

Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas September 1, 2026

The Georgetown Planning and Zoning Commission will meet on September 1, 2026 at 6:00 PM at Council and Court Building, 510 W. 9th Street.

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

Public Wishing to Address the 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.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the August 4, 2026 Planning and Zoning meeting.

1.B 2026-14-SUP, 1503 S. Elm Street ADUs

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of an Accessory Dwelling Unit (ADU) in the Residential Single-Family (RS) zoning district on the property located at 1503 S. Elm Street, bearing the legal description of 0.35 Acres, Block 10(W/PT), Hughes Addition (2026-14-SUP) -- Allyson Iiams, Assistant Planning Director

1.C 2026-4-PUD, 2005 S College Street, Belford PUD

Presentation and Discussion for a Zoning Map Amendment to rezone an 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, from the Industrial and Residential Single-Family zoning district to the High-Density Multifamily zoning district, for the property generally located at 2005 S College Street (2026-4-PUD) -- Madelyn Allen, Planner

1.D **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
September 1, 2026

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the August 4, 2026 Planning and Zoning meeting.

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Stephanie McNickle, Planning Department

ATTACHMENTS:
[08.04.2026 Meeting Minutes_FINAL](#)

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

The Georgetown Planning and Zoning Commission met on Tuesday, 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 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, Pierce P Macquire, Scott A Allen, David "Alan" McDonald, 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.

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

Call to Order

Pledge of Allegiance

Comments from the Chair
Announcements
Action from Executive Session

1. Statutory Consent Agenda

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

1.A Meeting Minutes

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

Moved by Scott A Allen; seconded by Ercel Brashear to Approve the minutes from the July 21, 2026 Planning and Zoning meeting. **Motion** Approved: 7- 0

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

Voting Against: None

2. 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

Staff report was presented by Matthew Skawin, Planner. The applicant is requesting a special use permit for the use of 'Carwash'. The property is currently zoned General Commercial (C-3). Staff reviewed the proposed Special Use Permit for a carwash against the applicable approval criteria and found that the request does not fully comply with all of the criteria for a Special Use Permit. While the proposed site layout and circulation are generally acceptable, concerns remain regarding the proximity of the carwash to existing residential development southeast of the site. Although the concept plan includes a 15-foot landscape buffer along the southern property boundary, no wall or other noise mitigation measures are proposed. As a result, staff cannot make the required findings that the use will not negatively impact nearby residential properties through noise and vibration or that it is not detrimental to the health, welfare, and 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 one of the criteria, partially complies with one of the criteria and does not comply with 2 of the criteria in UDC 3.07.030

At this time, Chair Perthuis asked if Commissioners had any questions.

It was stated that City Council agreed that every "Car Wash" development will need to apply for a Special Use Permit.

Discussion regarding hours of operations. Staff stated the applicant is requesting 7am-8pm, but if the Commissioners want to change it can add the change to the motion. Chair Perthuis invited the applicant to speak.

Mr. Robert Costello gave a PowerPoint presentation on the development. Commissioner asked and applicant stated there are no car washes within 2 miles of the property.

Commissioner Allen thanked the applicant for adding the masonry wall as well as the additional landscaping. Commissioner Allen asked if there was any consideration to placing the car wash closer to Quick Trip? The applicant stated they tried to work with getting it closer, but the flow did not work. The applicant also explained the tunnel of the car wash was pointed intentionally toward the street and not toward the residents to lessen the noise.

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

Moved by Scott A Allen; seconded by Ercel Brashear to Motion to approve the 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 and reducing the hours of operations from 7:00am-8:00pm to 8:00am-8:00pm

This motion was never voted on.

Discussion among Commissioners.

.

Motion : 0- 0

Voting For: None

Voting Against: None

Moved by Scott A Allen; seconded by Ercel Brashear to Amend 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 as originally proposed by the applicant. .

Motion Approved: 7- 0

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

Voting Against: None

2.B [Discussion Items](#)

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

Edgar Garcia, Planning Director stated the newly revised Unified Development Code has been presented as a 1st reading to City Council and passed on July 28th. It will be presented to Council for the 2nd reading August 11th with a November 1st implementation date.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Planning and Zoning Commission
September 1, 2026

SUBJECT:

2026-14-SUP, 1503 S. Elm Street ADUs

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of an Accessory Dwelling Unit (ADU) in the Residential Single-Family (RS) zoning district on the property located at 1503 S. Elm Street, bearing the legal description of 0.35 Acres, Block 10(W/PT), Hughes Addition (2026-14-SUP) -- Allyson Iiams, Assistant Planning Director

ITEM SUMMARY:

Overview: The applicant is requesting a special use permit for the existing ADUs on the subject property. In their letter of intent, the applicant notes three ADUs which will be used by guests and family members but will also be used as rentals to offset the cost of the additions. The site will be owner-managed and will not act as a commercial business operation. While the applicant initially requested an SUP for 3 ADUs, it should be noted that after public notice for this request, an additional ADU was confirmed by the property owner. There are currently 4 ADUs existing on-site.

Staff Analysis: Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 1 of the 4 the criteria established in UDC Section UDC Section 3.07.030.C for a Special Use Permit, as outlined in the attached Staff Report. Staff has reviewed the request and determined that the proposed request complies with 1 of the 5 criteria established in UDC Section 3.06.030 for a Rezoning.

Public Comments: As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (40 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper August 16, 2026, and 3 signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 13 in opposition of the request.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Hannah Breaux, Planning Department

ATTACHMENTS:

[2026-14-SUP Staff Report.pdf](#)

[2026-14-SUP Staff Presentation.pdf](#)

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

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

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

[Exhibit 4 - Letter of Intent.pdf](#)

[Exhibit 5 - Conceptual Plan.pdf](#)
[Exhibit 6 - Criteria Analysis.pdf](#)
[Exhibit 7 - Public Comments](#)

Report Date: August 25, 2026

Case Number: 2026-14-SUP

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of an Accessory Dwelling Unit (ADU) in the Residential Single-Family (RS) zoning district on the property located at 1503 S. Elm Street, bearing the legal description of 0.35 Acres, Block 10(W/PT), Hughes Addition (2026-14-SUP) -- Allyson Iiams, Assistant Planning Director

AGENDA ITEM DETAILS

Project Name: Accessory Dwelling Unit

Applicant: Legacy Dream Homes, LLC.

Property Owner: Randall Stroud

Property Address: 1503 S Elm St.

Legal Description: 0.35 Acres of Block 10(W/PT), Hughes Addition

Current Zoning: Residential Single-Family

Current Use: Private Residence

APPLICANT'S REQUEST

The applicant is requesting a special use permit for existing ADUs on the property. In their letter of intent, the applicant notes that the ADUs will be used by guests and family members but will also be used as rentals to offset the cost of the additions. The site will be owner-managed and will not act as a commercial business operation.

While the applicant initially requested an SUP for 3 ADUs, it should be noted that after posting for this request, and additional ADU was confirmed by the property owner. There are currently 4 ADUs existing on-site.

RECOMMENDATION

Staff **APPROVAL WITH CONDITIONS** of the request.

Recommended Conditions of Approval:

- Limit the special use permit approval to one ADU, the Casita structure.
- Rental of the Casita be limited to periods that the primary dwelling unit is owner occupied.
- Rental of the Casita include the use of one parking space as required by the UDC.
- The property owner obtain a Certificate of Appropriateness for a setback modification for the non-conforming Casita structure.
- The property owner obtain necessary building permits for the unpermitted site modifications.

Planning Department Staff Report

- Elimination of the attached ADUs through their reintegration into the primary dwelling unit as originally permitted.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located within the Old Town Historic Overlay, surrounded by single-family homes.

Present Property Description:

The property has three street frontages along Elm Street, 15th Street, and 16th Street. The property is improved with a Medium Priority historic structure that fronts on Elm Street. The structure has been modified to include a two-story garage connected to the primary dwelling unit by an open-air breezeway. A nonconforming secondary structure is located at the rear of the primary dwelling unit along the northeast property line.

The subject property currently contains four accessory dwelling units in addition to the primary dwelling unit. Three of the ADUs are attached to the primary structure via breezeway, with a one-bedroom studio and a two-bedroom unit located on the second floor and a studio on the first floor between the two garages. The fourth existing ADU is a detached “casita” style structure located in the backyard of the home.

Three of the existing ADUs were previously being used as short-term rentals, more recently these units are being utilized as “medium-term” rentals of 30 days or more. The ADU located downstairs is a storage room that was converted into a living space that is currently inhabited by the property owner’s adult daughter. The primary dwelling unit is also currently being used as a rental unit, with an active lease in place through October 2026.

PROPERTY HISTORY

- **August 2021** – Property is purchased by current owners.
- **September 2021** – Primary dwelling unit is listed for rent. According to Zillow records, the primary dwelling unit has subsequently been listed for rent 5 additional times since 2021.
- **January 2022** – A COA application is submitted with the request to demolish all existing structures and develop a new residential structure. Following a HARC conceptual review, the plans are revised to include only an addition to the primary structure via a breezeway.
- **January 2023** – A building permit is requested for the HARC approved addition.
- **Spring 2026** – Multiple code violations are identified, including unpermitted ADUs, unpermitted interior & exterior modifications to the previously approved addition and existing shed structure, and unpermitted short term rental units.
- **May 2026** – The property owner submitted a building permit for the unpermitted work.

Planning Department Staff Report

- **June 2026** – The property owner submitted a special use permit application. After submission of the application, the property owner confirmed that the primary dwelling unit is also being used as a rental. Following public notice, the property owner confirmed the downstairs storage unit is a converted living space for his daughter.

STAFF ANALYSIS

Technical Review:

The existing Accessory Dwelling Units (ADUs) do not meet the requirements of Section 5.02.020 of the Unified Development Code due to the total square footage of the ADUs, insufficient on-site parking, and the lack of an owner-occupied primary dwelling unit.

- **ADU Square Footage –**

The combined square footage of the four existing ADUs is 2,092 square feet, consisting of the 515-square-foot casita, 346-square-foot upstairs studio, 899-square-foot two-bedroom unit, and 332-square-foot downstairs studio. The primary dwelling unit is 3,334 square feet.

The combined ADU area represents 62.75% of the primary dwelling unit's square footage, exceeding the UDC's maximum permitted ADU area by 37.75%. *As a subordinate use, the UDC limits ADUs to a maximum of 25% of the primary dwelling unit's square footage.*

If the three attached ADUs (the studio, two-bedroom unit, and downstairs studio) were eliminated through their reintegration into the primary dwelling unit, the remaining 515-square-foot casita would fall within the permitted ADU square footage allowance.

- **ADU Parking –**

The site currently provides four on-site parking spaces, resulting in a deficiency of two spaces based on the applicable parking requirements. *The UDC requires two parking spaces be allocated for the primary dwelling unit, and one parking space be allocated for each ADU.*

- **ADU Rental –**

The primary dwelling unit is not owner-occupied and is currently subject to an active lease. *Per the UDC, rental of an ADU is only permitted when the primary dwelling is owner-occupied.*

In addition to the UDC deficiencies related to the existing ADUs, interior and exterior modifications to the site have resulted in unpermitted work, and the elimination of a legally nonconforming structure.

- **Non-Conforming Status –**

The casita structure was previously a shed/workspace, existing as a legally nonconforming structure. The nonconformity is related to the structure's location on the subject property, which

Planning Department Staff Report

is almost directly on the property lines, which is well within the required setbacks. However, the interior and exterior alterations associated with converting the space into a casita substantially modified the structure and resulted in the loss of its legal nonconforming status.

A Certificate of Appropriateness for a setback modification may be requested from the Historic Architectural Review Commission to correct this non-conformity.

- **Permitting –**

Although a Certificate of Appropriateness was obtained for the addition to the primary dwelling unit and building permits were subsequently issued, the structures have been substantially modified since those approvals. Accordingly, additional building permits will be required to bring the structures into compliance with applicable building code and development requirements.

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 (40 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (August 16, 2026) and (3 signs) were posted on-site. To date, staff has received (0) written comment in favor, and (13) in opposition to the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Letter of Intent
Exhibit 5 – Conceptual Plan
Exhibit 6 – Criteria Analysis
Exhibit 7 – Public Comments

SUBMITTED BY

Allyson Iiams, Assistant Planning Director

Accessory Dwelling Unit

2026-14-SUP

September 1, 2026 | Planning & Zoning Commission

Item Under Consideration

2026-14-SUP

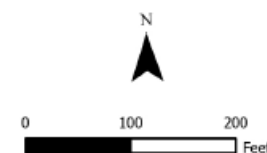
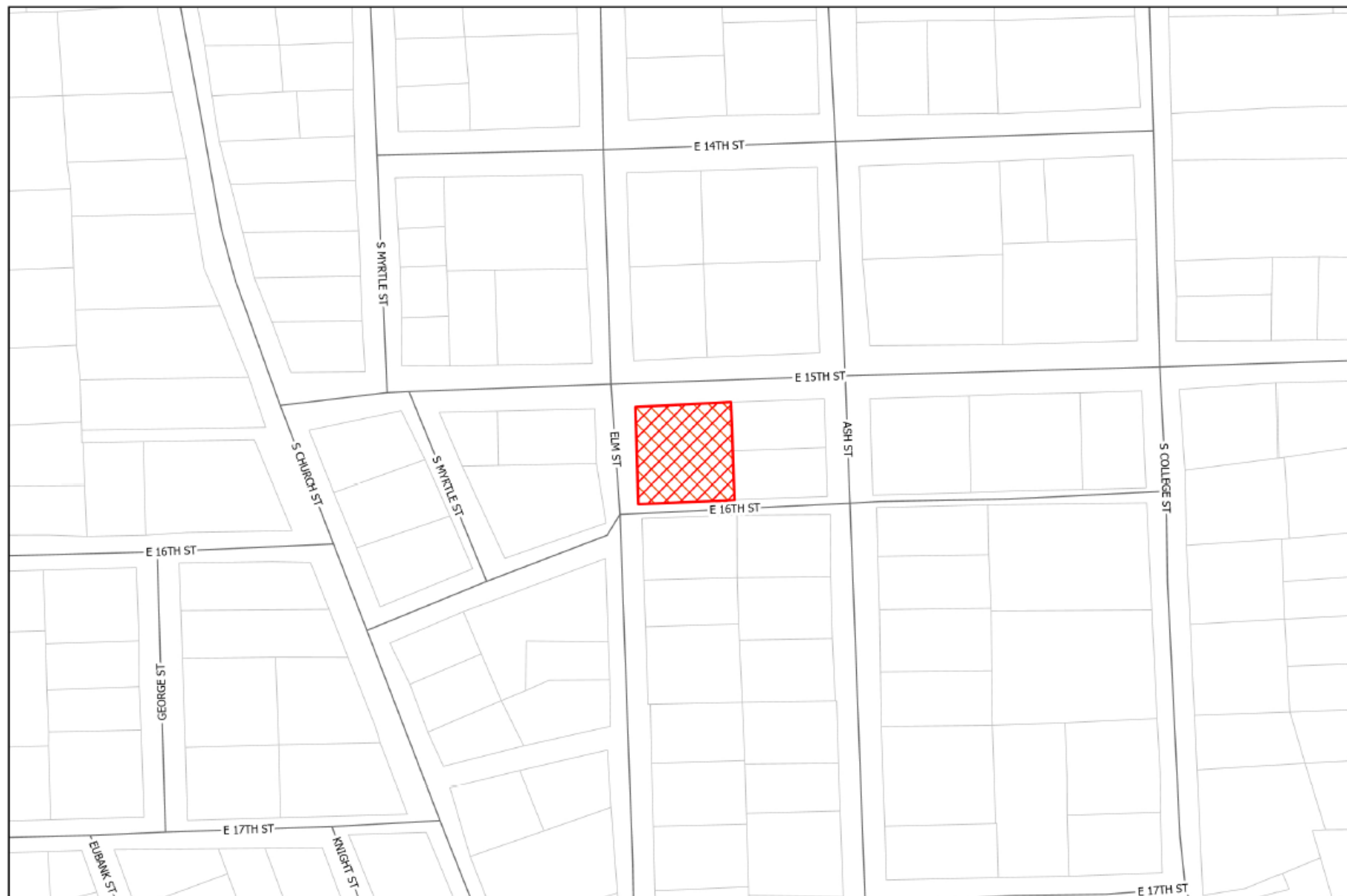
- Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of an Accessory Dwelling Unit (ADU) in the Residential Single-Family (RS) zoning district on the property located at 1503 S. Elm Street, bearing the legal description of 0.35 Acres, Block 10(W/PT), Hughes Addition
- **3 Accessory Dwelling Units included in application**
- **1 additional ADU confirmed after public notice**

Location

2026-14-SUP

Exhibit #1

 Site
 Parcels



Current Context



Existing
Casita



3 Existing
Attached Units





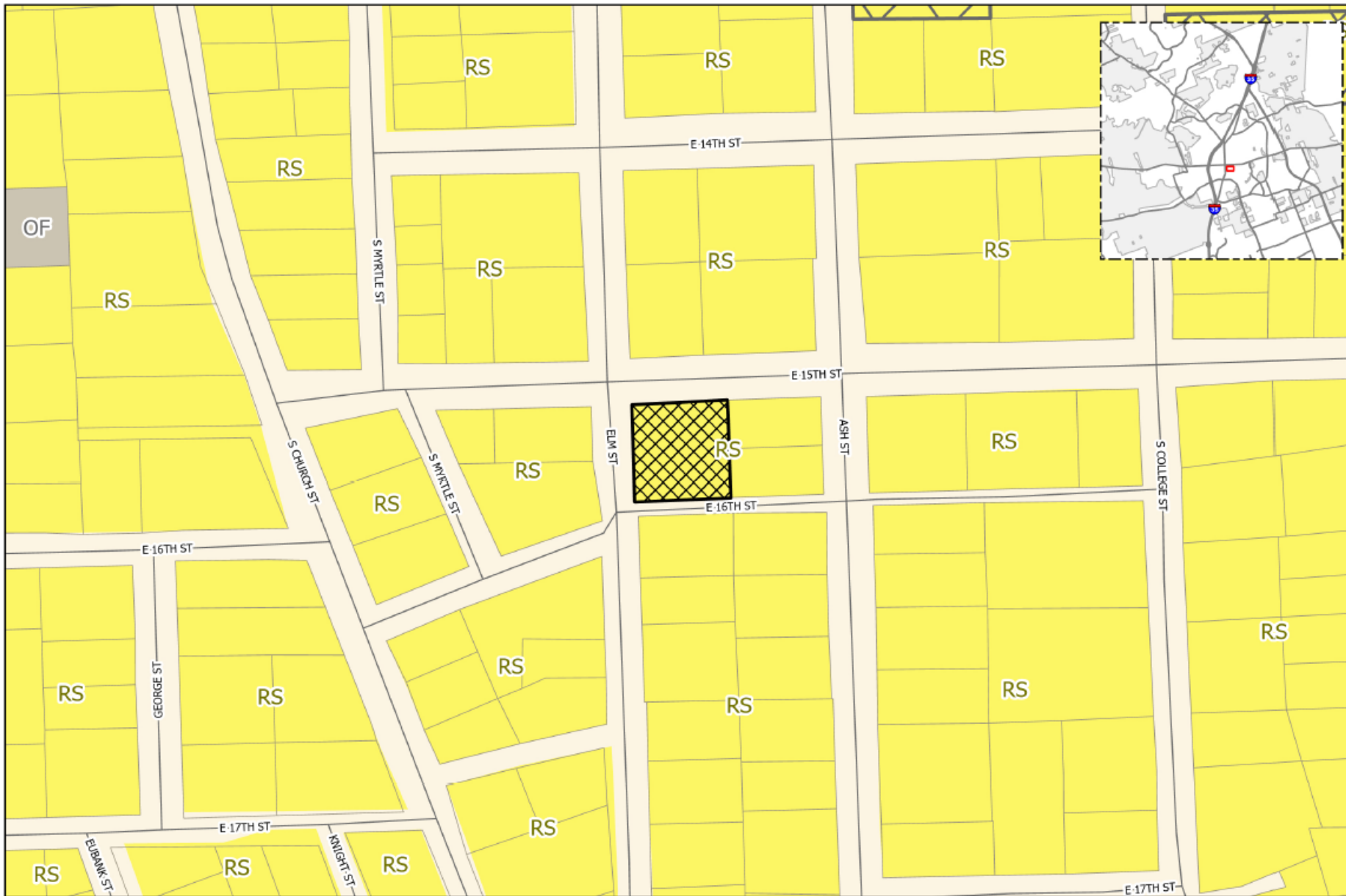
Aerial

2026-14-SUP

Site

N

0 100 200 Feet



Zoning 2026-14-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

2026-14-SUP

Exhibit #2

 Site

 Parcels

Future Land Use

 Community Center

 Employment Center

 Institutional

 Mining

 Mixed Density Neighborhood

 Neighborhood

 Open Space

 Parks and Recreation

 Regional Center

 Rural Residential

 Special Area

Thoroughfare

 Existing Freeway

 Existing Major Arterial

 Existing Minor Arterial

 Existing Collector

 Proposed Freeway

 Proposed Major Arterial

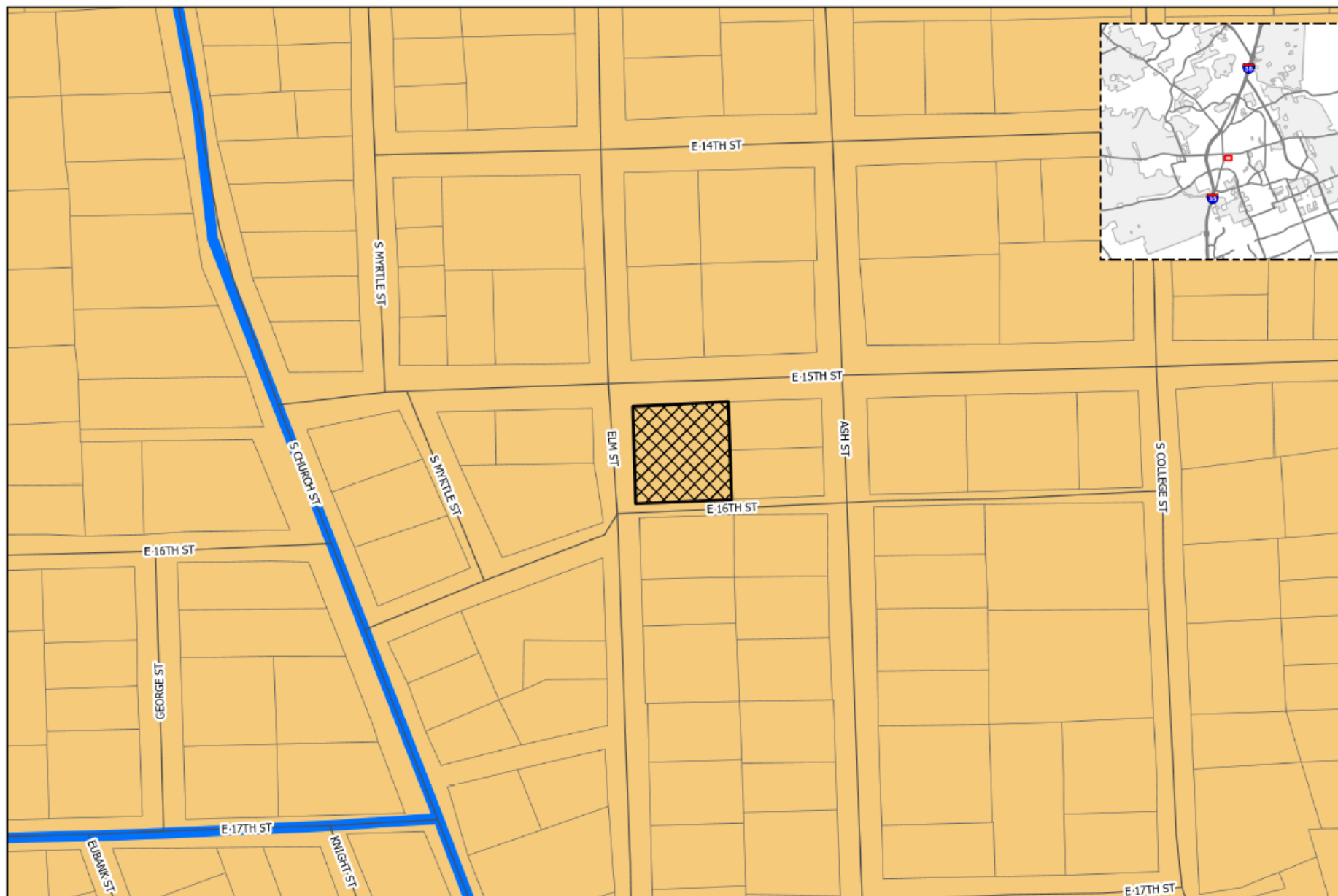
 Proposed Minor Arterial

 Proposed Collector

 Proposed Rail

0 100 200
Feet

N



Property History

- **August 2021** Property purchased by current owners.
 - **September 2021** Primary dwelling unit listed for rent. Per Zillow records, primary unit listed 5 additional times since 2021.
 - **August 2022** COA approval for two-story garage addition.
 - **January 2023** Building permit requested for the HARC approved addition.
 - **Spring 2026** Multiple code violations identified, including unpermitted ADUs, unpermitted interior modifications, and unpermitted short-term rental units.
 - **May 2026** Building permit submitted for the unpermitted interior work.
 - **June 2026** Special Use Permit application submitted.
- Property owner subsequently confirmed the primary dwelling was also being rented through October, and the downstairs storage area had been converted to living space.*

Property History – Current Use

- The primary dwelling is begin rented, with lease ending in October.
- The casita & 2 attached upstairs units are being utilized as mid-term rentals for 30+ day stays.
- The downstairs storage room has been converted into living space and is currently inhabited by the property owner's daughter.

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.

Special Use Permit (SUP)

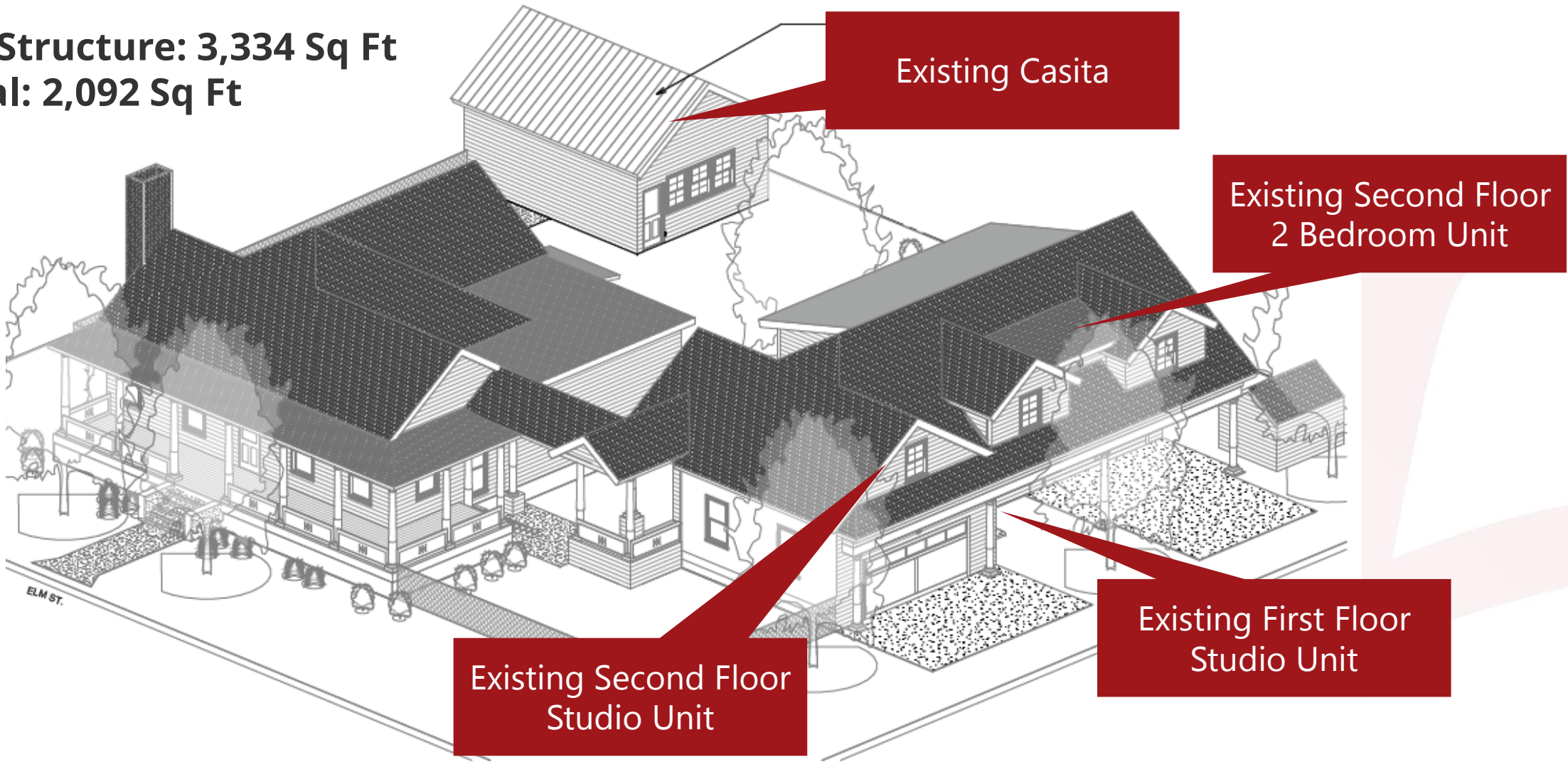
UDC Sec. 5.02.020 - B. Accessory Dwelling Unit.

An accessory dwelling unit is permitted in accordance with Table 5.02.010 and subject to the following standards and limitations:

1. An accessory dwelling unit is permitted as a subordinate use, provided that it is limited to 25 percent (25%) of the primary dwelling unit.
2. An accessory dwelling unit is permitted in the AG, Agriculture, RE, Residential Estate, RL, Residential Low Density, RS, Residential Single-family, and MU-DT, Mixed-Use Downtown Districts with the approval of a Special Use Permit pursuant to Section 3.07.
3. A minimum of three parking spaces shall be available on-site providing the minimum two spaces required for the primary residence with one additional parking space provided for the accessory dwelling unit.
4. The accessory dwelling unit must remain on the same electric and water meters as the primary residence.
5. Rental of an accessory dwelling unit should be limited to owner occupied properties.
6. An accessory dwelling unit may be permitted by right as part of a Housing Diversity Development, as detailed in Section 6.08.020.
7. Accessory structures that do not contain a kitchen, such as guest houses or pool houses, are permitted without a Special Use Permit.

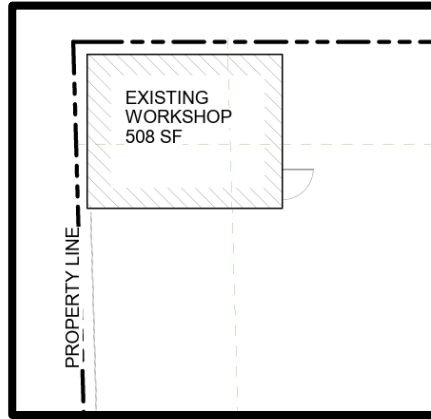
Special Use Permit (SUP)

Primary Structure: 3,334 Sq Ft
ADU Total: 2,092 Sq Ft

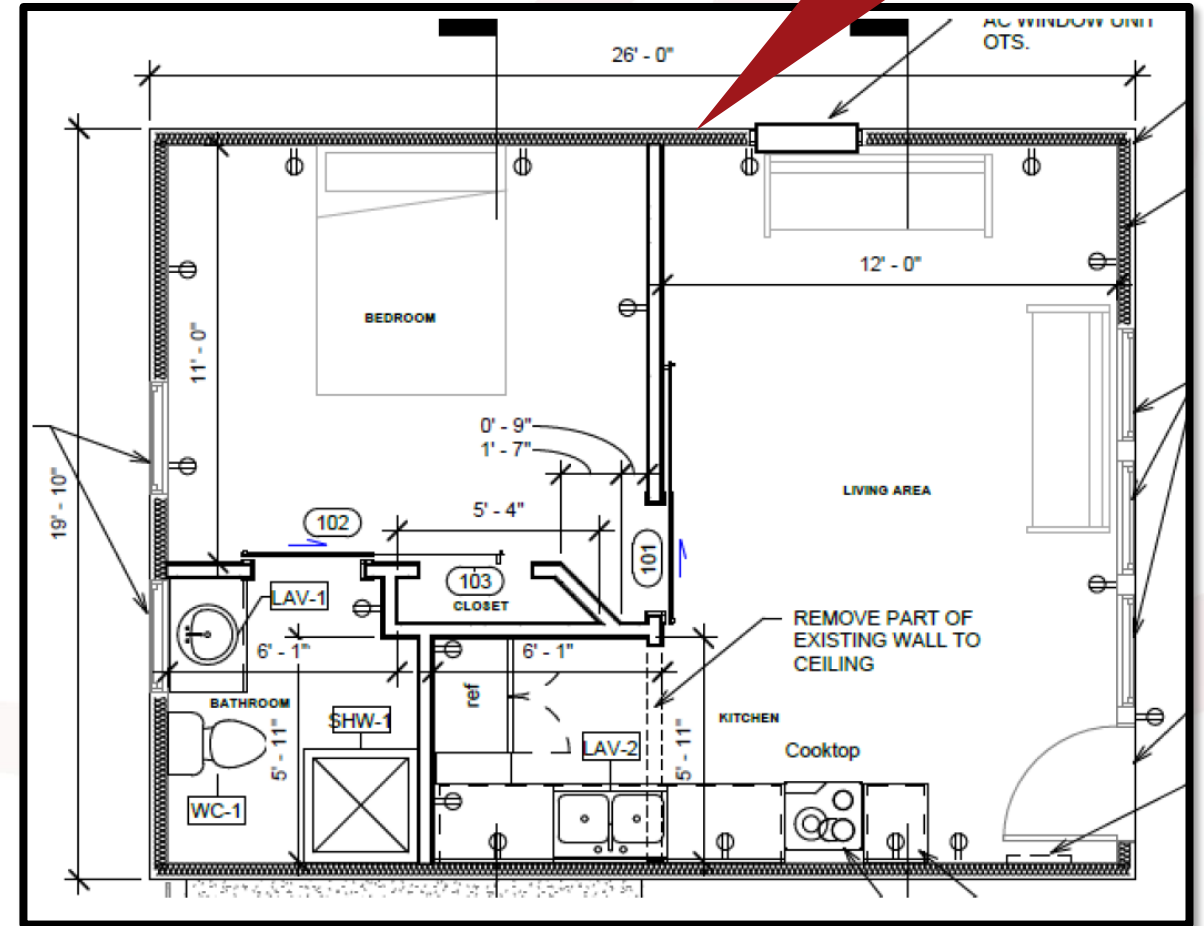


Casita Structure

Shed/Workshop
Structure (2022)

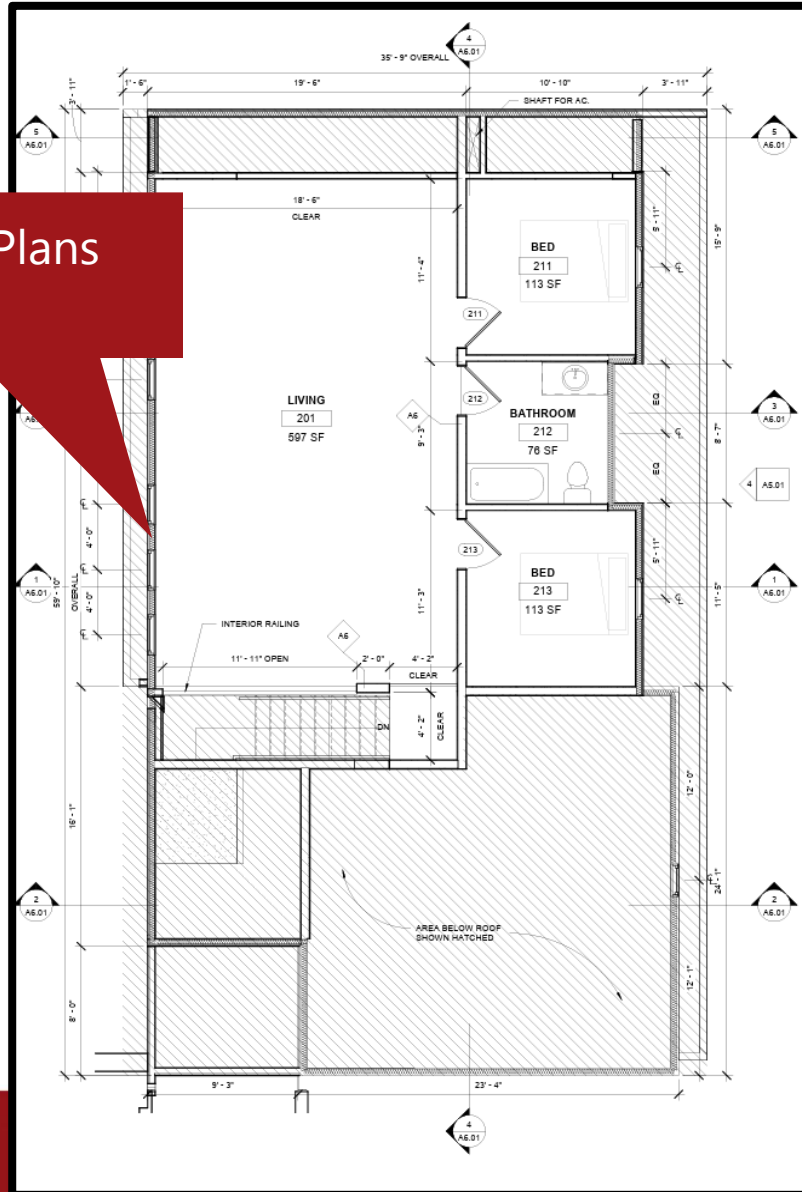


Existing Floorplan
515 Sq Ft

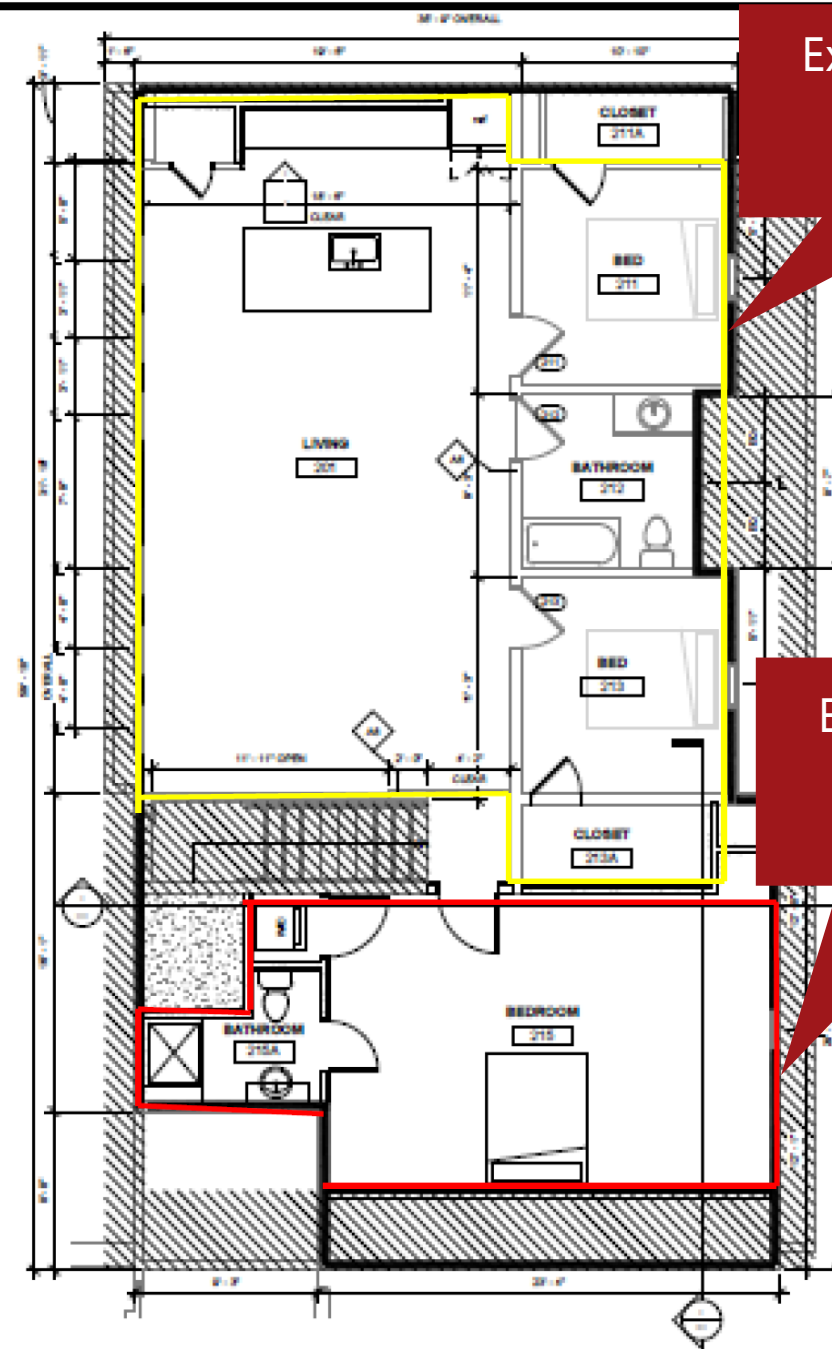


Second Floor Units

Approved Plans
(2022)



