Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas October 20, 2026

The Georgetown Planning and Zoning Commission will meet on October 20, 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 Liaisor 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 Nomination and Selection of Vice Chair and Secretary for the 2026-2027 Session

1.B Meeting Minutes
Consideration and Possible action to approve the minutes from the September 1st, 2026 regular P&Z meeting - Hannah Breaux, Planning Specialist

1.C 2026-1-WAV Ronald Reagan Boulevard Widening - Spring Buffer Variance
Public Hearing and possible action on a subdivision variance to vary from the spring buffer requirements pursuant to Section 11.07.030.A of the Unified Development Code, for the property (right-of-way) generally located at the Ronald Reagan Blvd bridge spanning Berry Creek, east of Sun City Blvd, Georgetown, TX 78633 in Williamson County (2026-1-WAV) - Caleb Fuhrer, PE, Assistant Systems Engineering Director

1.D 2026-7-REZ Northlands Water Reclamation Facility
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 20.579 acres in the Frederick Foy Survey, Abstract No. 229, from the Planned Unit Development (PUD) Zoning District, with a base zoning of Residential Single-Family (RS), to the Public Facility (PF) Zoning District, for the property generally located at

31801 Ronald W. Reagan Boulevard (2026-7-REZ). – Madison Garcia, Planner

1.E 2026-2-DA Parmer Ranch Development Agreement â€" Third Amendment
Public Hearing and possible action for the "Third Amendment to the Amended and Restated Consent Agreement," between the City, Parmer Ranch Partners, LP, and Northwest Williamson County Municipal Utility District No. 2 (aka "Parmer Ranch") to modify the Land Plan and revise the Land Development Standards -- Ryan Clark, AICP, Assistant Planning Director

1.F (2026-5-REZ), 1001 S. College St
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.247 acres of Lot 8, Lot 7 (N/PT) of Block 21, Glasscock Addition, from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, for the property generally located at 1001 S. College Street (2026-5-REZ) -- Madelyn Allen, Planner

1.G 2026-1-CPA (2026 Comprehensive Plan Updates)
Public hearing and possible action on a request for an Amendment to the 2030 Comprehensive Plan. The request is to amend the Future Land Use Designations of three areas as such: Area 1: a 1,528.32 acre tract in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard, west of State Highway 195 from "Mining" to "Mixed Density Neighborhood" and "Rural Residential" to "Neighborhood"; Area 2: a 124.7 acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road from "Mining" to "Mixed Density Neighborhood"; Area 3: a 2,623.51 acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard from "Employment Center" to "Mixed Density Neighborhood" and from "Mining" to "Regional Center" and "Mixed Density Neighborhood"
-- Edgar Garcia, AICP, CNU-A, Planning Director

1.H Updates, Commissioner questions, and announcements -- Edgar Garcia, Planning Director

Adjournment

Certificate of Posting

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

_____
Robyn Densmore, City Secretary

City of Georgetown, Texas
Planning and Zoning Commission
October 20, 2026

SUBJECT:
Nomination and Selection of Vice Chair and Secretary for the 2026-2027 Session

SUGGESTED ACTION:

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Stephanie Mcnickle, Planning Department

ATTACHMENTS:

N/A

City of Georgetown, Texas
Planning and Zoning Commission
October 20, 2026

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and Possible action to approve the minutes from the September 1st, 2026 regular P&Z meeting - Hannah Breaux, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
Meeting Minutes_9.15_Final.pdf

Minutes of the
Planning and Zoning Commission
City of Georgetown, Texas
Tuesday, September 15, 2026

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

The following Members were in attendance:
Present were: Travis Perthuis, Michael D Charles, Shelley G G Rodocker, Ercel Brashear, Jen Bradac, Pierce P Macguire, Scott A Allen

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 mee ng is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

1. 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
Micheal stated commissioner price is listed in the minutes but there is no commissioner price on the board

Moved by Michael D Charles; seconded by Scott A Allen to Approve The minutes from

the September 1, 2026, regular meeting of the Planning and Zoning Commission.
Motion Approved with amendment: 7- 0
Voting For: Travis Perthuis, Michael D Charles, Shelley G G Rodocker, Ercel Brashear, Jen Bradac, Pierce P Macguire, Scott A Allen
Voting Against: None

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

Staff report was presented by Hunter Gould, Planner.
The applicant is requesting a Special Use Permit for the specific use of Automobile Repair Service, General. The property is currently zoned General Commercial (C3). Staff presented ariel image of the current property and properties surrounding. Staff stated that earlier this year the property was rezoned from local and neighborhood commercial to general commercial and presented the future land use for the property which is community center. The pro glass businesses has existed for 20 years and the use of the property has been non-conforming, and applicant is now wishing to expand his site with expanded parking lot and wishes to eliminate non-conforming use. Staff presented concept plan and what it entails. Staff reviewed the proposed automobile repair service against the applicable approval criteria for a Special Use Permit and found that it does not fully comply with all criteria but partially comply with some. Biggest concern in review was the proximity to the neighborhood, but the lot will be screened with landscaping and buffer yard. Staff reviewed the proposed automobile repair service against the zoning criteria and stated it partially complies and fully complies with the criteria.

Based on the findings staff recommended approval of the request as presented by the applicant. As of the meeting they have received one written comment opposed and one written comment in favor of the request.

At this time, Chair Perthius invites if commissioners to ask staff questions.
Commissioner Bradac stated when this property was first reviewed at a meeting the applicant gathered outside with many of the residents who spoke at that time and asked if there was any movement to the concerns of the residents. Commissioner stated that one of the biggest concerns was traffic and there is nothing in presentation regarding traffic concerns. Staff stated applicants are proposing a new driveway to help traffic.
Commissioner Bradac asked if there are parking concerns on 24th Street because of this business. Staff stated he has had no comments from residents regarding parking on the street.
Commissioner Brashear asked if the red lines staff had outlined on the ariel match the area that is being considered. Staff asked if he is asking because of the portion of the parking lot that is outside of the boundary. Commissioner Brashear asked if that portion is being used by this business? Staff stated that portion of the parking lot outside of the boundary is being removed and returned to residential. Commissioner

Brashear asked when this will occur. Staff stated he does not have a specific timeline, but staff plan to ensure compliance. Edgar Garcia, Planning Director, stated if commission seeks to ensure that happens it can be a condition of the Special Use Permit. Commissioner Brashear stated when applicant reworks the driveway if that would be a good time to return that portion to residential. Staff stated yes. Commissioner Allen asked if there is a category that would more align with the current business activity that could further restrict the use of this property. Staff stated there is another automobile category, but this one aligns the most with the use of this property. If the applicant would like to make major changes it would have to go back to public meetings for review.
Commissioner Allen stated that if they decide this use is too broad and they deny versus excepting that and putting conditions on it. Chair Perthuis stated that no, this use aligns with what they are doing with their business.
Commissioner Rodocker asked what the comments that were submitted for and against the property stated. Staff stated they both had comments, but he does not recall the nature of the comments, but they can be found. Commissioner Brashear asked why they were not made available. Chair Purthuis stated they were made after the posting time.

Chair Purthuis invites the applicant to speak

The applicant, Shane Pope, approaches the Commission. Applicant stated at the first meeting regarding this property that the concerns being brought up regarding traffic were because of a city staff member incorrectly explaining that the applicant was taking out the Austin Avenue entrance, but that the applicant is not taking out that entrance and only adding the one on 24th St.
Commissioner Bradac asked if the applicant sees the business having any reason to park on 24th St. The applicant stated no, the parking lot is seen as temporary materials and would be temporary so there would be no need for street parking. The goal is that parking lot to the south will be completely removed and built code. Commissioner Bradac asked if there would be any reason why traffic from his business would go down 24th. Applicant stated that they do not go beyond their driveway. Commissioner Bradac asked if this would increase noise after hours. Applicant stated no, all work is done inside the building on the north, and this is only to gain parking.
Staff stated he has the public comments pulled up and asked if they would like the be read. Chair Perthuis stated yes. Staff stated the first comment is in favor, from Johnny Carlton, stating best of luck from your neighbor and the second is opposed, from Eric Covarrubias, and the comment stated my property will go down because of noise and environmental concerns.
Chair Perthuis asked if there was any change in the applicant's business model. Applicant stated the goal is compliance.
Chair asked if there were any other questions for the applicant.
Chair Perthuis opened the Public Hearing.
Nancy Flores, 2403 Highland Dr, approaches the commission. Stated her biggest concern is the entry way in the neighborhood, which is the one the applicant is wanted to use. Concerns for amount of traffic and parking already on that road. Concerns about environmental issues. Stated the neighborhood is downhill and concerns for flooding because of the parking lot that was built. Asked if the applicant is rebuilding the parking lot if they are going to fix the elevation. If there is a business they are

supposed to have a privacy fence up between them and the neighbors, and the applicant has not put up a privacy fence. Restated concerns for parking on the street and narrow neighborhood entry way.
Alfred Flores, 2403 Highland Dr, approaches the commission. Stated concerns about if the businesses are sold to be an engine or body repair shop. Concerns for emergency vehicles getting through if cars are parked on 24th St, and for the children in the neighborhood.

Chair Perthuis closed the Public Hearing

Commissioner Brashear stated it looks like the amount of impervious cover is going to be diminished due to the parking outside of the area is going to be turned into open space. Stated he noticed the detention is designed on the plan to carry stormwater to southwest of the property, and discharges into a storm drain. Applicant confirmed that is the plan. Commissioner Brashear stated there is no detention on site currently so stormwater should be improved by this new plan. Stated concerns about whether the zoning will allow something other than an enclosed facility to operate there. Asked the applicant what he envisions happening to the lot is taking off the impervious cover. Applicants stated it will be a residential buffer, and they will not be allowed to do anything. Commissioner Brashear stated right now there are cars parked close to the neighbors and getting rid of the parking lot will be an advantage. Stated he would like commission to consider adding condition that impervious cover is removed from the adjacent lot, asked if that is possible. Edgar Garcia stated since it is under the same ownership he feels like that is allowed. Commissioner Brashear stated he would like the portion to be removed and tied to the approval of SUP. Edgar Garcia stated that staff would add if in the future the lot is sold that that portion is zoned residential so future tenets would have to get rid of that parking lot regardless. Commissioner Brashear asked if there is any overlay that can be created to restrict the use of that property. Edgar Garcia answered that yes, commission can limit the use of the property. Commissioner Brashear asked if everything could be kept indoors. Mr. Garcia replied yes.

Chair Purthius comments that neighbors get a better product with the buffer and that there is already commercial use in the area.
Chair Purthius asked if they needed to make a new motion and vote on the original motion.
Commissioner Brashear makes an amended motion with condition that all future activity on the property occurs indoors, and at the time of the reconstruction that the impervious cover on the adjacent lot is removed.
Commissioner Rodocker asked if there was a way to make the traffic flow one way in and one way out, or if there is a way to make the traffic flow more efficiently. Chair Purthius answered that is not possible in that way. Edgar Garcia stated he cautioned that traffic engineering will look at the plan and determine the best decision. Commissioner Brashear stated there is also fire code and another exit is needed.

Moved by Pierce P Macguire; seconded by Ercel Brashear to Approve 2026-13-SUP - 2303 Austin Ave, Pro Glass.

Motion Approved with amendment: 7- 0
Voting For: Travis Perthuis, Michael D Charles, Shelley G G Rodocker, Ercel Brashear, Jen Bradac, Pierce P Macguire, Scott A Allen
Voting Against: None

1.C Discussion Items

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

Edgar Garcia gives updates that ADU from last meeting has been withdrawn. Stated car wash has been approved since the second reading. Announces members leaving the commission for next term.

Commissioner Brashear asked what authority is used to roll back SUP. Edgar Garcia stated it is still out of building code so must get the proper permits. Chair closed the regular meeting

Adjournment

These minutes were approved at the meeting of _____

_____ Chair

_____ Attest

City of Georgetown, Texas
Planning and Zoning Commission
October 20, 2026

SUBJECT:
2026-1-WAV Ronald Reagan Boulevard Widening - Spring Buffer Variance

SUGGESTED ACTION:
Public Hearing and possible action on a subdivision variance to vary from the spring buffer requirements pursuant to Section 11.07.030.A of the Unified Development Code, for the property (right-of-way) generally located at the Ronald Reagan Blvd bridge spanning Berry Creek, east of Sun City Blvd, Georgetown, TX 78633 in Williamson County (2026-1-WAV) - Caleb Fuhrer, PE, Assistant Systems Engineering Director

ITEM SUMMARY:
Williamson County proposes to build a new westbound Ronald Reagan Boulevard bridge as part of the ultimate controlled access roadway. The new 528-foot bridge over Berry Creek would sit adjacent to the existing bridge. The existing bridge will become the eastbound lanes.

Good Omen Spring lies on the west bank of Berry Creek about 90 to 100 feet from the existing bridge. The UDC establishes a 164-foot [50-meter] spring buffer around springs in the Edwards Aquifer Recharge Zone within Georgetown's City Limits and ETJ. The Code does not explicitly permit bridges in the spring buffer. The proposed bridge would place a five-column bent about 49 feet west of the spring. Riprap would extend within 29 feet of the outlet. A second five-column bent would sit about 89 feet east of the spring.

The County and its consultants provided a geologic assessment, aquatic resources delineation, salamander survey, and bridge construction plans. The spring is not a listed occupied salamander site under UDC Section 11.07, and the survey did not detect salamanders at Good Omen Spring. Because of this, the Planning and Zoning Commission may consider and take final action on this request under Section 11.07.030.E.

Staff recommends approval.

FINANCIAL IMPACT:
Project costs for the Ronald Reagan Boulevard expansion are shared between Williamson County and the City of Georgetown through interlocal agreements. Approval of the spring buffer variance maintains the planned project budget, timeline, and engineering design. Disapproval would necessitate redesign, potential right-of-way acquisition, schedule delays, and higher project expenses.

SUBMITTED BY:
Caleb Fuhrer, Systems Engineering

ATTACHMENTS:
2026-1-WAV Engineering Staff Report - Ronald Reagan Spring Buffer.pdf

Exhibit 1 - Location Map - 2026-1-WAV.pdf
Exhibit 2 - Letter of Intent and Environmental Reports 2026-1-WAV.pdf

Planning and Zoning Commission
Development Engineering Staff Report

Report Date: October 20, 2026
Case No: 2026-1-WAV
Case Manager: Caleb Fuhrer, PE, Asst. Systems Engineering Director

Item Details

Project Name: Ronald Reagan Segment D2 Expansion – Berry Creek Bridge Spring Buffer Variance

Project Location: Property (right-of-way) generally located at the Ronald Reagan Blvd bridge spanning Berry Creek, east of Sun City Blvd, Georgetown, TX 78633 in Williamson County

Applicant: Michael Maresh, PE, HNTB on behalf of Williamson County
Request Prepared by SWCA Environmental Consultants

Property Owner: Williamson County

Request: Subdivision Variance to vary from the spring buffer requirements pursuant to Section 11.07.030.A of the Unified Development Code, to allow bridge columns and riprap within 164 feet of Good Omen Spring as allowed by UDC Section 11.07.030.E.

Case History: This is the first public hearing of this request.



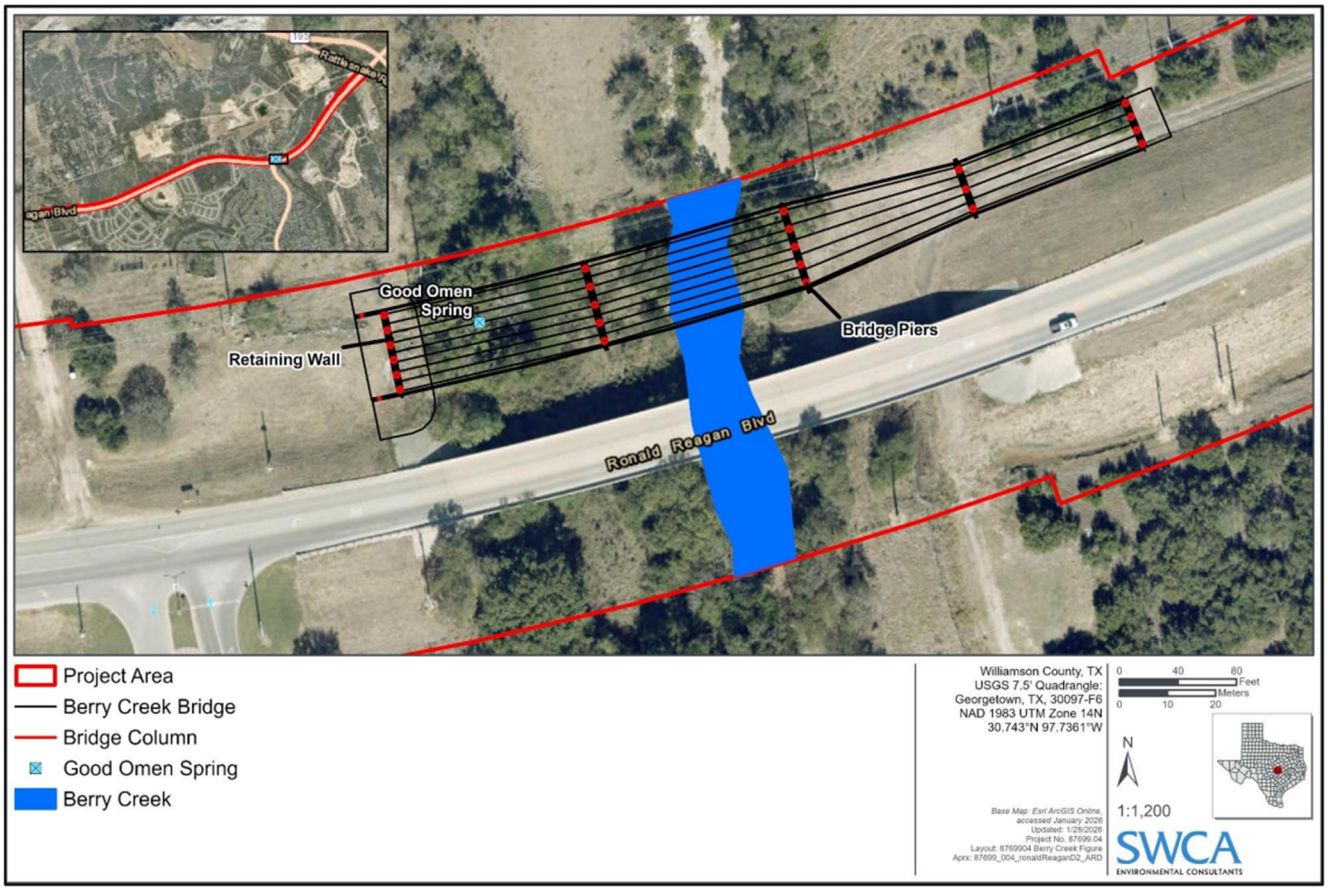
Overview of Applicant's Request

Williamson County is constructing a new two-lane westbound road alongside the existing Ronald Reagan Boulevard as part of the ultimate Ronald Reagan Boulevard controlled access roadway. The existing bridge/roadway will be overlaid and restriped to serve as the eastbound lanes. The new westbound lanes require a second bridge over Berry Creek immediately adjacent to the existing crossing.

The new bridge is 528 feet long, with two abutments, three bents, and prestressed concrete girders on drilled shafts, and is designed to accommodate a future 10-foot shared use path within the existing right-of-way in the Georgetown City Limits.

Good Omen Spring discharges from the west bank of Berry Creek, approximately 90 to 100 feet north of the existing Berry Creek bridge. UDC Section 11.07.030.A establishes a spring buffer within 164 feet [50 meters] of the center of a spring outlet in the Edwards Aquifer Recharge Zone (EARZ). The code does not list roadway bridges among the activities permitted in the buffer, so the proposed work requires a variance. The applicant proposes:

- West of the spring: a bridge bent with five columns approximately 49 feet upslope of the spring with sloped riprap extending within 29 feet of the spring outlet.
- East of the spring: a bridge bent with five columns approximately 89 feet downslope of the spring.



Site and Environmental Information

Location:
The proposed bridge is within the Edwards Aquifer Recharge Zone and requires a water pollution abatement plan through the Texas Commission on Environmental Quality. Berry Creek at this location drains more than 11,000 acres, and the crossing lies within the FEMA 1% floodplain.

Geologic Assessment (UDC 11.07.050): A Texas-licensed professional geoscientist performed field surveys on May 1 and 7, 2025, with feature excavations on November 19, 2025 (assessment updated December 2025). Nine features were identified within the project area. Good Omen Spring was documented as a spring on the west bank of Berry Creek flowing at less than 10 gallons per minute. The geologist noted a masonry trough built to capture spring flow, which is now dry, with water emerging from beneath an adjacent masonry wall and flowing to a shallow pond before reaching Berry Creek. The assessment rated the spring's probability of rapid infiltration as low because it is a discharge feature.

Aquatic Resources Delineation (June 2025): Berry Creek was mapped as an intermittent waterway and likely Waters of the U.S. Two vegetated swales elsewhere in the project area are not expected to be jurisdictional. No wetlands were identified.

Salamander Survey: Cambrian Environmental conducted a presence/absence survey at Good Omen Spring in 2023 under the U.S. Fish and Wildlife Service protocol, consisting of 15 visual encounter surveys, 2,691 cover objects searched, and 162 trap-nights. No salamanders were detected, while salamanders were detected on every concurrent visit to nearby Cowan Spring, which supports the conclusion of absence. The survey found water chemistry and spring-run habitat suitable for salamanders but noted that the downstream pond is deep, heavily silted, and holds predatory fish. Good Omen Spring is not among the occupied sites listed in UDC Section 11.07.020, and UDC Appendix A standards for occupied sites therefore do not apply.

Existing Conditions at the Spring: The spring outlet is already altered by concrete block structures, a masonry trough, a silted impoundment, and a concrete drainage channel. The existing Ronald Reagan Boulevard bridge crosses Berry Creek immediately to the south.

Protective Measures Proposed
If voids or flooded conduits are encountered while drilling shafts or placing riprap west of the spring, Williamson County will use the TxDOT void protocol to maintain flow to the spring. Pipes are installed within and parallel to the water flow, surrounded by a filter fabric envelope and bedding, encased in concrete, and the column is completed with a dedicated opening that preserves flow. The applicant does not anticipate any long-term interruption of flow at Good Omen Spring.

Stream Buffer
Berry Creek at this location drains more than 11,000 acres. Under UDC Section 11.07.030.B.1.c, the stream buffer for a stream draining 640 acres or more coincides with the FEMA 1% floodplain or a calculated 1% floodplain, whichever is smaller. The proposed bridge places 25 columns within the FEMA 1% floodplain of Berry Creek.
UDC Section 11.07.030.B.2.d.vii allows arterial streets to cross a floodplain with a drainage

area greater than 640 acres. The bridge is designed as an arterial crossing, and Ronald Reagan Boulevard is identified as a controlled access roadway in the Williamson County Long Range Transportation Plan and the City's Future Mobility Plan. The bridge spans the creek channel, and the project is subject to permanent water quality requirements through TCEQ and the City. Staff has confirmed that the crossing is permitted within the stream buffer under Section 11.07.030.B.2.d.vii, so only the spring buffer variance is before the Commission.

Comprehensive Plan Guidance and Transportation

Ronald Reagan Boulevard is identified as a controlled access roadway in the Williamson County Long Range Transportation Plan and the City's Future Mobility Plan. The Segment D2 project builds the new westbound frontage road of that ultimate facility. The existing roadway will be overlaid and restriped to carry two eastbound lanes. In addition to vehicle traffic, the bridge is designed to accommodate a future 10-foot shared use path.

The location of the second bridge is set by the existing crossing. The westbound lanes must run directly alongside the existing Ronald Reagan Boulevard bridge, and Good Omen Spring sits approximately 90 to 100 feet from that bridge. Any crossing next to the existing bridge will fall within the 164-foot spring buffer.

The City is not the project sponsor but is participating in the project through an interlocal agreement with Williamson County. Williamson County is designing and constructing the project.

Intergovernmental and Interdepartmental Review

The proposed request was reviewed by all applicable City Departments to determine the appropriateness of the requested variance and to determine consistency with UDC Section 11.07. City staff supports the variance request.

Williamson County and its consultants support the request and provided a geologic assessment, aquatic resources delineation, salamander survey, and bridge construction plans. Additionally, the City is cost participating in the construction of the ultimate Ronald Reagan Blvd controlled access highway via interlocal agreement.

Approval Criteria

In accordance with 3.22.060 of the Unified Development Code (UDC) and additionally UDC Section 11.07.030.E for spring buffer variance requests, a subdivision variance may be approved, conditionally approved, or disapproved by the Planning and Zoning Commission. Approval requires a super-majority vote by the Commission. At least four (4) of the following factors are required for approval:

SUBDIVISION VARIANCE APPROVAL CRITERIA	
A. That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this Code.	**Complies**
Williamson County and its consultants have completed a geologic assessment, aquatic resources delineation, protected salamander survey, and designed bridge construction plans. No protected salamanders were detected, and the immediate spring area is already altered by concrete structures. The bridge is a public safety improvement within a planned controlled access corridor and supports the mobility needs of the City and County. The applicant will maintain subsurface flow to the spring using the TxDOT void protocol if it is encountered during construction.	
B. That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code.	**Complies**
The purpose of Section 11.07 is to protect Edwards Aquifer water quality, protected salamanders, and spring flow. The project maintains spring flow, spans the Berry Creek channel, and is subject to the permanent water quality requirements through TCEQ and the City. Approval of this variance is consistent with the adopted mobility plan for the ultimate Ronald Reagan Boulevard thoroughfare.	
C. That the conditions that create the need for the variance do not generally apply to other property in the vicinity.	**Complies**
The need arises from the fixed location of an existing bridge crossing of Berry Creek, existing right-of-way to the north of the existing bridge, a spring in the creek bank that mainly affects the Ronald Reagan right-of-way, and a roadway alignment dictated by the existing bridge. These conditions are specific to this crossing and location.	
D. That application of a provision of this Code will render subdivision of the land impossible.	**Partially Complies**
There is no subdivision of land. Staff has read this criterion as asking whether the Code provision would make construction of the bridge impossible. The new bridge has to sit beside the existing Ronald Reagan crossing to work as part of the controlled access roadway, and the County already holds the necessary right-of-way for the new bridge. The existing bridge already sits within 164 feet of Good Omen Spring, so any crossing next to it will also be in the spring buffer. Staff's understanding is that avoiding encroachment in the buffer would take a much longer span than the precast girders in this design which would mean a different and larger bridge type. The girders the design engineer selected are 141.5 feet long which is near the practical limit for precast girders in Texas (~150-feet). The spring area has also already been altered by concrete structures.	

E. Where the literal enforcement of these regulations would result in an unnecessary hardship.	Complies
Strict application of these regulations would severely restrict construction of the second bridge that is needed to complete the roadway. Avoiding the spring buffer would likely require a significantly different alignment that separates the westbound lanes from the existing bridge crossing along with additional right-of-way acquisition and a larger bridge structure.	

Summary:

Staff finds that the request complies, or partially complies, with all five approval criteria. The bridge is a necessary and planned component of the Ronald Reagan Boulevard corridor, the applicant has committed to maintaining flow to Good Omen Spring, a survey did not detect salamanders, and the spring area itself is already altered and encroached upon. Staff recommends approval of the variance.

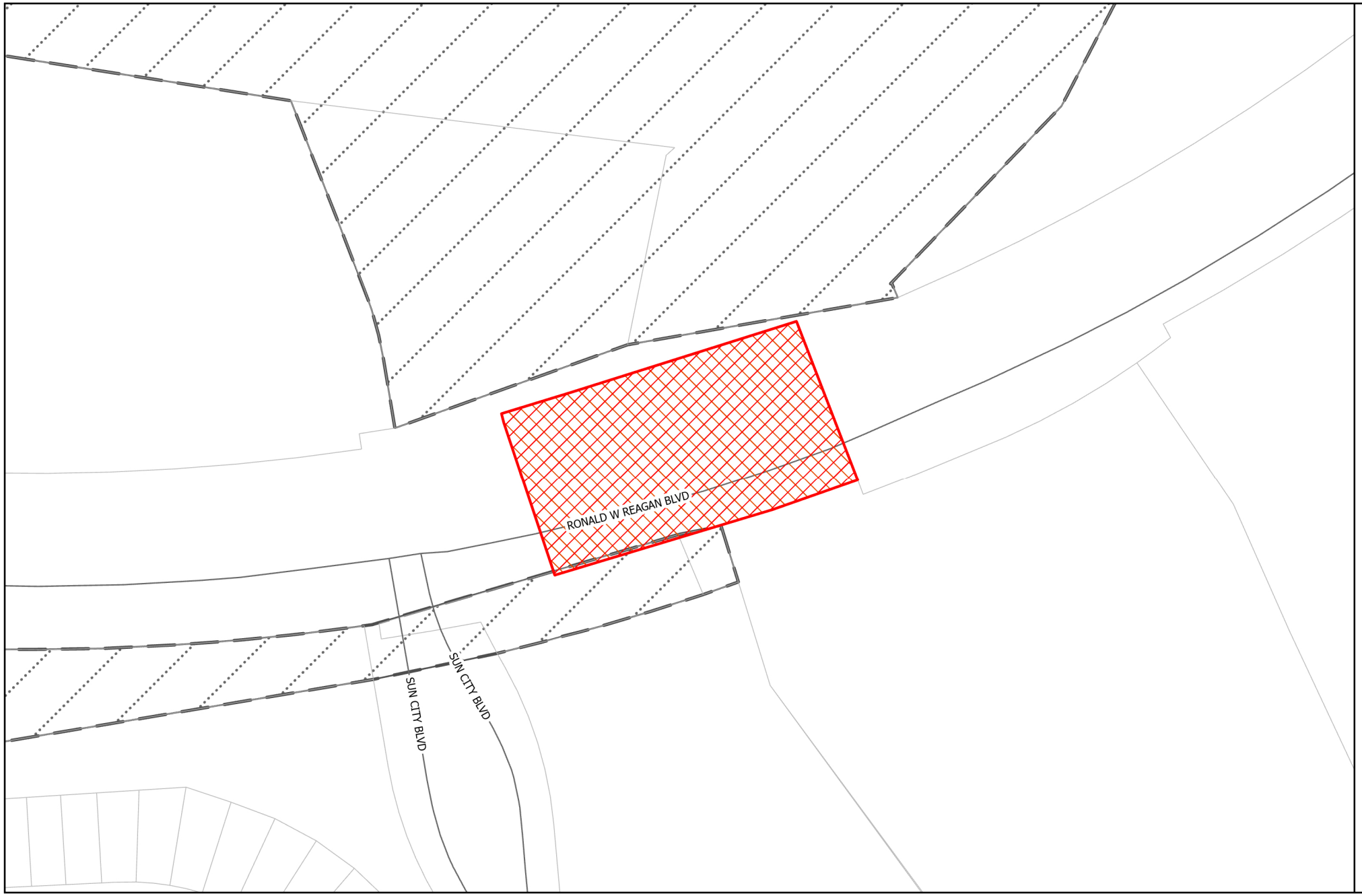
Public Notification

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Subdivision Variance request (6 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper on October 4, 2026, and public notification signage was posted onsite. At the time of agenda posting, staff has received 0 written comments in favor, and 0 written comments in opposition to the request.

Planning & Zoning Commission (P&Z) Motion

When making a motion to approve, approve with conditions, or disapprove the variance request, the P&Z must identify and recite each factor that the Commission has found to have been met, or not met (in the event of a disapproval).

Attachments
Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent and Environmental Reports
Presentation



GEORGETOWN
TEXAS
more than welcome

Location

2026-1-WAV

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 100 200 Feet

Ronald Reagan, Segment D2 Expansion – Spring Variance Request

FEBRUARY 2026

PREPARED FOR

American Structurepoint

PREPARED BY

SWCA Environmental Consultants

RONALD REAGAN, SEGMENT D2 EXPANSION – SPRING VARIANCE REQUEST

Prepared for

American Structurepoint
810 Hesters Crossing Road
Suite 105
Round Rock, Texas 78681
Attn: Chase Myers

Prepared by

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SWCA Project No. 87699-004

February 2026

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INTRODUCTION

SWCA Environmental Consultants (SWCA) was retained by American Structurepoint on behalf of Williamson County to request a spring buffer variance for the proposed bridge crossing at Berry Creek as part of the Ronald Reagan, Segment D2 project (project). The greater project consists of constructing a new two-lane westbound frontage road alongside the existing roadway as part of the ultimate Ronald Reagan Boulevard Controlled Access Roadway. The project will cover 109.7 acres along 3.5 miles from County Road (CR) 245 to just west of State Highway (SH) 195 in Williamson County, Texas. Improvements include 11-foot-wide lanes throughout, shoulders, turn lanes, and intersection upgrades at Silver Spur Boulevard (east and west), Ridgetop Vista Drive, and Sun City Boulevard (Figure 1). The existing Ronald Reagan Boulevard will be seal-overlaid and restriped to ultimately serve as two eastbound travel lanes with shoulders. The existing Ronald Reagan crossing over Berry Creek includes similar infrastructure and is approximately 90-100 feet south Good Omen Spring (Figure 1).

This report will detail the project's proximity to Berry Creek and Good Omen Spring, as well as the intersection of buffers established by the City of Georgetown's (City) Unified Development Code (UDC) for the proposed bridge columns at the Berry Creek crossing.

Project Information

As part of the project, Williamson County proposes a second bridge crossing at Berry Creek to accommodate the new westbound frontage road alongside the existing Ronald Reagan Boulevard (see Figure 1). The new bridge structure includes new 3.5-foot diameter columns and sloped riprap along the west side of the Berry Creek to accommodate a future shared use path and grading between the roadway and right-of-way. Appendix A depicts the current Berry Creek bridge layout, including the location of Good Omen Spring.

The Berry Creek crossing at this location is fully within the Edwards Aquifer Recharge Zone (EARZ) (Texas Commission on Environmental Quality 2026). Berry Creek at this location drains more than 11,000 acres (Texas Parks and Wildlife Department 2026), and the Berry Creek bridge is within Federal Emergency Management Agency's (FEMA) 1% floodplain (FEMA 2026). Good Omen Spring is documented to occur at -97.736553, 30.743049. One bridge bent with five columns would be installed approximately 49 feet upslope (west) from Good Omen Spring. Another bridge bent with five columns would be installed approximately 89 feet downslope (east) from Good Omen Spring. A new riprap slope surrounding the bent just west of Good Omen Spring would be located within 29 feet of the spring outlet (see Figure 1).

Flooded Void Mitigation Procedures

Williamson County will ensure that if voids or flooded conduits are encountered while drilling and installing the columns or sloped riprap upslope (west) of Good Omen Spring, flow within the conduit will be maintained throughout the process. The Texas Department of Transportation (TxDOT) void protocol includes plans to maintain water flow through concrete (Figure 2), which will be used if a flooded conduit is encountered. One or more pipes would be installed within and parallel to the water flow and surrounded by a filter fabric envelope and bedding. The entire structure is then encased in concrete and the column completed with a dedicated space to maintain water flow, thus maintaining the flow at Good Omen Spring.

