

Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas August 4, 2026

The Georgetown Planning and Zoning Commission will meet on August 4, 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.

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 July 21, 2026 Planning and Zoning meeting.

Regular Session

2.A **2025-8-SUP - QT Carwash**

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of "Car Wash" in the General Commercial (C-3) zoning district on the property located at 2815 North Austin Avenue, Georgetown, Texas, bearing the legal description of 1.951 acres out of the Antonio Flores Survey, Abstract No. 235 (2025-8-SUP). – Matt Skawn, Planner

2.B **Discussion Items**

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

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 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
August 4, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the July 21, 2026 Planning and Zoning meeting.

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[7.21.2026 Meeting minutes_Final.pdf](#)

Minutes of the Planning and Zoning Commission City of Georgetown, Texas Tuesday, July 21, 2026

The Georgetown Planning and Zoning Commission met on Tuesday, July 21, 2026 at 6:00 PM at Council and Court Building, 510 W. 9th Street.

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

The following Members were in attendance:

Present were: Travis Perthuis, Michael D Charles, Lance A Morgan, Ercel Brashear, Jen Bradac, Scott A Allen, Joseph "joe" D. Digiacomo

Agenda Notice

Public Wishing to Address an Advisory Board

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

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Call to Order

Pledge of Allegiance

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 July 7, 2026 Planning and Zoning meeting.

Moved by Scott A Allen; seconded by Ercel Brashear to Approve Consideration and possible action to approve the minutes from the July 7, 2026 Planning and Zoning meeting..

Motion Approved: 7- 0

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

Voting Against: None

2. Regular Agenda

2.A 2025-2-PUD - Texas Municipal Center Planned Unit Development

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 1.322 acres of Block 23, Glasscock Addition, from the Mixed-Use Downtown (MU-DT) zoning district, and 0.257 acres of Lot 4, Lot 3 (SP), Block 21, and 0.414 acres of Lots 5-6, Lot 7 (SP), Block 21 of Glasscock Addition, from the Residential Single-Family (RS) zoning district to the Planned Unit Development (PUD) zoning district with a base zoning district of Mixed-Use Downtown (MU-DT), for the properties generally located at 205 E. University Avenue, 1014 Myrtle Street, and 1009 Church Street (2025-2-PUD) -- Allyson Iiams, Preservation & Redevelopment Program Manager

Staff report by Allyson Iiams, Preservation and Redevelopment Program Manager. The applicant is requesting a Planned Unit Development with a base zoning of Mixed-Use Downtown (MU-DT) to allow them to establish the site as the headquarters and corporate offices for the TMLIRP.

The subject property is located within the Downtown Overlay District and the Old Town Neighborhood Overlay District. The site contains the existing Georgetownian building, which is zoned Mixed-Use Downtown (MU-DT), and two Residential Single-Family (RS) lots. The surrounding area consists of residential uses to the north and east, including St. John's Methodist Church and a four-plex adjacent to a commercial parking lot. To the south and west, the area transitions to additional MU-DT properties with a mix of office, commercial, salon, and residential uses.

The project area consists of three separate properties. The southernmost parcel is improved with the

historic Georgetownian building, which was previously utilized as office space, with parking located north of the structure. The northeastern parcel is developed as a surface parking lot. The northwestern parcel is improved with a historic residential structure. The southern parcel of the subject property has a Future Land Use designation of Special Area, which is intended to integrate a variety of complementary uses with an emphasis on retail, office, and entertainment activities. The two northern parcels are designated Mixed-Density Neighborhood (MDN), which is intended to accommodate medium-density residential development, neighborhood-serving commercial uses, and civic uses.

The proposed rezoning is consistent with the Future Land Use Map. The southern parcel supports the intent of the Special Area designation, while the two northern parcels will accommodate small non-residential uses, including office space and associated parking, consistent with the MDN designation. The proposed rezoning request was reviewed by all applicable City departments to evaluate the appropriateness of the requested zoning. No comments or concerns were identified. Staff reviewed the proposed rezoning request and found it complies with the criteria established in Unified Development Code Section 3.06.030 for a Zoning Map Amendment and Section 3.06.040 for a Planned Unit Development. Staff recommend approval of the request.

Chair Perthuis opened for Commissioners to ask questions of staff.

Commissioner Brashear asked and staff stated there will be a parking agreement in place prior to the approval of the site development plan which is currently in the works and was brought before City Council last month for discussion.

Commissioner Digiacomio asked and staff stated the owners will follow the current and future approved Unified Development Code.

Chair Perthuis invited the applicant to speak.

Jeffery Snyder, Assistant Executive Director, Texas Municipal Center stated they are excited to work with the City of Georgetown. Mr. Snyder introduced his project team and stated that when TMC started looking for property to purchase, Georgetown rose to the top of the list with its old town charm, walkability and community character and the opportunity to preserve the unique Wesleyan property all aligned with what our board hope this project could become. Mr. Snyder stated they are grateful for the support they have received from the old town neighbor friends and have had several meetings discussing the project and plans. Mr. Snyder also stated he is grateful for the professionalism and support of City's staff. Commissioner Allen asked and Mr. Snyder explained the outreach process of the neighboring properties.

Chair Perthuis opened the Public Hearing.

Larry Olsen stated he lives a block away from the property and has been working with Mr. Snyder for almost a year and it has been a pleasure working with the Texas Municipal Center. Mr. Olsen also stated TMC has gone out of their way to keep the neighborhood informed on any changes being made to the building and he strongly supports this project.

Liz Weaver, 1221 S Main Street stated she has had the opportunity to work with the Old Town Association. Ms. Weaver stated it has been so refreshing throughout this process to see a developer who wants to work with the neighborhood. They have made design changes based on feedback from neighbors. Ms. Weaver recommends approval of this project.

Chair Perthuis closed the Public Hearing.

Moved by Joseph "joe" D. Digiacomio; seconded by Scott A Allen to Approve request for a Zoning Map Amendment to rezone 1.322 acres of Block 23, Glasscock Addition, from the Mixed-Use Downtown (MU-DT) zoning district, and 0.257 acres of Lot 4, Lot 3 (SP), Block 21, and 0.414 acres of Lots 5-6, Lot 7 (SP), Block 21 of Glasscock Addition, from the Residential Single-Family (RS) zoning district to the Planned Unit Development (PUD) zoning district with a base zoning district of Mixed-Use Downtown (MU-DT), for the properties generally located at 205 E. University Avenue, 1014 Myrtle Street, and 1009 Church Street.

