

# **Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas September 15, 2026**

The Georgetown Planning and Zoning Commission will meet on September 15, 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 Minutes**

Consideration and possible action to approve the minutes from the September 1, 2026 Planning and Zoning meeting – Hannah Breaux, Planning Specialist

### **1.B 2026-13-SUP - 2303 Austin Ave, Pro-Glass**

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Automobile Repair and Services, General in the General Commercial (C-3) Zoning District for the property located at 2303 Austin Ave S, Georgetown, TX 78626 & 211 24th St W, Georgetown, TX 78626, bearing the legal descriptions of Highland Park Revised (Blk 1 Lt 1 & 2 W/PT amd), Block 1, Lot 1A, acres 0.52 and Highland Park (Blk1 Lts 7 & 8 amd), Block 1, Lot 7A, acres 0.95 (2026-13-SUP) -- Hunter Gould, Planner

### **1.C Discussion Items**

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

## **Adjournment**

## **Certificate of Posting**

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

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Robyn Densmore, City Secretary

**City of Georgetown, Texas**  
**Planning and Zoning Commission**  
**September 15, 2026**

SUBJECT:  
Minutes

SUGGESTED ACTION:  
Consideration and possible action to approve the minutes from the September 1, 2026 Planning and Zoning meeting – Hannah Breau, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:  
Stephanie McNickle, Planning Department

ATTACHMENTS:  
[09.01.2026 Meeting Minutes - Final.pdf](#)

**Minutes of the  
Planning and Zoning Commission  
City of Georgetown, Texas  
Tuesday, September 1, 2026**

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

The following Members were in attendance:

Present were: Travis Perthuis, Michael D Charles, Ercel Brashear, Jen Bradac, Pierce P Macquire, Joe Digiacomio

**Public Wishing to Address the Board**

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Christina Calixtro, 908 E. 22nd St., approached the Commission and stated her concerns regarding Agenda Item 1C, Belford PUD. Ms. Calixtro spoke on the importance of preserving the history and character of the neighborhood. She listed concerns regarding parking along Pine Street and associated traffic, proposed parking within the floodplain, the neighborhood overlay plan and whether the project complies with the plan, Belford properties within San Jose, the proposed retention pond, and the neighborhood's susceptibility to flooding.



Liz Weaver, 1221 S. Main St., approached the Commission and stated her concerns regarding Agenda Item 1C, Belford PUD. She stated concerns regarding flooding in the area, loss of privacy for residents of the San Jose neighborhood, inadequate parking on the property, lack of an adequate buffer yard, and increased traffic. She also expressed concern regarding overbuilding of the tract.

Joseph Kahler, S. Church Street, approached the Commission and stated his opposition to the project for the same reasons previously stated.

Chair Perthuis moved to the first Regular Agenda item.

## 1. Regular Session

### 1.A Meeting Minutes

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

**Moved by** Ercel Brashear; seconded by Joe Digiacomo to Approve The minutes from the August 4, 2026, regular meeting of the Planning and Zoning Commission .

**Motion** Approved: 6- 0

**Voting For:** Travis Perthuis, Michael D Charles, Jen Bradac, Pierce P Macguire, Ercel Brashear, Joe Digiacomo

**Voting Against:** None

### 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 Liams, Assistant Planning Director

Staff Report presented by Allyson Liams, Assistant Planning Director

Staff presented the applicant's request for a Special Use Permit for an accessory dwelling unit in the Residential Single-Family zoning district for the property located at 1503 S. Elm Street. Staff noted that four accessory dwelling units had been confirmed after public notices were finalized. Staff presented the current context of the property, which consists of three existing attached units and an existing casita at the rear of the property. The property is surrounded by Residential Single-Family zoning and is also zoned Residential Single-Family. The property is identified as a Mixed Density Neighborhood on the Future Land Use Map.

Staff presented the history of the property and stated that the owners purchased the property in August 2021. In September 2021, the primary dwelling unit was listed for rent, with six total rental listings occurring since 2021. In August 2022, the owners received a COA for a two-story garage addition. In January 2023, a building permit

requested the HARC-approved addition. In Spring 2026, multiple code violations were identified, including unpermitted ADUs, unpermitted interior modifications, and unpermitted short-term rental units. In May 2026, a building permit was submitted for the unpermitted interior work. In June 2026, a Special Use Permit application was submitted.

Staff stated that the primary dwelling is currently being rented, with the lease ending in October. The casita and two attached upstairs units are being utilized as mid-term rentals. The downstairs storage unit has been converted into living space and is currently occupied by the property owner's daughter. Staff presented an explanation of what a Special Use Permit allows and identified the specific limitations within the Unified Development Code with which the property is compliant. Staff presented the current conditions of the property and the various uses occurring on the site. Staff presented the current floor plan for the casita structure and stated that it is a nonconforming site. Staff also presented the second-floor unit floor plan and the current first-floor unit floor plan. Staff presented the approval criteria under UDC Section 3.07.030 and identified the criteria with which the request complies. Staff presented the approval criteria under UDC Section 3.036.030 and identified the criteria with which the request complies. 40 property owners were notified of the meeting. Staff received zero comments in favor of the request and 16 written comments in opposition. Staff recommended approval of the Special Use Permit, subject to the conditions outlined in the staff report.

Chair Perthuis asked whether the permit for which the applicant had applied had been cleared. Staff stated that the applicant had applied for the permit but could not receive the permit until the SUP had been approved. Chair Perthuis asked about an accessory structure and a non-kitchen unit. Staff stated that an ADU is a space that contains a full kitchen and provided the definition of a full kitchen according to the UDC. Staff stated that all of the units contain a kitchen space. Chair Perthuis asked whether removing the kitchens would allow the units to become units that do not require an SUP. Staff stated that this would be possible, provided the units met all other applicable requirements, if the units were guest houses without kitchens, an SUP would still be required to rent them.

Chair Perthuis asked the Commissioners if they had any questions for staff.

Commissioner Brashear asked staff to explain the difference between the current application and a multifamily application for the property and why the request would not be considered a multifamily application. Staff stated that the owner had indicated an intent to move into the property once the current lease expires.

Commissioner Brashear asked whether staff was aware of whether the applicant had ever lived at the property. Staff stated that they were not aware of whether the applicant had lived at the property. Commissioner Brashear asked whether there is only one electrical, sewer, and water tap for the property. Staff stated that there is.

Commissioner Brashear asked whether, if the Board followed staff's recommendations, the casita would be individually metered. Staff stated that it would not and that the units would be required to remain on the same electric and water meters.

Commissioner Brashear asked whether there would be a code evaluation as part of the review process. Staff stated that there would be. Commissioner Brashear stated that approving the request would be a reward for bad behavior.

Chair Perthuis asked whether, if a portion of the garage space were reintegrated, there would still be no ability to have more than one parking space. Staff stated that there would not.

Commissioner DiGiacomo asked what the unpermitted site modifications were. Staff stated the unpermitted site modifications. Commissioner DiGiacomo asked whether staff was stating that the applicant would need to remove the work that had been completed or whether there was another option. Chair Perthuis stated that staff was indicating that the work needed to be permitted.

Commissioner DiGiacomo asked why the property needed to be permitted. Staff stated that the Building Code requires any work performed on a property that requires a permit to be permitted. Commissioner DiGiacomo asked for clarification regarding staff's recommendations. Staff stated that the previous statement was correct.

Commissioner Bradac asked whether the existing ADUs would be returned to the main house if the individual doors were removed. Staff stated that the applicant would have to return the property to what was previously approved.

Commissioner Bradac asked whether the daughter living on the property satisfies the owner-occupancy requirement. Staff stated that it does not.

Commissioner Bradac asked whether there was a way to confirm that the owner moves back into the property after the current lease expires. Staff stated that staff would have to work with Code Compliance moving forward.

Commissioner Charles asked whether the casita would meet the 25% threshold. Staff stated that it would.

Commissioner Charles asked how the violations were discovered. Staff stated that the violations were discovered by surrounding property owners.

Chair Perthuis invited the applicant to speak

Applicant Randy Strouhd, 365 Adams Street, approached the Commission to present. The applicant explained the history of the property and the reasons for the provisions made to the house. He stated that he purchased the home in 2021, lost his job after moving, and had to temporarily return to his home in Dallas. He subsequently secured a job in the Austin area and returned to the Elm Street property.

The applicant stated that, after moving in, he began a project on the property and did not obtain permits for the work on the casita. He stated that he built the casita for his daughter to move into. He also stated that he invested in another property on Adams Street in Georgetown, where he is currently living, and moved there in preparation for renting the Elm Street property.

The applicant stated that corrective actions had begun on the home and that he intends to move back into the Elm Street property after the current lease ends in October. He stated that he will begin obtaining the proper permits and continue corrective actions on the home.

Chair Perthuis asked the applicant whether he still intends to rent the casita once he moves back into the property.

The applicant stated that he does.

Chair Perthuis asked the Commission if there were any questions.

Commissioner Brashear asked how the Commission would verify that changes made through the conversion process remain permanent.

The applicant stated that the community would help ensure that the same mistakes are not made again, along with compliance with inspections conducted by the City.

Chair Perthuis opened the public hearing.

Sivan Silver, 1407 Elm St., approached the Commission and explained the applicant's history with the property and the work performed on the property by the applicant. She stated that she believed the applicant would have continued the unpermitted uses if the surrounding residents had not brought them to the City's attention. She stated that the property should be reverted to the conditions approved by HARC in 2022.

West Short, 1506 S. Elm St., approached the Commission and stated that the applicant had told him about the additional space in the home was strictly for family use. He expressed his objection to granting the SUP and stated that he wants the COA issued by HARC in 2022 to also be revoked. He requested that the Commission deny the request in its entirety. He then asked the audience how many people were opposed to the request.

Kenneth F. Hoke-Witherspoon, 1603 Elm St., approached the Commission and shared concerns regarding unpermitted work that damaged landscaping.

Eileen Meyer, 1506 S. Elm St., approached the Commission and stated that she did not believe the applicant would follow the requirements established by the City. She stated her opposition to approval of the request. She stated that surrounding property owners discovered the renter in the casita after something fell out of a window.

Joseph Kahler, 1225 S. Church St., approached the Commission and stated his opposition to approval of the project. He stated that he believed the interior of the property should be gutted.

Lesley Anne Maddox, 1502 Ash St., approached the Commission and stated her opposition to approval of the ADUs. She discussed the history of the property at 1503 Elm St. She stated that there is an AC unit operating on their property. She also stated that there appeared to be renters living in the property and referenced nuisances surrounding the property. She expressed the importance of the history of the home and requested the City's assistance in denying the ADUs.

Liz Weaver, 1221 S. Main St., approached the Commission and stated that she was the architect who had worked with the applicant when the original HARC application was

submitted in 2022. She discussed the HARC approval process and stated that the applicant should have been aware of the requirements. She questioned whether the property's units had ever been listed as short-term rentals with the City. She requested that the Commission deny the request.

Chair Perthuis closed the public hearing.

Chair Perthuis asked the Commission if there were any additional questions for staff. Commissioner MacGuire asked what the difference would be between denial and approval with conditions. Staff stated that denial would require the applicant to obtain all necessary permits and would not allow the casita structure to remain in place. The applicant would have to go through HARC and would no longer be allowed to rent out the ADUs.

Commissioner MacGuire asked whether the structures would have to be demolished if the request were denied. Staff stated that the casita would have to be demolished, but structures that had previously gone through HARC would not have to be demolished.

Commissioner Brashear asked whether the ADU would be returned to its previous shell condition. Staff stated that it potentially could be.

Commissioner Brashear asked whether the structure would be removed or converted to storage. Staff stated that this would depend on how the Building Official determined the structure should be addressed.

Chair Perthuis asked whether, if the property reverted to its original condition, it would be able to exist as a conforming structure. Staff stated that it would not, as it had lost its nonconforming status. Commissioner Brashear asked whether a timeframe could be established for the applicant to comply with the conclusion.

Staff stated that a timeline could be established and that the Commission could determine the timeframe.

Commissioner Brashear asked whether annual inspections or something similar could be used to verify that no further work had been performed. Staff stated that this may be possible depending on how the Commission structures the conditions. Staff clarified the restrictions that could be placed on the property and stated that the applicant could withdraw the application if too many restrictions were imposed.

Commissioner Brashear asked whether, if the request was denied, the property would be taken back to HARC. Staff stated that if the applicant wanted to keep the structure where it is, HARC would need to make that determination.

Discussion: Commissioner DiGiacomo stated that the request should be denied and that the applicant could begin the process of obtaining permits for the property. Chair Perthuis asked staff whether that was correct. Staff confirmed that it was correct.

Chair Perthuis stated that he would be agreeable to an SUP for one ADU that could be rented when the property is owner-occupied. He stated that his issue was with the casita and that he had no recollection of another approval for a similar situation. He asked what the appropriate motion would be for removing the casita. Staff stated that denial would be the appropriate route.

Commissioner Bradac asked whether the variance process would allow the casita to continue. Staff stated that a COA through HARC may allow it. Chair Perthuis asked why the ZBA would not approve it. Staff stated that HARC can approve setbacks within the historic overlay.

**Moved by** Joe Digiacomio; seconded by Jen Bradac to Deny 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 with Conditions. .

**Motion** Approved: 6- 0

**Voting For:** Travis Perthuis, Michael D Charles, Jen Bradac, Pierce P Macguire, Ercel Brashear, Joe Digiacomio

**Voting Against:** None

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

Staff Report by Madelyn Allen, Planner

Staff presented a zoning map amendment requesting to rezone an 8.085-acre tract of land located at Clement Stubblefield Survey from Industrial and Residential Single-Family zoning to the Planned Unit Development (PUD) zoning district, with a base zoning of High-Density Multifamily for the property. Staff reminded the Commission that the presentation was conceptual and that no decision would be made at this meeting.

Staff presented the surrounding context of the project. To the east of the project is the San Jose neighborhood, which is comprised of residential single-family homes. West of the property are also residential single-family homes, along with industrial uses to the south and west. The Future Land Use designation for the area is predominantly Mixed Density Neighborhoods. The Mixed Density Neighborhood designation proposed for the Future Land Use Map, which provides for single-family and medium-density housing types, with consideration of approximately five units per acre under this zoning. Staff provided the definition and characteristics of a Planned Unit Development. Staff stated that the applicant is proposing High-Density Multifamily zoning for the Planned Unit Development. Staff presented the proposed project, which includes 150 dwelling units, four stories, and a building height of 60 feet. The project proposes points of entry on Pine Street and Church Street and proposes utilizing the existing railroad. Three proposed structures would face the railroad. Staff presented proposed deviations from UDC standards, including a reduction in required parking and an increase/reduction related to the maximum building height. Staff requested feedback from the Commission regarding whether the proposed building height is appropriate, whether the proposed reduction in parking is appropriate, and whether the Commission had any additional feedback.

Chair Perthuis reminded the Commission to address the requested feedback.

Chair Perthuis asked how the railroad tracks would not be traversed. Staff stated that the applicants would not create a new crossing but that the matter was still being worked through with staff. Commissioner Brashear asked whether, if the railroad crossing could not be secured, traffic would spill onto Pine Street. Staff stated that the Church Street entry point would be required for the project to continue.

Commissioner Brashear stated that he would not support reduced parking and advocated for the required 274 parking spaces.

Commissioner DiGiacomo stated that he agreed with not reducing parking and expressed concerns regarding the building height. He also stated concerns regarding fire safety and the type of elevator proposed. He proposed a 2A elevator type instead of a 5A type.

Commissioner Bradac asked whether approval had been obtained from the railroad owner to build. Staff stated that the applicants had not been in contact with the railroad owner. Commissioner Bradac stated that she was not in favor of reducing parking and asked whether there was a public benefit being provided in exchange for the proposed height of the proposed building. Staff stated that the public benefit was affordable multifamily housing. Commissioner Bradac stated that San Jose is a historic neighborhood and that the neighborhood has a neighborhood plan adopted by the City. She expressed concerns that the project would not have a positive impact on the neighborhood. She asked whether the San Jose Neighborhood Plan was incorporated into the project plans. Staff stated that the applicant had been in contact with the neighborhood and was working toward compliance with the plan's standards.

Commissioner Charles stated that he agreed with the concerns expressed by the other Commissioners. Commissioner Price stated that he also agreed with the concerns expressed by the other Commissioners.

Commissioner DiGiacomo asked how much of the site is located within the FEMA floodplain. Staff stated that the parking and structures would be located above the floodplain.

Applicant, Pavo Harde, approached the Commission. Mr. Harde stated that the property had not been developed due to the hardships associated with the property. He proposed that the development would be positive for the community because there is currently no flood control and the development would help address that issue. He stated that the project would comply with current building codes and regulations. Mr. Harde stated that the building height would be addressed. He also discussed a proposed landscape buffer and building buffer. He stated that the owners of the railroad tracks could not be contacted and that no new railroad crossing was proposed. He stated that existing connections to Church Street are available and identified two connection points. Mr. Harde stated that parking would be assigned to residents. He also stated that the original proposal included a pocket park for the neighborhood, but neighbors expressed concerns and did not want the park. He stated that parking along Pine Street is privately owned parking. He reiterated that the applicant would comply with all applicable building codes.

Chair Perthuis stated concerns regarding building height and parking. The applicant stated that the building height was driven by the market and that parking is determined by the number of units. He stated that the applicant is requesting only an 8% reduction in parking for one-bedroom and studio units. Commissioner Brashear stated his concern regarding the services that would be needed for the property. Chair Perthuis stated that if the issues

related to parking, building height, and the San Jose neighborhood could be resolved, there could be support for the project. Commissioner Diagiaco stated that building height would reduce the required number of parking spaces.

Commissioner Charles expressed concerns regarding parking spaces being used for purposes other than their intended use. The applicant stated that parking would be assigned, with options for residents to purchase a second space, and that street parking would be available along the built street. Chair Perthuis asked whether the Commission had any additional feedback. Chair Perthuis asked whether staff had received the appropriate feedback. Staff stated that the appropriate feedback had been received

#### 1.D Discussion Items

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

No Discussion Items

### Adjournment

These minutes were approved at the meeting of \_\_\_\_\_

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Attest



**City of Georgetown, Texas**  
**Planning and Zoning Commission**  
**September 15, 2026**

**SUBJECT:**

2026-13-SUP - 2303 Austin Ave, Pro-Glass

**SUGGESTED ACTION:**

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Automobile Repair and Services, General in the General Commercial (C-3) Zoning District for the property located at 2303 Austin Ave S, Georgetown, TX 78626 & 211 24th St W, Georgetown, TX 78626, bearing the legal descriptions of Highland Park Revised (Blk 1 Lt 1 & 2 W/PT amd), Block 1, Lot 1A, acres 0.52 and Highland Park (Blk1 Lts 7 & 8 amd), Block 1, Lot 7A, acres 0.95 (2026-13-SUP) - Hunter Gould, Planner

**ITEM SUMMARY:**

Overview of Applicant's Request: The applicant is requesting a Special Use Permit (SUP) for the Automobile Repair & Service, General use within the General Commercial Zoning District (C3).

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 partially complies with 3, and does not comply with 1 of the 4 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 determined that the proposed request complies with 3, and partially complies with 2 of the 5 criteria established in UDC Section 3.06.030 for a Rezoning.

Public Comments: 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 Special Use Permit request (25 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (August 30, 2026) and three signs were posted on-site. To date, staff has received (0) written comments in favor, and (0) in opposition to the request.

**FINANCIAL IMPACT:**

N/A

**SUBMITTED BY:**

Stephanie Mcnickle, Planning Department

**ATTACHMENTS:**

[2026-13-SUP Staff Presentation.pdf](#)

[2026-13-SUP Staff Report.pdf](#)

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

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

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

[Exhibit 4- Concept Plan.pdf](#)

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



# Pro-Glass (2303 S Austin Ave & 211 W 24<sup>th</sup> St) 2026-13-SUP

September 15, 2026 | Planning and Zoning Commission

# Item Under Consideration

## 2026-13-SUP

- Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Automobile Repair and Service, General, in the General Commercial [C3] zoning district for the property located at 2303 S Austin Ave, bearing the legal description of 0.95 Acres, Lot 7A, Block 1, Highland Park (BLK 1 LTS 7 & 8 AMD) (2026-13-SUP) -- Hunter Gould, Planner



## Aerial

2026-13-SUP

 SUP



0 100 200  
Feet





# Zoning

## 2026-13-SUP

### Exhibit #3

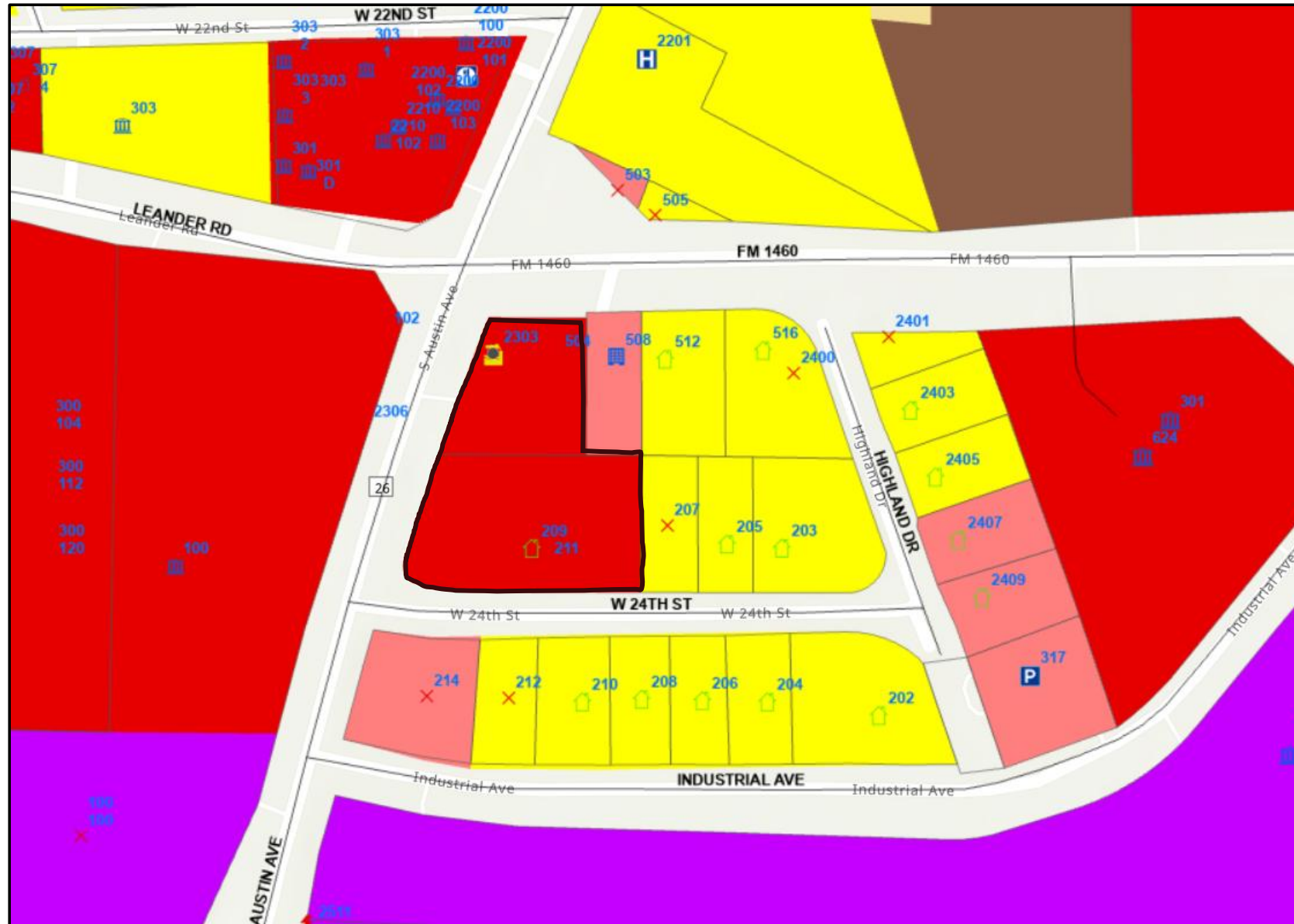
- Site
- road
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- Gateway Overlay
- Parcels

#### Zoning

##### ZONE

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

0 100 200 Feet



# Future Land Use | 2026-13-SUP

9/8/2026, 9:26:20 AM

Future Land Use

- Community Center
- Open Space
- Regional Center
- Special Area

Streets

- OPEN
- Parcels
- Georgetown City Limits-Zoomed In

Address

- COMMERCIAL
- GOVERNMENT
- INDUSTRIAL
- NONE

OFFICE

- PARKING
- SINGLE FAMILY
- UTILITIES

Scale: 1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

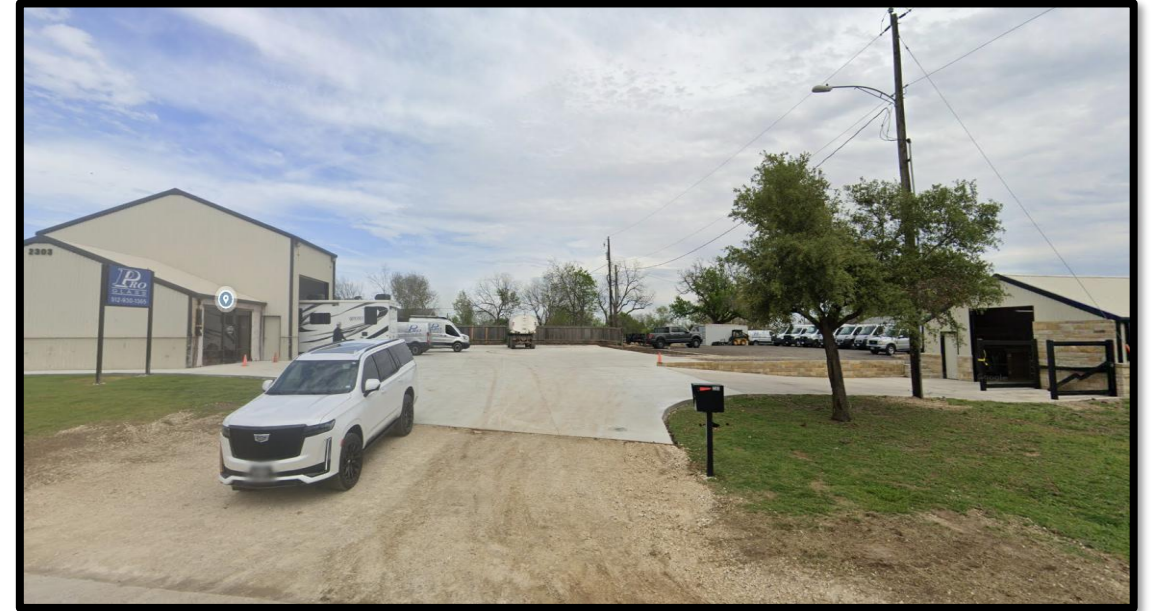
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS.

Georgetown Planning

Esri Community Maps Contributors, City of Austin, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

# Summary of Request

- The Automobile Repair and Services, General use of the property is considered legally nonconforming, and the applicant would like to eliminate the nonconformity by obtaining a Special Use Permit







GEORGETOWN  
TEXAS



# Approval Criteria – UDC Section 3.07.030

| Criteria for SUP                                                                                                                                                                                                                                                                                                                                                            | Complies | Partially Complies | Does Not Comply |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------|-----------------|
| The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.                                                                                                                                                                                                                                            |          | X                  |                 |
| The proposed 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                  |                 |
| 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                  |                 |

# Approval Criteria – UDC Section 3.06.030

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

# Approval Criteria – UDC Section 3.06.030

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

# Staff Recommendation

Staff recommend *approval* of the request as presented by the applicant

# Public Notifications

- 25 property owners within the 300' buffer
- Notice in Sun News on August 30, 2026
- Three signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED





# Summary

- Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Automobile Repair and Service, General, in the General Commercial [C3] zoning district for the property located at 2303 S Austin Ave, bearing the legal description of 0.95 Acres, Lot 7A, Block 1, Highland Park (BLK 1 LTS 7 & 8 AMD) (2026-13-SUP) -- Hunter Gould, Planner

**Report Date:** 9/11/2026

**Case Number:** 2026-13-SUP

### AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Automobile Repair and Services, General in the General Commercial (C-3) Zoning District for the property located at 2303 Austin Ave S, Georgetown, TX 78626 & 211 24<sup>th</sup> St W, Georgetown, TX 78626, bearing the legal descriptions of HIGHLAND PARK REVISED (BLK 1 LT 1 & 2 W/PT AMD), BLOCK 1, Lot 1A, ACRES 0.52 and HIGHLAND PARK (BLK 1 LTS 7 & 8 AMD), BLOCK 1, Lot 7A, ACRES 0.95

### AGENDA ITEM DETAILS

**Project Name:** Pro-Glass SUP

**Applicant:** Sandlin Services, c/o Nicholas Sandlin

**Property Owner:** Pro Glass, c/o Shane Pope

**Property Addresses:** 2303 AUSTIN AVE S, GEORGETOWN, TX 78626, & 211 24TH ST W, GEORGETOWN, TX 78626

**Legal Descriptions:**

- R539124: HIGHLAND PARK REVISED (BLK 1 LT 1 & 2 W/PT AMD), BLOCK 1, Lot 1A, ACRES 0.52
- R559138: HIGHLAND PARK (BLK 1 LTS 7 & 8 AMD), BLOCK 1, Lot 7A, ACRES 0.95

**Current Zoning:** General Commercial (C3)

**Current Use:** Automobile Repair & Service, General

### APPLICANT'S REQUEST

The applicant is requesting a Special Use Permit (SUP) for the Automobile Repair & Service, General use within the General Commercial Zoning District (C3)

### RECOMMENDATION

Staff recommend approval of the request.

### PROPERTY CONTEXT

**Neighborhood Character:**

The subject property is located on the southeast corner of an active intersection – with Austin Ave (minor arterial) to the West and FM 1460 (major arterial) to the North. The northwest corner of the intersection features a gas station, convenience store and restaurants. The northeast corner is occupied by an animal hospital, and the southwest corner includes a building supply store.

## Planning Department Staff Report

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The neighboring properties to the East and South make up a small, historic residential single-family neighborhood consisting of medium to low-priority historic residences as identified on the 2016 Historic Resources Survey. The neighborhood is enveloped by industrial and commercial districts.

### **Zoning Trends:**

The subject property has a Community Center Future Land Use and is currently zoned General Commercial. It is subject to the Urban Gateway Image Corridor as designated in the 2030 Comprehensive Plan. The subject property was rezoned in March 2026 from Local Commercial (C1) and Neighborhood Commercial (CN) to General Commercial (C3).

### **Present Property Description:**

The property is located on the corner of South Austin Avenue and FM 1460. The property features several existing commercial buildings, and associated parking areas.

## STAFF ANALYSIS

### **Technical Review:**

The property is zoned General Commercial (C-3). The General Commercial District (C-3) is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

While this is a business that has existed since 1998, the owner would like to expand the parking area for the establishment into another lot without expanding the nonconforming status of the use. The proposed parking area has already been constructed by the owner, but still requires additional site features like parking space striping, landscaping, etc. Thus, to ensure compliance with the requirements of the Unified Development Code, this special use permit is requested by the property owner.

The future land use for the property is Community Center. Community Centers are often located near single-family detached residential areas. Unlike larger shopping centers that may attract regional customers, Community Center developments primarily provide services for residents of surrounding neighborhoods. These developments provide local retail, professional office, and service-oriented businesses that serve the residents of Georgetown in one area.

The proposed Special Use Permit request was reviewed by all applicable City Departments to determine the appropriateness of the requested specific use on the subject property. All comments were resolved by the applicant. No other city departments provided comments on the request.

Staff has reviewed the request and determined that the proposed request does not comply with one and partially complies with three of the four approval criteria established in UDC Section 3.07.030.C for a Special Use Permit.

## Planning Department Staff Report

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### 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 Special Use Permit request (25 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (August 30, 2026) and three signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

### ATTACHMENTS

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

### SUBMITTED BY

*Hunter Gould, Planner*

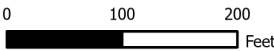


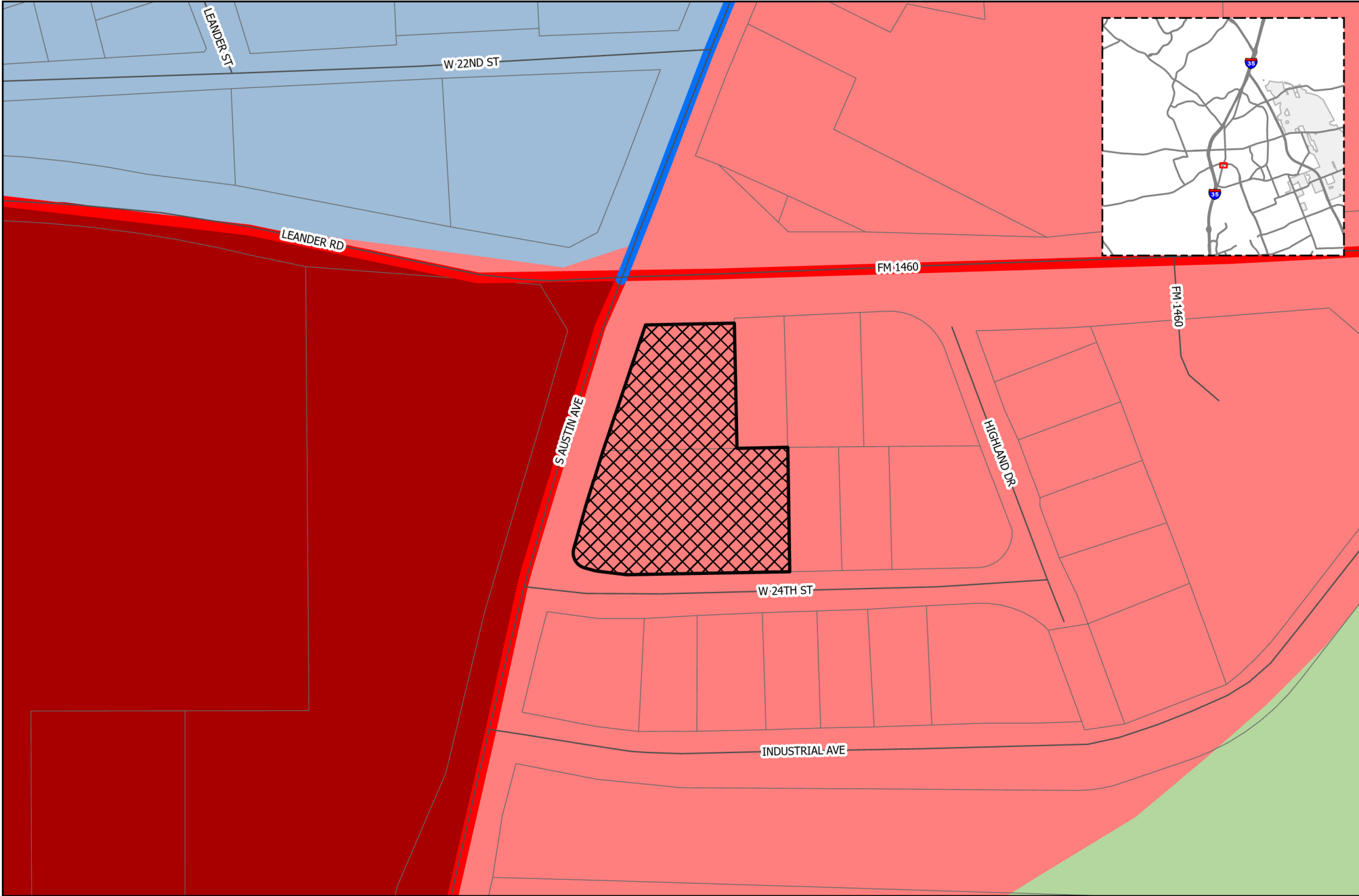
# Location

2026-13-SUP

Exhibit #1

-  Site
-  Parcels





Future Land Use/  
Future Mobility Plan

2026-13-SUP

Exhibit #2

- Site
- road

Thoroughfare

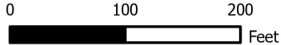
CLASS

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

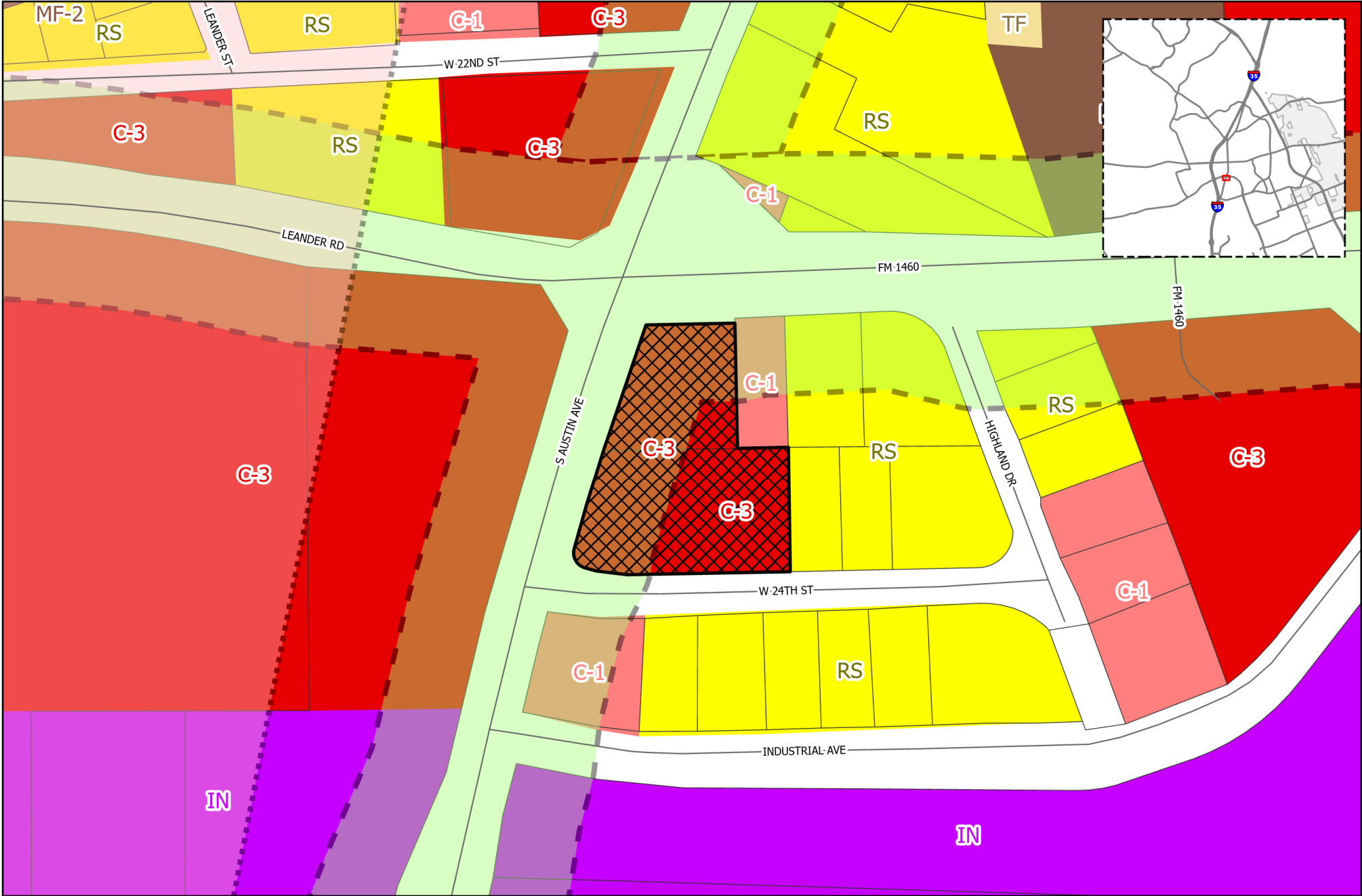
Future Land Use

FLU

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





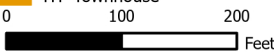


**Zoning**  
**2026-13-SUP**  
**Exhibit #3**

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

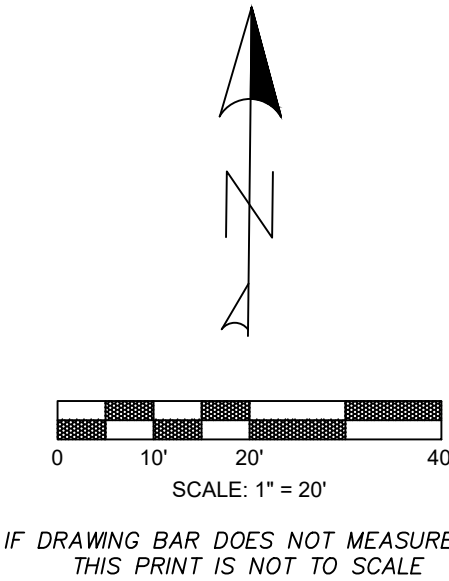
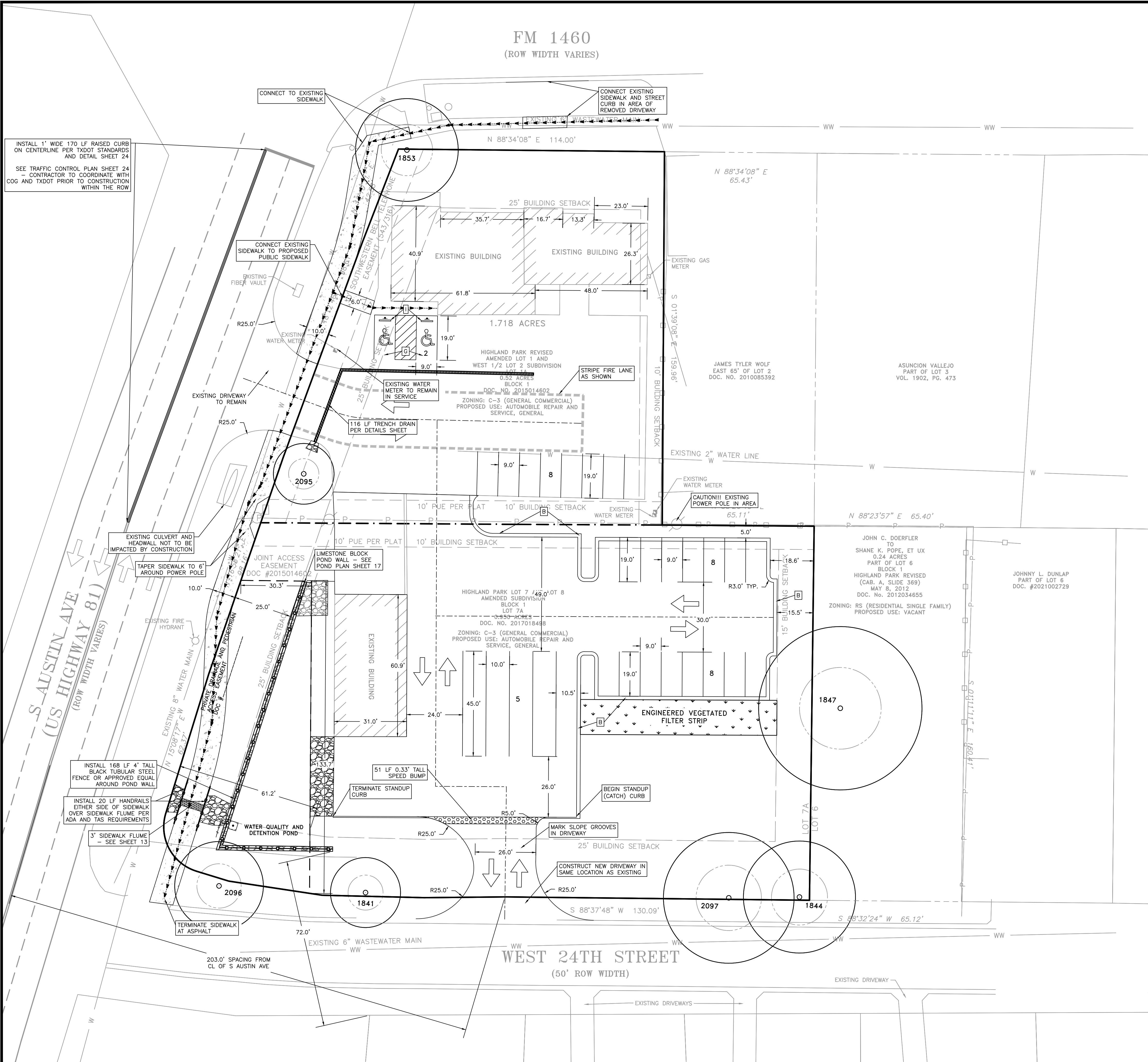
**Zoning**  
**ZONE**

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





C:\Shared drives\Sandlin Services Projects\Land Development\Division\01-0148-001 Pro Glass Georgetown\CAD\Construction Sheets\5 Pkg STL\dwg-SITE PLAN Plotted Jul 17, 2026 at 8:10am by Engineer | Last Saved by: Engineer



- NOTES**
1. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULL SHIELD. WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2 FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
  2. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
  3. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.
  4. ROLLOUT BINS ARE TO BE UTILIZED ON THIS SITE.
  5. ALL CURB IS LAYDOWN UNLESS OTHERWISE NOTED.
  6. ALL UTILITY SERVICES ARE EXISTING AND NOT PROPOSED WITH THESE PLANS.
  7. SPEED LIMIT OF S AUSTIN AVE: 40 MPH

| SITE DATA                 |                                                                                                                     |
|---------------------------|---------------------------------------------------------------------------------------------------------------------|
|                           | PROPOSED                                                                                                            |
| TOTAL SITE AREA           | 64,384 SF = 1.48 AC                                                                                                 |
| EXISTING ZONING SETBACKS  | C-3 (GENERAL COMMERCIAL)<br>STREET YARD - 25 FT MIN<br>FRONT - 25 FT MIN<br>SIDE - 10/15 FT MIN<br>REAR - 10 FT MIN |
| EXISTING IMPERVIOUS COVER | 23,885 SF = 0.55 AC = 37.1%                                                                                         |
| PROPOSED IMPERVIOUS COVER | 36,272 SF = 0.83 AC = 56.3%                                                                                         |
| MAXIMUM IMPERVIOUS COVER  | 45,069 SF = 1.03 AC = 70.0%                                                                                         |
| BUILDING HEIGHT           | 1 STORY - SEE ARCH. PLANS BY OTHERS                                                                                 |
| FOUNDATION TYPE           | CONCRETE SLAB                                                                                                       |

| PARKING TABLE                         |                                          |
|---------------------------------------|------------------------------------------|
| TOTAL BUILDING AREA                   | 5,947 SF                                 |
| PARKING RATIO - "AUTOMOTIVE SERVICES" | 1 SPACE/400 SF + 1 SPACE/1000 SF STORAGE |
| PARKING REQUIRED                      | 5,947 SF / 400 = 15 SPACES               |
| PARKING PROVIDED                      | 31 SPACES INCLUDING 2 ADA (1 VAN)        |

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPELS#124404, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE APPLICABLE GOVERNMENT AUTHORITIES

THIS PLAN SET FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

**SITE PLAN LEGEND**

- PROPOSED PROPERTY/PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- 4' FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- TAS ACCESSIBLE ROUTE
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

**EX. WATER LINE** **PR. WATER LINE**  
**EX. WASTEWATER** **PR. FIRE LINE**  
**EX. STORM SEWER LINE** **PR. WASTEWATER**  
**EX. FIRE HYDRANT** **PR. FIRE HYDRANT**  
**EX. WATER METER** **PR. FIRE METER**  
**EX. WASTEWATER MANHOLE** **PR. WATER METER**  
**PR. WASTEWATER MANHOLE**  
**FITTINGS AS NOTED** **FLOW ARROW**  
**GATE VALVE AS NOTED** **EX. UTILITY POLE**  
**WW CLEAN OUT**  
**BFP BACK FLOW PREVENTER**

- SITE LEGEND**
- A 6" CURB & GUTTER. SEE DETAIL SHEET.
  - B RIBBON CURB. SEE DETAIL SHEET.
  - C CASTELLATED CURB. SEE DETAIL SHEET.
  - D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
  - E CONCRETE SIDEWALK. SEE DETAIL SHEET.
  - F PEDESTRIAN CROSSWALK.
  - G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
  - H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
  - I CONCRETE WHEEL STOP. SEE DETAIL SHEET.
  - J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
  - K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT AND CITY STANDARDS

WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

**SANDLIN**  
SERVICES, LLC

TBPELS FIRM #21356  
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

**SITE PLAN**

PROJECT CASE: 2025-7-SDP  
**PRO GLASS  
GEORGETOWN**

| # | REVISION DESCRIPTION | SIGNATURE | DATE | SHEET |
|---|----------------------|-----------|------|-------|
|   |                      |           |      | 10    |
|   |                      |           |      | OF    |
|   |                      |           |      | 27    |



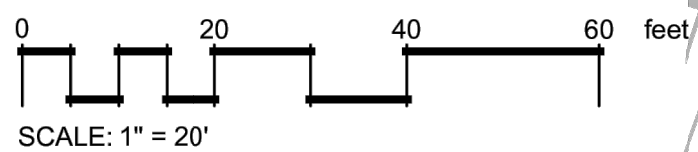
will blair 7/16/2026 7:03 PM c:\bba dropbox\projects\pro glass, georgetown\_ nick sandlin, shane popelino glass, georgetown\pro glass, georgetown.dwg



Know what's below.  
Call before you dig.



NORTH



## TREE LEGEND

- REMOVED TREE
- PRESERVED TREE  
P##### - PROTECTED  
H##### - HERITAGE
- TP — TREE PROTECTION

**Contractors:**  
email [info@blairla.com](mailto:info@blairla.com) with  
RFIs, submittals, & inspection  
scheduling  
Schedule inspections at least 2  
weeks in advance

FM 1460  
(ROW WIDTH VARIES)

## LANDSCAPE CALCULATIONS

Scenic / Natural Gateway Landscaping (Sec. 8.04.050)  
Required Amount of Live Vegetative Coverage:  
[(322lf x 25) - (2,430sf drive/walk)] x 0.8 = 4,496 sf

Minimum Number of Shade Trees Required:  
[(322lf x 25) - (2,430sf drive/walk)] / 1,000 ] x 2 = 11 trees

Minimum Number of Shrubs Required:  
[(322lf x 25) - (2,430sf drive/walk)] / 1,000 ] x 5 = 28 shrubs

Street Yard Landscaping (Section 8.04.030)  
Minimum Required Street Yard Landscape Area:  
27,753sf X 0.2 (20%) = 5,551 sf

Minimum Number of Required Street Yard Trees:  
4 + [(17,753 / 10,000) X 1.5] = 7 trees  
(4 trees for first 10,000sf + 1.5 for every 10,000sf over)

Minimum Number of Required Street Yard Shrubs:  
12 + [(17,753 / 10,000) X 4] = 19 shrubs  
(12 shrubs for first 10,000sf + 4 for every 10,000sf over)

Parking Lot Landscaping (Section 8.04.040)  
Minimum Required Parking Lot Landscape Area:  
Street Yard: (0 spaces X 20sf) = 0sf  
Non Street Yard: (44 spaces X 10sf) = 440sf

Minimum Number of Required Parking Lot Shade Trees:  
• [15 parking stalls (min req.) / 12] = 1 tree  
• [20 parking stalls (above min) / 12] X 1.5 = 3 trees

Screening (Section 8.04.070)  
Mechanical Screening:  
materials shall blend with primary building materials

Parking: 171 lf / 4' o.c. evergreen shrubs= 43  
Waste Containers: -- if  
minimum 2' tall at time of planting with mature height of 3-4'  
within 2 years.

## PLANT SCHEDULE

| CODE              | COMMON NAME                 | BOTANICAL NAME                           | CONT           | CAL     | SIZE                         | QTY | WATER USE      | MATURE HEIGHT  | SEASON                    |
|-------------------|-----------------------------|------------------------------------------|----------------|---------|------------------------------|-----|----------------|----------------|---------------------------|
| <b>TREES</b>      |                             |                                          |                |         |                              |     |                |                |                           |
| bo3               | Burr Oak                    | Quercus macrocarpa                       | 65 gallon min. | 3"Cal   | 8'-10' H min.                | 4   | Low            | 25 - 40ft. ht. | Deciduous                 |
| lo3               | Live Oak                    | Quercus virginiana                       | 65 gallon min. | 3"Cal   | 6' H min                     | 3   | Low            | 25 - 40ft. ht. | Evergreen                 |
| mo3               | Monterey Oak                | Quercus polymorpha 'Monterey'            | 65 gallon min. | 3" Cal  | 8'-10' H min.                | 1   | Low            | 25 - 40ft. ht. | Evergreen, Semi-deciduous |
| ms3               | Mexican Sycamore            | Platanus mexicana                        | 65 gallon min. | 3"Cal   | 8'-10' H min.                | 4   | Medium         | 25 - 40ft. ht. | Deciduous                 |
| sr3               | Shumard Red Oak             | Quercus shumardii                        | 65 gallon min. | 3"Cal   | 8'-10' H min.                | 9   | Low            | 25 - 40ft. ht. | Deciduous                 |
| <b>SMALL TREE</b> |                             |                                          |                |         |                              |     |                |                |                           |
| ml1.5             | Texas Mountain Laurel       | Sophora secundiflora                     | 15 gal         | 1.5"Cal | 6' H min                     | 3   | Low - Medium   | 15 - 25ft. ht. | Evergreen                 |
| yh1.5             | Yaupon Holly                | Ilex vomitoria                           | 15 gal         | 1.5"Cal | 6' H min                     | 5   | Low - Medium   | < - ft. ht.    | Evergreen                 |
| <b>SHRUBS</b>     |                             |                                          |                |         |                              |     |                |                |                           |
| a                 | Powis Castle Artemisia      | Artemisia x 'Powis Castle'               | 5 gal          |         | 24" H min at time of install | 7   | Low            | 18 - 36in. ht. | Evergreen                 |
| ag                | Agarita                     | Berberis trifoliata                      | 5 gal          |         | 24" H min at time of install | 16  | Very low       | 18 - 36in. ht. | Evergreen                 |
| by                | Beaked Yucca, 'Blue Velvet' | Yucca rostrata 'Blue Velvet'             | 5 gal          |         | 24" H min at time of install | 2   | Very low       | 3 - 6ft. ht.   | Evergreen                 |
| fs                | Flowering Senna             | Cassia corymbosa                         | 5 gal          |         | 24" H min at time of install | 13  | Low            | 6 - ft. ht.    | Evergreen, Semi-deciduous |
| g                 | Gulf Muhly Grass            | Muhlenbergia capillaris 'Autumn Blush'   | 5 gal          |         | 24" H min at time of install | 38  | Low - Medium   | 18 - 36in. ht. | Semi-deciduous            |
| gs                | Green Cloud Sage            | Leucophyllum frutescens 'Green Cloud' TM | 5 gal          |         | 24" H min at time of install | 12  | Low - Medium   | 6 - 10ft. ht.  | Evergreen, Semi-deciduous |
| nr                | Nellie R. Stevens Holly     | Ilex x 'Nellie R Stevens'                | 5 gal          |         | 24" H min at time of install | 5   | Low - Medium   | 15 - 25ft. ht. | Evergreen                 |
| r                 | Red Yucca                   | Hesperaloe parviflora                    | 5 gal          |         | 24" H min at time of install | 14  | Very low - Low | 3 - 6ft. ht.   | Evergreen                 |
| s                 | Pink Salvia Greggii 'Pink'  | Salvia greggii 'Pink'                    | 5 gal          |         | 24" H min at time of install | 28  | Low            | 18 - 36in. ht. | Evergreen, Semi-deciduous |
| so                | Sotol                       | Dasyliroton texanum                      | 5 gal          |         | 24" H min at time of install | 19  | Low            | 3 - 6ft. ht.   | Evergreen                 |
| t                 | Texas Sage                  | Leucophyllum frutescens                  | 5 gal          |         | 24" H min at time of install | 36  | Low            | 3 - 6ft. ht.   | Evergreen                 |

## LOW WATER PLANTS / SOD AREA REFERENCE NOTES SCHEDULE

Provided Percentage of Low Water Plants  
• 100% low water plants

Allowable Maximum Sod Area  
• 30,801sf Total Landscape Area x 50% = 15,400sf Allowed

Provided Sod Area  
• 6,416 sf Total Sod Provided

| SYMBOL | CODE | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                      | QTY       |
|--------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|        | 1A   | Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.                                                                                                                                                                                                                         | 6,416 sf  |
|        | 1B   | Lawn, Native Grass 609S Seed Mix. Upland Species, Shade-Dappled Light Mix by C.O.A. 609S standards where existing is disturbed. Mix listed on spec sheet. Hydromulch w/tackifier agent. Temporary irrigation. Available through www.seedsources.com.                                                                                                                                             | 10,237 sf |
|        | 2    | Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.                                                                                                                                                        |           |
|        | 3    | Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.                                                                                                                                                                                                                                                                                           |           |
|        | 4    | River Cobble, "Brazos Brown" aka "Cafe", 3-4" size, 3" deep, weed barrier cloth beneath. If used in areas near plants provide irrigation bubblers to plants and use the following bed prep: 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Pocket planting acceptable where plant material is not massed or limestone is present. |           |

## Non-Residential Landscape Planting Requirements Summary Table

| Landscape Area Required                                                      | Landscape Area Proposed | Shrubs Required | Shrubs Proposed | Evergreen Shrubs Required | Evergreen Shrubs Proposed | Evergreen Ornamental Trees Required | Evergreen Ornamental Trees Proposed | Shade Trees Required | Shade Trees Proposed |
|------------------------------------------------------------------------------|-------------------------|-----------------|-----------------|---------------------------|---------------------------|-------------------------------------|-------------------------------------|----------------------|----------------------|
| Scenic / Natural Gateway Landscaping - Section 8.04.050 (if appl.)           |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Scenic / Natural Gateway Landscape Required                                  | 4,496 sf                | 28              |                 |                           |                           |                                     |                                     | 11                   |                      |
| Minus < 20" Landscape Credit Trees Counted                                   | --                      | --              | --              | --                        | --                        | --                                  | --                                  | -1                   | --                   |
| Minus 20" Landscape Credit Trees Counted x 2                                 | --                      | --              | --              | --                        | --                        | --                                  | --                                  | -2                   | --                   |
| <b>Total</b>                                                                 | 4,496 sf                | 5,242 sf        | 28              | --                        | --                        | --                                  | --                                  | 9                    | 9                    |
| Gateway Overlay District Landscaping - Section 8.04.050 (if appl.)           |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Gateway Landscape Required                                                   | 3,000sf                 | 15              |                 |                           |                           |                                     |                                     | 6                    |                      |
| Minus < 20" Landscape Credit Trees Counted                                   | --                      | --              | --              | --                        | --                        | --                                  | --                                  | --                   | --                   |
| Minus 20" Landscape Credit Trees Counted x 2                                 | --                      | --              | --              | --                        | --                        | --                                  | --                                  | --                   | --                   |
| <b>Total</b>                                                                 | 3,000sf                 | 3,831sf         | 15              | 19                        | --                        | --                                  | --                                  | 6                    | 6                    |
| Street Yard Landscaping - Section 8.04.030                                   |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Street Yard Landscape Required                                               | 5,551 sf                | 19              |                 |                           |                           |                                     |                                     | 7                    |                      |
| Minus < 20" Landscape Credit Trees Counted                                   | --                      | --              | --              | --                        | --                        | --                                  | --                                  | --                   | --                   |
| Minus 20" Landscape Credit Trees Counted x 2                                 | --                      | --              | --              | --                        | --                        | --                                  | --                                  | --                   | --                   |
| Minus area or plantings that can be credited from Scenic / Natural Landscape | 4,496 sf                | --              | --              | --                        | --                        | --                                  | --                                  | -9                   | --                   |
| <b>Total</b>                                                                 | 1,055 sf                | 14,590 sf       | 0               | 19                        | --                        | --                                  | --                                  | 0                    | 0                    |
| Parking Lot Landscaping - Section 8.04.040                                   |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Parking Lot Landscape Required                                               | 440 sf                  |                 |                 |                           |                           |                                     |                                     | 4                    |                      |
| Minus area or plantings that can be credited towards Street Yard Landscaping | --                      | --              | --              | --                        | --                        | --                                  | --                                  | --                   | --                   |
| Minus < 20" Landscape Credit Trees Counted                                   | --                      | --              | --              | --                        | --                        | --                                  | --                                  | -1                   | --                   |
| Minus 20" Landscape Credit Trees Counted x 2                                 | --                      | --              | --              | --                        | --                        | --                                  | --                                  | --                   | --                   |
| <b>Total</b>                                                                 | 440 sf                  | 1,280 sf        | --              | --                        | --                        | --                                  | --                                  | 3                    | 4                    |
| Bufferyard Landscaping - Section 8.04.060 (if appl.)                         |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Bufferyard Landscape Required, Medium Level                                  |                         |                 |                 | 26                        |                           | 6                                   |                                     | 3                    |                      |
| Minus < 20" Landscape Credit Trees Counted                                   | --                      | --              | --              | --                        | --                        | --                                  | --                                  | --                   | --                   |
| Minus 20" Landscape Credit Trees Counted x 2                                 | --                      | --              | --              | --                        | --                        | --                                  | --                                  | --                   | --                   |
| <b>Total</b>                                                                 | --                      | --              | --              | 26                        | 26                        | 6                                   | 6                                   | 3                    | 3                    |
| Screening - Section 8.04.060 (if appl.)                                      |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| <b>Total</b>                                                                 |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| <b>Grand Total</b>                                                           | 5,991 sf                | 21,112 sf       | 15              | 34                        | 43                        | 57                                  | --                                  | 21                   | 22                   |

## SITE PLAN LEGEND

- PROPOSED PROPERTY / PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- TP PROPOSED TREE PROTECTION
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- PHASING
- TAS ACCESSIBLE ROUTE
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).
- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BACK FLOW PREVENTER
- PR. WATER LINE
- FIRE LINE
- PR. WASTEWATER
- PR. STORM SEWER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER MANHOLE
- FLOW ARROW
- EX. UTILITY POLE

## CITY OF GEORGETOWN LANDSCAPE PLAN NOTES

- The Conventional System for irrigation has been selected for this development.
- A separate irrigation plan will be provided at the time of application for a building permit and is included in these documents.
- Maintenance: The current owner and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscaped areas and materials, required buffer yard areas and materials and required screening materials. Said areas must be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. Maintenance will include replacement of all dead plant material if that material was used to meet the requirements of the UDC. All such plants shall be replaced within six (6) months of notification, or by the next planting season whichever comes first. A property / homeowners association may assume responsibility for maintenance of common areas.
- This Landscape Plan has been prepared and certified by a Landscape Architect to meet all requirements (Chapter 8) of the City of Georgetown Unified Development Code.
- All plant selections have been chosen from the City of Georgetown Preferred Plant List.
- No more than 25% of plantings have been selected from any one species.
- At least 50% of the required plant materials are low water users as identified on the preferred plant list.

## ADDITIONAL NOTES

- No new shade trees are to be planted under overhead electric lines.
- No parking stall is to be located more than 50' from the trunk of a tree.
- The Planning Department and the Urban Forester shall, at time of final inspection, inspect all projects to ensure compliance with the approved Landscape Plan prior to issuance of a certificate of occupancy. With this inspection, the Urban Forester or the Director may reject any tree or vegetation that does not reflect the approved plans or does not meet the requirements of this chapter and require replacement plantings. Upon the installation of trees, the owner or landscape architect shall notify the Urban Forester that the work is ready for final inspection. If faulty work or substandard plant material is found, the owner shall be notified of the necessary changes.
- Provide bubblers to all proposed trees.
- Run irrigation sleeves to all islands and beds prior to concrete pour.
- Contractor is responsible for verifying all plant and material quantities.

Preparer's Seal and Statement of Compliance as follows (unless exempt per Section 8.05.020.B):

I, Will Blair, hereby certify that this Landscape Plan complies with the requirements of Chapter 8 of the Unified Development Code.

William S. Blair

12/6/2024

*William S. Blair*

## LANDSCAPE PLAN (2 OF 2)

SHEET 26 OF 27

Date

Description

Rev

Consultant Seal

Company Name and Address

William S. Blair  
info@blairla.com  
www.blairla.com  
2028 E Ben White Blvd  
#240-7873  
Austin TX 78741

BLAIR LANDSCAPE ARCHITECTURE, LLC  
QUALITY. INTEGRITY. RELIABILITY.

WILLIAM S. BLAIR  
LANDSCAPE ARCHITECT & SYMPLAN  
A PROFESSIONAL SEAL  
William S. Blair  
July 16, 2026

Project Name and Address

Pro Glass  
2303 S. Austin Ave. &  
211 24th St. & 209 24th St.  
Georgetown, Texas

Sheet Title

Landscape Plan

Design By: Will Blair  
Checked By: xxxx  
Issue Date: 12/06/2024  
Project Number: 24058-LP

L2  
OF 3





Sandlin Services, LLC  
P: (806)679-7303  
TBPELS Firm # 21356

May 29, 2026

City of Georgetown  
Planning & Zoning Commission  
406 W. Eighth St.  
Georgetown, TX 78626

## **Pro Glass Georgetown Special Use Permit - Letter of Intent**

Planning and Zoning Commission,

On behalf of Pro Glass, we respectfully submit this request for approval of a Special Use Permit (SUP) for Automobile Repair and Service, General for the subject properties located at 2303 S. Austin Avenue and 211 24th Street. The properties were recently rezoned to C-3 (ORD 2026-13), General Commercial, and the requested Special Use Permit is the next required entitlement step to allow the existing automobile repair and glass replacement use to operate in full compliance with the City of Georgetown Unified Development Code.

A compliant Site Development Plan (Application 2025-7-SDP) has been prepared and is in process with the City in support of this SUP. The layout identifies the existing and proposed site features required for SUP review, including driveways, parking, building locations, circulation, sidewalks, landscaping, screening, utilities, & drainage.

### **Background and Purpose**

Pro Glass has operated continuously in Georgetown since 1998, providing automobile glass replacement, repair, and related service work to residents and businesses in the area. The use has existed at this location for more than 25 years and has functioned as a long-standing commercial business along an established commercial corridor.

The purpose of this SUP request is to bring the existing use into compliance with the current zoning framework following the recent rezoning of the property to C-3, General Commercial. The request also supports the open Site Plan Application 2025-7-SDP, which includes associated parking, paving, drainage, and water quality improvements.

Approval of the SUP will not introduce a new or incompatible land use to the area. Rather, it will recognize and formalize an existing commercial service use that has historically operated on the property and will allow the site to continue improving under applicable City development standards.

| <b>Address</b>        | <b>WCAD<br/>Parcel ID</b> | <b>Legal Description</b>                        | <b>Acreage</b> | <b>Existing<br/>Zoning</b> | <b>Future Land<br/>Use</b> |
|-----------------------|---------------------------|-------------------------------------------------|----------------|----------------------------|----------------------------|
| 2303 S. Austin Avenue | R539124                   | S10841 - Highland Park Revised, Block 1, Lot 1A | 0.52 AC        | C-3 General Commercial     | Community Center           |
| 211 24th Street       | R559138                   | S11366 - Highland Park, Block 1, Lot 7A         | 0.950 AC       | C-3 General Commercial     | Community Center           |



### **Consistency with the Comprehensive Plan**

The requested Special Use Permit is consistent with the City's Comprehensive Plan and the property's Community Center Future Land Use designation. Community Centers are intended to accommodate service-oriented commercial uses that support surrounding neighborhoods and are generally located along established corridors or near major intersections.

Automobile repair and glass replacement is a practical service-oriented use that directly serves residents, businesses, and commuters in the surrounding area. The existing location along S. Austin Avenue provides appropriate visibility and access for this type of commercial service activity while limiting unnecessary traffic through residential streets.

The request also supports reinvestment in an existing commercial site and allows a long-standing local business to continue operating while complying with current zoning and development standards.

### **Special Use Permit Review Criteria**

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

The proposed Special Use Permit will not be detrimental to the health, welfare, or safety of the surrounding area. The automobile repair and glass replacement use is existing and has operated at this location for more than 25 years. Approval of the SUP will not create a new impact, but will instead allow the City to formally regulate the use under the current UDC and approved site plan conditions.

The associated site improvements include reducing site driveways, adding sidewalks along S. Austin St., and drainage/water quality measures that promote safer circulation, improved site function, and better long-term compatibility with surrounding properties.

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

The site plan is compatible with the established commercial character of the S. Austin Avenue corridor. The property is already developed for commercial use, and the proposed layout maintains the existing service-oriented function while improving pedestrian and vehicular access, circulation, and compliance with City standards.

Following closure of the FM 1460 driveway and 2 driveways along 24<sup>th</sup> St., access will be provided from the existing driveway on S. Austin Avenue and a newly constructed driveway on 24th Street. This will improve ingress/egress safety while still allowing adequate site circulation. The layout does not propose a major change in land use intensity and is intended to support the continued operation of an existing local business.

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

The proposed use is not anticipated to negatively impact existing public infrastructure or public services. The property is already served by existing public infrastructure, and no substantial utility expansion is requested as part of this SUP.

Existing water, wastewater, and electric utilities will continue to serve the buildings. The proposed improvements are intended to better organize site circulation and parking while maintaining adequate access for customers, employees, emergency services, and waste collection.



Sandlin Services, LLC  
P: (806)679-7303  
TBPELS Firm # 21356

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

The proposed automobile glass replacement and repair use is not anticipated to create significant negative impacts related to noise, glare, fumes, dust, smoke, vibration, or fire hazard. The business primarily provides service-oriented automobile repair and glass replacement activities and has historically operated without creating substantial adverse impacts to the surrounding area.

Any outdoor activity, parking, lighting, refuse collection, screening, and drainage improvements will be subject to applicable City standards through the SUP and site plan review processes.

**Conclusion**

The requested Special Use Permit represents a practical and compatible entitlement for a long-standing Georgetown business. The use is consistent with the recently approved C-3 General Commercial zoning, supports the Community Center Future Land Use designation, and allows the property to continue transitioning from a nonconforming condition into full compliance with the City's current development standards.

Approval of this Special Use Permit will allow Pro Glass to continue serving the Georgetown community while supporting reinvestment, improved site design, and orderly commercial development along an established corridor.

We appreciate your consideration and respectfully request approval of the Special Use Permit for Pro Glass.

Please feel free to contact me with any questions.

Sincerely,

Nick Sandlin, P.E.  
President & Principal  
TBPELS Firm# 21356



## Exhibit 6

### UDC Approval Criteria Review

| SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>1. The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Partially Complies</b> |
| <p>As part of the expansion of the business, there is a new parking lot in closer proximity to the residential area. A parking lot is not necessarily a desirable use to have adjacent to a residential area; however, the lot will be screened via landscaping and shielded with a medium level bufferyard to the east.</p> <p>Additionally, while the applicant does not intend to use the expanded parking lot to execute automotive repairs and has explained that repairs will be limited to the existing repair bay area, repairs are not ultimately restricted to any specific portion of the site.</p> |                           |
| <b>2. The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Partially Complies</b> |
| <p>The conceptual site layout has been reviewed by staff and complies with the development standards set forth in the Unified Development Code.</p> <p>The main building and pre-existing parking area had a decent spatial buffer from the residences to the south, but the new parking area brings the use closer to these residences. Additionally, the new driveway on 24th Street may increase the volume of vehicles entering and exiting the business.</p>                                                                                                                                              |                           |
| <b>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.</b>                                                                                                                                                                                                                           | <b>Partially Complies</b> |
| <p>The existing infrastructure can adequately serve the property; however, utilization of the reconfigured driveway on 24<sup>th</sup> street may cause additional wear &amp; tear on the local street which is mostly utilized by residents for access to their homes.</p>                                                                                                                                                                                                                                                                                                                                    |                           |
| <b>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.</b>                                                                                                                                                                                                                                                                                                                                                                                         | <b>Does Not Comply</b>    |
| <p>This Special Use Permit would be maintained with the property – not the owner or tenant; as such, approval would allow all possible services which fall under the Automobile Repair and</p>                                                                                                                                                                                                                                                                                                                                                                                                                 |                           |

| SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA                                                                                                                                                                 |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Service, General use. As the intent of the special use permit is to permit an expansion of the business closer to the neighboring residence, there is an increased risk of noise, dust, and other hazards. |  |

| ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Complies</b>           |
| This application was reviewed by staff and deemed to be complete.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                           |
| <b>2. The zoning change is consistent with the Comprehensive Plan.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Complies</b>           |
| The future land use designation for the property is community center. Community Centers are meant to provide adjacent residential areas with neighborhood serving retail. The automobile service-oriented use of this property fits within the primary uses expected within areas with a Community Center future land use designation.                                                                                                                                                                                                                                                                                                                                                                       |                           |
| <b>3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Partially Complies</b> |
| This zoning change does not necessarily promote the health, safety or general welfare of the City; however, obtaining this Special Use Permit will eliminate the nonconforming use of the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |
| <b>4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Partially Complies</b> |
| <p>The property sits on the southeast corner of an active intersection – with Austin Ave (minor arterial) to the West and FM 1460 (major arterial) to the North. The northwest corner of the intersection features a gas station, convenience store and restaurants. The northeast corner is occupied by an animal hospital, and the southwest corner includes a building supply store.</p> <p>The proposed Special Use Permit is somewhat compatible with the present zoning and conforming uses of the nearby properties as the existing automobile repair establishment has been in operation for at least 20 years alongside the neighborhood. The use may cause increased risk of noise, dust, etc.</p> |                           |
| <b>5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Complies</b>           |
| The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district. The site has adequate access and will be served with necessary utilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |

**City of Georgetown, Texas**  
**Planning and Zoning Commission**  
**September 15, 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