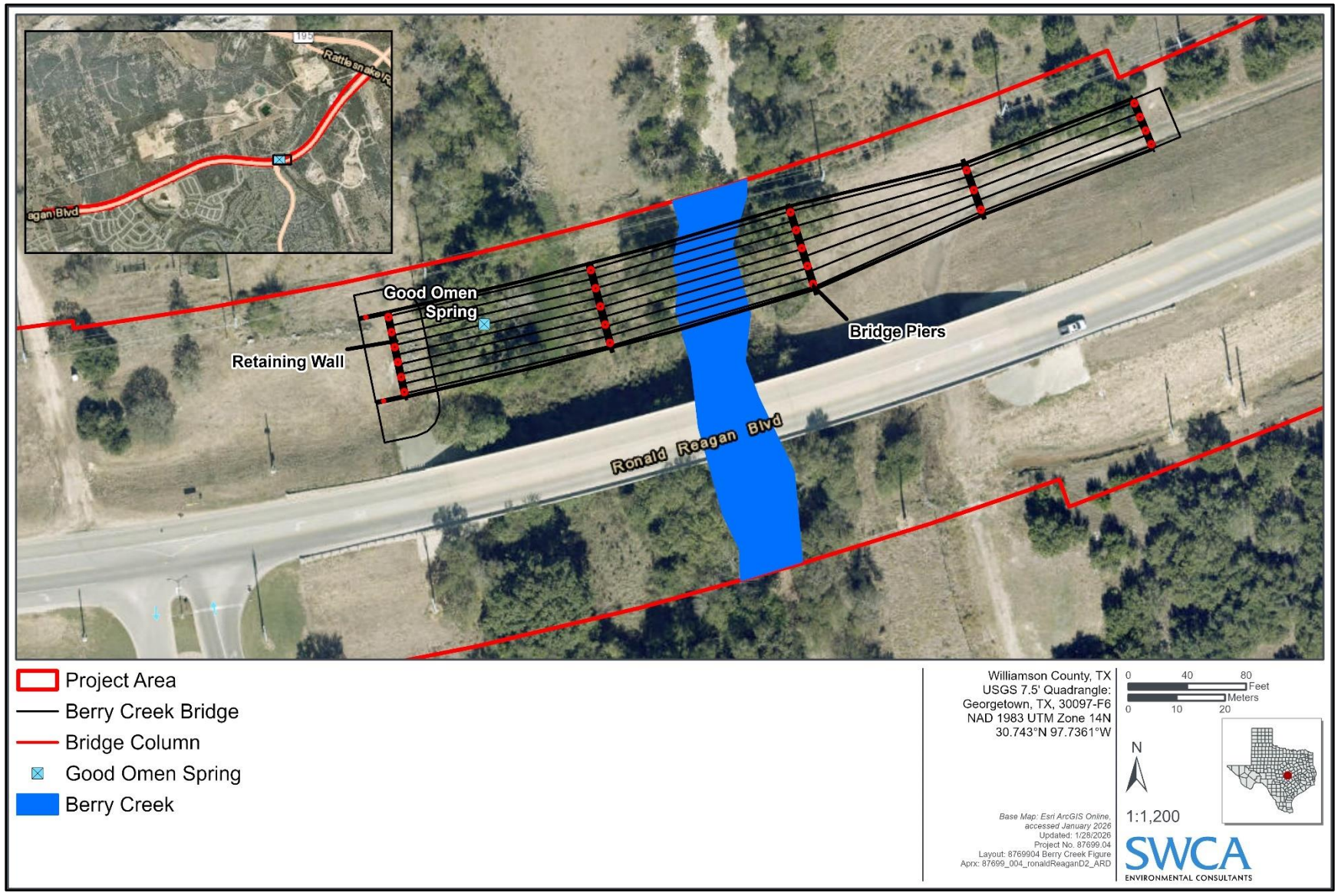

Figure 1. Location map depicting greater project area, Berry Creek bridge, Good Omen Spring, and Berry Creek.

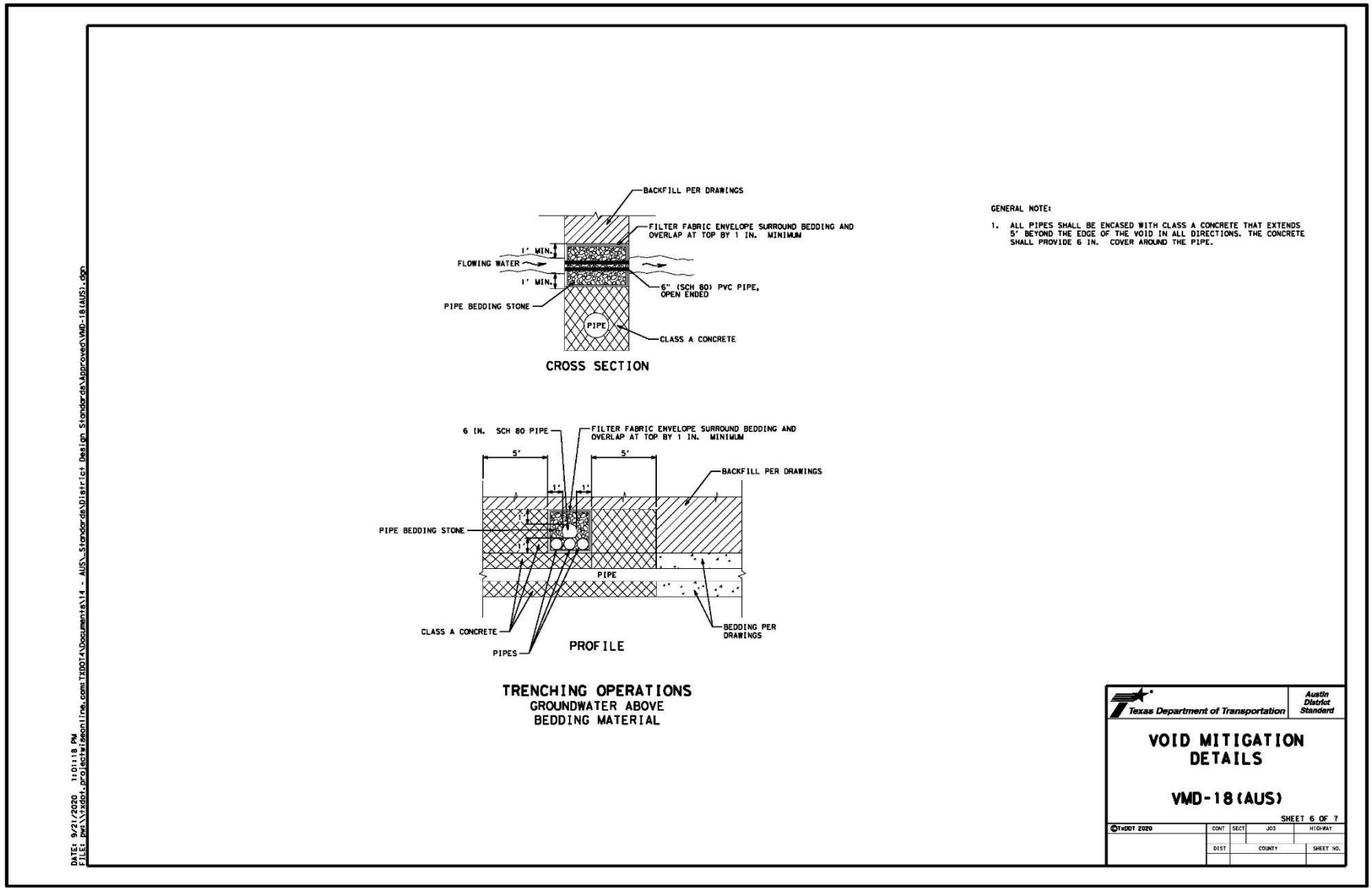

Figure 2. Flooded conduit void mitigation procedure.

City of Georgetown Unified Development Code

The City of Georgetown requires water quality best management practices for projects atop the EARZ, which are directly relevant to this project. More specifically, UDC Section 11.07 (Water Quality Regulations for Property Located Over the EARZ) indicates the projects atop the EARZ and within the City's jurisdiction must perform certain due diligence activities and comply with spring buffer and stream buffer protection requirements.

Spring Buffer

UDC Section 11.07.030 states that "a spring buffer is established within 164 feet (or 50 meters) of the approximate center of a spring outlet in the EARZ…" Additionally, the City of Georgetown indicates that regulated activities within the buffer be limited to maintenance of existing improvements, scientific monitoring, fence installation, certain park improvements, and wastewater infrastructure installation.

Stream Buffer

UDC Section 11.07.030 states that construction restriction buffers will be placed on "streams draining 640 acres or more" and that "the boundaries of the stream buffer coincide with the boundaries of the FEMA 1% floodplain or a calculated 1% floodplain, whichever is smaller." Additionally, the UDC states that "a floodplain with a drainage area greater than 640 acres may only be crossed by arterial streets."

Due Diligence

UDC Section 11.07.050 requires that a geologic assessment be performed for regulated activities atop the EARZ and that the results of the geologic assessment will be submitted to the City of Georgetown as part of the development application. The geologic assessment must be performed by a licensed geoscientist and must identify and describe any springs or streams present within a given project area.

Spring and Stream Buffer Variance Requirements

UDC Section 11.07.04 does indicate that the "…owner of a property with a spring or stream may request a variance from the spring and/or stream buffer requirements" from the Planning and Zoning Commission.

UDC Appendix A – Federal Standards for Occupied Sites

Appendix A of the UDC pertains to permissible activities within the buffer established around springs with documented inhabitation by the federally listed threatened Georgetown salamander. The No-Disturbance Zone (Red Zone) has extremely limited activities permitted and is the wetted stream that an occupied spring drains into and extends 262 feet (80 m) upstream and downstream from the center of a spring outlet. The Minimal-Disturbance Zone (Orange Zone) also has significant restrictions on permitted construction activities, though few restrictions that those within the Red Zone. The Orange Zone is within the surrounding uplands around an occupied spring, extending 984 feet (300 m) radially from an occupied spring outlet.

Relevant Project Surveys

Three relevant surveys pertinent to the UDC were performed between 2023 and 2025.

Geologic Assessment

A Texas Licensed Professional Geoscientist from SWCA (2025a) performed a geologic assessment between May 1 and 7, 2025, across the entire project area, including the Berry Creek crossing. Three potentially sensitive karst features (one sinkhole and two inferred faults) were identified within the greater project area but not near the Berry Creek crossing. The geologic assessment also includes discussion of Good Omen Spring. The full geologic assessment report is included in Appendix B.

Aquatic Resources Delineation

SWCA (2025b) performed an aquatic resources delineation in June 2025 and mapped a single intermittent waterway (Berry Creek) and two unnamed vegetated swales. As part of the delineation, the Berry Creek Ordinary High Water Mark was mapped within the project area. The full aquatic resources delineation report is included in Appendix C.

Salamander Presence/Absence Survey

Cambrian Environmental (2023) visited Good Omen Spring 15 times between July 12 and August 29, 2023, to perform a presence/absence survey for the Georgetown salamander in accordance with survey protocols set forth by the U.S. Fish and Wildlife Service (2021). They did not encounter any Georgetown salamanders during this period. The full presence/absence survey report is included in Appendix D.

VARIANCE REQUEST

Spring Buffer Variance

Williamson County seeks a variance from the UDC to accommodate the installation of thirteen bridge columns and riprap within 164 feet of Good Omen Spring. Five of the proposed bridge columns are downslope and approximately 90 feet east of Good Omen Spring. Eight of the columns are upslope and approximately 50 feet west of Good Omen Spring. Additionally, the bridge bent immediately upslope from Good Omen Spring would also require the installation of riprap to prevent erosion over time. Therefore, Williamson County requests spring buffer variance to accommodate the proposed improvements within 164 feet of Good Omen Spring.

Williamson County will maintain the subsurface flow to Good Omen Spring if encountered by using typical TxDOT protocol as described previously and shown in Figure 2. As such, Williamson County does not anticipate any long-term interruption or cessation of flow at Good Omen Spring, maintaining its status as a spring contributing to the base flow of Berry Creek.

Stream Buffer Variance

Williamson County proposes to install 25 bridge columns within the FEMA 1% floodplain. However, Ronald Reagan Boulevard is classified as a controlled access roadway according to the Williamson County (2024) Long Range Transportation Plan Proposed Arterial map, which exceeds arterial roadway design standards. These roadways are larger than arterials and would presumably be exempt from the UDC stream buffer. As such, Williamson County does not anticipate applying for a stream buffer variance.

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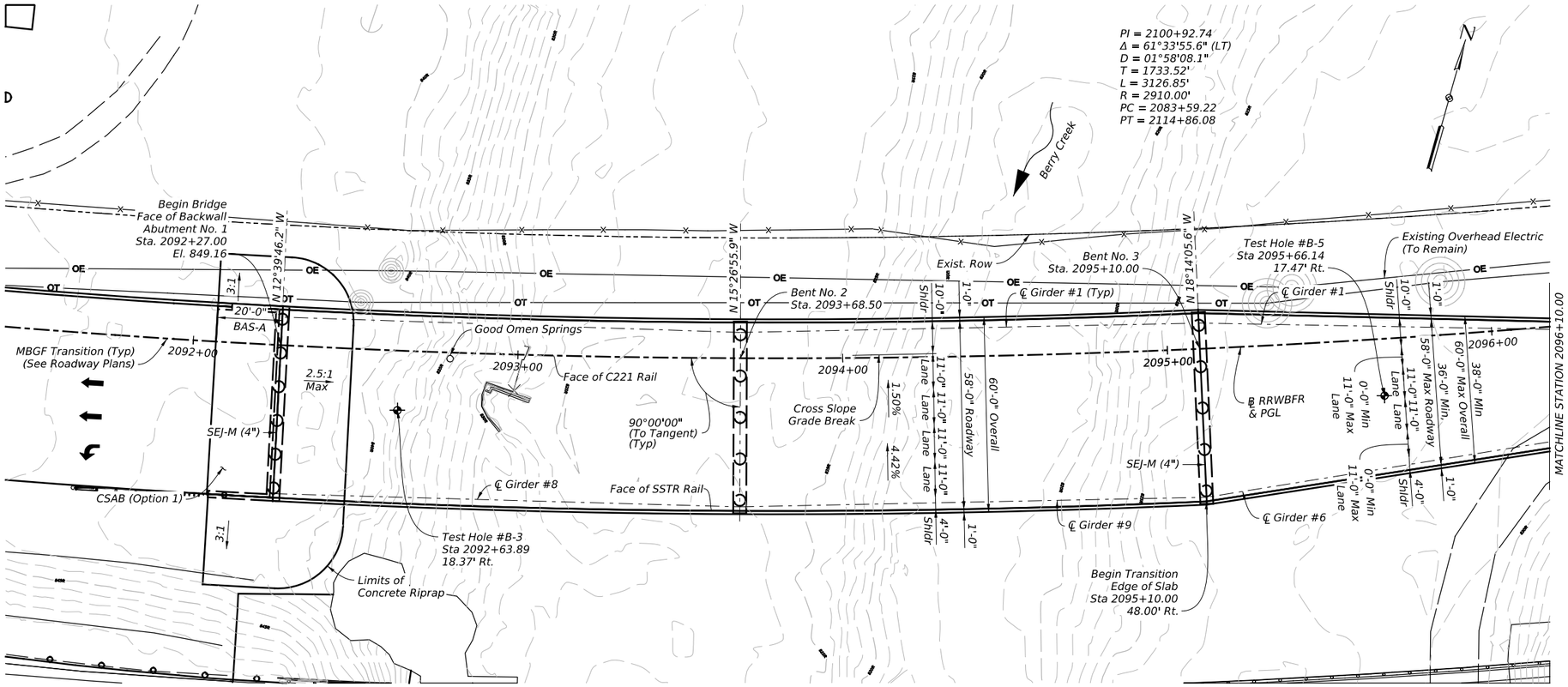
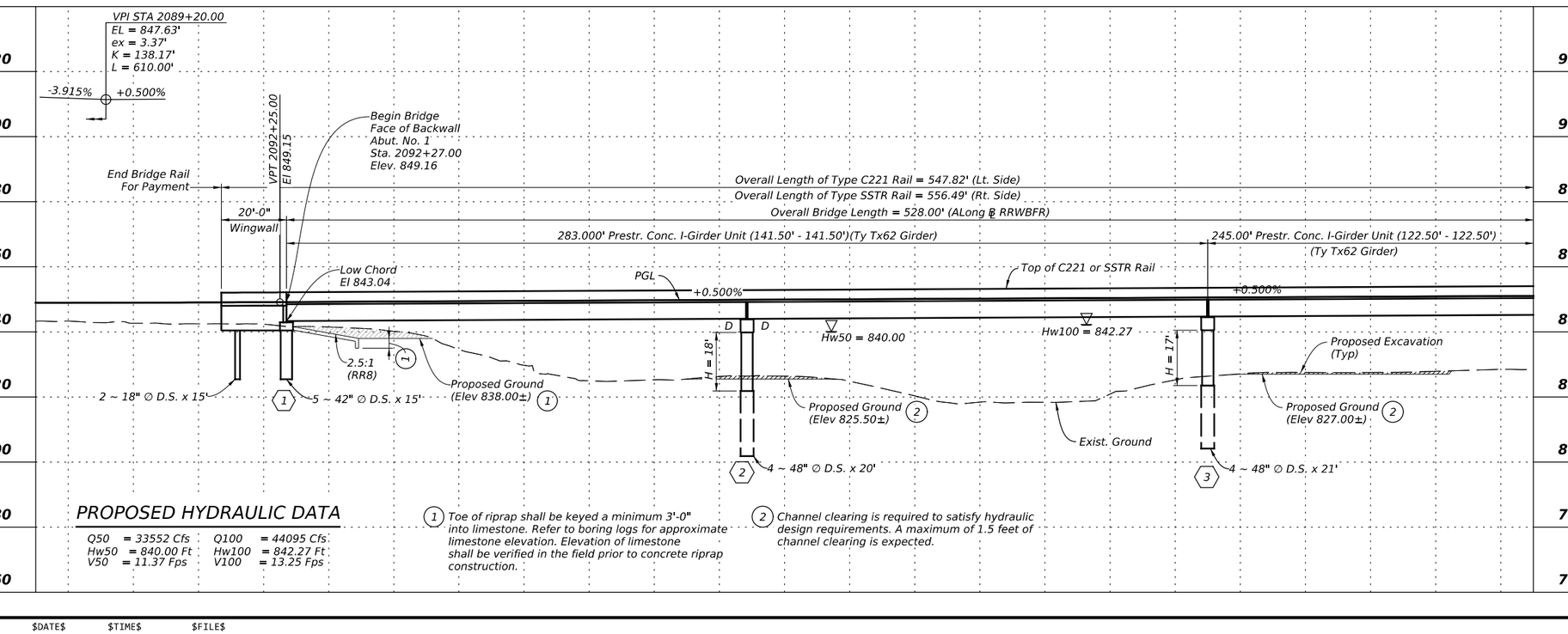
APPENDIX A

Bridge Layout – Ronald Reagan Boulevard at Berry Creek





PROPOSED HYDRAULIC DATA

Q50	= 33552 Cfs	Q100	= 44095 Cfs
Hw50	= 840.00 Ft	Hw100	= 842.27 Ft
V50	= 11.37 Fps	V100	= 13.25 Fps

(1) Toe of riprap shall be keyed a minimum 3'-0" into limestone. Refer to boring logs for approximate limestone elevation. Elevation of limestone shall be verified in the field prior to concrete riprap construction.

(2) Channel clearing is required to satisfy hydraulic design requirements. A maximum of 1.5 feet of channel clearing is expected.

GENERAL NOTES:

1. Designed in Accordance with AASHTO LRFD Bridge Design Specifications, 9th edition (2020) and TxDOT Bridge Design Manual-LRFD(Sept. 2024).
2. Contractor to field verify location of all utilities prior to commencing work or ordering material and notify the Engineer of any conflicts
3. Elevations shown are at profile grade line unless otherwise noted.
4. All dimensions are horizontal or vertical & must be corrected for grade, crown, and/or superelevation.
5. The "H" values are estimated column heights at the ℄ of bridge. The contractor is responsible for calculating the actual column heights based on field conditions.
6. Found drilled shafts at the lengths shown or longer as necessary to penetrate two shaft diameters into limestone. Drilled shafts are designed for combined end bearing and skin friction.
7. Saw-cut grooving of the bridge deck & approach slab is required.
8. Bridge was designed to accommodate a future separator rail for future 10 ft wide shared use path on the outside shoulder. Weight of the future separator rail was assumed to be 400 lb/ft.
9. Abutments and bents are oriented radial to ℄ RRWBFR

DESIGN SPEED: 60 MPH
FUNCTIONAL CLASS: ARTERIAL
ADT: 8,100 (2028)
ADT: 16,000 (2048)
NEW NBI: 14-246-0-AA13-00-030
TERRAIN: ROLLING

0 20 40
HORIZ & VERT SCALE IN FEET

STATE OF TEXAS
GREGORY C. CONROY
149395
LICENSED PROFESSIONAL ENGINEER
$DATE$

AMERICAN STRUCTUREPOINT INC.
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AUSTIN, TX 78746
TEL 512.494.6037 FAX 317.543.0270
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HL93 LOADING
SUPERSTRUCTURE INV/OPR RATING 1.20/2.25

WILCO TEXAS

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BRIDGE LAYOUT
RONALD REAGAN BLVD AT BERRY CREEK

Sheet 1 of 2

FILE:	DN: GCC	CK: AAS	DW: SJD	CK: GCC
©TxDOT 2025	CONT	SECT	JOB	HIGHWAY
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	DIST	COUNTY		SHEET N
		WILLIAMSON		$SNX

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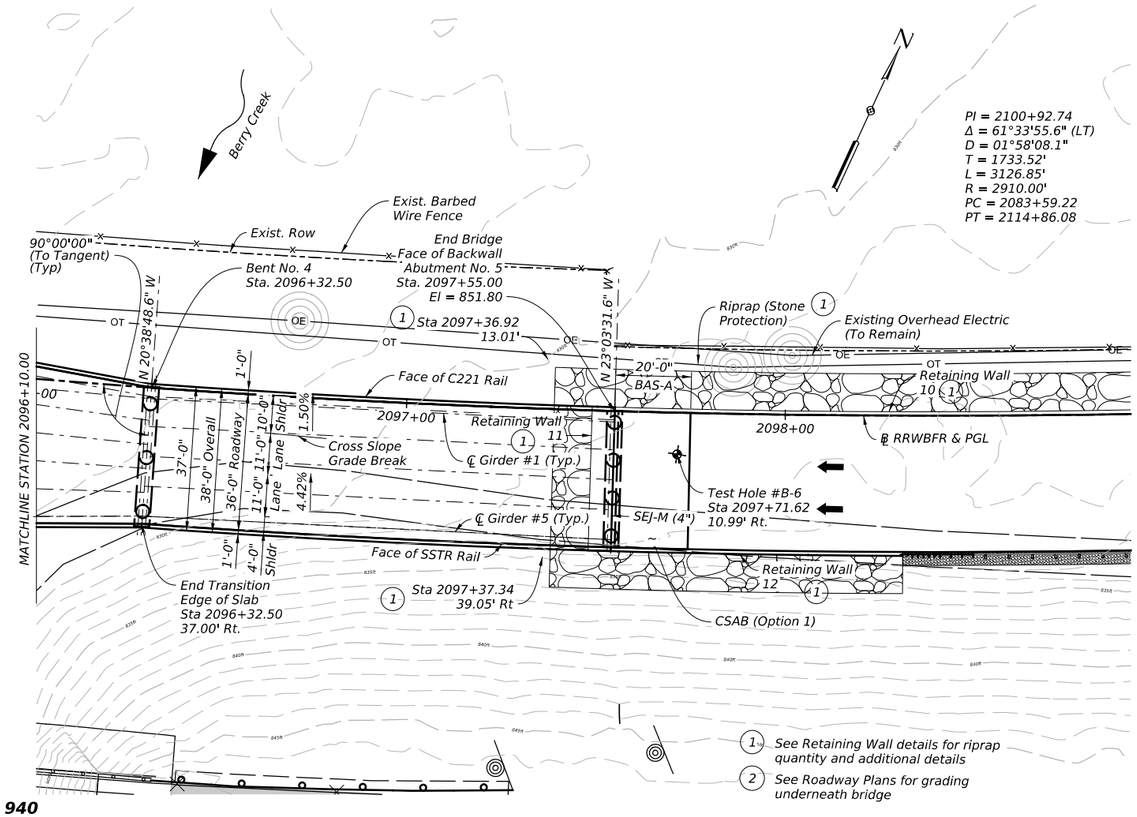

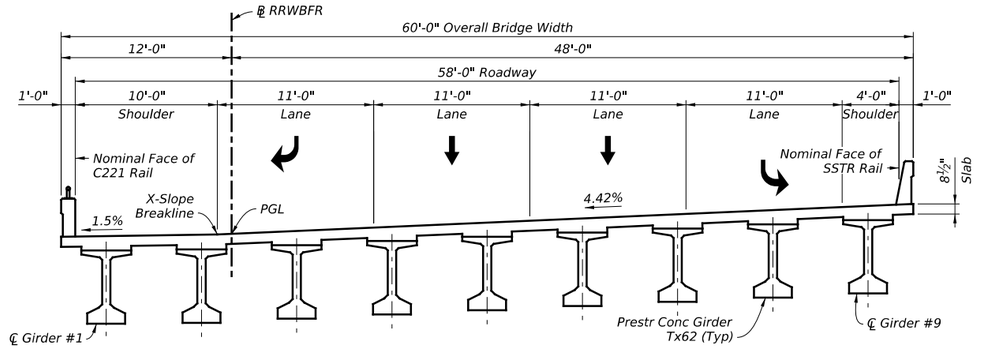

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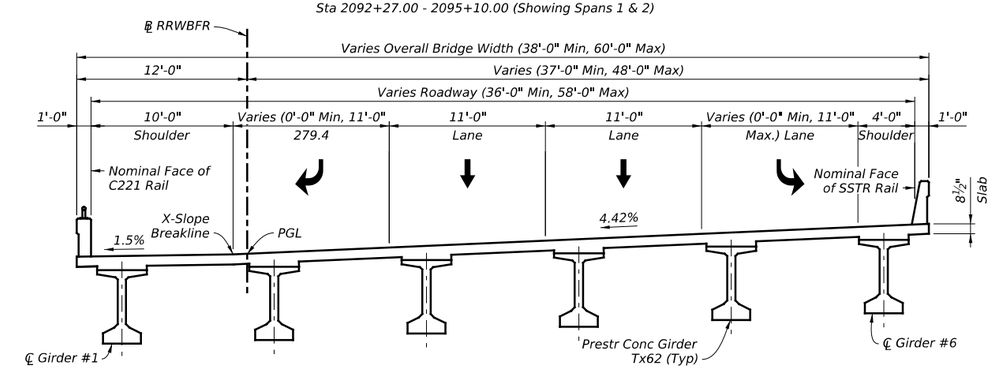

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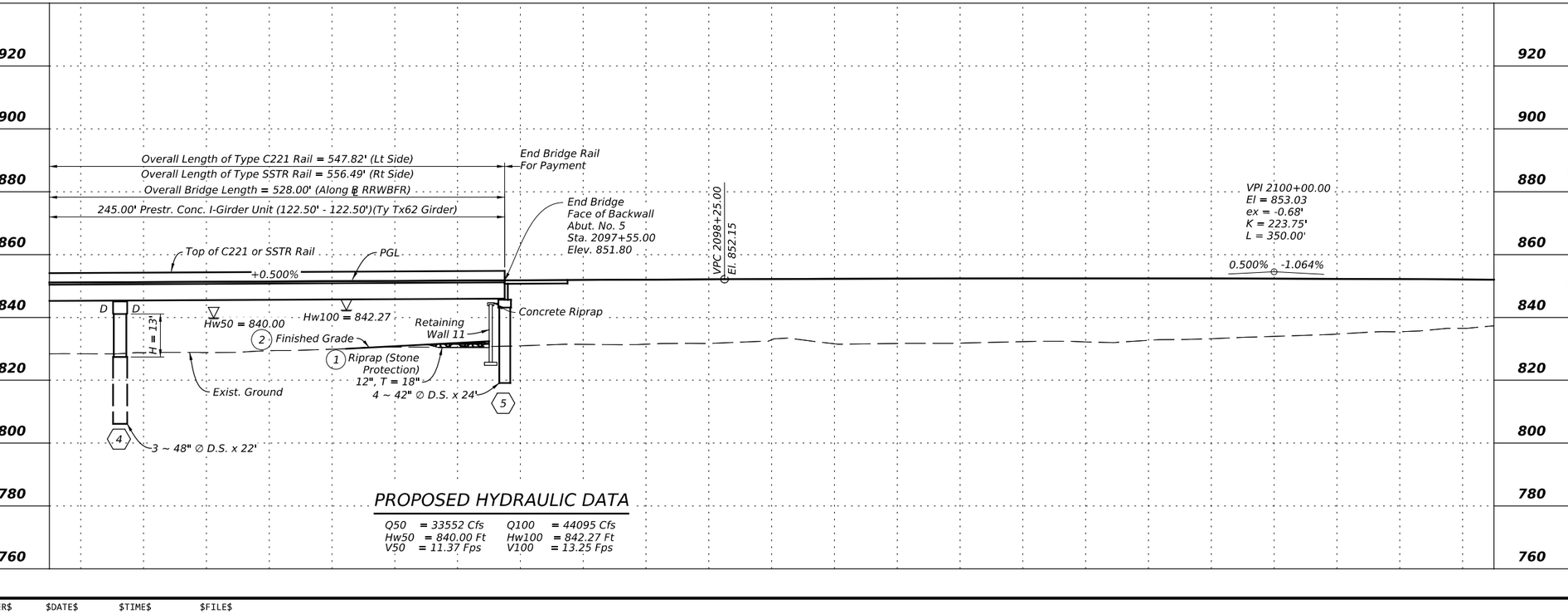

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BRIDGE LAYOUT

RONALD REAGAN BLVD AT BERRY CREEK

Sheet 2 of 2

FILE:	DN: GCC	CK: AAS	DW: SJD	CK: GCC
©TxDOT 2025	CONT	SECT	JOB	HIGHWAY
REVISIONS				RONALD REAGAN BLVD.
	DIST	COUNTY		SHEET N
		WILLIAMSON		$SNx

REV DATE: $DATE$
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$USER$ $DATE$ $TIME$ $FILE$

APPENDIX B

Geologic Assessment

Geologic Assessment for the Ronald Reagan Segment D2 Improvements Project, Williamson County, Texas

MAY 2025 (UPDATED DECEMBER 2025)

PREPARED FOR

American Structurepoint

PREPARED BY

SWCA Environmental Consultants

GEOLOGIC ASSESSMENT FOR THE RONALD REAGAN D2 PROJECT, WILLIAMSON COUNTY, TEXAS

Prepared for

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Prepared by

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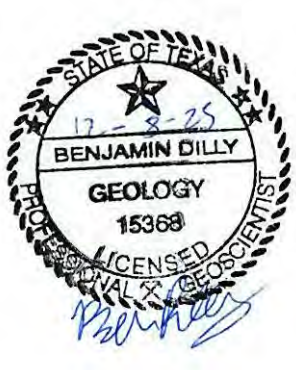
Texas Board of Professional Geoscientists, Firm Registration No. 50159

SWCA Project No. 87699-004

May 2025 (Updated December 2025)



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1 INTRODUCTION

This narrative Geologic Assessment accompanies Texas Commission on Environmental Quality (TCEQ) Geologic Assessment Form TCEQ-0585 completed for the proposed Ronald Reagan Segment D2 Improvements Project (project site). The project consists of constructing a new two-lane westbound frontage road for the ultimate Ronald Reagan Boulevard Controlled Access Roadway. The facility will extend from the proposed Segment D1 near County Road (CR) 245 to the existing stub-out just west of State Highway (SH) 195 in Williamson County, Texas. Improvements include two 12-foot lanes with associated shoulders, turn lanes, and intersection upgrades at Silver Spur Boulevard (east and west), Ridgetop Vista Drive, and Sun City Boulevard. The existing Ronald Reagan Boulevard will be overlaid and restriped to serve as two eastbound lanes with shoulders (Figure 1).

2 METHODOLOGY

SWCA Environmental Consultants (SWCA) scientists studied records pertaining to all reputed caves in the project site and gathered information related to documented caves in the project vicinity prior to conducting field work. Relevant information sources include the following:

- Internal SWCA data;
- Unpublished data related to SWCA et al. (2008);
- ESRI® ArcGIS® Online Basemap Map Services;
- U.S. Geological Survey (USGS) (2022) 7.5-minute topographic digital raster graphics;
- Geologic maps (Barnes 1974; Collins 1997a, 1997b, 1998); and
- Mapped fault lines (Collins 1997a, 1997b, 1998).

A Texas Licensed Professional Geoscientist (PG) conducted field surveys on May 1 and 7, 2025. The pedestrian surveys were completed by walking parallel transects spaced approximately 30 to 50 feet apart, as directed by the TCEQ in the Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones (Rev. 10-01-04). Closer spacing was used where vegetation inhibited clear observation. SWCA scientists carefully examined all observed potential karst features, including depressions, holes, and animal burrows, for subsurface extent evidence. SWCA used several techniques for this effort, including probing with a digging implement to determine the thickness and consistency of fill material and feeling for air flow which may indicate the presence of a subsurface void space. Other techniques included recording notable features and site characteristics such as vegetation types or semi-circular burrow mounds produced by small mammal activity. TCEQ approval for machine excavation of two features was granted via email on July 30, 2025. SWCA conducted feature excavations with a backhoe on November 19, 2025, on two features.