Motion Approved: 7- 0

Voting For: Travis Perthuis, Michael D Charles, Lance A Morgan, Ercel Brashear, Jen Bradac, Scott A Allen, Joseph "joe" D. Digiacomio

Voting Against: None

2.B [Unified Development Code Update](#)

Public Hearing and possible action on a proposed adoption of a new Unified Development Code to replace existing Development Code and repealing of conflicting ordinances
Staff report by Edgar Garcia, Planning Director,

Presented to the Planning and Zoning Commission by Kelly Trietsch, Chief Development Officer

The City's current Unified Development Code (UDC) was adopted on March 11, 2003, consolidating previously separate subdivision and zoning regulations that had been adopted in 1988 and 1968, respectively. Since that time, Georgetown has experienced unprecedented growth, creating the need for a modernized development code that not only keeps pace with continued development activity but also promotes the high-quality growth envisioned by the City. Recognizing this need, the City Council authorized a contract with Freese and Nichols, Inc. in October 2022 to prepare a comprehensive Diagnostic Report evaluating the effectiveness of the existing UDC. The report assessed the code's ability to implement the City's adopted policies and development objectives while identifying opportunities to improve usability, modernize regulations, align with the City's Comprehensive Plan and Small Area Plans, responding to changes in state law, and address evolving development practices.

The Diagnostic Report established six guiding principles that served as the foundation for the UDC Update:

1. Balance certainty and flexibility within the City's zoning framework.
2. Ensure development standards are clear, adaptable, and capable of accommodating continued growth while promoting high-quality development.

3. Align the UDC with the Comprehensive Plan, the 2030 Plan, and adopted Small Area Plans.
 4. Prioritize modernization of the UDC while maintaining an efficient project timeline.
 5. Conduct a transparent code development process supported by robust stakeholder engagement and code testing.
 6. Recognize that predictable development processes and clearly defined decision-making criteria are as important as the development standards themselves. To guide the update effort, the City Council appointed a Unified Development Code Steering Committee (UDCSC) to work alongside the standing Unified Development Code Advisory Committee (UDCAC), which consists of representatives from the development community and other external code users. Throughout the project, the Steering Committee convened 25 public meetings to review and provide direction on individual sections of the draft UDC prepared by Freese and Nichols. Concurrently, City staff met regularly with the consultant team—initially on a biweekly basis and later monthly—to review draft language, discuss proposed revisions, and implement directions received from the City Council, the UDCSC, and the UDCAC. Staff presented the UDC update, the UDC update process UDC notable updates and major outcomes of the UDC update. Staff also presented comments received from the postcard mailout to the public completed in May and the next steps after being presented to the Planning and Zoning Commissioners.
- Kelly Trietsch, Chief Development Officer, thanked Zane Brown, Water Strategic Projects Manager, for the work he has put into the update of the Unified Development Code for the past several years. She stated Zane was instrumental in keeping track with all the red lines, attending all meetings with several Boards and Commissions keeping them up to date. Zane has also kept city staff on a tight schedule making sure we met our deadlines.

Chair Perthuis invited Commissioners to ask staff questions.

Commissioner Allen asked and staff stated all online comments were added to a task list where some were addressed by internal staff, policy questions were taken to the Steering Committee or Council. Clean up items were addressed directly by staff.

Commissioner Brashear agreed with staff stating over the past four years the Steering Committee has reviewed many online comments.

Commissioner Brashear stated the goal of this whole process was to produce a document that produces predictable results. The only way we know how this is going to perform with certainty is when people walk through the door with an application and starting a process. Every single parcel that comes through the door with processing through this document comes with a different set of criteria, different set of issues and has different impacts than even the one across the street. He stated we spent 22 meetings talking about how to make the machinery work. Now that we have a final product, what is the mechanism the City is going to use to help us evaluate the efficiency of this document we are trying to create? Can we get anything that says, here are exceptions that were granted, here are the items that are creating the friction and here are the things that are not working? How can the public get access to know what isn't working, so we can anticipate what needs to go to the Committee for evaluation. Staff stated currently we have a tracker of topics that did not make it into this large revision update, but we do have a running list of topics city staff will be reviewing with

other departments and our legal team that are impacted by the code that will consistently be coming forward now that we have a process in place where we can more easily update this code. Staff stated we will also be tracking the Special and Administrative Exceptions along with Variance applications. Staff stated the City is looking into creating dashboards.

Chair Perthuis opened the Public Hearing.

Alfred Flores, 2403 Highland Dr, stated he is concerned with the wording on the postcard that was sent out. Staff explained to Mr. Flores the wording on the postcard came from the State of Texas which had to be included on the postcard.

John Nelson, 233 Village Park Dr, stated that he is concerned with the language concerning trees. Mr. Nelson states he has 2 Live Oak trees on his property which is considered heritage trees and under Section 9.05.040 Section D states, "no acts shall be allowed accidentally or otherwise shall cause a protected or heritage tree to die". Mr. Nelson asked what if lightning strikes my tree, if lightning strikes his tree and it dies, the City will blame me as the property owner and could be charged penalties.

Steve Dickey, 101 Tycoon Ln, encouraged the Commission to recommend approval of this document and stated he attended about 80 meetings and felt this is a good document. He stated there are issues, but we do not want to be in a rush to make changes. Mr. Dickey stated staff already have a list of topics to discuss and it can be tweaked again in the next 1-2 years.

Chair Perthuis closed the Public Hearing.

Moved by Ercel Brashear; seconded by Jen Bradac to Approve a proposed adoption of a new Unified Development Code to replace existing Development Code and repealing of conflicting ordinances.

Motion Approved: 7- 0

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

Voting Against: None

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Planning and Zoning Commission
August 4, 2026

SUBJECT:

2025-8-SUP - QT Carwash

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of "Car Wash" in the General Commercial (C-3) zoning district on the property located at 2815 North Austin Avenue, Georgetown, Texas, bearing the legal description of 1.951 acres out of the Antonio Flores Survey, Abstract No. 235 (2025-8-SUP). – Matt Skawn, Planner

ITEM SUMMARY:

The applicant is requesting a special use permit for the use of 'Carwash'. The property is currently zoned General Commercial (C-3).

FINANCIAL IMPACT:

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[2025-8-SUP - Presentation.pdf](#)

[2025-8-SUP - Staff Report-Final.pdf](#)

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

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

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

[Exhibit 4 - Conceptual Site Plan.pdf](#)

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

QT Bubble Bath #61758 2025-8-SUP

August 4, 2026 | Planning & Zoning Commission

Item Under Consideration

2025-8-SUP

- Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of “Car Wash” in the General Commercial (C-3) zoning district on the property located at 2815 North Austin Avenue, Georgetown, Texas, bearing the legal description of 1.951 acres out of the Antonio Flores Survey, Abstract No. 235 (2025-8-SUP). – Matt Skawin, Planner

Aerial

2025-8-SUP

-  Site
-  City Limits
-  Georgetown ETJ



0 250 500
Feet

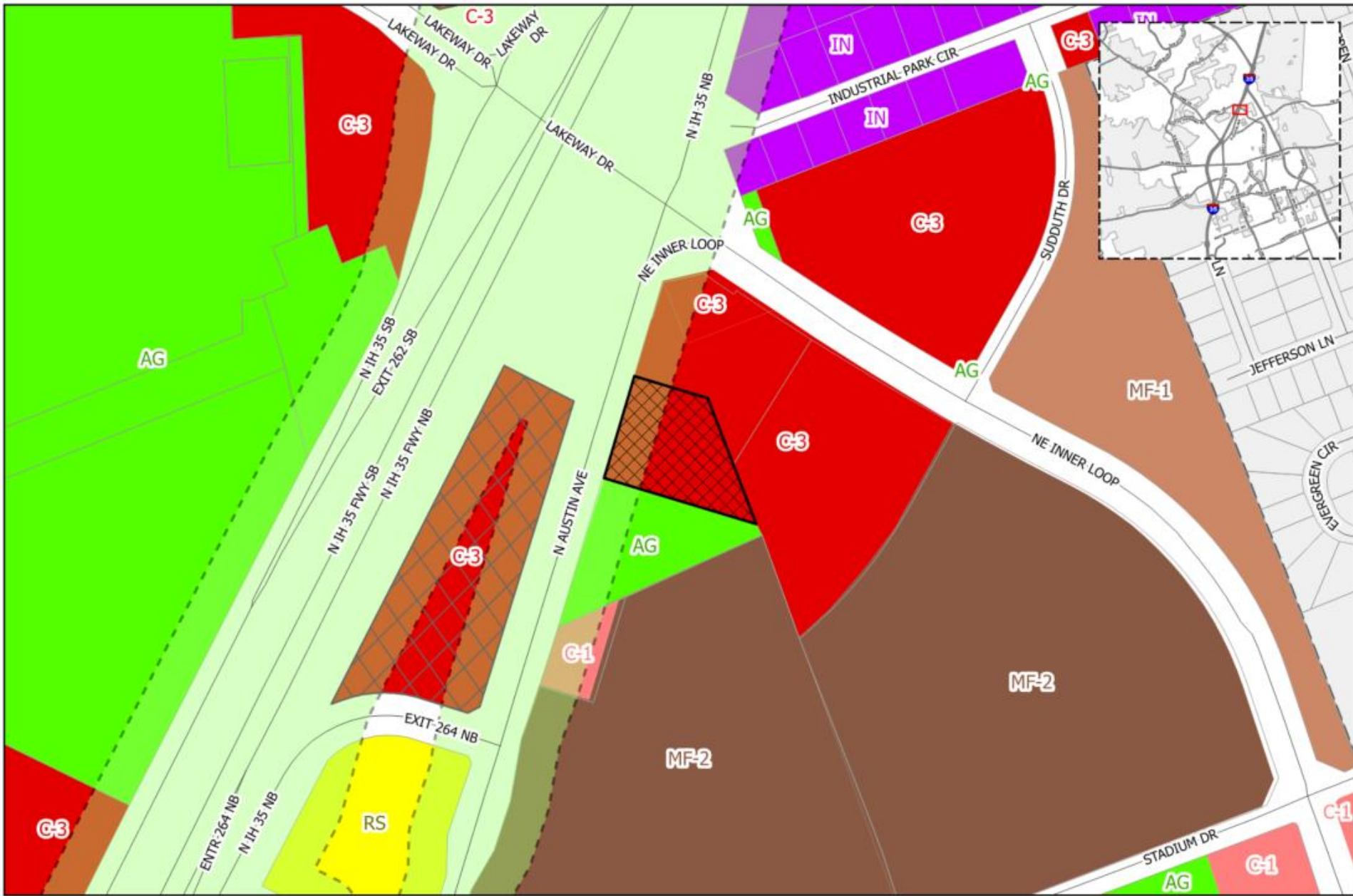
Crystal Knoll
Terrace

Existing QT Site

Subject Site

Austin Ave
Apartments

The Magnolia
at Georgetown



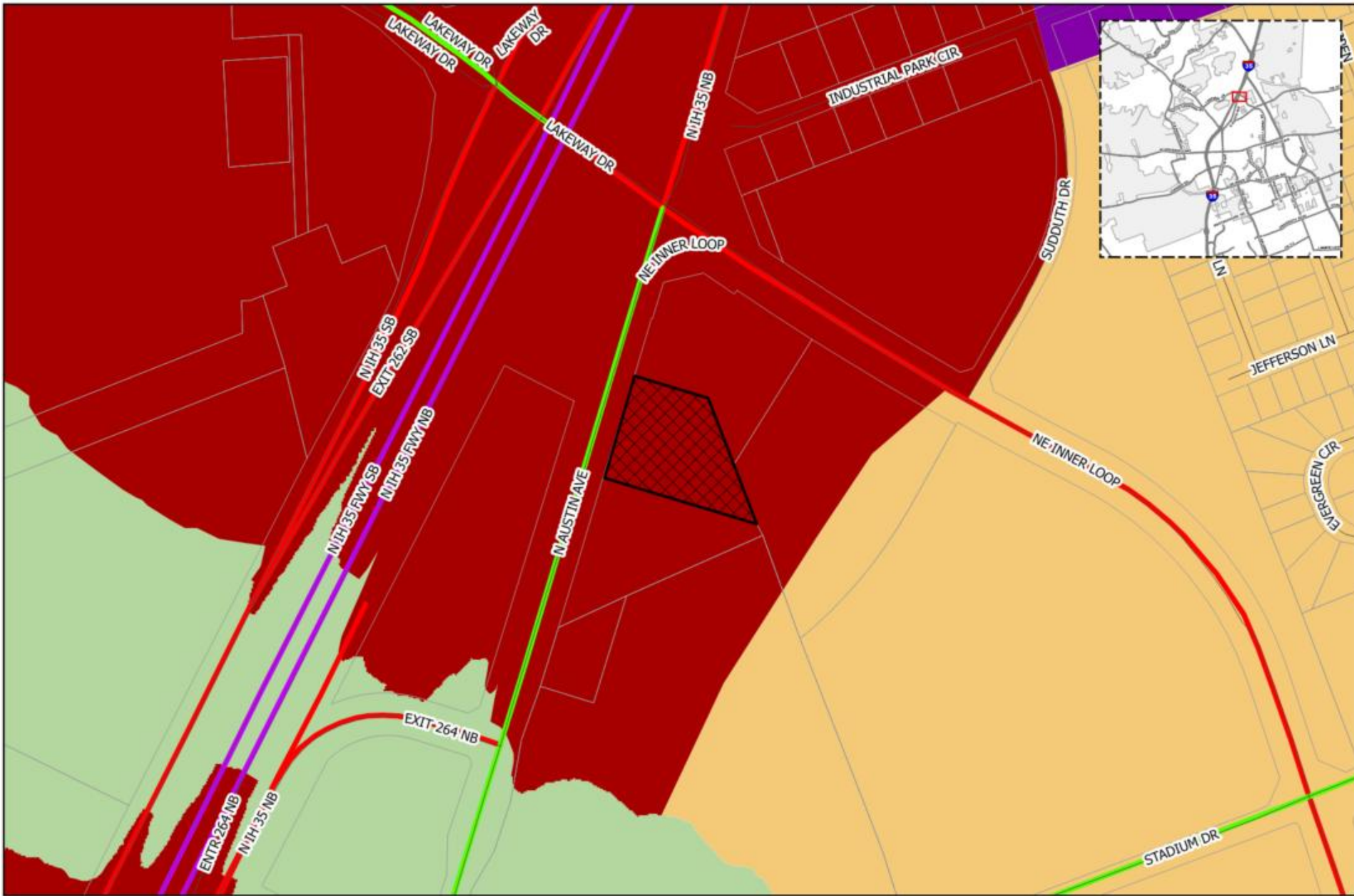
Zoning

2025-8-SUP

Exhibit #3

- Site
 - PUD
 - Courthouse View Overlay
 - Old Town Overlay
 - Historic Overlay
 - Downtown Overlay
 - SPO Overlay
 - Gateway Overlay
 - Parcels
- Zoning**
- AG - Agriculture
 - BP - Business Park
 - C-1 - Local Commercial
 - C-3 - General Commercial
 - CN - Neighborhood Commercial
 - IN - Industrial
 - MF-1 - Low-Density Multi-family
 - MF-2 - High-Density Multi-family
 - MH - Manufactured Housing
 - MU-DT - Mixed-Use Downtown
 - OF - Office
 - PF - Public Facility
 - RE - Residential Estate
 - RL - Residential Low-Density
 - RS - Residential Single-Family
 - TF - Two-Family
 - TH - Townhouse



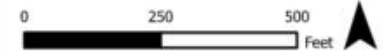


**Future Land Use/
Future Mobility Plan**

2025-8-SUP

Exhibit #3

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



Regional Center (RC)

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

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

Summary of Request

- Applicant is seeking a Special Use Permit for the “Carwash” use
- UDC 5.02.020.U does not allow a fuel sales site to contain a carwash, however the subject site in this request is its own lot.



Special Use Permit (SUP)

- The SUP allows for Planning & Zoning Commission and City Council approval of uses with unique or widely varying operating characteristics or unusual site development features, subject to the terms and conditions set forth in the UDC.
- The SUP also allows for additional restrictions to be placed on the use by the Planning & Zoning Commission and the City Council.

GEORGETOWN
TEXAS



GEORGETOWN
TEXAS



Approval Criteria – UDC Section 3.07.030

Criteria for SUP	Complies	Partially Complies	Does Not Comply
The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.	X		
The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.	X		
The proposed use does not negatively impact existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection and the ability of existing infrastructure and services to adequately provide services.	X		
The proposed use does not negatively impact existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impact.	X		

Approval Criteria – UDC Section 3.06.030

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

Approval Criteria – UDC Section 3.06.030

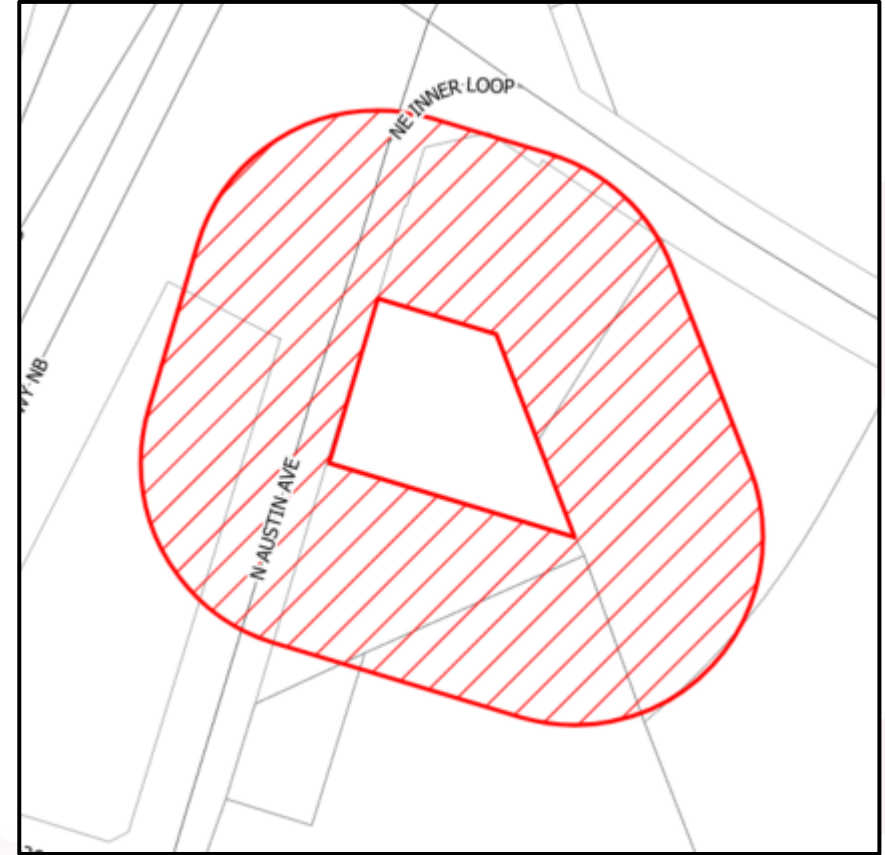
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and			X
The property to be rezoned is suitable for uses permitted by the district that would be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

Staff Recommendation

- Staff is recommending approval of the Special Use Permit due to the mitigation measures incorporated into the concept plan. The inclusion of a 6-foot masonry wall along the southern and southeastern portions of the site, along with enhanced landscaping within the 15-foot buffer, substantially reduces potential noise and vibration impacts on nearby residential properties. These features provide meaningful screening and help ensure that the proposed use operates in a manner that protects the surrounding neighborhood.

Public Notifications

- 7 property owners within the 300' buffer
- Notice in Sun News on 6.21.2025
- Signs posted on the property
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 0 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of “Car Wash” in the General Commercial (C-3) zoning district on the property located at 2815 North Austin Avenue, Georgetown, Texas, bearing the legal description of 1.951 acres out of the Antonio Flores Survey, Abstract No. 235 (2025-8-SUP). – Matt Skawin, Planner
- Per UDC Section 3.07.030, the Planning & Zoning Commission shall hold a Public Hearing... and make a recommendation to the City Council.
- The SUP also allows for additional restrictions to be placed on the use by the Planning & Zoning Commission and the City Council.

Report Date: August 4, 2026

Case Number: 2025-8-SUP

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of “Car Wash” in the General Commercial (C-3) zoning district on the property located at 2815 North Austin Avenue, Georgetown, Texas, bearing the legal description of 1.951 acres out of the Antonio Flores Survey, Abstract No. 235 (2025-8-SUP). – Matt Skawn, Planner

AGENDA ITEM DETAILS

Project Name: QT Bubble Bath #61758
Applicant: Robert Costello
Property Owner: QT South, LLC
Property Address: 2815 North Austin Avenue, Georgetown, Texas
Legal Description: 1.951 acres out of the Antonio Flores Survey, Abstract No. 235
Current Zoning: General Commercial (C-3)
Current Use: Vacant

APPLICANT’S REQUEST

The applicant is requesting a special use permit for the use of ‘Carwash’. The property is currently zoned General Commercial (C-3).

RECOMMENDATION

Staff recommends approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located along North Austin Avenue just south of the existing QT gas station and convenience store. South of the subject site is a triangular piece of property that is largely undeveloped aside from two single-family residential structures. To the southeast sits a large multi-family development. The multi-family property comes close to bordering the subject property where the vacant triangular property tapers down to a point. The closest multi-family building is roughly 70 ft. from the subject property at its closest point. The property to the east of the subject site is currently undeveloped, with a portion being used for detention; it is zoned General Commercial (C-3).

Planning Department Staff Report

Zoning Trends:

The subject property, along with a portion of the property to the north, was rezoned from the Agriculture (AG) zoning district to General Commercial (C-3) in 2012. The property south of the subject site was annexed into city limits in 2005 with an initial zoning of AG and has never been rezoned. The first portion of multifamily in the area rezoned to High Density Multifamily (MF-2) in 2016 and then another portion rezoned in 2020. There have been no zoning changes in the area since 2020.

Present Property Description:

Currently, the property is undeveloped aside from a portion of driveway that was constructed when the gas station north of the subject site was developed. There is a foundation remaining from the building that once occupied the site. Trees line the eastern and southern property boundaries.

STAFF ANALYSIS

Staff reviewed the proposed Special Use Permit for a car wash against the applicable approval criteria and found that the request meets the requirements for a Special Use Permit. The proposed site layout and circulation are appropriate, and additional mitigation measures have been incorporated to address the proximity of existing residential development southeast of the site. The concept plan includes a 15-foot landscape buffer along the southern property boundary, a 6-foot masonry buffer wall along the southern and southeastern edges, and increased tree plantings to further reduce noise and vibration. With these improvements, staff can make the required findings that the use will not negatively impact nearby residential properties and is not detrimental to the health, welfare, or safety of the surrounding neighborhood.

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 request against the approval criteria for Special Use Permits found in UDC Section 3.07.030 and found that it complies with four of the criteria in UDC 3.07.030, as outlined in Exhibit 6.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the annexation and initial zoning request (7 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (June 21, 2026) and signs were posted on-site. To date, staff has received 0 written comment in favor, and 0 in opposition to the request.

ATTACHMENTS

Planning Department Staff Report

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Conceptual Site Plan
Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis

SUBMITTED BY

Matt Skawin, Planner

Location

2025-8-SUP

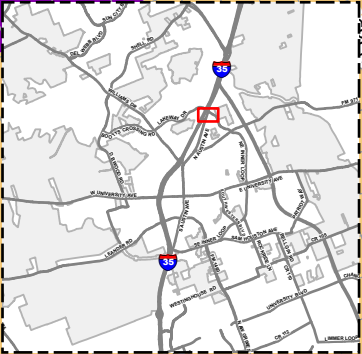
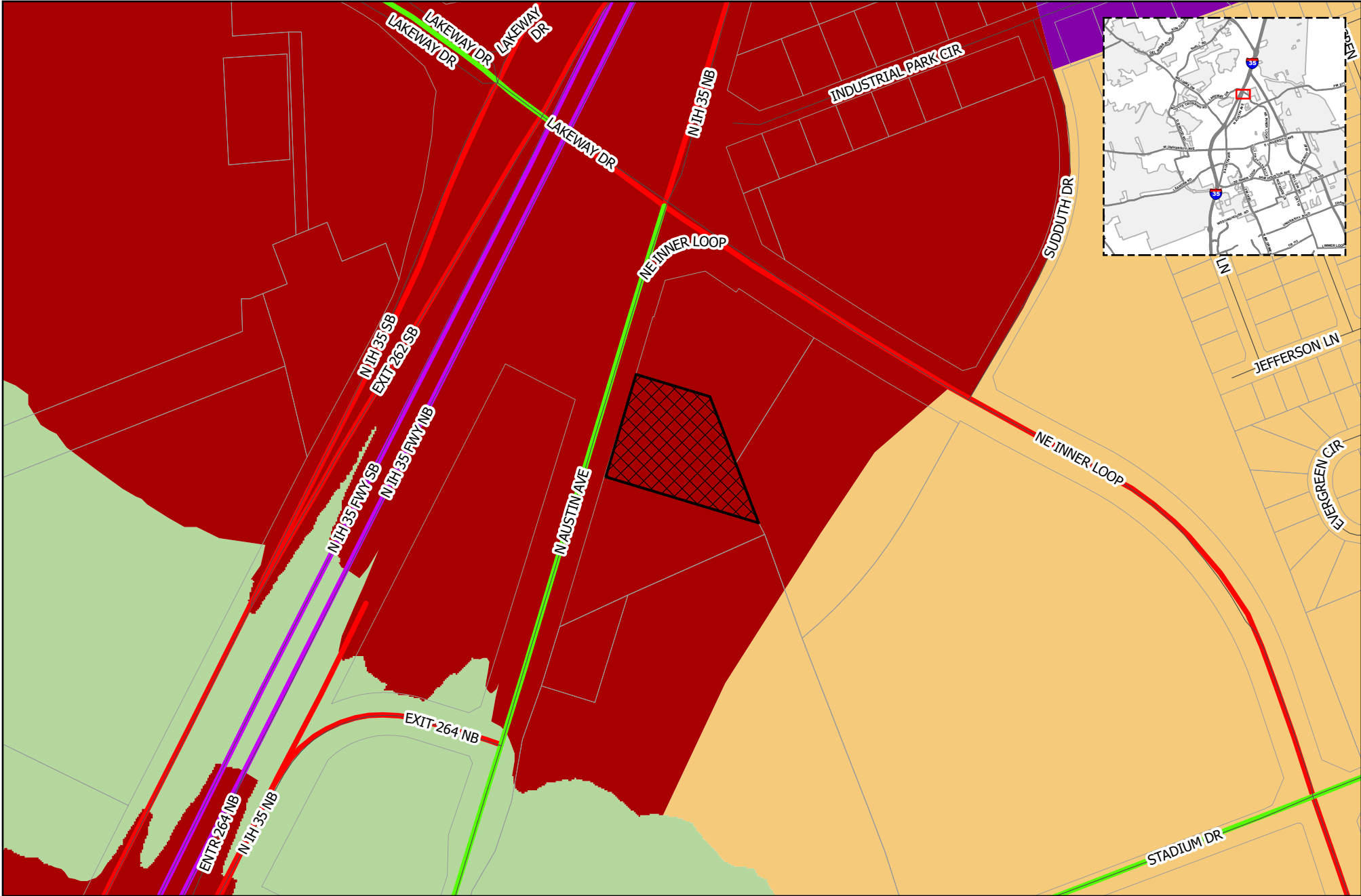
Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



0 250 500
Feet

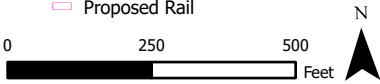


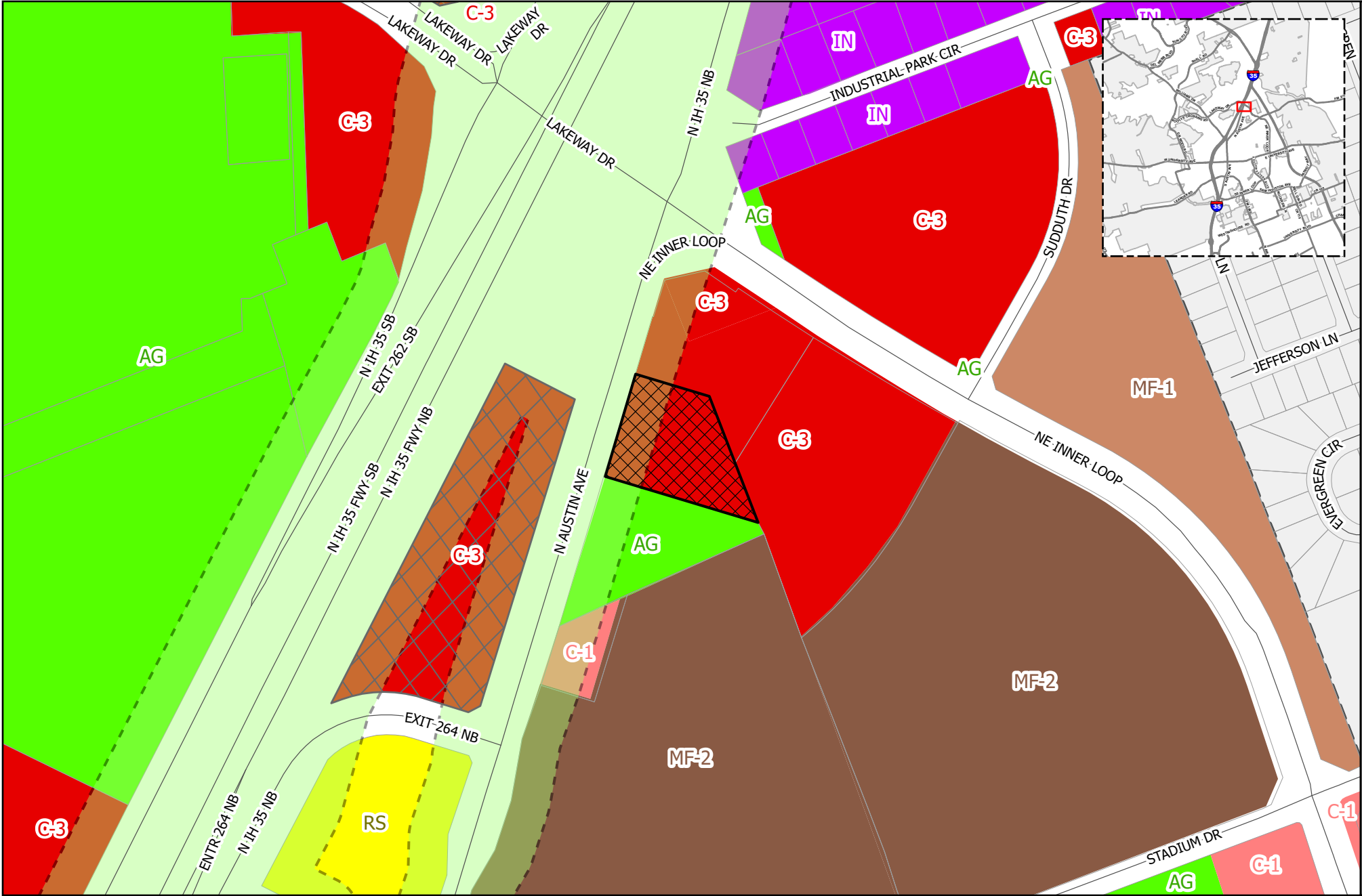


**Future Land Use/
Future Mobility Plan**

**2025-8-SUP
Exhibit #3**

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





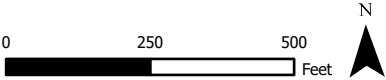
Zoning

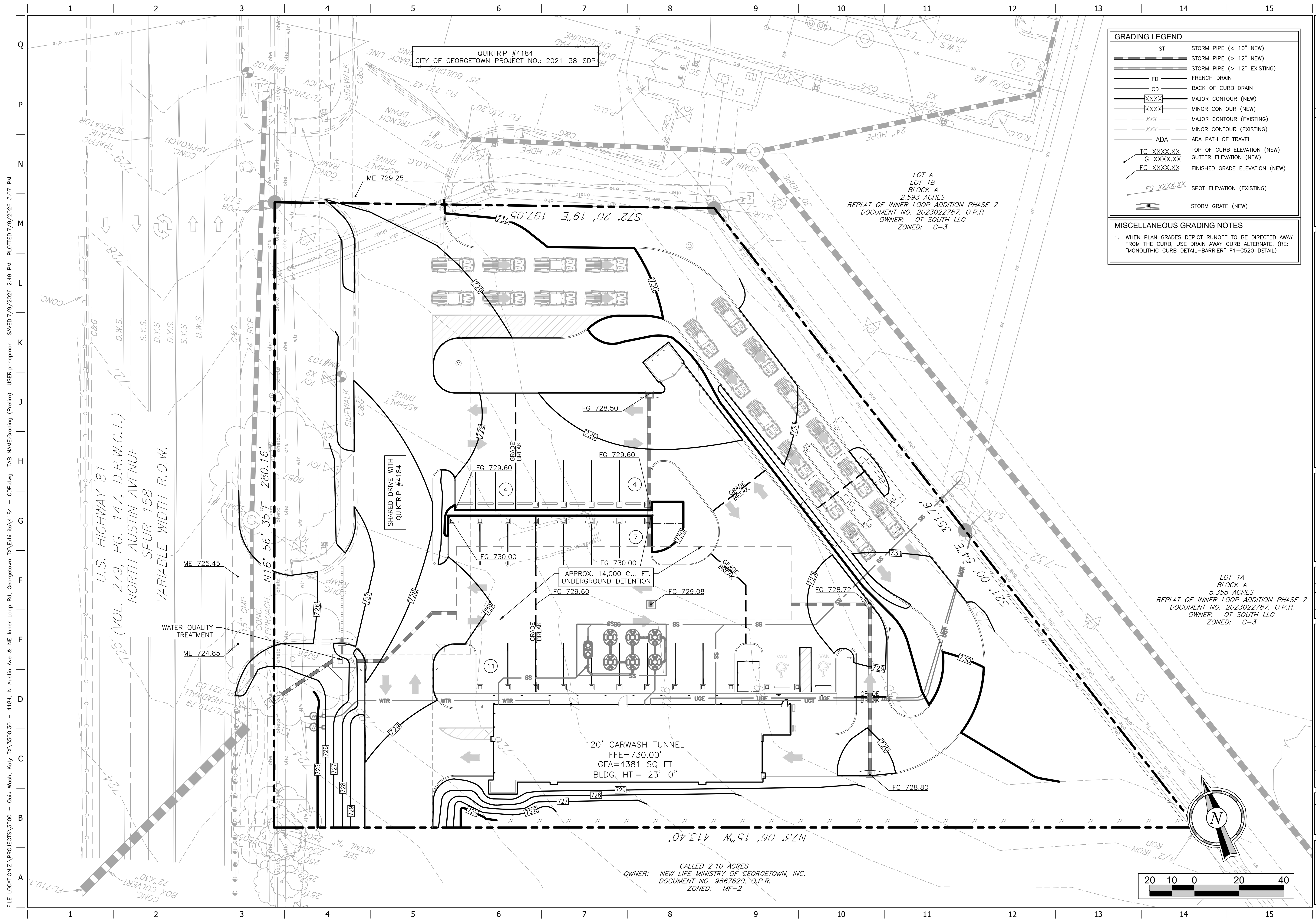
2025-8-SUP

Exhibit #3

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

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





PROJECT NO.:3500.30

MATKINHOVER
ENGINEERING
& SURVEYING

TEXAS REGISTERED ENGINEERING FIRM
F-004512 SURVEYING FIRM F-10024000

Bubble Bath No. 61758

2815 N AUSTIN AVE N
GEORGETOWN, TEXAS 78626



PROTOTYPE: P-001
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

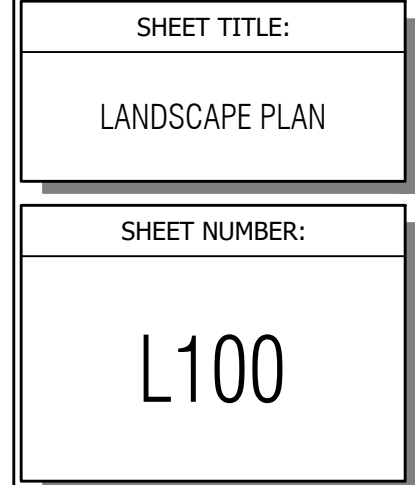
[illegible]

SHEET TITLE:

GRADING (PRELIM)

SHEET NUMBER:

3





QuikTrip Corporation

AUSTIN DIVISION
2007 Sam Bass Rd
Suite 100
Round Rock, TX 78681

September 7, 2025

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

Re: **QuikTrip Bubble Bath Car Wash 61758 Special Use Permit Application**
2815 N Austin Ave
Georgetown, Texas 78626

To Whom It May Concern:

This letter serves as a formal Letter of Intent and a request for a Special Use Permit (SUP) to develop a state-of-the-art automated tunnel car wash facility located at 2815 N Austin Ave, within a designated Regional Center as defined by the City of Georgetown's 2030 Comprehensive Plan. This project is being pursued with a commitment to aligning with and actively contributing to the city's long-term vision for balanced, sustainable, and fiscally responsible growth.

This development is designed to be in complete compliance with the spirit and specific policies of the 2030 Comprehensive Plan. Our proposed tunnel car wash is a modern, high-quality commercial service that will enhance the economic vitality and quality of life for Georgetown residents.

The project aligns with the following goals and policies of the 2030 Comprehensive Plan:

Goal 1: Balanced Land Use

- **Policy LU.1:** This development will contribute to the balanced mix of commercial and service uses in the Regional Center. A well-integrated car wash facility provides a necessary amenity for the surrounding residential and commercial areas, reducing the need for residents to travel to other parts of the city for this service. This supports the policy of having a balanced mix of uses in the community.
- **Policy LU.2:** The development is designed to be a compact, higher-density use within an appropriate infill location. It will not contribute to urban sprawl but will instead make productive use of an existing commercial area, promoting efficiency in land use.
- **Policy LU.3:** As a commercial use, this car wash will serve as a neighborhood-supporting amenity, contributing to the creation of a "complete neighborhood" by providing a local service that complements existing residential and commercial developments.

Goal 3: Development Framework and Economic Growth

- **Policy LU.8:** This project directly supports Georgetown's economic development goals by providing a new, high-quality commercial service that contributes to the city's tax base. We will create new jobs and provide a valuable service to the community.
- **Regional Center Land Use Category:** The proposed development is entirely consistent with the

definition and intent of a Regional Center as outlined in the Comprehensive Plan. Conveniently located immediately adjacent to an auto-oriented service (QuikTrip), this tunnel car wash is an appropriate use for a Regional Center, which is defined as accommodating "major shopping centers, standalone big-box retailers, or large-scale mixed-use developments, as well as supporting flex office space and office/warehouse development." The complimentary uses will create a synergistic harmony within the area. The project is strategically located with convenient access from major transportation routes, serving the broader community.

Goal 7: High-Quality Infrastructure

- **Policy LU.9:** This development will demonstrate a commitment to environmental stewardship through the use of low-impact development (LID) practices. The facility will be designed with advanced water reclamation and recycling technology, significantly reducing its demand for municipal water supplies. This aligns with the city's goal of maintaining high-quality, sustainable infrastructure.
- **Policy LU.10:** The project will incorporate a comprehensive water management plan, including state-of-the-art systems for capturing and treating all runoff, preventing contaminants from entering the city's stormwater system.

Goal 10: Transportation Network

- **Policy T.1:** The site plan is meticulously designed to ensure efficient and safe vehicular circulation, minimizing impact on the adjacent street network. The driveways and queuing lanes will be configured to prevent queuing onto the public roadway, thereby improving the flow of traffic in the area and supporting the city's overall transportation goals.

Compliance with UDC Section 3.07.030: Criteria for Approval

Our proposed development has been designed to meet and exceed the criteria for approval for a Special Use Permit as outlined in **UDC Section 3.07.030**.

- **No Significant Negative Impact:** The project's design and operation will not create a significant negative impact on surrounding property or the general public. As an enclosed tunnel wash, the majority of the operations are contained within the building, mitigating noise and spray. The site plan incorporates a comprehensive buffering and landscaping plan to provide a visual and sound buffer to adjacent properties.
- **Compatibility with Character:** The design of the building and the overall site plan will be harmonious with the character of the surrounding Regional Center. The building will utilize modern architectural elements and high-quality materials, while the landscaping will ensure a seamless and attractive transition to the existing commercial landscape.
- **No Negative Impact on Infrastructure:** The development is designed to be fiscally and infrastructurally responsible. Water and sewer connections have been planned to integrate with existing city infrastructure without creating undue burden. Traffic will be managed with dedicated stacking lanes, preventing negative impacts on public roads and ensuring smooth circulation.
- **No Injurious or Noxious Impact:** The facility's closed-loop water reclamation system and waste management plan are specifically designed to prevent the creation of harmful fumes, dust, or runoff. All chemicals are stored indoors, and the wash process is contained, ensuring no injurious or noxious impacts on the surrounding environment or neighborhood.

Project and Site Details

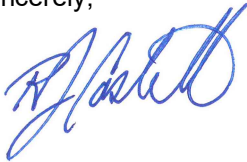
To provide a complete overview of the proposed development and address the requirements of the Special Use Permit application, the following information is included:

- **Legal Description:** The legal description is attached as a separate exhibit to the application.
- **Site Acreage:** The development will be situated on a site of approximately 1.951 acres.
- **Proposed Building:** The single-story building will have a gross floor area of approximately 4,381 square feet and a maximum height of 23 feet.
- **Hours of Operation:** The proposed hours of operation are 8ma-8pm daily.
- **Employees:** The facility will have an average of three employees on-site.
- **Parking:** The site plan includes a total of [Number of Parking Spaces] parking spaces for customer and employee use, in excess of the minimum requirements.
- **Vehicle Trips:** The estimated number of vehicle trips generated by the development is approximately 70 trips during peak hour, with the site plan designed to efficiently manage this traffic flow without impacting public streets.
- **Lighting and Signage:** A detailed plan for all lighting and signage will be included in the formal site plan to ensure compliance with the Unified Development Code (UDC) for brightness, design, and placement, minimizing glare and light pollution to surrounding properties.
- **Buffering and Screening:** The site plan includes a comprehensive landscaping and buffering plan, utilizing a combination shade trees, ornamental trees and shrubbery, to provide a visual screen from adjacent uses and ensure the development is aesthetically harmonious with the surrounding area. All outdoor refuse containers will be fully enclosed and screened from view.

We believe this proposed tunnel car wash is not only a viable commercial project but also a model development that is fully consistent with the City of Georgetown's vision for its future. We are prepared to meet with staff and the Planning and Zoning Commission to discuss this project in greater detail and provide any additional information required.

Thank you for your time and consideration.

Sincerely,



Robert Costello
Real Estate Project Manager
QuikTrip Corporation – Austin Division

City of Georgetown, Texas
Planning and Zoning Commission
August 4, 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