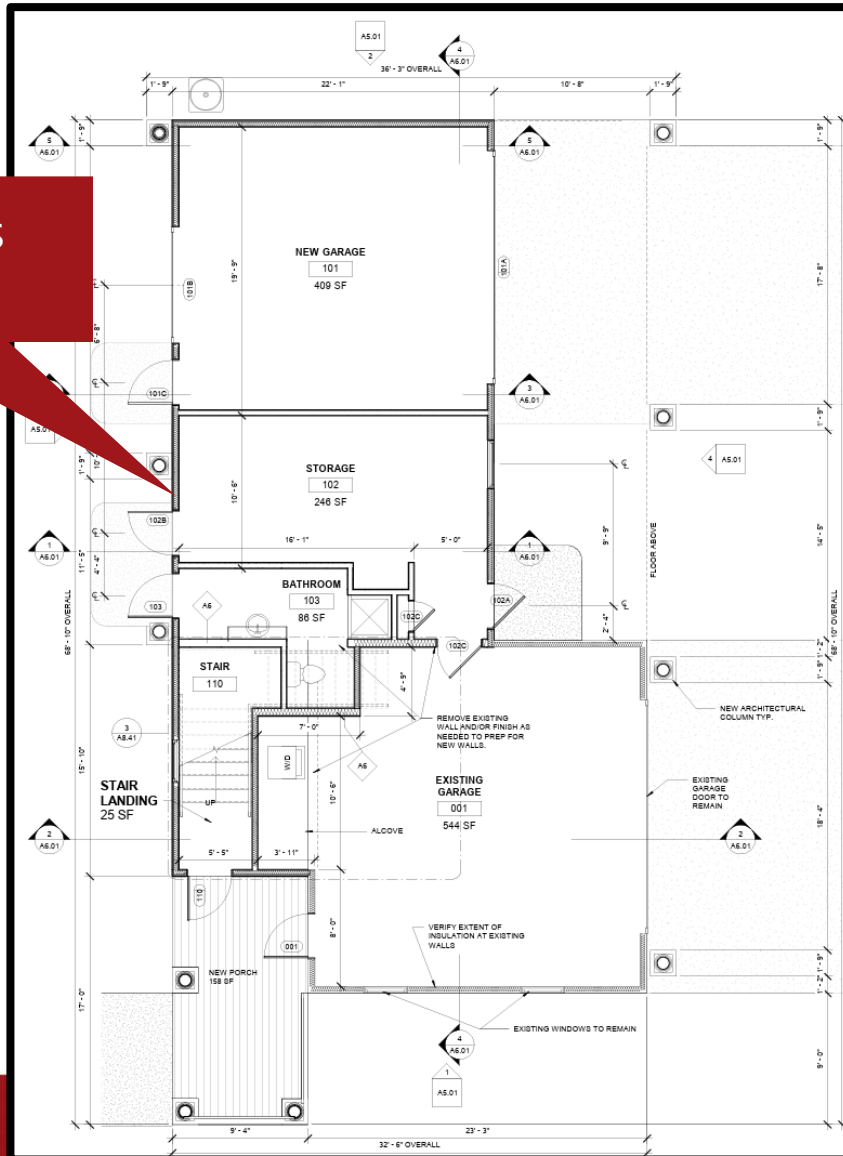
Existing Floorplan
2 Room Unit
899 Sq Ft



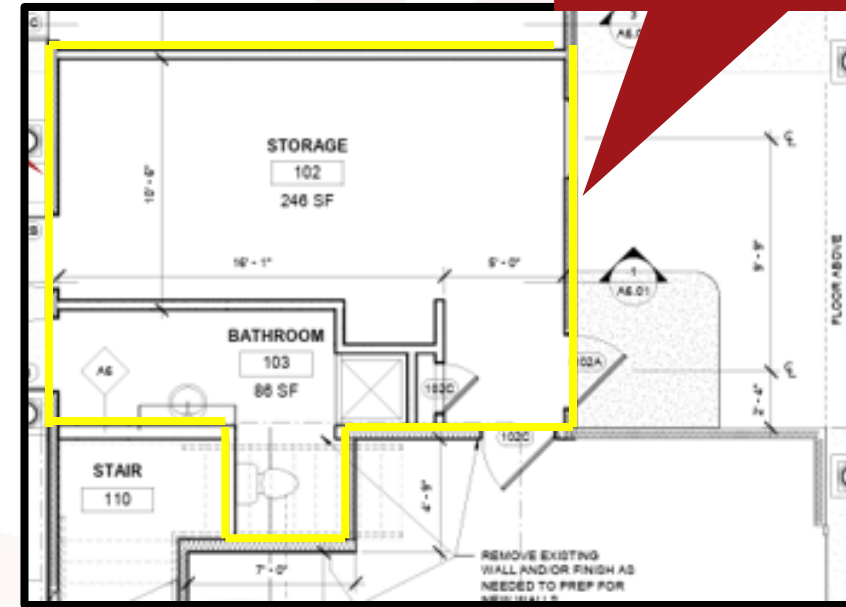
Existing Floorplan
Studio Unit
346 Sq Ft

First Floor Unit

Approved Plans
(2022)



Existing Floorplan
Downstairs Studio Unit
332 Sq Ft



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 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 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 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
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

- 40 property owners within the 300' buffer
- Notice in Sun News on 8.16.2026
- 3 Signs posted on the property
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 13 written comments OPPOSED



Staff Recommendation

Staff recommends APPROVAL WITH CONDITIONS of the request for a Special Use Permit for the specific use of an Accessory Dwelling Unit.

Recommended Conditions of Approval:

- Limit the special use permit approval to one ADU, the Casita structure.
- Rental of the Casita be limited to periods that the primary dwelling unit is owner occupied.
- Rental of the Casita include the use of one parking space as required by the UDC.
- The property owner obtain a Certificate of Appropriateness for a setback modification for the non-conforming Casita structure.
- The property owner obtain necessary building permits for the unpermitted site modifications.
- Elimination of the attached ADUs through their reintegration into the primary dwelling unit as originally permitted.

Summary

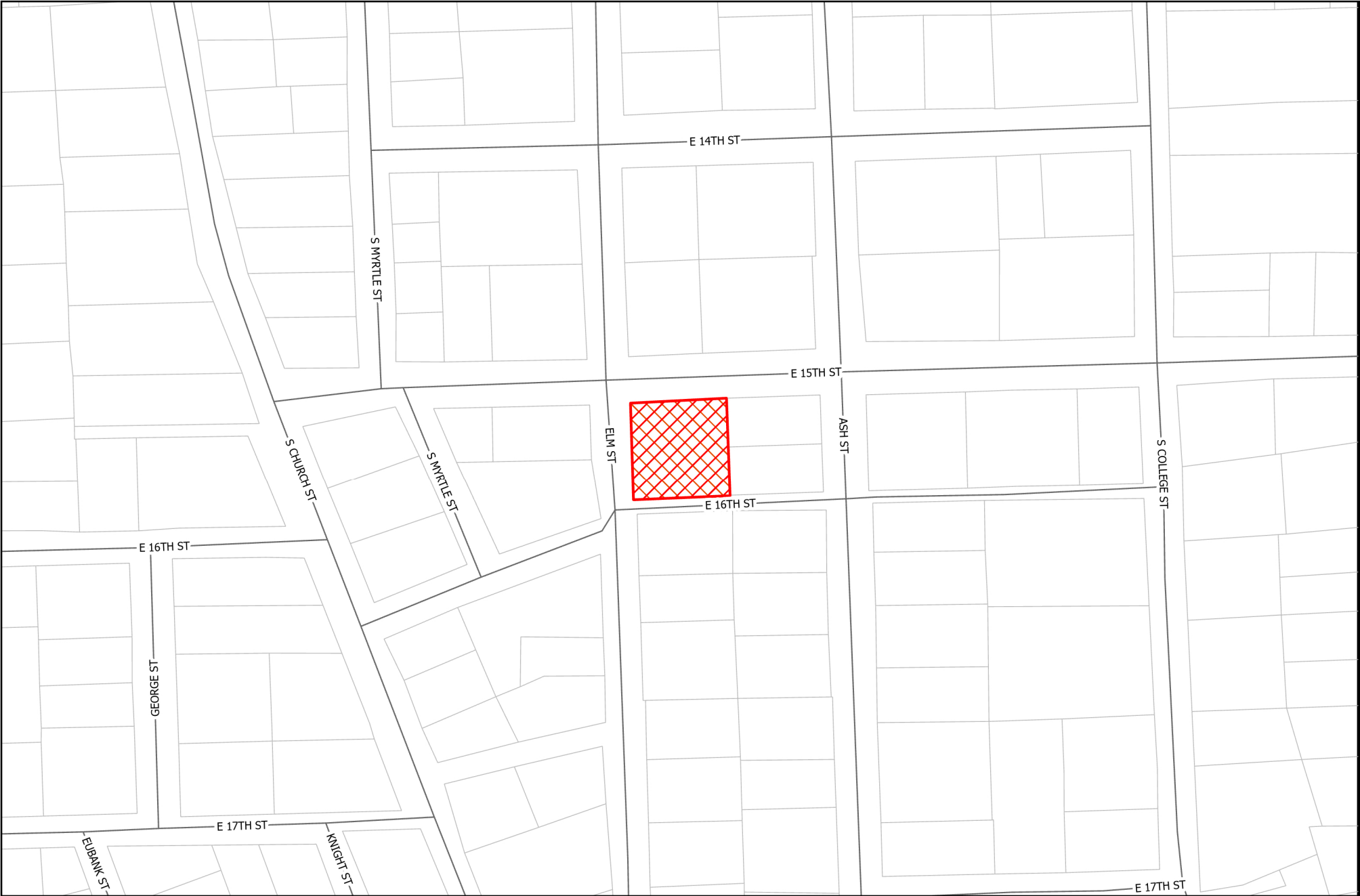
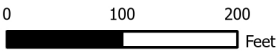
- Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of an Accessory Dwelling Unit (ADU) in the Residential Single-Family (RS) zoning district on the property located at 1503 S. Elm Street, bearing the legal description of 0.35 Acres, Block 10(W/PT), Hughes Addition (2026-14-SUP)
- 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.

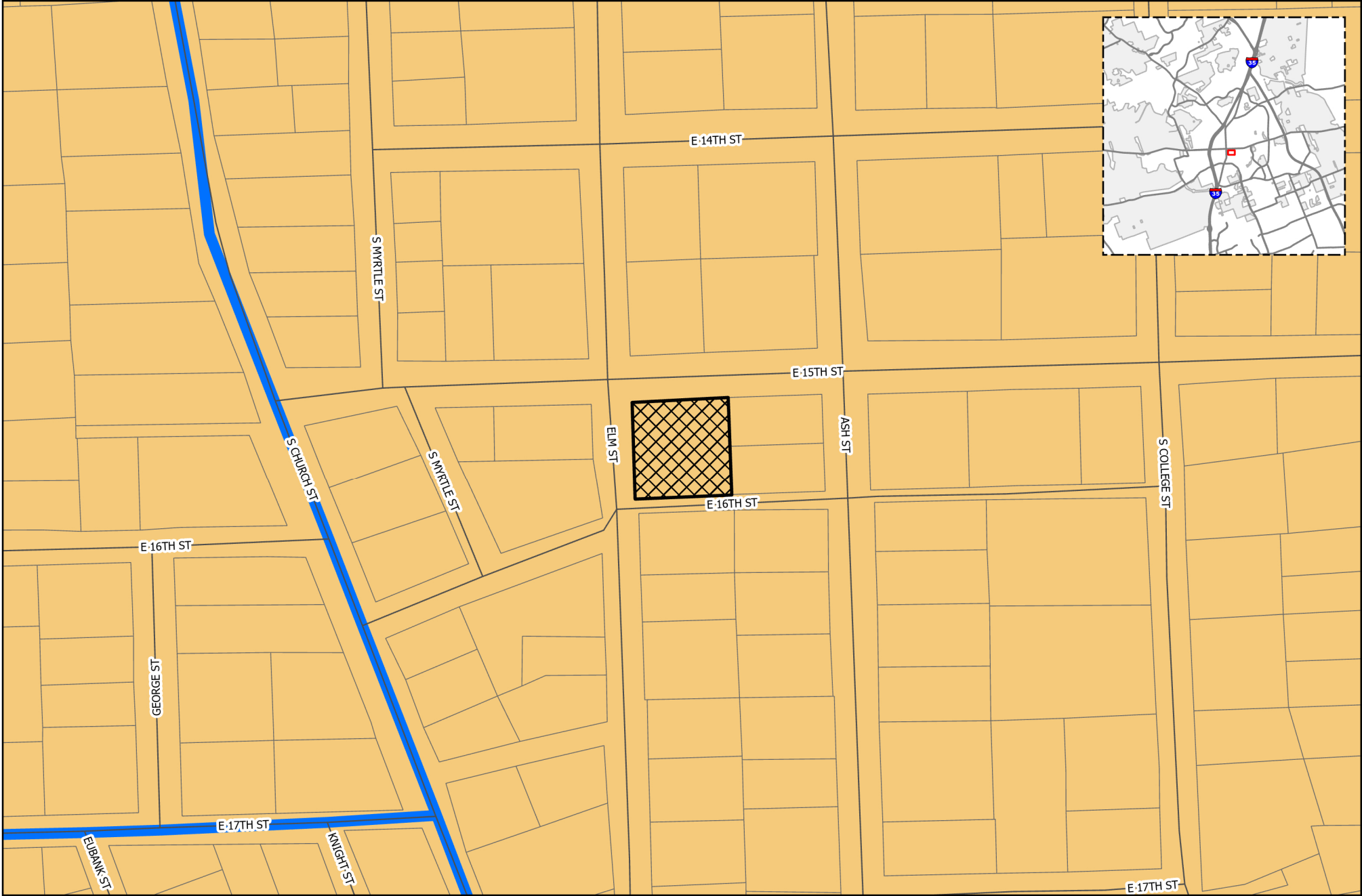
Location

2026-14-SUP

Exhibit #1

-  Site
-  Parcels



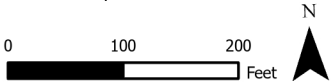


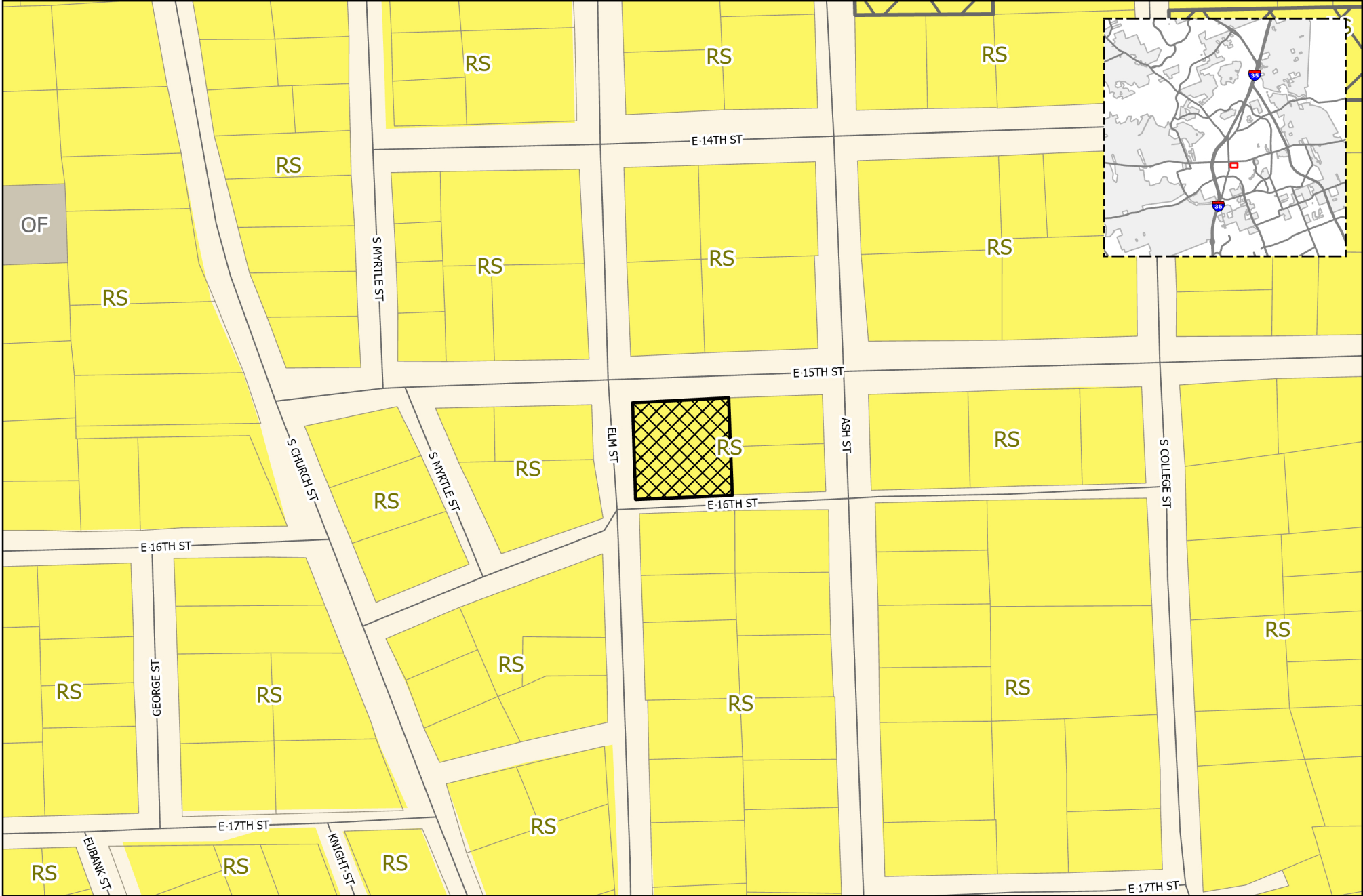
Future Land Use/
Future Mobility Plan

2026-14-SUP

Exhibit #2

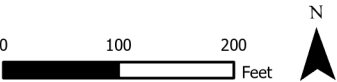
- Site
- Parcels
- Future Land Use
 - Community Center
 - Employment Center
 - Institutional
 - Mining
 - Mixed Density Neighborhood
 - Neighborhood
 - Open Space
 - Parks and Recreation
 - Regional Center
 - Rural Residential
 - Special Area
- Thoroughfare
 - Existing Freeway
 - Existing Major Arterial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





Zoning
2026-14-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



LETTER OF INTENT

Special Use Permit Request for Accessory Dwelling Unit Use 1503 South Elm Street, Georgetown, Texas

Date: June 2, 2026

City of Georgetown
Planning Department
Georgetown, Texas

Re: Letter of Intent for Special Use Permit Approval

Property Address: 1503 South Elm Street, Georgetown, Texas

Applicants/Property Owners: Randy Stroud and Liza O'Connor

Dear Planning Staff, Planning and Zoning Commission, and Members of City Council:

Randy Stroud and Liza O'Connor respectfully submit this Letter of Intent in support of a Special Use Permit request for the property located at 1503 South Elm Street in Georgetown, Texas. The request is to allow three separate accessory dwelling unit living areas on the property: two living areas attached to the primary residence and one detached building that has been repurposed as a casita-style living space.

The requested use is intended to support multi-generational family living, extended family visits, aging-in-place needs, guest accommodations, and limited residential rental use when the spaces are not needed by family members or guests. The proposed use is residential in character and is intended to remain subordinate to the primary home.

1. Statement of Justification and Description of Proposed Use

Randy and Liza moved to Georgetown from North Texas in 2024 after previously living in an approximately 4,000-square-foot home that served as the family home for a large and active extended family. Their family includes four children and two mothers who frequently visit from Florida and Connecticut. Each mother typically visits for two to three months at a time. Randy's mother is originally from London, England, and the family continues to have extended family in England who periodically visit for extended periods.

Although Randy and Liza's children have completed high school and are now in the process of completing their college education, they continue to return home during holidays, semester breaks, and family events. With this many family members and extended visitors, the lack of privacy and separate living areas was difficult when the majority of the family was home at the same time.

When Randy and Liza purchased 1503 South Elm Street, they were drawn to the size, location, and unique configuration of the property. The property provided an opportunity to

LETTER OF INTENT

Special Use Permit Request for Accessory Dwelling Unit Use

1503 South Elm Street, Georgetown, Texas

create flexible residential living spaces while preserving the character of the home and neighborhood. Prior to moving forward with the improvements, Randy and Liza spent significant time working with Britin Bostick and the Georgetown historic planning staff to describe what they were considering for the property. Through those discussions, the concept developed to expand and improve the property by creating living space above the garage and connecting that space to the main house, while also repurposing an existing detached studio/playroom building into a casita-style accessory dwelling unit.

The intent of the improvements was to create flexible living spaces that could serve the needs of family members, elderly parents, adult children, and extended guests. When the spaces are not being used by family or guests, the owners intend to have the ability to lease the units on a residential basis to help offset the high cost of the mortgage, construction, maintenance, taxes, insurance, and utilities.

Each of the three proposed accessory dwelling unit areas has been designed to include an independent entrance, living space, kitchenette, bathroom, and sleeping quarters. These spaces are intended to function as self-contained residential accommodations while remaining part of one primary residential property.

2. Type of Operation, Hours of Operation, Employees, and Occupancy

The proposed use is not a commercial business operation, event venue, boarding house, hotel, or high-turnover lodging facility. The use is residential in nature and is intended to support family use, guest accommodations, and limited residential rental occupancy when the spaces are not otherwise needed by the owners' family.

The property will continue to be owner-managed as a residential property. There will be no regular on-site employees associated with the proposed accessory dwelling unit use. Any maintenance, landscaping, cleaning, repair, or property support activities will be handled by the owners or by outside contractors on an as-needed basis, consistent with normal residential property maintenance.

Because the use is residential, there are no traditional "business hours." Family members, guests, or residential tenants may occupy the units in the normal manner of residential living. Owner management activities will occur during reasonable daytime or early evening hours, except in the case of maintenance emergencies.

Estimated employees: 0 regular on-site employees.

LETTER OF INTENT

Special Use Permit Request for Accessory Dwelling Unit Use

1503 South Elm Street, Georgetown, Texas

Estimated customers/attendees: None. The proposed use does not involve customers, public attendance, events, retail activity, office visits, or commercial gatherings.

Estimated occupants: Occupancy will be limited to family members, guests, and/or residential tenants consistent with applicable City codes, building code requirements, lease terms, and any conditions of approval imposed by the City.

3. Purpose and Benefits of the Accessory Dwelling Units

The proposed accessory dwelling units serve several important residential and community purposes:

Multi-generational living. The units provide private living space for elderly parents, adult children, and extended family members who may stay for weeks or months at a time.

Guest accommodations. The units allow visiting family and guests to remain close to the primary household while still having privacy, independence, and dignity.

Aging-in-place and family support. The units create a practical option for older family members who may need to stay near family support while maintaining a private living space.

Flexible housing options. The units provide smaller, self-contained living spaces within an existing residential property, supporting Georgetown's goal of encouraging a mixture of housing types, sizes, and price points.

Temporary and workforce housing support. When not used by family, the units may help meet temporary housing needs for traveling nurses, individuals relocating to the area, families between permanent homes, or residents temporarily displaced due to storms, fire, insurance repairs, or other life circumstances.

Financial sustainability. Limited rental income, when available, helps offset the high cost of preserving, improving, and maintaining the property, including the mortgage and construction costs.

4. Compliance With Georgetown's 2030 Comprehensive Plan

The requested Special Use Permit is consistent with the City of Georgetown's 2030 Comprehensive Plan because it supports housing diversity, neighborhood preservation, reinvestment in existing residential areas, aging-in-place opportunities, and flexible housing options.

LETTER OF INTENT

Special Use Permit Request for Accessory Dwelling Unit Use

1503 South Elm Street, Georgetown, Texas

The proposal supports the following 2030 Plan goals and policies:

Goal 1: Promote development patterns with balanced land uses that provide a variety of well-integrated housing and retail choices, transportation, public facilities, and recreational options in all parts of Georgetown.

The proposed use provides additional housing flexibility within an existing residential property. It does not require new land development, expansion into undeveloped areas, or a change away from the residential character of the property. The accessory dwelling units remain integrated with the primary home and support a balanced residential pattern.

Goal 2: Reinvest in Georgetown's existing neighborhoods and commercial areas to build on previous City efforts.

The request supports reinvestment in an existing property and makes productive use of existing and improved structures. Rather than creating outward expansion or new infrastructure demand, the proposal uses an existing residential site more efficiently while maintaining its residential character.

Goal 4: Guide, promote, and assist the preservation and rehabilitation of the City's historic resources.

The property is located in an area where preservation of character is important. The owners worked with Georgetown historic planning staff when developing the project concept and have sought to improve and repurpose the property in a way that respects the existing home, the surrounding neighborhood, and the historic character of the area.

Goal 6: Ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds, and income levels.

The proposed accessory dwelling units directly support this goal by providing smaller, flexible living spaces for different stages of life, including adult children, elderly parents, visiting relatives, and temporary residential tenants. The request supports housing diversity without changing the fundamental residential character of the property.

Policy H.1: Preserve existing housing stock that contributes to diversity and affordability.

The proposal preserves and improves an existing residential property while adding flexible housing options within the existing site.

Policy H.2: Preserve existing neighborhoods in targeted areas.

The proposed use is designed to be compatible with the surrounding neighborhood and to avoid adverse effects on nearby properties.

LETTER OF INTENT

Special Use Permit Request for Accessory Dwelling Unit Use

1503 South Elm Street, Georgetown, Texas

Policy H.3: Support owners' ability to stay in homes in neighborhoods with rapid value increases without limiting the sale of the home.

The ability to use accessory dwelling units for family needs and limited residential rental income helps offset the increasing cost of homeownership, taxes, insurance, utilities, and property maintenance.

Policy H.4: Maintain and promote neighborhood character and quality.

The project is intended to maintain the quality and residential character of the property while improving its long-term usefulness for family and housing needs.

Policy H.5: Support and increase rental choices for low-income and workforce households, unless the housing is substandard.

When not used by family or guests, the units may provide smaller residential rental options for individuals such as traveling nurses, relocating workers, or other residents seeking temporary or modest housing options.

Policy H.6: Support rental choices for senior households.

The units may support older family members and other senior housing needs by providing smaller, private living accommodations close to family support and community services.

Policy H.9: Encourage and incentivize new housing and reinventions or additions to existing housing to provide a mixture of housing types, sizes, and price points.

This request is a direct example of reinvesting in and adding to existing housing to create a mixture of smaller living spaces on an existing residential property.

Policy H.10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities across the community.

The proposed accessory dwelling units add housing diversity in a manner that remains residential, compatible, and subordinate to the primary home.

Policy H.11: Promote aging-in-place opportunities by aligning land use policies and transportation policies that promote a housing market capable of accommodating residents throughout all stages of life.

The proposal supports aging in place by allowing elderly parents and extended family members to live near family support while maintaining private living space.

5. Compliance With UDC Section 3.07.030 Approval Criteria

The applicants understand that the City will evaluate this request under UDC Section 3.07.030 and that the Special Use Permit must be supported by a conceptual site layout

LETTER OF INTENT

Special Use Permit Request for Accessory Dwelling Unit Use

1503 South Elm Street, Georgetown, Texas

and a determination that the proposed use will not create significant negative impacts on surrounding residents or the general public.

The request meets the approval criteria as follows:

A. The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.

The proposed use is residential in nature and is not expected to be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants. The accessory dwelling units are intended for family members, guests, and residential tenants, not for commercial activity, public events, or high-intensity use.

The owners understand the importance of complying with all applicable life-safety, building, fire, electrical, plumbing, and property maintenance requirements. The owners are committed to working with City staff to ensure that the living areas are safe, code-compliant, properly maintained, and used in a manner that protects both occupants and neighboring residents.

B. The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.

The property is uniquely suited for the proposed use because of its size, configuration, and existing improvements. The two attached living areas are connected to the primary residence, and the detached casita-style unit repurposes an existing detached building that previously served as a studio/playroom.

The design intent is to maintain the residential character of the property while providing practical living space for family, guests, and limited residential rental use. The improvements are not intended to create the appearance or function of an apartment complex. The living areas remain part of a single residential property and are designed to be visually and functionally compatible with the surrounding neighborhood.

The conceptual site layout submitted with this application is intended to identify existing and proposed features such as buildings, entrances, driveways, parking areas, trees, landscaping, screening, fencing, utilities, lighting, drainage considerations, and other relevant site elements. The owners are committed to working with City staff to address any site layout, screening, buffering, access, or parking items necessary to support approval.

LETTER OF INTENT

Special Use Permit Request for Accessory Dwelling Unit Use

1503 South Elm Street, Georgetown, Texas

C. The proposed use does not negatively impact existing uses through impacts on public infrastructure or public services.

The proposed use is not expected to negatively impact existing uses in the area or in the City through impacts on roads, parking facilities, water, wastewater, police protection, fire protection, emergency response, or solid waste collection.

The use remains residential in nature and is significantly less intensive than commercial, institutional, or event-based uses. The property already exists within a developed residential area, and the proposed accessory dwelling units make use of existing or improved residential structures rather than requiring new subdivision development or major public infrastructure expansion.

The owners carefully evaluated the size and location of the property to confirm that adequate public and private parking options are available. Parking will be managed to avoid congestion, obstruction of neighboring properties, or interference with public streets. Any utility, drainage, refuse collection, or life-safety requirements identified by the City will be addressed through the review and permitting process.

D. The proposed use does not negatively impact existing uses through noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact.

The proposed accessory dwelling unit use will not create noise, glare, fumes, dust, smoke, vibration, fire hazards, or other injurious or noxious impacts beyond what is typical for a residential property.

The property will not be used as an event venue, public gathering site, commercial business, or entertainment location. Outdoor lighting will be maintained in a manner that supports safety while avoiding unnecessary glare onto neighboring properties. Refuse will be handled in a residential manner consistent with City requirements. The owners will manage the property to prevent nuisance conditions, excessive noise, overcrowding, improper parking, or other conditions that could negatively affect neighboring residents.

6. Site and Neighborhood Considerations

The property at 1503 South Elm Street was carefully selected and improved because of its unique size, location, and ability to support flexible residential living arrangements. The owners have evaluated the property for parking, access, privacy, and compatibility with the surrounding area.

LETTER OF INTENT

Special Use Permit Request for Accessory Dwelling Unit Use

1503 South Elm Street, Georgetown, Texas

The proposed use is intended to remain respectful of the neighborhood. The owners will manage the property to preserve quiet residential enjoyment, maintain the appearance of the property, provide appropriate parking direction to occupants, and comply with applicable City regulations.

The applicants are also willing to work with City staff regarding reasonable conditions of approval related to occupancy, parking, screening, refuse collection, exterior lighting, life-safety compliance, or other operational items needed to ensure neighborhood compatibility.

7. Summary

Randy Stroud and Liza O'Connor respectfully request approval of the Special Use Permit to allow three accessory dwelling unit living areas at 1503 South Elm Street: two attached to the primary residence and one detached casita-style unit.

The request should be approved because:

- The proposed use is residential in nature;
- The property remains a primary residence with accessory living areas;
- The units support multi-generational living, extended family visits, aging-in-place needs, and guest accommodations;
- The units may provide limited temporary or residential rental housing when not used by family;
- The property is uniquely sized and configured to support the use;
- The request supports Georgetown's 2030 Plan goals for housing diversity, neighborhood preservation, reinvestment, and aging in place;
- The use is not expected to negatively impact public infrastructure, public services, roads, parking, water, wastewater, police, fire, emergency services, or solid waste collection;
- The use is not expected to create noise, glare, fumes, dust, smoke, vibration, fire hazards, or other injurious impacts; and
- The owners are committed to complying with all applicable City requirements and any reasonable conditions of approval.

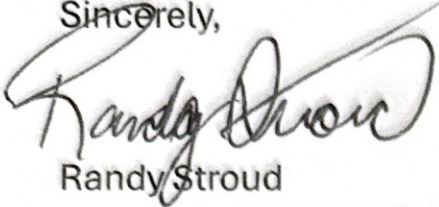
LETTER OF INTENT

Special Use Permit Request for Accessory Dwelling Unit Use

1503 South Elm Street, Georgetown, Texas

For these reasons, the applicants respectfully request favorable consideration and approval of the Special Use Permit.

Sincerely,



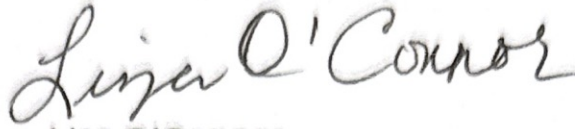
Randy Stroud

1503 South Elm Street

Georgetown, Texas

214-263-0838

randystroud@gmail.com



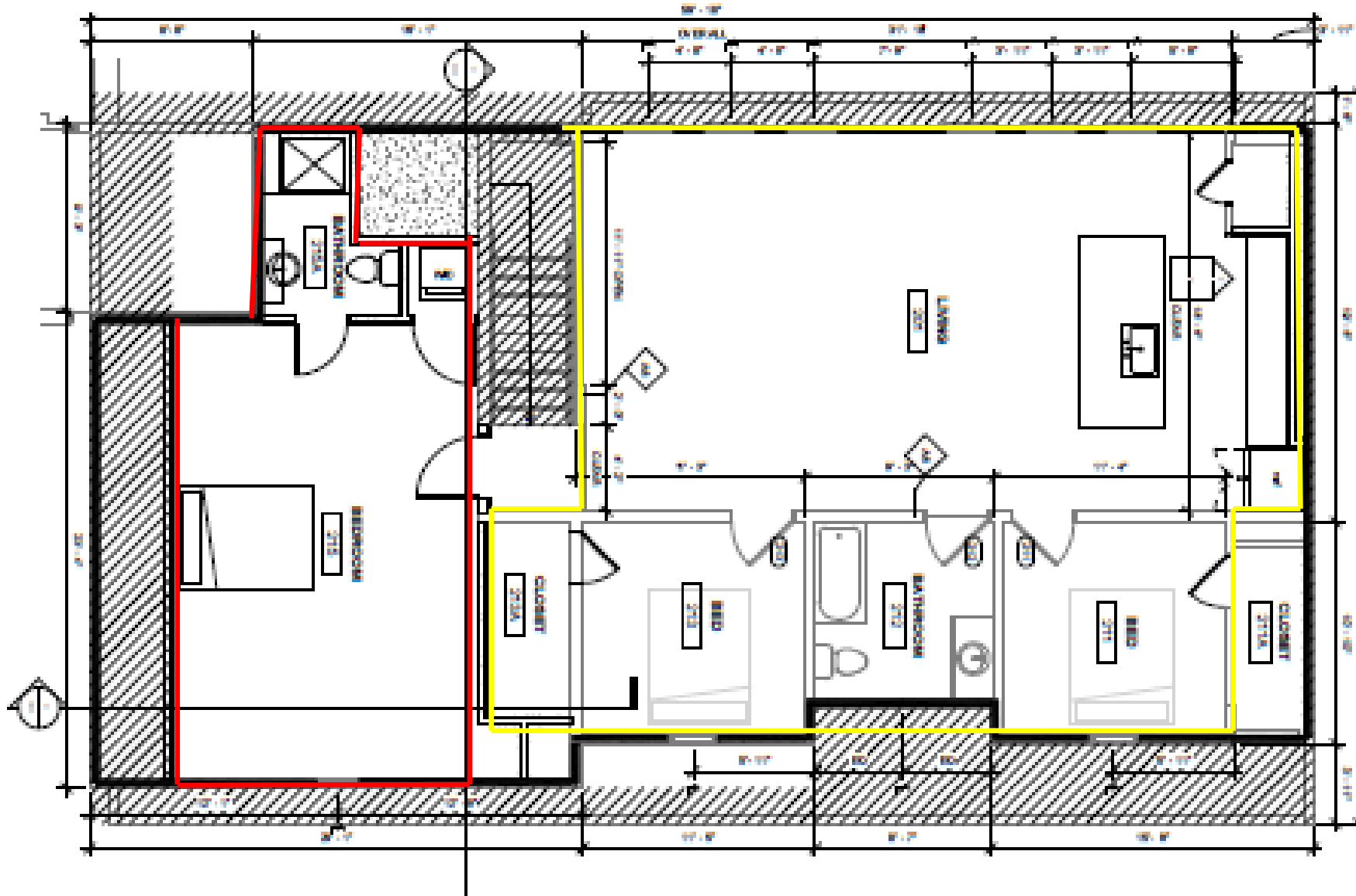
Liza O'Connor

Lizaellen123@gmail.com

Seeking Approval for 3 ADUs

1503 S. Elm St. Georgetown, TX 78626

Garage addition to Primary Home



STUDIO – RED

- Bedroom 276 sqft
- Bathroom 70 sqft
- Total= 346 sqft**

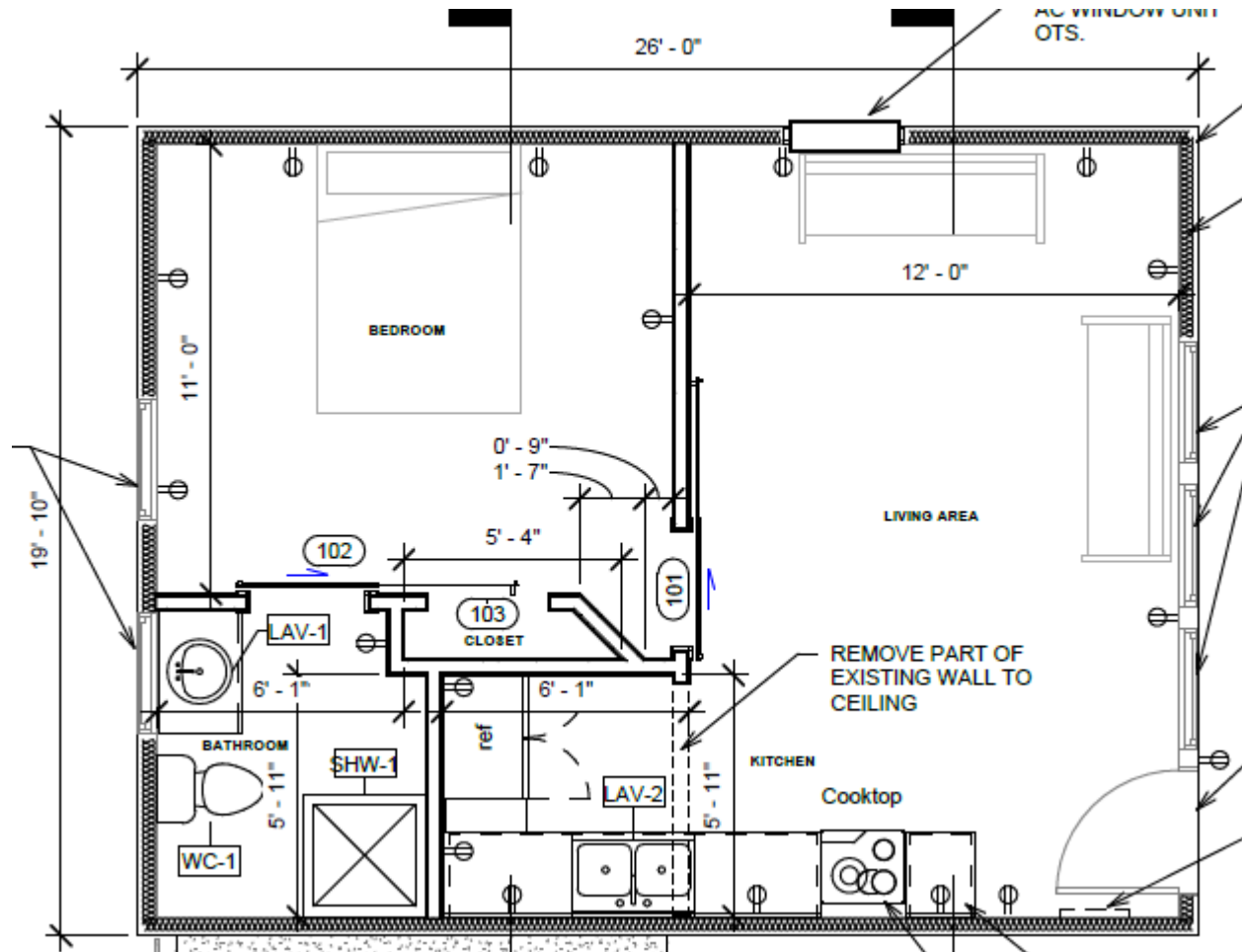
2 Bedroom – YELLOW

- Living Area- 597 sqft
- 1st Bedroom 113 sqft
- 2nd Bedroom 113 sqft
- Bathroom 76 sqft
- Total= 899 sqft**

TOTAL = 1224 SF

Note: Door added in between stairwell landing and 2 Bedroom Living Area; Closet never added on bedroom closest to eating area.

Casita – Playroom/workshop remodel



***Renovation of
playroom and
workshop!***

CASITA

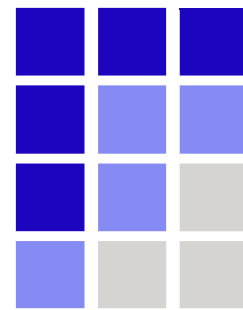
- Living Area
- Bedroom
- Bathroom

Total= 515 sqft

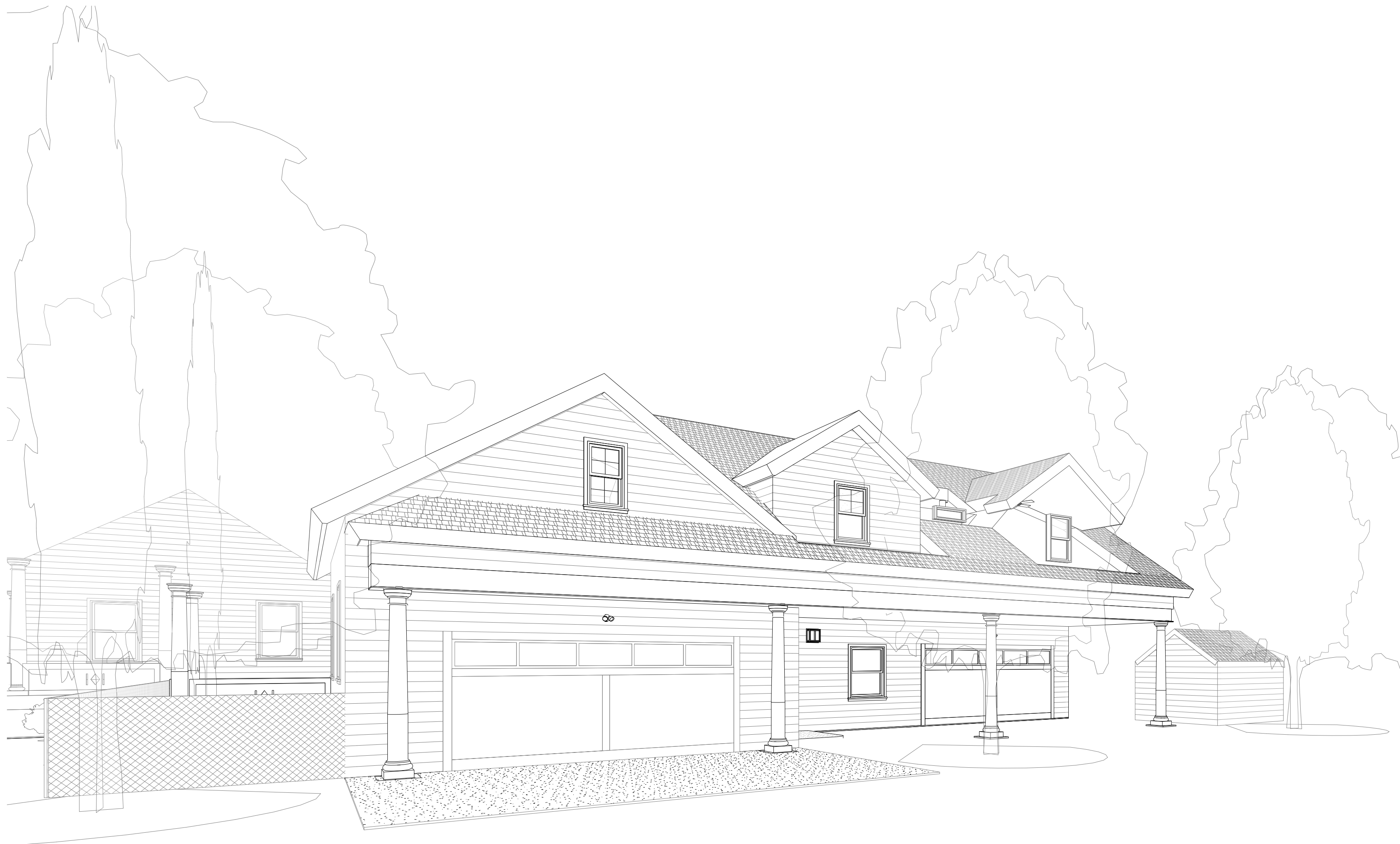
Note: Cooktop removed per
request of Georgetown
Permitting Office.

1503 ELM ST. - ADDITION

1503 S Elm St, Georgetown, TX 78626



KYLE KENERLEY
ARCHITECT



06/06/2022

1503 ELM ST. - ADDITION

1503 S Elm St, Georgetown, TX 78626

PROJECT CONTACTS					PROJECT INFORMATION				
OWNER CONTACT: RANDY STROUD RANDYSTROUD@GMAIL.COM (214)263-0838 ARCHITECT CONTACT KYLE KENERLEY KKENERLEY@KENERLEYARCH.COM (817)658-5655					DESCRIPTION: THE PROJECT IS 2 STORY ADDITION TO AN EXISTING DETACHED GARAGE INCLUDING 2 BEDROOMS, 2 BATHROOMS, A NEW GARAGE, STORAGE SPACE, AND LIVING AREA. THE PROJECT SITS ON 1/3 ACRE LOT WITH AN EXISTING SINGLE FAMILY HOME, WORKSHOP, AND STORAGE SHED. SQUARE FOOTAGE: (REFERENCE FLOOR PLANS FOR ADDITIONAL INFO) 1,785 G.S.F. ADDRESS: 1503 S. ELM ST. GEORGETOWN, TX 78626				
SHEET INDEX					APPLICABLE CODES				
SHEET	ISSUE DATE	NAME	CURRENT REVISION	REVISION DATE	2015 INTERNATIONAL BUILDING CODE (IBC) 2015 INTERNATIONAL MECHANICAL CODE (IMC) 2015 INTERNATIONAL PLUMBING CODE (IPC) 2015 INTERNATIONAL FIRE CODE (IFC) 2015 FUELD GAS CODE (FGC) 2015 PROPERTY MAINTENANCE CODE (PMC) 2017 NATIONAL ELECTRICAL CODE (NEC) 2015 INTERNATIONAL ENERGY CODE (IECC) 2015 SWIMMING POOL AND SPA CODE 2015 INTERNATIONAL RESIDENTIAL CODE CITY OF GEORGETOWN AMENDMENTS TO CODE CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE CITY OF GEORGETOWN CODE OF ORDINANCES				
A0.00	11/04/2022	COVER			BUILDING CODE FINDINGS BASED ON THE IBC 2015: OCCUPANCY CLASSIFICATION (IBC SECTION 310) OCCUPANCY: R-3 OCCUPANT LOAD FACTOR: 200 GROSS (SECTION 1004) OCCUPANT COUNT: 9 CONSTRUCTION TYPE (IBC SECTION 602) CONSTRUCTION TYPE: TYPE V-B PRIMARY STRUCTURAL FRAME 0 BEARING WALL EXTERIOR WALLS 0 INTERIOR WALLS 0 NON-BEARING WALLS EXTERIOR WALLS 0 INTERIOR WALLS 0 FLOOR ASSEMBLY 0 ROOF ASSEMBLY 0 RATED SEPERATION BETWEEN DWELLING UNITS NOT LESS THAT 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM (REF IBC SECTION 420.2 & 708.3) DESIGN LIMITATIONS (IBC SECTION 504 & 506) REQUIRED: HEIGHT: 60 FT MAX. (FULLY SPRINKLERED) STORIES: 4 STORIES MAX. (FULLY SPRINKLERED) AREA: UNLIMITED (FULLY SPRINKLERED) PROVIDED: HEIGHT: STORIES: 2 STORIES AREA: 1,785 G.S.F. MEANS OF EGRESS (IBC SECTION 1005 & 1006) MAX OCCUPANT LOAD OF SPACE: 10 MAX COMMON PATH OF TRAVEL: WITHOUT SPRINKLER - NOT PERMITTED WITH SPRINKLER - 125 FT THE LENGTH OF COMMON PATH OF EGRESS TRAVEL DISTANCE IN A GROUP R-3 OCCUPANCY LOCATED IN A MIXED OCCUPANCY BUILDING OR WITH IN A GROUP R-3 OR R-4 CONGREGATE LIVING FACILITY. AUTOMATIC SPRINKLER SYSTEM (IBC SECTION 903) 903.2.8.1 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 SHALL BE PERMITTED IN GROUP R-3 OCCUPANCIES.				
A0.01	11/04/2022	SYMBOLS AND STANDARDS							
A1.00	11/04/2022	SITE PLAN							
A2.01	11/04/2022	FLOOR PLANS							
A2.11	11/04/2022	FLOOR PLANS - FUTURE							
A2.R1	11/04/2022	ROOF PLAN							
A2.S1	11/04/2022	SLAB PLAN							
A3.01	11/04/2022	REFLECTED CEILING PLAN							
A5.01	11/04/2022	EXTERIOR ELEVATIONS							
A5.51	11/04/2022	3D VIEWS							
A6.01	11/04/2022	BUILDING SECTIONS							
A8.01	11/04/2022	DOOR & WINDOW DETAILS							
A8.41	11/04/2022	STAIR DETAILS							
A10.01	11/04/2022	MEP PLAN							
LOCAL AREA									

REVISIONS

DATE	#	NAME

COVER

A0.00



1503 S Elm St, Georgetown, TX 78626

1503 ELM ST. - ADDITION

SYMBOLS AND STANDARDS

A0.01

[illegible]

STANDARD ABBREVIATIONS					
A.C.	AIR CONDITIONING	F.A.	FIRE ALARM	O.C.	ON CENTER
A.C.P.	ACOUSTICAL CEILING PANEL	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER DIMENSION
A.C.T.	ACOUSTICAL CEILING TILE	F.E.	FIRE EXTINGUISHER	O.S.B.	ORIENTED STRAND BOARD
ACOUS.	ACOUSTICAL	F.E.C.	FIRE EXTINGUISHER CABINET	OFF.	OFFICE
A.D.	AREA DRAIN	F.H.C.	FIRE HOSE CABINET	OPP.	OPPOSITE
ADJ.	ADJUSTABLE	F.H.R.	FIRE HOSE REEL	O.T.S.	OWNER TO SELECT
A.F.F.	ABOVE FINISH FLOOR	F.O.C.	FACE OF CONCRETE	OZ.	OUNCE
AL.	ALUMINUM	F.O.F.	FACE OF FINISH		
A.P.	ACCESS PANEL	F.O.S.	FACE OF STUD	P.C.	PRECAST CONCRETE
APPROX.	APPROXIMATE	F.S.	FULL SIZE	P.LAM.	PLASTIC LAMINATE
ARCH.	ARCHITECTURAL	F.V.C.	FIRE VALVE CABINET	PLBG.	PLUMBING
AUTO.	AUTOMATIC	FIN.	FINISH	PLYWD.	PLYWOOD
A.W.P.	ACOUSTICAL WALL PANELS	FLR.	FLOOR	PNT.	PAINT
		FLUOR.	FLUORESCENT	POL.	POLISHED
		FR.	FRAME	PREMANUF.	PREMANUFACTURED
		F.R.P.	FIBERGLASS REINFORCED PLASTIC	PTD.	PAINTED
B.L.	BUILDING LINE	FT.	FOOT OR FEET		
B.O.	BOTTOM OF	FTG.	FOOTING	R.D.	ROOF DRAIN
BD.	BOARD	FURR.	FURRING	R.O.	ROUGH OPENING
BLDG.	BUILDING	FUT.	FUTURE	R.C.P.	REFLECTED CEILING PLAN
BLK.	BLOCK			REBAR.	REINFORCING BAR
BLK'G.	BLOCKING	G.C.	GENERAL CONTRACTOR	REF.	REFERENCE
BOT.	BOTTOM	GA.	GAUGE	REINF.	REINFORCED
BRK.	BREAK	GLAV.	GALVANIZED	REQD.	REQUIRED
BSMT.	BASEMENT	G.F.R.G.	GLASS FIBER REINFORCED GYPSUM	RESIL.	RESILIENT
		GL.	GLASS	REV.	REVISION
		GND.	GROUND	RM.	ROOM
C.B.	CATCH BASIN	GR.	GRADE		
C.G.	CORNER GUARD	G.S.F.	GROSS SQUARE FEET	S.S.	STAINLESS STEEL
C.I.P.	CAST IN PLACE	G.S.W.	GYPSUM SHAFT WALL	SAN.	SANITARY
C.J.	CONTROL JOINT			SCHED.	SCHEDULE
CAB.	CABINET	H.B.	HOSE BIB	SEC.	SECURITY
CER.	CERAMIC	H.C.	HOLLOW CORE	SEW.	SEWER
CLG.	CEILING	H.K.	HOUSE KEEPING	SGL.	SINGLE
CLO.	CLOSET	H.M.	HOLLOW METAL	SHWR.	SHOWER
CLR.	CLEAR	HCP.	HANDICAPPED	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	HDWR.	HARDWARE	SPEC.	SPECIFICATIONS
COL.	COLUMN	HDWD.	HARDWOOD	SPKR.	SPEAKER
CONC.	CONCRETE	HRZ.	HORIZONTAL	SQ.	SQUARE
CONN.	CONNECTION	HR.	HOOR	STD.	STANDARD
CONT.	CONTINUOUS	HT.	HEIGHT	STL.	STEEL
CORR.	CORRIDOR	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	STOR.	STORAGE
CPT.	CARPET			STRUCT.	STRUCTURE
CTR.	CENTER	I.D.	INSIDE DIAMETER/DIMENSION	SYM.	SYMMETRICAL
CTRL.	CONTROL	INCH	INCH		
		INFO.	INFORMATION	T&G	TONGUE & GROOVE
D.O.	DOOR OPENING	INSUL.	INSULATION	TEMP.	TEMPERED
D.S.	DOWNSPOUT	INV.	INVERT	T.O.C.	TOP OF CONCRETE
DBL.	DOUBLE			T.O.D.	TOP OF DECK
DECO.	DECORATIVE	JAN.	JANITOR	T.O.P.	TOP OF PARAPET
DEMO.	DEMOLITION	JT.	JOINT	T.O.S.	TOP OF STEEL
DEPT.	DEPARTMENT	LAB.	LABORATORY	T.O.	TOP OF
DTL.	DETAIL	LAM	LAMINATE	T.V.	TELEVISION
DIA.	DIAMETER	LAV.	LAVATORY	TEL.	TELEPHONE
DIM.	DIMENSION	LT.	LIGHT	TLT.	TOILET
DISP.	DISPENSER			TYP.	TYPICAL
D.W.	DISHWASHER	M.H.	MANHOLE		
DN.	DOWN	M.O.	MASONRY OPENING	U.N.O.	UNLESS NOTED OTHERWISE
DWG.	DRAWING	MATL.	MATERIAL	U.C.	UNDER COUNTER
DWGS.	DRAWINGS	MAX.	MAXIMUM	UR.	URINAL
DWR.	DRAWER	MECH.	MECHANICAL	UTIL.	UTILITY
		MEMB.	MEMBRANE		
E.J.	EXPANSION JOINT	M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING	V.I.F.	VERIFY IN FIELD
E.S.	EXPOSED STRUCTURE	MFR.	MANUFACTURER	VB.	VAPOR BARRIER
E.W.	EACH WAY	MIN.	MINIMUM	VERT.	VERTICAL
E.W.C.	ELECTRIC WATER COOLER	MISC.	MISCELLANEOUS	VEST.	VESTIBULE
EACH	EACH	MTD.	MOUNTED		
ELEV.	ELEVATION	MTL.	METAL		
ELEC.	ELECTRICAL	MUL.	MULLION	W.B.	WEATHER BARRIER
ENG.	ENGINEER			W.C.	WATER CLOSET
EMER.	EMERGENCY	N.I.C.	NOT IN CONTRACT	W.P.	WATER PROOF
ENCL.	ENCLOSURE	N.T.S.	NOT TO SCALE	WD.	WOOD
EQ.	EQUAL	NO.	NUMBER	WSCOT.	WAINSCOT
EQUIP.	EQUIPMENT	NOM.	NOMINAL	WT.	WEIGHT
EXIST.	EXISTING	N.S.F.	NET SQUARE FEET		
EXP.	EXPANSION				
EXT.	EXISTING				

DELEGATED DESIGN SUBMITTALS

- INTERIOR WOOD STAIR ASSEMBLY
- MEP SYSTEMS

100

RAFTER SPANS

ROOF LIVE LOAD = 20 PSF, CEILING **NOT** ATTACHED TO RAFTERS, L/Delta = 180

MEMBER SIZE AND SPECIES

DOUGLAS FIR - LARCH HEM-FIR SOUTHERN PINE SPRUCE PINE-FIR

ROOF LIVE LOAD = 20 PSF, CEILING **ATTACHED** TO RAFTERS, L/Delta = 180

MEMBER SIZE AND SPECIES

DOUGLAS FIR - LARCH HEM-FIR SOUTHERN PINE SPRUCE PINE-FIR

CEILING JOIST SPANS

ATTIC LIVE LOAD = 10 PSF, UNINHABITABLE **WITHOUT** STORAGE, L/Delta = 240

MEMBER SIZE AND SPECIES

DOUGLAS FIR - LARCH HEM-FIR SOUTHERN PINE SPRUCE PINE-FIR

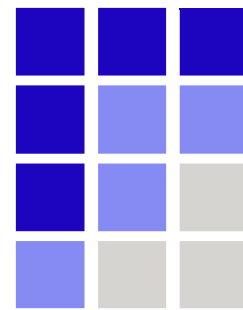
ATTIC LIVE LOAD = 20 PSF, UNINHABITABLE WITH **LIMITED** STORAGE, L/Delta = 240

MEMBER SIZE AND SPECIES

DOUGLAS FIR - LARCH HEM-FIR SOUTHERN PINE SPRUCE PINE-FIR

NOTE:

- SPANS INDICATED ABOVE ARE BASED ON THE IRC 2021 TABLES CHAPTER 8 SECTION 802. CONVENTIONAL FRAMING ITEMS SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES INDICATED BY THE AHJ. IT IS RECOMMENDED THAT ALL JOISTS AND RAFTERS BE REVIEWED AND SIZED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. FOR ANY SPANS GREATER THAN 28' FEET, IT REQUIRED TO CONSULT A STRUCTURAL ENGINEER AS THE IRC DOES NOT COVER SPANS GREATER THAN 28 FEET.
- SPANS INDICATED IN THE CHARTS ARE FOR COMMON LUMBER SPECIES ONLY. FOR OTHER SPECIES OUTSIDE OF THE SPECIES LISTED IN THE IRC REFER TO THE AWC S.T.R.
- SPANS INDICATED IN THE CHARTS ARE FOR GRADE 2 LUMBER FOR ALL SPECIES. FOR OTHER GRADES OF LUMBER REFER TO THE IRC FOR ADDITION GUIDANCE.
- FOR RAFTER/JOIST SPACING READ LOWER IN THE RANGES PROVIDED FOR A WIDER SPACING AND HIGHER FOR A NARROWER SPACING. (12" O.C. HIGHER SPAN, 24" O.C. LOWER SPAN). ALL SPAN DIMENSIONS NOTED ARE ON-CENTER (O.C.).



KYLE KENERLEY
ARCHITECT

06/06/2022

1503 ELM ST. - ADDITION

1503 S Elm St, Georgetown, TX 78626

REVISIONS

DATE	#	NAME

SITE PLAN

A1.00

AREA ANALYSIS - NEW

LOT AREA:

15,244 SF

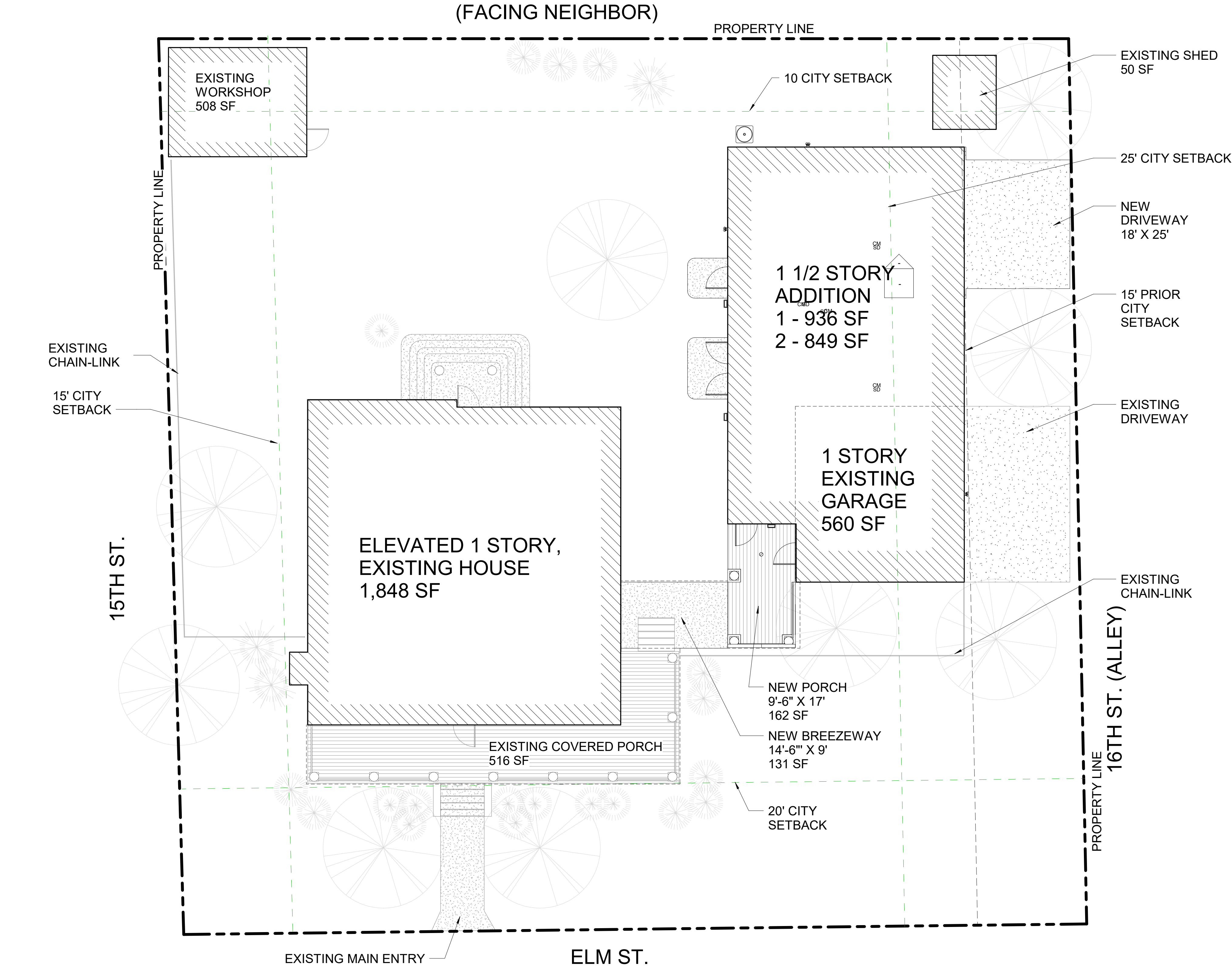
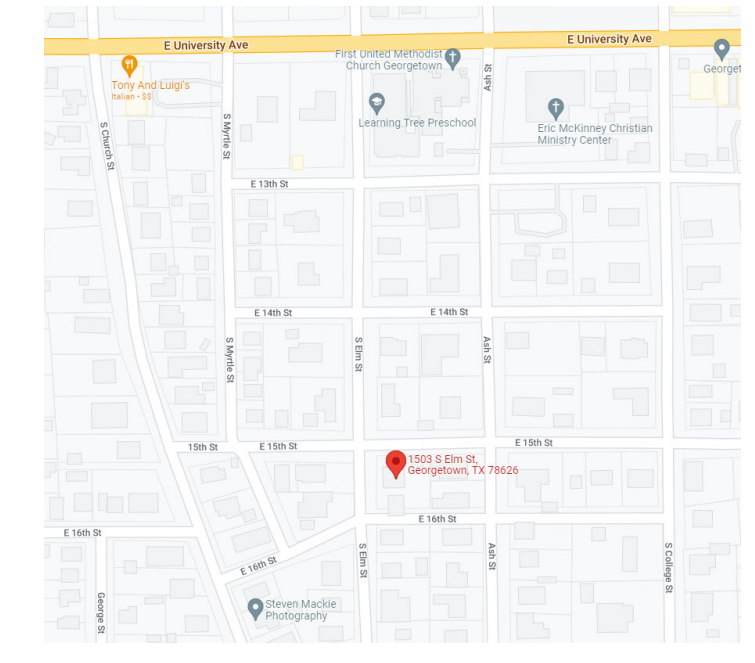
GROSS SQUARE FOOTAGE:

GROUND FLOOR - 936 SF
SECOND FLOOR - 849 SF

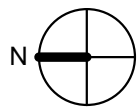
AREA BY CATEGORY:

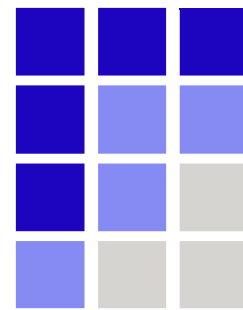
	EXISTING SF	NEW SF
LIVING:	1,848 SF	849 SF
GARAGE:	560 SF	-
NEW GARAGE:	-	442 SF
WORKSHOP:	508 SF	-
STORAGE:	50 SF	494 SF
PORCH:	516 SF	162 SF
BREEZEWAY:	-	131 SF

SITE CONTEXT - GOOGLE MAP



1 SITE PLAN
1/8" = 1'-0"





KYLE KENERLEY
ARCHITECT

06/06/2022

1503 ELM ST. - ADDITION

1503 S Elm St, Georgetown, TX 78626

REVISIONS

DATE	#	NAME

FLOOR PLANS

A2.01

AREA ANALYSIS - NEW

LOT AREA:

15,244 SF

GROSS SQUARE FOOTAGE:

GROUND FLOOR - 936 SF
SECOND FLOOR - 849 SF

AREA BY CATEGORY:

	EXISTING SF	NEW SF
LIVING:	1,848 SF	849 SF
GARAGE:	560 SF	-
NEW GARAGE:	-	442 SF
WORKSHOP:	508 SF	-
STORAGE:	50 SF	494 SF
PORCH:	516 SF	162 SF
BREEZEWAY:	-	131 SF

FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- ALL WALL ARE TYPE A4 UNLESS NOTED OTHERWISE.
- EXISTING PARTITIONS, DOORS, WINDOWS, PLUMBING FIXTURES, CASE-WORK, EQUIPMENT, ETC. ARE "SCREENED BACK" ON THE FLOOR PLANS. NEW CONSTRUCTION IS INDICATED BY SOLID LINES. REFER TO DEMOLITION DRAWINGS FOR EXTENT OF EXISTING TO BE REMOVED.
- ALL INTERIOR FLOOR LEVELS ARE AT EL. 0'-0" UNLESS NOTED OTHERWISE.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALLS ABOVE THE CORNER OF ALL INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALL 30'-0" IN LENGTH OR GREATER OR AS INDICATED ON INTERIOR ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE CHASES FOR MECHANICAL, PLUMBING, AND ELECTRICAL AS REQUIRED AND IF NECESSARY.
- ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE TO EXTERIOR FACE OR CENTERLINE OF FENESTRATION UNLESS NOTED OTHERWISE ON PLAN.
- ALL INTERIOR DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP BOARD/WALL, FACE OF MASONRY, FACE OF CONCRETE, AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
- "MIN." FOR DIMENSIONS INDICATED MINIMUM ACCEPTABLE DIMENSION. IF "MIN" DIMENSIONS FALL SHORT OF WHAT IS SHOWN ON DRAWING, CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY.
- LOCATE THE HINGE OF DOOR FRAME 6" FROM THE ADJACENT PARTITION AT HINGE JAMBS UNLESS NOTED OTHERWISE. ALWAYS ALLOW A MINIMUM DIMENSION OF 18" FROM THE PULL SIDE OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECT. IF THIS IS NOT POSSIBLE, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY.
- CONTRACTOR TO PROVIDE DOUBLE STUDS BACK TO BACK ON BOTH SIDES OF NEW DOOR FRAMES.
- CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, WINDOW FRAMES, CABINET WORK, CASEWORK, RECESSED TOILET ACCESSORIES, SURFACE MOUNTED TOILET ACCESSORIES, ETC.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIAL, FITTINGS, BLOCKING, ETC. AS REQUIRED TO COMPLETE THEIR WORK.

DEMOLITION NOTES

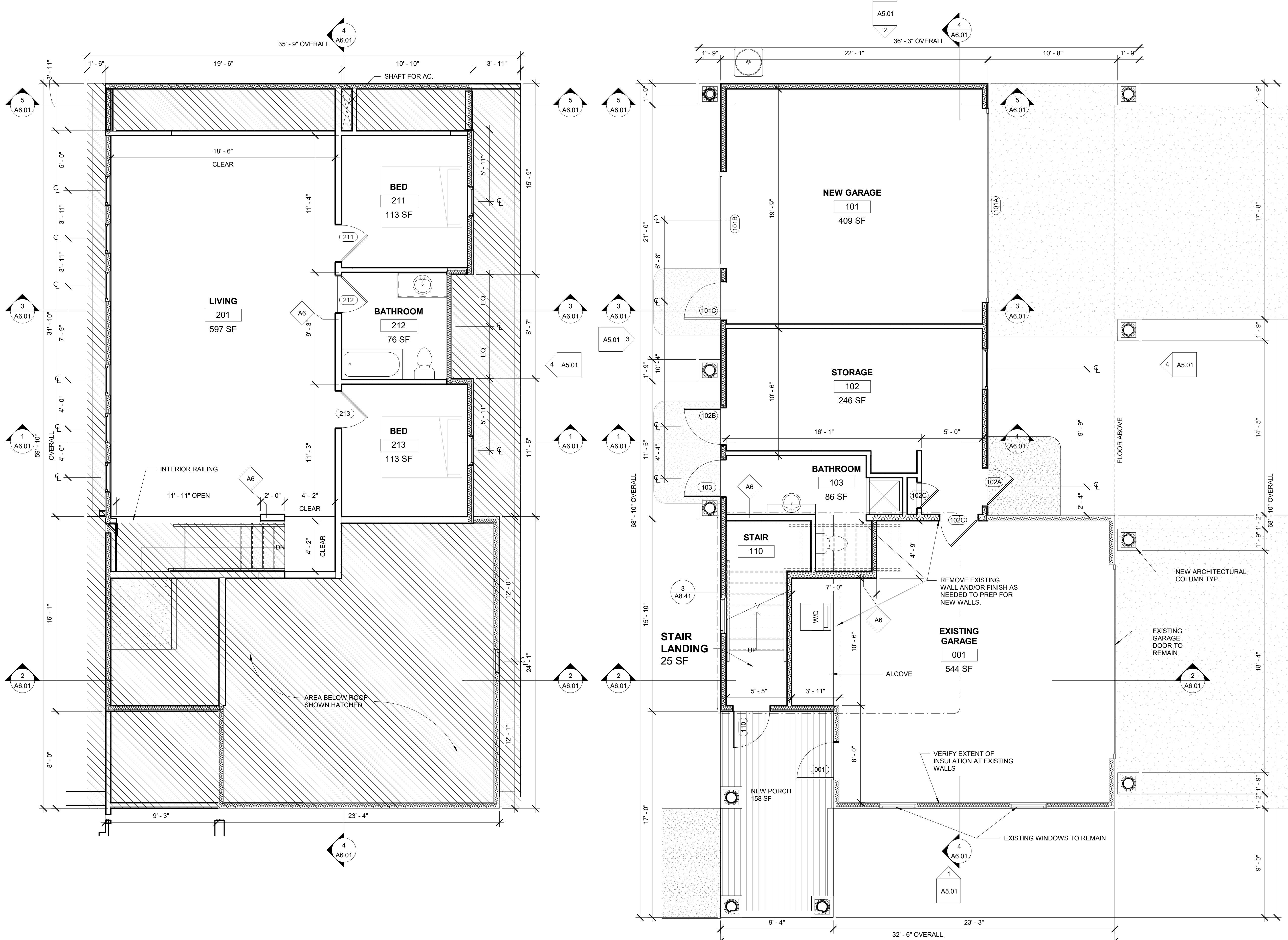
THESE DRAWINGS HAVE BEEN DEVELOPED FROM FIELD MEASUREMENTS. CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH EXISTING FIELD CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY WORK IN THE CONTRACT DOCUMENTS CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.

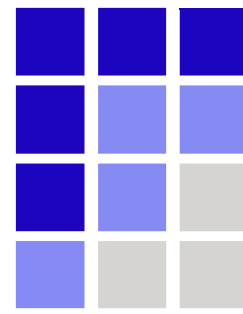
CONTRACTOR SHALL BRACE ALL EXISTING STRUCTURES AND ALL STRUCTURAL ELEMENTS AS NEEDED DURING DEMOLITION OPERATIONS.

CONTRACTOR IS TO VISIT THE SITE AND BECOME FAMILIAR WITH SCOPE AND LIMITS OF DEMOLITION WITH NEW CONSTRUCTION REQUIREMENTS PRIOR TO PRICING. NOTIFY OWNER OF ANY CONDITIONS DIFFERING THAN WHAT IS SHOWN ON DRAWINGS.



2 SECOND FLOOR PLAN
1/4" = 1'-0"

1 GROUND FLOOR PLAN
1/4" = 1'-0"



KYLE KENERLEY
ARCHITECT

06/06/2022

1503 ELM ST. - ADDITION

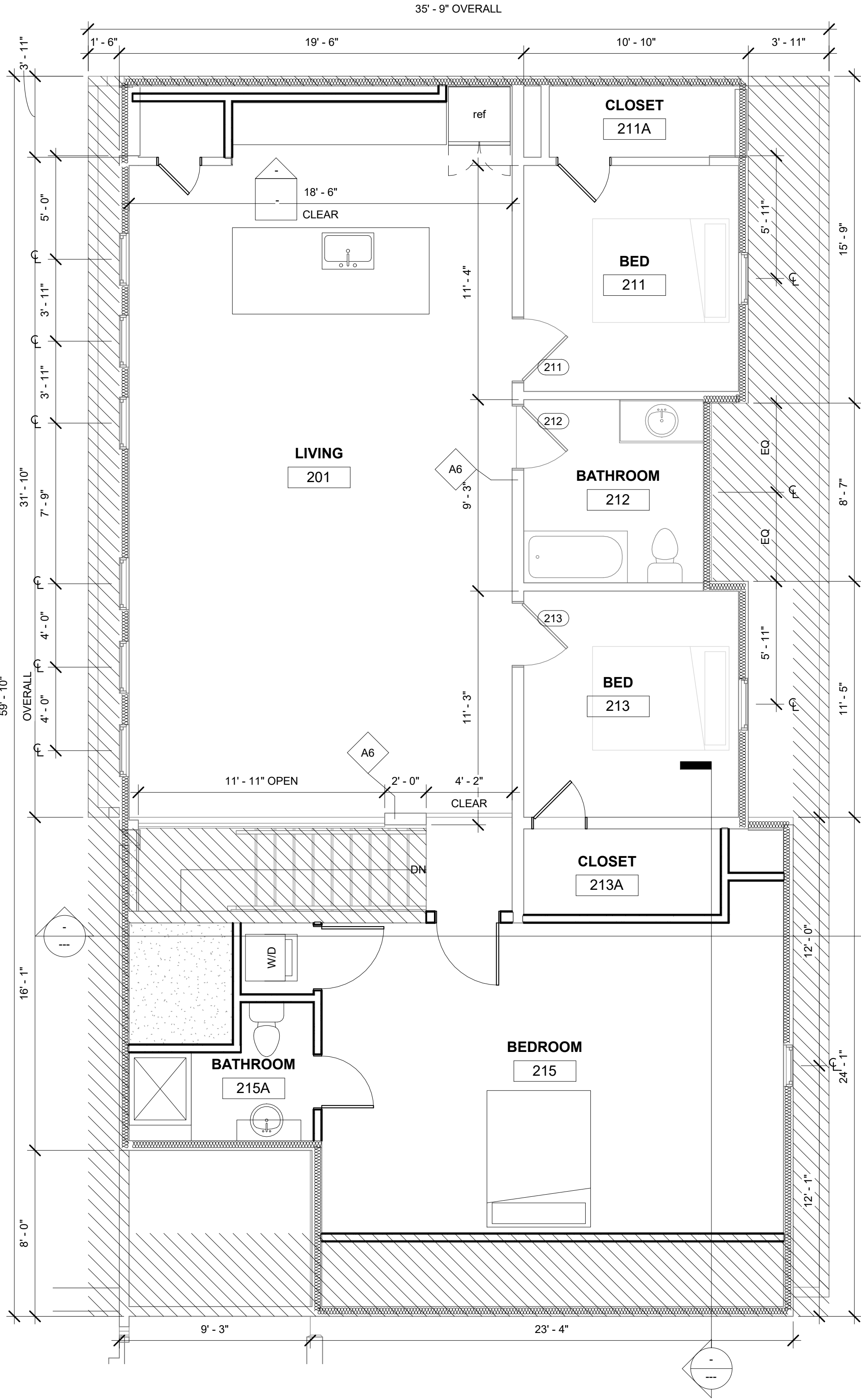
1503 S Elm St, Georgetown, TX 78626

REVISIONS

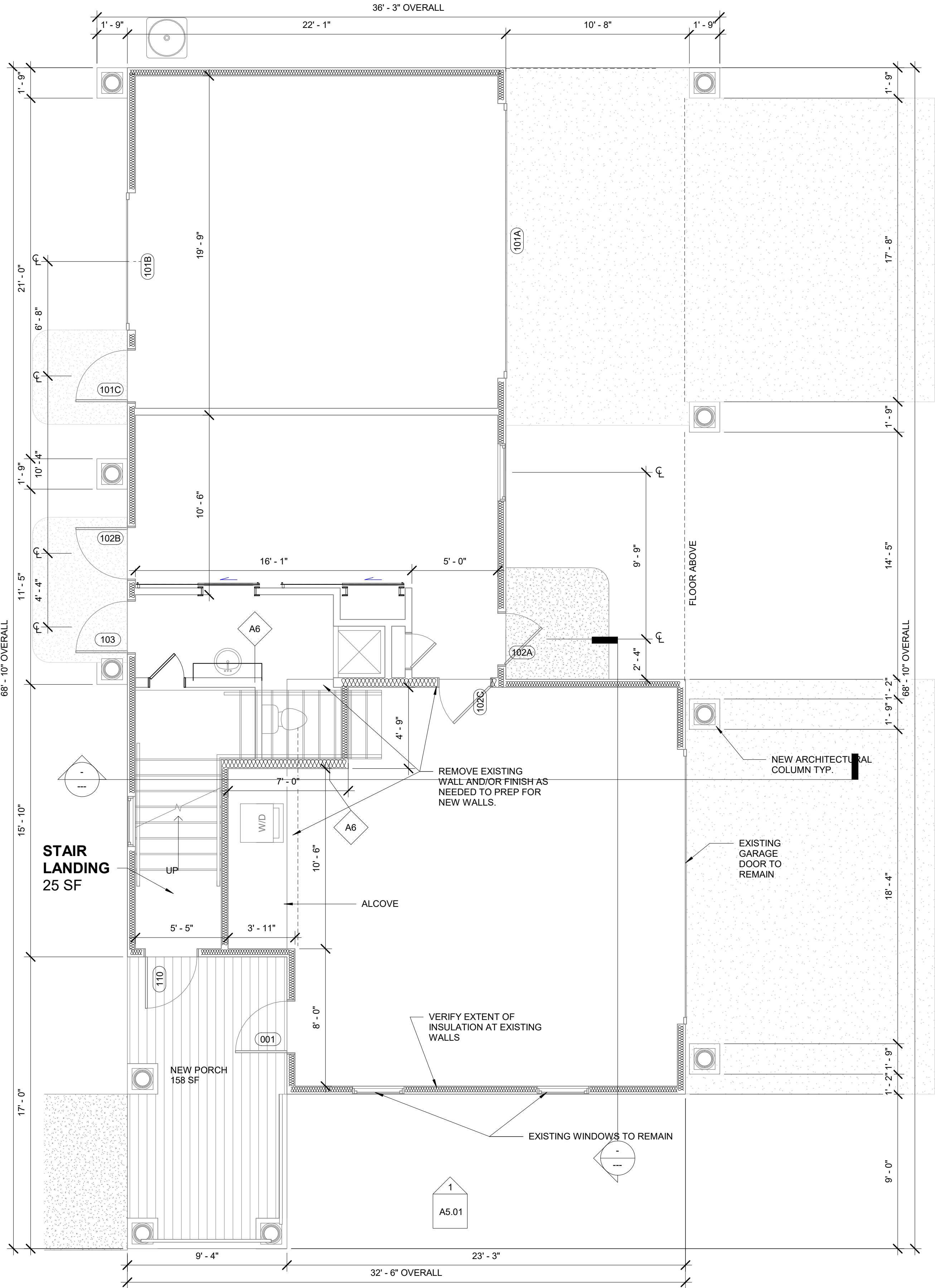
DATE	#	NAME

FLOOR PLANS
- FUTURE

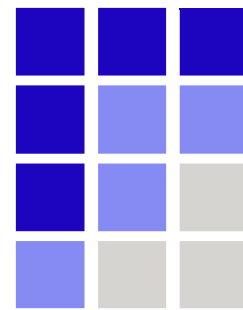
A2.11



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 GROUND FLOOR PLAN
1/4" = 1'-0"



KYLE KENERLEY
ARCHITECT

06/06/2022

1503 ELM ST. - ADDITION

1503 S Elm St, Georgetown, TX 78626

REVISIONS

DATE	#	NAME

ROOF PLAN

A2.R1

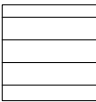
EXTERIOR/ROOF - NOTES

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- CONTRACTOR TO COORDINATE ALL POTENTIAL MECHANICAL, PLUMBING, AND ELECTRICAL PENETRATIONS. FLASH AND SEAL AS NEEDED.
- TOP PLATE OF ALL EXTERIOR WALLS TO BE 10' - 0" UNLESS NOTED OTHER WISE.
- ALL EXTERIOR FINISHED TO BE INSTALLED PER AMNUFACTURER'S INSTRUCTIONS.
- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES AD STYLES WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE ADEQUETE ROOF VENTILATION AS REQUIRED PER CODE.

EXTERIOR DESIGN SELECTION

FSC-1

VERTICAL FIBER CEMENT SIDING



NAME: HARDIE PANEL
DESCRIPTION: BASIS OF DESIGN FIBER CEMENT BOARD SIDING
MANUFACTURER: JAMESHARDIE
COLOR: ARTIC WHITE (VERIFY EXISTING)
FINISH: SMOOTH

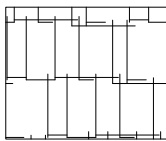
FSC-2

EXTERIOR SIDING TRIM

NAME: HARDIE TRIM BOARD
DESCRIPTION: BASIS OF DESIGN: SIDING TRIM BOARD
MANUFACTURER: JAMES HARDIE
COLOR: BLACK (VERIFY EXISTING)
STYLE: 4/4 RUSITC

AS-1

ASPHALT SHINGLES



DESCRIPTION: ASPHALT SHINGLE ROOF SYSTEM
COLOR: MATCH EXISTING

CO-1

ARCHITECTURAL WOOD COLUMN

DESCRIPTION: PREFINISHED WOOD ARCHITECTURAL COLUMNS (LOAD BEARING)
MANUFACTURER: PACIFIC COLUMNS, INC.
SIZE: 9" (VERIFY EXISTING)
COLOR: WHITE (VERIFY EXISTING)
FINISH: SMOOTH FINISH
LOCATION: AS INDICATED IN PLAN
STYLE: ROUND-COLUMNS (NON-TAPERED SHAFT)
NOTE: PRODUCT IS B.O.D. SUBMIT ALTERNATE OPTIONS FOR REVIEW BY OWNER AND ARCHITECT
PRODUCT NAME: WOOD COLONIAL COLUMNS

ELT-1

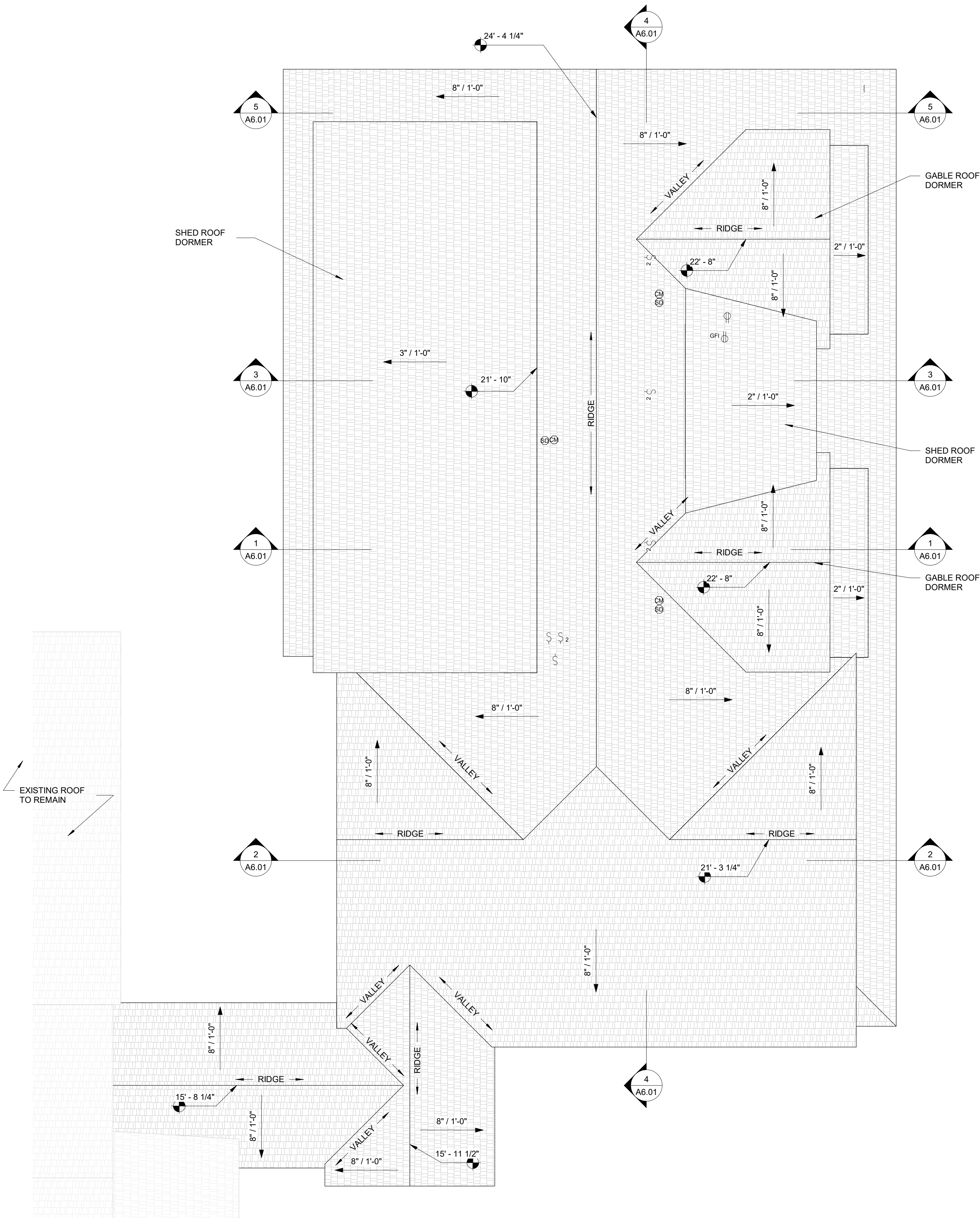
DECOR. EXT. LIGHT FIXTURE

LOCATION: AS INDICATED IN ELEVATION
NOTE: B.O.D. - WESTBURY COLLECTION AGED IRON OUTDOOR LED WALL SCNCE WITH CRACKLE GLASS

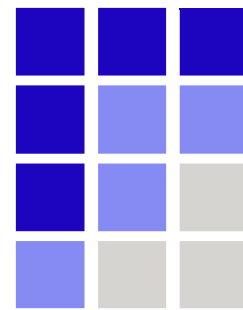
ELT-2

EXT. FLOOD LIGHT FIXTURE

TYPE: LED
COLOR: MATTE BLACK
LOCATION: AS INDICATED IN ELEVATION
STYLE: 2-LIGHT
NOTE: CONTRACTOR TO SELECT



1 ROOF PLAN
1/4" = 1'-0"



KYLE KENERLEY
ARCHITECT

06/06/2022

1503 ELM ST. - ADDITION

1503 S Elm St, Georgetown, TX 78626

REVISIONS

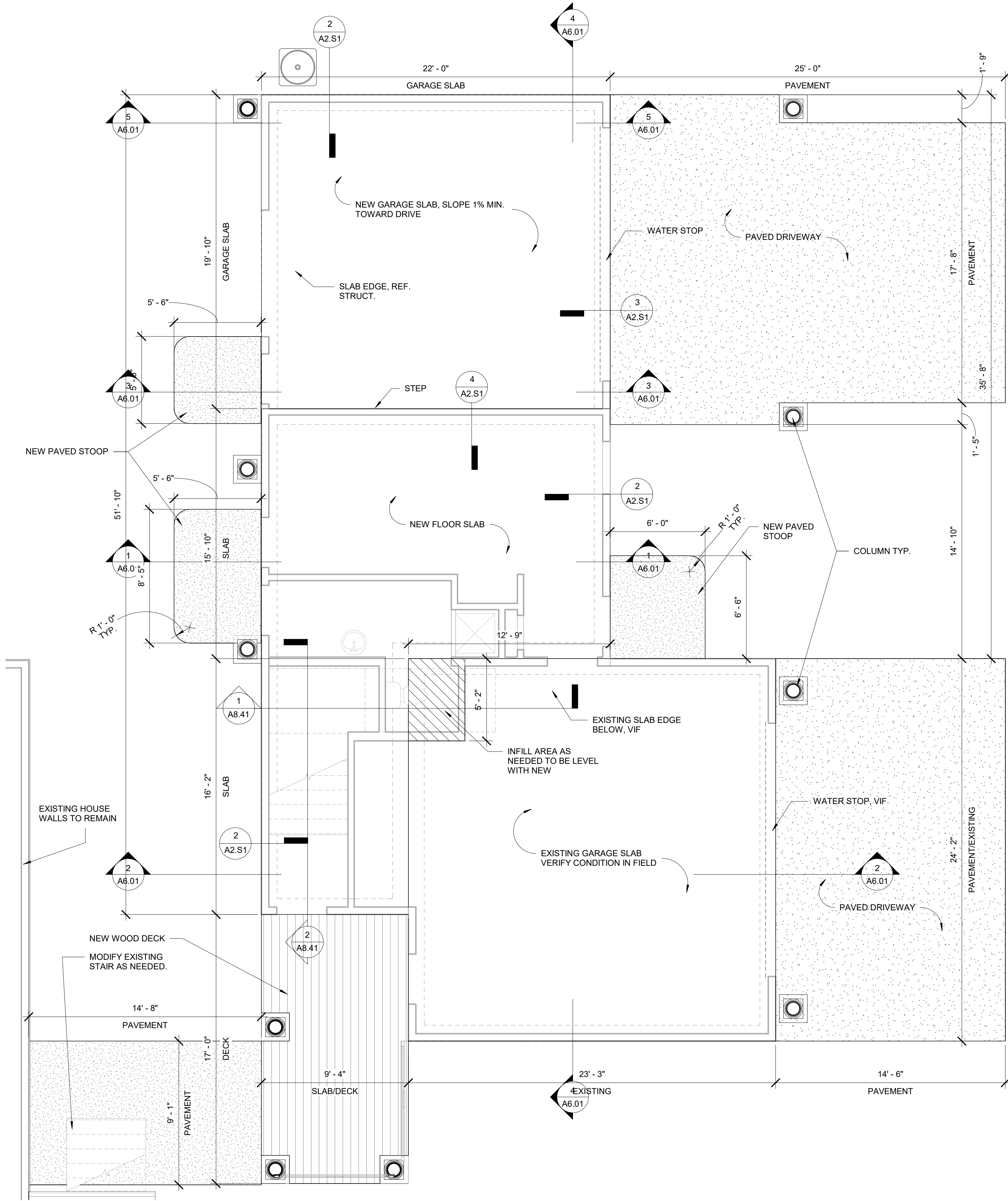
DATE	#	NAME

SLAB PLAN

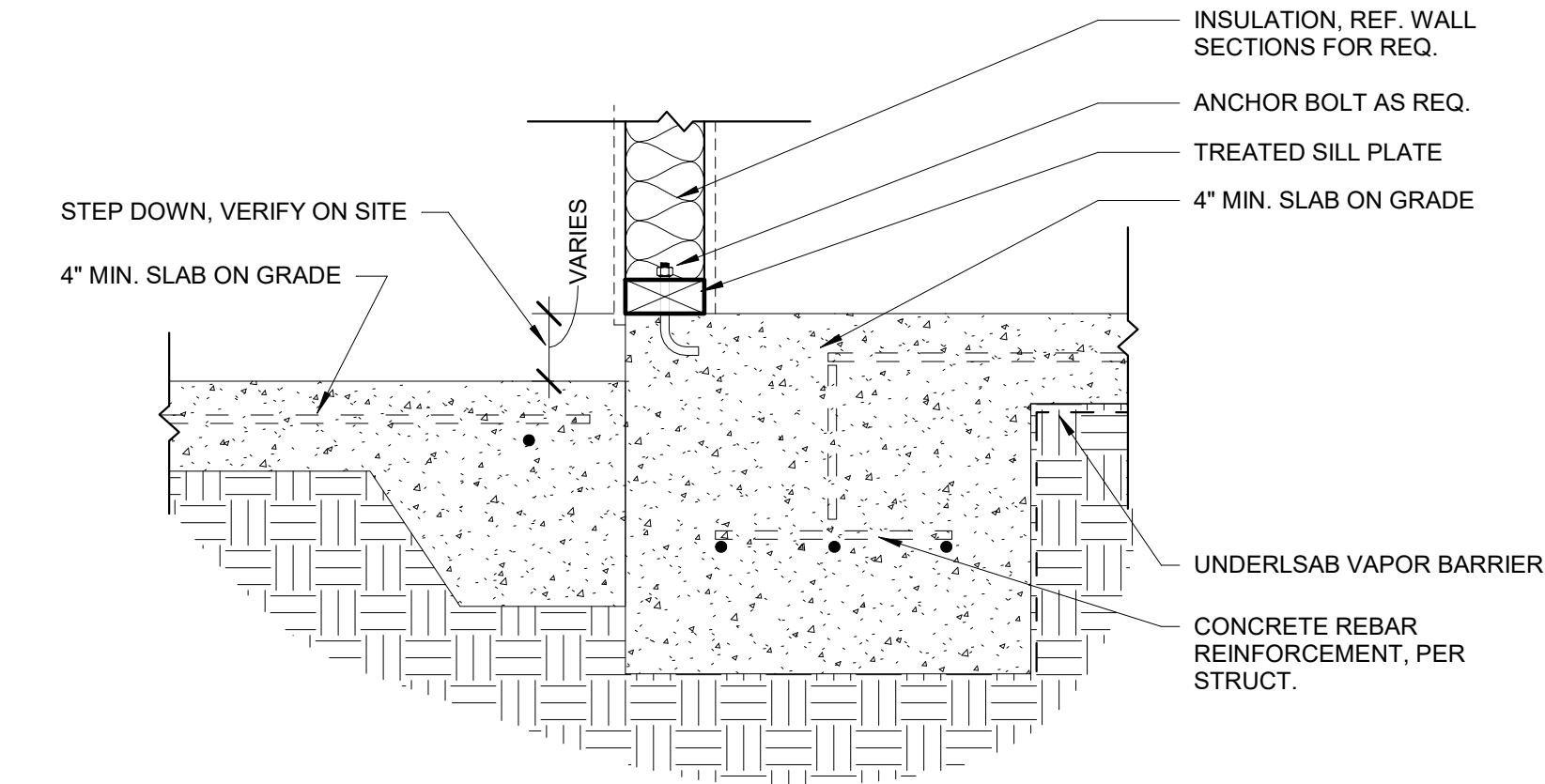
A2.S1

SLAB PLAN - NOTES

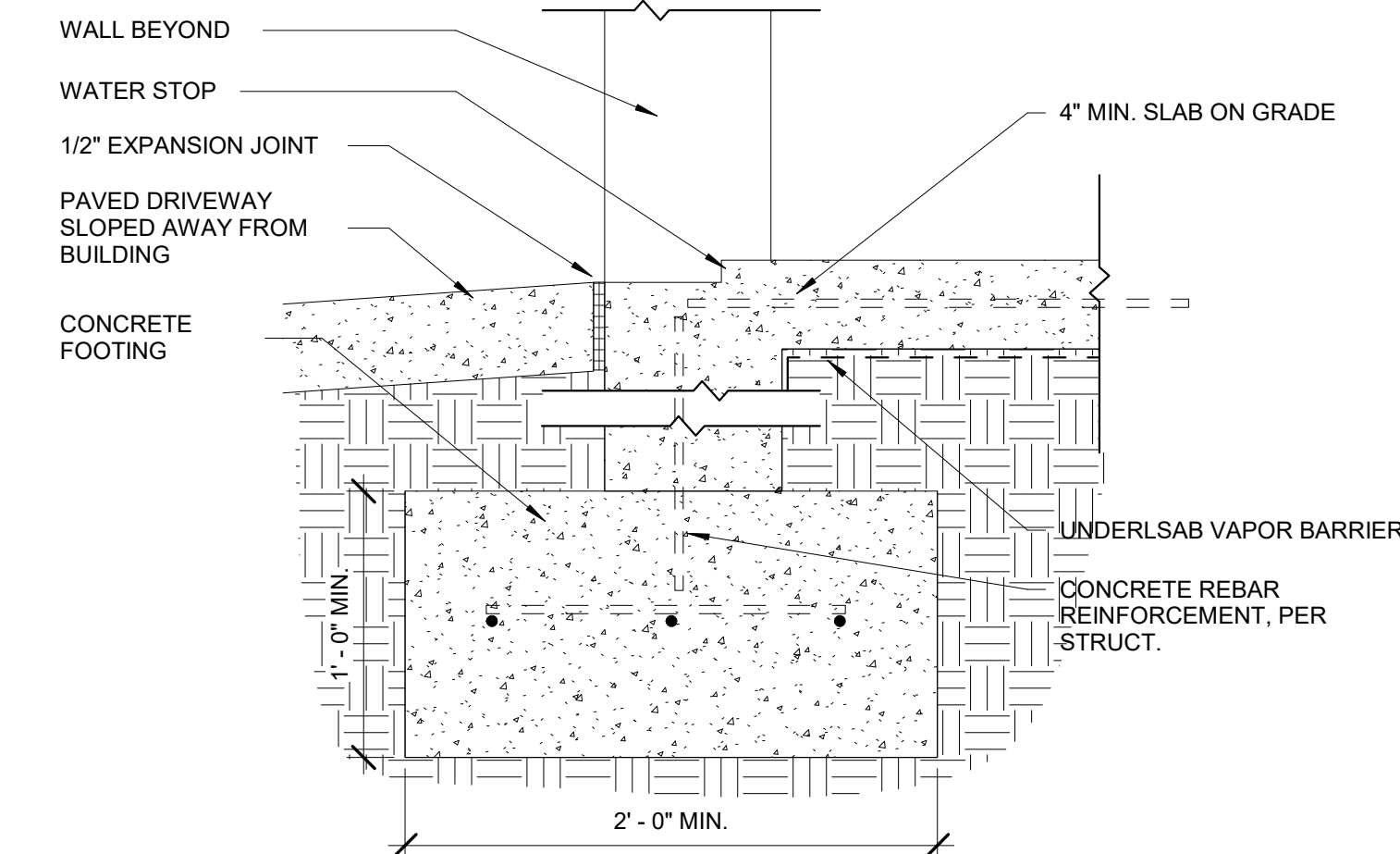
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- ALL INTERIOR FLOOR LEVELS ARE AT EL. 0'-0" UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE FROM EDGE OF SLAB TO EDGE OF SLAB, COLUMN GRID LINE, OR CENTER OF FOOTING UNLESS NOTED OTHERWISE.
- "MIN." FOR DIMENSIONS INDICATED MINIMUM ACCEPTABLE DIMENSION. IF "MIN" DIMENSIONS FALL SHORT OF WHAT IS SHOWN ON DRAWING, CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY.
- SLAB THICKNESS AND ALL FOOTING SIZES AND LOCATIONS ARE TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER. CONTRACTOR IS TO SEEK STAMPED ENGINEERING DRAWINGS AS REQUIRED PER THE AHJ.
- FOUNDATION DESIGN AND DETAILING IS SUBJECT TO REQUIREMENTS DICTATED BY THE GEOTECH REPORT, AHJ REQUIREMENTS, STRUCTURAL ENGINEERING DETAILS IF AVAILABLE, AND THE ADOPTED VERSION OF THE IRC.



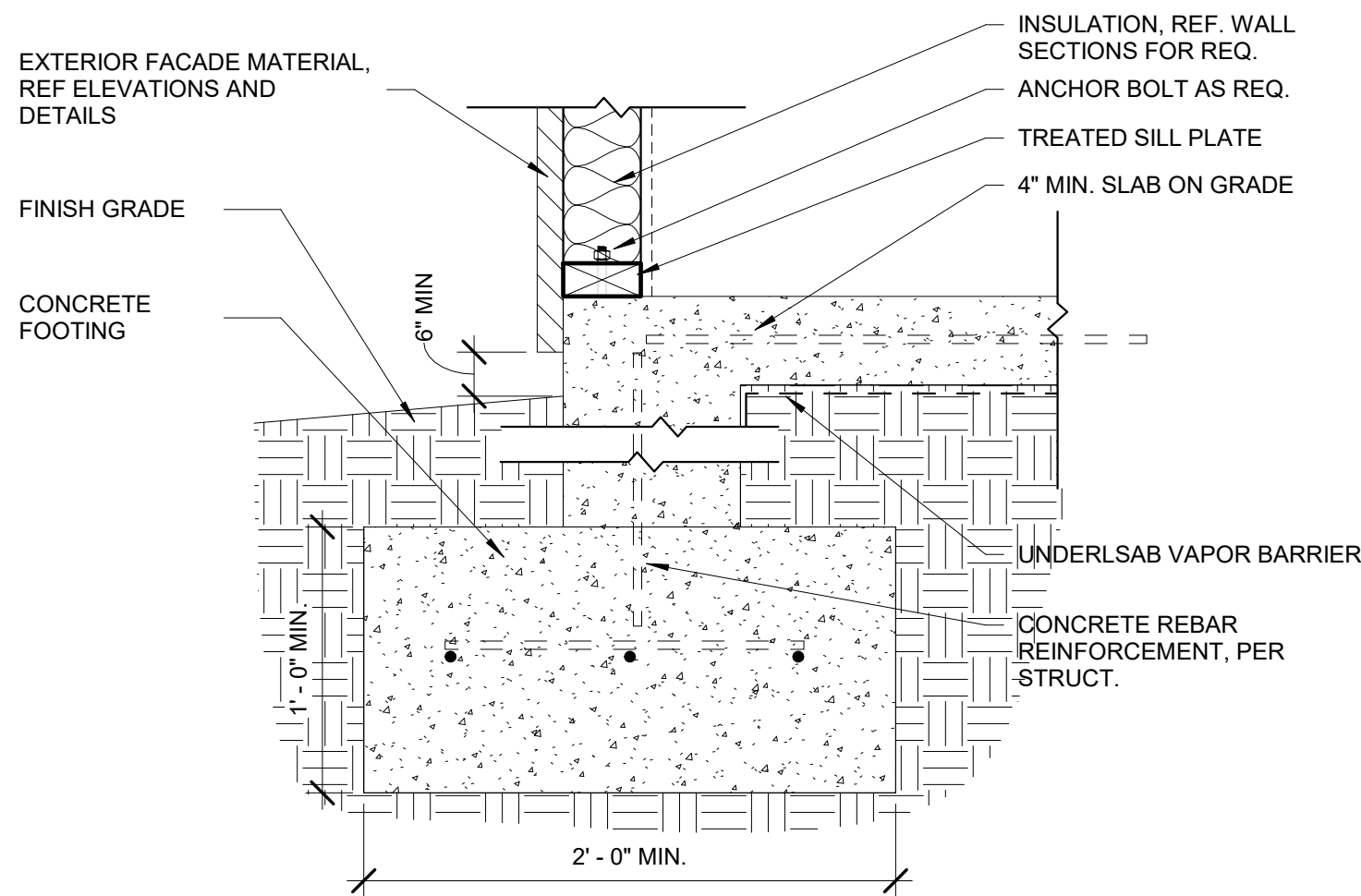
1 ARCHITECTURAL SLAB PLAN
1/4" = 1'-0"



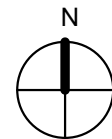
4 SLAB PERIMETER DETAIL AT STEP DOWN
1 1/2" = 1'-0"

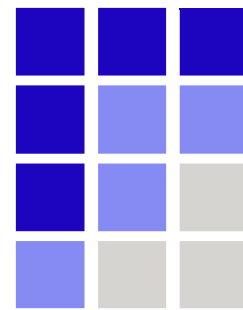


3 SLAB WATER STOP DETAIL
1 1/2" = 1'-0"



2 SLAB PERIMETER DETAIL, TYP.
1 1/2" = 1'-0"





KYLE KENERLEY
ARCHITECT

06/06/2022

1503 ELM ST. - ADDITION

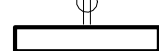
1503 S Elm St, Georgetown, TX 78626

CEILING PLAN - NOTES

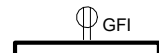
1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
2. GYP. CEILINGS ARE TO BE ATTACHED TO BOTTOM OF FLOOR OR ROOF STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
3. COORDINATE MEP/ETC. DRAWINGS FOR ALL FIXTURES/DEVICES MOUNTED IN, ABOVE, OR HUNG FROM THE CEILING. FINAL FIXTURE/DEVICE LOCATIONS ARE DETERMINED BY THE ARCHITECTURAL R.C.P.'S WHERE CONDITIONS DIFFER SIGNIFICANTLY BETWEEN THE PLANS, REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING. WHERE FIXTURES/DEVICES SHOWN OR SPECIFIED ON DRAWINGS OTHER THAN THE ARCHITECTURAL R.C.P.'S ARE VISIBLE AT THE CEILING PLANE, COORDINATE LOCATIONS WITH THE ARCHITECT.
4. REFERENCE THE FINISH PLANS AND SCHEDULE FOR CEILING MATERIALS AND FINISHES. TYP.
5. CENTER THE LIGHT FIXTURES IN THE ROOM UNLESS NOTED OTHERWISE.
6. GYP. CEILINGS AND BULKHEADS TO BE PAINTED PER FINISH PLANS. U.N.O.
7. ACCENT PAINT ON GYP. BOARD BULKHEADS TO BE ON BOTTOM AND SIDES OF BULKHEAD.

MEP LEGEND

POWER:



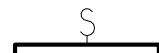
DUPLEX OUTLET



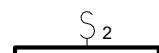
DUPLEX OUTLET - GFI



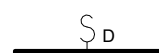
DUPLEX OUTLET - FLOOR BOX



SWITCH - SINGLE



SWITCH - DOUBLE

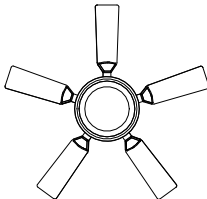


SWITCH - DIMMER

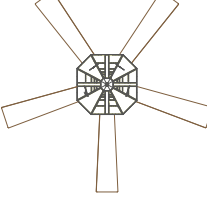
CEILING FIXTURES:



6" RECESSED CAN LIGHT



CEILING FAN WITH LIGHT KIT
O.T.S.



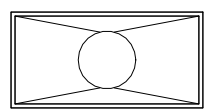
CEILING FAN WITHOUT
LIGHT KIT
O.T.S.



HANGING CHANDLIER



DECO PENDENT LIGHT



FLORESCENT LIGHT



SMOKE DETECTOR



CARBON MONOXIDE
DETECTOR



BATHROOM FAN



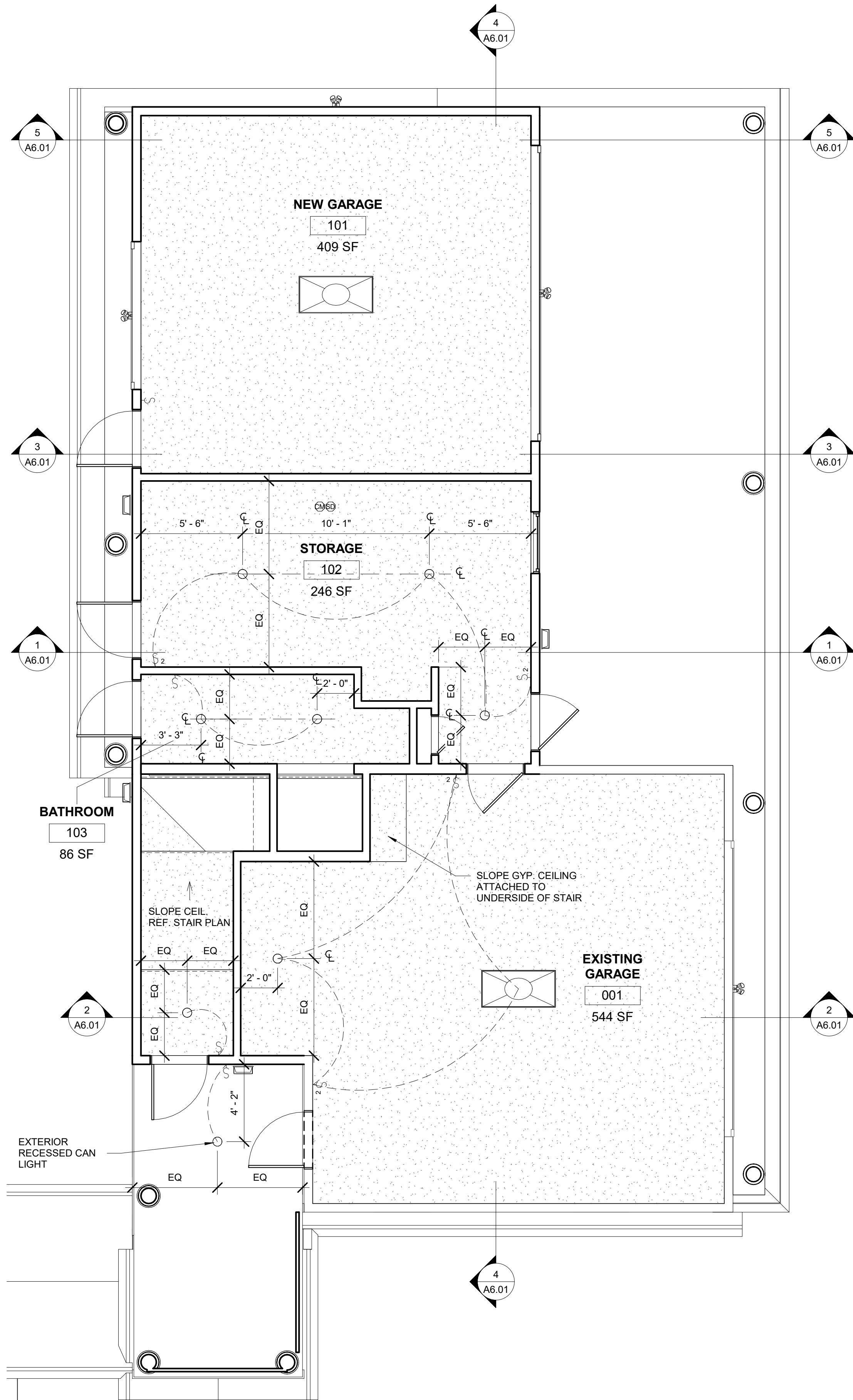
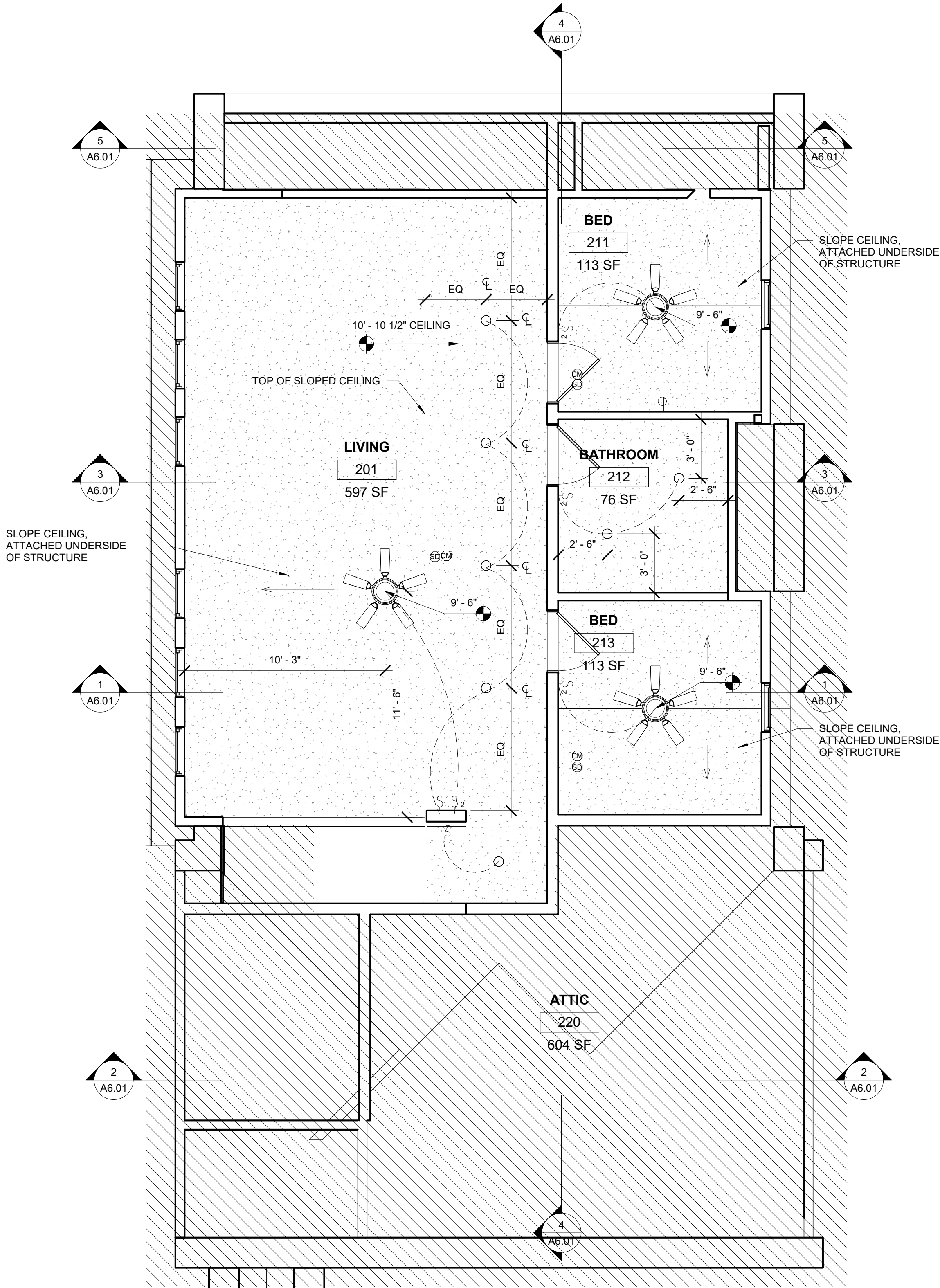
SWITCH LEG CONNECTION
TO LIGHT OR OUTLET

REVISIONS

DATE	#	NAME

REFLECTED
CEILING PLAN

A3.01





1503 S Elm St, Georgetown, TX 78626

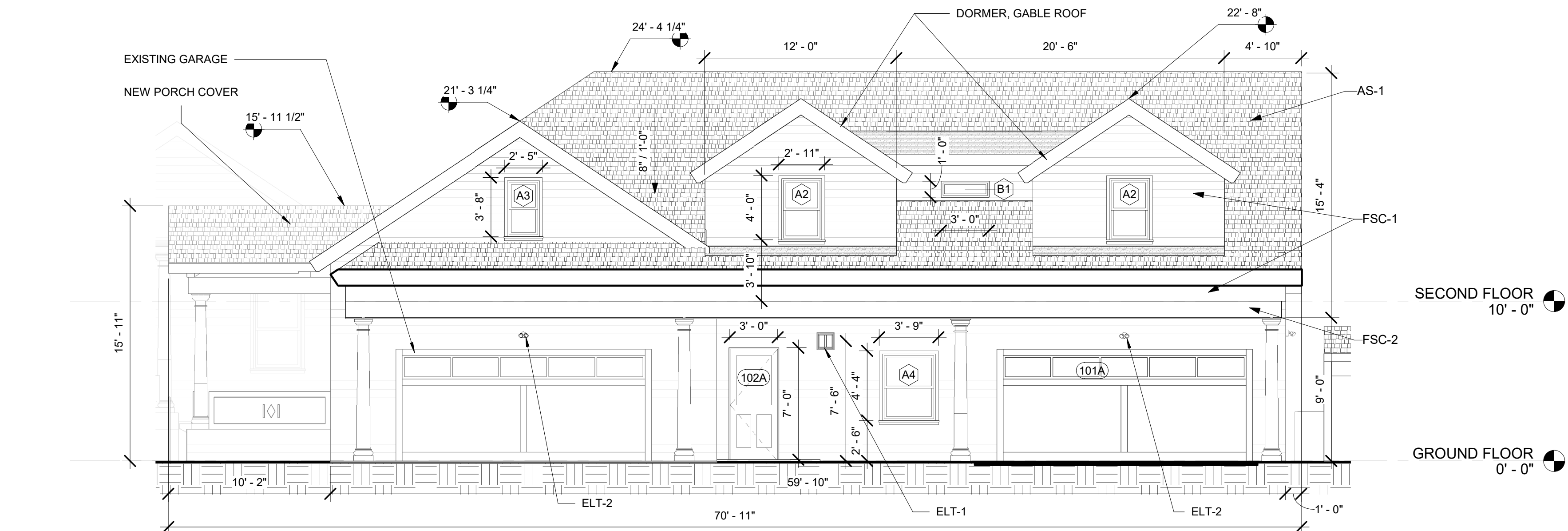
1503 ELM ST. - ADDITION

EXTERIOR ELEVATIONS

A5.01

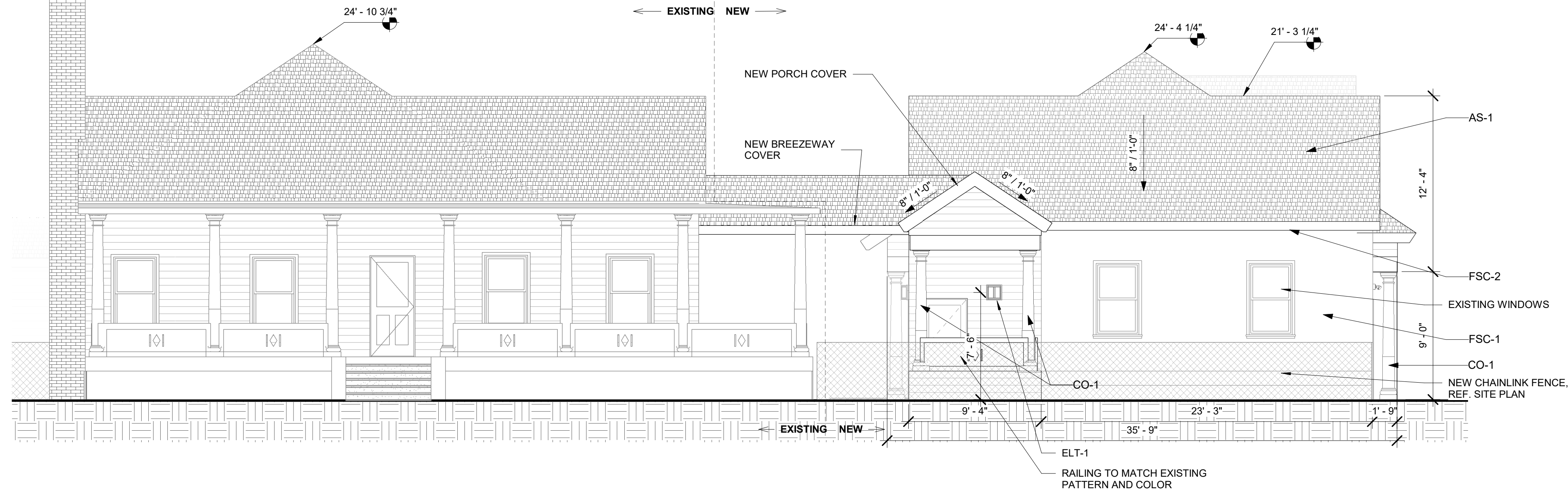
[illegible]

ENERGY CODE EVALUATION		EXTERIOR/ROOF - NOTES	
CODE: 2015 IECC		1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.	
COUNTY: WILLIAMSON COUNTY		2. CONTRACTOR TO COORDINATE ALL POTENTIAL MECHANICAL, PLUMBING, AND ELECTRICAL PENETRATIONS. FLASH AND SEAL AS NEEDED.	
CLIMATE ZONE: 2A		3. TOP PLATE OF ALL EXTERIOR WALLS TO BE 10' - 0" UNLESS NOTED OTHERWISE.	
THERMAL ENVELOPE MINIMUM REQUIREMENTS (SECTION 402):		4. ALL EXTERIOR FINISHED TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.	
FENESTRATION:	U-0.40	5. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES AD STYLES WITH OWNER PRIOR TO CONSTRUCTION.	
SKYLIGHT:	U-0.65	6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED PER CODE.	
FENESTRATION SHGC:	0.25		
CEILING:	R-38		
WOOD FRAME WALL:	R-13		
MASS WALL:	R-4 CONT. INSUL. -OR- R-6 CAVITY INSUL		
FLOOR:	R-13		
BASEMENT WALL:	0		
SLAB:	0		
CRAWL SPACE:	0		
		EXTERIOR DESIGN SELECTION	
		FSC-1 VERTICAL FIBER CEMENT SIDING	
		NAME: HARDIE PANEL DESCRIPTION: BASIS OF DESIGN FIBER CEMENT BOARD SIDING MANUFACTURER: JAMESHARDIE COLOR: ARTIC WHITE (VERIFY EXISTING) FINISH: SMOOTH	
		FSC-2 EXTERIOR SIDING TRIM	
		NAME: HARDIE TRIM BOARD DESCRIPTION: BASIS OF DESIGN: SIDING TRIM BOARD MANUFACTURER: JAMES HARDIE COLOR: BLACK (VERIFY EXISTING) STYLE: 4/4 RUSITC	
		AS-1 ASPHALT SHINGLES	
		DESCRIPTION: ASPHALT SHINGLE ROOF SYSTEM COLOR: MATCH EXISTING	
		CO-1 ARCHITECTURAL WOOD COLUMN	
		DESCRIPTION: PREFINISHED WOOD ARCHITECTURAL COLUMNS (LOAD BEARING) MANUFACTURER: PACIFIC COLUMNS, INC. SIZE: 9" (VERIFY EXISTING) COLOR: WHITE (VERIFY EXISTING) FINISH: SMOOTH FINISH LOCATION: AS INDICATED IN PLAN STYLE: ROUND-COLUMNS (NON-TAPERED SHAFT) NOTE: PRODUCT IS B.O.D. SUBMIT ALTERNATE OPTIONS FOR REVIEW BY OWNER AND ARCHITECT PRODUCT NAME: WOOD COLONIAL COLUMNS	
		ELT-1 DECOR. EXT. LIGHT FIXTURE	
		LOCATION: AS INDICATED IN ELEVATION NOTE: B.O.D. - WESTBURY COLLECTION AGED IRON OUTDOOR LED WALL SCENCE WITH CRACKLE GLASS	
		ELT-2 EXT. FLOOD LIGHT FIXTURE	
		TYPE: LED COLOR: MATTE BLACK LOCATION: AS INDICATED IN ELEVATION STYLE: 2-LIGHT NOTE: CONTRACTOR TO SELECT	

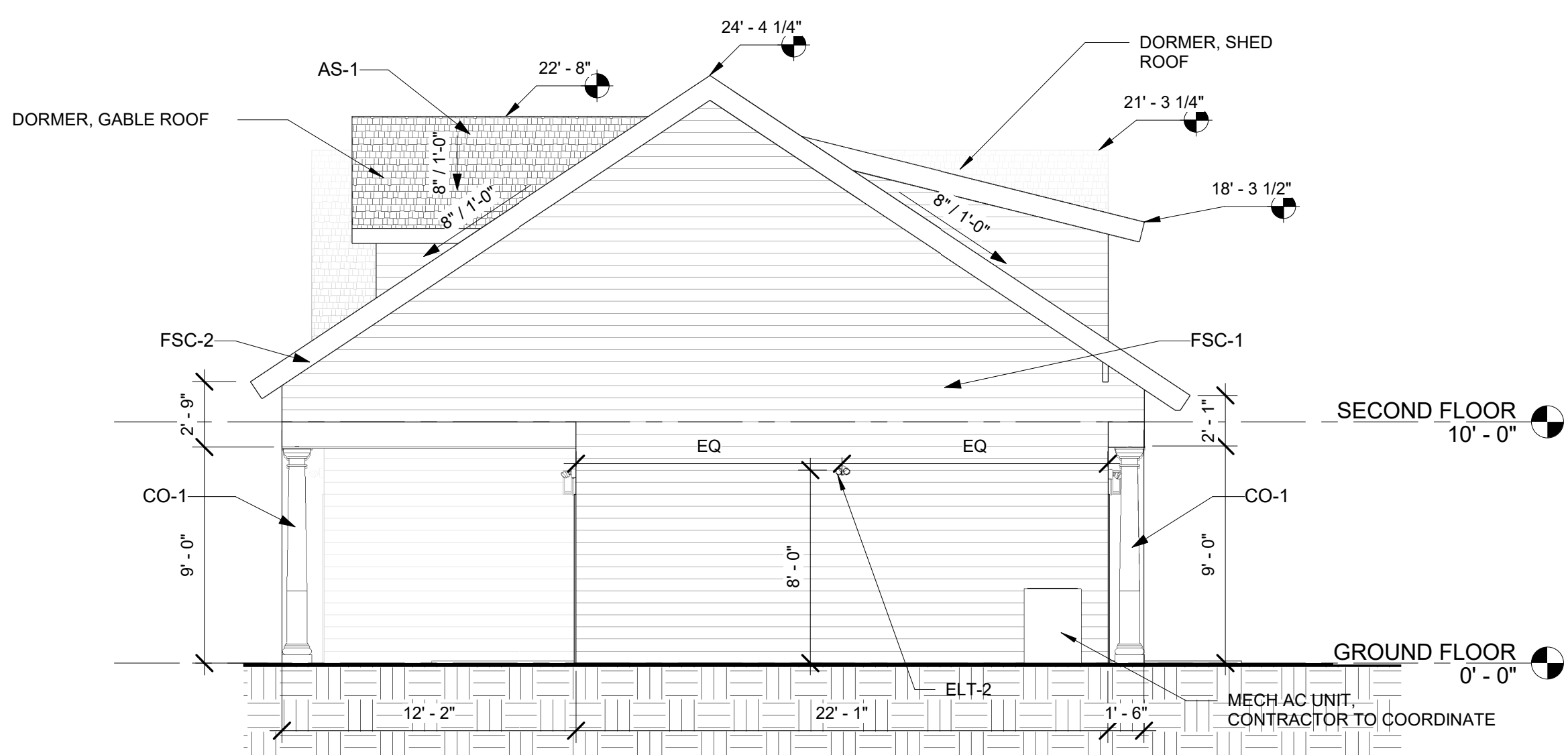


TOTAL AREA OF ROOF FACE: 615 SF
TOTAL AREA OF DORMER FACE: 178 SF
DORMER PERCENTAGE OF ROOF: 29%

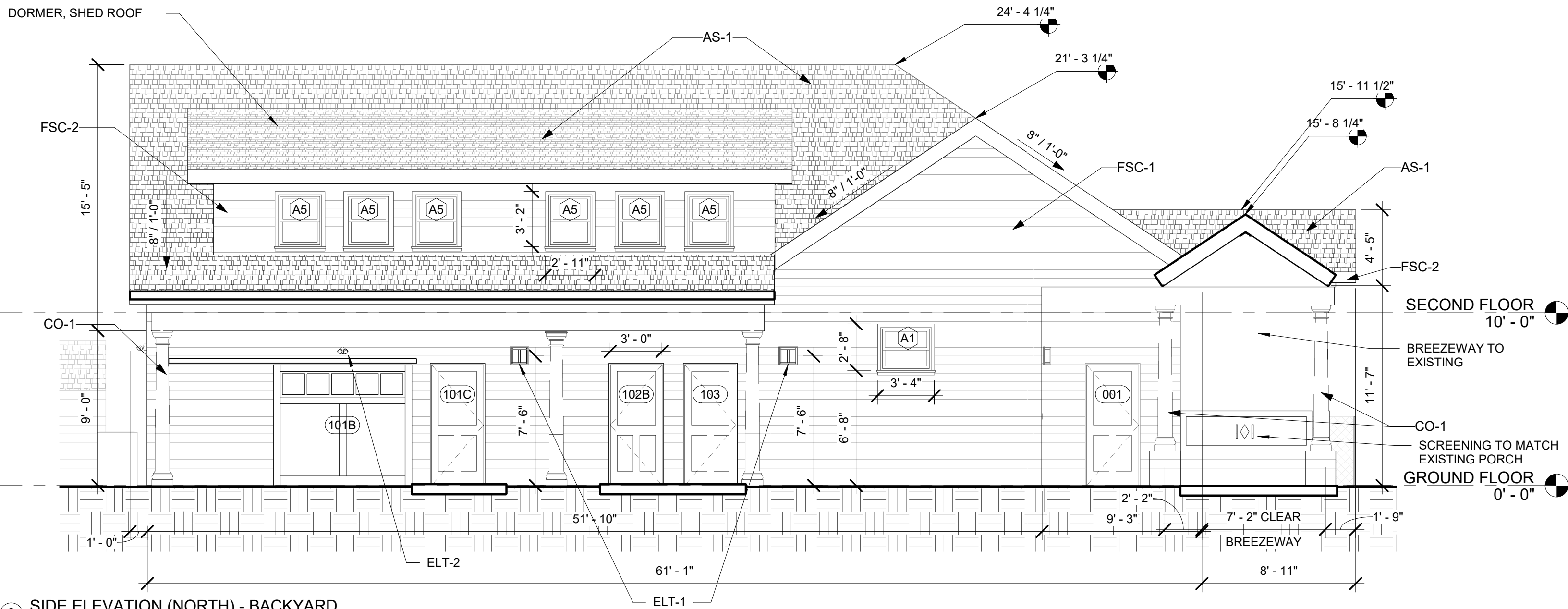
④ SIDE ELEVATION (SOUTH) - 16TH ST.
3/16" = 1'-0"



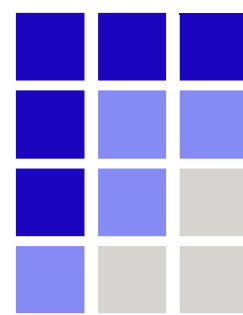
1 FRONT ELEVATION (WEST) - ELM ST
3/16" = 1'-0"



② REAR ELEVATION (EAST) - BACKYARD
3/16" = 1'-0"



③ SIDE ELEVATION (NORTH) - BACKYARD
3/16" = 1'-0"



KYLE KENERLEY
ARCHITECT

06/06/2022

1503 ELM ST. - ADDITION

1503 S Elm St, Georgetown, TX 78626

REVISIONS

DATE	#	NAME

3D VIEWS

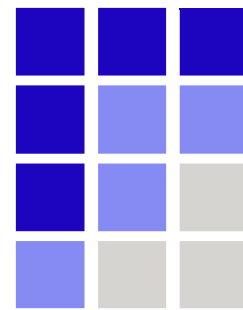
A5.51

EXISTING

NEW



1 3D VIEW - OVERALL



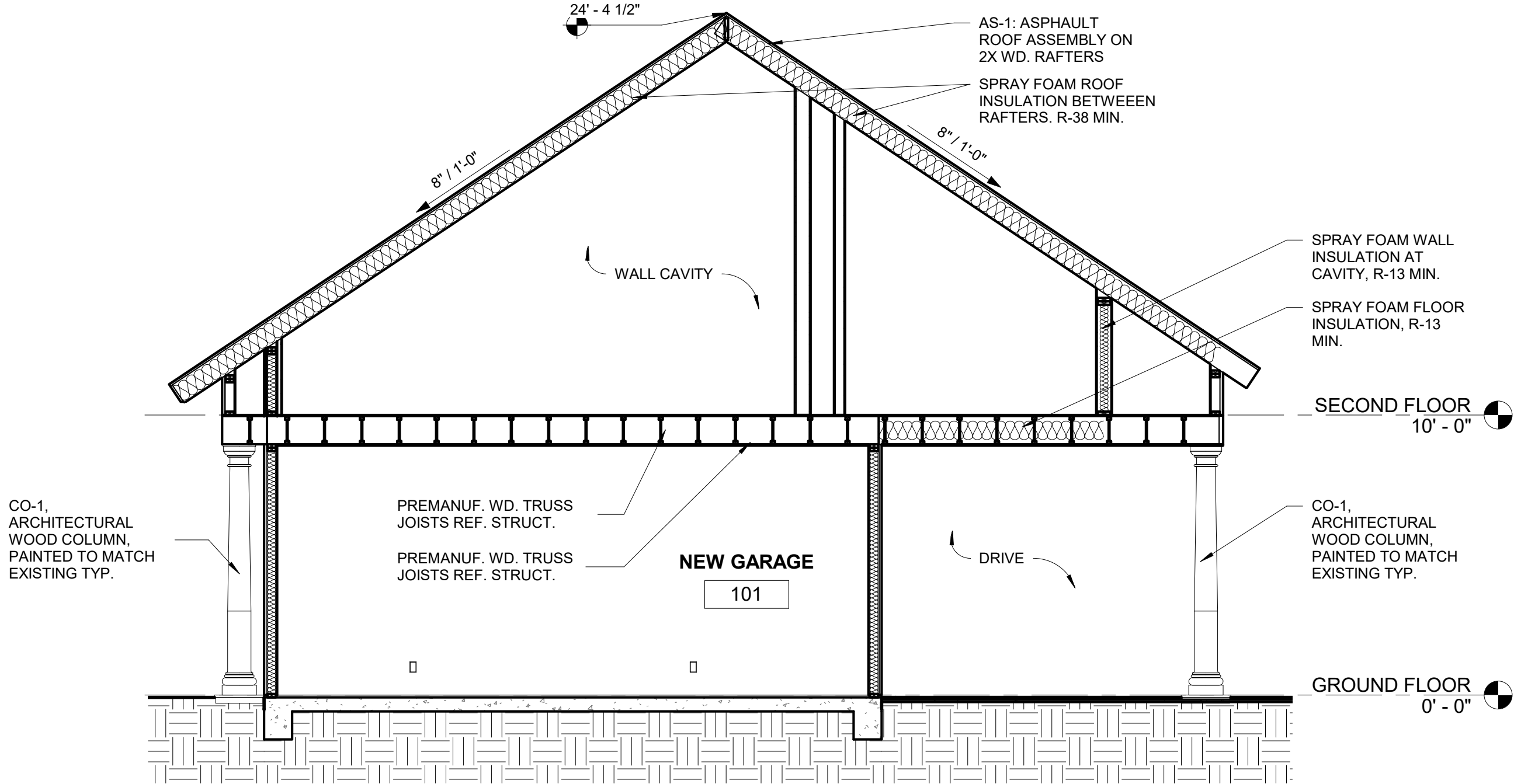
KYLE KENERLEY
ARCHITECT

06/06/2022

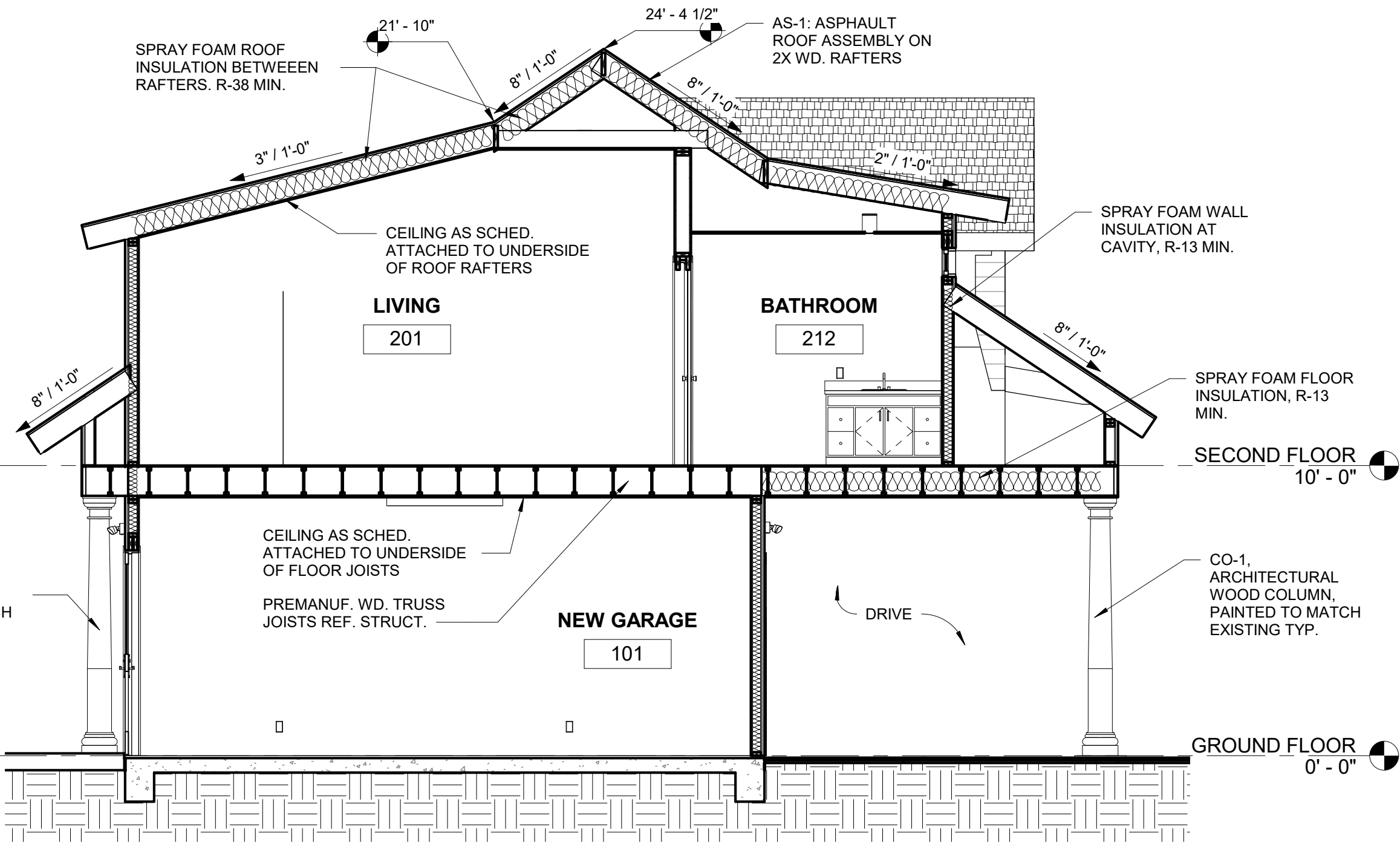
1503 ELM ST. - ADDITION

1503 S Elm St, Georgetown, TX 78626

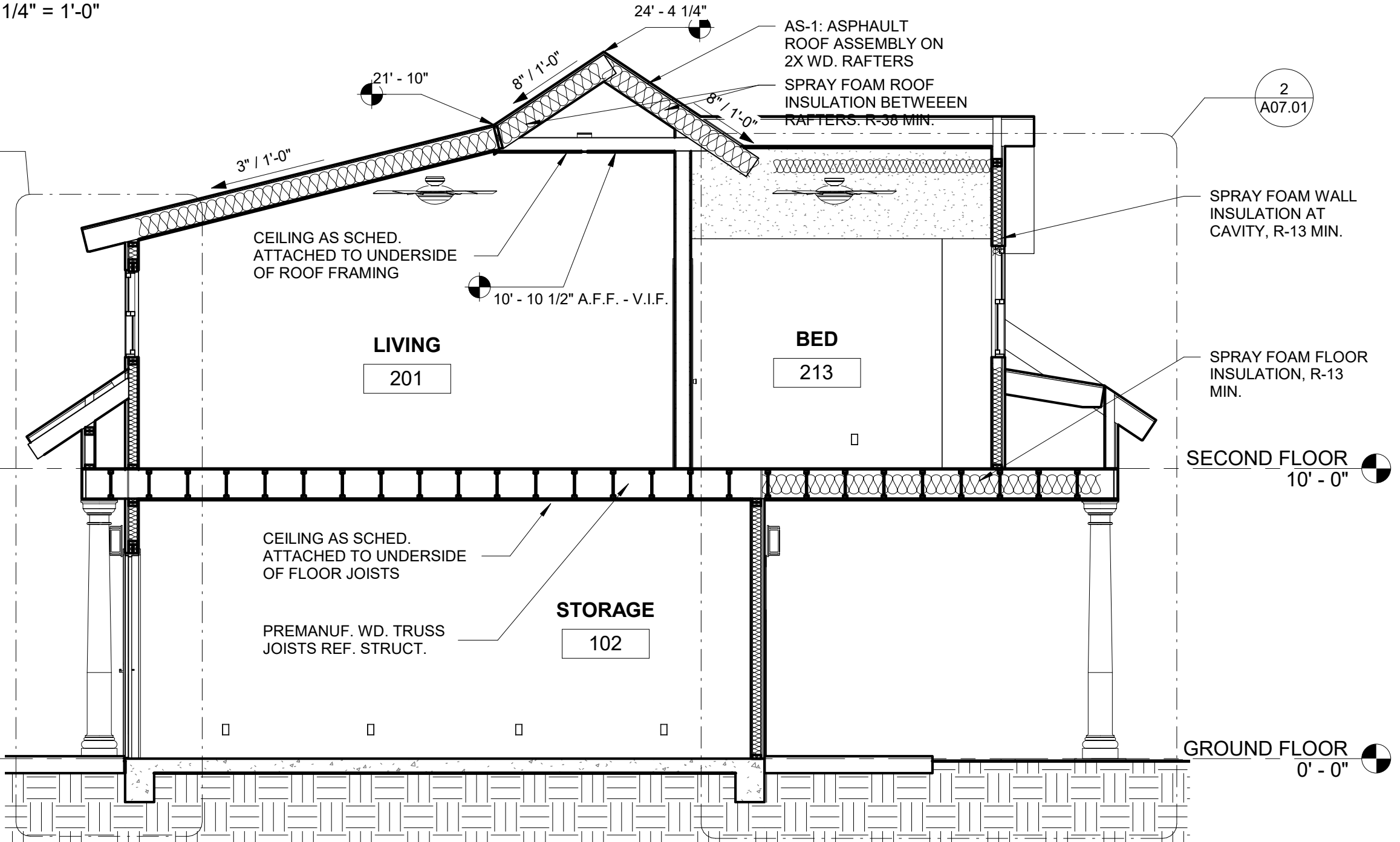
ENERGY CODE EVALUATION	
CODE: 2015 IECC	
COUNTY: WILLIAMSON COUNTY	
CLIMATE ZONE: 2A	
THERMAL ENVELOPE MINIMUM REQUIREMENTS (SECTION 402):	
FENESTRATION:	U-0.40
SKYLIGHT:	U-0.65
FENESTRATION SHGC:	0.25
CEILING:	R-38
WOOD FRAME WALL:	R-13
MASS WALL:	R-4 CONT. INSUL.-OR- R-6 CAVITY INSUL.
FLOOR:	R-13
BASEMENT WALL:	0
SLAB:	0
CRAWL SPACE:	0



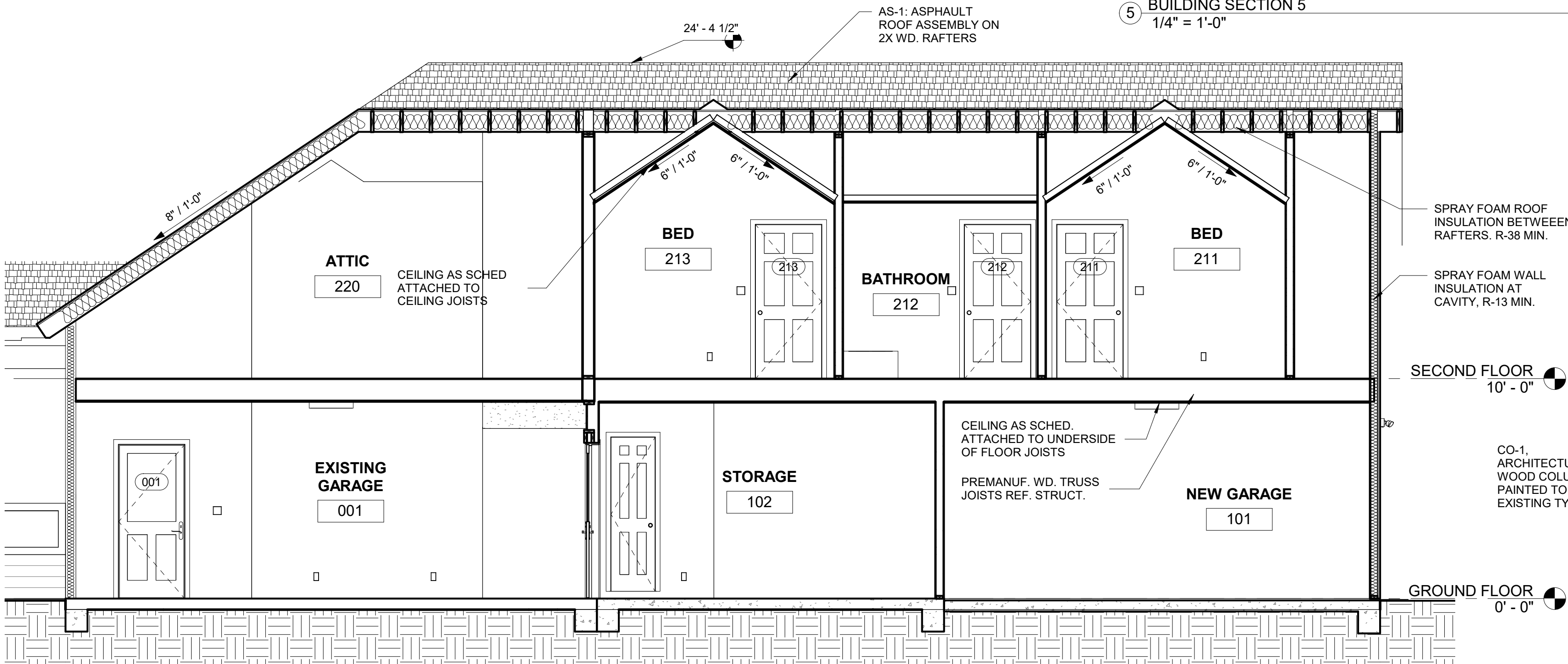
5 BUILDING SECTION 5
1/4" = 1'-0"



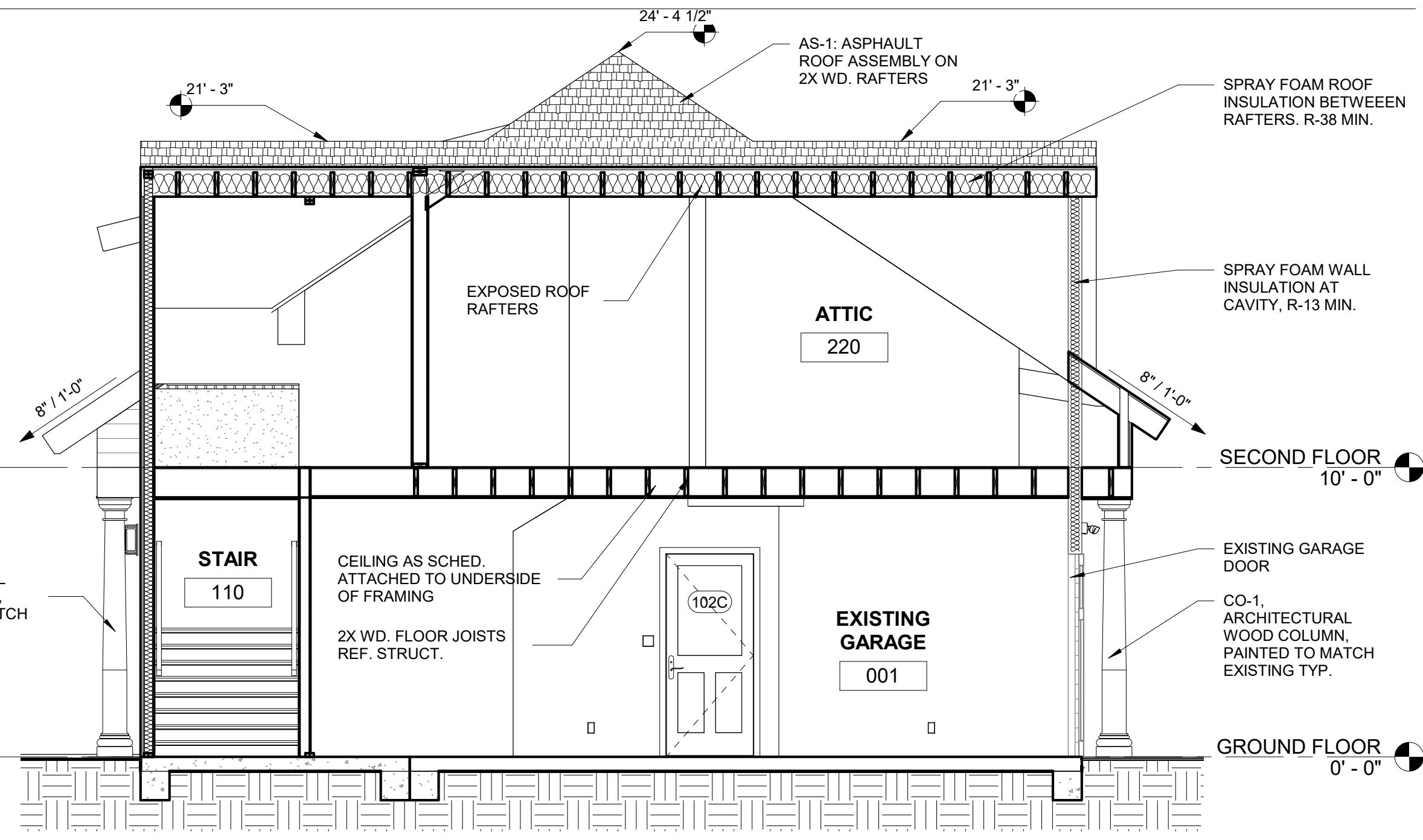
3 BUILDING SECTION 3
1/4" = 1'-0"



1 BUILDING SECTION 1
1/4" = 1'-0"



4 BUILDING SECTION 4
1/4" = 1'-0"

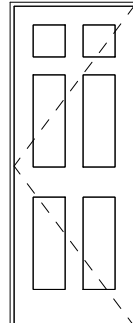
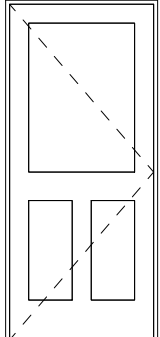
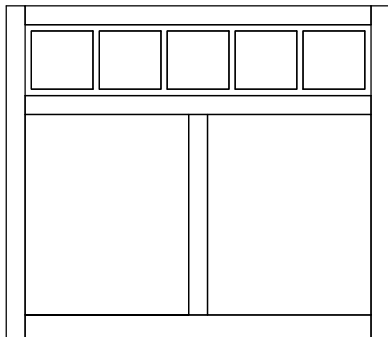


2 BUILDING SECTION 2
1/4" = 1'-0"

REVISIONS		
DATE	#	NAME

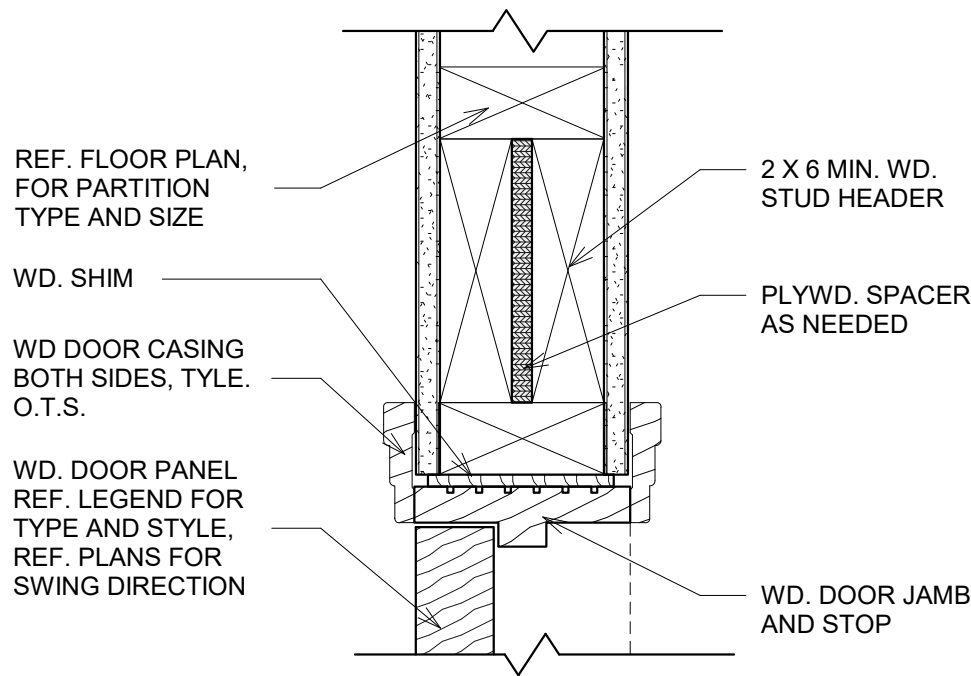
BUILDING
SECTIONS

A6.01

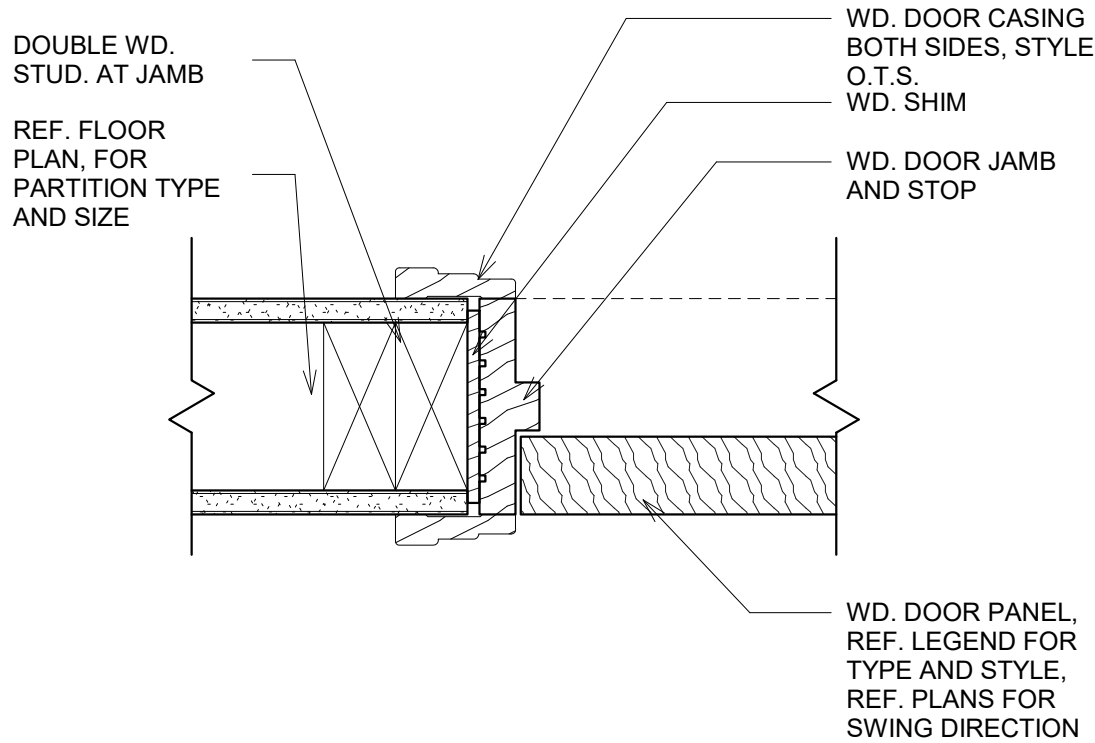
DOOR AND FRAME LEGEND		
		
A NAME: SINGLE SWING DOOR MATERIAL: HOLLOW CORE SIZE: REF. SCHEDULE FINISH: PAINT LOCATION: INTERIOR STYLE: 6-PANEL	D NAME: SINGLE SWING DOOR MATERIAL: STEEL SOLID CORE, INSULATED SIZE: REF. SCHEDULE FINISH: PAINT, PRE-FINISHED LOCATION: EXTERIOR STYLE: HALF FLAT GLASS	G NAME: ROLL-DOWN GARAGE DOOR SIZE: REF. SCHEDULE FINISH: PRE. FINISHED LOCATION: EXTERIOR

DOOR SCHEDULE												
DOOR	TYPE	SIZE		MATERIAL/FINISH					DETAILS			COMMENTS
		WIDTH	HEIGHT	DOOR		FRAME		GLAZING	HEAD	JAMB	SILL	
				EXT.	INT.	EXT.	INT.					
001	D	3' - 0"	7' - 0"	STL/PT	STL/PT	STL/PT	WD/PT	TEMPERED FROSTED	-	-	-	EXTERIOR, SEALED
101A	G	16' - 0"	7' - 0"	PER. MFR./PT	PER. MFR./PT	PER. MFR./PT	PER. MFR./PT	TEMPERED CLEAR	PER. MFR.	PER. MFR.	PER. MFR.	EXTERIOR GARAGE DOOR
101B	G	8' - 0"	7' - 0"	PER. MFR./PT	PER. MFR./PT	PER. MFR./PT	PER. MFR./PT	TEMPERED CLEAR	PER. MFR.	PER. MFR.	PER. MFR.	EXTERIOR GARAGE DOOR
101C	D	3' - 0"	7' - 0"	STL/PT	STL/PT	STL/PT	WD/PT	TEMPERED FROSTED	-	-	-	EXTERIOR, SEALED
102A	D	3' - 0"	7' - 0"	STL/PT	STL/PT	STL/PT	WD/PT	TEMPERED FROSTED	-	-	-	EXTERIOR, SEALED
102B	D	3' - 0"	7' - 0"	STL/PT	STL/PT	STL/PT	WD/PT	TEMPERED FROSTED	-	-	-	EXTERIOR, SEALED
102C	D	3' - 0"	7' - 0"	STL/PT	STL/PT	STL/PT	WD/PT	TEMPERED FROSTED	-	-	-	EXTERIOR, SEALED
102C	A	2' - 0"	7' - 0"	WD/PT	WD/PT	WD/PT	WD/PT	N/A	2/A08.01	1/A08.01	7/A08.01	
103	D	3' - 0"	7' - 0"	STL/PT	STL/PT	STL/PT	WD/PT	TEMPERED FROSTED	-	-	-	EXTERIOR, SEALED
110	D	3' - 0"	7' - 0"	STL/PT	STL/PT	STL/PT	WD/PT	TEMPERED FROSTED	-	-	-	EXTERIOR, SEALED
211	A	3' - 0"	7' - 0"	WD/PT	WD/PT	WD/PT	WD/PT	N/A	2/A08.01	1/A08.01	7/A08.01	
212	A	3' - 0"	7' - 0"	WD/PT	WD/PT	WD/PT	WD/PT	N/A	2/A08.01	1/A08.01	7/A08.01	
213	A	3' - 0"	7' - 0"	WD/PT	WD/PT	WD/PT	WD/PT	N/A	2/A08.01	1/A08.01	7/A08.01	

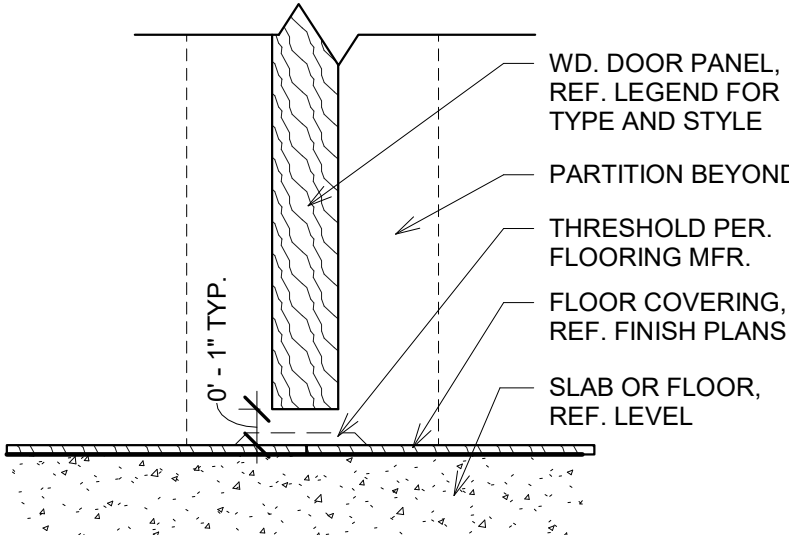
Window Schedule								
WINDO W	SIZE		TYPE	FRAME		GLAZING		COMMENT
	WIDTH	HEIGHT		MATERIAL	FINISH	THICKNESS	TYPE	
A1	2' - 11"	2' - 6"	Window-Double-Hung	WD	PT		ANNEALE D CLEAR	
A2	2' - 6"	3' - 10"	Window-Double-Hung	WD	PT		ANNEALE D CLEAR	
A3	2' - 0"	3' - 6"	Window-Double-Hung	WD	PT		ANNEALE D CLEAR	
A4	3' - 4"	4' - 2"	Window-Double-Hung	WD	PT		ANNEALE D CLEAR	
A5	2' - 6"	3' - 0"	Window-Double-Hung	WD	PT		ANNEALE D CLEAR	
B1	3' - 0"	1' - 0"	Fixed	WD	PT		ANNEALE D FROSTED	BATHROOM WINDOW TO BE OPAQUE



② INTERIOR DOOR HEADER TYP.
3" = 1'-0"



① INTERIOR DOOR JAMB TYP.
3" = 1'-0"

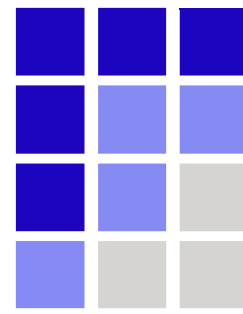


⑦ INTERIOR DOOR SILL DETAIL TYP.
3" = 1'-0"

REVISIONS

DATE	#	NAME

DOOR &
WINDOW
DETAILS



KYLE KENERLEY
ARCHITECT

06/06/2022

1503 ELM ST. - ADDITION

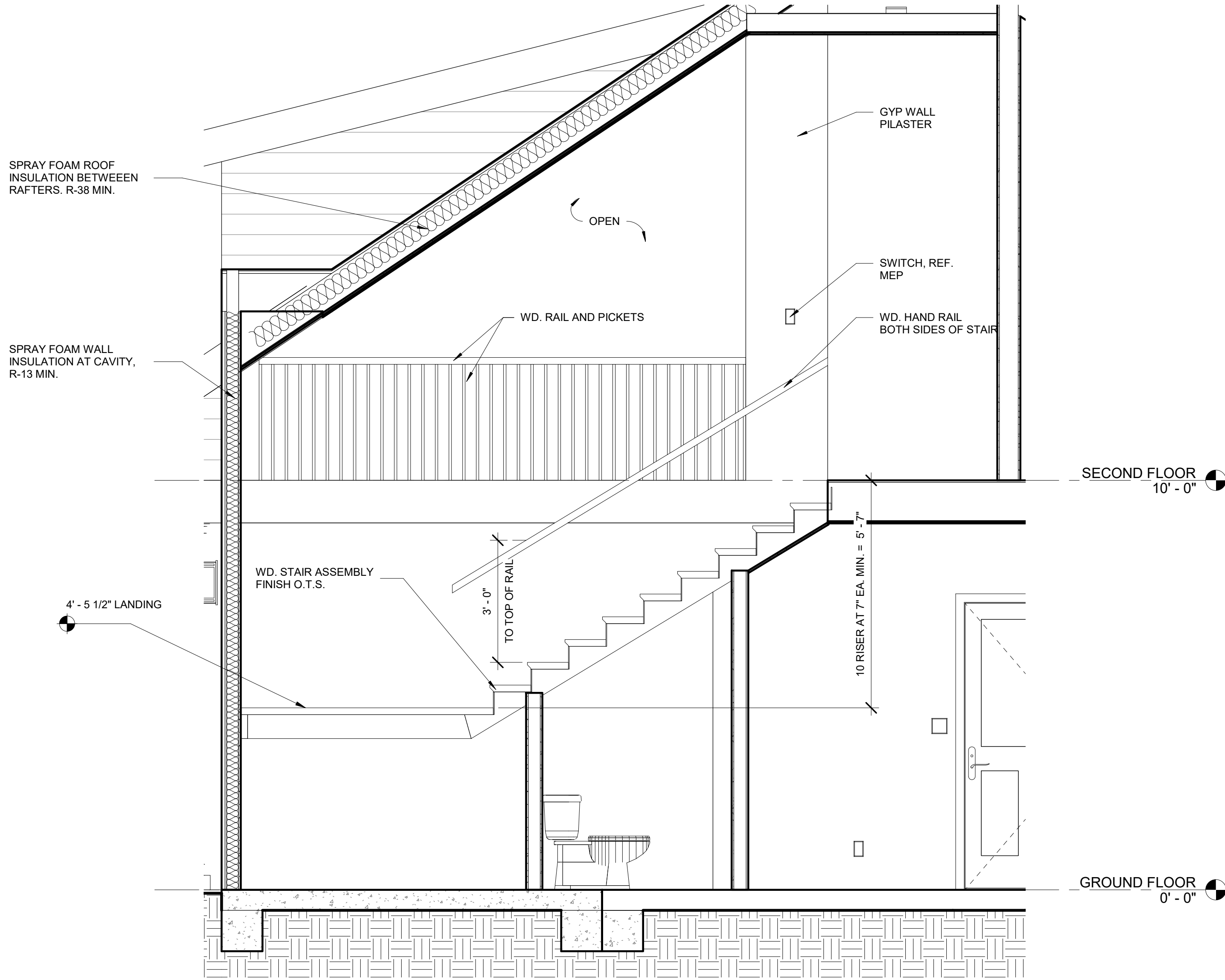
1503 S Elm St, Georgetown, TX 78626

REVISIONS

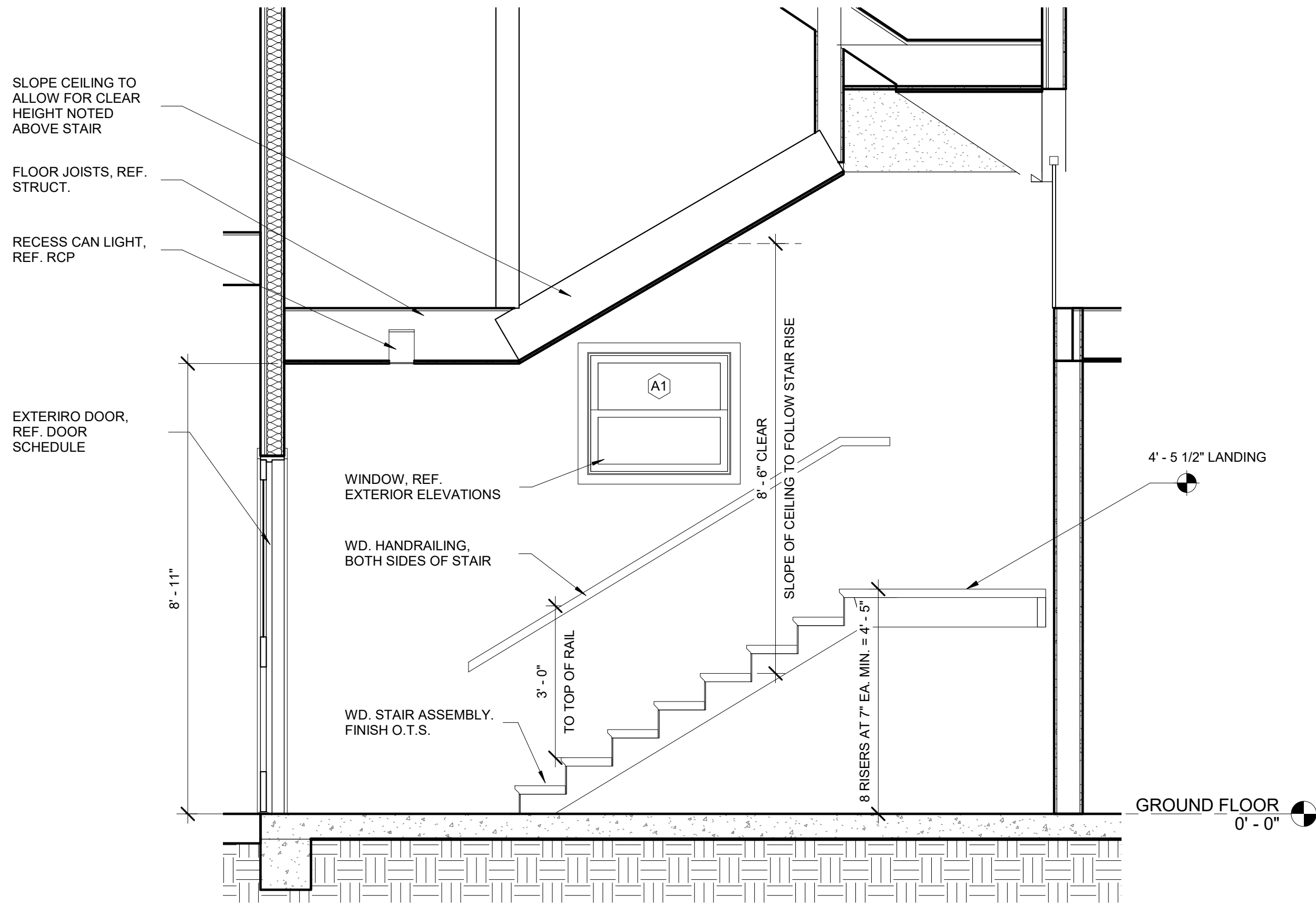
DATE	#	NAME

STAIR
DETAILS

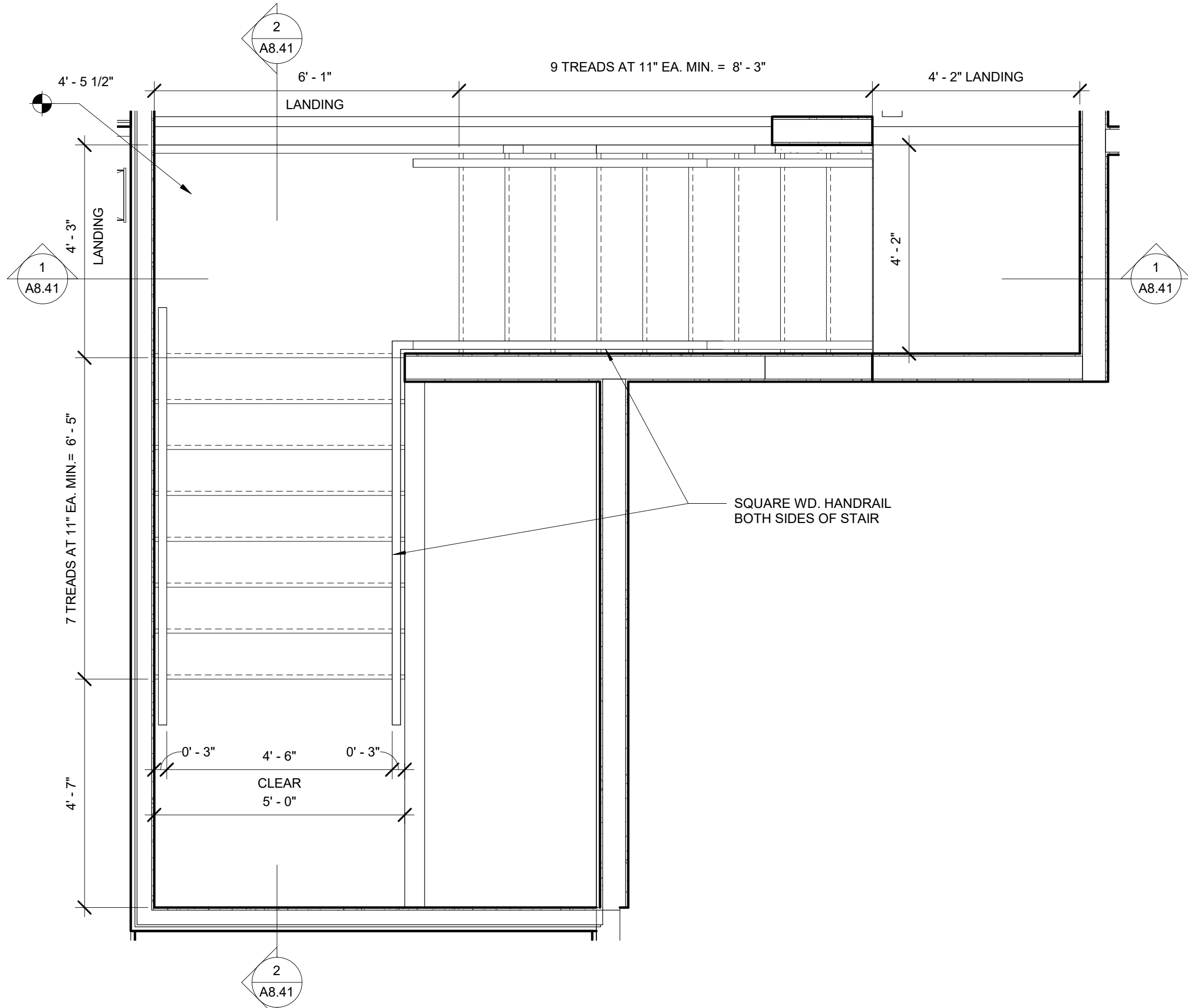
A8.41



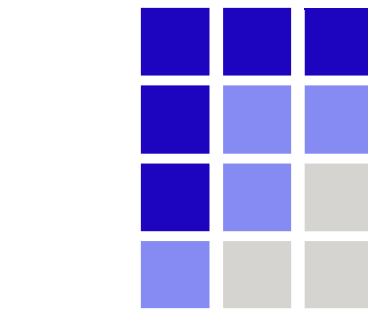
1 Section 3
1/2" = 1'-0"



2 SECTION AT STAIR - BOTT
1/2" = 1'-0"



3 STAIR PLAN
1/2" = 1'-0"



KYLE KENERLEY
ARCHITECT

06/06/2022

1503 ELM ST. - ADDITION

1503 S Elm St, Georgetown, TX 78626

REVISIONS

DATE	#	NAME

MEP PLAN

A10.01

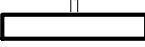
- MEP NOTES
1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.

2. COORDINATE MEP/ETC. DRAWINGS FOR ALL FIXTURES/DEVICES MOUNTED IN, ABOVE, OR HUNG FROM THE CEILING. FINAL FIXTURE/DEVICE LOCATIONS ARE DETERMINED BY THE ARCHITECTURAL R.C.P. WHERE CONDITIONS DIFFER SIGNIFICANTLY BETWEEN THE PLANS, REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING. WHERE FIXTURES/DEVICES SHOWN OR SPECIFIED ON DRAWINGS OTHER THAN THE ARCHITECTURAL R.C.P.'S ARE VISIBLE AT THE CEILING PLANE, COORDINATE LOCATIONS WITH THE ARCHITECT.

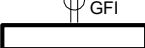
3. PIPING LOCATED ABOVE GRADE AND INSIDE OF BUILDING SHALL BE CONCEALED IN FURRED SPACES. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISHED AREAS. THE CONTRACTOR SHALL GAIN APPROVAL FROM ARCHITECT PRIOR TO LOCATING AND/OR PROVIDING FURRED SPACES NOT INDICATED ON THE FLOOR PLAN.

4. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.

- MEP LEGEND
- POWER:



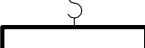
DUPLEX OUTLET



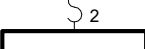
DUPLEX OUTLET - GFI



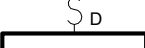
DUPLEX OUTLET - FLOOR BOX



SWITCH - SINGLE



SWITCH - DOUBLE

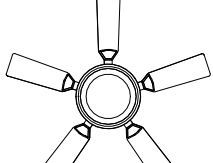


SWITCH - DIMMER

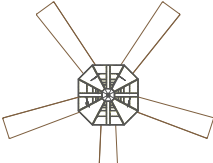
CEILING FIXTURES:



6" RECESSED CAN LIGHT



CEILING FAN WITH LIGHT KIT
O.T.S.



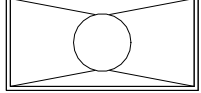
CEILING FAN WITHOUT
LIGHT KIT
O.T.S.



HANGING CHANDLIER



DECO PENDENT LIGHT



FLORESCENT LIGHT



SMOKE DETECTOR



CARBON MONOXIDE
DETECTOR



BATHROOM FAN



SWITCH LEG CONNECTION
TO LIGHT OR OUTLET

PLUMBING FIXTURES		
TAG	COUNT	FIXTURE
LAV-1	1	VANITY FIXTURE, O.T.S.
LAV-2	1	TOP MOUNT VANITY SINK, O.T.S.
SHW-1	1	UNIT O.T.S.
TUB-1	1	FREESTANDING FRONT APRON TUB, O.T.S.
WC-1	2	RESIDENTIAL FLOOR MOUNTED TOILET, O.T.S.

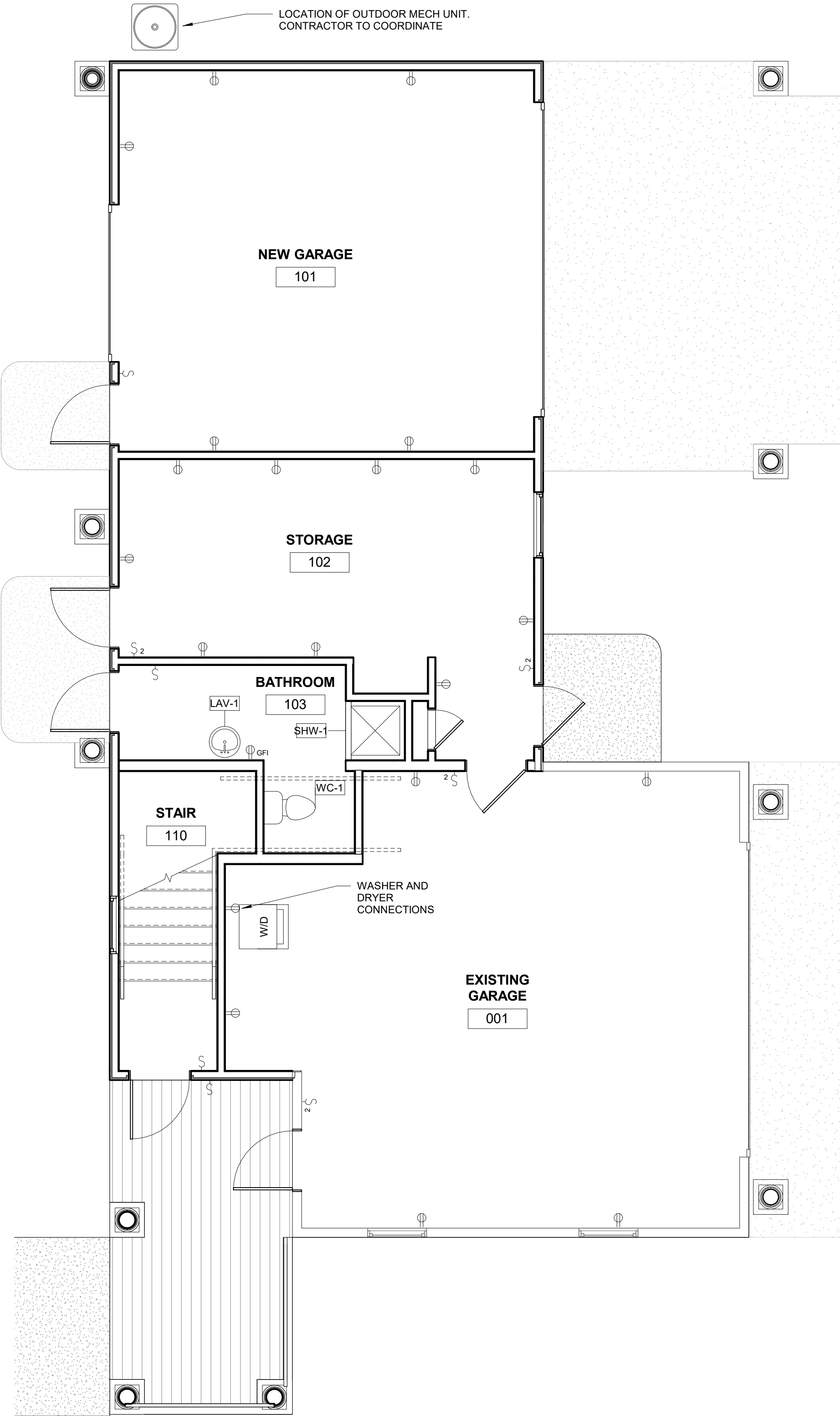
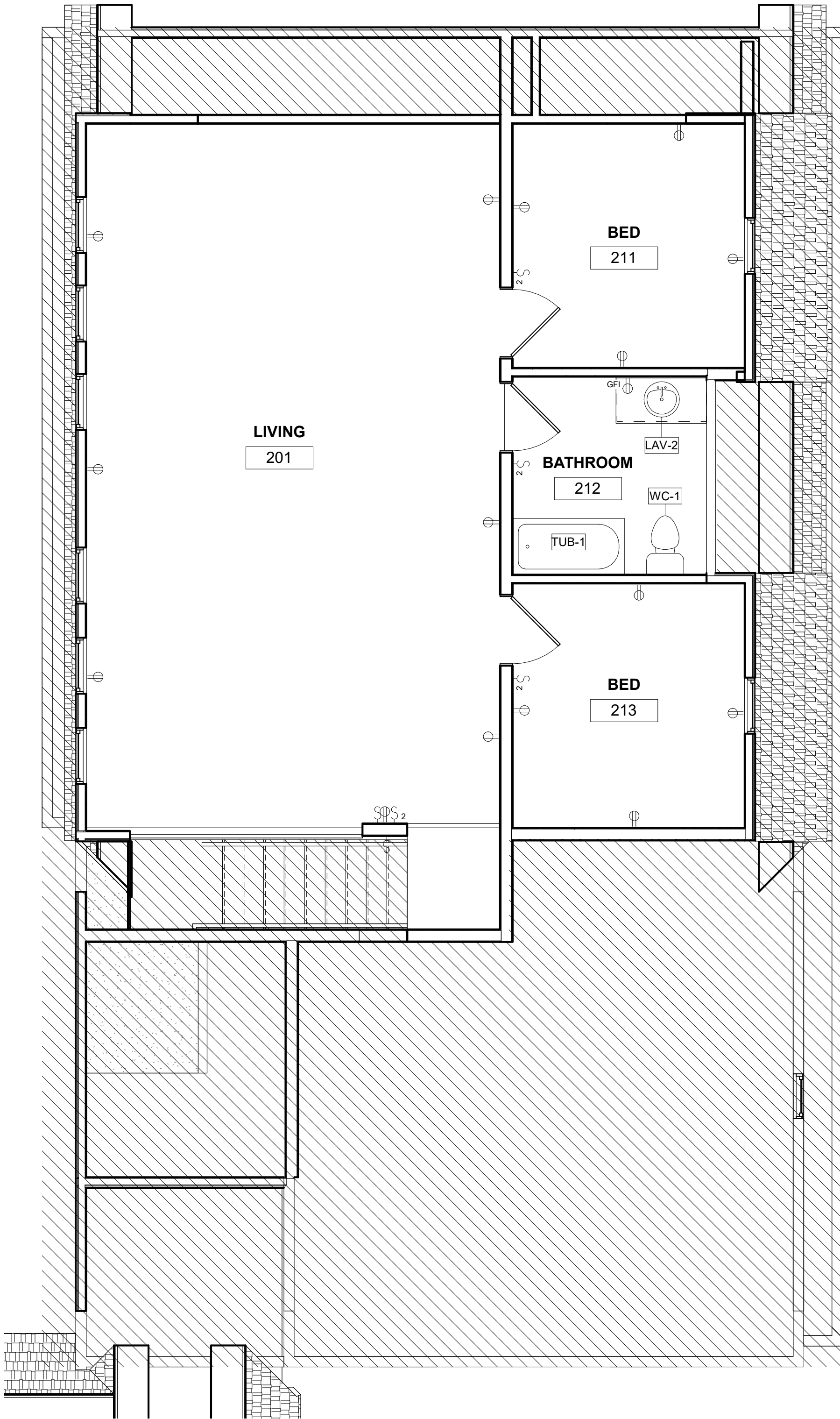


Exhibit 6

UDC Approval Criteria Review

SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA	
1. The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.	Complies
Staff did not identify any specific conditions associated with the proposed use that would be directly detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants. The proposed use would continue to operate as a residential use, and no significant impacts related to hazardous conditions, or other direct threats to public health or safety were identified.	
2. The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.	Does Not Comply
The subject property is located within the Residential Single-Family zoning district and is surrounded by single-family residential development. As proposed, this request would maintain five dwelling units on a single lot, resulting in a level of residential intensity that is substantially greater than the surrounding development pattern. The number and arrangement of dwelling units, along with the associated parking and circulation demands, are not consistent with the established character of the area. The property is deficient two required parking spaces, increasing the likelihood that residents and guests will rely on on-street parking along the narrow streets surrounding the subject property. This additional parking demand may affect circulation and further distinguish the property from the predominantly single-family residential uses in the immediate vicinity.	
3. 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.	Does Not Comply
While the existing infrastructure may be capable of serving the property, maintaining five dwelling units on the site increases the demand placed on these systems and services. The additional dwelling units increase demand on public infrastructure and services, including water and wastewater systems, solid waste collection, and transportation infrastructure.	
4. 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.	Does Not Comply
The proposed use would allow five dwelling units to operate on the subject property, resulting in a greater concentration of residential activity than would typically be associated with a	

SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA	
single-family residence. The presence of multiple dwelling units has the potential to increase noise and activity on the property through additional vehicle trips, resident and guest activity, deliveries, and other routine residential activity.	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies
An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	Partially Complies
The subject property has historically been used as a single-family residence and has a future land use designation of Mixed Density Neighborhood. This designation allows for a variety of single-family and medium-density housing types, including detached dwellings, duplexes, and townhomes, while emphasizing compatibility among housing types. The structure itself is generally compatible with the surrounding neighborhood in that it is a historic home, with an addition which was determined to be compatible with the surrounding context during the 2022 HARC process. However, the addition of four Accessory Dwelling Units, with a combined square footage exceeding 60 percent of the primary dwelling unit, introduces a higher-density residential use that is more intensive than the surrounding neighborhood context.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Does Not Comply
The request has been reviewed for potential impacts to the surrounding neighborhood, including compatibility with existing development, parking, and the safe and orderly use of the property. While Staff did not identify impacts that would be detrimental to the health, safety, or general welfare of the area, the proposed ADUs would result in a more intensive residential use than is currently present in the surrounding context. Additionally, the existing parking deficiency may increase reliance on on-street parking along the narrow streets surrounding the property and place additional demand on existing infrastructure.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Does Not Comply

The proposed use of a Special Use Permit is not fully compatible with the present zoning and conforming uses of nearby properties. The surrounding properties are predominantly developed with single-family residences, reflecting a lower-intensity residential development pattern. While the subject property has historically been used for residential single-family purposes, the proposed use would allow multiple accessory dwelling units in addition to the primary dwelling, resulting in a greater intensity of residential use than is present on surrounding properties.

Additionally, the number and combined size of the proposed accessory dwelling units, along with the existing parking deficiency, create characteristics that are not generally consistent with the established development pattern of the surrounding neighborhood. The increased number of dwelling units may result in additional residents, vehicles, and activity on the property compared to the surrounding single-family residences.

Although the existing development contains characteristics that are residential in nature and the primary dwelling is generally consistent with the historic character of the neighborhood, Staff finds that the intensity of the proposed use, particularly when considered in conjunction with the parking deficiency and existing site configuration, is not fully compatible with the present zoning, conforming uses, and established character of the area.

5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Does Not Copy
--	----------------------

The subject property is located within the Residential Single-Family zoning district, which permits Accessory Dwelling Units provided they comply with the applicable requirements of the UDC. However, the full scope of the proposed development does not currently conform to the UDC, as outlined in the staff report.



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: Special Use Permit / 1503 S. Elm St

Project Case #: 2026-14-SUP P&Z Mtg Date: 9/1/2026 Case Manager: Allyson Iiams

Name of Respondent: Jordan & Lesley Anne Maddox

(Please print name)

Signature of Respondent: Lesley Anne Maddox

(Signature required for protest)

Address of Respondent: 1502 Ash St. Georgetown, TX 78626

(Address required for protest)

I am in FAVOR: _____ I OBJECT: ☒

Additional Comments:

See attached

"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."

FW: [EXTERNAL] RE: Project case # 2026-14-SUP

From Georgetown Planning <planning@georgetowntexas.gov>

Date Mon 8/24/2026 8:09 AM

To Madelyn Allen <Madelyn.Allen@georgetowntexas.gov>

From: bearmed@aol.com <bearmed@aol.com>

Sent: Saturday, August 22, 2026 9:37 PM

To: Georgetown Planning <planning@georgetowntexas.gov>; Charlie <chasraynor@aol.com>

Subject: [EXTERNAL] RE: Project case # 2026-14-SUP

[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 Georgetown planning,

I am emailing to voice my opposition to the special use permit for 1503 S. Elm St. My husband and I have been living on Elm Street since 2007 and have enjoyed being surrounded by neighbors in single family homes, most of whom we know personally. It is my understanding that this is now or is becoming a multi person / family dwelling with 4 or 5 units and that the owner does not even live there. This is a degradation of our neighborhood and I am opposed to it.

Sincerely,

Benjamin Fiedler



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

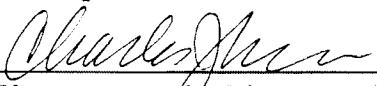
Comments from Neighboring Property Owners

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: Special Use Permit / 1503 S. Elm St

Project Case #: 2026-14-SUP **P&Z Mtg Date:** 9/1/2026 **Case Manager:** Allyson Iiams

Name of Respondent: CHARLES KAINER
(Please print name)

Signature of Respondent: 
(Signature required for protest)

Address of Respondent: 1613 S ELM ST - GEORGETOWN TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: _____

Additional Comments:

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@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."

FW: [EXTERNAL] Project Case # 2026-14-SUP

From: Georgetown Planning <planning@georgetowntexas.gov>
Date: Mon 8/24/2026 8:07 AM
To: Madelyn Allen <Madelyn.Allen@georgetowntexas.gov>

From: Charlie <chasraynor@aol.com>
Sent: Saturday, August 22, 2026 9:25 PM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] Project Case # 2026-14-SUP

[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.

Hello,

I oppose!

The is a serious code violation being perpetuated at 1503 S. Elm Street.

There are 5 rental units on this property. This property is not zoned to be multi-family. The owner does not live on this property.

We will not allow for this code violation to stand.

Thank you,

Charles Raynor 1403 Elm Street

FW: [EXTERNAL] 1503 S. Elm Street, Project Case #: 2026-14-SUP P&Z Mtg Date: 9/1/2026 Case Manager: Allyson Iiams

From Georgetown Planning <planning@georgetowntexas.gov>

Date Mon 8/24/2026 8:10 AM

To Madelyn Allen <Madelyn.Allen@georgetowntexas.gov>

1 attachment (508 KB)

EMM 1503 forms.pdf

From: Eileen Meyer <meyer909pine@gmail.com>

Sent: Sunday, August 23, 2026 1:38 PM

To: Georgetown Planning <planning@georgetowntexas.gov>

Subject: [EXTERNAL] 1503 S. Elm Street, Project Case #: 2026-14-SUP P&Z Mtg Date: 9/1/2026 Case Manager: Allyson Iiams

[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.

My name is Eileen Meyer and I live at 1506 S. Elm Street. I am objecting to the SUP request proposed by Randy Stroud and Liza O'Connor. Based on their letter of intention that they submitted with their application, I believe they are stating falsehoods, and that they have no intention of ever living in 1503 S. Elm. They are using the property to make money, essentially creating a 5-unit apartment complex, and even having advertised renting the garage spaces and parking spaces.

My husband, West Short, and I gave a welcoming party in the summer of 2021 for Randy Stroud and Liza O'Connor when they purchased the house at 1503 S. Elm. I have no idea why they state that they moved to 1503 in 2024 in their letter of intent, but much of what is in their letter of intent for this SUP application is suspicious. From the beginning of our relationship as "neighbors," I believe Randy and Liza had no intention of actually living in 1503. They own a great deal of rental property throughout Texas. 1503 S. Elm has become a great source of income for them, considering they advertise to rent the main house, 2 of the apartment units, the Casita, the garages, and even parking spaces. They are enjoying the income from a 5-family unit apartment complex.

When they applied to HARC to expand their main house, they stated that they would expand to allow for room for their children and their mothers. I thought this was wonderful! I believed that Liza O'Connor and Randy Stroud would live in the house, and Liza O'Connor told me that they would occasionally rent the apartments above their garage to traveling nurses. I looked forward to getting to know their son and their mothers. Their daughter currently lives in one of the apartments in the addition. She is the only person in that family that I have seen in 2026.

Citing losses of jobs, Randy and Liza have often moved out of the main house and rented the space. I have not observed that they are living in the main house since June of 2025. At one point this summer when a man with a Washington state license plate was living in the main house (he and I chatted about football when he was leaving the house), Randy Stroud told someone from the city that his daughter was living in the main house. I am quite certain their daughter was not living in the main house with that man.

Liza O'Connor told me that because she lost her job in 2025, she and Randy Stroud moved to another one of their properties. They purchased a house at 365 Adams Street, 78628 in March of 2025. I assume that is where they are living. I am confident in my observations of who lives in the house and how many renters come and go because I spend about 5 hours a day in my music studio, which is directly across from 1503 S. Elm. Currently there are 2 vehicles that are not owned by Randy or Liza coming and going. One of the vehicles belongs to a person or couple that have been staying in what they call "Casita/Playroom/Workshop" since June of 2026.

The Casita remodel happened when a large U-Haul pulled up to block the view of the remodel. The windows of the Casita were blocked out with black material. One of the window covering fell off in May of 2026 and we could see that lights were going on and off. That confirmed my suspicions that someone was living in the Casita without permit.

Randy Stroud and Liza O'Connor still claim as per their letter of intent that they want the SUP for "multi-generational living," including mention of their mothers. I consoled Liza O'Connor when she sent me the obituary for mother in 2024. Randy Stroud's mother purchased a home in Sun City (with Liza O'Connor on the title) in 2026. I have not seen Randy's mother visiting for years.

I strongly object approving any SUP for Randy Stroud and Liza O'Connor. While they keep the property looking very tidy and kept up, strangers are coming and going and coming and going. They are not living in the main house. They are not telling the truth about their living location and about their mothers coming to stay. I am sad that they are not good neighbors, and I object to them making Elm Street the location of a 5-unit family dwelling. I don't believe they removed the cooking potential from the Casita, any more than I believe anything they say. That's really sad because I welcomed Randy Stroud and Liza O'Connor to our neighborhood and thought they were honest people.

Excerpt from Randy Stroud and Liza O'Connor's application:

Randy and Liza moved to Georgetown from North Texas in 2024 after previously living in an approximately 4,000-square-foot home that served as the family home for a large and active extended family. Their family includes four children and two mothers who frequently visit from Florida and Connecticut. Each mother typically visits for two to three months at a time. Randy's mother is originally from London, England, and the family continues to have extended family in England who periodically visit for extended periods. Although Randy and Liza's children have completed high school and are now in the process of completing their college education, they continue to return home during holidays, semester breaks, and family events. With this many family members and extended visitors, the lack of privacy and separate living areas was difficult when the majority of the family was home at the same time.

Multi-generational living. The units provide private living space for elderly parents, children, and extended family members who may stay for weeks or months at a time.

Guest accommodations. The units allow visiting family and guests to remain close to the primary household while still having privacy, independence, and dignity.

Aging-in-place and family support. The units create a practical option for older family members who may need to stay near family support while maintaining a private living space.

FW: [EXTERNAL] Feedback on Special Use Permit / 1503 S. Elm St. (2026-14-SUP)

From Georgetown Planning <planning@georgetowntexas.gov>

Date Mon 8/24/2026 8:11 AM

To Madelyn Allen <Madelyn.Allen@georgetowntexas.gov>

-----Original Message-----

From: Jim Golden <jhgolden0807@yahoo.com>

Sent: Sunday, August 23, 2026 6:21 PM

To: Georgetown Planning <planning@georgetowntexas.gov>

Subject: [EXTERNAL] Feedback on Special Use Permit / 1503 S. Elm St. (2026-14-SUP)

[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.

Good afternoon.

We wish to express our objection to the special use permit for the subject property. The property is currently in use as 5 separate rental (or AirB&B) units which is not appropriate for Historic Old Town Historic district. This is either a case of "break the rules and ask forgiveness later" or an expansion of something totally inappropriate for the neighborhood.

James and Deborah Golden
1312 S Elm St.

Sent from my iPad

To City staff, Commissioners, and Councilmembers

We are writing today to express our opposition to the Special Use Permit request for ADU(s) at 1503 Elm. We urge P&Z and Council to deny the SUP for any ADUs on this property.

In 2011, we bought and renovated our old 1922 home for our growing family. It was a dream for us to be able to live in Old Town and we've spent many hours and many dollars on this home. This is a truly historic, single-family neighborhood, and it is a much-beloved place to live. The City and these residents have worked hard for many years to protect and regulate these homes and the integrity of this neighborhood. Homeowners here know that we have an expectation of being caretakers of these historic places.

The former owners of 1503 Elm were longtime Old Town residents who conferred with us in 2016 when they wanted to fix up a sagging old shed one foot from our property line into a more modern (and structurally-sound) workshop and small playroom for their young boys – we had no concerns. When the house changed hands a few years ago, a large (third) structure was approved by HARC that impacted the character and privacy of our back yard. The new owner Randy Stroud told us then, as he told HARC, that this addition was needed for their family and we did not object to that premise.

Since then, however, we have seen the workshop changed into a living space. We have seen short-term and long-term rentals occurring in these additional structures. We have seen the additional trash cans, revolving line of cars parked along the public streets, and the deliveries and external access to a small structure that was never intended to be occupied. It seems that the house behind us is becoming an investment property and that is very concerning to our family.

This ADU request is not consistent with the part of Old Town that we bought into and where we would like to stay. Shoehorning ADUs into structures not originally built for them is not why this process was established.

We oppose any and all ADUs proposed at 1503 Elm.

Jordan and Lesley Anne Maddox

Co-owners and residents of 1502 Ash



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: Special Use Permit / 1503 S. Elm St

Project Case #: 2026-14-SUP P&Z Mtg Date: 9/1/2026 Case Manager: Allyson Iiams

Name of Respondent: Katherine Kainer
(Please print name)

Signature of Respondent: Katherine Kainer
(Signature required for protest)

Address of Respondent: 1613 S. Elm St. Georgetown, Tx 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ☒

Additional Comments:

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@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
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: Special Use Permit / 1503 S. Elm St

Project Case #: 2026-14-SUP P&Z Mtg Date: 9/1/2026 Case Manager: Allyson Iiams

Name of Respondent: Jordan & Lesley Anne Maddox

(Please print name)

Signature of Respondent: Lesley Anne Maddox

(Signature required for protest)

Address of Respondent: 1502 Ash St. Georgetown, TX 78626

(Address required for protest)

I am in FAVOR: _____ I OBJECT: ☒

Additional Comments:

See attached

"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."

To City staff, Commissioners, and Councilmembers

We are writing today to express our opposition to the Special Use Permit request for ADU(s) at 1503 Elm. We urge P&Z and Council to deny the SUP for any ADUs on this property.

In 2011, we bought and renovated our old 1922 home for our growing family. It was a dream for us to be able to live in Old Town and we've spent many hours and many dollars on this home. This is a truly historic, single-family neighborhood, and it is a much-beloved place to live. The City and these residents have worked hard for many years to protect and regulate these homes and the integrity of this neighborhood. Homeowners here know that we have an expectation of being caretakers of these historic places.

The former owners of 1503 Elm were longtime Old Town residents who conferred with us in 2016 when they wanted to fix up a sagging old shed one foot from our property line into a more modern (and structurally-sound) workshop and small playroom for their young boys – we had no concerns. When the house changed hands a few years ago, a large (third) structure was approved by HARC that impacted the character and privacy of our back yard. The new owner Randy Stroud told us then, as he told HARC, that this addition was needed for their family and we did not object to that premise.

Since then, however, we have seen the workshop changed into a living space. We have seen short-term and long-term rentals occurring in these additional structures. We have seen the additional trash cans, revolving line of cars parked along the public streets, and the deliveries and external access to a small structure that was never intended to be occupied. It seems that the house behind us is becoming an investment property and that is very concerning to our family.

This ADU request is not consistent with the part of Old Town that we bought into and where we would like to stay. Shoehorning ADUs into structures not originally built for them is not why this process was established.

We oppose any and all ADUs proposed at 1503 Elm.

Jordan and Lesley Anne Maddox

Co-owners and residents of 1502 Ash

FW: [EXTERNAL] Project Case #2026-14-SUP

From Georgetown Planning <planning@georgetowntexas.gov>

Date Mon 8/24/2026 8:11 AM

To Madelyn Allen <Madelyn.Allen@georgetowntexas.gov>

From: Sivan Silver <sivansilver@gmail.com>

Sent: Monday, August 24, 2026 6:57 AM

To: Georgetown Planning <planning@georgetowntexas.gov>

Subject: [EXTERNAL] Project Case #2026-14-SUP

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

I strongly object to the SUP request for three ADUs at 1503 S Elm St, and I question why the request does not mention the fourth ADU on the property. This residential single-family zoned property has five separate dwelling units, which constitutes unallowable multi-family use. At most, one ADU may be allowed under the UDC, but that ADU may not be rented out in this case, as the property is not owner-occupied.

I have many questions, but foremost, I want to know if one ADU is approved, how will the city enforce the owner-occupancy requirement and ensure the other three ADUs have the kitchens permanently removed?

Not Compliant with UDC Requirements

The UDC does not allow for multiple ADUs in the residential single-family zoning district. The UDC allows for one ADU with the approval of an SUP. Rental of the ADU is limited to owner-occupied properties.

1503 S Elm currently has five separate dwelling units, none of which are owner-occupied. The owners purchased and moved to another home in Georgetown in March 2025. A daughter does live in one of the five units; however, the other four (including the primary residence) are rental units.

The UDC defines multifamily as “The use of a single lot or parcel for three or more dwelling units regardless of whether those dwelling units are attached within one structure or detached in multiple structures.” The UDC does not allow for multi-family units in the residential single-family zoning district. With its five dwelling units, 1503 S Elm is clearly a multi-family property that would require a zoning change.

Per the UDC, six parking spaces must be provided at 1503 S Elm (one per ADU plus two for the primary residence). The property does not have six parking spaces, nor does it even have the five needed to cover the three ADUs they are seeking approval for.

ADUs are intended to be subordinate to the primary residence. Because the Strouds have not disclosed the fourth ADU, the total square footage of the four ADUs is unclear; however, it is likely that the total ADU square footage is actually larger than that of the primary residence.

Primary Use of Property is Rental Income

In their letter of intent, the Strouds indicate they moved to 1503 S Elm in 2024, and state their family includes two mothers who frequently visit from Florida and Connecticut, with each mother typically visiting for two to three months at a time. The requested use is intended to support multi-generational family living, extended family visits, aging-in-place needs, guest accommodations, and limited residential rental use when the spaces are not needed by family members or guests.

However, as indicated above, the Strouds (other than one of the children) do not currently live at 1503 S Elm. In addition, it is my understanding that one of the two mothers passed away in 2024, and the other mother purchased her own home in Georgetown earlier this year.

While the letter indicates limited residential rental use, I would argue that the primary use of the property has been and continues to be rental use. The Strouds purchased the home in August 2021 and promptly rented out the primary residence. Zillow shows the following rental history for the primary residence:

9/4/21 – Listed for rent

10/21/21 – Listing removed

3/8/22 – Listed for rent

3/27/22 – Listing removed

1/30/23 – Listed for rent

3/25/23 – Listing removed

7/8/25 – Listed for rent

8/15/25- Listed removing

1/17/26 – Listed for rent

2/13/26 – Listing removed

4/23/26 – Listed for rent

6/16/26 – Listing removed

I do not have dates for when the three rental ADUs first became available, but the first Airbnb review is December 2023. As of August 2026, at least two of the three rental ADUs appear to be rented out, as well as the primary residence. The third rental ADU is listed as available online.

In addition to the four rental units, the Strouds have also made two of the four garage spaces available for lease.

Not Compliant with HARC-Approved Plan

The Conceptual Plan Overview states that the requested use is associated with previously permitted improvements on the property. However, it does not provide any evidence of the previous permits, so it is unclear if what was ultimately built was actually what was permitted.

I do know that in 2022, HARC approved a garage addition that the Strouds asserted was to be living space for their family. Comparing what HARC approved to what the Strouds built, as seen in the Approval Request document:

- The approved 849 SF of living space was expanded to 899 SF of living space. Most notably, the approved living space did not include a kitchen.
- A studio apartment was built where the HARC plan identified only empty space with no improvements.

The fourth ADU, which was also part of the garage addition, was similarly not part of the plan HARC approved in 2022. It appears to have been built in spaces identified as storage and bathroom in the HARC plan.

Not in Character with Neighborhood/Negative Impact on Neighbors

The multi-family development at 1503 S Elm is not remotely in character with the surrounding neighborhood and absolutely has a negative impact on the neighbors. For instance, the rental listings offer free street parking, which quickly adds up with four rental units. The two garage apartment rental listings alone allow a total of eight individuals, so just those two rentals could bring eight cars parked on the narrow residential streets. Personally, at considerable expense, I recently tore down a fence that I had just installed six years ago, so that I could erect an eight-foot fence to obtain some semblance of privacy from the constantly rotating group of strangers who are able to look directly into my backyard and pool.

Thank you,

Sivan Silver

Sivan Silver
1407 S Elm St
Georgetown, TX 78626

FW: [EXTERNAL] Project case # 2026-14-SUP

From Georgetown Planning <planning@georgetowntexas.gov>

Date Mon 8/24/2026 8:11 AM

To Madelyn Allen <Madelyn.Allen@georgetowntexas.gov>

From: stephen hablinski <globalsteve@hotmail.com>

Sent: Monday, August 24, 2026 5:47 AM

To: Georgetown Planning <planning@georgetowntexas.gov>

Subject: [EXTERNAL] Project case # 2026-14-SUP

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

I object to the request for ADUs. The Strouds built four ADUs years ago, in violation of several UDC provisions, and the timing of this request coincides with Code Compliance complaints. Granting an exception to allow the Strouds even the three ADUs they are seeking approval for would set an extremely bad precedent and effectively encourage other individuals to willfully ignore the UDC and simply ask for forgiveness after the fact if they happen to get caught.

Stephen Hablinski
1407 S Elm Street
Georgetown, 78626



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: Special Use Permit / 1503 S. Elm St

Project Case #: 2026-14-SUP P&Z Mtg Date: 9/1/2026 Case Manager: Allyson Iiams

Name of Respondent: N. West Short
(Please print name)

Signature of Respondent: 
(Signature required for protest)

Address of Respondent: 1506 S Elm St
(Address required for protest)

I am in FAVOR: _____ I OBJECT: STRONGLY

Additional Comments:

See attached

"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."

**COMMENTS FROM NEIGHBORING PROPERTY OWNER
N. WEST SHORT - 1506 S. ELM ST.**

Special Use Permit / 1503 S. Elm St

PROJECT CASE #: 2026-14-SUP

P&Z Mtg. Date: 9/1/2026

Case Manager: Allyson Iiams

My name is N. West Short and I live directly across Elm Street from the subject of this SUP, 1503 S. Elm St., which is a single-family home that has been converted into a 5-unit apartment complex (the “Property”).

To summarize what is below, I strongly object to this SUP because:

- (1) Randy and Liza, the Property owners, have already turned the Property into a 5-plex, and currently rent the original house, 3 units in the 2-story “garage addition” they built, a 5th unit in the “casita” they recently completed, and also rent the two garages they built on the Property for self-storage, violating the single-family zoning and character of our neighborhood;
- (2) Randy and Liza do not live at the Property, but live in a brownstone on the Rivery at 365 Adams St., which I understand disqualifies them from obtaining an SUP; and
- (3) Randy and Liza deceived us and other neighbors about their true intentions for the Property, claiming it was for their “big family” when in fact it is just another rental property. They have similarly deceived the City by saying, among other things, that their elderly mothers come stay at the Property for “two to three months at a time,” when in fact Randy’s mother lives in her own home at 104 Lynn Cove in Sun City, and Liza’s mother passed away in October of 2024.

If you want to read further, the details of my objection are below.

Background

Randy Stroud and Liza O’Connor bought the Property at 1503 S Elm St in August of 2021 from the family that lived there and who were an integral part of our neighborhood. We met Randy and Liza shortly after they bought the Property, and they told us they owned rental property and lived in the Dallas area, but planned to move to Georgetown. They then rented the main house out for a while, then moved into it for a short time in 2024 and early 2025 before moving to their current home at 365 Adams Street on the Rivery, which is a 3 bedroom, 3.5-bath 3,111-sf home. In the mean-time, they erected a building on the Property that they

connected to the house with a breezeway, which contains 3 separate apartments, plus 2 garages, all of which are rentals. More recently, they finished out the interior of an out-building they called the “workshop” as another rental unit.

I understand that Randy and Liza did not get approval from the City to build 2 upstairs units in the “garage” building, or to build the “casita” unit in the original garage. In other words, this Property went from being a single-family home, with one ADU in the ground floor of the garage where Liza’s 25 year-old daughter lived, to being a 5-plex and self-storage facility.

All 5 units are short-term rentals, as is the self-storage space in the two garages. At times all 5 units have been rented out at the same time. Currently there are 3 units rented from what we can tell – the “casita” is rented to a man named Kevin, one of the upstairs units in the garage is rented to a woman named Ashley, and the downstairs unit in the garage is rented to Liza’s 25 year-old daughter, Katie.

Randy and Liza also told us that the reason they were building the 2-story structure on the Property that contains 3 of the rental units and the two garage rentals was because they said they had a “big family” and needed the space when the family came to town for holidays. Part of that “big family,” they said, included their two elderly mothers that they needed a space for. We have never seen this “big family,” but have only seen renters. And it turns out that despite what they said in their SUP application about their “two mothers who frequently visit from Florida and Connecticut,” Randy’s mother lives in her own home in Sun City at 104 Lynn Cove, and Liza’s mother passed away in October of 2024.

Having a 5-Plex on a Single-Family Lot is Out of Character for the Neighborhood

The Property is on a residential lot that is zoned “single family.” The Property is completely surrounded by other single-family homes. While there are two short-term-rental houses in the neighborhood, both of those are rented as a single house, and do not have multiple units. So this Property is the ONLY PROPERTY in the neighborhood that has FIVE UNITS that can be (and are) rented to FIVE DIFFERENT PEOPLE.

The SUP only addresses 3 of these units. It omits the 3rd garage unit, which is on the ground floor, and omits the two garage self-storage units.

As a result, and because there is no on-site parking, there are times when there are numerous cars on the street in front of the Property, both on the Elm St side and on the 15th St side of the Property.

Having a 5-plex across the street from us is not what we expected in a single-family residential neighborhood, and we hope the City will deny this SUP, and more importantly to stop Randy and Liza from using this Property as a 5-plex.



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: Special Use Permit / 1503 S. Elm St

Project Case #: 2026-14-SUP **P&Z Mtg Date:** 9/1/2026 **Case Manager:** Allyson Iiams

Name of Respondent: Bonnie Lynn McKinnon
(Please print name)

Signature of Respondent: B. McKinnon
(Signature required for protest)

Address of Respondent: 1603 S Elm St
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

Additional Comments:

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@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
September 1, 2026

SUBJECT:

2026-4-PUD, 2005 S College Street, Belford PUD

SUGGESTED ACTION:

Presentation and Discussion for a Zoning Map Amendment to rezone an 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, from the Industrial and Residential Single-Family zoning district to the High-Density Multifamily zoning district, for the property generally located at 2005 S College Street (2026-4-PUD) -- Madelyn Allen, Planner

ITEM SUMMARY:

Conceptual review for a proposal requesting a Planned Unit Development with a base zoning of High-Density Multifamily (MF-2) to allow for the construction of 3 buildings, with approximately 150 condominium units for the property located at 2005 S College Street.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Stephanie McNickle, Planning Department

ATTACHMENTS:

[2026-4-PUD Staff Presentation.pdf](#)

[2026-4-PUD Staff Report.pdf](#)

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

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

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

[Exhibit 4 - Planned Unit Development Proposal.pdf](#)

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

Belford PUD Workshop Discussion 2026-4-PUD

Planning & Zoning Commission
September 1st, 2026

Item Under Consideration

2026-4-PUD

- Presentation and Discussion for a Zoning Map Amendment requesting to rezone a 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, from the Industrial (IN) and Residential Single-Family (RS) Zoning District to the Planned Unit Development (PUD) Zoning District with a base zoning of High Density Multifamily (MF-2), for the property generally located at 2005 S College Street (2026-4-PUD) -- Madelyn Allen, Planner, AICP Candidate



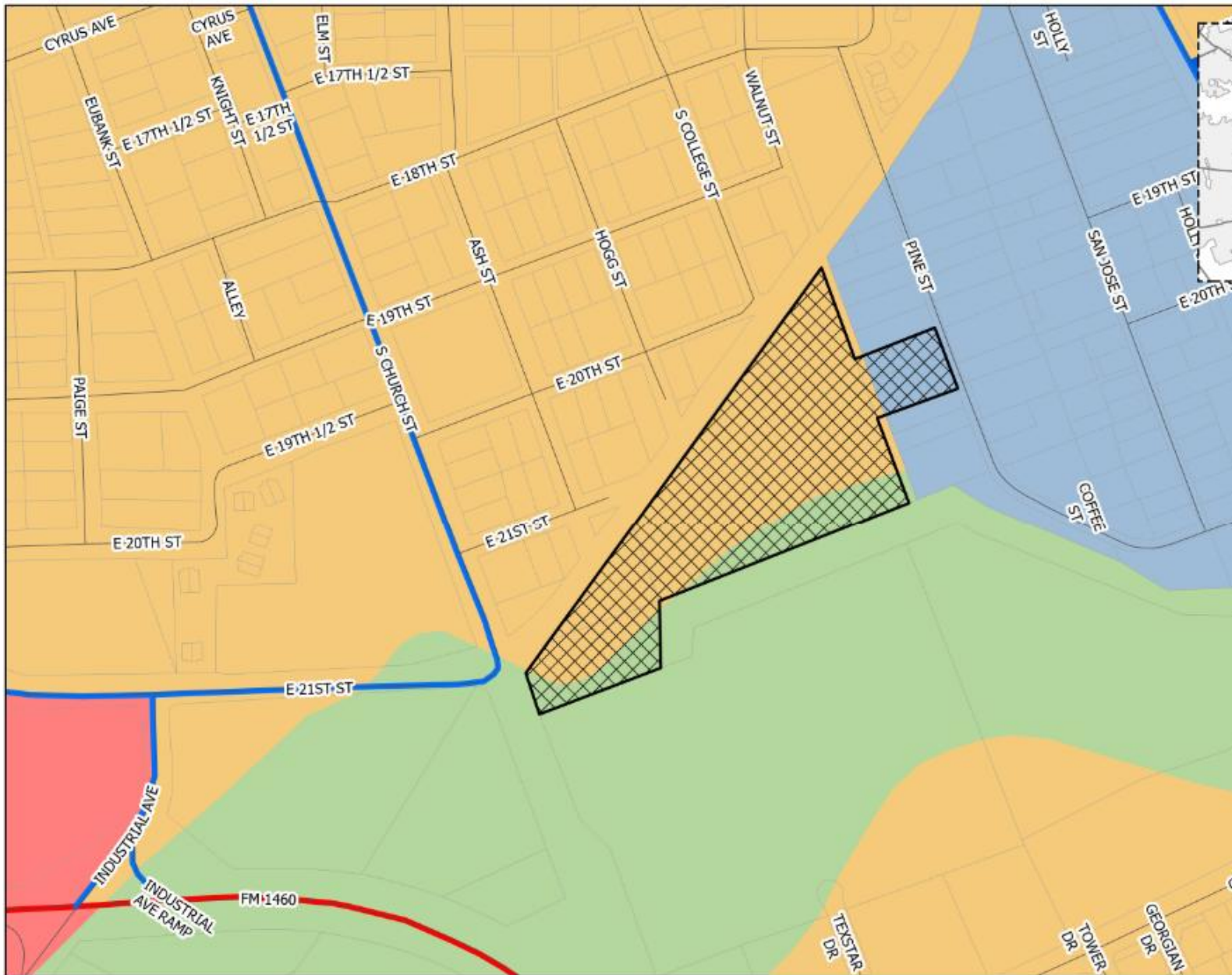
Aerial

2026-4-PUD

 Site

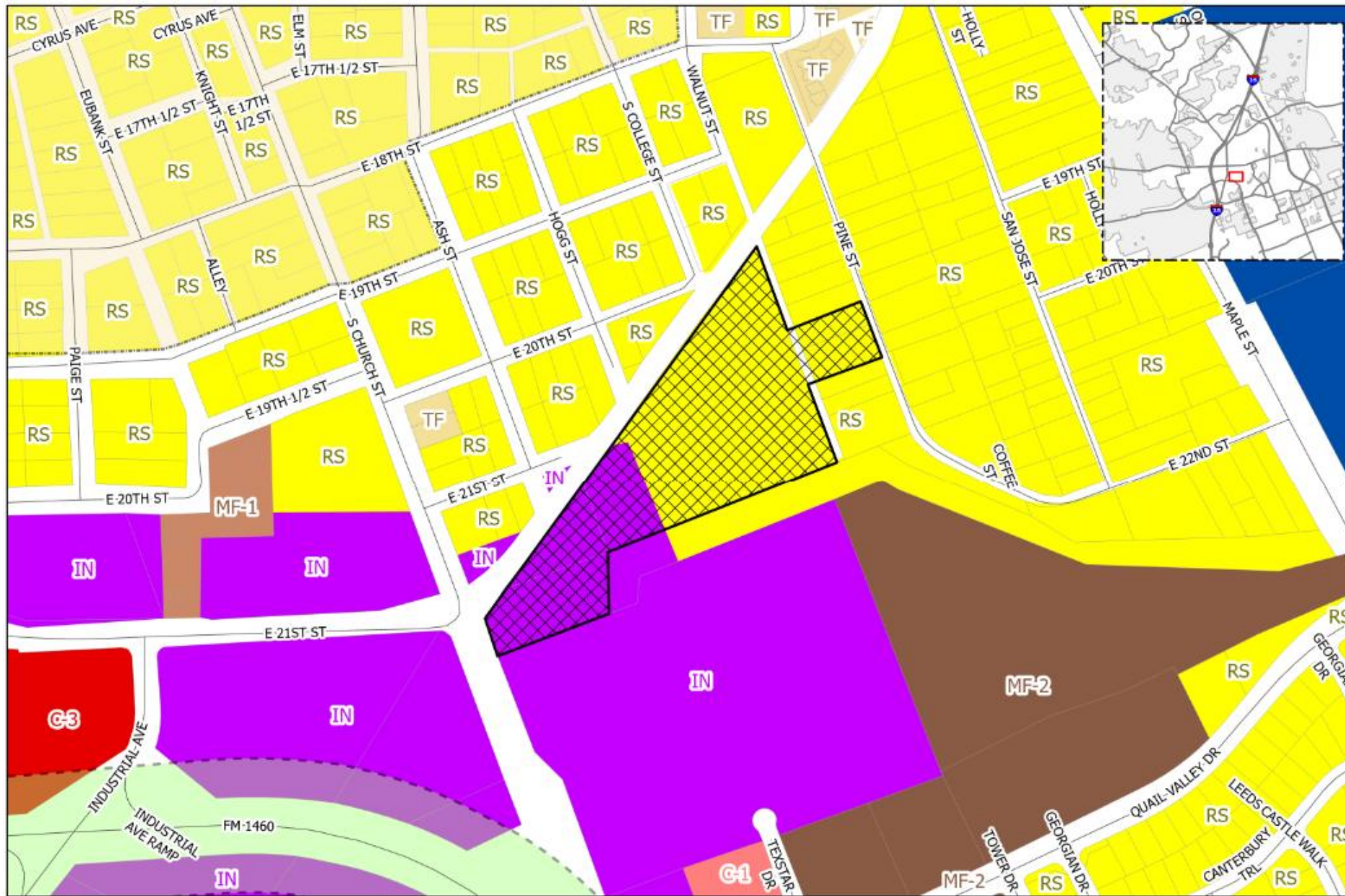


0 250 500
Feet



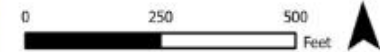
San José's Future Land Use Includes Mixed Density Neighborhood
Figure 7: Future Land Use Map





Zoning 2026-4-PUD 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



Mixed Density Neighborhood (MDN)

- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
 - consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
 - Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
 - Non-residential uses located at arterials and major intersections with appropriate buffering and pedestrian elements
- **DUA:** 5.0 minimum
 - **Target Ratio:** 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential
 - **Primary Use:** Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes
 - **Secondary Uses:** Limited neighborhood-serving retail and service uses, office, institutional, civic, parks, and open space

Special Area (SA)

- Unique Destinations that emphasize retail, office, and entertainment uses
- Emphasis on building design, landscaping, public spaces
- Pedestrian oriented places that often include shopping streets, shared parking, and strong links to surrounding areas

- **DUA:** ≥ 14
- **Target Ratio:** Development Specific
- **Primary Use:** Mixed-use (high-density residential and retail)
- **Secondary Uses:** Medium-density residential, office, commercial, recreational, and civic uses

Planned Unit Development (PUD)

- Special purposed zoning district
- Allows flexibility in planning and design
- Can accommodate unique developments or environmentally-sensitive areas to be developed with a common scheme
- Can accommodate multiple uses

High Density Multi-Family (MF-2)

- Attached multi-family
- Apartments and condos
- Should have direct access to major thoroughfares and arterial streets
- Should not route traffic through low density areas
- May be appropriate adjacent to residential and non-residential districts

Dimensional Standards

- Max density = 24 units/acre
- Min. lot size = 2 acres
- Min. lot width = 50'
- Max building height = 45'
- Front setback = 25'
- Side setback = 15'
- Rear setback = 15'
- Side/rear street setback = 20'
- Side/rear setback to residential = 30'
- 15' bufferyard adjacent to RS

Belford Condominiums

- 150 Dwelling Units
- Four stories, 60 feet building height
- Points of entry on Pine St. and Church St.
- No railroad crossing proposed





Deviations from UDC Standards

UDC Standard	Proposed PUD Standard
9.02.030.A: Parking requirements for this property require a total of 274 parking spaces minimum.	Reduction of the requirement of over 10% for a new total of 250 parking spaces.
6.02.090.A: The maximum building height in the MF-2 district is 45 feet.	Increase the maximum building height by 15 feet for a new maximum height of 60 feet.
8.04.060.C: Requirement of a medium level bufferyard with a 15-foot-wide planting area.	Reduce the 15-foot northern bufferyard to accommodate vehicular circulation.

Staff Requested Feedback

1. Is the proposed 60-foot building height appropriate, and does the proposed stepdown at the northeast corner adequately mitigate the building's height and potential impacts on the adjacent residential structures?
2. Is the 10% decrease in parking appropriate for the level of density proposed?
3. Are the buffer yards adequate, given the request for waiver of the standard on the northern property line?
4. Are there any increased architectural standards you would recommend?
5. Does the Commission have any other feedback for the applicant?

Report Date: August 28, 2026

Case Number: 2026-4-PUD

Case Manager: Madelyn Allen, Planner

AGENDA ITEM DESCRIPTION

Presentation and Discussion for a Zoning Map Amendment requesting to rezone a 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, from the Industrial (IN) and Residential Single-Family (RS) Zoning District to the High Density Multifamily (MF-2) Zoning District, for the property generally located at 2005 S College Street (2026-4-PUD) -- Madelyn Allen, Planner

AGENDA ITEM DETAILS

Project Name: Belford Condominiums Planned Unit Development

Applicant: WGI, c/o Erika Stice

Property Owner: Belford Residences LLC, c/o Pawel Hardej

Property Address: 2005 S College St

Legal Description: An 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, City of Georgetown, being a portion of a called 7.648 acre tract of land (described as Tract 3), all of a called 0.402 acre tract of land (described as Tract 2), and all of a called 0.274 acre tract of land (described as Tract 1). Said 7.648 acre tract lying within South Side Addition, a subdivision of record in volume 73, page 454, deed records of Williamson County, Texas, said 0.402 acre tract and 0.274 acre tract lying within Coffee's Addition, a subdivision of record in volume 22, page 323, said 8.085 acre tract being comprised of a portion of Block 4, said Coffee's Addition, and of portions of the following blocks, alleys, and streets lying within said South Side Addition.

Current Zoning: Residential Single-Family (RS), Industrial (IN)

APPLICANT'S REQUEST

The applicant is requesting a Planned Unit Development with a base zoning of High-Density Multifamily (MF-2) to allow for the construction of 3 buildings, with approximately 150 condominium units.

PROPERTY CONTEXT

Neighborhood Character:

To the east of the proposed project lies the historic San Jose Neighborhood, comprised of residential, single-family homes, with Purl Elementary School located just a few blocks east. To the west of the property are also residential single-family homes. The area contains a few parks and open space, such as the Heritage Gardens, San Jose Park & Splash Pad, and soccer and football fields.

Planning Department Staff Report

Zoning Trends:

The residences surrounding the property are all zoned as residential single-family, and the industrial businesses to the south and southwest are zoned as industrial.

Present Property Description:

The project area consists of four contiguous vacant parcels, located along the southern edge of an unmaintained rail line. Two parcels included in the PUD are located within the San Jose neighborhood and will act as an entry point for the property onto Pine Street. In addition to the Pine Street entrance, the proposal also includes the development of an entry point onto Church Street.

STAFF ANALYSIS

Technical Review:

This property has a Future Land Use designation of Mixed Density Neighborhood and Open Space, which is intended to integrate a variety of housing types into the area while accommodating the floodplain to the south. The Pine Street area of the property is designated as special area, which is designed to accommodate retail, offices, and entertainment.

The proposed rezoning is consistent with the Future Land Use Map. The target development unit per acre of the Mixed Density Neighborhood designation is a 5 unit minimum, and the Special Area development unit per acre is 14 units or more. The area's future land use intends to have higher density residential development.

PUBLIC NOTIFICATION

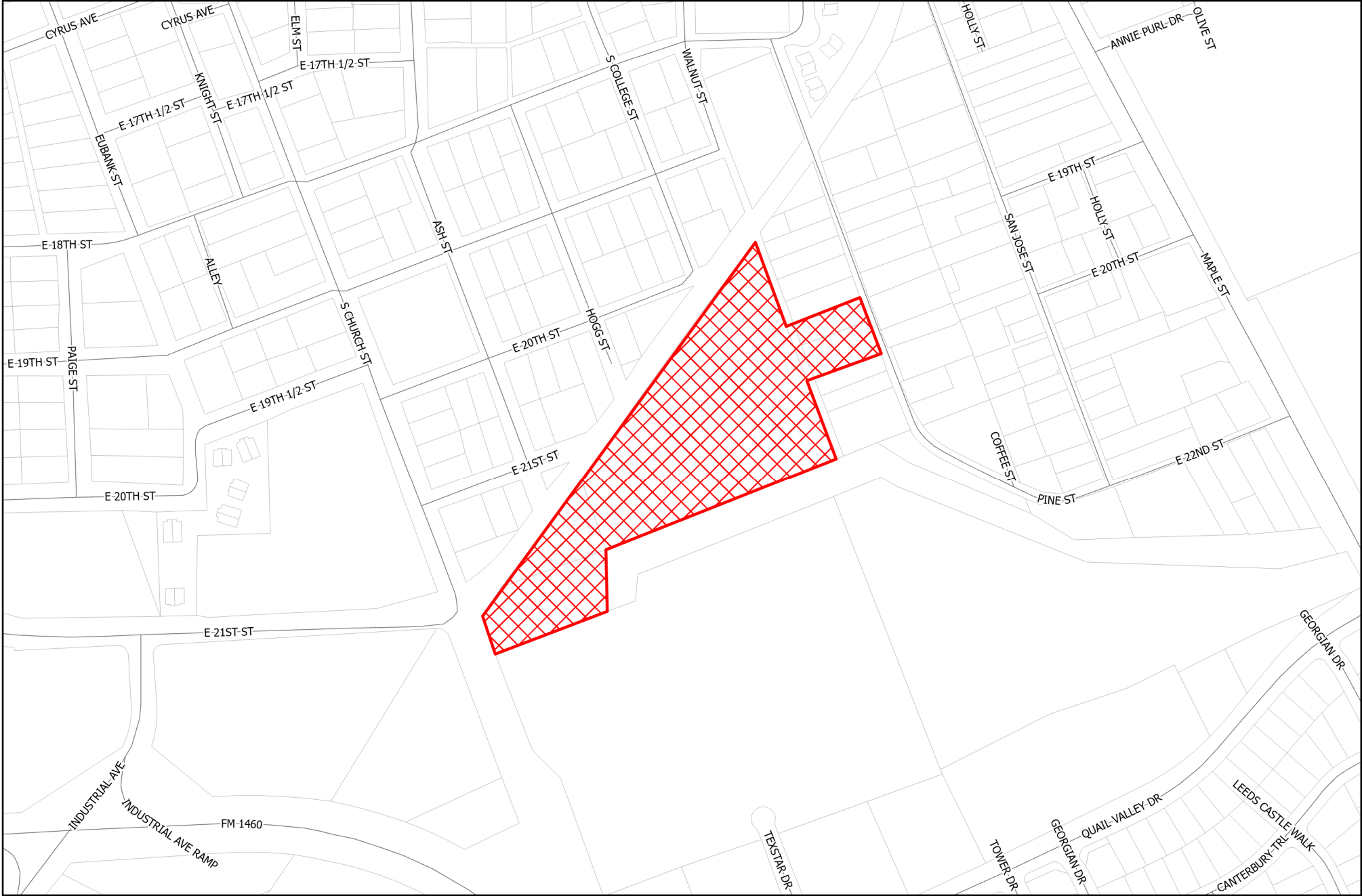
No public notification was sent, as this was a workshop item with no decision rendered.

ATTACHMENTS

- Exhibit 1 – Location Map
- Exhibit 2 – Future Land Use Map
- Exhibit 3 – Zoning Map
- Exhibit 4 – Planned Unit Development Proposal
- Exhibit 5 – Letter of Intent

SUBMITTED BY

Madelyn Allen, Planner

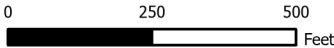


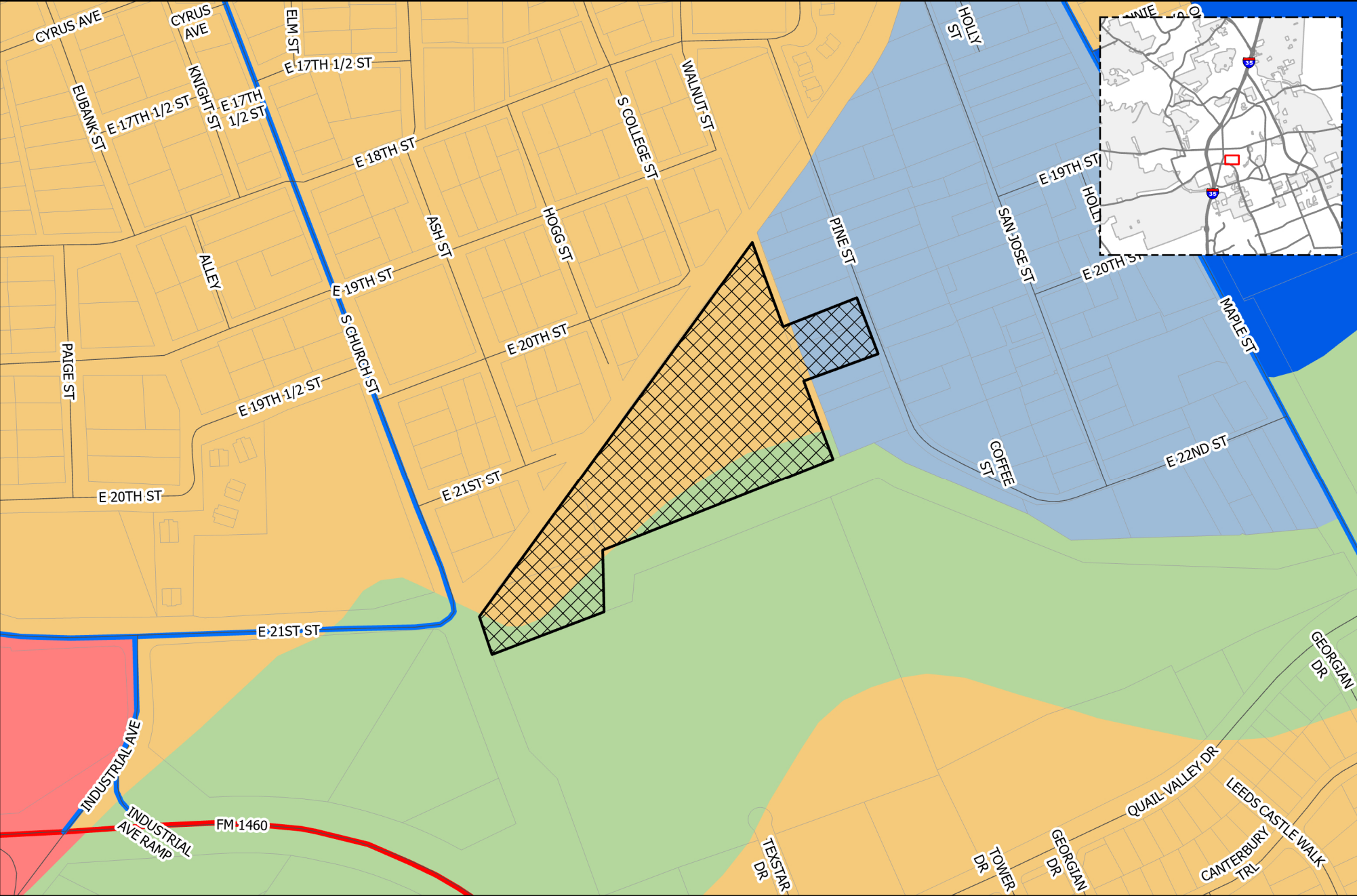
Location

2026-4-PUD

Exhibit #1

-  Site
-  Parcels

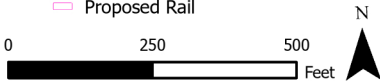


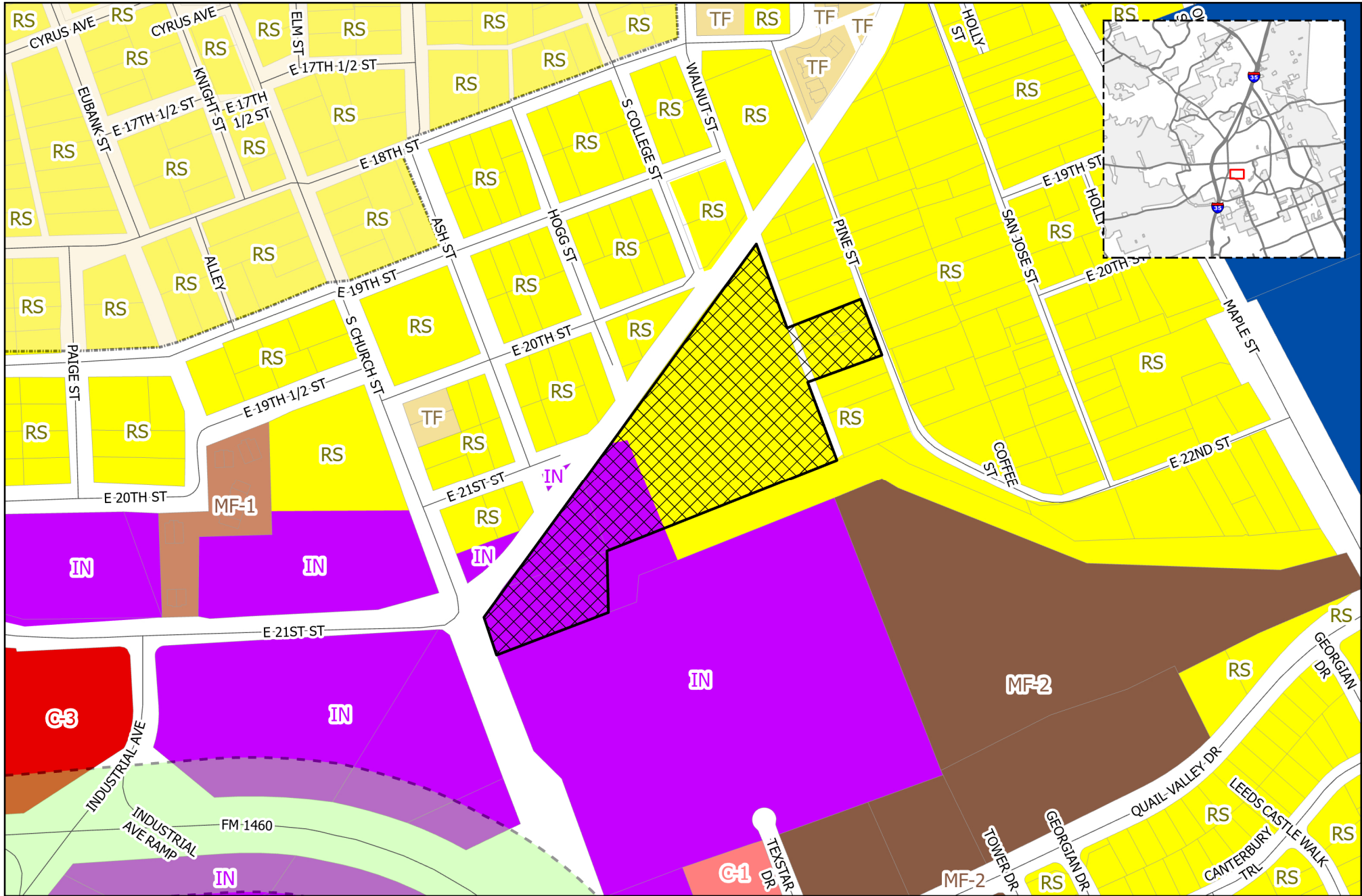


Future Land Use/
Future Mobility Plan

2026-4-PUD
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





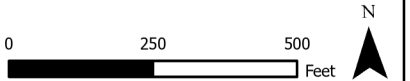
Zoning

2026-4-PUD

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



**The Belford Condominiums
Planned Unit Development
Development Plan
Exhibit A**

A. PROPERTY

The Belford Condominiums Planned Unit Development (PUD) District is located 2005 S. College Street and comprises four properties for a total of approximately 8.085 acres. The properties within the PUD are described below, herein defined as the "Property":

DESCRIPTION OF A 8.085 ACRE TRACT OF LAND LOCATED IN THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NO. 558, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 7.648 ACRE TRACT OF LAND (DESCRIBED AS TRACT 3), ALL OF A CALLED 0.402 ACRE TRACT OF LAND (DESCRIBED AS TRACT 2), AND ALL OF A CALLED 0.274 ACRE TRACT OF LAND (DESCRIBED AS TRACT 1), CONVEYED TO BELFORD RESIDENCES, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2025091923, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 7.648 ACRE TRACT LYING WITHIN SOUTH SIDE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 73, PAGE 454, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 0.402 ACRE TRACT AND SAID 0.274 ACRE TRACT LYING WITHIN COFFEE'S ADDITION, A SUBDIVISION OF RECORD IN VOLUME 22, PAGE 323, D.R.W.C.T., SAID 8.085 ACRE TRACT BEING COMPRISED OF A PORTION OF BLOCK 4, SAID COFFEE'S ADDITION, AND OF PORTIONS OF THE FOLLOWING BLOCKS, ALLEYS, AND STREETS LYING WITHIN SAID SOUTH SIDE ADDITION:

- PART OF BLOCK 8,
- PART OF BLOCK 9 AND A PORTION OF THE 20' ALLEY WITHIN,
- PART OF BLOCK 19 AND A PORTION OF THE 20' ALLEY WITHIN,
- PART OF BLOCK 20 AND ALL OF THE 20' ALLEY WITHIN,
- PART OF PARTIAL BLOCK 21 AND A PORTION OF THE 20' ALLEY WITHIN,
- PART OF BLOCK 22 AND A PORTION OF THE 20' ALLEY WITHIN,
- PART OF THE LINK LINE R.R RESERVATION,
- A PORTION OF ASH STREET, A 50 FOOT WIDE RIGHT OF WAY,
- A PORTION OF EAST 21ST STREET, A 50 FOOT WIDE RIGHT OF WAY,

- A PORTION OF HOGG STREET, A 50 FOOT WIDE RIGHT OF WAY, AND
- A PORTION OF SOUTH COLLEGE STREET, A 50 FOOT WIDE RIGHT OF WAY.

SAID 8.085 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN MARCH, 2026, UNDER THE SUPERVISION OF PATRICK J. STEVENS, RPLS.

B. PURPOSE

The purpose of this PUD is to allow for the most efficient means to entitle, and subsequently develop a contextually appropriate, approximately 150 unit condominium project, located at 2005 S. College Street, the Property, or “site”.

The site of the proposed PUD is highly atypical, such that development under any existing code options would likely require a significant number of variances, which would create an unnecessary burden, driving up the cost to develop, and subsequently the unit prices. Most specifically, the site is effectively landlocked, but for an undermaintained railroad crossing; this has been partially mitigated by the purchase of adjacent single-family lots to connect to the neighboring Pine Street, but the Pine Street Right-of-Way is insufficient as a primary means of ingress/egress to the site.

Additionally, this site sits at the intersection of a proposed future commercial district to the West and South, and the neighboring San Jose and Old Town neighborhoods. Given the size of the Property, the scale of the proposed development will act as an appropriate barrier between the more disparate commercial and single family uses.

The medium-density condominium project, sitting behind an active rail line, is pulled a minimum of 110’ from the nearest single family property line across the rail line, and the eastern-most building is stepped down a floor to minimize encroachment on the neighboring property. These design elements were undertaken in consultation with and out of respect for our neighbors.

This Development is focused on providing a balanced mix of underrepresented housing options to the Georgetown community and creating new taxable development on otherwise nearly undevelopable land under existing conditions.

This PUD serves to augment and/or modify the standards for development outlined in the City’s Unified Development Code (UDC) in order to implement the vision for the property and insure a cohesive, quality development not otherwise anticipated by the underlying base zoning district. In accordance with UDC Section 4.06.010.C “Development Plan Required”, this Development Plan titled **Exhibit A** is a summary of the development and design standards for the property.

C. APPLICABILITY AND BASE ZONING

In accordance with UDC Section 4.06.010.A “Compatibility with Base Zoning District”, all development of the property shall conform to the base zoning district of MF-2. Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the UDC at time of development shall be applicable, including amendments or ordinances adopted after the date of this PUD. In

the case that this Development Plan does not address a specific item, the City of Georgetown UDC and any other applicable Ordinances shall apply. In the event of a conflict between the regulations of this PUD and the regulations of the base zoning district, the PUD shall control.

D. CONCEPTUAL LAND PLAN

A Conceptual Land Plan has been attached to this Development Plan as **Exhibit C** to illustrate the land use and design intent for the property. The Conceptual Land Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. As such, the proposed building and parking configurations are subject to refinement at time of Site Plan review. The Conceptual Land Plan depicts a series of buildings, parking, outdoor areas, and landscaping that may be developed in phases, provided the minimum requirements of the PUD district are met. Approval of this PUD, Development Plan, and Conceptual Land Plan does not constitute approval of a Site Plan per Section 3.09 of the UDC.

E. LAND USES

1. **Primary Use.** The primary use of the Property shall be for For-Sale Multifamily Residential Condominiums:
2. **Other Permitted Uses.** None
3. **Prohibited Uses.** Group Home, Assisted living, Multifamily Attached Dwelling Units, Nursing or Convalescent Home, Hospice Facility, Orphanage, Student Housing, Rooming or Boarding House, Halfway House
4. **Permitted Accessory Uses.** None

F. DESIGN STANDARDS

1. **Density.** 24 DU/ac Allowed. Allowed: 194.04 DU Proposed: 150 DU
2. **Setbacks.** The setbacks on the Property shall be as follows:
 - Front Setback - minimum 25 feet
 - Side Setback - minimum 15 feet
 - Side Setback to Residential District - minimum 30 feet
 - Rear Setback - minimum 15 feet
 - Rear Setback to Residential District - minimum 30 feet
3. **Building Height.** The maximum building heights on the Property shall be as follows:
 - 60 Feet Maximum building height, Occupiable space Maximum 45 Feet.
4. **Exterior Lighting.** Exterior Lighting on the Property and its buildings will comply with the requirements set forth in Section 7.05 of the UDC related to outdoor lighting unless otherwise described in this PUD. The project will comply with exterior lighting standards.

G. PARKING.

Parking on the Property shall be in conformance with Chapter 9 of the City of Georgetown Unified Development Code (UDC). except as otherwise stated in this Development Plan.

H. VEHICULAR ACCESS AND CIRCULATION

- 1. Transportation Impact Analysis (TIA).** As the development unit count stays under 199 units, the TIA report is not required.
- 2. Driveway Access.** Full- access driveway access for the development will be obtained from both Church Street on the west/northwest side of the site, along with access to Pine Street on the east side of the site, adhering to City of Georgetown Unified Development Code (UDC).

I. TREE PRESERVATION

Tree Preservation on the Property shall be in conformance with Chapter 8 of the Unified Development Code unless otherwise stated in this Development Plan.

J. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping on the Property shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan.

K. SIGNAGE

Signage on the Property shall be in conformance with Chapter 10 of the Unified Development Code unless otherwise stated in this Development Plan or in a Master Sign Plan for the Property.

L. IMPERVIOUS COVERAGE

Impervious coverage on the Property shall be in conformance with Chapter 11 of the Unified Development Code unless otherwise stated in this Development Plan.

M. STORMWATER

Stormwater management on the Property shall be in conformance with Chapter 11 of the Unified Development Code unless otherwise stated in this Development Plan.

N. PARKLAND AND COMMON AMENITY AREA [IF APPLICABLE]

- 1. Parkland.** The parkland dedication requirements of UDC Section 13.05 will be met with fee-in lieu of dedication, as provided for in Section 13.05.010.D, at time of Site Plan approval, in an amount equal to \$200 per new dwelling unit.
- 2. Common Amenity Area.** The Common Amenity Area requirements of UDC Section 6.06.020 will be met by integrating the following amenities on-site:
Trails, Swimming Pool, Fenced Dog Park

O. PUD MODIFICATIONS

In conformance with Section 4.06.010.D.3 of the UDC, modifications to this Development Plan shall require City Council approval of an amendment to this PUD processed pursuant

to Section 3.06 of the UDC, except, where the Director of Planning determines such modifications to be minor, the Director may authorize such modifications. Minor modifications may include changes to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or to applicable provisions of the UDC and any other applicable regulations.

P. LIST OF EXHIBITS

Exhibit A – This PUD Development Plan

Exhibit B – Survey

Exhibit C – Conceptual Land Use Plan

Exhibit D – Comparison Chart

Exhibit E - Vision

Planned Unit Development (PUD) vs. UDC Comparison Chart

Proposed Deviations	UDC Sections Modified	UDC Standard	Justification of Deviation	Proposed Mitigation of Standard (If Applicable)
Reduction of the multi-family parking requirement by 10% for a new total of 250 parking spaces.	UDC Section 9.02.030.A	The required parking for MF-2 zoning district is 1.5 per 1-bedroom unit 2 per 2-bedroom unit 2.5 per 3-bedroom unit +additional 5% of total spaces for visitor use. According to preliminary plans, the proposed Planned Unit Development requires a minimum of 274 parking spaces. Bedroom - 117 parking spaces 2 Bedroom - 144 parking spaces +13 Visitor Spaces = 274 Total Parking Spaces Minimum Required.	The proposed Planned Unit Development (PUD) seeks to allow multi-family development near a Stream Buffer Area, where parking is prohibited. To offset this zoning constraint, the PUD requests a reduction in the required parking count.	To reduce automobile usage, the Planned Unit Development (PUD) will provide secure bicycle parking and a dedicated remote work business center as alternative options for tenants. Proposed 250 Total Parking Spaces* 0.5 per Studio 1.25 per 1-bedroom (117 parking spaces req'd) 1.75 per 2-bedroom 2.5 per 3-bedroom unit +additional 5% of total spaces for visitor use
Increase the maximum building height of the MF-2 zoning district by 15 feet for a new maximum height of 60 feet.	UDC Section 6.02.090.A	The maximum building height of the MF-2 zoning district is 45 feet.	The proposed Planned Unit Development (PUD) seeks to allow multi-family development that is 4-stories in height. The requested building height relief is necessary to accommodate 9- and 10-foot ceilings, required roof parapets, and an elevator penthouse within a Type VA construction.	Building sections exceeding 45 feet in height requires an increased rear and side yard setback of 50 feet from single-family homes or residential districts in the ETJ.
Modify the required 15 foot, medium level bufferyard setback along the northern property line, which borders the 50-foot M.K. & T.R.R. right-of-way separating the proposed PUD from the residential district.	UDC Section 8.04.060 C	A medium level bufferyard shall consist of the following: a. A 15-foot wide planting area; b. One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard	The proposed Planned Unit Development (PUD) seeks to reduce the required 15-foot northern bufferyard to accommodate internal vehicular circulation. This northern boundary currently borders a 50-foot M.K. & T.R.R. right-of-way	We request a waiver of the standard 15-foot bufferyard requirement. The existing 50-foot M.K. & T.R.R. right-of-way along the northern property line already functions as a substantial physical separation and visual screen between the proposed Planned Unit Development (PUD) and the adjacent residential district, making the additional bufferyard redundant. Additionally, we propose relocating the required planting area to directly border community amenities and open spaces.

THE BELFORD RESIDENCES

Brownstone Style Low-Rise Condominium Development

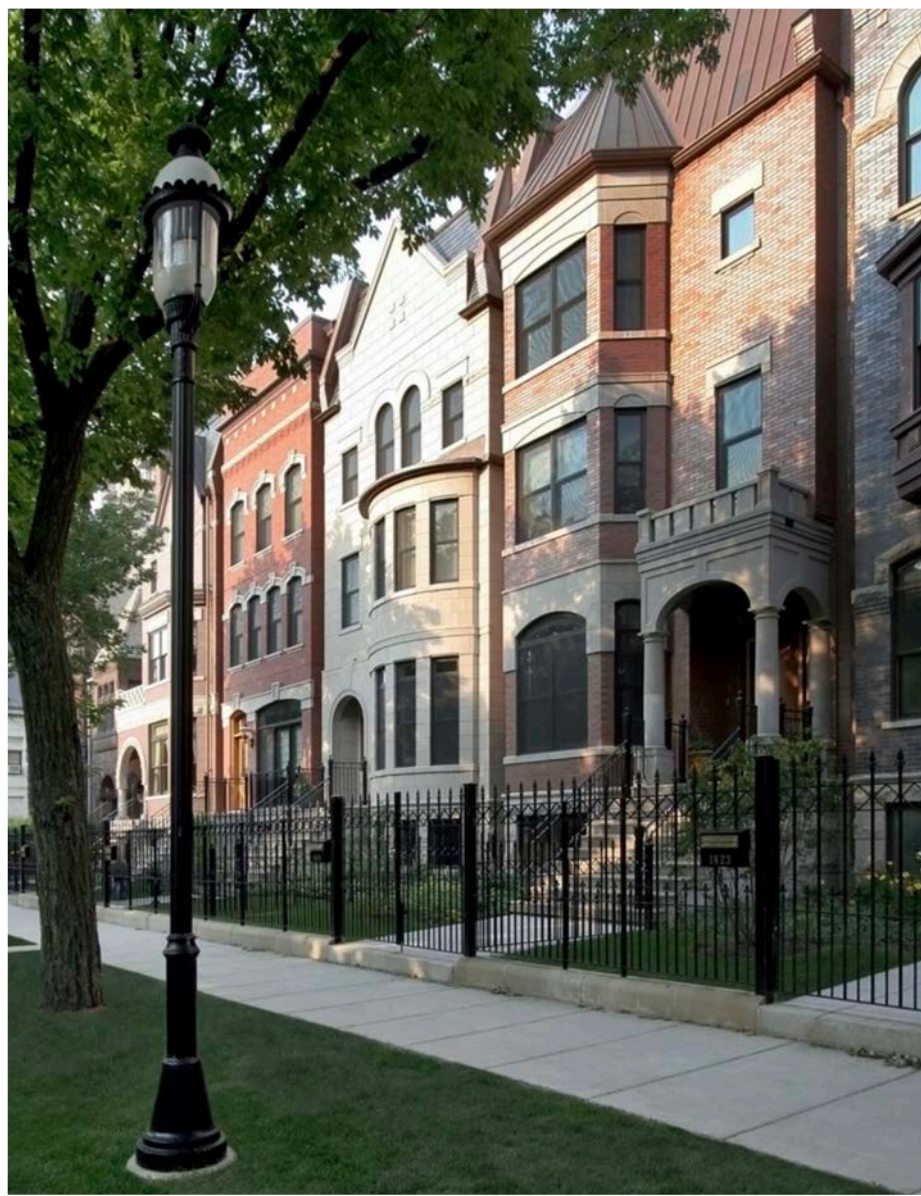
2008 Pine St, Georgetown TX

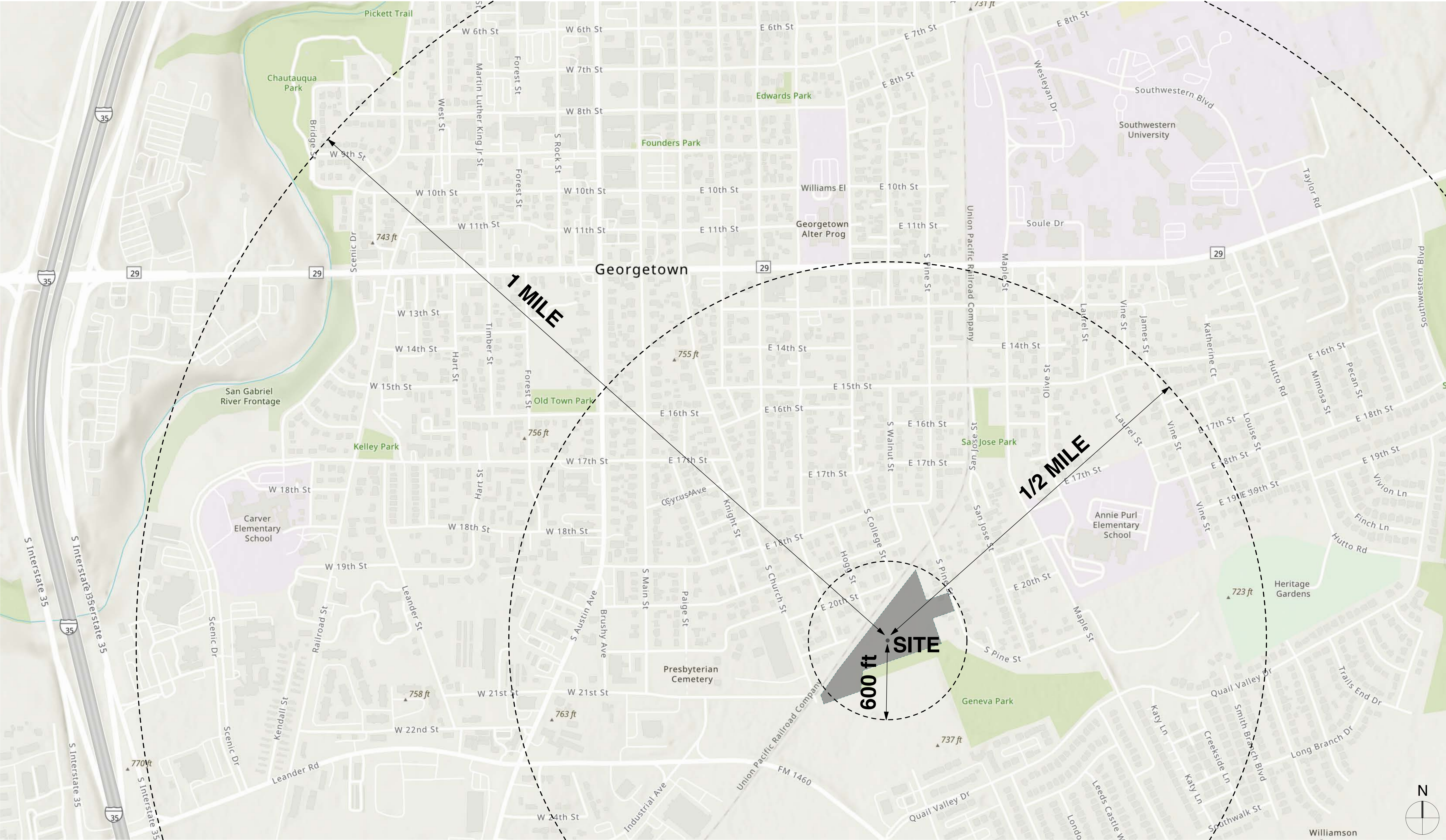


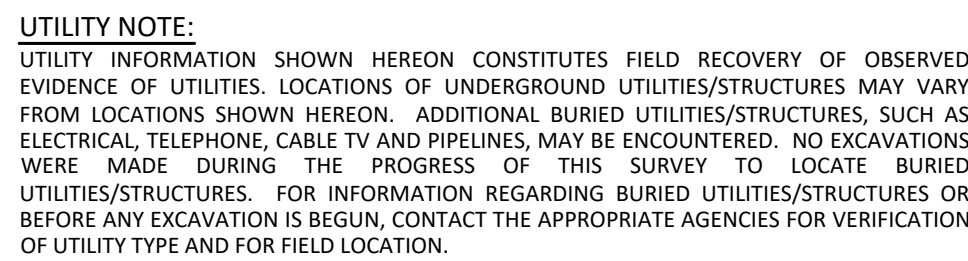
METROPOLITAN

Development Company

PAPPAGEORGE HAYMES







Record Line Table		
Line #	Direction	Length
(L2)	N 20°47'25" W	74.04'





150 Dwelling Units
1.73 Parking Ratio
260 Total Parking Space



150 Dwelling Units
1.73 Parking Ratio
260 Total Parking Space

The Belford				Project Data Buildings 2-3												
Program Section Diagram Building 2 and 3				Use	Building Code Data											
					Building Height Data			Efficiency								
					Level	Floor-to-Floor (ft.)	Overall Height (ft.)	Gross Floor Area (GSF)	Residential (SF)	Residential Amenities (SF)	Residential Lobby / Common Area (SF)	Leasable (SF)	Mechanical/ Circulation/ Other	Efficiency / Floor	MLA/Unit (SF)	
															-	-
															1 Bedroom	2 Bedroom
PH Roof				Penthouse Roof	T/PH	-	57.67								-	-
PH				Mechanical	PH	9.00	48.67					0			-	-
4		Residential		Residential	4	12.17	36.50	12,901	11,476			1,425	0.89	7	6	
3		Residential		Residential	3	12.17	24.33	12,901	11,476			1,425	0.89	7	6	
2		Residential		Residential	2	12.17	12.17	12,901	11,476			1,425	0.89	7	6	
1		Residential	Lobby	Residential	1	12.17		12,901	9,952		1,196	9,952	1,754	0.77	5	6
				Totals	4	-	57.67	51,604	44,381	0	1,196	9,952	6,027	0.86	26	24

The Belford			Project Data Building 1												
Program Section Diagram - Building 1			Use	Building Code Data											
				Building Height Data										Efficiency	
				Level	Floor-to-Floor (ft.)	Overall Height (ft.)	Gross Floor Area (GSF)	Residential (SF)	Residential Amenities (SF)	Residential Lobby / Common Area (SF)	Leasable (SF)	Mechanical/Circulation/Other	Efficiency / Floor	MLA/Unit (SF)	
														-	
														1 Bedroom	2 Bedroom
PH Roof			Penthouse Roof	T/PH	-	57.67								-	-
PH			Mechanical	PH	9.00	48.67						0		-	-
4		Residential	Residential	4	12.17	36.50	9,901	8,476				1,425	0.86	7	6
3		Residential	Residential	3	12.17	24.33	12,901	11,476				1,425	0.89	7	6
2		Residential	Residential	2	12.17	12.17	12,901	11,476				1,425	0.89	7	6
1		Residential	Residential	1	12.17		12,901	9,952		1,196	9,952	1,754	0.77	5	6
			Totals	4	-	57.67	48,604	41,381	0	1,196	9,952	6,027	0.85	26	24

© COPYRIGHT PAPPAGEORGE HAYMES PARTNERS 2026









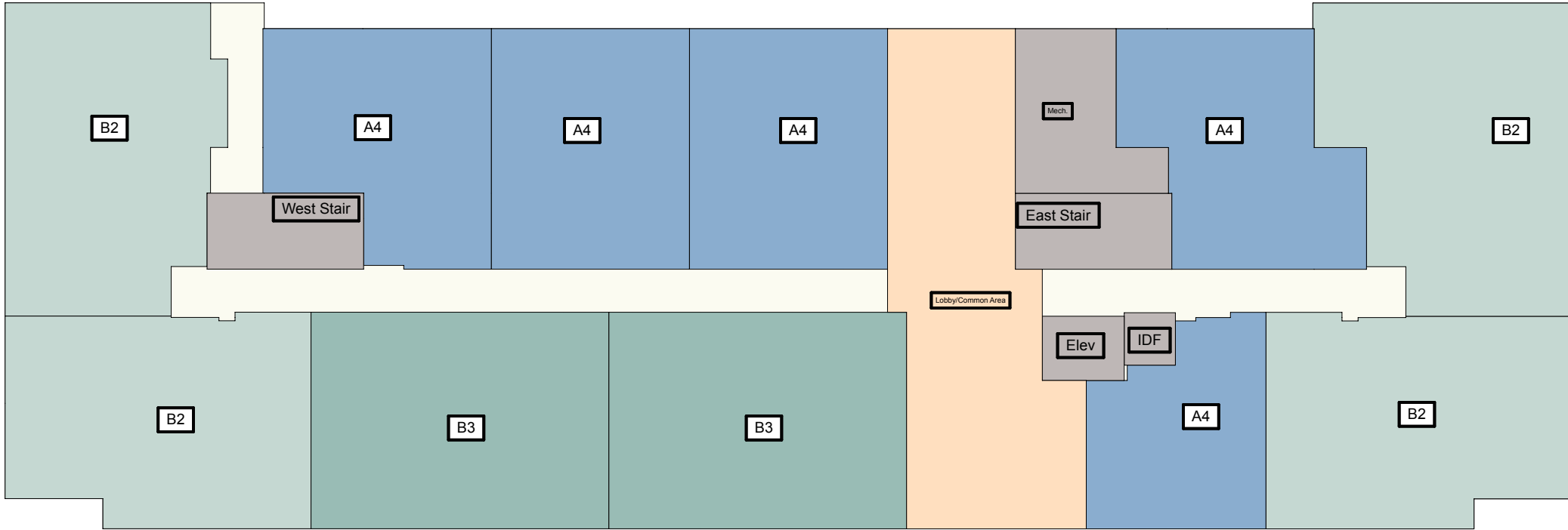




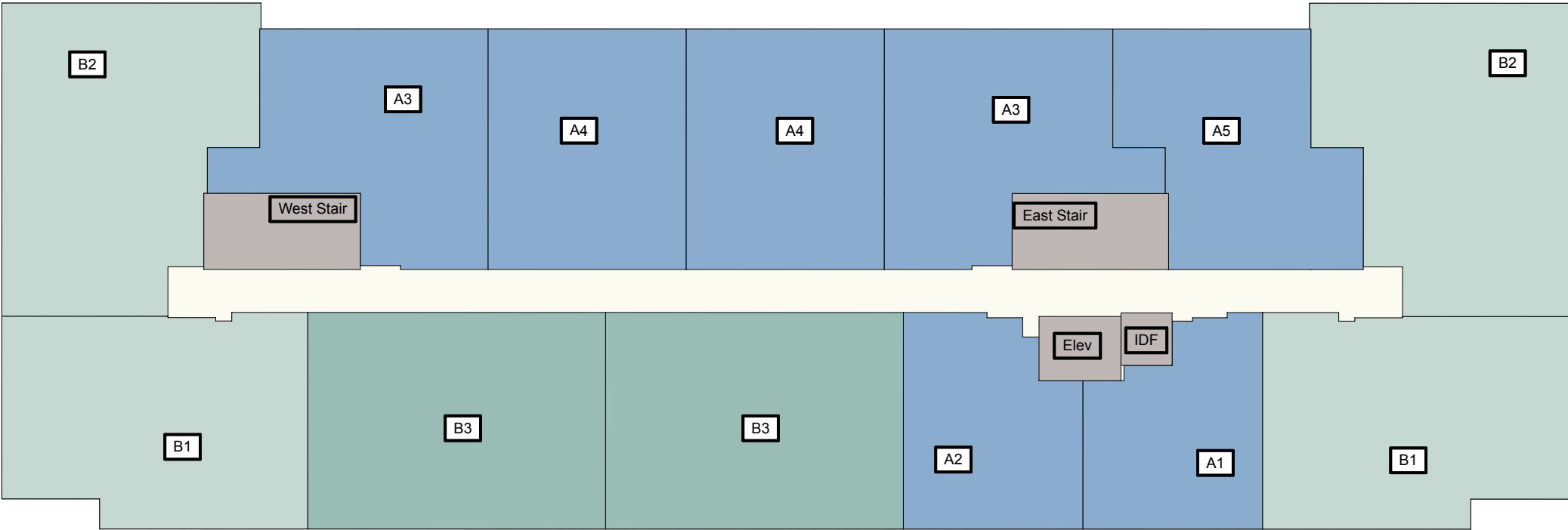
The Belford					Project Data Buildings 2-3													
Program Section Diagram Building 2 and 3					Use	Building Code Data												
						Buidling Height Data									Efficiency	MLA/Unit (SF)		
						Level	Floor-to-Floor (ft.)	Overall Height (ft.)	Gross Floor Area (GSF)	Residential (SF)	Residential Amenities (SF)	Residential Lobby / Common Area (SF)	Leasable (SF)	Mechanical/ Circulation/ Other	Efficiency / Floor	-		
																1 Bedroom	2 Bedroom	
PH Roof					Penthouse Roof	T/PH	-	57.67								-	-	
PH					Mechanical	PH	9.00	48.67						0			-	-
4	Residential				Residential	4	12.17	36.50	12,901	11,476				1,425	0.89	7	6	
3	Residential				Residential	3	12.17	24.33	12,901	11,476				1,425	0.89	7	6	
2	Residential				Residential	2	12.17	12.17	12,901	11,476				1,425	0.89	7	6	
1	Residential				Lobby	1	12.17		12,901	9,952		1,196	9,952	1,754	0.77	5	6	
					Totals	4	-	57.67	51,604	44,381	0	1,196	9,952	6,027	0.86	26	24	

The Belford				Project Data Building 1												
Program Section Diagram - Building 1				Use	Building Code Data											
					Buidling Height Data								Efficiency	MLA/Unit (SF)		
					Level	Floor-to-Floor (ft.)	Overall Height (ft.)	Gross Floor Area (GSF)	Residential (SF)	Residential Amenities (SF)	Residential Lobby / Common Area (SF)	Leasable (SF)	Mechanical/ Circulation/ Other	Efficiency / Floor	-	
															1 Bedroom	2 Bedroom
PH Roof				Penthouse Roof	T/PH	-	57.67							-	-	
PH				Mechanical	PH	9.00	48.67					0		-	-	
4	Residential			Residential	4	12.17	36.50	9,901	8,476			1,425	0.86	7	6	
3	Residential			Residential	3	12.17	24.33	12,901	11,476			1,425	0.89	7	6	
2	Residential			Residential	2	12.17	12.17	12,901	11,476			1,425	0.89	7	6	
1	Residential			Lobby	1	12.17		12,901	9,952		1,196	9,952	1,754	0.77	5	6
				Totals	4	-	57.67	48,604	41,381	0	1,196	9,952	6,027	0.85	26	24

3 BUILDINGS TOTAL:	145,812	124,143													78	72
															150	



GROUND FLOOR LAYOUT



TYPICAL FLOOR LAYOUT

Dwelling Unit Summary Buildings 2 and 3								
Dwelling Unit Type	Average Unit SF		Quantity				Totals	
			# of Units		% of Units		SF/Type	
	Target	Actual	Target	Actual	Target	Actual	Target	Actual
1 Bedroom / 1 Bathroom	-	724	-	26	-	52.0%	-	18,826
2 Bedroom / 2 Bathroom	-	1,065	-	24	-	48.0%	-	25,555
Totals	-	894	0	50	0.00%	100.00%	0	44,381

METROPOLITAN

Development Company

6/25/2026

City of Georgetown

Planning Department

809 Martin Luther King St

Georgetown, Texas 78626

Re: Letter of Intent – Planned Unit Development Submittal

Project Name: The Belford Condominiums

Property Address: 2005 S. College Street, Georgetown, TX 78626

To Whom It May Concern:

On behalf of **Belford Residences LLC**, the landowner and developer of the property, please accept this Letter of Intent in support of the Planned Unit Development application for the approximately **8.085-acre** property located at **2005 S. College Street, Georgetown, Texas 78626**. The proposed project, known as **The Belford Condominiums**, is intended to create a thoughtfully designed for-sale condominium community that responds to the unique characteristics of the site while providing an important missing housing option within the City of Georgetown.

The development of the project is managed by MDC TX, LLC (dba/ Metropolitan Development Company). MDC is based in Austin, TX with its local Texas team spread out across the Texas Triangle. With over 30 years of experience, MDC's team has an extensive track record delivering quality housing options and manages active development projects across the Central, TX area.

Project Vision Overview and Land Use Context

The Belford Condominiums is envisioned as a for-sale, condominium community designed to serve a range of residents, including young professionals, empty nesters, and others seeking high-quality housing in a walkable, lower-maintenance ownership setting. This project will help fill the gap between conventional detached single-family homes and rental multifamily development while supporting long-term investment, neighborhood stability, and housing diversity.

The subject property is currently comprised of several lots (to be consolidated via appropriate protocols) which are zoned differently, as Limited Industrial and as Single-Family Residential.

As part of this application, the applicant proposes MF-2 as the base zoning district underlying the PUD. The combination of multiple existing zoning districts, the site's physical characteristics, surrounding land uses, circulation patterns, nearby railroad corridor, and relative isolation from

10900 Research Blvd. Suite 160C PMB 3076 Austin, TX USA 78759

www.metropolitandevco.com

access to adjacent streets creates unique planning challenges that are not easily addressed through conventional zoning standards.

The Future Land Use Map currently designates the area within both the Limited Industrial and Single-Family categories. However, land use patterns in the surrounding area continue to evolve, including the potential introduction of a mixed-use district southwest of the property. In this context, the proposed for-sale condominium community would provide a compatible transition between more intensive existing or future uses and the existing San Jose neighborhood. Rather than extending industrial development or creating abrupt changes in intensity, potential noise pollution, and additional traffic, the PUD provides an opportunity to create a more appropriate residential buffer. The proposed land site plan focuses on open space, the preservation of the historical city grid context reflected in the organization of the proposed building pads and adhering to proper historical scale and character of the area.

Site Design, Neighborhood Compatibility & Historical Context

Compatibility with nearby single-family residential properties has been a major consideration in the site design. Buildings have been pushed away from single-family areas to create substantial separation, and the existing railroad line is utilized as an additional buffer between the proposed development and nearby residential properties. The plan also incorporates sufficient distance and landscape buffers, including new trees, between proposed buildings and single-family properties to reduce potential impacts related to building mass, activity, and views.

While much larger scale housing structures could have been proposed, the developer and the project architects proposed to break down the massing of the condominium buildings into three smaller structures, surrounded with open space and organized along the new proposed street and placed on the ground withing a symmetrical pattern, to adhere to the historical city grid patterns so prevalent across the “original” City of Georgetown downtown.

Building heights and proportions have also been carefully considered. A maximum height of 4 stories is proposed, while a part of building 3 will be reduced to three stories, providing a more appropriate transition and reducing the perceived scale of the development near sensitive edges of the site.

The architectural design of The Belford Condominiums is intended to speak to and evoke, without directly copying, the American Renaissance architectural character reflected in some of Georgetown’s most iconic buildings. Through building proportions, material selection, façade articulation, and traditional architectural references, the project will seek to create a timeless design that feels appropriate to Georgetown while remaining distinct as new construction.

The proposed development is organized to locate residential buildings, parking, sidewalks, open spaces, and common areas in a coordinated manner. Guest parking has been planned away from adjacent single-family areas, and parking areas will be screened with landscaping to soften views from streets, open spaces, and neighboring properties.

Access, Circulation, Open Space, and Infrastructure

The primary objective of the plan is to establish safe, functional, and well-separated circulation throughout the site. The development will include an internal private street system, pedestrian sidewalks, and clear separation from adjacent nonresidential or differing land uses. Two access connections are proposed to improve circulation, emergency access, and overall site functionality.

Drop-off, pick-up, and delivery activity is intended to be directed from College Street in order to reduce conflicts, better manage traffic patterns, and minimize the impact to Pine Street. The proposed plan also includes a common mail area intended to reduce impacts on postal delivery, limit unnecessary vehicle circulation, and minimize traffic associated with individual mail service.

The development has been intentionally designed to preserve open areas and create meaningful green space. Although there are few if any trees of significance to preserve on the property, the applicant intends to plant numerous new trees and provide attractive landscaped open areas throughout the site. Common open spaces will be provided for residents, including gathering areas and shared amenities that support community interaction.

In addition, the plan proposes common spaces that may be accessible to the surrounding community, potentially including a green zone along Pine Street. These areas are intended to enhance the public realm, provide visual relief, and contribute to the neighborhood beyond the boundaries of the development itself.

Stormwater management will be handled on site through retention ponds, underground detention or retention systems, or a combination thereof, subject to final engineering.

Roads, utilities, stormwater facilities, common mail service, parking, access improvements, and other infrastructure elements will be coordinated through final engineering and site development review.

Highest quality building materials like brick, lime stone and natural stucco will be used on all buildings, cladding all sides of the building facades. The relative proportions of windows and elevations are being designed to match the historical context so prevalent across Georgetown.

Comprehensive Plan Consistency and Approval Criteria

The proposed Planned Unit Development is consistent with the goals and policies of the Georgetown 2030 Comprehensive Plan and satisfies the applicable approval criteria for a zoning change and Planned Unit Development under the City of Georgetown Unified Development Code, including UDC Sections 3.06.030 and 3.06.040.

With respect to UDC Section 3.06.030, the proposed zoning change is consistent with both it and the Comprehensive Plan by advancing housing diversity, quality growth, neighborhood compatibility, pedestrian connectivity, and the thoughtful integration of open space.

METROPOLITAN

Development Company

The zoning change promotes the health, safety, and general welfare of the City by replacing an existing, fragmented and dated zoning conditions with a coordinated residential development plan based on MF-2 as the underlying base zoning district.

The proposed PUD allows the site to be planned comprehensively, with attention to access, emergency circulation, pedestrian movement, building placement, parking location, open space, stormwater management, and compatibility with surrounding properties.

While each of the individual lots could have been re-zoned and re-developed independently, this PUD provides a unique opportunity to address many existing or future urban planning challenges and reduce potential negative impacts on the surrounding neighborhoods.

The proposed PUD also satisfies the additional criteria of UDC Section 3.06.040. The project contributes to a more balanced community by providing a lower-maintenance ownership housing option for young professionals, empty nesters, and others seeking alternatives to conventional detached single-family homes and rental multifamily development.

The development includes a planned and integrated circulation system that separates pedestrian and vehicular movement, provides sidewalks throughout the site, and incorporates two access connections for improved circulation and emergency access. The plan also provides common areas and open spaces for residents, with the potential for community-accessible green space along Pine Street.

Through the flexibility afforded by the Planned Unit Development process, the site can be developed in a manner that is more thoughtful, compatible, and beneficial than may otherwise be possible under conventional zoning standards. The proposed PUD advances the City's long-term goals for high-quality growth while providing an appropriate transition between existing neighborhoods and the evolving land use pattern of the surrounding area.

We respectfully request review and approval of the accompanying Planned Unit Development submittal materials. We look forward to working with City staff, the Planning and Zoning Commission, City Council, and neighboring property owners throughout the review process.

Please contact Amanda Saldivar at (210) 860-9224 or Amanda.Saldivar@wginc.com with any questions or requests for additional information.

Sincerely,



Pawel Hardej

Managing Partner; MDC TX, LLC

As Manger for:

Belford Residences, LLC

10900 Research Blvd. Suite 160C PMB 3076 Austin, TX USA 78759

www.metropolitandevco.com

City of Georgetown, Texas
Planning and Zoning Commission
September 1, 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