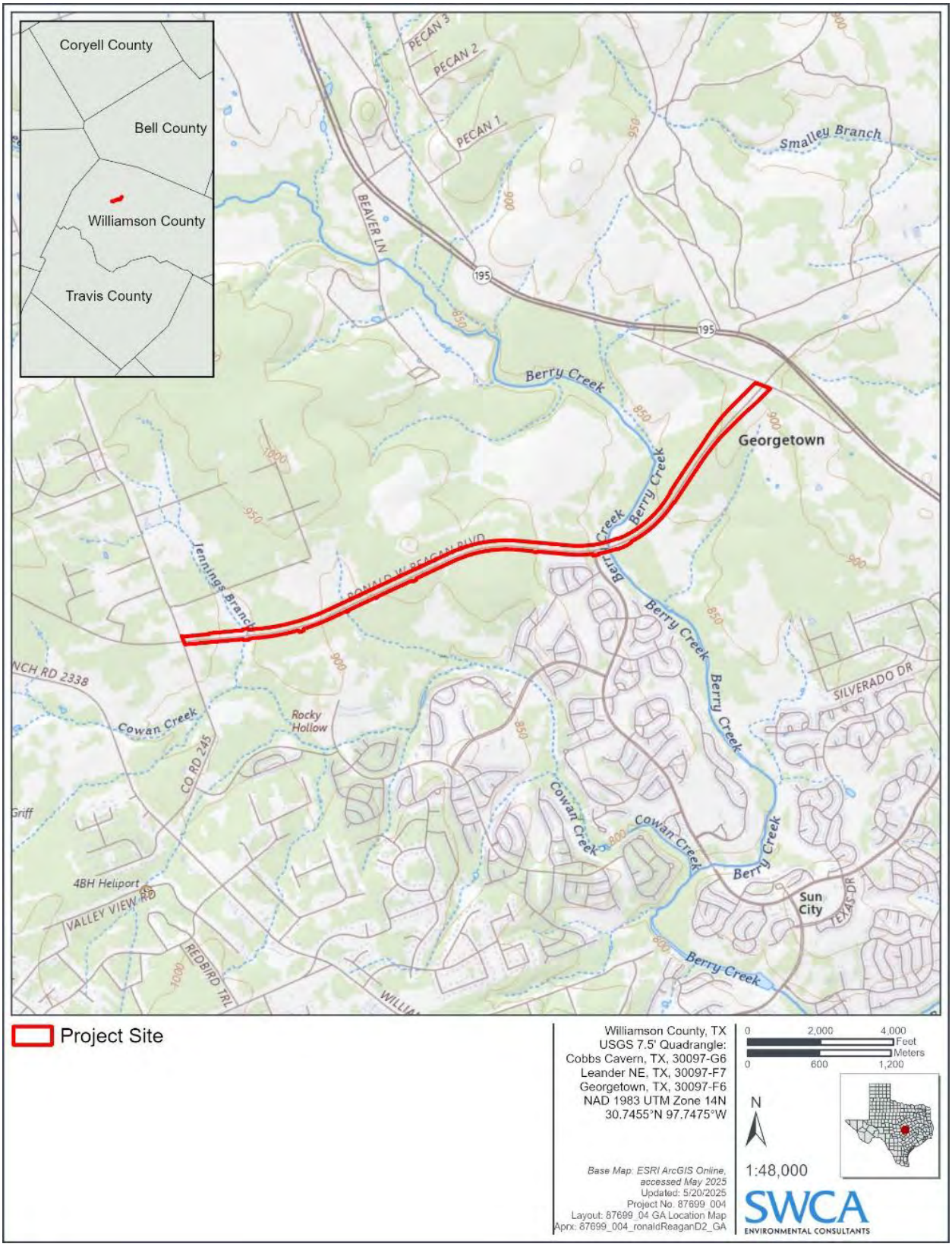

Figure 1. Project site location map.

3 RESULTS

3.1 Project Site Overview

The project site is partially within the Edwards Aquifer Recharge Zone (EARZ), which is in the northern segment of the Edwards Aquifer (TCEQ 2025). The USGS National Hydrography Dataset indicates that the project site is located within the Berry Creek watershed of the Brazos River Basin. Surface water runoff within the project site drains directly to Berry Creek or an unnamed tributary of Berry Creek. Berry Creek connects with the San Gabriel River approximately 8.9 linear miles east of the project site. The elevation of the project site ranges from approximately 820 feet above mean sea level (amsl) to 940 feet amsl near the central portion of the project site.

The project limits extend from the proposed Segment D1 near County Road (CR) 245 to the existing stub-out just west of State Highway (SH) 195 in Williamson County, Texas. Improvements include two 12-foot lanes with associated shoulders, turn lanes, and intersection upgrades. The existing Ronald Reagan Boulevard will be overlaid and restriped to serve as two eastbound lanes with shoulders (see Figure 1).

3.2 Soils

The Natural Resources Conservation Service (2025) identified six soil units within the project site (Figure 2). Table 1 provides additional details for these soil units.

Table 1. Soil Units within the Project Site

Soil Unit	Hydric	Hydrologic Soil Group*	Drainage Class	Frequency of Flooding/ Ponding	Depth to Water Table (inches)
EaD: Eckrant cobbly clay, 1 to 8 percent slopes	No	D	Well Drained	None / None	80+ inches
EeB: Eckrant stony clay, 0 to 3 percent slopes, stony	No	D	Well Drained	None / None	80+ inches
ErE: Eckrant-Rock outcrop association, 1 to 10 percent slopes	No	D	Well Drained	None / None	80+ inches
FaB: Fairlie clay, 1 to 2 percent slopes	No	D	Well Drained	None / None	80+ inches
GsB: Georgetown stony clay loam, 1 to 3 percent slopes	No	D	Well Drained	None / None	80+ inches
OlA: Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded	No	B	Well Drained	Frequent / None	80+ inches

Source: Natural Resources Conservation Service (2025)

* Group B – Soils had moderate infiltration rates when thoroughly wetted and exhibit moderately low potential for runoff. Group D – Soils had very slow infiltration rates when thoroughly wetted and exhibit the highest potential for runoff.

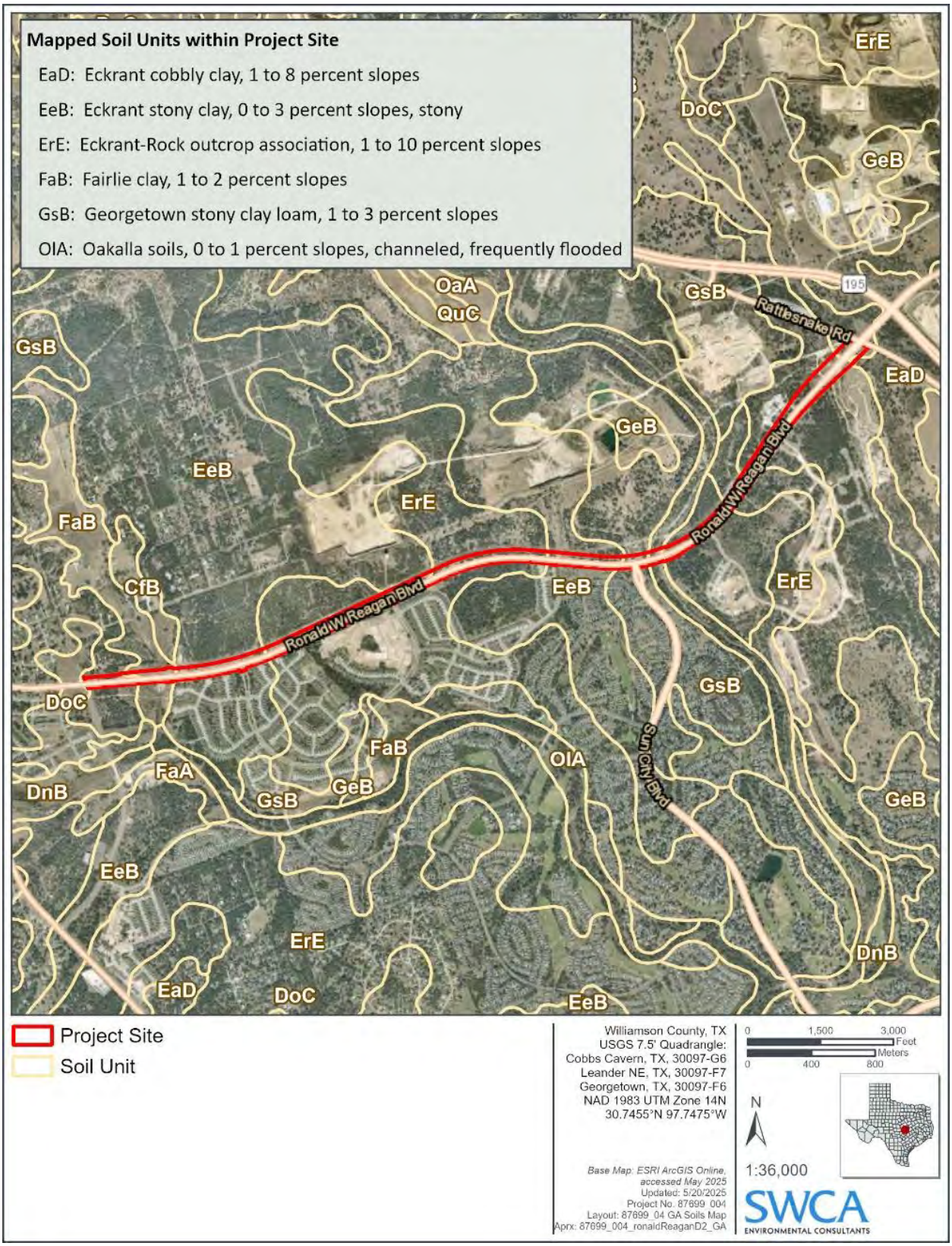

Figure 2. Soils map.

3.3 Geology

The project site is along the Balcones Fault Zone (BFZ) within the Edwards Aquifer Contributing and Recharge Zones (TCEQ 2025). Structural down-warping occurred with the Gulf of Mexico's ancestral formation during the middle Tertiary and the BFZ formed along a zone of weakness, which currently marks the boundary between the Edwards Plateau and the Gulf Coastal Plain in Central Texas. The BFZ is characterized by a series of northeast-trending, predominantly normal, nearly vertical en echelon faults.

There are two mapped faults within the project site (Collins 1997a, 1997b, 1998). The regional trend of the mapped faults within the area is approximately 20 degrees; therefore, any features within 15 degrees (5–35 degrees) will be awarded an additional 10 points on the geologic assessment table presented in Appendix A, Attachment A.

Collins (1997b) indicates the project site is underlain by Quaternary Alluvium (Qal) and Cretaceous-aged formations, including the Georgetown Formation (Kgt), Edwards Limestone (Ked), and Comanche Peak Formation (Kc) (Appendix A: Attachment D). SWCA finds Collins (1997b) interpretation of the geology to be generally accurate. The Stratigraphic Column is included in Appendix A, Attachment B.

Quaternary Alluvium is described by Collins (1997a) as:

> … Unconsolidated gravel, sand, silt, and clay along streams and rivers; inundated regularly. Gravel is mostly limestone and chert. Along minor drainages includes undivided low terrace deposits. Also includes some local bedrock outcrops that are undivided.

Georgetown Formation is described by Collins (1997a) as:

> … Limestone and some marl. Nodular to bedded, gray to tan; abundant fossils include Waconell wacoensis (formerly Kingena wacoensis) and Gryphaea Washitaensis. Few interbeds of marl 2 to 3 inches thick. Upper contact is conformable and radational where exposed, and commonly obscured by slumping of the overlying Del Rio Formation. Lower contact is disconformable. Diverse assemblage of fossils includes ammonoids, forams, echinoids, and pelecypods. Unit poorly exposed and mostly inferred on maps; may be absent locally. As much as 30 ft thick.

Edwards Limestone is described by Collins (1997a) as:

> …limestone, dolomitic limestone, and marl, massive to thin beds, chert, and fossiliferous; fossils include *rudists*. Shallow subtidal-flat cycles. Honeycomb textures, voids in collapse breccias, and cavern systems. Accounts for most of the Edwards aquifer strata. Thickness is between 100 and 300 ft; thins northward.

The Comanche Peak Formation is described by Barnes (1974) as:

> … fine to very fine grained, fairly hard, nodular, light gray, weathers white, extensively burrowed, burrow fillings slightly coarser and darker, typically crops out in scarp face beneath Edwards Limestone; thickness up to 80 feet, feathers out southward near Williamson-Travis County line.

Recharge into the Edwards Aquifer primarily occurs in areas where the Edwards Group and Georgetown Formation are exposed at the surface. A significant amount of recharge is from direct infiltration via precipitation and streamflow loss. Rapid recharge occurs predominantly along secondary porosity features such as faults, fractures, and karst features (caves, solution cavities, sinkholes, etc.). Karst features are commonly formed along joints, fractures, and within bedding plane surfaces in the Edwards Group and

Georgetown Formation. In the vicinity and downgradient of the project site, water often discharges from the Edwards Aquifer through seeps and springs at or near the contact between the Edwards Limestone and underlying Comanche Peak Formation.

3.4 Hydrogeologic Assessment

The overall potential for fluid migration to the Edwards Aquifer within the project site appears moderately high compared to background infiltration rates due to the presence of one sensitive feature. SWCA did not observe any water wells within the project site; however, the depth to water in the vicinity of the project site has been measured at elevations between 268 and 820 feet in nearby Trinity Aquifer monitoring wells (State ID Nos. 540110, 588184, 694926, and 5811704) (TWDB 2025). Good Omen Spring is located within the project site, indicating that the depth to water within the Edwards formation is shallow and discharges on-site into Berry Creek.

The USGS National Hydrography Dataset indicates that the project site is located within the Berry Creek watershed of the Brazos River Basin. Surface water runoff within the project site drains directly to Berry Creek or an unnamed tributary of Berry Creek. Berry Creek connects with the San Gabriel River approximately 8.9 linear miles east of the project site.

The following eight features were identified within the project site:

- RD2-BD-01—This feature is a man-made feature in bedrock mapped within Edwards Limestone. This feature is a buried natural gas pipeline. The gas pipeline lies beneath pavement and grassy areas and no evidence of enhanced permeability or recharge were observed; therefore, the probability of rapid infiltration is low.
- RD2-BD-02—This feature is a man-made feature in bedrock mapped within Edwards Limestone. This feature consists of a telephone pole excavation site that is partially washed out, leading to a depression. Some fill material has washed out around the pole due to loosely compacted fill inside the excavation. The telephone pole excavation shows no evidence of enhanced permeability or recharge; therefore, the probability of rapid infiltration is low.
- RD2-BD-03—Upon discovery, this feature was mapped as a solution cavity in bedrock mapped within Edwards Limestone. Machine excavation removed a large loose rock in the soil profile and revealed that the feature is a non-karst closed depression. Animal burrowing was present under the large rock and decaying tree roots were present on one side of the feature. Probing the soil around the feature revealed fine clay infill on all sides of the feature. This feature was filled in after excavation. Due to the presence of fine infill, the probability of rapid infiltration is low.
- RD2-BD-04—Upon discovery, this feature was mapped as a sinkhole mapped within Edwards Limestone. Slight airflow was observed. Machine excavation revealed a solution cavity with a thin drain at the bottom of the feature. Bedrock was present lining the bottom of the excavated pit and on the side of the feature. A soil probe went into a small void approximately 3.5 feet. Due to the presence of loose organic infill within a thin drain into a solution cavity, the probability of rapid infiltration is high. The TCEQ buffer is shown on the Geologic Map in Attachment D.
- RD2-BD-05—This feature is a man-made feature in bedrock mapped within Edwards Limestone. This feature is a buried water line in a drainage. The water line lies beneath pavement and grassy areas, and no evidence of enhanced permeability or recharge was observed; therefore, the probability of rapid infiltration is low.
- RD2-06—This feature is an inferred fault mapped within the Edwards Limestone. SWCA did not observe a surface expression or evidence of enhanced recharge potential during the site visit. The

fault lies partially within a paved road on a hillside; therefore, the probability of rapid infiltration is low.

- RD2-07—This feature is a concealed fault mapped within alluvium overtop the Comanche Peak Formation. SWCA did not observe a surface expression or evidence of enhanced recharge potential during the site visit. The fault lies partially within a paved road on a hillside; therefore, the probability of rapid infiltration is low.
- RD2-08 – Good Omen Spring is a spring located in the west bank of Berry Creek that appears to flow at a rate of less than 10 gallons per minute. A masonry, narrow trough structure appears to have been built to capture flow from the spring; however, the trough is dry and water now flows from beneath a masonry wall built next to the trough structure. The spring flows into a shallow pond located between the spring and the channel of Berry Creek. Water flows from the pond through a narrow channel into Berry Creek and collects along the western edge of the stream channel. Cascading water has created travertine deposits along the bank of the stream. Because the spring is a discharge feature the probability of rapid infiltration is considered low.
- SC-01—This feature is a relict cattle dip vat (man-made feature in bedrock) that is mapped within the Edwards Limestone. The feature is lined with concrete and is approximately 15 feet long, 3 feet wide, and 5 feet deep. The concrete walls and floor of the feature appeared to be intact due to the ponded water along the base. SC-01 is located on a hillside and has a catchment area of less than 1.6 acres. Following Figure 1 of the TCEQ 0585 Instructions to Geologist, SWCA determined that the feature has a low probability of rapid infiltration given its concrete lining.

4 LITERATURE CITED

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APPENDIX A

Texas Commission on Environmental Quality Forms

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Ben Dilly, P.G. Telephone: 210-877-2847

Date: 12/8/2025 Fax: 210-877-2848

Representing: SWCA Environmental Consultants; TBPG Firm Registration No. 50159 (Name of Company and TBPG or TBPE registration number)

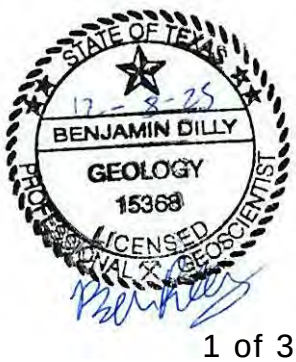
Signature of Geologist:



Regulated Entity Name: Ronald Reagan Segment D2 Project

Project Information

1. Date(s) Geologic Assessment was performed: May 1, 7, June 17, and November 19, 2025
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone



TCEQ-0585 (Rev.02-11-15)

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. ☒ Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Please refer to Table 1 in the GA report		

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = 100'
   Site Geologic Map Scale: 1" = 100'
   Site Soils Map Scale (if more than 1 soil type): 1" = 3,000'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☐ Geologic or manmade features were not discovered on the project site during the field investigation.

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☐ The wells are in use and comply with 16 TAC Chapter 76.

    ☒ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

ATTACHMENT A

Geologic Assessment Table

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Ronald Reagan Segment D2 Project

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	≥1.6	
RD2-BD-01	30.747618	-97.729708	MB	30	Ked	-	-	-		0			F	5	35	X		X		Hillside
RD2-BD-02	30.73945	-97.756018	MB	30	Ked	3	1	2.5	-	0			F	5	35	X		X		Hillside
RD2-BD-03	30.74239	-97.74998	CD	5	Ked	6	4	4	-	0			F	5	10	X		X		Hillside
RD2-BD-04	30.746456	-97.730689	SC	20	Ked	2	4"	3.5	-	0			O	35	55		X	X		Hillside
RD2-BD-05	30.746738	-97.729814	MB	30	Ked	-	-	-		0			F	5	35	X		X		Drainage
RD2-06	30.736995	-97.764075	F	20	Ked	-	-	-	N25E	10			C, X	5	35	X			X	Hillside
RD2-07	30.736577	-97.767674	F	20	Ked	-	-	-	N15E	10			C, X	5	35	X			X	Hillside
RD2-08	30.743034	-97.736513	O	5	Ked	-	-	-	-	0			C	5	10	X		X		Hillside
SC-01	30.742872	-97.737837	MB	30	Ked	15	3	5					N,X	5	35	X		X		Hillside

* DATUM: Geographic Latitude Longitude Decimal Degrees NAD83

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

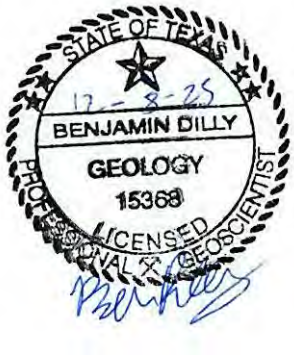
8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.
My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date December 8, 2025

Sheet 1 of 1



TCEQ-0585-Table (Rev. 10-01-04)

ATTACHMENT B

Stratigraphic Column

Stratigraphic Column

Upper Cretaceous	Upper Confining Units	Navarro and Taylor Groups, undivided; 600 feet thick
		Austin Group; 325–420 feet thick
		Eagle Ford Group; 25–65 feet thick
		Buda Limestone; 40–50 feet thick
		Del Rio Clay; 40–70 feet thick
Lower Cretaceous	Edwards Aquifer	Georgetown Formation; 30–80 feet thick
		Edwards Limestone; Up to 200 feet thick
		Comanche Peak Formation; 80 feet thick
	Lower Confining Units	Walnut Formation; Up to 120 feet thick
		Upper member of Glen Rose Limestone; 500 feet thick

Note: The shaded area represents the mapped lithology that outcrops in the project site.

ATTACHMENT C

Narrative Description of Site Geology

REFER TO SECTION 3.3 OF THIS REPORT FOR GEOLOGIC NARRATIVE DESCRIPTION

ATTACHMENT D

Site Geologic Map

Project Site

Fault Type

Inferred Normal

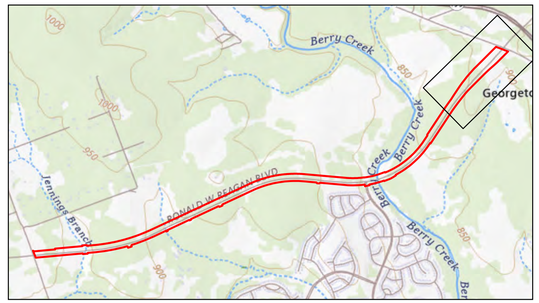
Edwards Aquifer Recharge Zone

Geologic Unit Type within Project Area

Kgt - Georgetown Formation

Ked - Edwards Limestone

1 inch = 100 feet



Williamson County, TX
USGS 7.5' Quadrangle:
Cobbs Cavern, TX, 30097-G6
Leander NE, TX, 30097-F7
Georgetown, TX, 30097-F6
NAD 1983 UTM Zone 14N
30.7528°N 97.7247°W

Base Map: ESRI ArcGIS Online, accessed December 2025
Updated: 12/8/2025
Project No. 87699_004
Layout: 87699_04 GA Geology Map 24 x 36
Aprx: 87699_004_ronaldReaganD2_GA

0 250 500 Feet

0 50 100 Meters

1:1,200

SWCA ENVIRONMENTAL CONSULTANTS

STATE OF TEXAS
12-2-25
BENJAMIN DILLY
GEOLOGY
15388
LICENSED PROFESSIONAL GEOLOGIST

RD2-PP-08

Ronald Reagan Blvd

Edwards Aquifer Recharge Zone

Ked

RD2-BD-04

RD2-BD-01

RD2-BD-05

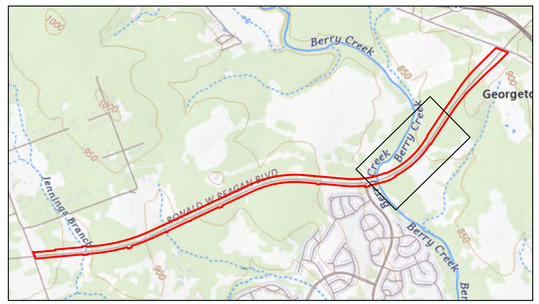
BENJAMIN DILLY 12-2-25 GEOLOGY 15368 LICENSED PROFESSIONAL GEOLOGIST

- Project Site
- Sensitive Feature Buffer
- Manmade feature in bedrock
- Other Natural bedrock features
- Solution Cavity
- Edwards Aquifer Recharge Zone

Geologic Unit Type within Project Area

- Ked - Edwards Limestone

1 inch = 100 feet



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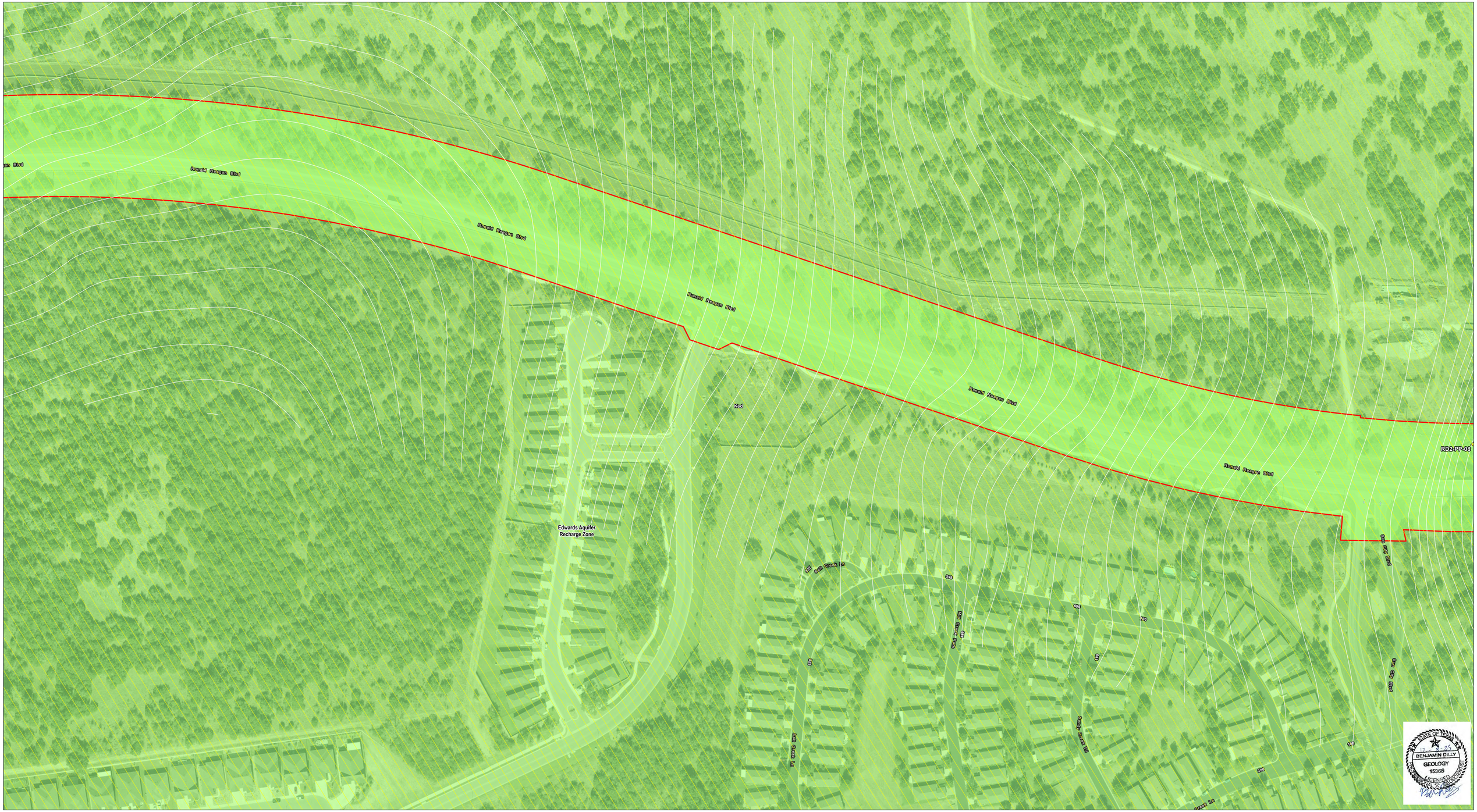
SWCA ENVIRONMENTAL CONSULTANTS


Ronald Reagan Blvd
Ronald Reagan Blvd
Ronald Reagan Blvd
Ronald Reagan Blvd
Ronald Reagan Blvd
Ked
RD2-PP-08
Edwards Aquifer
Recharge Zone
Gabriel Ranch Rd
Gabriel Ranch Rd
Gabriel Ranch Rd

RD2-BD-02

RD2-BD-03

Ronald Reagan Blvd

Edwards Aquifer
Recharge Zone

Project Site

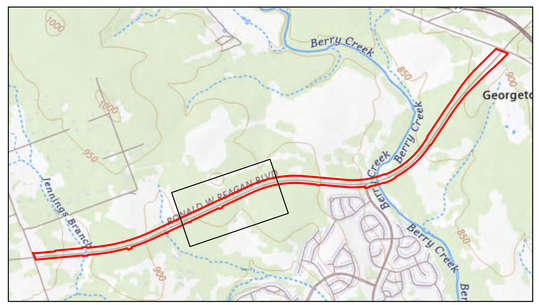
Non-karst closed Depression

Edwards Aquifer Recharge Zone

Geologic Unit Type within Project Area

Ked - Edwards Limestone

1 inch = 100 feet



Williamson County, TX
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0 50 100 Meters

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Base Map: ESRI ArcGIS Online, accessed December 2025
Updated: 12/8/2025
Project No. 87699_004
Layout: 87699_04 GA Geology Map 24 x 36
Aprx: 87699_004_ronaldReaganD2_GA

STATE OF TEXAS
BENJAMIN DILLY
GEOLOGY
15388
LICENSED
PROFESSIONAL GEOSCIENTIST

SWCA
ENVIRONMENTAL CONSULTANTS

Edwards Aquifer Contributing Zone

Kc

Qal

Edwards Aquifer Recharge Zone

Ronald Reagan Blvd

RD2-06

Ked

- Project Site
- Fault

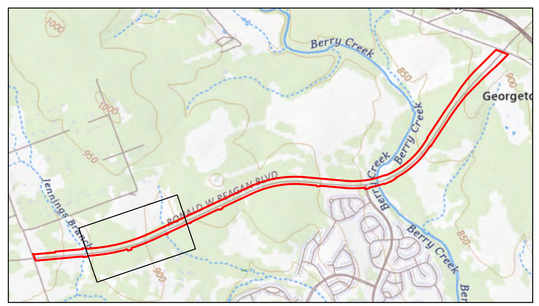
Fault Type

- Inferred Normal
- Concealed Normal
- Edwards Aquifer Contributing Zone
- Edwards Aquifer Recharge Zone

Geologic Unit Type within Project Area

- Qal - Alluvium
- Ked - Edwards Limestone

1 inch = 100 feet



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Base Map: ESRI ArcGIS Online, accessed December 2025
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0 50 100 Meters

1:1,200

SWCA ENVIRONMENTAL CONSULTANTS



Ronald Reagan Blvd

Kc

Edwards Aquifer
Contributing Zone

Qal

Ked

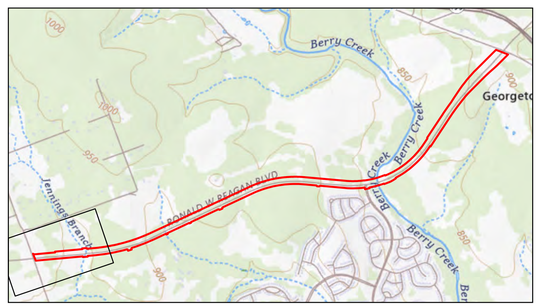
Edwards Aquifer
Recharge Zone

RD2-07

STATE OF TEXAS
BENJAMIN DILLY
GEOLOGY
15308
LICENSED PROFESSIONAL

Project Site
Fault
Fault Type
Inferred Normal
Concealed Normal
Edwards Aquifer Contributing Zone
Edwards Aquifer Recharge Zone
Geologic Unit Type within Project Area
Qal - Alluvium
Ked - Edwards Limestone
Kc - Comanche Peak

1 inch = 100 feet



Williamson County, TX
USGS 7.5' Quadrangle:
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Georgetown, TX, 30097-F6
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Base Map: ESRI ArcGIS Online, accessed December 2025
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SWCA
ENVIRONMENTAL CONSULTANTS

APPENDIX B

Photographic Log and Sketch of Feature RD2-BD-04



Photograph 1. Feature RD2-BD-01.



Photograph 2. Feature RD2-BD-02.



Photograph 3. Feature RD2-BD-03 prior to machine excavation.



Photograph 3. Feature RD2-BD-03 after machine excavation.



Photograph 4. Feature RD2-BD-04 prior to machine excavation.



Photograph 4. Feature RD2-BD-04 after machine excavation.



Photograph 5. Feature RD2-BD-05.



Photograph 6. Feature RD2-08.



Photograph 7. Overview of Berry Creek.

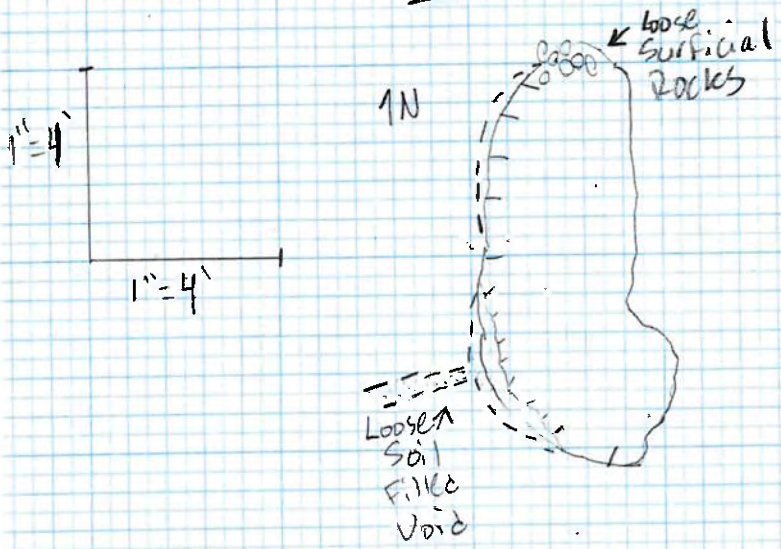


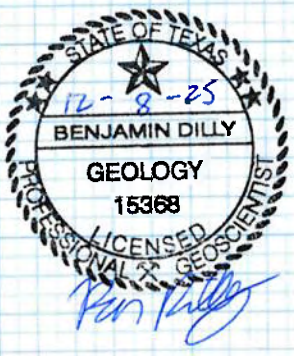
Photograph 8. Site overview of the central portion of the project site.

Ronald Reagan DZ Feature RR-BD-04

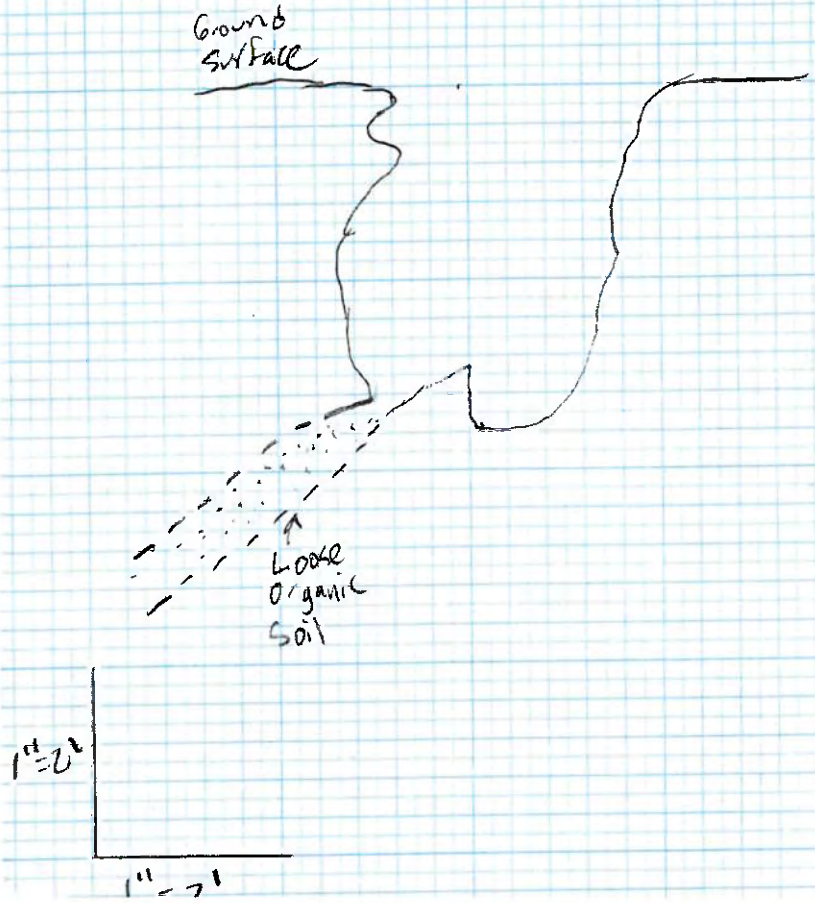
sketch by Ben Dilly, P.G.

Plan View





Profile View



APPENDIX C

Aquatic Resources Delineation Report

Aquatic Resources Delineation Report for the Ronald Reagan Segment D2 Improvements Project, Williamson County, Texas

JUNE 2025

PREPARED FOR

American Structurepoint

PREPARED BY

SWCA Environmental Consultants

AQUATIC RESOURCES DELINEATION REPORT FOR THE RONALD REAGAN D2 IMPROVEMENTS PROJECT, WILLIAMSON COUNTY, TEXAS

Prepared for

American Structurepoint
810 Hesters Crossing, Suite 105
Round Rock, Texas 78681

Prepared by

SWCA Environmental Consultants
4407 Monterey Oaks Boulevard
Building 1, Suite 110
Austin, Texas 78749
(512) 476-0891
www.swca.com

SWCA Project No. 87699-004

June 2025

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2 Methods 1
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2.2 Potential Waters of the United States Determination 4
3 Project Area Description 4
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4 Aquatic Resources 7
4.1 Waterways 7
4.2 Jurisdictional Considerations 7
4.2.1 Features Likely to be WOTUS 7
4.2.2 Features Unlikely to be WOTUS 8
5 Conclusions 8
6 Literature Cited 9

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Appendix B. U.S. Army Corps of Engineers Wetland Determination Data Forms, Great Plains Region
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Appendix D. Map Book

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Tables

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Table 2. Summary of Waterways within the Project Area 7

1 INTRODUCTION AND PURPOSE

SWCA Environmental Consultants (SWCA) was retained by American Structurepoint on behalf of Williamson County to complete an aquatic resources delineation and report for the proposed Ronald Reagan Segment D2 Improvements Project (project). The project consists of constructing a new two-lane westbound frontage road alongside the existing roadway as part of the ultimate Ronald Reagan Boulevard Controlled Access Roadway. The facility will cover 109.7 acres along 3.5 miles and extend from the intersection with County Road (CR) 245 to just west of the State Highway (SH) 195 intersection in Williamson County, Texas (project area). Improvements include 11-foot lanes throughout, shoulders, turn lanes, and intersection upgrades at Silver Spur Boulevard (Blvd) (east and west), Ridgetop Vista Drive, and Sun City Blvd. The existing Ronald Reagan Blvd will be seal overlaid and restriped to ultimately serve as two eastbound lanes with shoulders (Figure 1).

The purpose of the aquatic resources delineation was to identify aquatic resources within the project area and determine whether the aquatic resources would be considered potential waters of the United States (WOTUS) by the U.S. Army Corps of Engineers (USACE) and assist American Structurepoint in complying with Section 404 of the Clean Water Act (CWA).

This aquatic resources delineation report describes the methods used to conduct the aquatic resources delineation, summarizes results of the delineation, and provides a summary conclusion regarding the potential jurisdictional status of aquatic resources identified during the delineation. The results and conclusions provided in this report represent SWCA's professional opinion based on our knowledge and experience with the USACE, including related regulatory guidance, documents, and manuals.

2 METHODS

SWCA received project data from American Structurepoint in November 2024. These data were used to conduct a background review and an aquatic resources delineation within the project area.

2.1 Aquatic Resources Delineation

Prior to and in support of conducting the aquatic resources delineation within the project area, SWCA reviewed background information using publicly available information from the following sources:

- U.S. Geological Survey (USGS): 7.5-minute quadrangle map (*Cobbs Cavern, Leander NE, and Georgetown, Texas*) (USGS 2025a)
- National Hydrography Dataset (NHD) viewer (USGS 2025b)
- USACE: Antecedent Precipitation Tool (APT) (USACE 2025)
- Natural Resources Conservation Service (NRCS): Web Soil Survey (NRCS 2019)
- Esri: ArcGIS Map Services (Esri 2025)
- Federal Emergency Management Agency (FEMA): National Flood Insurance Program data for Williamson County (FEMA 2025a) and Estimated Baseline Flood Elevation Viewer (FEMA 2025b)
- U.S. Fish and Wildlife Service (USFWS): National Wetlands Inventory (USFWS 2025)

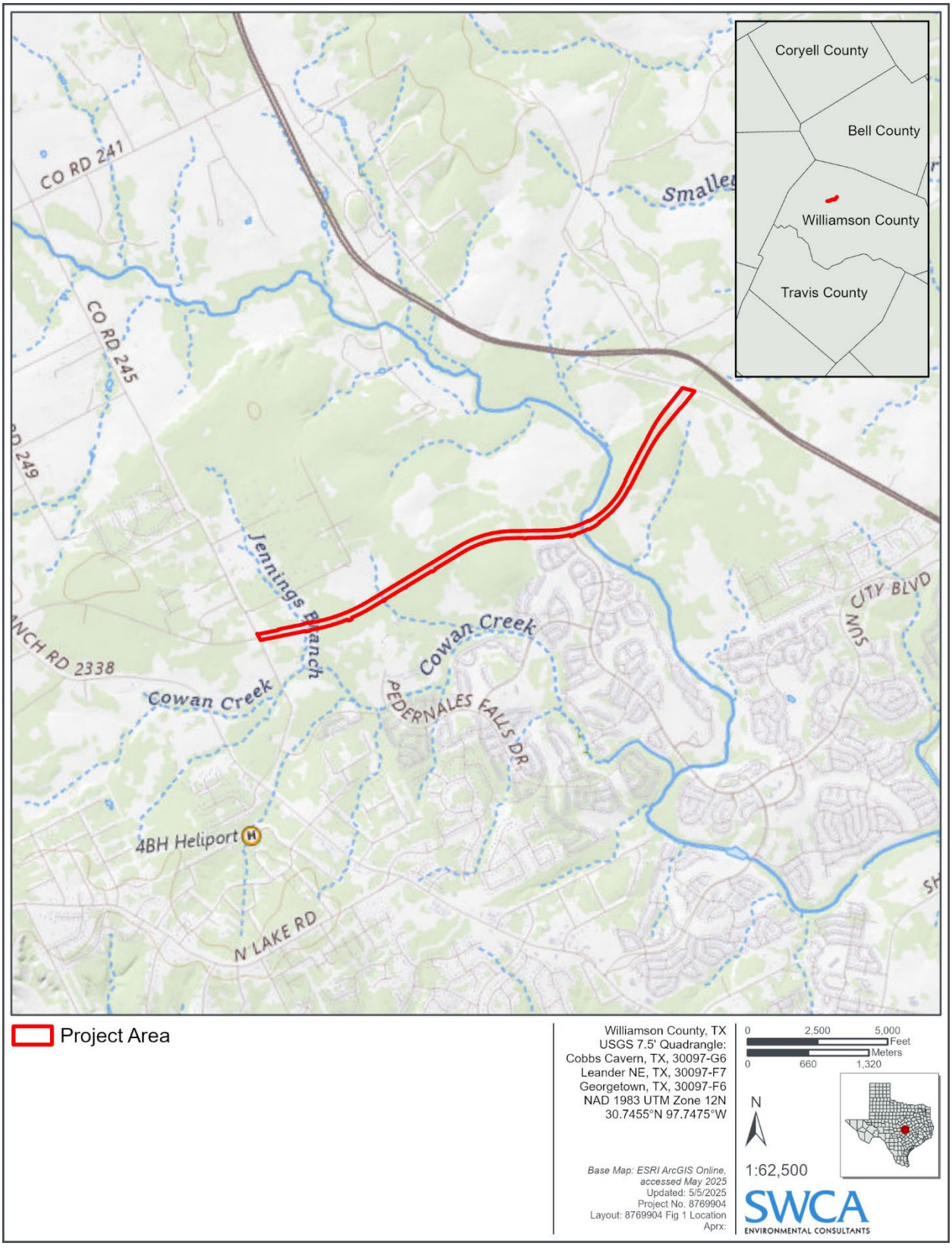

Figure 1. Project area location map.

SWCA conducted the aquatic resources delineation within the project area on April 2, 2025. The delineation was conducted in accordance with, and with respect to, guidance and information available from the following sources:

- USACE:
  - The National Wetland Plant List, 2022 Wetland Ratings (USACE 2023)
  - Regional Guidance Letter 05-05 (USACE 2005), which presents guidance on Ordinary High Water Mark (OHWM) identification
  - *Corps of Engineers Wetlands Delineation Manual* (1987 Manual) (Environmental Laboratory 1987)
  - *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0)* (GP Supplement Manual) (USACE 2010)[1]
  - Nationwide Permit Program (33 U.S. Code [USC] 401 et seq.; 33 USC 1344; 33 USC 1413 [33 Code of Federal Regulations 330, *Federal Register* 72:11092, *Federal Register* 72:26082, *Federal Register* 86:2744–2877]) (USACE 2021, 2022)
- NRCS:
  - *Field Indicators of Hydric Soils in the United States: A Guide for Identifying and Delineating Hydric Soils* (Version 8.2) (NRCS 2018)
  - PLANTS Database (NRCS 2024)
- USFWS:
  - Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et al. 1979)

During the aquatic resources delineation, SWCA recorded data points to document the presence, or lack thereof, of the following three required indicators of a wetland, as defined in the 1987 Manual and GP Supplement Manual and identified below (Environmental Laboratory 1987; USACE 2010):

- **Hydrophytic vegetation:** Determined by identification of dominant species and their USFWS-designated wetland indicator status.
- **Wetland hydrology:** Determined by visual inspection with consideration from APT results and excavation of soil pits.
- **Hydric soils:** Determined by characterizing soil features (i.e., color and texture) from soil pits.

SWCA used a real-time, differentially corrected GPS unit with submeter accuracy to geographically reference features such as data points, wetland boundaries, and OHWMs. Areas that were designated to be possible aquatic resources from National Hydrography Dataset and National Wetlands Inventory data, but lacked the criteria or have changed, were documented with data points and/or photograph points. SWCA used geographic information system (GIS) software to analyze collected features, calculate areas, and generate figures. All point, line, and polygon data collected using the GPS unit and displayed in figures are for review purposes only and do not represent a professional civil survey.

[1] The GP Supplement Manual presents wetland indicators, delineation guidance, and other information specific to the Great Plains Region and takes precedence over the 1987 Manual for applications in this region where differences in the two manuals occur.

2.2 Potential Waters of the United States Determination

On January 18, 2023, the U.S. Environmental Protection Agency (EPA) and USACE (the agencies) issued the final "Revised Definition of Waters of the United States" (2023 Rule). Prior to the effective date of the 2023 Rule, a district court judge for the southern District of Texas issued an order preliminarily enjoining the 2023 Rule (EPA 2024). Due to the preliminary injunction, the agencies interpreted WOTUS consistent with the pre-2015 regulatory regime within the state of Texas. Interpretation of WOTUS under the pre-2015 regulatory regime followed the U.S. Supreme Court's Decision in Rapanos *v.* United States and Carabell *v.* United States and resulted in the joint agency memorandum titled *Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in Rapanos v. United States & Carabell v. United States* (2008 Guidance) (EPA 2008). On August 29, 2023, the agencies issued a final rule amending the 2023 Rule to conform the definition of WOTUS to be consistent with the U.S. Supreme Court's decision in Sackett *v.* Environmental Protection Agency (Sackett Decision). Due to ongoing litigation of the 2023 Rule, the agencies are interpreting WOTUS consistent with the pre-2015 regulatory regime and the Sackett Decision until further notice (EPA 2024).

The Sackett Decision removes the significant nexus test from consideration when determining the jurisdictional status of aquatic resources. It also revises the term "adjacent" as it pertains to the jurisdictional status of wetlands. On March 12, 2025, the agencies released a joint memorandum issuing additional guidance on the implementation of "continuous surface connection" to be consistent with the Sackett Decision (EPA 2025).

Therefore, SWCA evaluates the potential jurisdictional status of waterways and waterbodies within the project area using the 2008 Guidance, minus the significant nexus test. The potential jurisdictional status for wetlands within the project area was evaluated with consideration to the Sackett Decision.

3 PROJECT AREA DESCRIPTION

The project area is located within the Limestone Cut Plain (ecoregion 29e) subdivision of the Cross Timbers Level III ecoregion (Griffith et al. 2007). This ecoregion features stairstep topography with alternating mesas and valleys underlain by Glen Rose Formation and Walnut Clay, which are older and more erodible than the Edwards Limestone of the adjacent Edwards Plateau. The region receives higher rainfall and supports grasslands with elements of the eastern tallgrass prairie. Common woody species include plateau live oak (*Quercus fusiformis*), cedar elm (*Ulmus crassifolia*), Texas ash (*Fraxinus texensis*), bigtooth maple (*Acer grandidentatum*), bur oak (*Q. macrocarpa*), and Ashe juniper *(Juniperus ashei*). Historic grasslands featured tallgrass species like big bluestem (*Andropogon gerardii*), little bluestem (*Schizachyrium scoparium*), yellow Indiangrass (*Sorghastrum nutans*), tall dropseed (*Sporobolus asper*), and sideoats grama (*Bouteloua curtipendula*), but have shifted to silver bluestem (*Bothriochloa laguroides*), Texas wintergrass (*Nassella leucotricha*), and purple threeawn (*Aristida purpurea*) due to over grazing and fire suppression. Ashe juniper stands provide nesting habitat for the endangered golden-cheeked warbler (*Setophaga chrysoparia*).

The project area is located within the Berry Creek watershed of the Brazos River basin (Texas Parks and Wildlife Department 2025). Surface water runoff within the project area drains directly to Berry Creek or an unnamed tributary of Berry Creek (Figure 2). Berry Creek connects with the San Gabriel River approximately 8.9 linear miles east of the project area. The FEMA Flood Insurance Rate Map panels (48491C0275E, 48491C0280E, and 48491C0280E) for this region indicate that the project area is located mainly within Zone X (unshaded), outside of the 500-year floodplain. An approximately 900-foot section of the proposed roadway project crosses Berry Creek and is located within areas designated as Zone X (shaded) and Zone AE.



Figure 2. Aquatic resources delineation results overview map.

This indicates the segment is subject to moderate to high flood risk, with Zone AE areas having a 1% annual chance of flooding and established base flood elevations (FEMA 2025a). FEMA's Base Flood Elevation Viewer also has VS01 (Jennings Branch) and VS02 in Zone AE. Estimated base flood depths in Zone X (shaded) are 1 foot, while Zone AE is greater than 5 feet (FEMA 2025b).

3.1 Vegetation

SWCA identified two vegetation communities within the project area during the aquatic resources delineation: forested upland and herbaceous upland. Appendix A contains a photographic log of representative vegetation, and Appendix B contains GP Supplement Manual data forms of data point locations for the vegetation communities observed in the project area. The following dominant plant species were observed in each vegetation community:

- **Forested Upland:** The tree stratum in the forested upland community consists of Ashe juniper, live oak (*Q. virginiana*), Chinaberry (*Melia azedarach*), and cedar elm. Immature green ash (*F. pennsylvanica*) and boxelder (*A. negundo*) were found in the scrub/shrub layer. Species of herbaceous vegetation observed include Canadian wildrye (*Elymus canadensis*), straggler daisy (*Calyptocarpus vialis*), and Indian woodoats (*Chasmanthium latifolium*). Saw greenbrier (*Smilax bona-nox*) and southern dewberry (*Rubus trivialis*) were the dominate species in the woody vine stratum.
- **Herbaceous Upland:** The dominant vegetation within the herbaceous stratum consists of Bermudagrass (*Cynodon dactylon*), Queen Anne's lace (*Daucus carota*), and coastal indigo (*Indigofera miniata*).

3.2 Soils

According to the NRCS (2019), the project area contains six soil map units. The majority of the mapped soil units within the project area consist of stony clays and rock outcroppings. None of the six soil map units are classified as hydric by the NRCS (2019). Table 1 summarizes the mapped soil units within the project area.

Table 1. Soil Map Units within the Project Area

Soil Map Unit Name	Soil Description	Hydric Soil	Acres within Project Area	Percentage of Project Area
Eckrant stony clay, 0 to 3 percent slopes, stony	Residuum weathered from limestone occurs on ridges.	No	51.3	46.8%
Eckrant-Rock outcrop association, 1 to 10 percent slopes	Residuum weathered from limestone occurs on ridges.	No	35.1	32%
Georgetown stony clay loam, 1 to 3 percent slopes	Clayey residuum weathered from limestone occurs on ridges.	No	16.2	14.7%
Fairlie clay, 1 to 2 percent slopes	Residuum weathered from Austin chalk formation occurs on ridges.	No	5.1	4.7%
Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded	Loamy alluvium derived from limestone occurs on flood plains.	No	1.8	1.7%
Eckrant cobbly clay, 1 to 8 percent slopes	Residuum weathered from limestone occurs on ridges.	No	0.3	0.3%
Total*			**109.7**	**100.0%**

Source: NRCS (2019)

* Totals may not sum precisely due to rounding

4 AQUATIC RESOURCES

During the April 2, 2025, aquatic resources delineation, SWCA identified three waterways within the project area. The aquatic resources are discussed further in Sections 4.1. Representative photographs of identified aquatic resources are provided in Appendix A, and GP Supplement Manual data forms are provided in Appendix B.

According to the APT, the aquatic resources delineation was performed during the wet season, and the project area's corresponding climatological division was experiencing mild drought conditions. At the project area scale, the rainfall condition at the time of the aquatic resources delineation was calculated to be normal (USACE 2025). The APT analysis output is provided in Appendix C.

Figure 2 displays an overview of the aquatic resources mapped during the delineation.

4.1 Waterways

SWCA identified three waterways within the project area, two vegetated swales and one intermittent stream (Table 2; see Figure 2). Intermittent waterways flow seasonally, typically during wetter times of the year. The vegetated swales are broad, shallow features that convey stormwater into culverts beneath Ronald Reagan Boulevard. Table 2 provides a summary of the waterways within the project area, including resource identification, classification, and potential WOTUS status.

Table 2. Summary of Waterways within the Project Area

Resource ID	Classification	Area (acres)	Mapped Length (feet)	Potential WOTUS*
WW01	Intermittent (Berry Creek)	0.27	191.9	Yes
VS01	Vegetated Swale	0.47	249.2	No
VS02	Vegetated Swale	0.2	163.8	No

* Consistent with the pre-2015 regulatory regime and the Sackett Decision.

4.2 Jurisdictional Considerations

The opinions regarding jurisdiction provided in this report are based on SWCA's experience working with USACE Fort Worth District and interpretation of USACE policy for WOTUS determinations. Only the agencies can make official determinations regarding jurisdictional status or limits under Section 404 of the CWA for the aquatic resources identified during the aquatic resources delineation.

4.2.1 Features Likely to be WOTUS

Within the project area, one intermittent waterway (WW01; Berry Creek) exhibits characteristics consistent with Relatively Permanent Waters (RPWs) as described in the 2008 guidance. This stream flows directly into the San Gabriel River, a perennial stream under jurisdictions of USACE Fort Worth District. This, combined with being a RPW, supports its likely classification as WOTUS.

4.2.2 Features Unlikely to be WOTUS

Two vegetated swales have no observable OHWM indicators, and are therefore not subject to agency jurisdiction. These features are consistent with features described in the preamble to 33 CFR 328.3, which identifies what waters the USACE do not consider to be WOTUS, including "swales and erosional features, which are characterized by low volume, infrequent, or short duration flow."

5 CONCLUSIONS

SWCA identified three aquatic resources within the project area during the April 2025 aquatic resources delineation. Of these aquatic resources, one would likely be considered WOTUS under Section 404 of the CWA and regulated by the USACE Fort Worth District. However, only the agencies can make official determinations regarding the jurisdictional status or limits under Section 404 of the CWA for the aquatic resources identified during the aquatic resources delineation.

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APPENDIX A

Photographic Log



Photograph 1. Representative photograph of the herbaceous upland vegetation community, view facing east.



Photograph 2. Representative photograph of forested upland vegetation community, view facing southeast.



Photograph 3. Photograph of the intermittent stream WW01 (Berry Creek), view facing southeast.



Photograph 4. Photograph of the vegetated swale VS02, view facing north.

APPENDIX B

U.S. Army Corps of Engineers
Wetland Determination Data Forms
Great Plains Region

WETLAND DETERMINATION DATA FORM - Great Plains Region

Project/Site: Ronald Reagan Blvd D2 County: Williamson Sampling Date: April 2, 2025
Applicant/Owner: Williamson County State: TX Sampling Point: DP01_UP
Investigator(s): Claire Parra and David Najvar Section, Township, Range: N/A
Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-1
Subregion (LRR): Southwest Plateaus and Plains Range and Cotton Region Lat: 30.736349 Long: -97.767902 Datum: NAD 1983
Soil Map Unit Name: Fairlie clay, 1 to 2 percent slopes NWI Classification: NO
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (if no, explain in Remarks.)
Are Vegetation **No**, Soil **No**, or Hydrology **No** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____
Are Vegetation **No**, Soil **No**, or Hydrology **No** naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No **X**	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No **X**	**within a Wetland?**	**Yes** ____	**No** **X**
Wetland Hydrology Present?	Yes ____	No **X**			

Remarks:
This point was determined not to be within a wetland due to the lack of all three wetland criteria.

VEGETATION - Use scientific names of plants.

	Absolute	Dominant	Indicator
Tree Stratum (Plot size: 30 ft.)	% cover	Species?	Status
1. *None Observed*			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft.)			
1. *None Observed*			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5 ft.)			
1. *Cynodon dactylon*	100	Yes	FACU
2. *Daucus carota*	20	No	UPL
3. *Indigofera miniata*	10	No	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	130 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft.)			
1. *None Observed*			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: **0** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**N/A**	x 1 =	**N/A**
FACW species	**N/A**	x 2 =	**N/A**
FAC species	**N/A**	x 3 =	**N/A**
FACU species	**N/A**	x 4 =	**N/A**
UPL species	**N/A**	x 5 =	**N/A**
Column Totals:	**N/A** (A)		**N/A** (B)

Prevalence Index = B/A = **N/A**

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤ 3.0[1]
___ 4 - Morphological Adaptations[1] (Explain)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** **X**

Remarks:
No positive indication of hydrophytic vegetation was observed (≥50% of dominant species indexed as FACU or drier).

SOIL

Sampling Point: **DP01_UP**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-16	7.5YR 2.5/1	100	None	—	—	—	Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soils Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks:

No positive indication of hydric soils was observed.

HYDROLOGY

Wetland hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): **N/A**

Water Table Present? Yes ___ No **X** Depth (inches): **>20**

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): **>20**

Wetland Hydrology Present? **Yes** ___ **No** **X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No positive indication of wetland hydrology was observed.

WETLAND DETERMINATION DATA FORM - Great Plains Region

Project/Site: Ronald Reagan Blvd D2 County: Williamson Sampling Date: April 2, 2025
Applicant/Owner: Williamson County State: TX Sampling Point: DP02_UP
Investigator(s): Claire Parra and David Najvar Section, Township, Range: N/A
Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-1
Subregion (LRR): Southwest Plateaus and Plains Range and Cotton Region Lat: 30.742668 Long: -97.736242 Datum: NAD 1983
Soil Map Unit Name: Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded NWI Classification: NO
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (if no, explain in Remarks.)
Are Vegetation **No**, Soil **No**, or Hydrology **No** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____
Are Vegetation **No**, Soil **No**, or Hydrology **No** naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No **X**
Hydric Soil Present? Yes ____ No **X**
Wetland Hydrology Present? Yes **X** No ____

Is the Sampled Area within a Wetland? **Yes** ____ **No** **X**

Remarks:
This point was determined not to be within a wetland due to the lack of hydrophytic vegetation and hydric soils.

VEGETATION - Use scientific names of plants.

	Absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30 ft.)			
1. *Melia azedarach*	15	Yes	FACU
2. *Ulmus crassifolia*	15	Yes	FAC
3.			
4.			
	30 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft.)			
1. *Fraxinus pennsylvanica*	15	Yes	FAC
2. *Acer negundo*	10	Yes	FAC
3.			
4.			
5.			
	25 = Total Cover		
Herb Stratum (Plot size: 5 ft.)			
1. *Elymus canadensis*	100	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft.)			
1. *Smilax bona-nox*	20	Yes	FACU
2. *Rubus trivialis*	20	Yes	FACU
	40 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **3** (A)
Total Number of Dominant Species Across All Strata: **7** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **43%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**N/A**	x 1 =	**N/A**
FACW species	**N/A**	x 2 =	**N/A**
FAC species	**N/A**	x 3 =	**N/A**
FACU species	**N/A**	x 4 =	**N/A**
UPL species	**N/A**	x 5 =	**N/A**
Column Totals:	**N/A** (A)		**N/A** (B)

Prevalence Index = B/A = **N/A**

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤ 3.0[1]
____ 4 - Morphological Adaptations[1] (Explain)
____ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** **X**

Remarks:
No positive indication of hydrophytic vegetation was observed (≥50% of dominant species indexed as FACU or drier).

SOIL

Sampling Point: **DP02_UP**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-16	5YR 5/1	100	None	—	—	—	Silt Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soils Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks:

No positive indication of hydric soils was observed.

HYDROLOGY

Wetland hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- **X** Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- **X** Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- **X** Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): **N/A**

Water Table Present? Yes ___ No **X** Depth (inches): **>20**

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): **>20**

Wetland Hydrology Present? **Yes** **X** **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

A positive indication of wetland hydrology was observed (at least two secondary indicators).

WETLAND DETERMINATION DATA FORM - Great Plains Region

Project/Site: Ronald Reagan Blvd D2 County: Williamson Sampling Date: April 2, 2025
Applicant/Owner: Williamson County State: TX Sampling Point: DP03_UP
Investigator(s): Claire Parra and David Najvar Section, Township, Range: N/A
Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-1
Subregion (LRR): Southwest Plateaus and Plains Range and Cotton Region Lat: 30.752488 Long: -97.725334 Datum: NAD 1983
Soil Map Unit Name: Eckrant extremely stony clay, 0 to 3 percent slopes NWI Classification: NO
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (if no, explain in Remarks.)
Are Vegetation **No**, Soil **No**, or Hydrology **No** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No ____
Are Vegetation **No**, Soil **No**, or Hydrology **No** naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No **X**
Hydric Soil Present? Yes ____ No **X**
Wetland Hydrology Present? Yes ____ No **X**

Is the Sampled Area within a Wetland? **Yes** ____ **No** **X**

Remarks:
This point was determined not to be within a wetland due to the lack of all three wetland criteria.

VEGETATION - Use scientific names of plants.

	Absolute	Dominant	Indicator
Tree Stratum (Plot size: 30 ft.)	% cover	Species?	Status
1. *Quercus virginiana*	30	Yes	FACU
2. *Juniperus ashei*	10	Yes	UPL
3. *Quercus grisea*	5	No	UPL
4.			
	45	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft.)			
1. *Ulmus crassifolia*	5	Yes	FAC
2.			
3.			
4.			
5.			
	5	= Total Cover	
Herb Stratum (Plot size: 5 ft.)			
1. *Calyptocarpus vialis*	25	Yes	FAC
2. *Chasmanthium latifolium*	20	Yes	FACU
3. *Schizachyrium scoparium*	5	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	50	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft.)			
1. *None Observed*			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 50

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: **2** (A)

Total Number of Dominant Species Across All Strata: **5** (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: **40%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**N/A**	x 1 =	**N/A**
FACW species	**N/A**	x 2 =	**N/A**
FAC species	**N/A**	x 3 =	**N/A**
FACU species	**N/A**	x 4 =	**N/A**
UPL species	**N/A**	x 5 =	**N/A**
Column Totals:	**N/A** (A)		**N/A** (B)

Prevalence Index = B/A = **N/A**

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤ 3.0[1]
___ 4 - Morphological Adaptations[1] (Explain)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** **X**

Remarks:
No positive indication of hydrophytic vegetation was observed (≥50% of dominant species indexed as FACU or drier).

SOIL

Sampling Point: **DP03_UP**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-6	5YR 3/1	100	None	—	—	—	Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soils Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Limestone

Depth (inches): 6

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks:

No positive indication of hydric soils was observed.

HYDROLOGY

Wetland hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): **N/A**

Water Table Present? Yes ___ No **X** Depth (inches): **>20**

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): **>20**

Wetland Hydrology Present? **Yes** ___ **No** **X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

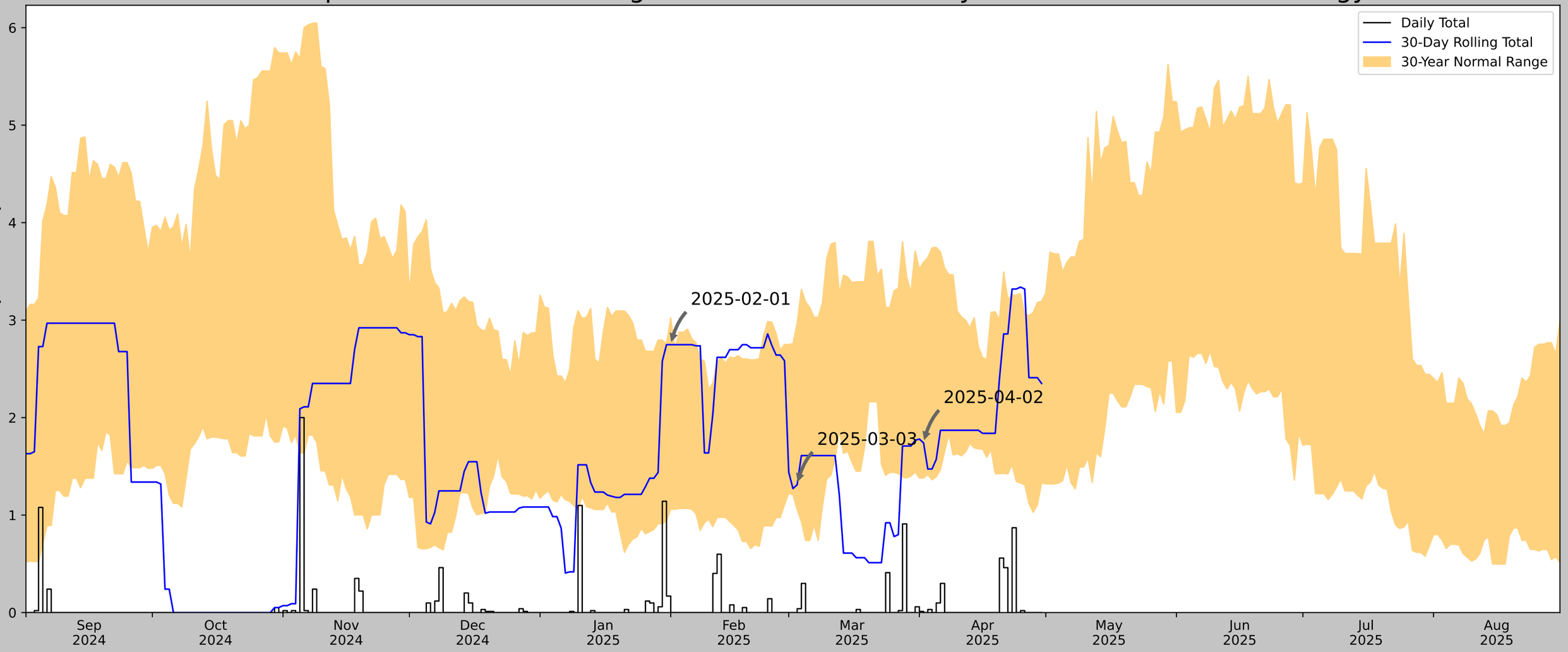
Remarks:

No positive indication of wetland hydrology was observed.

Appendix C

Antecedent Precipitation Tool

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	30.742641, -97.739481
Observation Date	2025-04-02
Elevation (ft)	870.038
Drought Index (PDSI)	Mild drought (2025-03)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-04-02	1.380709	3.595669	1.740158	Normal	2	3	6
2025-03-03	1.056299	2.96811	1.311024	Normal	2	2	4
2025-02-01	1.062205	3.023228	2.748032	Normal	2	1	2
Result							Normal Conditions - 12

US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
GEORGETOWN LAKE	30.6764, -97.7208	874.016	4.709	3.978	2.138	10746	72
GEORGETOWN 3.0 NW	30.6801, -97.7198	881.89	0.262	7.874	0.12	4	0
GEORGETOWN 2.8 NNW	30.6813, -97.7117	854.003	0.638	20.013	0.3	324	0
GEORGETOWN 2.2 NW	30.6692, -97.714	820.866	0.641	53.15	0.323	111	18
GEORGETOWN 3.9 NW	30.6898, -97.7311	882.874	1.11	8.858	0.509	7	0
GEORGETOWN 1.5 WNW	30.6575, -97.7093	799.869	1.474	74.147	0.773	13	0
GEORGETOWN 2.0 N	30.6763, -97.6926	783.137	1.676	90.879	0.907	13	0
GEORGETOWN 4.8 NW	30.7029, -97.7348	888.123	2.011	14.107	0.933	2	0
GEORGETOWN 1.1 WNW	30.6559, -97.7021	756.89	1.8	117.126	1.021	37	0
GEORGETOWN 1.2 W	30.6504, -97.7069	799.869	1.977	74.147	1.036	35	0
GEORGETOWN 4.9 NW	30.7061, -97.7339	845.144	2.195	28.872	1.051	15	0
JARRELL	30.8294, -97.6011	875.984	12.738	1.968	5.757	46	92

Appendix D

Map Book

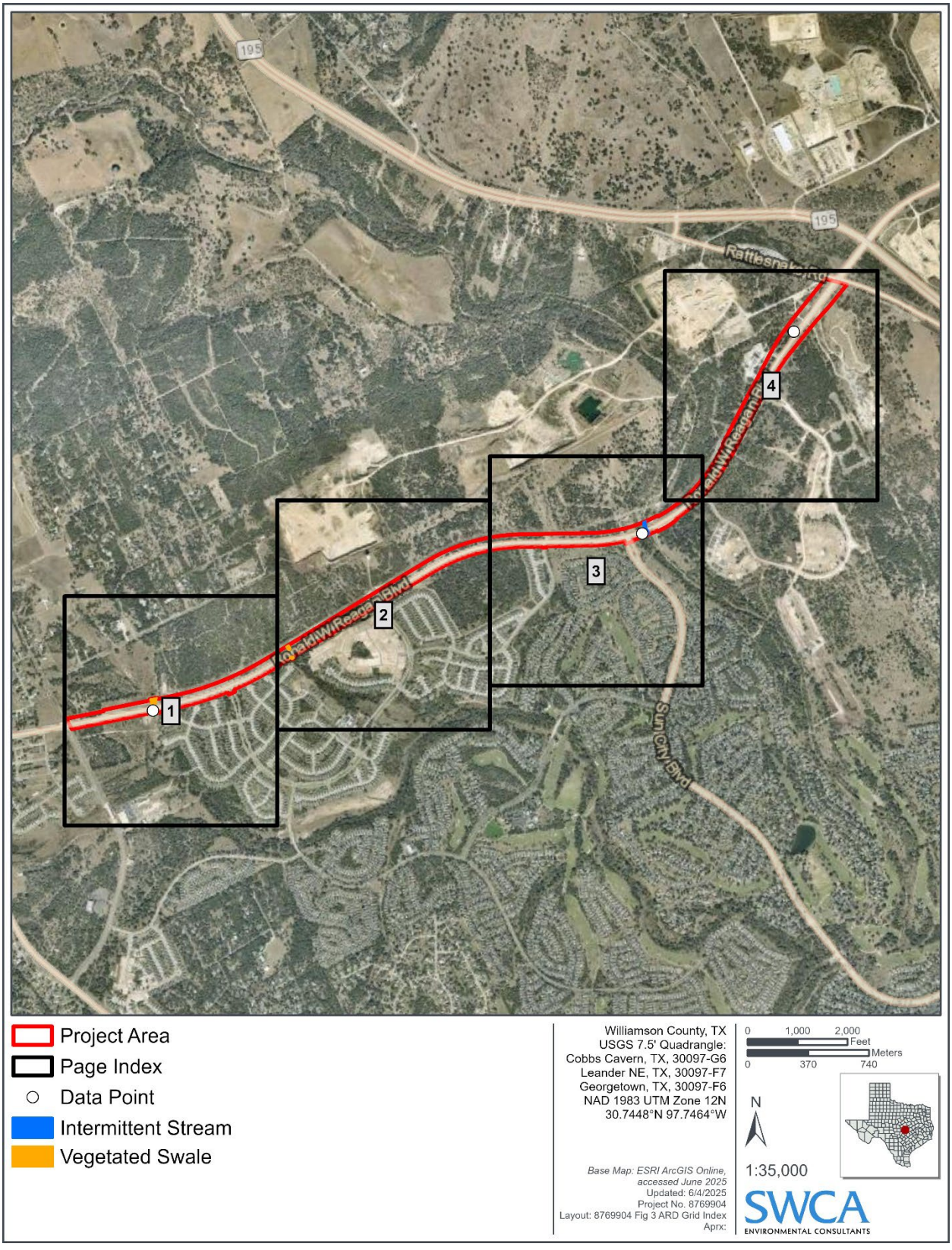


Figure D-1. Aquatic resources delineation results index sheet.



Figure D-2. Aquatic resources delineation results – Sheet 1.



Figure D-3. Aquatic resources delineation results – Sheet 2.

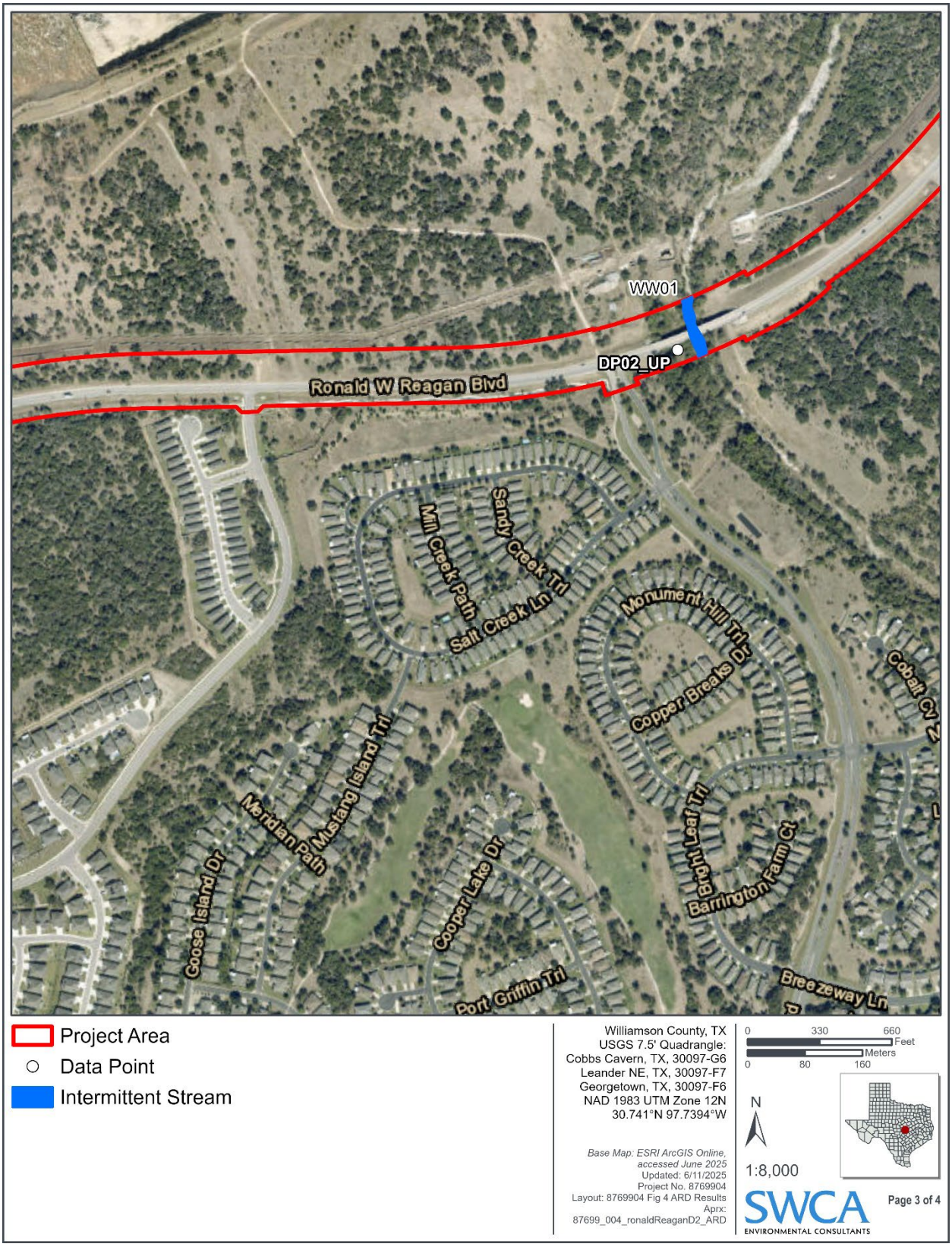


Figure D-4. Aquatic resources delineation results – Sheet 3.

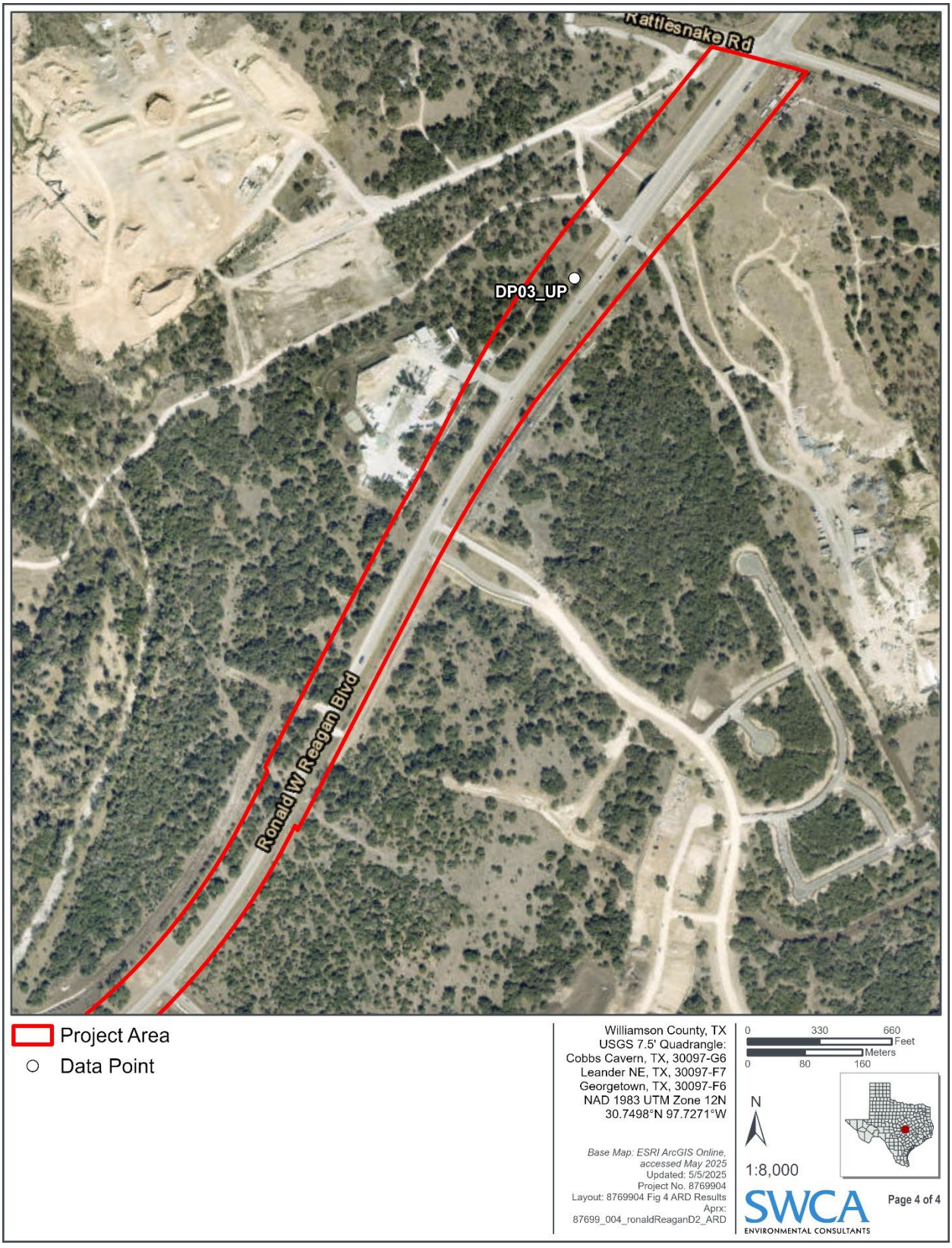


Figure D-5. Aquatic resources delineation results – Sheet 4.

APPENDIX D

Good Omen Spring – Salamander Survey Report



Salado Salamander (*Eurycea chisholmensis*) Surveys at Good Omen Spring in Georgetown, Williamson County, Texas

Prepared for:

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Prepared by:

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Texas Parks and Wildlife Department Permit # SPR-0319-056

September 2023

EXECUTIVE SUMMARY

Atmos Energy is in the process of upgrading natural gas service lines across large portions of Williamson County, Texas, and the P7 project is a major component of that effort. P7's proposed alignment generally follows Ronald Reagan Boulevard near Sun City, Georgetown, Texas from a point just east of County Road 245 to the intersection of State Highway 195. It then follows SH 195 to Interstate Highway 35 and continues to the east toward the town of Granger (Figure 1). Portions of the project area drain to and intersect Berry Creek within potential *Eurycea* salamander habitat (USFWS 2014, 2021a). The proposed project does not infringe on any known *Eurycea* salamander populations or federal Critical Habitat Units (CHUs), but Salado Salamanders (*Eurycea chisholmensis*) are documented in springs within the Berry Creek subwatershed as well as in the neighboring Cowan Creek subwatershed. In addition, Salado Salamander CHUs exist within the Berry Creek and Cowan Creek subwatersheds near the project location (Figure 2; USFWS 2021a). Therefore, we (Cambrian Environmental) conducted presence/absence surveys for Salado Salamanders at Good Omen Spring to determine if the P7 project may impact this species or its habitat.

Central Texas *Eurycea* presence/absence surveys require 15 visual encounter surveys, during which submerged cover objects are manually searched for the occurrence of salamanders, as well as seven 24-hour bottle trapping events (USFWS 2021b). Bottle traps are distributed in all available microhabitats during this survey period (Willson and Dorcas 2004). During three survey events we recorded the water chemistry and discharge of Good Omen Spring. We recorded the number of person minutes spent searching for salamanders, the number of cover objects searched, and the identity and quantity of co-occurring species observed, when possible.

Good Omen Spring exhibited water chemistry and physical structure (e.g., cover objects and substrate) appropriate for Salado Salamanders. However, we did not observe Salado Salamanders at Good Omen Spring during visual encounter or bottle trap surveys which included the full quantity of surveys required to meet USFWS (2021b) protocol. We conducted 81 bottle trap nights and manually searched 2,691 cover objects in the project area, as well as an additional 81 trap nights using mops as artificial cover objects. Therefore, following the USFWS (2021b) protocol, we can infer that Salado Salamanders are absent from the project area at Good Omen Spring. To further validate this conclusion, we concurrently monitored a Salado Salamander population at Cowan Spring near the project area, and we observed Salado Salamanders at this site during every survey event.

1.0 INTRODUCTION

According to a recent taxonomic update by Devitt et al. (2019), three species of neotenic, permanently aquatic plethodontid salamanders within the genus *Eurycea* occur in Williamson County, Texas: Salado Salamanders (*E. chisholmensis*; SS), Georgetown Salamanders (*E. naufragia*; GTS), and Jollyville Plateau Salamanders (*E. tonkawae*; JPS). These three salamanders constitute the *Septentriomolge* clade of *Eurycea* salamanders (Chippindale et al. 2000) and are all restricted to groundwater-fed aquatic habitats (i.e., springs, spring-fed creeks, and caves) associated with the northern segment of the Edwards Aquifer. Despite their taxonomic status, *Septentriomolge* show little genetic divergence among one another and are biologically and ecologically similar. Therefore, when natural history data are incomplete for one taxon, congener data are typically an appropriate surrogate.

Septentriomolge require relatively shallow, cool, flowing water (Chippindale 2005) and typically do not occupy deep water (>60 cm) that can support predatory fish populations (Bowles et al. 2006, Bendik et al. 2016, Adcock 2022). Most individuals are encountered in close proximity, within 25 m, to springs or seeps (Sweet 1982, Bowles et al. 2006, Pierce et al. 2010, Bendik et al. 2014, Bendik et al. 2016), but JPS also occupy stream reaches between and downstream of springs (Bendik et al. 2016, Adcock et al. 2020a). *Septentriomolge* utilize various submerged cover objects (e.g., rocks, leaf litter, woody debris) as refugia from predators (Davis et al. 2001, Bowles et al. 2006, O'Donnell et al. 2008, Pierce et al. 2010), and areas with large rocks are considered preferred habitat (Bowles et al. 2006, Pierce et al. 2010, USFWS 2013a, USFWS 2014a). However, Adcock (2022) demonstrated that JPS relative abundance was greater in vegetation compared to rock and leaf litter cover types. Gravel substrates with interstitial spaces that provide habitat for prey items, refuge from predators, and access to sub-surface water are considered essential habitat components (Chippindale 2005, USFWS 2013a, USFWS 2014a). Little is known about *Septentriomolge* use of subsurface flooded karstic refugia, although it is believed that these areas are utilized to escape surface drying events and for reproduction (Davis et al. 2001, Chippindale 2005, O'Donnell et al. 2008, Bendik and Gluesenkamp 2013, Pierce et al. 2014, Bendik 2017, Adcock et al. 2020b). Only a few cave populations are known (e.g., Buttercup Creek area, Bat Well Cave, Water Tank Cave) and they are poorly understood (Chippindale et al. 2000). The majority of caves in Williamson County do not provide access to the water table where suitable habitat for *Eurycea* salamanders would occur (Reddell and Finch 1963).

Septentriomolge are suggested to require aquatic habitats with a narrow range of water chemistry associated with karst aquifers (USFWS 2013a, USFWS 2014a). Few studies have field tested occurrence or abundance of these taxa in relation to water chemistry (but see Davis et al. 2001, Bowles et al. 2006, Adcock et al. 2016), and most requirements are inferred from other central Texas congeners. San Marcos Salamanders (*E. nana*; SMS) and Barton Springs Salamanders (*E. sosorum*; BSS) lose their righting response in high water temperatures, at approximately 35 ºC and 32 ºC, respectively (Berkhouse and Fries 1995, Crow et al. 2016). Additionally, BSS growth rate decreases when water temperatures are above 24 ºC (Crow et al. 2016). JPS are documented in the field from a water temperature range of 10.6 ºC to 32.0 ºC and a pH range of 6.1 to 9.3 (Davis et al. 2001, Bowles et al. 2006). SMS and BSS are sensitive to dissolved oxygen (DO) concentrations below 4.5 mg/L (Woods et al. 2010), but JPS have been documented in springs with DO below this level (Davis et al. 2001, Bowles et al. 2006, O'Donnell et al. 2008, Adcock et al. 2016). DO is positively correlated with abundance of other *Eurycea* species (Willson and Dorcas 2003, Turner 2004, Turner 2009). Bowles et al. (2006) reported higher JPS counts from springs with conductivity approximately 600 µS/cm compared to springs with conductivity around 900 µS/cm and above. However, Adcock et al. (2016) documented increased JPS relative abundance and density at sites with conductivity greater than 900 µS/cm, and Woods and Poteet (2006) found no significant effects of conductivity up to 2,400 µS/cm for SMS.

JPS counts and density are negatively correlated with development and urbanization (Bowles et al. 2006 and Bendik et al. 2014). The specific mechanism(s) resulting in reduced population sizes has not been identified, but degraded water quality, reduced groundwater quantity, exacerbated flash floods, and changes to the general faunal community are suggested (Bowles et al. 2006 and Bendik et al. 2014). Several publications document a decrease in the abundance of stream dwelling salamanders due to changes in water quality (e.g., temperature, pH, DO) associated with urbanization (see Barrett and Price 2014). Willson and Dorcas (2003) and Bowles et al. (2006) reported that water conductivity increases in areas with increased impervious cover (a measure of urbanization) and is associated with a decrease in aquatic salamander density. Urbanization can also lead to increased siltation in water bodies from stormwater runoff, which can fill the interstitial spaces (and increase embeddedness) thought to be important refugia for *Eurycea* salamanders (Martin et al. 2012, USFWS 2013a, USFWS 2014a). JPS were listed as federally threatened in 2013 and SS and GTS were listed as federally threatened in 2014 due to threats from urbanization, including loss of habitat, degraded water quality, and reduced water quantity (USFWS 2013a, USFWS 2014a).

Atmos Energy is in the process of upgrading natural gas service lines across large portions of Williamson County, Texas, and the P7 project is a major component of that effort. P7's proposed alignment generally follows Ronald Reagan Boulevard near Sun City, Georgetown, Texas from a point just east of County Road 245 to the intersection of State Highway 195. It then follows SH 195 to Interstate Highway 35 and continues to the east toward the town of Granger (Figure 1). Portions of the project area drain to and intersect Berry Creek within potential *Eurycea* salamander habitat (USFWS 2014, 2021a). The proposed project does not infringe on any known *Eurycea* salamander populations or federal Critical Habitat Units (CHUs), but Salado Salamanders (*Eurycea chisholmensis*) are documented in springs within the Berry Creek subwatershed as well as in the neighboring Cowan Creek subwatershed. In addition, Salado Salamander CHUs exist within the Berry Creek and Cowan Creek subwatersheds near the project location (Figure 2; USFWS 2021a). Therefore, we (Cambrian Environmental) conducted presence/absence surveys for Salado Salamanders at Good Omen Spring to determine if the P7 project may impact this species or its habitat.

2.0 METHODS

2.1 Site Descriptions

Berry Creek flows from the northwest to the southeast throughout Williamson County, Texas, and ultimately joins the San Gabriel River northeast of Georgetown. Its western reaches originate as many small unnamed tributaries within neighboring Burnet County, and it is additionally fed by many other small creeks within Williamson County (e.g., Stapp Branch, South Berry Creek, Cowan Creek, Dry Berry Creek, and Ranger Branch). Any *Eurycea* salamanders found within the Berry Creek subwatershed are expected to be Salado Salamanders.

Adjacent to a portion of the project area (P7-059), within the County right-of-way, is a previously-documented spring (Richardson-Verdoorn 1994) which discharges from the Edwards Aquifer and drains into Berry Creek. This spring is referred to as "Good Omen Spring" throughout this report. To the best of our knowledge, Salado Salamanders have not been documented at Good Omen Spring. At present, a large concrete block structure occurs at and around the outlet of the spring (Figure 3). The structure is assumed to have had a purpose in watering livestock at some point in the past. The spring run consists of approximately five meters of narrow (less than 30 cm wide) flow, directly adjacent to, and undercutting, a portion of concrete block infrastructure. The spring run ends where it confluences with a deeper ponded water body, that is heavily silted, and where multiple concrete structures occur at or below the water's

surface. This wetted area is estimated to be 250 square meters in area, and ultimately drains through a concrete channel towards Berry Creek (Figure 3).

At the onset of surveys, the upper five meters of spring run were choked by invasive watercress (*Nasturtium officinale*), and the water level of the pond was equal to the spring outlet, reducing apparent flow velocity. Before the start of surveys, we removed all vegetation from the spring run to increase flow, and we placed fist-sized rocks in addition to bottle and mop traps (See Section 2.2). We also cleared the concrete channel downstream of the ponded area allowing the water level in the pond to drop below the elevation of the spring outlet (Figure 3), which considerably increased the flow velocity of the spring. This created more suitable surface habitat for salamanders, and prevented salamander interactions with predatory fish that occupied the ponded water body.

Cowan Spring (CHU 07) and Cobbs Spring (CHU 06) are located 2.5 km south and 5.15 km north, respectively, of Good Omen Spring (Figure 2). These sites are known to be occupied by Salado Salamanders and have been frequently monitored by Cambrian Environmental over the last eight years. Of particular relevance, we also surveyed for Salado Salamanders at Cowan Spring concurrently with this study.

2.2 Survey Methods

2.2.1 Abiotic Survey Methods

Climate Conditions.—In accordance with USFWS (2021b) survey protocol, we report the air temperature during each survey event, the previous week's maximum and minimum air temperature, the average rainfall on the survey day, and the average daily rainfall for the previous week. We obtained temperature and rainfall data from the National Oceanic and Atmospheric Administration (NOAA) for weather station WBAN:53942 at Georgetown Municipal Airport, Texas (30.67917 N, -97.67944 W) approximately 9 km from our study areas.

Habitat Conditions.—We recorded water temperature, pH, specific conductivity, and DO during three surveys. We measured water temperature and conductivity with a Com-100 from HM Digital (Culver City, California, USA), pH with an EcoTestr pH 2 from Oakton Instruments (Vernon Hills, Illinois, USA), and DO with a HI 9147 from Hanna Instruments (Woonsocket, Rhode Island, USA). We measured spring discharge (i.e., volume of water per time, cm^3/s) by building a temporary weir (Groves 2007). To calculate discharge, we multiplied the depth and width of the weir opening with flow velocity (m/s) measured with a MF pro electromagnetic velocity sensor from Ott Hydromet (Loveland, Colorado, USA).

2.2.2 *Eurycea* Salamander Survey Methods

We performed surveys from June 2023 through August 2023. After lowering the ponded water level, we increased the surveyable linear area at Good Omen Spring from approximately 1 m to 8 m. We conducted 15 visual encounter surveys and checked bottle and mop traps 14 times. During visual encounter surveys, we methodically searched for salamanders by overturning or searching through potential salamander cover objects (i.e., rocks, vegetation, leaf litter, woody debris). We generally worked upstream during surveys, and we recorded the number of cover objects searched and person-minutes spent searching. We surveyed the spring until the available cover objects were exhausted during each visual encounter survey, which typically took about 60 person-minutes. In addition to visual encounter surveys, we also deployed six bottle traps and six mop traps.

During each survey and trap event, we recorded all aquatic fauna observed (e.g., aquatic invertebrates, fish, amphibians, reptiles). To better assess the relationships between *Eurycea* salamanders and other co-occurring species, we retained vouchers of fish and aquatic invertebrates observed within the project areas

and identified them to the lowest possible taxonomic classification. We conducted all surveys, faunal captures, and specimen vouchers in accordance with permits ESPER0005108 issued by the USFWS and SPR-0319-056 issued by Texas Parks and Wildlife Department.

3.0 RESULTS

3.1 Abiotic Surveys

3.1.1 Climate Conditions

Climate conditions during, and cumulative for the week preceding, each monitoring event are presented in Table 1. No rainfall occurred on visual encounter survey dates, however there was a single rain event during the entire survey period resulting in 0.1 mm of precipitation. Minimum and maximum daily air temperature for all Good Omen Spring survey dates were 21.1 – 26.6 ºC (mean = 25.6 ºC) and 36.1 – 41.1 ºC (mean = 39.4 ºC), respectively. Minimum and maximum daily air temperature occurring one week prior to Good Omen Spring survey dates were 21.1 – 26.1 ºC (mean = 24.3 ºC) and 39.4 – 42.8 ºC (mean = 40.7 ºC), respectively.

3.1.2 Habitat Surveys

Habitat structure at Good Omen Spring primarily consisted of rock and woody debris cover objects with gravel and silt substrate. Water temperature ranged from 22.7 – 23.9 ºC (mean = 23.3 ºC), pH from 7.0 – 7.1 (mean = 7.0), DO from 4.7 – 5.9 mg/L (mean = 5.4 mg/L), specific conductivity from 751 – 755 µS/cm (mean = 753 µS/cm), and TDS from 365 – 370 ppm (mean = 366.7 ppm). Water depth ranged from approximately 1 - 6 cm throughout the project area, but water level changed little over the course of the surveys. Spring discharge was recorded at the beginning and end of the survey period. Discharge reduced from 135.3 cm^3/s on 19 July to 97.68 cm^3/s on 29 August 2023 (Table 2).

3.2 Salamander Surveys

3.2.1 Visual Encounter Surveys

We did not observe *Eurycea* salamanders during any of the visual encounter surveys at Good Omen Spring. In total, we searched 2,691 cover objects over 1,100 person minutes during the 15 surveys (Table 3). We recorded at least 10 species of aquatic invertebrates, one species of fish, one species of turtle, and one species of snake. Aquatic invertebrates included crayfish (likely, *Procambarus clarkii*), Giant Water Bugs (Belostomatidae), Odonate larvae (Odonata), leeches (Hirudinea), beetles (Coleoptera), likely Ram's Horn Snails (Planorbidae), Globular Drop Snail (*Helicina orbiculata*), Decollate Snail (*Rumina decolatta*), and other unidentified invertebrates. We observed and vouchered Western Mosquitofish (*Gambusia affinis*) which were found throughout the spring run. We observed one Common Snapping Turtle (*Chelydra serpentina*) in the ponded area, and we observed many Western Ribbon Snakes (*Thamnophis proximus*) in the spring run and ponded area.

3.2.2 Bottle and Mop Trap Surveys

We deployed six bottle traps and six mop traps within the suitable *Eurycea* habitat, and these remained at the site throughout the study period, totaling 81 trap-nights per trap type (162 total trap-nights). We did not capture *Eurycea*, but we incidentally bottle-trapped crayfish and Western Mosquitofish (Table 4). We provide a list of voucher specimens collected from Good Omen Spring in Table 5.

4.0 DISCUSSION

The water temperature, pH, dissolved oxygen, specific conductivity, and TDS of Good Omen Spring all fell within a range of values from which *Eurycea* are known to occur (Davis et al. 2001, Adcock et al. 2016). Further, the Good Omen spring run exhibited habitat structure, i.e., cover objects, substrate, and water depth, appropriate for *Eurycea* salamanders (Bowles et al. 2006, Bendik et al. 2016, Adcock 2022). However, the ponded area that the spring drains into did not exhibit appropriate salamander habitat. This area had deep water (> 60 cm) which is typically not occupied by *Eurycea* salamanders (Bendik et al. 2016), as well as several centimeters of silt accumulation at its bottom. This downstream pool may harbor predatory fish which are likely to exclude *Eurycea* from the area (Bowles et al. 2006, Bendik et al. 2016, Adcock 2022).

We did not observe Salado Salamanders at Good Omen Spring during visual encounter or bottle trap surveys which included the full quantity of surveys required to meet USFWS (2021b) protocol. In contrast, we detected Salado Salamanders in both July and August (concurrent with this project effort) at the nearby Cowan Spring as part of long-term salamander population monitoring conducted on behalf of PulteGroup, Inc. Therefore, in accordance with USFWS (2021b) protocol, we can infer that Salado Salamanders are absent from the project area at Good Omen Spring despite the site having appropriate, although limited, surface habitat.

5.0 KEY PERSONNEL

Andrew R. MacLaren, Ph.D.—*Senior Ecologist*
Andrew has nearly a decade of experience in threatened and endangered wildlife ecology. His dissertation research focused on utilizing technological innovations to address issues pertinent to the conservation policy and management of the federally endangered Houston Toad. Issues addressed within his research include evaluating the efficacy of the current federal protocol for conducting presence absence surveys for Houston Toads. His research on automated detection of Houston Toad vocalizations has received multiple awards, and was ultimately published in the *Journal of Fish and Wildlife Management.* Further research evaluating habitat induced bias in acoustic surveys for vocalizing birds and anurans has been published in *Ecology and Evolution*. Additional contributions to peer-reviewed research include best management practices and avoidance of impacts related to development within Houston Toad occupied habitat, as well as management of invasive aquatic vegetation occupied by the federally threatened San Marcos Salamander.

Dalton B. Neuharth, M.Sc.—*Ecologist*
Dalton has nine years of experience in threatened and endangered wildlife ecology. He has contributed to research on federally and state listed species, as well as species of greatest conservation need, in Texas and New Mexico. He specializes in threatened and endangered species research, surveys, and habitat and population assessments. He is proficient in field and statistical techniques. His thesis focused on the response of a lizard community following a catastrophic wildfire and efficacy of subsequent management via habitat modifications. He has 8 peer-reviewed wildlife publications, all focusing on herpetofauna. He has two years of capture-mark-recapture monitoring on several central Texas Eurycea species, specifically Jollyville Plateau, Georgetown, and Salado salamanders.

Zachary C. Adcock, Ph.D.—*Senior Ecologist*
Zach has nearly two decades of experience working on endangered and threatened wildlife, including ten years working with central Texas *Eurycea* salamanders. He conducted his dissertation research on Jollyville Plateau Salamanders which was designed to address issues pertinent to the conservation policy and management of this taxon. Research projects included the development of novel survey techniques, description of the reproductive ecology, evaluation and delineation of occupied surface habitat, identification of habitat parameters that influence salamander density, and the development, validation, and application of an environmental DNA assay to detect central Texas *Eurycea* salamanders in the northern segment of the Edwards Aquifer. He has also conducted surveys, research, and published peer-reviewed manuscripts on Georgetown, Salado, Fern Bank, and San Marcos Salamanders, and the phylogenetics and population genetics of the entire central Texas *Eurycea* clade.

Ryan Jones—*Biologist*
Ryan Jones has nearly a decade of experience working with *Eurycea* salamanders. He graduated with his B.S. in Biology from Texas State University in 2014. His specialties include population monitoring and conducting aquatic presence/absence surveys. He has contributed to peer-reviewed published manuscripts on Jollyville Plateau, Georgetown, and Salado Salamanders. Ryan is currently researching the population viability, life history, and general ecology of *Septentriomolge* salamanders as a part of his ongoing dissertation research.

Kemble White, Ph.D., P.G.—*Owner, Senior Geoscientist*
Kemble has served for 20 years as senior geologist, karst specialist, and project manager in central Texas. Kemble specializes in the Endangered Species Act and water quality regulations as they pertain to caves, springs and the Edwards Aquifer. Kemble's doctorate was in biospeleology, the study of cave ecology, and

his dissertation was one of the first involving central Texas endangered karst invertebrates. His research has been published in *Geology*, one of the world's flagship peer-reviewed scientific journals. He has discovered many new locations for rare and endangered species and two new species have been named in his honor. As a co-author of the Regional Habitat Conservation Plan/Environmental Impact Statement (RHCP/EIS), Kemble has had a direct hand in RHCP planning and implementation. Kemble is a licensed professional geoscientist and holds the applicable USFWS permits for working with threatened and endangered karst species in the Austin-San Antonio growth corridor. He has been working with *Eurycea* in Williamson County since 1999.

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7.0 TABLES

Table 1. Climate data for each Salado Salamander (*Eurycea chisholmensis*) survey conducted at Good Omen Spring within the proposed P7 project area in Georgetown, Williamson County, Texas.

DATE	Daily Max Temp (C)	Daily Min Temp (C)	Daily Precipitation (mm)	Previous Week Max Temp (C)	Previous Week Min Temp (C)	Previous Week Cumulative Precipitation (mm)
12-Jul-2023	40.56	26.67	0	39.44	23.89	0
14-Jul-2023	40.00	26.11	0	40.56	23.89	0
17-Jul-2023	40.56	26.11	0	40.56	26.11	0
19-Jul-2023	39.44	26.11	0	40.56	25.56	0
21-Jul-2023	38.89	25.56	0	40.56	25.56	0
26-Jul-2023	37.78	26.67	0	40.56	23.33	0
28-Jul-2023	37.22	25.56	0	39.44	23.33	0
3-Aug-2023	38.89	26.11	0	39.44	24.44	0
8-Aug-2023	40.00	26.67	0	40.56	25.56	0
10-Aug-2023	40.56	26.67	0	41.11	26.11	0
14-Aug-2023	41.11	25.56	0	41.11	26.11	0
16-Aug-2023	38.89	21.11	0	41.11	25.56	0
18-Aug-2023	40.56	25.56	0	41.11	21.11	0
24-Aug-2023	40.56	26.11	0	42.78	21.11	0
29-Aug-2023	36.11	22.78	0	41.67	23.33	1

Table 2. Water chemistry data for each Salado Salamander (*Eurycea chisholmensis*) survey conducted at Good Omen Spring within the proposed P7 project area in Georgetown, Williamson County, Texas.

DATE	TEMPERATURE (°C)	PH	DISSOLVED OXYGEN (MG/L)	CONDUCTIVITY (µS/CM)	TOTAL DISSOLVED SOLIDS (PPM)	FLOW (CM^3/S)
12-Jul-2023	22.7	7.0	4.7	751	365	not recorded
19-Jul-2023	23.3	7.1	5.5	755	370	135.33
29-Aug-2023	23.9	7.0	5.9	753	365	97.68

Table 3. Results for each Salado Salamander (*Eurycea chisholmensis*) visual encounter survey conducted at Good Omen Spring within the proposed P7 project area in Georgetown, Williamson County, Texas.

DATE	PERSON MINUTES	SEARCHED OBJECTS	SALAMANDER DETECTIONS
12-Jul-2023	90	143	0
14-Jul-2023	60	131	0
17-Jul-2023	60	157	0
19-Jul-2023	60	140	0
21-Jul-2023	60	182	0
26-Jul-2023	90	205	0
28-Jul-2023	80	206	0
4-Aug-2023	90	206	0
8-Aug-2023	90	163	0
10-Aug-2023	90	226	0
14-Aug-2023	90	161	0
16-Aug-2023	60	168	0
18-Aug-2023	60	190	0
24-Aug-2023	60	171	0
29-Aug-2023	60	242	0

Table 4a. Results for each Salado Salamander (*Eurycea chisholmensis*) bottle trap survey conducted at Good Omen Spring within the proposed P7 project area in Georgetown, Williamson County, Texas. The detection or non-detection of co-occurring species is given as either 1 or 0, respectively.

DATE	TRAP COUNT	SALAMANDERS	CRAYFISH	MOSQUITOFISH
14-Jul-2023	3	0	0	0
17-Jul-2023	6	0	1	0
19-Jul-2023	6	0	0	0
21-Jul-2023	6	0	0	0
26-Jul-2023	6	0	0	0
28-Jul-2023	6	0	0	0
4-Aug-2023	6	0	0	0
8-Aug-2023	6	0	1	1
10-Aug-2023	6	0	1	1
14-Aug-2023	6	0	1	1
16-Aug-2023	6	0	0	0
18-Aug-2023	6	0	0	0
24-Aug-2023	6	0	1	1
29-Aug-2023	6	0	0	0

Table 4b. Results for each Salado Salamander (*Eurycea chisholmensis*) mop trap survey conducted at Good Omen Spring within the proposed P7 project area in Georgetown, Williamson County, Texas. The detection or non-detection of co-occurring species is given as either 1 or 0, respectively.

DATE	TRAP COUNT	SALAMANDERS	LEECHES
14-Jul-2023	3	0	1
17-Jul-2023	6	0	1
19-Jul-2023	6	0	1
21-Jul-2023	6	0	1
26-Jul-2023	6	0	1
28-Jul-2023	6	0	1
4-Aug-2023	6	0	1
8-Aug-2023	6	0	1
10-Aug-2023	6	0	1
14-Aug-2023	6	0	1
16-Aug-2023	6	0	1
18-Aug-2023	6	0	1
24-Aug-2023	6	0	1
29-Aug-2023	6	0	1

Table 5. Taxonomic identification and quantity of co-occurring aquatic species collected as vouchers during monitoring at Good Omen Spring within the proposed P7 project area in Georgetown, Williamson County, Texas.

CLASS	ORDER	FAMILY	GENUS	SPECIES	COMMON NAME	QUANTITY
Actinopterygii	Cyprinodontiformes	Poeciliidae	*Gambusia*	*affinis*	Western Mosquitofish	3
Clitellata					Unidentified Leech	3
Gastropoda	Cycloneritida	Helicinidae	*Helicina*	*orbiculate*	Globular Drop Snail	1
Gastropoda	Stylommatophora	Achatinidae	*Rumina*	*decollate*	Decollate Snail	1
Gastropoda		Planorbidae			Unidentified Ram's Horn Snail	6
Insecta	Coleoptera	Dysticidae			Unidentified Diving Beetle	1
Insecta	Hemiptera	Belostomatidae			Giant Water Bug	4
Insecta	Hemiptera				Unidentified Insect sp. 1	2
Insecta	Hemiptera				Unidentified Insect sp. 2	4
Insecta	Odonata				Unidentified Odonate Larvae	1
Malacostraca	Amphipoda				Unidentified Amphipods	7
Malacostraca	Decapoda	Cambaridae			Unidentified Crayfish	1

8.0 FIGURES

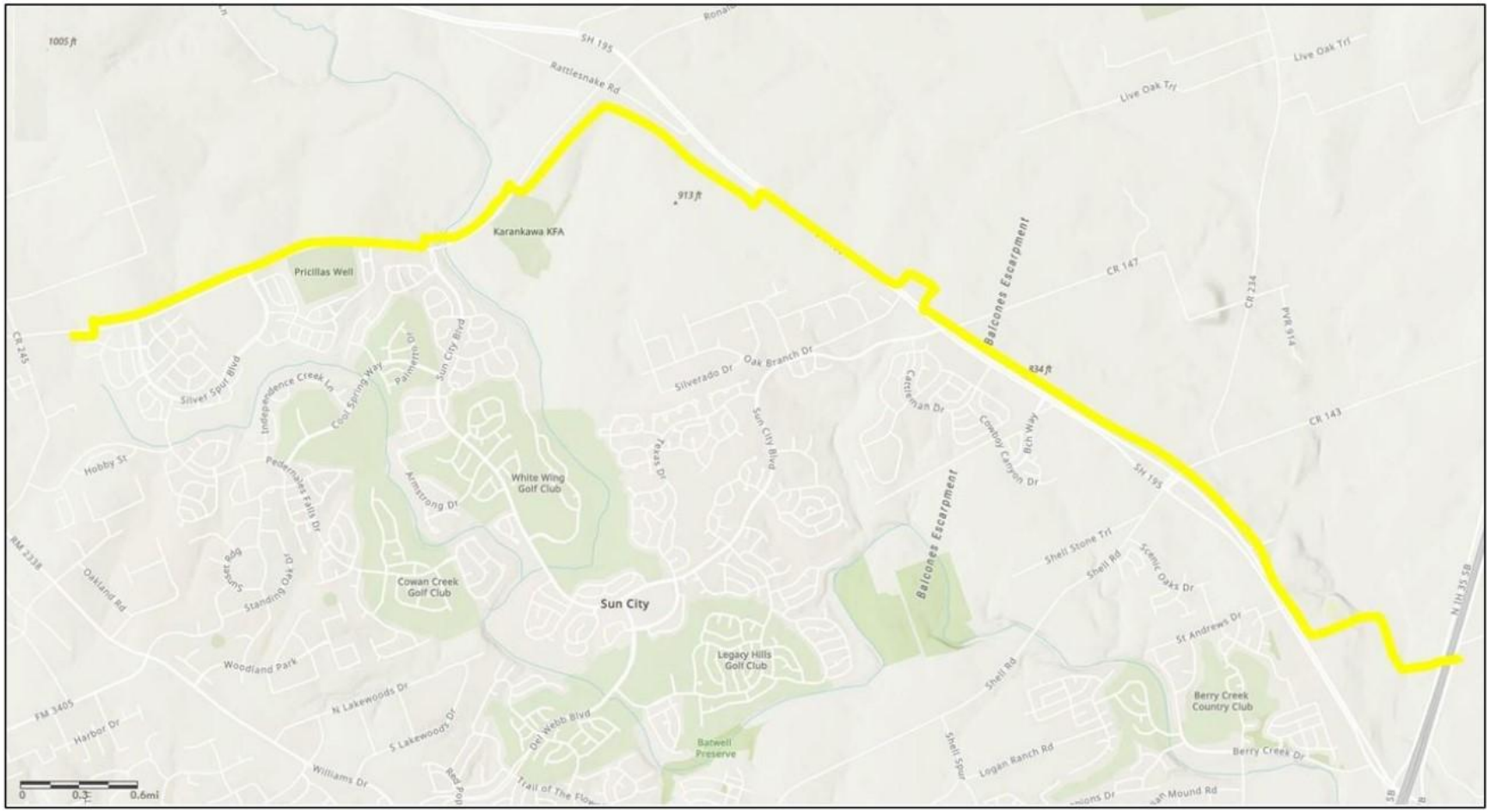


Figure 1. P7 natural gas line project survey area in Williamson County, Texas.

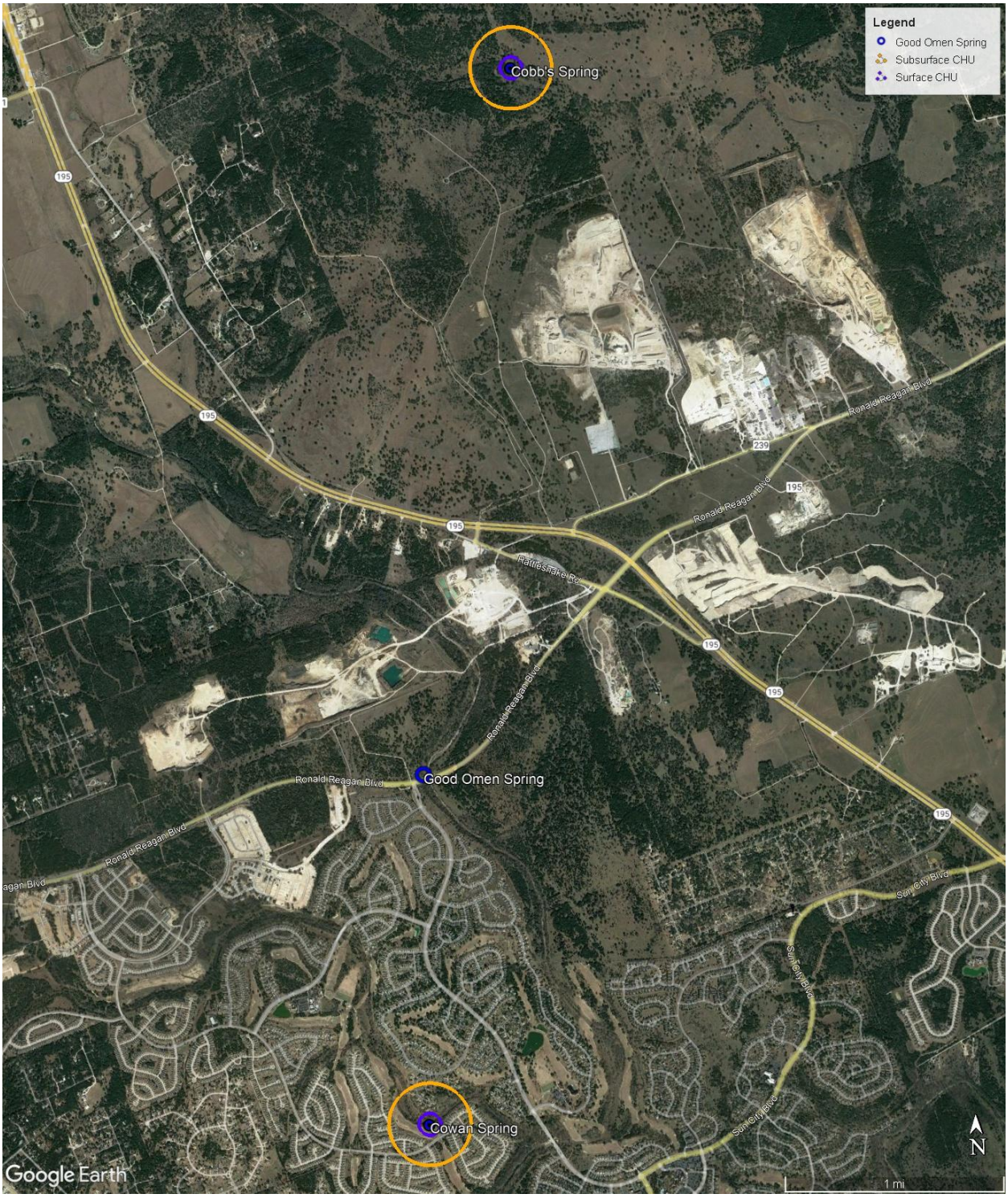


Figure 2. Aerial image of Good Omen Spring in Williamson County, Texas with Cowan Spring (CHU 07) and Cobb's Spring (CHU 06), and their respective surface (purple circles) and subsurface (orange circles) critical habitat designations.



Figure 3. Representative habitat at the Good Omen Spring, Williamson County, Texas project area showing the spring run alongside the concrete structure from the west (A) and east (B). A water impoundment of approximately 250 m^2 in surface area was present at the end of the spring run (C) and was partially drained via a pre-existing concrete channel (D).

City of Georgetown, Texas
Planning and Zoning Commission
October 20, 2026

SUBJECT:
2026-7-REZ Northlands Water Reclamation Facility

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 20.579 acres in the Frederick Foy Survey, Abstract No. 229, from the Planned Unit Development (PUD) Zoning District, with a base zoning of Residential Single-Family (RS), to the Public Facility (PF) Zoning District, for the property generally located at 31801 Ronald W. Reagan Boulevard (2026-7-REZ). – Madison Garcia, Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The City owns the subject property and intends to use it for the Northlands Water Reclamation Facility. It is seeking to rezone the property to Public Facility (PF) in tangent with the previously approved 7.2 acres of PF Zoning annexed into City Limits earlier this year.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
2026-7-REZ P&Z - Staff Presentation.pdf
2026-7-REZ - P&Z Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and development standards of the PF Zoning District.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis.pdf

Northlands Water Reclamation Plant 2026-7-REZ

10.20.2026 | Planning & Zoning Commission

GEORGETOWN TEXAS

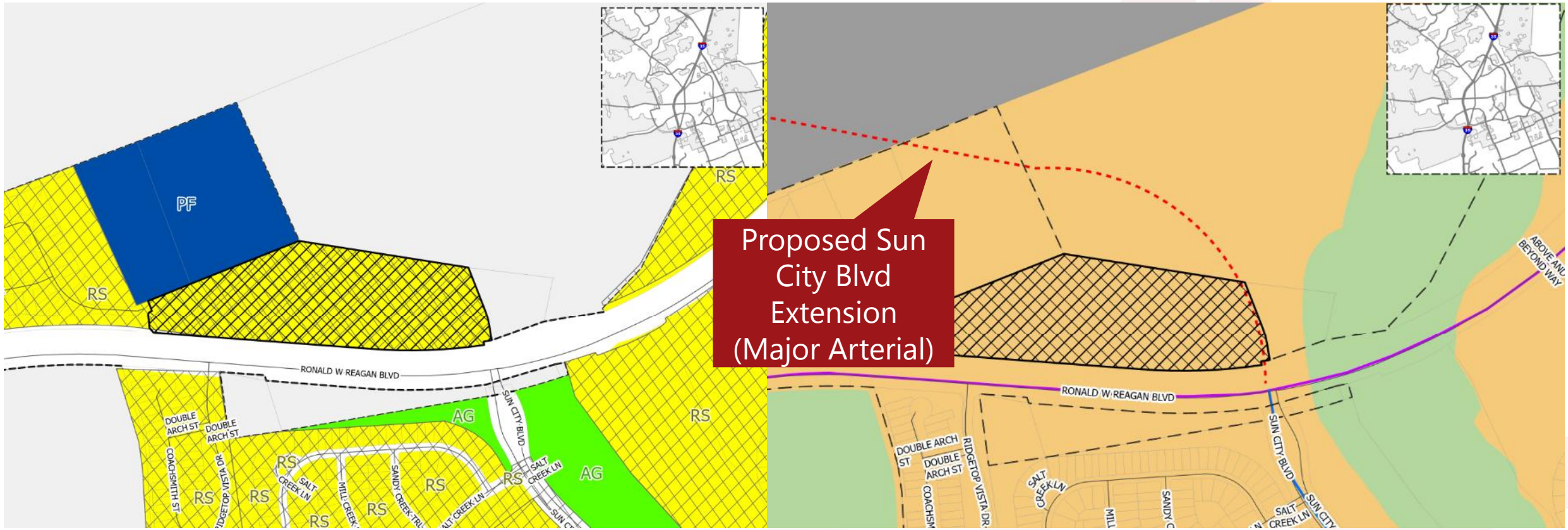
Item Under Consideration

2026-7-REZ

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 20.579 acres in the Frederick Foy Survey, Abstract No. 229 from the Planned Unit Development (PUD) Zoning District, with a base zoning of Residential Single-Family (RS) zoning district to the Public Facilities (PF) zoning district, for the property generally located at 31801 Ronald W. Reagan Boulevard (2026-7-REZ). Madison Garcia, Planner


Yearwood (proposed MUD)
SH 195
Somerset Hills
Ronald Reagan Boulevard
Sun City

Zoning and Future Land Use Map



Mixed Density Neighborhood (MDN)

- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
- consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Non-residential uses located at arterials and major intersections with appropriate buffering and pedestrian elements

- **DUA:** 5.0 minimum
- **Target Ratio:** 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential
- **Primary Use:** Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes
- **Secondary Uses:** Limited neighborhood-serving retail and service uses, office, institutional, civic, parks, and open space

Public Facilities (PF)

- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

Dimensional Standards

- Max building height = 45’
- Front setback = 25’
- Side setback = 5’
- Rear setback = 0’
- Side Setback to Residential = 15’
- Rear Setback to Residential = 25’
- 15’ bufferyard when adjacent to residential

Allowed Uses in the Public Facilities (PF) Zoning District

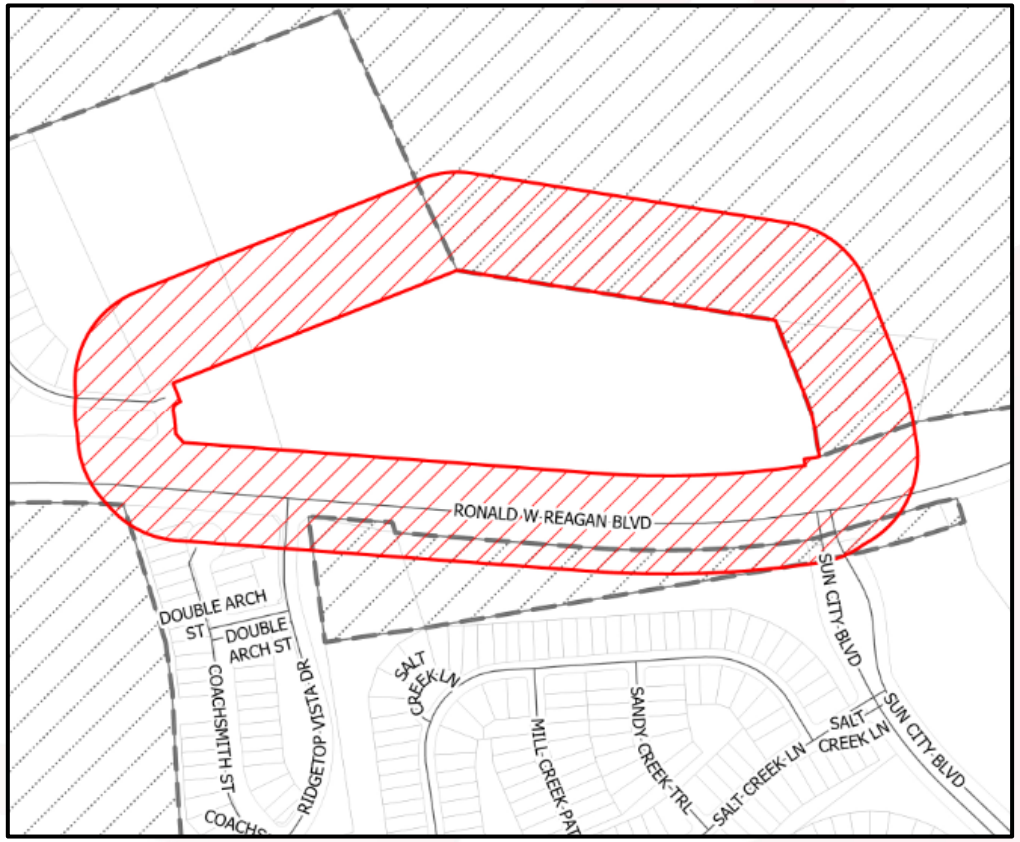
Permitted by Right	Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Elementary School	Group Home (16 or more residents)
Government or Postal Office	Middle School	Orphanage
Library or Museum	High School	Correctional Facility
Social Service Facility	Boarding School	Psychiatric Hospital
Hospital	College or University	Substance Abuse Treatment Facility
Nature Preserve or Community Garden	Business or Trade School	Cemetary, Columbaria, Mausoleum or Memorial Park
Bus Barn	Activity Center, Youth or Senior	Major Event Entertainment
Parking Lot, Off-Site	Animal Shelter	Airport
Park-n-Ride Facility	Community Center	Wireless Transmission Facility >40'
Transit Passenger Terminal	Religious Assembly Facilities (with or without Columbaria)	
Utility Services, Minor, Intermediate, and Major	Public Park, Neighborhood and Regional	
	Golf Course	
	Restaurant, General	
	Event Facility	
	Athletic Facility, Indoor or Outdoor	
	Wireless Transmission Facility ≤40'	
	Heliport	

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 7 property owners within the 300’ buffer
- Notice in Sun News on October 4, 2026
- 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 Zoning Map Amendment to rezone 20.579 acres in the Frederick Foy Survey, Abstract No. 229 from the Planned Unit Development (PUD) Zoning District, with a base zoning of Residential Single-Family (RS) zoning district to the Public Facilities (PF) zoning district, for the property generally located at 31801 Ronald W. Reagan Boulevard (2026-7-REZ). Madison Garcia, Planner
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.

Planning Department Staff Report

Report Date: 10/16/2026

Case Number: 2026-7-REZ

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 20.579 acres in the Frederick Foy Survey, Abstract No. 229 from the Planned Unit Development (PUD) Zoning District, with a base zoning of Residential Single-Family (RS) zoning district to the Public Facilities (PF) zoning district, for the property generally located at 31801 Ronald W. Reagan Boulevard (2026-7-REZ).

AGENDA ITEM DETAILS

Project Name: Northlands Water Reclamation Plant

Applicant and Property Owner: City of Georgetown

Property Address: 31801 Ronald W Reagan Blvd

Legal Description: 20.579 acres in the Frederick Foy Survey, Abstract No. 229

Current Zoning: Planned Unit Development (PUD), base zoning of Residential Single-Family (RS)

Current Use: Undeveloped

APPLICANT'S REQUEST

The City owns the subject property and intends to use it for the Northlands Water Reclamation Facility. It is seeking to rezone the property to Public Facility (PF) in tangent with the previously approved 7.2 acres of PF Zoning annexed into City Limits earlier this year.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located just east of the proposed Somerset Hills Phase B neighborhood along the north side of Ronald Reagan Boulevard. Along its eastern border will be the extension of Sun City Boulevard as a Major Arterial Roadway and to the north will be the Yearwood MUD, which is primarily planned for single-family uses.

Zoning Trends:

The area to the east of the site was rezoned in 2018 to Planned Unit Development with a base zoning district of Residential-Single Family. To the north is PF zoning for the rest of the Water Reclamation

Facility as well as part of the Yearwood MUD which is planned for Residential Single-Family uses. To the south and east are major roadways.

Present Property Description:
This property is 20.579 acres and sits off a major arterial road. The site is currently undeveloped with many trees occupying the site. The subject property has frontage along Ronald W Reagan Blvd. In terms of topography, the site appears to be relatively flat.

STAFF ANALYSIS

Technical Review:
The subject property has an existing Future Land Use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide a space for medium density housing types, small scale non-residential uses that serve the neighborhood, and civic uses. The Public Facility zoning district does not conflict with the future land use designation of the area. The property aligns with the Comprehensive Plan's goals to promote quality of life for current and future residents.

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

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

PUBLIC NOTIFICATION

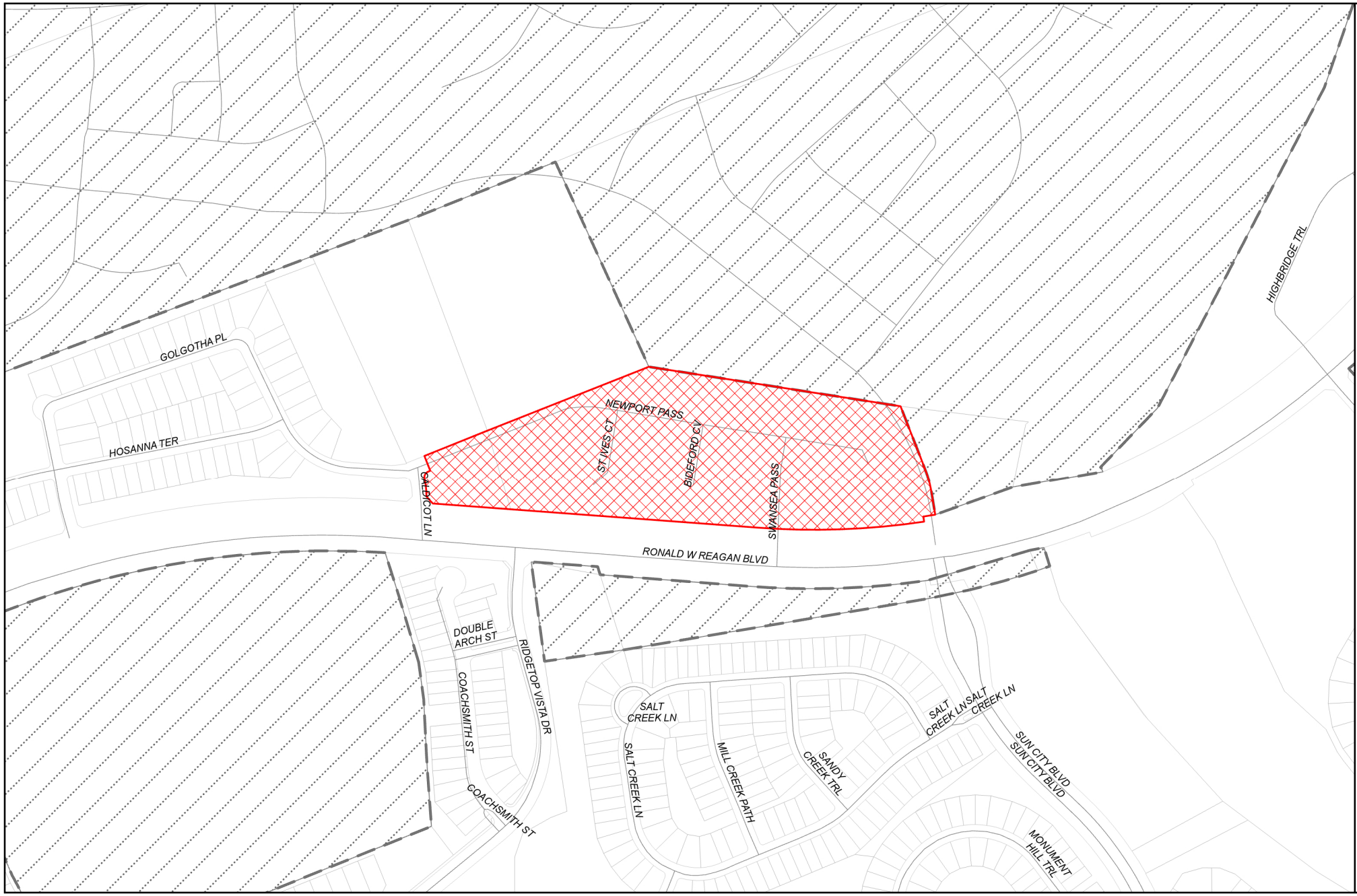
As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (7 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, October 4, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

ATTACHMENTS

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

SUBMITTED BY

Madison Garcia, Planner



GEORGETOWN
TEXAS
more than welcome

Location

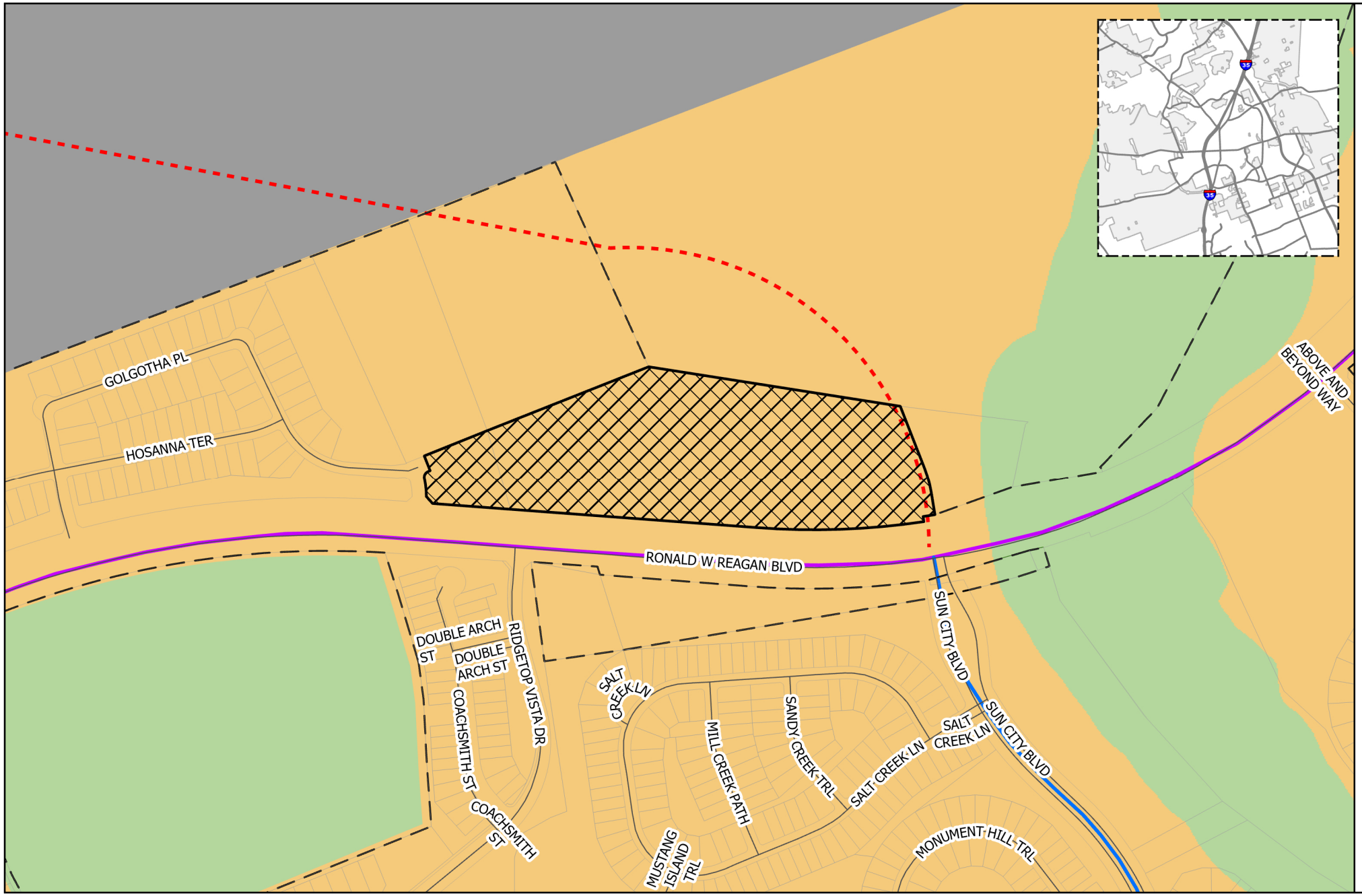
2026-7-REZ

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500
Feet



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-7-REZ

Exhibit #3

- Site
- Parcels
- City Limits

Thoroughfare

CLASS

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

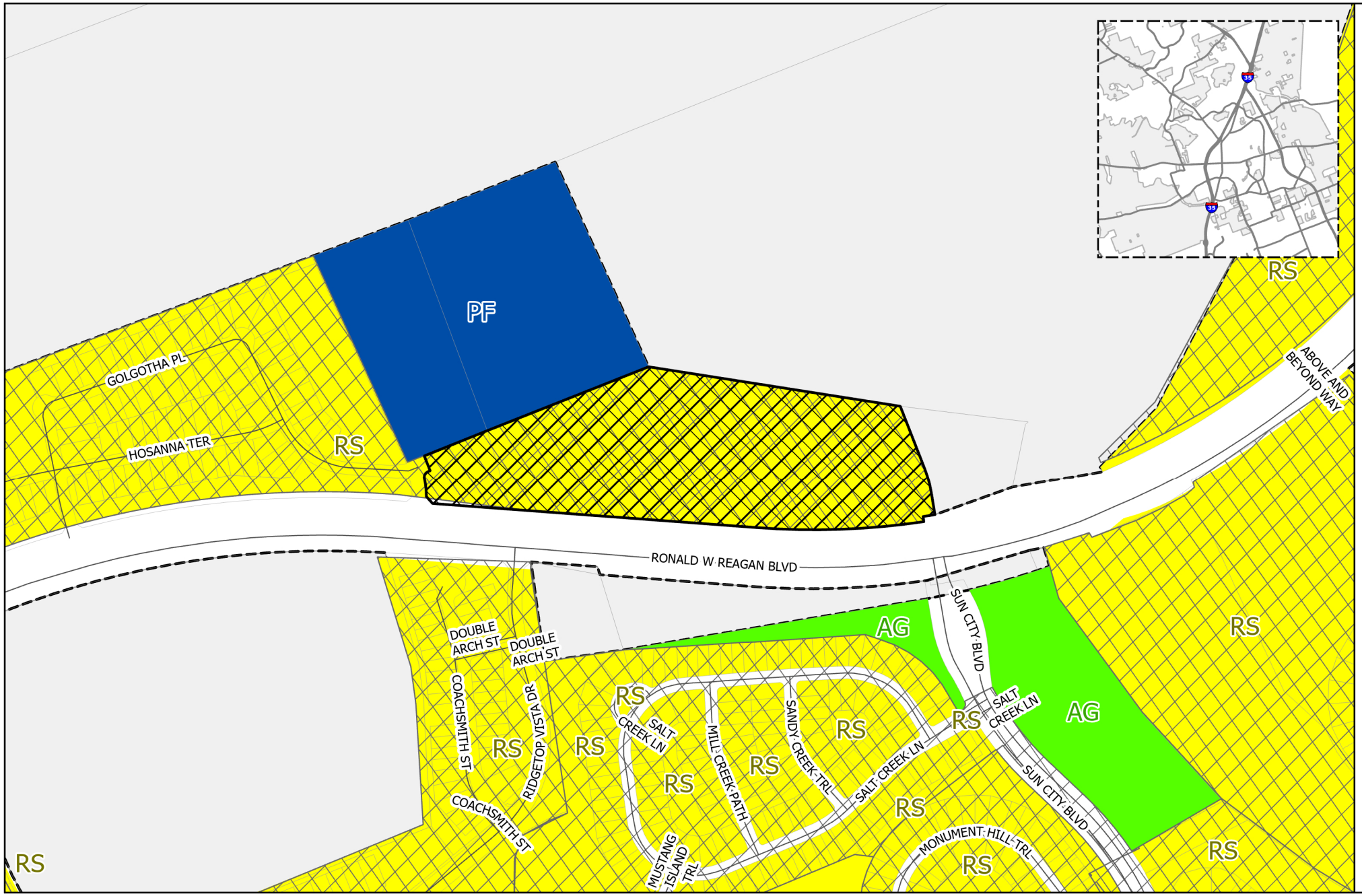
Future Land Use

FLU

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

N

0 250 500 Feet



GEORGETOWN TEXAS
more than welcome

Zoning

2026-7-REZ

Exhibit #3

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

Zoning

ZONE

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

0 250 500 Feet

N

PF Public Facility

Residential Uses	Sec. 5.02.010
Special Use Permit Required	Group Home (16 residents or more), Orphanage

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Social Service Facility, Hospital, Nature Preserve or Community Garden
Permitted with Limitations	School (Elementary, Middle, High, College or University, Boarding, Business or Trade), Activity Center (Youth or Senior), Animal Shelter, Community Center, Religious Assembly Facilities (Inc. with Columbaria), Public Park (Neighborhood or Regional), Golf Course
Special Use Permit Required	Correctional Facility, Psychiatric Hospital, Substance Abuse Treatment Facility, Cemetery, Columbaria, Mausoleum or Memorial Park,

Commercial Uses	Sec. 5.04.010
Permitted with Limitations	Restaurant (General), Event Facility, Athletic Facility (Indoor or Outdoor)
Special Use Permit Required	Major Event Entertainment

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

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Temporary and Transient Mobile or Outdoor Food Vendor, Business Offices, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking Lot, Portable Classrooms

Outdoor Display & Storage	Sec. 5.09.020
Permitted	Outdoor Storage (Limited)

***Dimensional Standards on the back**

PF Public Facility

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	5
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	0
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	45
Maximum Impervious Cover - Sec. 11.02	70%
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

July 22, 2026

RE: Applications for Rezoning, Preliminary Final Plat and Site Development Plan

Ryan,

The City of Georgetown, Texas (the "City") hereby submits its application for zoning, platting and site planning of the below described properties:

Owner: The City is the owner of the properties below.

Contiguity: These properties are contiguous with the City limits of the City of Georgetown, as they exist today, on their north and south boundaries.

Property Size/location:

Property	Size/Location	Current Use	Rezone	PFP/SDP
R503136	12.7586 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	No	Include
R503133	7.2414 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	No	Include
R372454	18.91 acres of the Frederick Foy Survey, Abstract 229, Williamson County	Undeveloped	Rezone from PUD to Public Facility	Include
R039473	1.66 acres of the Frederick Foy Survey, Abstract 229, Williamson County	Undeveloped	Rezone from PUD to Public Facility	Include

Approval Criteria:

- *The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and*
    - All information requested and required is believed to be submitted herein, complete, and accurately stated.
- *The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.*

  - The construction of this water treatment plant is key to ensuring a high quality of life for Georgetown's residents as the City continues to grow as well as provide flood control for the area. The treatment plant will provide water to residents and businesses on the west side of the City as it expands while also ensuring that the existing water infrastructure in the city is not strained beyond capacity.
- *Consistency with the City's adopted long-range plans and annexation policies.*
  - The subject properties are within the Mixed Density Neighborhood (MDN) future land use designation, which is intended to provide a mix of single-family and medium density housing types to allow a transition to higher density residential or more intense non-residential uses of nearby properties. Secondary uses supported within MDN are neighborhood-serving retail, office, institutional and civic uses. The Public Facility zoning district is subject to non-residential design and landscaping standards with nearby or adjacent residential uses.
- *The zoning change is compatible with the present zoning and confirming uses of nearby property and the with the character of the neighborhood; and*
  - The maximum allowable height within Public Facility is 45 feet, which will allow for significantly taller structures than anything in its immediate vicinity.
- *The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.*
  - The subject properties are large enough to accommodate all of the features planned for the site and the development standards for Public Facility zoning. There are no manmade or natural barriers on the subject property that would hinder the project's development. Where districts such as Industrial, Office and Business Park support similar uses allowed in these districts would be appropriate adjacent to them, public facility does not, instead it allows for a higher intensity of use specifically for a public good. The Public Facility zoning district requires a larger setback and reduced maximum height from than the Industrial and Business Park zoning districts which allow for similar uses. These more restrictive design standards allow for uses in the Public Facility district to more easily incorporate into any potential residential or low intensity non-residential uses that can develop adjacent to the subject property.

This application supports the health and safety of the public by providing for control and operation of property owner by the City of Georgetown, clarifying the provision of emergency services, and allowing for the extension of utilities, management of drainage, etc. by the City.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

Sincerely,

Larry Taylor

CIP Project Manager
City of Georgetown, Texas

Enc: Metes and Bounds Desc. (w/ diagram)
Property Owner's Consent Form

Exhibit 6
UDC Approval Criteria Review – 2026-7-REZ

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Complies**
The property has a future land use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide an area for medium density housing types, neighborhood serving retail, and civic uses. The Public Facility zoning district is appropriate within the MDN future land use designation due to its civic oriented uses. The proposed request also aligns with Land Use Policies #10 and #12 which intend to support the city's growth and provide necessary facilities to current and future Georgetown residents.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
The proposed zoning request will allow for the construction of necessary infrastructure for the current and future residents in this part of Georgetown, promoting the safe, orderly, and healthful development of the city. The 20 acres proposed with this rezoning will be part of the larger Northlands Water Reclamation Facility site, which includes the 7.2 acres to the north that the City previously annexed earlier this year under the Public Facility Zoning District (PF).	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
The subject property fronts Ronald Reagan Boulevard, which is classified as a Freeway which is the most intensive roadway classification. While the subject property borders some residential zoning to the west in Somerset Hills as well as part of the Yearwood MUD to the north, it is primarily surrounded by 7.2 acres of PF zoning to the north, Ronald Reagan Boulevard to the south, the planned extension of Sun City Boulevard (a Major Arterial roadway) along its eastern boundary. The Public Facility zoning district is intended to be compatible with both residential and non-residential zoning districts. It has increased setback standards when adjacent to residential, including a 25 foot rear setback and 15 foot side setback. It will also be required to have a medium level bufferyard.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**

The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district. The site has adequate transportation access and will be used to increase utility capacity in the area.

City of Georgetown, Texas
Planning and Zoning Commission
October 20, 2026

SUBJECT:
2026-2-DA Parmer Ranch Development Agreement – Third Amendment

SUGGESTED ACTION:
Public Hearing and possible action for the "Third Amendment to the Amended and Restated Consent Agreement," between the City, Parmer Ranch Partners, LP, and Northwest Williamson County Municipal Utility District No. 2 (aka "Parmer Ranch") to modify the Land Plan and revise the Land Development Standards -- Ryan Clark, AICP, Assistant Planning Director

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is proposing to amend the allowed uses for Parcel 1, a 21.8 acre tract at the northeast corner of Ranch Road 2338 and Parmer Ranch Boulevard, from a Residential Single-Family development area type to a Mixed Use (Cluster) development area type. This will change the allowed land uses from single-family and attached townhomes to commercial and multi-family uses in line with the C-1, C-3, CN, MU, MF-1 and MF-2 zoning districts. Both the present and proposed development area type also allow for public facility uses.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
2026-2-DA - P&Z Staff Presentation.pdf
2026-2-DA - P&Z Staff Report.pdf
Exhibit 1 - UDC Approval Criteria Analysis.pdf
Exhibit 2 - Location Map.pdf
Exhibit 3 - Future Land Use Map.pdf
Exhibit 4 - Zoning Map.pdf
Exhibit 5 - Amended Land Development Standards.pdf
Exhibit 6 - Amended Land Use Plan.pdf
Exhibit 7 - Letter of Intent.pdf
Exhibit 8 - Public Comments.pdf

Parmer Ranch Development Agreement – Third Amendment 2026-2-DA

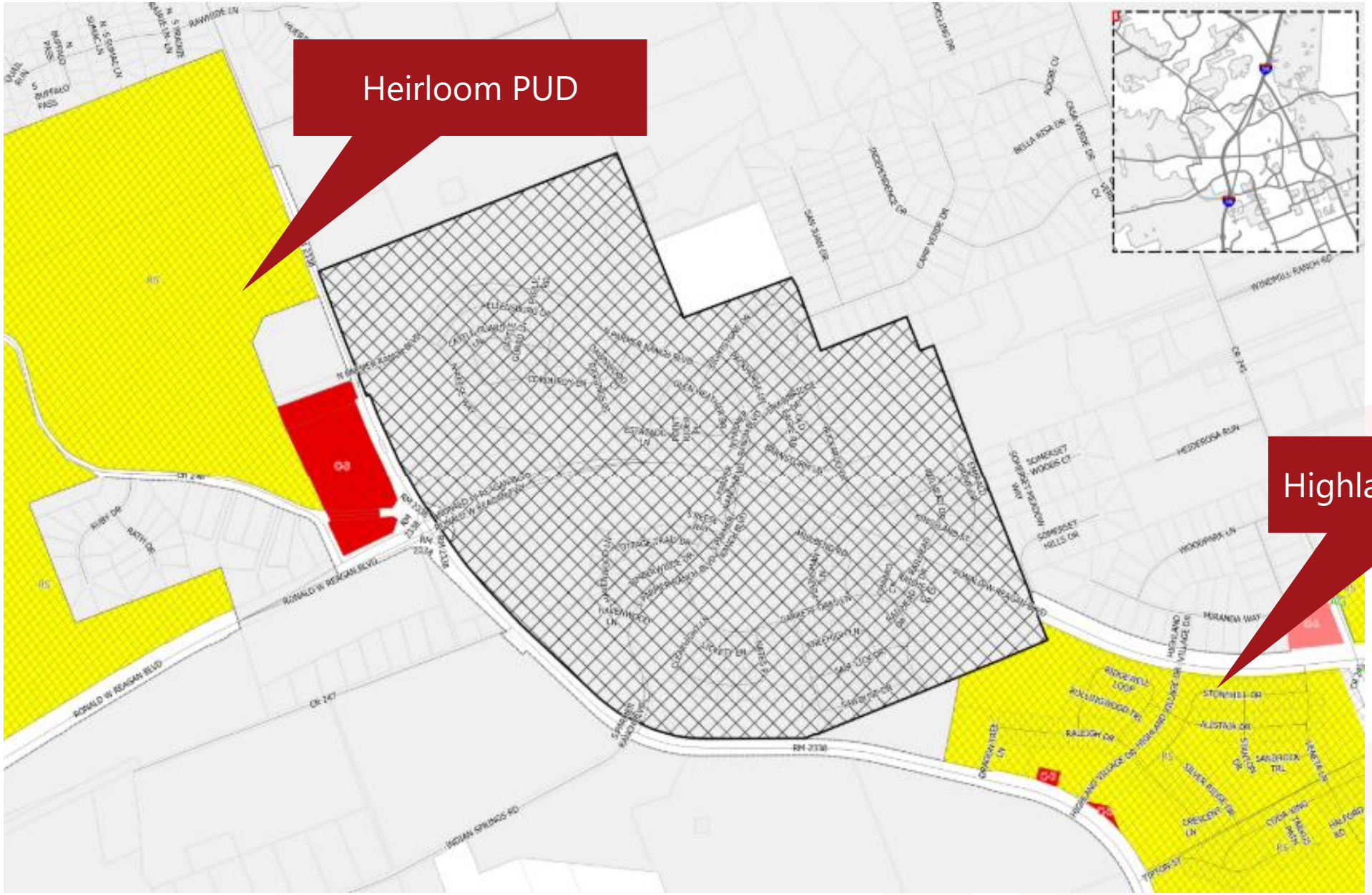
October 20, 2026 | Planning & Zoning Commission

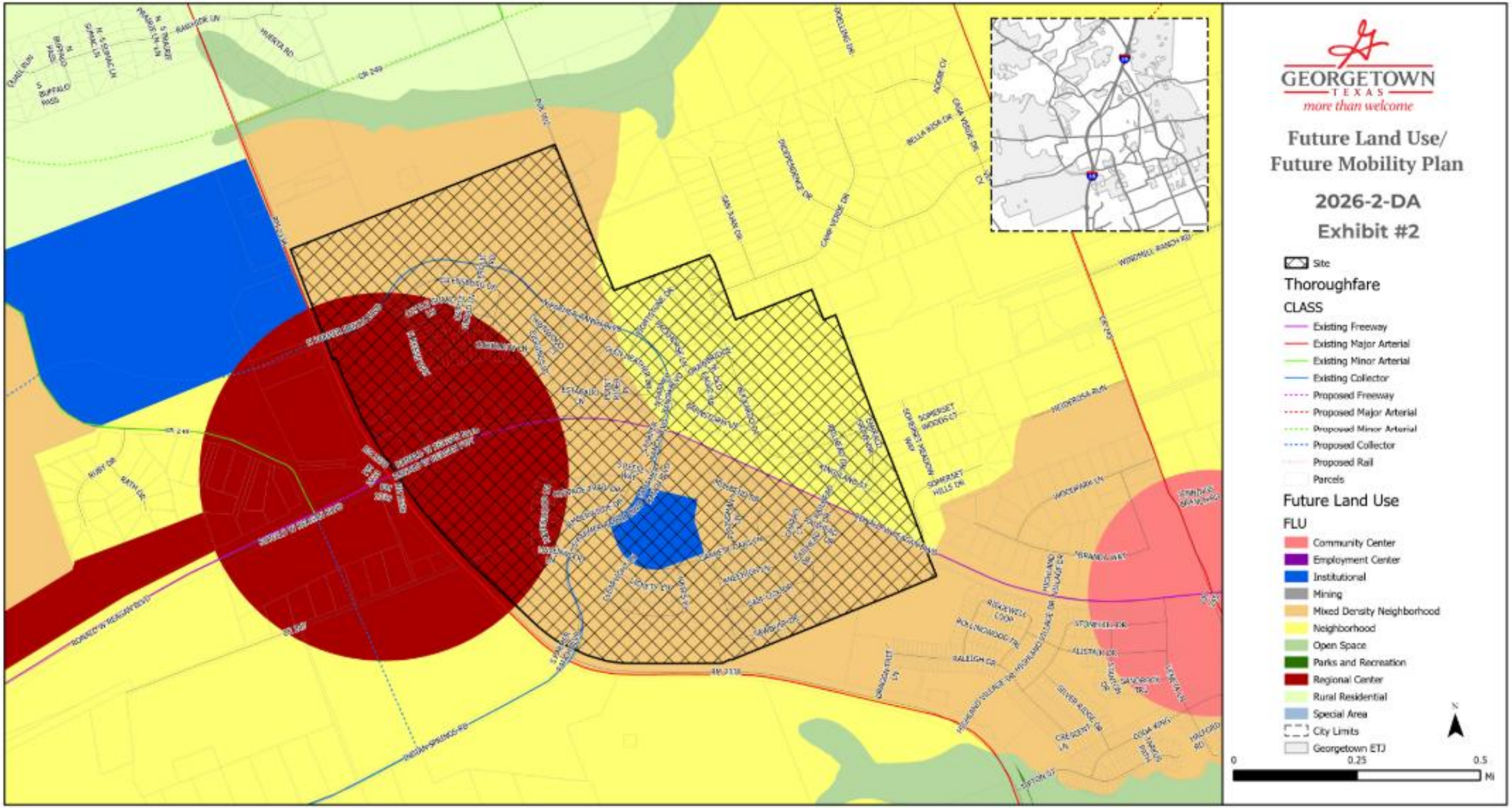
GEORGETOWN TEXAS

Item Under Consideration

2026-2-DA

- Public Hearing and possible action for the "Third Amendment to the Amended and Restated Consent Agreement," between the City, Parmer Ranch Partners, LP, and Northwest Williamson County Municipal Utility District No. 2 (aka "Parmer Ranch") to modify the Land Plan and revise the Land Development Standards -- Ryan Clark, AICP, Assistant Planning Director


Heirloom PUD
Highland Village PUD
RONALD W REAGAN BLVD
CR 247
INDIAN SPRINGS RD
RM 2338
HIGHLAND VILLAGE DR
STONEHILL DR
RALEIGH DR
SANDPIPER TRL
TIPTON ST


GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
2026-2-DA
Exhibit #2
Site
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
City Limits
Georgetown ETJ
N
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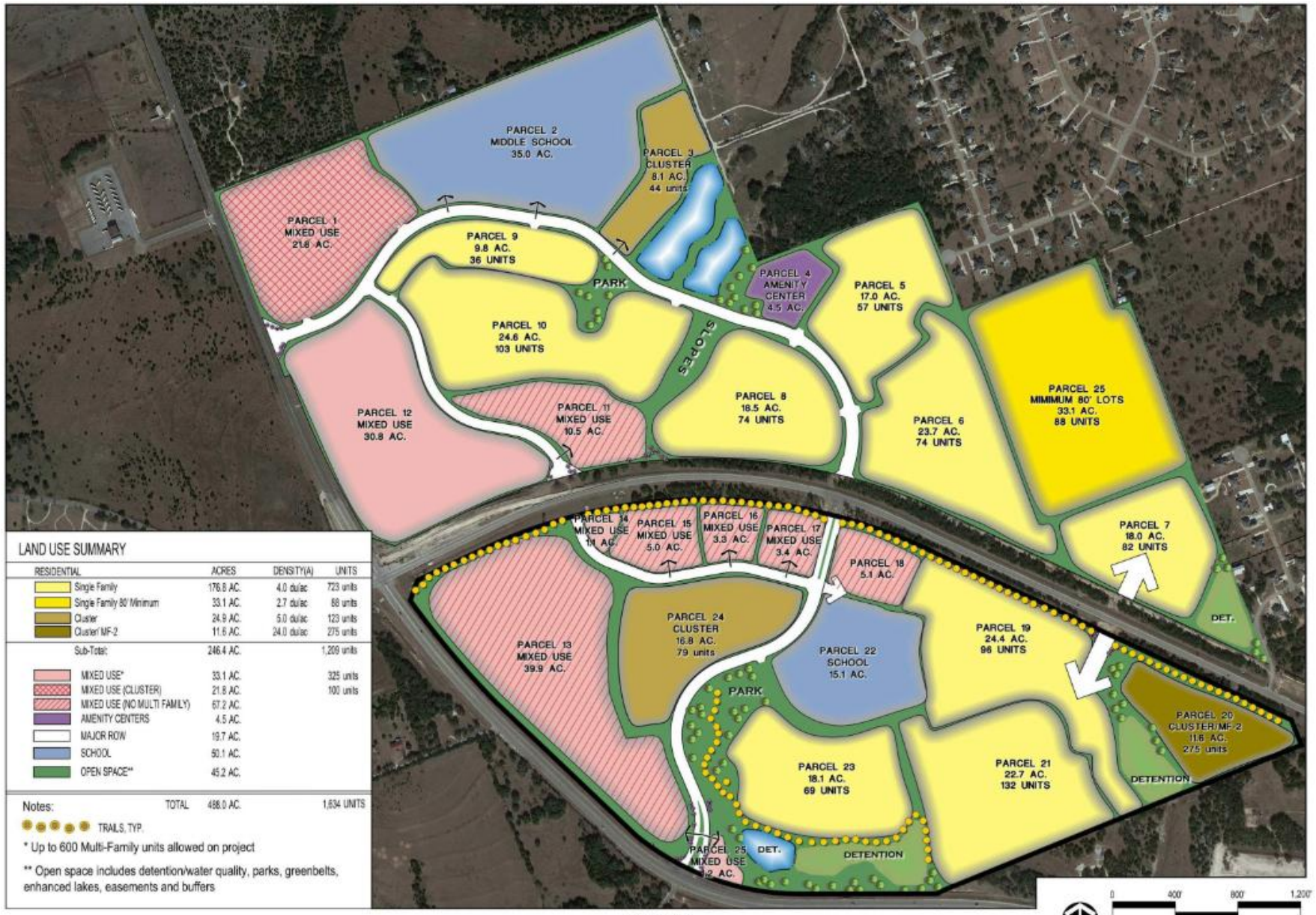
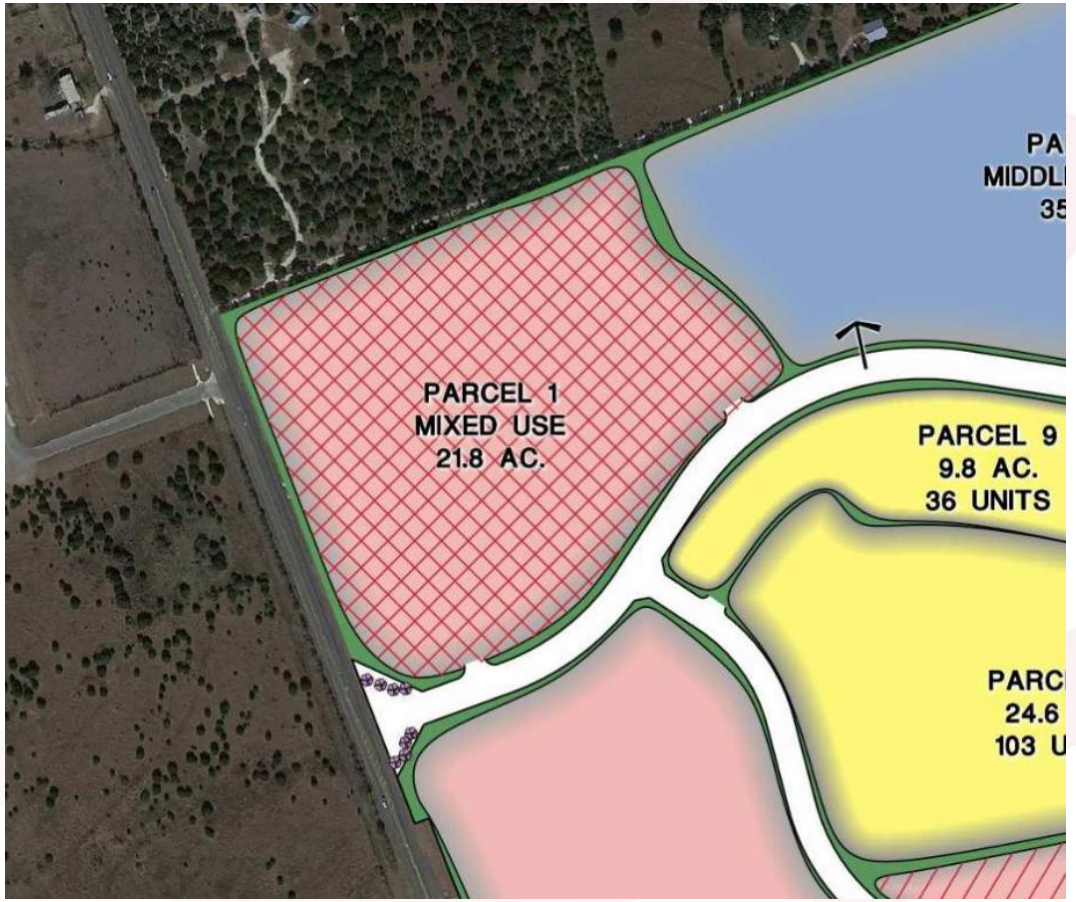


EXHIBIT D
AMENDED LAND PLAN

SEC Planning, LLC

Proposed changes to Parcel 1

- Mixed Use (Cluster) allows for uses permitted in C-1, C-3, CN, MU, MF-2, MF-1, and PF zoning districts
- Manufacturing, Processing and Assembly General are prohibited uses
- Maximum of **30% of gross land designated as Mixed Use** on the Land Plan can be used as multi-family
- Multi Family (MF-2) allowed in Parcel 1 and Parcel 20 per **Exhibit D.**
- **Minimum of ten (10) acres of Parcel 1 will be uses allowed in the CN, C-1 or C-3 zoning districts.**



Parcel 1 Multi-Family Standards

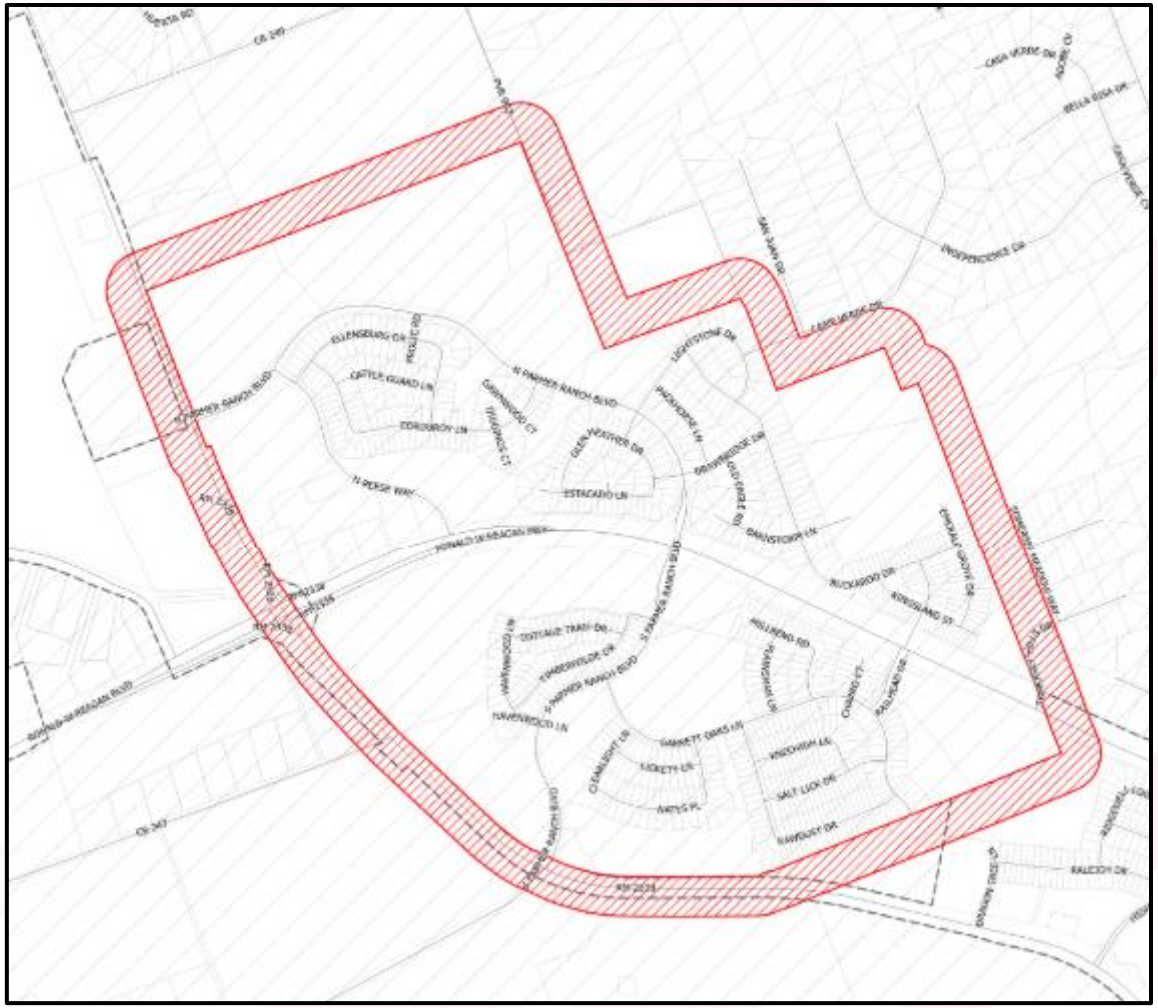
Table 8-2: Mixed Use Cluster Parcel 1 Multifamily Development Standards	
Front Setback, build-to-requirement	50%
Parking Spaces per Unit	1.5 per 1-bedroom unit 2 per 2-bedroom unit 2.5 per 3-bedroom unit +5% of total spaces for visitor use
Parking Location	Not allowed between building and public right of way Surface parking is allowed
Min. Building Separation	10’
Bufferyards	Refer to Section 8.04 of UDC for Bufferyard Requirements
Landscaping	Refer to Chapter 8 of UDC for Minimum Landscape Requirements

Approval Criteria – UDC Section 3.20.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The proposed agreement promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.		X	
The proposed agreement is consistent with the Comprehensive Plan.		X	

Public Notifications

- 429 property owners within the 300' buffer
- Notice in Sun News on October 4, 2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 4 written comments OPPOSED



Summary

- Public Hearing and possible action for the "Third Amendment to the Amended and Restated Consent Agreement," between the City, Parmer Ranch Partners, LP, and Northwest Williamson County Municipal Utility District No. 2 (aka "Parmer Ranch") to modify the Land Plan and revise the Land Development Standards -- Ryan Clark, AICP, Assistant Planning Director
- Per UDC Section 3.20.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.

Planning Department Staff Report

Report Date: October 16, 2026
Case Number: 2026-2-DA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action for the "Third Amendment to the Amended and Restated Consent Agreement," between the City, Parmer Ranch Partners, LP, and Northwest Williamson County Municipal Utility District No. 2 (aka "Parmer Ranch") to modify the Land Plan and revise the Land Development Standards -- Ryan Clark, AICP, Assistant Planning Director.

AGENDA ITEM DETAILS

Project Name: Third Amendment to the Parmer Ranch Development Agreement

Applicant & Property Owner: Joe Owen, c/o Parmer Ranch Partners LP

Property Address: Northeast Corner of Parmer Ranch Boulevard and Ranch Road 2338

Legal Description: 21.75 Acres in the C.H. Delaney Survey, Abstract No. 181

Current Zoning: ETJ/MUD - Residential Single-Family (RS) and Townhome (TH) per the Land Plan adopted by the Development Agreement

Current Use: Undeveloped

APPLICANT'S REQUEST

The applicant is proposing to amend the allowed uses for Parcel 1, a 21.8 acre tract at the northeast corner of Ranch Road 2338 and Parmer Ranch Boulevard, from a Residential Single-Family development area type to a Mixed Use (Cluster) development area type. This will change the allowed land uses from single-family and attached townhomes to commercial and multi-family uses in line with the C-1, C-3, CN, MU, MF-1 and MF-2 zoning districts. Both the present and proposed development area type also allow for public facility uses.

PROPERTY CONTEXT

Neighborhood Character and Zoning Trends:

The 21.8 acre tract designated as Parcel 1 is in the Parmer Ranch Municipal Utility District which has an established land plan consisting of a wide range of uses including Single-Family homes, mixed-density condominium developments, high density multi-family, and a wide range of commercial types allowed. This parcel is adjacent to the Heirloom Development and the GISD owned parcel to the west, vacant land in the ETJ to the north, Benold Middle School to the east, and the commercial development anchored by HEB to the south. There are single-family homes along Reese Way and Ellensburg Drive to the Southeast of the property. The Heirloom Development as well many of the parcels along the intersection of Ronald Reagan Boulevard are zoned for commercial and mixed-use development types. The area to the north has a Future Land Use designation of Mixed-Density Neighborhood and does not have any applications in with the City for development.

Present Property Description:
The current property is undeveloped. While it has a natural varying grade typical to this area of Georgetown, it is overall flat and without significant slopes or waterways. It has about 1,000 feet of frontage along Ranch Road 2338 (Williams Drive) and about 1,250 feet of frontage on Parmer Ranch Boulevard.

STAFF ANALYSIS

Technical Review:
The 21.8 acre subject property has an existing Future Land Use designation of Mixed-Density Neighborhood (MDN) on the majority of the parcel with about 4.2 acres of the parcel in a Regional Center (RC) designation. MDNs are intended to provide a space for medium density housing types, small scale non-residential uses that serve the neighborhood, and civic uses. Regional Centers are intended for larger scale commercial uses and higher density mixed-use developments that act as regional hubs for economic activity or for walkable vertical mixed-use environments.

With the subject parcel being split between the MDN and the RC Future Land Uses, the parcel should balance accommodating commercial uses along RR 2338 and Parmer Ranch Boulevard with transitional residential uses that an act at a transition intensity between heightened commercial activity and residential single-family uses such as those along the south side of Parmer Ranch Boulevard and Ellensburg Drive.

Staff found that the proposed land uses of at least 10 acres of commercial zoning along RR 2338 on the Western side of the tract and up to 11.8 acres of multi-family uses on the eastern side of the parcel are **partially compliant with meeting the intent of the Future Land Use map.**

The proposed commercial uses are compliant with the approval criteria and the Comprehensive Plan. The Multi-Family allowed on the parcel is configured for a more urban design through requirements such as build-to requirements that place the buildings along the roads and parking behind them which helps to provide a more mixed-use environment in connection with the commercial and civic uses in the area but lacks firmer design commitments to how the multi-family will be effectively integrated with the commercial areas. The multi-family proposed allows for up to 60-feet tall structures. **The Multi-Family proposed partially aligns with the Regional Center FLU recommendations, fully aligns with character to the commercial areas, and does not align with the more single-family and townhome character of the Mixed-Density Neighborhood Future Land Use** to the north, on the parcel itself, or along Ellensburg Drive to the Southeast. Additional analysis for compliance with the approval criteria can be found in **Exhibit 1**.

The proposed land use amendment was reviewed by all applicable City Departments to determine the appropriateness of the requested land uses on the subject property. No comments were made regarding the request to amend the land uses through an amendment to the development agreement.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the annexation and initial zoning request (429 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (October 4, 2026) and signs were posted on-site. To date, staff has received 0 written comment in favor, and 4 in opposition to the request.

ATTACHMENTS

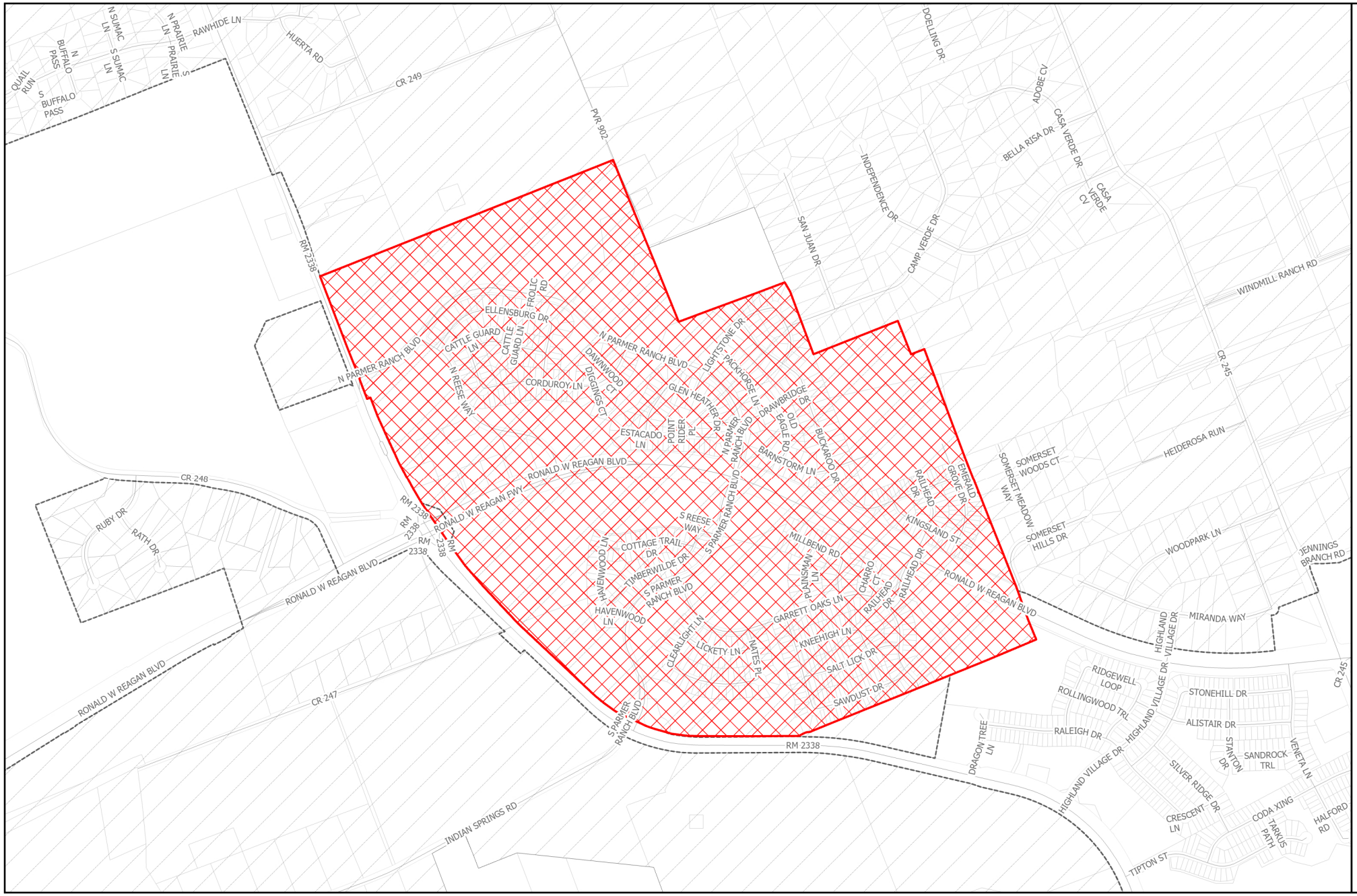
Exhibit 1 – UDC Approval Criteria Analysis
Exhibit 2 – Location Map
Exhibit 3 – Future Land Use Map
Exhibit 4 – Zoning Map
Exhibit 5 – Amended Land Development Standards
Exhibit 6 – Amended Land Use Plan
Exhibit 7 – Letter of Intent
Exhibit 8 – Public Comments

SUBMITTED BY

Ryan Clark, AICP, Assistant Planning Director

Exhibit 1
UDC Approval Criteria Review

DEVELOPMENT AGREEMENT APPROVAL CRITERIA	
1. The proposed agreement promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Partially Complies**
The proposed agreement is partially compliant with this criteria. The request provides for additional commercial acreage for the commercial area anchored by the intersections of Ronald Reagan Boulevard and Parmer Ranch Boulevard with Ranch Road 2338. These are both major intersections that are advantageous for commercial development to be built upon so that the wider North Georgetown area has access to commercial services. The parcel itself will be required to dedicate at least 10 of its 21.8 acres to commercial services, and due to the DA's requirement that a maximum of 30% of the areas set aside for Mixed Use can be used for multi-family, it means that it overall will add 15.26 acres of commercial to Parmer Ranch. The proposed Multi-Family has provided additional standards for placing parking behind the buildings and a build-to requirement that will pull the buildings up to the roadways. This will create a more walkable urban style product that will integrate well with the commercial areas and allow for approximately 283 units of multi-family within convenient walking distance of restaurants and grocery stores. The requested multi-family falls short of full compliance at promoting the attributes listed in this approval criteria due to its lack of more concrete mixed-use development standards such as configuring the commercial in a walkable design for the multi-family to seamlessly integrate with or vertical mixed-use requirements that would place retail services on the first floor of multi-family buildings. The multi-family section also does not provide specific transitional requirements in terms of building size when adjacent to the present and future single-family areas to the north and to the southeast. Parmer Ranch Boulevard serves as a buffer between the homes on Ellensburg Lane, but the MF area could potentially directly back up to single-family homes if that is what is developed on the tract in the ETJ to the north. It should be noted that since that tract is in the ETJ it could potentially develop with a very wide range of uses that would not be incompatible or lower in intensity than the multi-family.	
2. The proposed agreement is consistent with the Comprehensive Plan.	**Partially Complies**
Staff's analysis of this criteria is the result of the same points made above in the first approval criteria. In summary, the proposed commercial acreage is in line with the Regional Center Future Land Use, while the proposed Multi-Family uses does not fully comply with the recommendations for vertical mixed use in the Regional Center nor is it in line with the moderate density single-family and townhome character recommended for the Mixed-Density Neighborhood Future Land Use designation on the parcel and to the north of it.	



GEORGETOWN TEXAS
more than welcome

Location

2026-2-DA

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

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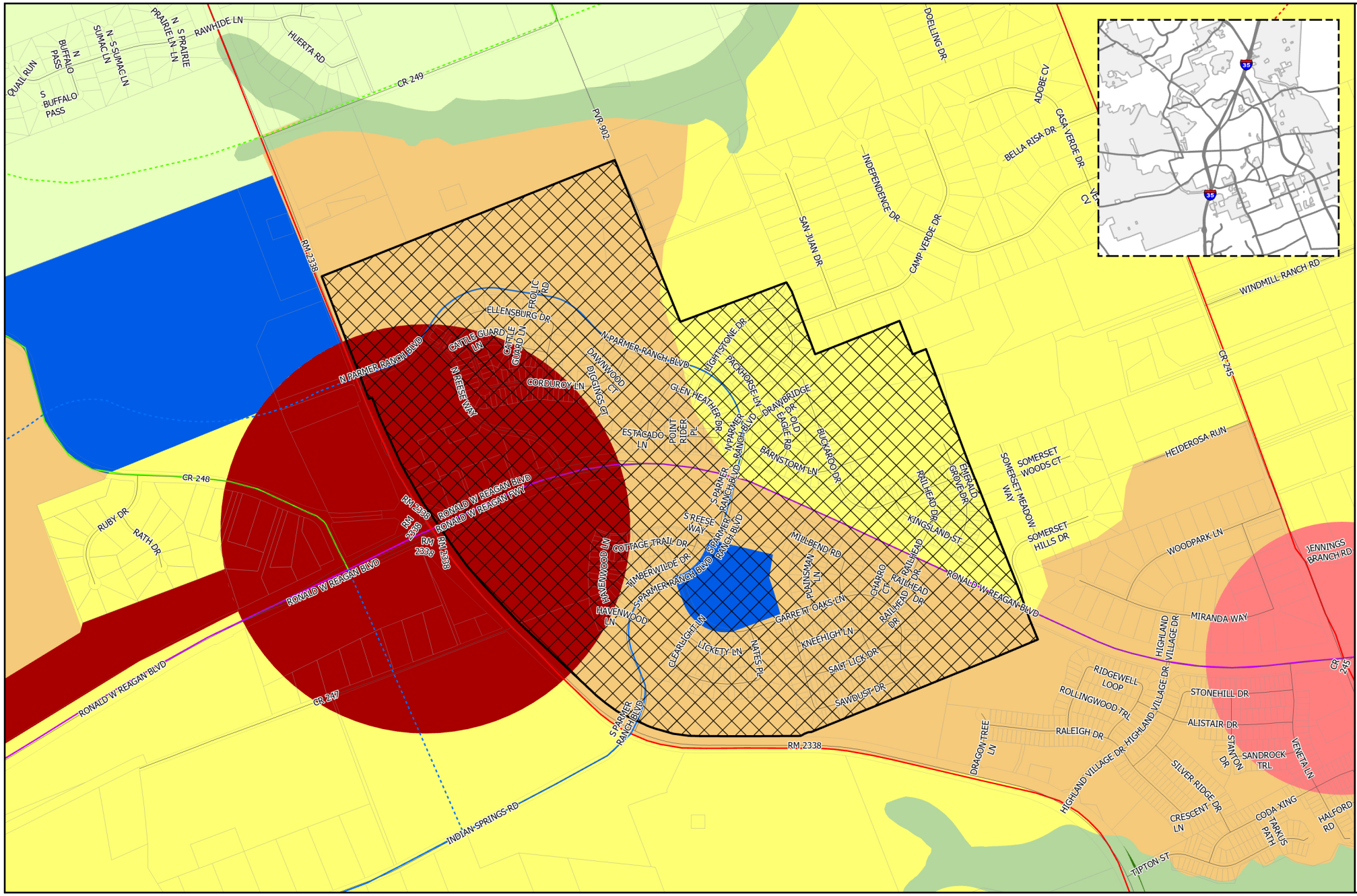
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Proposed Freeway
Proposed Major Arterial
Proposed Minor Arterial
Proposed Collector
Proposed Rail
Parcels
Future Land Use
FLU
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation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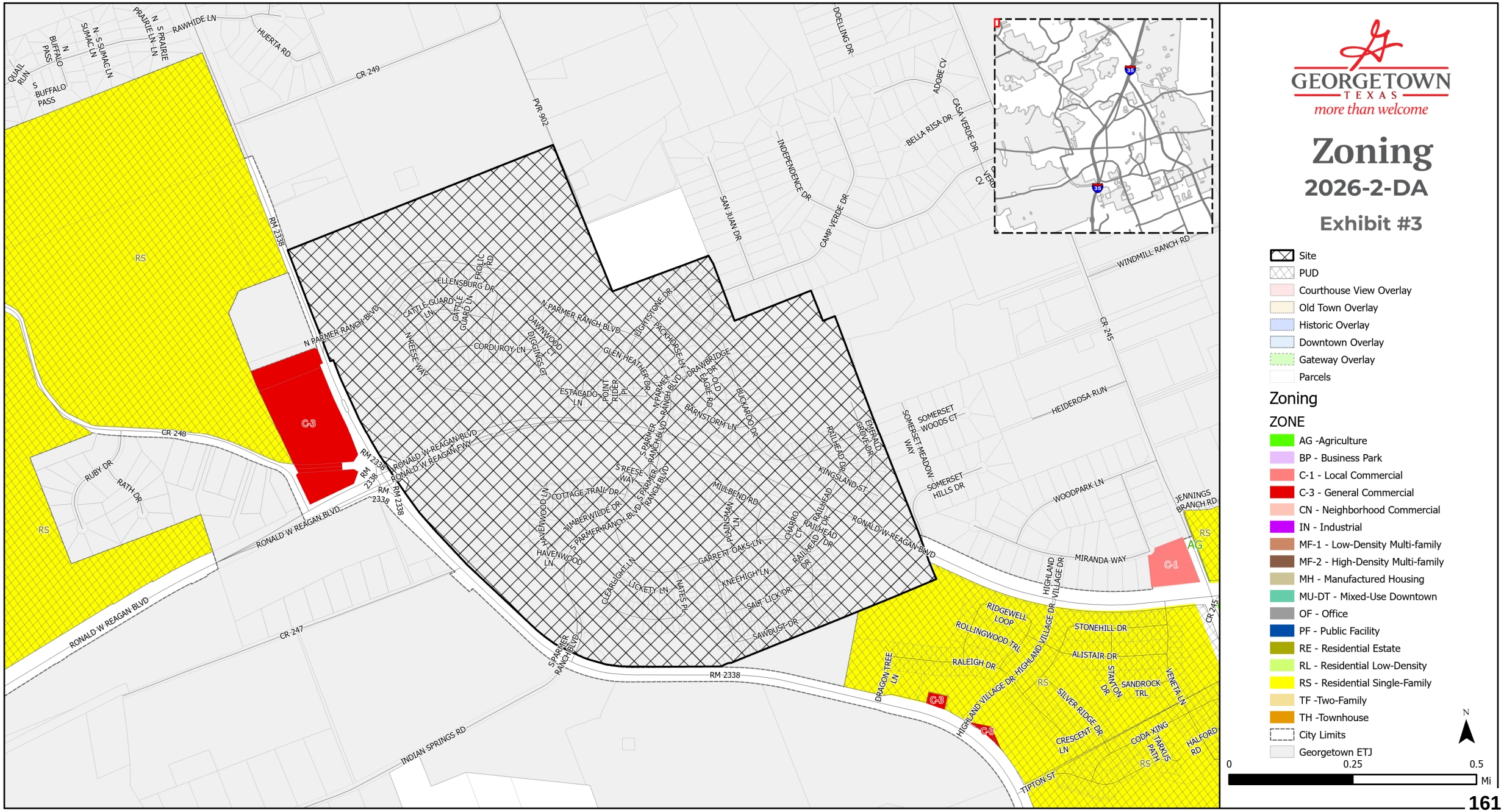

GEORGETOWN
TEXAS
more than welcome
Zoning
2026-2-DA
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
Gateway Overlay
Parcels
Zoning
ZONE
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
City Limits
Georgetown ETJ
N
0
0.25
0.5
Mi
RM 2338
CR 249
CR 248
CR 247
CR 245
PVR 902
RAWHIDE LN
HUERTA RD
QUAIL RUN
S BUFFALO PASS
N BUFFALO PASS
N S PRAIRIE LN
N S PRAIRIE
N S SUMAC LN
DOELLING DR
ADOBE CV
BELLA RISA DR
CASA VERDE DR
INDEPENDENCE DR
SAN JUAN DR
CAMP VERDE DR
WINDMILL RANCH RD
HEIDEROSA RUN
SOMERSET WOODS CT
SOMERSET MEADOW WAY
SOMERSET HILLS DR
WOODPARK LN
JENNINGS BRANCH RD
MIRANDA WAY
HIGHLAND VILLAGE DR
RONALD W REAGAN BLVD
N PARMER RANCH BLVD
S PARMER RANCH BLVD
INDIAN SPRINGS RD
TIPTON ST
RUBY DR
RATH DR
ELLENSBURG DR
CATTLE GUARD LN
CORDUROY LN
DAWNWOOD
GLEN HEATHER DR
ESTACADO LN
POINT RIDER PL
BARNSTORM LN
BUCKAROO DR
OLD EAGLE RD
DRAWBRIDGE LN
PACKHORSE LN
LIGHTSTONE DR
S REESE WAY
COTTAGE TRAIL DR
TIMBERWILDE DR
MILLBEND RD
KINGSLAND ST
RAILHEAD DR
EMERALD GROVE DR
HAVENWOOD LN
GARRETT OAKS LN
KNEEHIGH LN
SALT LICK DR
SAWDUST DR
LICKETY LN
MATES PL
CLEARLIGHT LN
CHARRO CT
RIDGEWELL LOOP
ROLLINGWOOD TRL
RALEIGH DR
STONEHILL DR
ALISTAIR DR
STANTON DR
SANDROCK TRL
VENETIA LN
SILVER RIDGE DR
CRESCENT LN
CODA XING
TARKUS PATH
HALFORD RD
DRAGON TREE LN
RS
AG
C-1
C-3

EXHIBIT E-1

Parmer Ranch Land Development Standards

(Amendment 3)

Purpose: In the event of a conflict between the UDC and this Exhibit or this Exhibit and the approved Consent Agreement, this Exhibit shall control. For sake of clarity, the term Development Area in this document refers to the categories listed in the Land Use Summary table shown on Exhibit D (Land Plan).

1. Land Use Regulations: Land uses permitted in the Development Areas shall be consistent with the land uses permitted in the corresponding Zoning Districts listed in Table 1.b-1 below, as such uses are set forth in the UDC in effect at the date of this agreement, are permitted by right for areas shown on Exhibit D (Land Plan).
    a. Manufacturing, Processing and Assembly General are prohibited uses
    b. Maximum of 30% of gross land designated as Mixed Use on the Land Plan can be used as multi-family
    c. Multi Family (MF-2) allowed in Parcel 1 and Parcel 20 per **Exhibit D.**
    d. **Minimum of ten (10) acres of Parcel 1 will be uses allowed in the CN, C-1 or C-3 zoning districts.**

Table 1.b-1: Northwest Williamson County MUD #2 Allowable Uses

Development Area	Zoning Districts	Area (acres)
Single Family*	RS, TH, PF	174.8
Single Family 80' Minimum	RS,TH,PF	33.1
Cluster Product	RS, TF, TH, MF-1	24.9
Cluster/MF-2	RS, TF, TH, MF-1, MF-2	11.6
Mixed Use	C-1, C-3 ,CN, MU, MF-2, MF-1, PF	33.1
Mixed Use (Cluster)	C-1, C-3 ,CN, MU, MF-2, MF-1, TF, TH	21.8
Mixed Use (No Multi-Family)	C-1, C-3, CN, OF, BP, PF	67.2
Amenity Center		4.5
School		50.1

EXHIBIT E-1

Parmer Ranch Land Development Standards

(Amendment 3)

Parks/Trails/Open Space		47.2
Major ROW		19.7
	Total Area	**488.0**

**Middle School use is allowable in the Single-family parcels without further approval.*

** Food trucks are allowed within all development areas, pursuant to Section 5 of the UDC.*

2. Residential Standards

a. Residential Development Plan: There will be a maximum of 1,278 residential units located in the Single-Family and Cluster/MF-2 Development Areas at final buildout. To provide a variety of housing types and lot sizes, the Parmer Ranch master development will deliver residential lots ranging from thirty-four (34) to eighty (80) feet in lot width and provided as both fee simple lots and residential for sale condos. Cluster/MF-2 Parcel 20 and Mixed Use (Cluster) Parcel 1, as illustrated on Exhibit D, shall have the flexibility to incorporate all residential product types allowed per Table 1.b-1. Additionally, the final buildout will be subject to the following restrictions:

i. A maximum of thirty-five percent (35%) of total single family lots can be a minimum of forty feet 40' feet wide.

ii. A maximum of 5% of total single family lots can be less than 40' if served by an alley.

iii. A minimum of ten percent (10%) of the total single family lots will be at least sixty (60) feet in width.

iv. Any lot size is allowed in any Single-Family Development Area so long as the overall lot mix as stated above.

b. Residential Architectural Design Standards: All minimum requirements pertaining to residential lot size, setbacks, building height, and architectural standards are subject to the restrictions described below and set forth on Table 2.1.

i. Architectural Standards for Single Family and Cluster parcels

1. Exterior Material Treatment:

a. At least 85% of the exterior surface area of all front elevations, all street facing elevations, and all elevations facing public/private parkland shall consist of brick, stone, or stucco (exclusive of windows, doors or other openings):

b. The side and rear elevations not facing a public right-of-way shall consist of at least 50% brick, stone or stucco on the first floor (exclusive of windows, doors or other openings) and brick, stone, stucco or cement based siding on the second floor; and

c. Street facing side of homes that back onto or are adjacent to arterial roads or residential collectors shall consist of 85% brick,

stone or stucco on street facing side (exclusive of windows, doors or other openings).

d. Residential Similarity Requirements of Section Sec. 6.02.050 of the UDC in force at the time approval of this agreement.

2. Front Elevation Features
   a. The front elevation of all homes shall contain wall plane articulation. No elevations shall be a single wall plane across the entire width of the front elevation.
   b. Each front elevation shall contain two or more masonry finishes to complement the architectural style of the home.
   c. At least a minimum of two (2) of the following design options shall be incorporated into front elevations and included on the architectural plans submitted for building permits:
      i. Covered front porch or patio with a minimum size of sixty (60) square feet;
      ii. A garage door recessed from the primary front facade a minimum of two feet (2'-0") for garage doors that face the front street;
      iii. Enhanced garage door materials (wood, ornamental metal, decorative door, window inserts and hardware, painted or stained to match house);
      iv. Shed roof or trellis (at least 18" deep) above the garage door;
      v. A combination of at least two (2) roof types (e.g. hip and gable) or two (2) different roof planes of varying height and/or direction;
      vi. Front-loaded garages set back a minimum of 25 feet from the street lot line.
      vii. The addition of one or more dormers on the front elevation to compliment the architectural style of the home.
      viii. A side-entry or swing-in garage entry (for garage doors that do not face the front street).

3. Overhangs
    a. Roof overhang of 18” permitted within side setback.

EXHIBIT E-1

Parmer Ranch Land Development Standards

(Amendment 3)

	Table 2.1: Residential Lot Dimensional Standards							
Parcel Type		Single Family & Cluster Parcels					Cluster Parcels	
Minimum Lot width (ft.)	34	40	50	60	80	Duplex	Townhome	Multifamily
Lot Size, min (sf)	3,230	3,800	5,500	7,200	9,600	6,000	6,000	12,000
Area Per Dwelling Unit, Min.	1,200	1,200	1,200	1,500	1,500	1,000	2,000	-
Units per Structure, Max	1	1	1	1	1	2	8	No Limit
Lot Width, min. (ft)	34	40	50	60	80	50	66	40
Front Setback, min (ft)	20	20	20	20	20	15	10	15
Side Setback, min (ft)	5	5	5	5	5	5	10	15
Rear Setback, minimum feet	10	10	10	10	10	10	10	15
Side/Rear Street Setback, min (ft)	10	10	10	10	10	10	10	15
Impervious Cover, max (%)	65	65	60	60	60	70	70	70
Building Height, max (ft)	35	35	35	35	35	35	40	60

Notes:

1. Townhome internal side setback – 0; External side setback 10’
2. If minimum side setback is five (5) feet or building separation is ten (10) feet, fire flow requirements must increase to 1,500 gallons
3. Ten (10) foot building separation for detached condo
4. Front Lot width to be measured at the street frontage

Pedestrian and Vehicle Circulation:

a. UDC Sec. 12.02.010 (pedestrian and bicycle mobility)
b. Street rights-of-way within the Land shall be regulated by the right-of-way and pavement widths outlined in Section 12.03.020 of the 2014 Unified Development Code.

Table 3.b-1: Street Sections		
Street Type	**Right-of-Way Width**	**Pavement Width**
Local Streets	50 feet	28 feet (if parking on one side) 32 feet (if parking on both sides)
Residential Collector	65 feet	37 feet
Minor Arterial	110 feet	82 feet
Major Collector	73 feet	45 feet

c. Horizontal Curves: The following table outlines the minimum horizontal curve radius for each roadway Classification.

Table 3.c-1: Minimum Horizontal Curves	
Design Standard	**Horizontal Curve (minimum ft.)**
Local Residential	250*
Residential Collector	300 feet
Minor Arterial	470 feet
Major Collector	300 feet

*Centerline radius on local residential streets may have a horizontal curve of less than 250 feet (but not less than 200 feet) if (i) speed limit signs for 25 mph are installed, and (ii) if at least one of the following conditions are met:

- The local residential street is a Cul-de-sac street that is 600 feet or less in length
- The local residential street has a block length of 900 feet or less

- When necessary to avoid significant trees or topographic constraints, as approved by the Planning Director.

d. Local Streets: Residential local streets may be 28' of pavement (face of curb to face of curb) with parking allowed on one side of the local street. A sign will be placed at all entries into each residential neighborhood stating that parking is restricted to one side of the street. Final sign language will be determined and agreed to by the City and Applicant prior to installation. 32’ (back of curb to back of curb), if parking on both sides

2. Signage: A Master Sign Plan must be submitted to the City for review and approval with the application for the first preliminary plat for the Land. The following guidelines will govern the Master Sign Plan:
    a. Williams Drive — 3 primary entry monument signs allowed
    b. Ronald Reagan — 4 primary entry monument signs allowed
    c. Sign area for the primary monument signs may be up to 250 square feet

3. Street Yard Design
    a. All unloaded Collector level or higher roadways with single-family homes backing up to the ROW shall have a minimum 6' masonry wall with columns spaced a minimum of 250' on center.
    b. A minimum 10' wide parkway shall be provided outside of the right-of-way for street trees and landscaping.

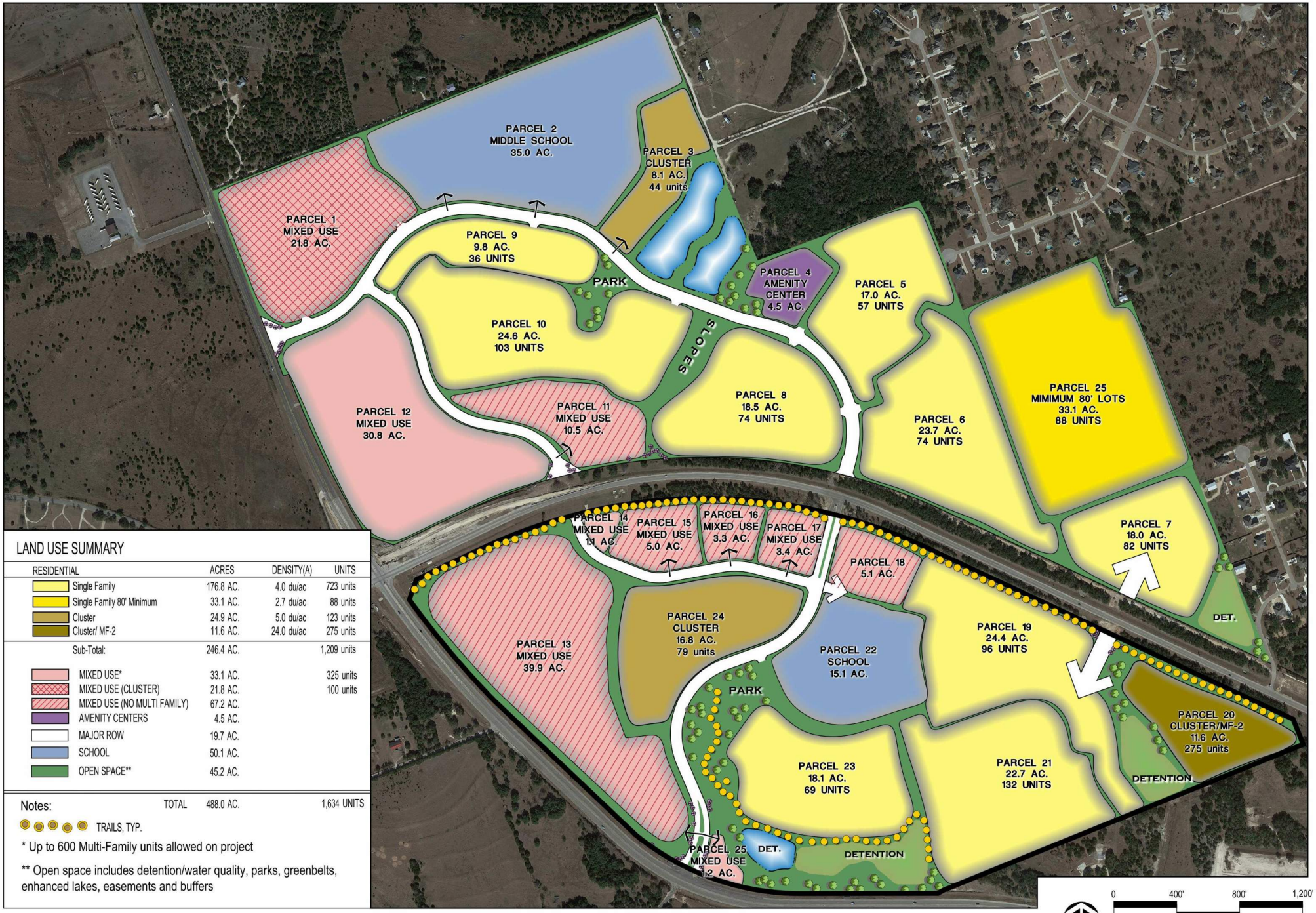
4. Mixed Use Parcel Design Standards: All commercial and mixed use areas of the Land will conform with Chapter 7, Non Residential Development Standards and Chapter 8.04, Non-Residential Landscaping Requirements of the UDC.

Table 8-1: Mixed Use Parcel Development Standards	
Lot Width, minimum feet	50
Front Setback, minimum feet	25
Front Setback, build-to option	-
Side Setback, minimum feet	10

Side setback to residential district, minimum feet	15
Rear Setback, minimum feet	10
Rear Setback to Residential district, minimum feet	25
Building Height, maximum feet	60
Bufferyards	Refer to Section 8.04 of UDC for Bufferyard Requirements
Landscaping	Refer to Chapter 8 of UDC for Minimum Landscape Requirements
Impervious Coverage	Refer to Section 11.02 for Impervious Coverage Requirements

5. Mixed Use Cluster Parcel Multifamily Design Standards: All multifamily developments within Parcel 1 as shown the Approved Land Plan shall comply with the following standards. The intent of these standards is to result in a more urban style development where apartment buildings are pulled closer to the street and parking fields are located behind them. Refer to the development standards in Table 2.1 above and Table 8-2 below.

Table 8-2: Mixed Use Cluster Parcel 1 Multifamily Development Standards	
Front Setback, build-to-requirement	50%
Parking Spaces per Unit	1.5 per 1-bedroom unit 2 per 2-bedroom unit 2.5 per 3-bedroom unit +5% of total spaces for visitor use
Parking Location	Not allowed between building and public right of way Surface parking is allowed
Min. Building Separation	10’
Bufferyards	Refer to Section 8.04 of UDC for Bufferyard Requirements
Landscaping	Refer to Chapter 8 of UDC for Minimum Landscape Requirements



LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY(A)	UNITS
Single Family	176.8 AC.	4.0 du/ac	723 units
Single Family 80' Minimum	33.1 AC.	2.7 du/ac	88 units
Cluster	24.9 AC.	5.0 du/ac	123 units
Cluster/ MF-2	11.6 AC.	24.0 du/ac	275 units
Sub-Total:	246.4 AC.		1,209 units
MIXED USE*	33.1 AC.		325 units
MIXED USE (CLUSTER)	21.8 AC.		100 units
MIXED USE (NO MULTI FAMILY)	67.2 AC.		
AMENITY CENTERS	4.5 AC.		
MAJOR ROW	19.7 AC.		
SCHOOL	50.1 AC.		
OPEN SPACE**	45.2 AC.		
TOTAL	488.0 AC.		1,634 UNITS

Notes:

TRAILS, TYP.

* Up to 600 Multi-Family units allowed on project

** Open space includes detention/water quality, parks, greenbelts, enhanced lakes, easements and buffers

0 400' 800' 1,200'

North

Scale: 1" = 800'

Date: November 11, 2025

EXHIBIT D

AMENDED LAND PLAN

PARMER RANCH

GEORGETOWN, TEXAS

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: O:\140092-PARP\Cadfiles\PLANNING\Submittals\MUD Amendment_2025-11-03\Development Agreement Concept Plan 2025-11-11.dwg

Base mapping compiled from best available information. All map data shou considered as preliminary, in need of verification, and subject to change. plan is conceptual in nature and does not represent any regulatory approv subject to change.

PARMER RANCH
GEORGETOWN-TEXAS

April 19, 2026

LETTER OF INTENT

Proposed Amendment to the

Parmer Ranch Amended & Restated Consent Agreement

Applicant: Parmer Ranch Partners, L.P.

Contact: Joe Owen | [redacted] | joe@owenholdigns.com

Introduction and Request

The pace and breadth of development in and around Parmer Ranch have been remarkable over the past several years. From the outset, Parmer Ranch Partners, LP has advocated for thoughtful, coordinated growth in this area of Georgetown. It has been rewarding to witness the continued maturation of northwest Georgetown through new residential communities, educational facilities, and most recently, the development of an HEB-anchored retail center along with a pipeline of additional retail projects across RM 2338 from Parmer Ranch.

In light of these changes, we respectfully submit this Letter of Intent to request consideration of an amendment to the Amended and Restated Consent Agreement for Parmer Ranch.

Existing Conditions

Parcel 1, consisting of approximately 21 acres is currently designated for single-family residential use under the existing Development Agreement. However, surrounding development patterns have evolved significantly since the original approval. The introduction of the HEB retail center, the Shops at Williams to the west across Williams Drive, the Heirloom development on Ronald Reagan Blvd, nearby planned commercial areas, and the proximity to Benold Middle School have collectively transformed this intersection into an emerging commercial hub at Williams Drive and Ronald Reagan Boulevard.

Given these changes, the originally approved residential use is no longer consistent with the character or trajectory of development in the area. Specifically, the placement of single-family homes along a major arterial such as Williams Drive is no longer appropriate and does not reflect best planning practices for compatibility or long-term value.

We propose to amend the land use designation for Parcel 1 to **"Mixed Use – Cluster."** This designation would allow for a mix of commercial, office, and limited residential uses, consistent with the zoning categories C-1, C-3, CN, MU, MF, and other compatible districts. The intent is

to create a high-quality, integrated development that may include retail, restaurant, office, service uses, and potentially transitional residential products such as multi-family apartments and townhomes adjacent to the school.

The proposed amendment is consistent with the City of Georgetown 2030 Comprehensive Plan which designates this land as a Regional Center. The City Council consistently demonstrates its intent to fulfill the comprehensive plan vision for the area. The recent annexation and commercial zoning of approximately 20 acres of land across from the HEB, along with the Heirloom PUD is evidence of this desire. Based on these recent actions, the applicant does not foresee the need for a Comprehensive Plan amendment. To the extent that the proposed land use designation is not consistent with the Comprehensive Plan's intent, the applicant acknowledges that a concurrent application to amend the Comprehensive Plan will be submitted alongside the Development Agreement amendment request.

The requested amendment to the Development Agreement is necessary for several reasons:

1. **Changed Conditions:** The surrounding area has developed in a manner not anticipated at the time of the original agreement, necessitating an updated framework to ensure compatibility with existing and planned uses.
2. **Coordinated Development:** A Development Agreement amendment will ensure that land use, infrastructure, and development standards are comprehensively addressed in a coordinated manner to match the pattern of development that emerged in the area
3. **Flexibility:** The amendment will allow Parcel 1 to respond to current market conditions while maintaining high-quality development standards.
4. **Consistency with Future Land Use Vision:** The proposed changes align more closely with the evolving commercial character of the Williams Drive corridor.

Proposal

Through this proposal, we seek to:

- Establish a land use framework that reflects current development patterns and market realities
- Create a high-quality commercial and mixed-use destination that complements the HEB center and surrounding developments
- Provide neighborhood and regional serving retail, office, and service uses
- Incorporate appropriate transitional uses to ensure compatibility with adjacent properties, including Benold Middle School
- Increase the Connection Limit as defined in the agreement from 2,047 to 2,222.
- Enhance the overall value and functionality of the Parmer Ranch community and surrounding area

- Further align development in Parmer Ranch with the 2030 Comprehensive Plan.

The proposed Development Agreement amendment will address impacts on infrastructure and public services as follows:

- **Traffic:** The project will be designed to accommodate increased traffic volumes associated with commercial uses, including appropriate access management, internal circulation, and coordination with City transportation plans.
- **Utilities:** Adequate water, wastewater, drainage, and other utility infrastructure exist to serve the proposed land use changes
- **Public Facilities:** The development will be planned to ensure that public facilities, including roads, schools, and emergency services, are not adversely impacted and are supported through appropriate infrastructure improvements.

The following subsequent applications are anticipated and will be informed by the finalized Development Agreement amendment:

- Preliminary Plat Amendment, Final Plat and Site Development Permits

The proposed amendment meets the **UDC Section 3.20.030 Approval Criteria** as follows:

- **Promotion of Health, