexation. The Fire Marshal’s Office will provide fire comments during the site plan or MUD submittals.

Area 4 (Proposed Wilco Site – SE Inner Loop, Sam Houston Ave, Rockride Ln)



The City is proposing to amend the Future Land Use Map of the Comprehensive Plan on approximately 308.41 acres from Mixed Density Neighborhood (MDN) to Institutional (I) for a new Williamson County Justice campus. This amendment would be for the area located immediately south of the existing Williamson County Campus north of SE Inner Loop that includes their Administration Facility, Juvenile Detention Center, County Justice Office, and Animal Shelter. The Institutional (I) designation would support a future zoning district suitable for the campus such as Public Facility (PF) consistent with the existing Campus.

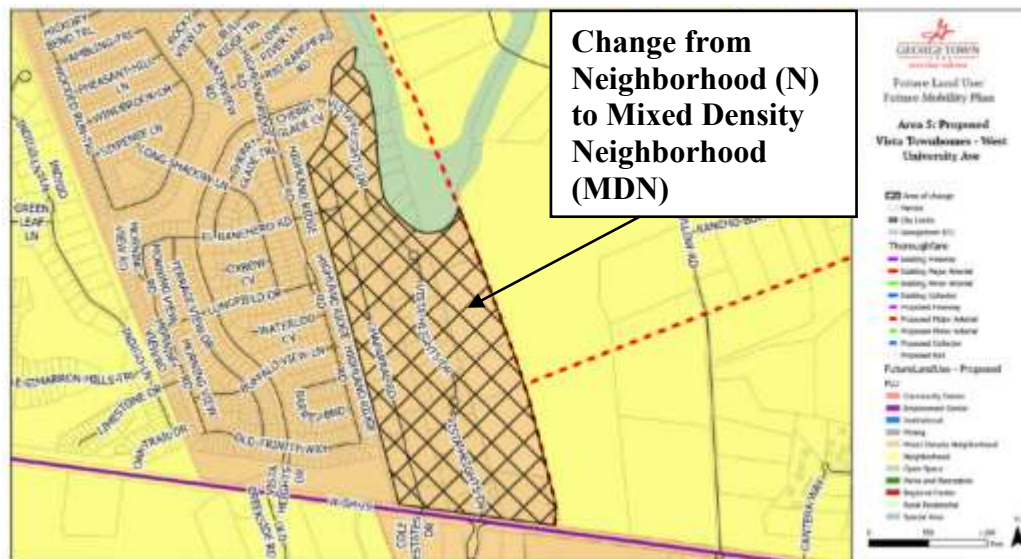
Planning Department Staff Report

The proposed amendment complies with Land Use Policy 1 that encourages a mix of residential, commercial and employment uses and reflects a gradual transition from urban to suburban development. The Institutional (I) Future Land Use would support the expansion of the existing Williamson County Campus in alignment with Land Use Policy 1 that encourages a mix of uses including employment. The site also provides a transition between a large Regional Center (RC) node at the intersection of SE Inner Loop and Highway 1460 to the west, and two Community Center designations to the east and northeast. Staff cannot say whether traffic would increase from the new facility. As indicated, the Transportation Department will conduct traffic modeling upon annexation to address traffic. Since the property intersects with Sam Houston Avenue, an existing Freeway, and the future extension of Southwestern Blvd. a minor arterial road, Staff believes that at the very least traffic impacts will be reduced given the higher volumes these roads can accommodate. .

Staff is mindful of this southeast part of Georgetown as a Target Area in the 2030 Plan Update for commercial amenities. However, staff believes that the area will be adequately serviced with commercial amenities once the large Regional Center (RC) to the west and the Community Centers (CC) to the east are developed.

Given the proposed increase in trips from the base scenario of the adopted 2045 Thoroughfare Plan, the Transportation Department recommends further analysis of the future roadway network to ensure adequate roadway capacity through travel demand modeling. The resulting roadway capacity analysis may require modification to the 2045 Thoroughfare Plan upon annexation.

Area 5 (Proposed Vista Townhomes – West University Ave)



The City is proposing to amend the Future Land Use Map of the Comprehensive Plan on approximately 106.56 acres from Neighborhood (N) to Mixed Density Neighborhood (MDN) which can support future development that includes townhomes east of Vista Heights Drive. Staff believe it is prudent to provide an effective transition and avoid having pockets of MDN between Neighborhood (N). There are large lot residential homes between two denser developments, and therefore, Mixed Density Residential would provide a smooth transition between Neighborhood (N) to the east, and aligning with the existing MDN to the west as shown on the above Map for Area 5. Further, there is a future arterial road

Planning Department Staff Report

immediately east and MDN makes more sense to accommodate the greater density allowed in MDN. This amendment would meet LU. 1 in providing a gradual transition, and Goal No. 6, “ensuring access to diverse housing options”, as well as increasing opportunities for additional multi-family housing stock to balance the existing high volume of single-family housing in Georgetown.

The proposed major arterial road adjacent to the east side of the property will extend northward to Stone Mesa Trail per the City’s Future Mobility Plan (FMP) and any future development adjacent to this development will be responsible for constructing half of the pavement and right-of-way. constructing.

Given the proposed increase in trips from the base scenario of the adopted 2045 Thoroughfare Plan, the Transportation Department recommends further analysis of the future roadway network to ensure adequate roadway capacity through travel demand modeling. The resulting roadway capacity analysis may require modification to the 2045 Thoroughfare Plan upon annexation. The Fire Marshal’s Office will provide fire comments during the site plan or MUD submittals.

Approval Criteria

Staff has reviewed the proposed request and has found that it complies with all six (6) criteria established in UDC Section 3.04.030.A for a Comprehensive Plan Amendment, as outlined below:

COMPREHENSIVE PLAN AMENDMENT 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 Amendment promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Complies
The proposed amendment will promote the health, safety, and general welfare of the City. All the future developments will have access to major arterial roadways such as S.H. 195, Ronald Reagan Boulevard, or Sam Houston Avenue, and the new future land use designations will support balanced and managed growth for the city in alignment with the land use and housing policies of the 2030 Plan Update. The new Land Uses will be located along existing or future arterial street networks to accommodate increased traffic in alignment with Goal #1 to promote development patterns with balanced land uses. In addition, the Mixed Use Density (MDN) designation is consistent with LU11 by allowing for a wider array of affordable housing in future as this designation allows townhomes, duplexes and low-density mixed-use development.	

In addition to the FLUM criteria above, staff has reviewed the request and determined that the proposed request complies with the guidance established in UDC Section 3.04.030.B for a Comprehensive Plan Amendment, as outlined below:

Planning Department Staff Report

COMPREHENSIVE PLAN AMENDMENT APPROVAL GUIDELINES	
1. The need for the proposed change.	Complies
The amendments would support future development in these areas. The Mining (M) designation within portions of Sites 1-3 is intended to be repurposed for future development and the new Land Use Categories would be better suited to accommodate redevelopment of the site. Changing the Future Land Use to Mixed Density Neighborhood (MDN) and Neighborhood (N) in these areas is compatible for the intended developments, surrounding areas containing the same Future Land Use designations, and will provide more attainable and diverse housing stock in alignment with the Housing Goals of the 2030 Plan Update discussed above. In Area 3, southeast of Ronald Reagan Blvd. and S.H. 195, designating a Regional Center corridor adjacent to S.H. 195 connects with the existing Regional Center node at Ronald Reagan Blvd, and S.H. 195, and will allow additional commercial and mixed-use opportunities within this area, currently underserved in these respects. Finally, redesignation of Area 4 from Mixed Density Neighborhood (MDN) to Institutional (I) is in response to a direct need by Williamson County to expand their existing campus to facilitate construction of a new Justice Center, will provide a transition from the more intense commercial centers and nodes to the west and east.	
2. The effect of the proposed change on the need for City services and facilities.	Partially Complies
The requested amendment to the Future Land Use Map was reviewed by City Staff, and extension of the street network utilities is achievable through the properties. The Transportation Department, however, will need to affirm that traffic impacts can be effectively managed through roadway capacity analysis upon annexation. Based on this unknown, Staff is only confident that the requests partially comply in terms of Guideline #2. It is noted that all developments will be responsible to pay for water and wastewater utility construction. Developers will also be responsible for installing or upgrading any required roadways in accordance with the Future Mobility Plan (FMP).	
3. The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood.	Complies
The proposed change is appropriate given the development pattern of the area. As indicated, Areas 1-3 and Area 5 are all proposing additional Mixed Density Future Land Use (MDN) that would provide a natural extension to existing Mixed Density (MDN) land uses in the immediate areas satisfying LU .1 and Goal 6 of the 2030 Update to provide more diverse housing options and a balance of land uses. The Regional Center (RC) strip adjacent to S.H. 195 in Area 3 is also compatible with the commercial character along this freeway which can accommodate these retail, office, and mixed-use developments. Finally, the Institutional (I) designation in Area 4 would support the expansion of the Williamson County Administration facility already in existence. This facility should generate much lower traffic volume than could be expected from retail or commercial businesses and is more compatible with the surrounding residential area. The adjacent commercial nodes and centers will provide commercial opportunities in the Southeast part of Georgetown and this amendment would therefore not take away future commercial opportunities in the vicinity.	
4. The implications, if any, that the amendment may have for other parts of the Plan.	Complies
Staff believes that the changes to land use in these areas will provide a wider mix of housing types. The Mixed Density Neighborhood (MDN) designation would allow a range of between 5 and 13 units/acre, and a variety of housing types on various lot sizes including single-family, duplex, and	

Planning Department Staff Report

COMPREHENSIVE PLAN AMENDMENT APPROVAL GUIDELINES

townhomes. The commercial corridor along S. H. 195 connecting to the existing regional node should provide more commercial and retail opportunities for the existing homes and future mixed-density development in the area.

Public Meeting Dates

- June 16, 2026 – Planning and Zoning Commission
- July 14, 2026 – City Council First Reading of the Ordinance
- July 28, 2026 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, a legal notice advertising the public hearing was placed in the *Williamson County Sun* newspaper on May 26, 2026. While not required by the UDC or current State Law, Staff also mailed letters on May 26, 2026, to subject property owners informing them of the proposed changes. To date, staff has received 0 written comments in favor, and 0 in opposition to the requests.

Attachments

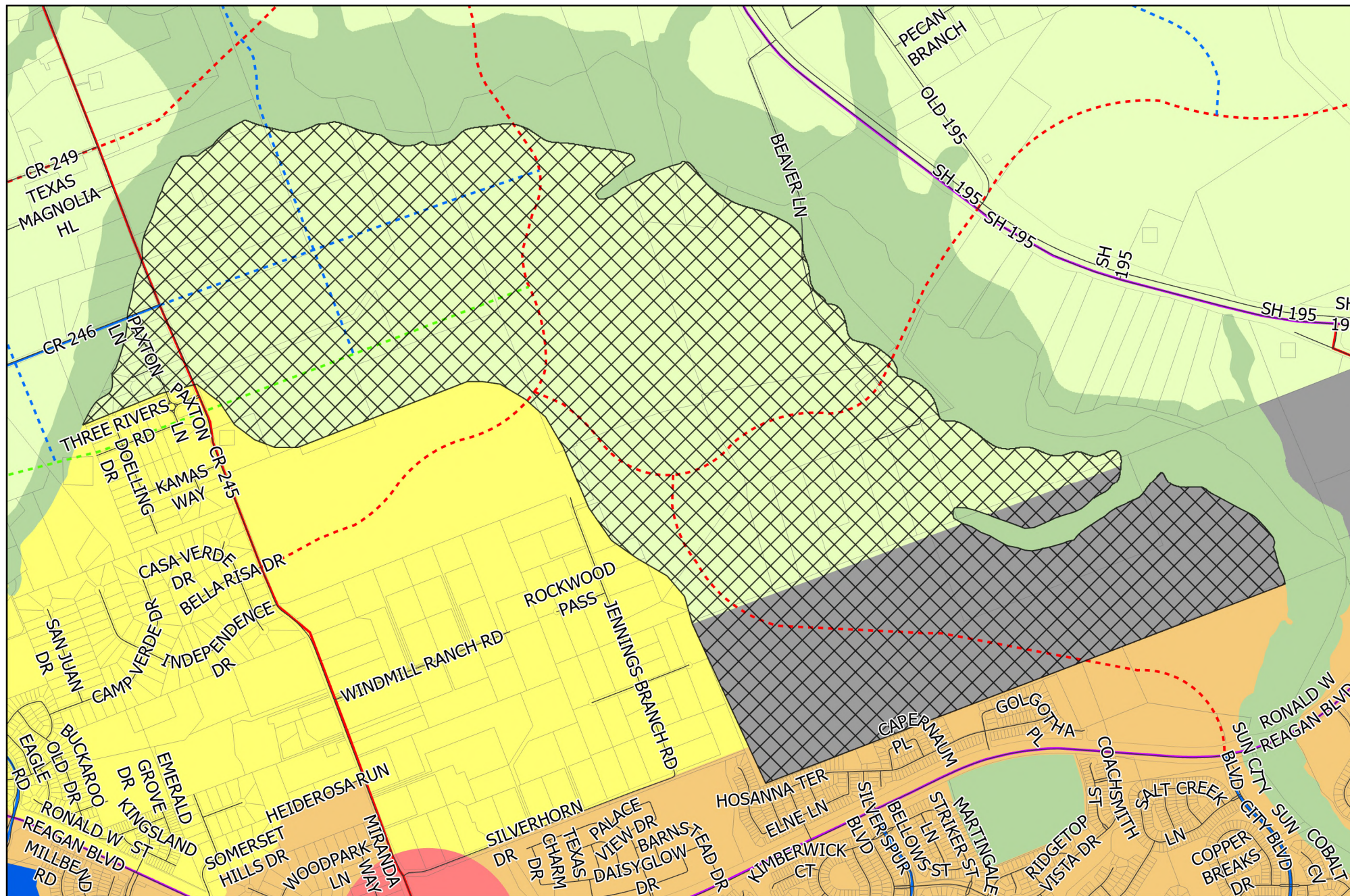
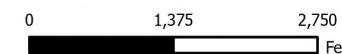
- Exhibit 1A to 1E – Current Future Land Use Maps
- Exhibit 2A to 2E - Proposed Future Land Use Maps



**Future Land Use/
Future Mobility Plan**

**Area 1: Current
Yearwood and Rock Bluff -
north of Ronald Reagan near
SH 195**

- Area of change
- 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





**Future Land Use/
Future Mobility Plan**

**Area 1: Proposed
Yearwood and Rock Bluff -
north of Ronald Reagan near
SH 195**

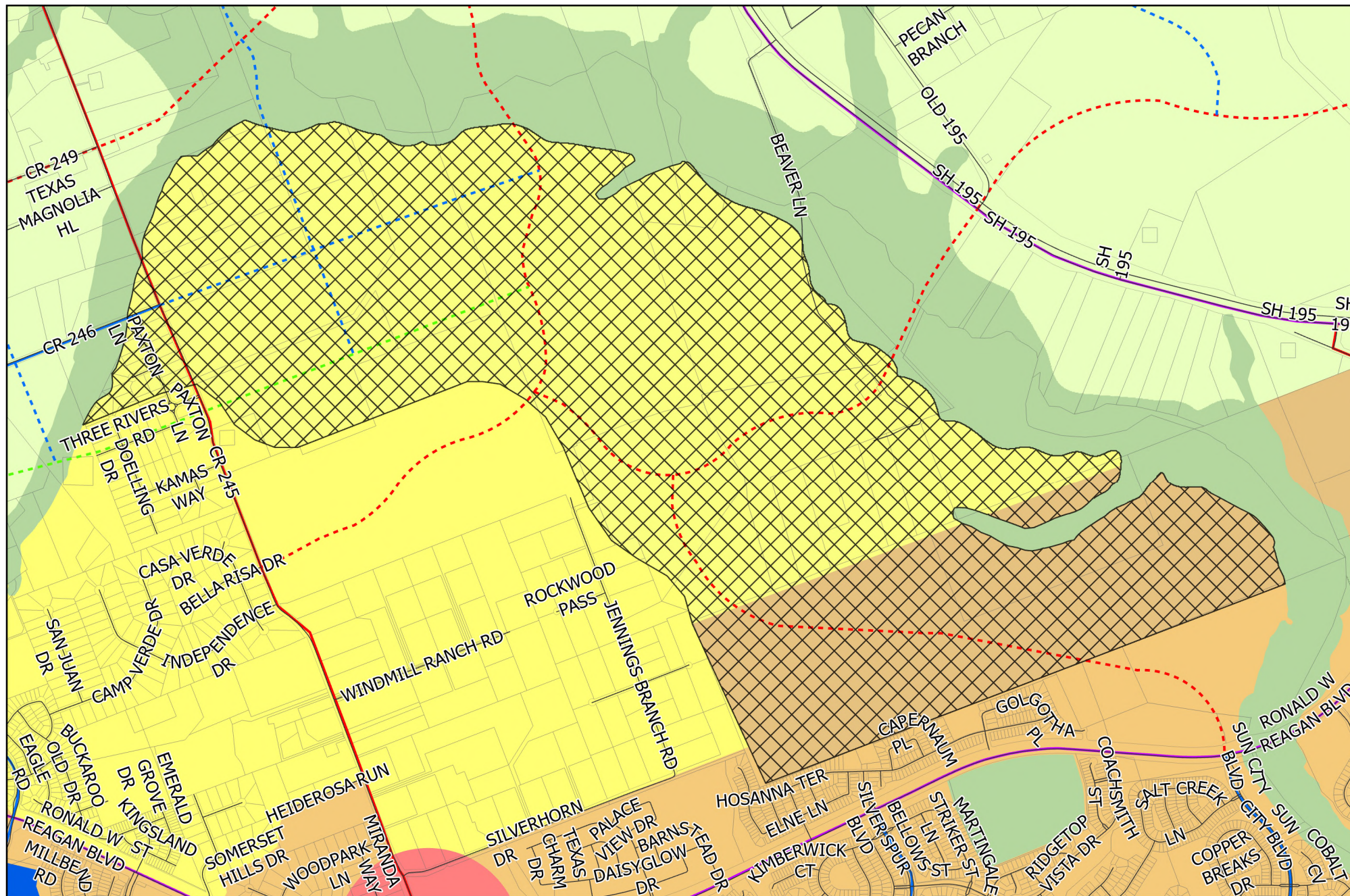
- Area of change
- Parcels
- City Limits
- Georgetown ETJ
- Thoroughfare**
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- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

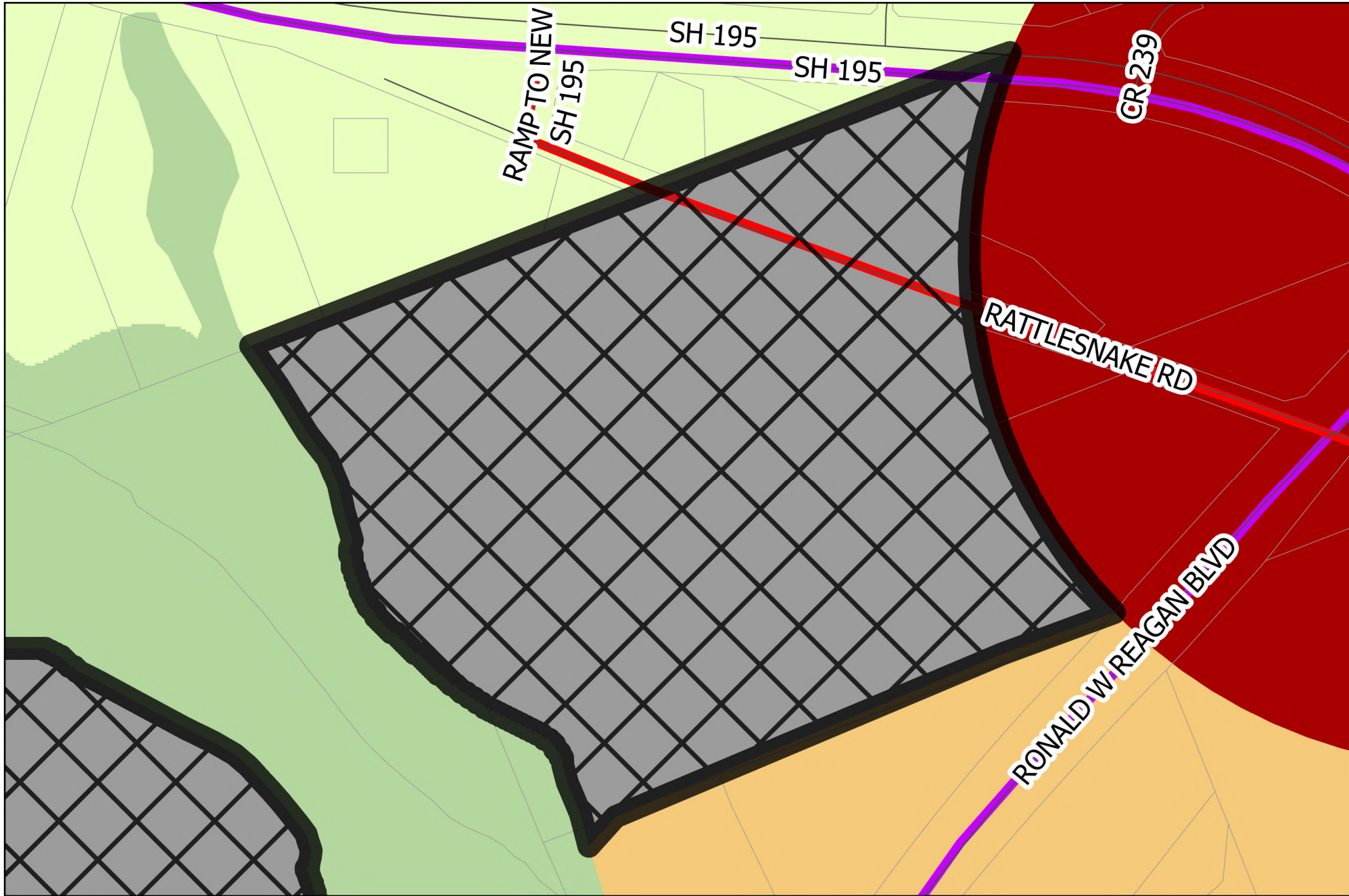
FutureLandUse - Proposed

FLU

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

0 1,375 2,750 Feet



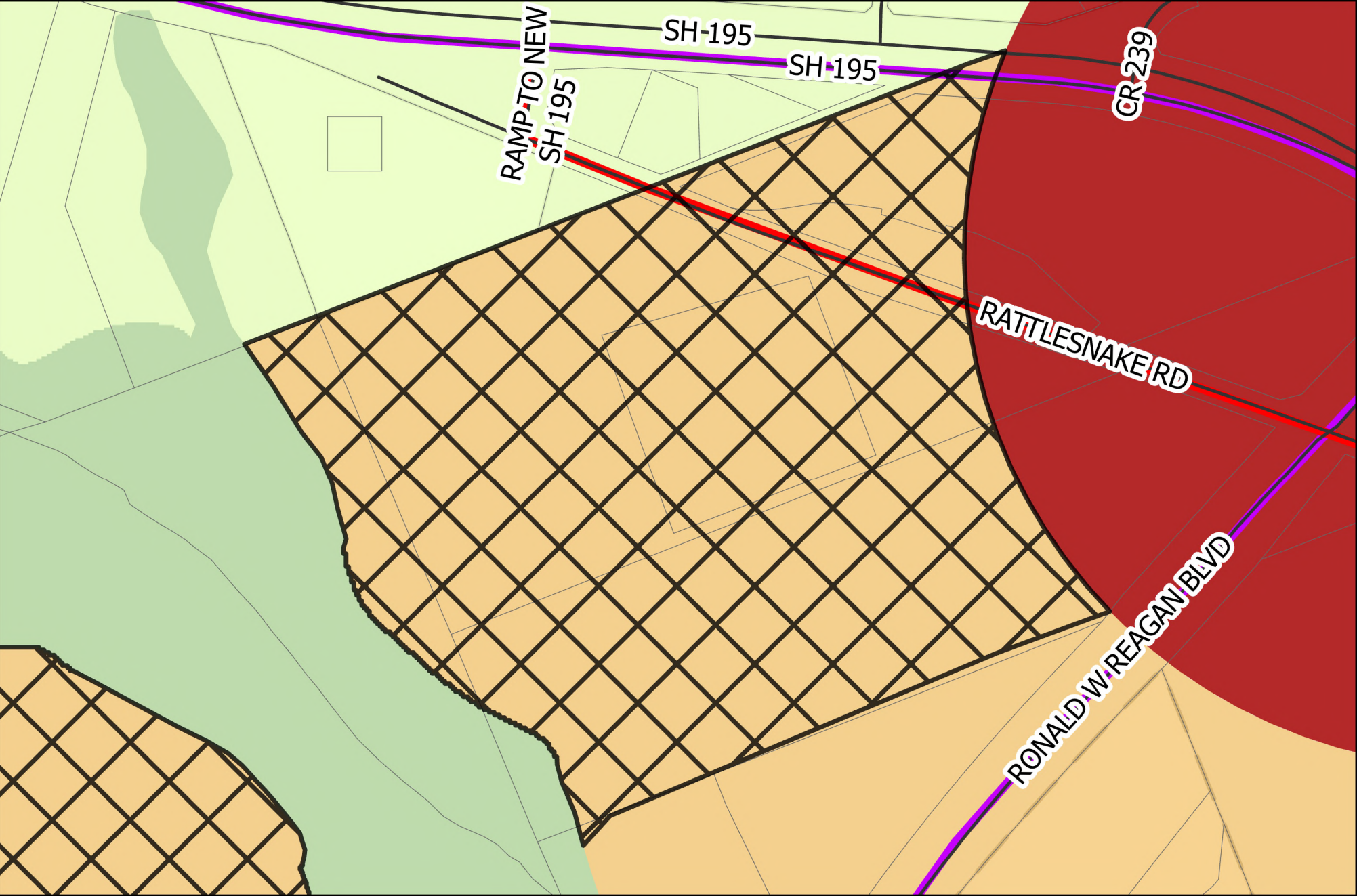


**Future Land Use/
Future Mobility Plan**

**Area 2: Current
Quarry on Rattlesnake Rd and
SH 195 near Ronald Reagan
Blvd**

- Area of change
- 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





**Future Land Use/
Future Mobility Plan**

**Area 2: Proposed
Quarry on Rattlesnake Rd and
SH 195 near Ronald Reagan
Blvd**

Area of change

Parcels

City Limits

Georgetown ETJ

Thoroughfare

Existing Freeway

Existing Major Arterial

Existing Minor Arterial

Existing Collector

Proposed Freeway

Proposed Major Arterial

Proposed Minor Arterial

Proposed Collector

Proposed Rail

FutureLandUse - Proposed

FLU

Community Center

Employment Center

Institutional

Mining

Mixed Density Neighborhood

Neighborhood

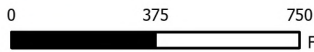
Open Space

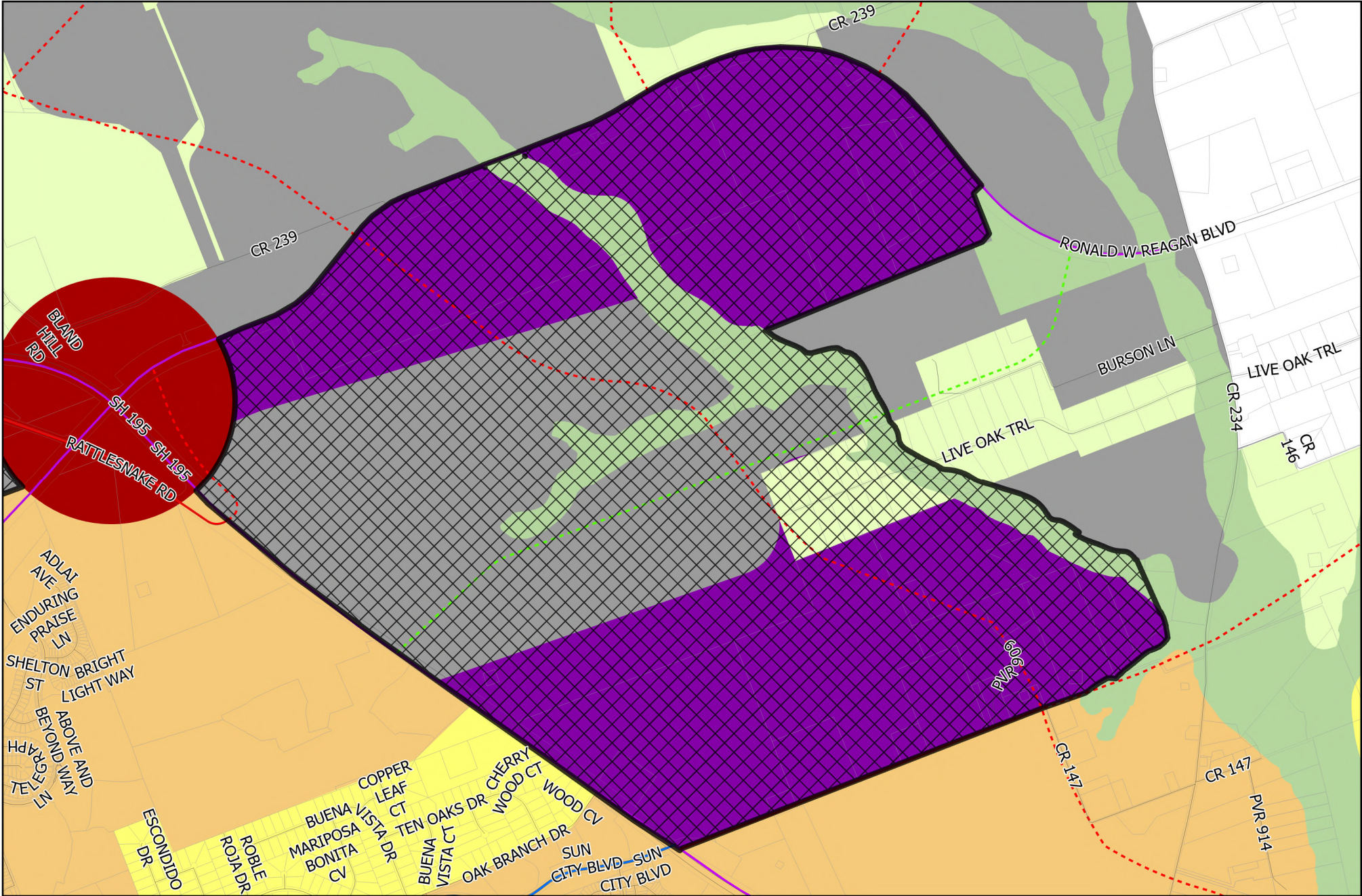
Parks and Recreation

Regional Center

Rural Residential

Special Area





**Future Land Use/
Future Mobility Plan**

**Area 3: Current
Quarry Area SE of Ronald
Reagan and SH 195**

Area of change

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

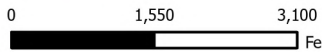
Proposed Freeway

Proposed Major Arterial

Proposed Minor Arterial

Proposed Collector

Proposed Rail

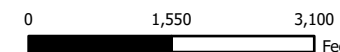


**Area 3: Proposed
Quarry Area SE of Ronald
Reagan and SH 195**

-  Area of change
 Parcels
 City Limits
 Georgetown ETJ
- ## Thoroughfare
-  Existing Freeway
 -  Existing Major Arterial
 -  Existing Minor Arterial
 -  Existing Collector
 -  Proposed Freeway
 -  Proposed Major Arterial
 -  Proposed Minor Arterial
 -  Proposed Collector
 -  Proposed Rail

FutureLandUse - Proposed
FLU

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

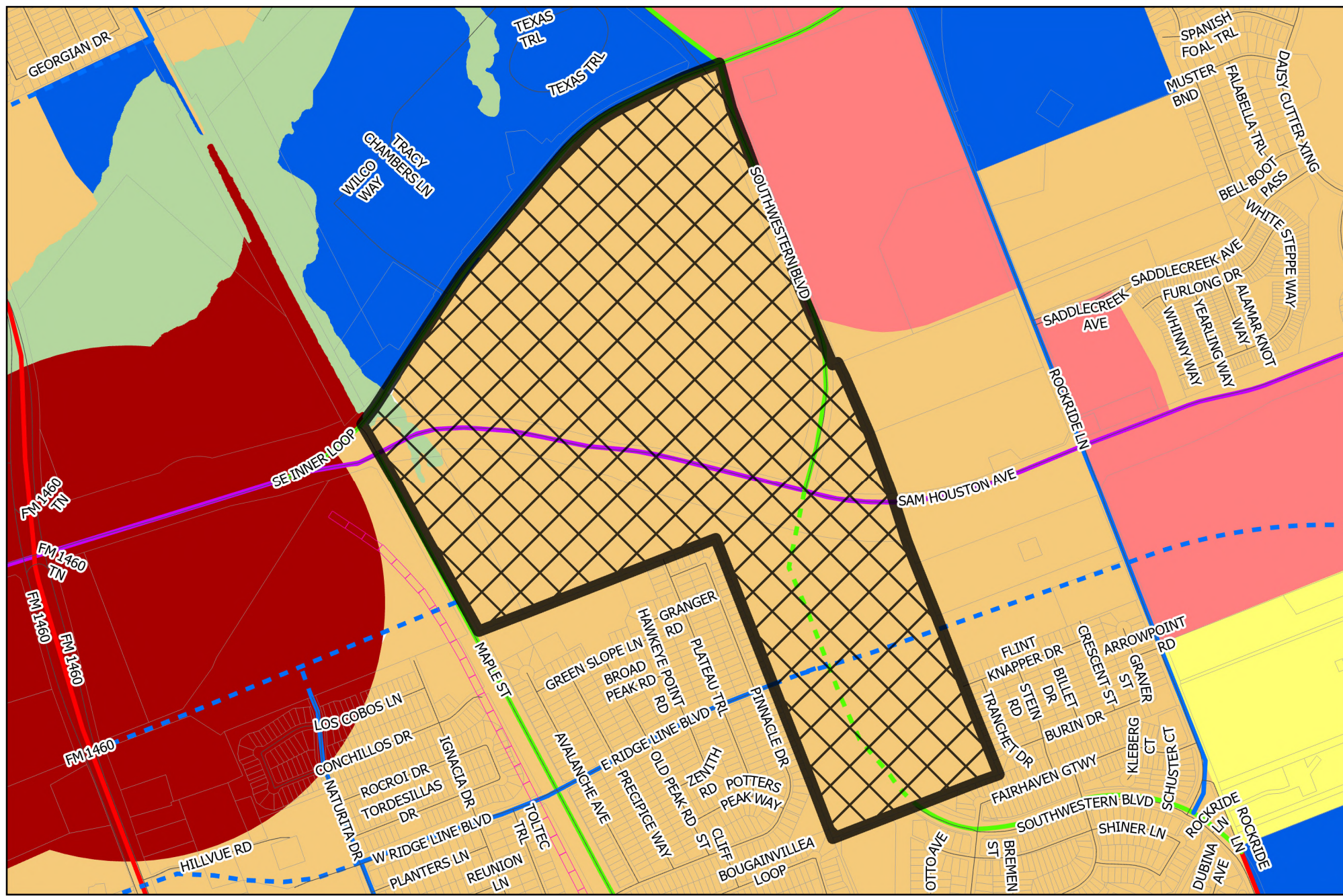
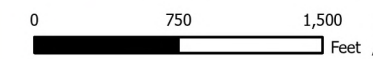


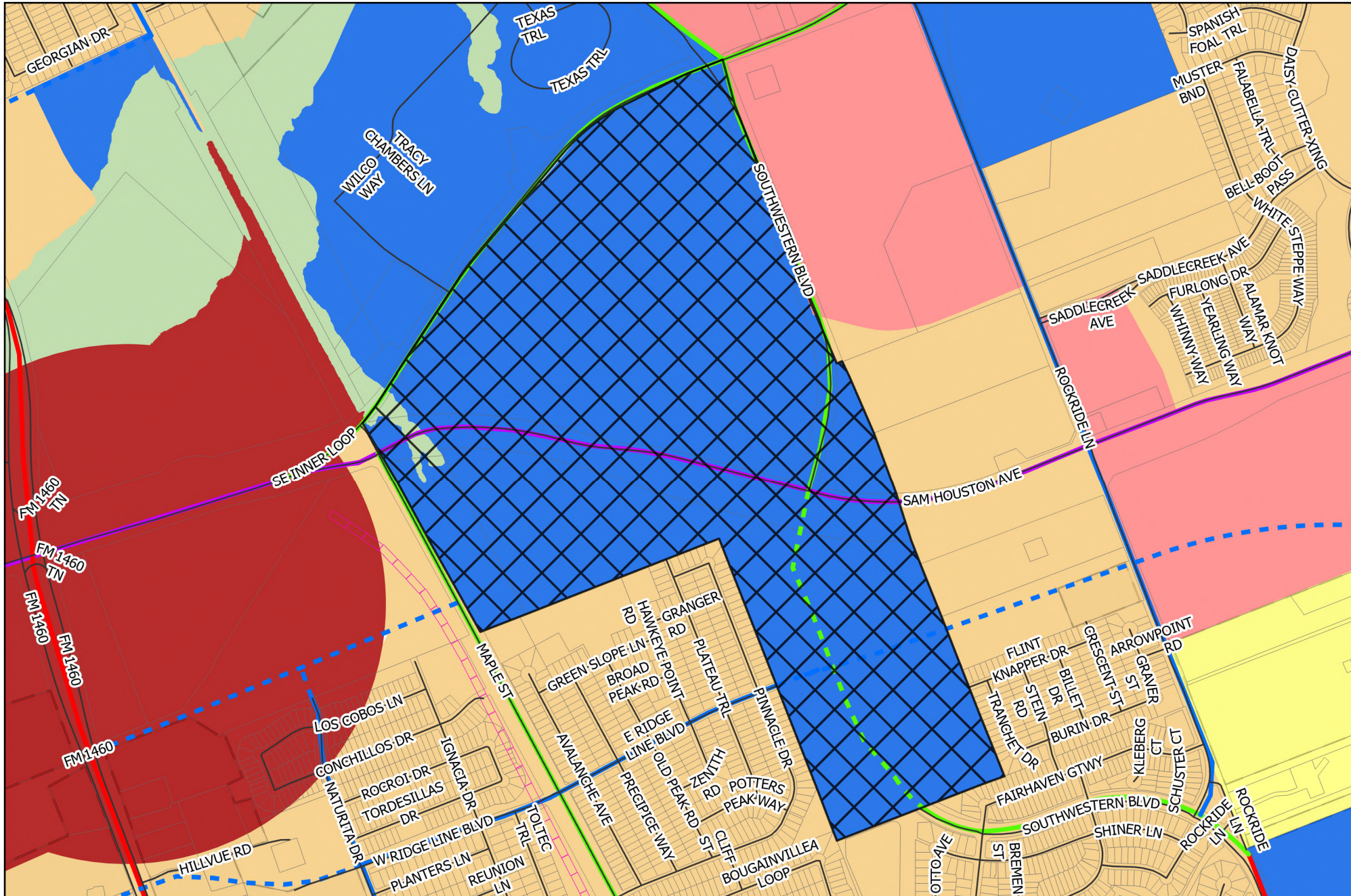


Future Land Use/
Future Mobility Plan

**Area 4: Current
Wilco Site-SE Inner Loop, Sam
Houston Ave, Rockride Ln**

- Area of change
- 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





Future Land Use/ Future Mobility Plan

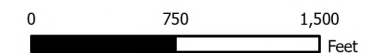
Area 4: Proposed Wilco Site-SE Inner Loop, Sam Houston Ave, Rockride Ln

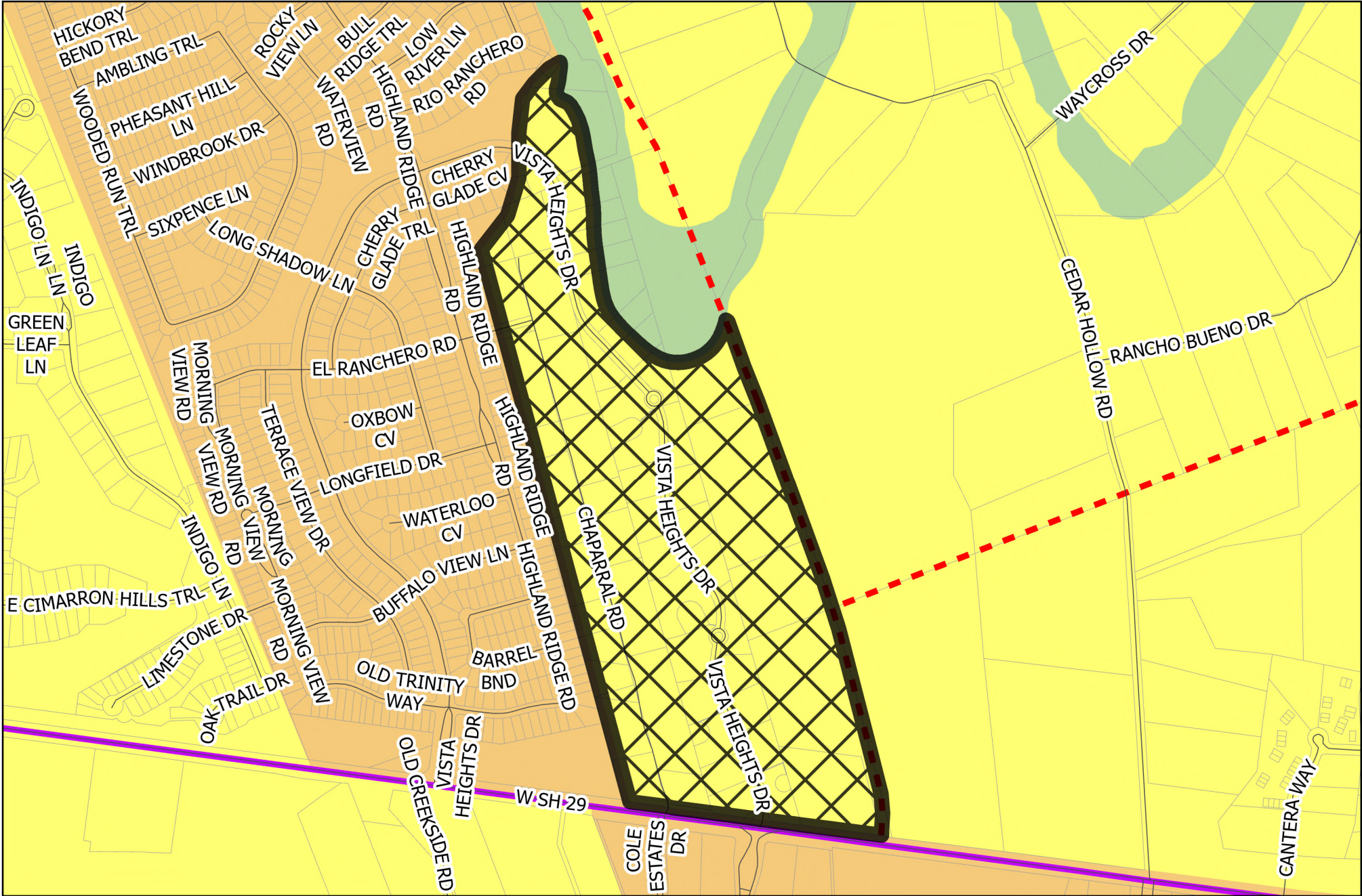
- Area of change
- Parcels
- City Limits
- Georgetown ETJ
- Thoroughfare**
 - Existing Freeway
 - Existing Major Arterial
 - Existing Minor Arterial
 - Existing Collector
 - Proposed Freeway
 - Proposed Major Arterial
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 - Proposed Rail

FutureLandUse - Proposed

FLU

- Community Center
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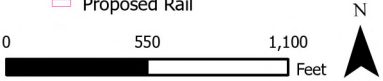




**Future Land Use/
Future Mobility Plan**

**Area 5: Current
Vista Townhomes - West
University Ave**

- Area of change
- 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





-  Area of change
-  Parcels
-  City Limits
-  Georgetown ETJ

Thoroughfare

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

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



City of Georgetown, Texas
Planning and Zoning Commission
June 16, 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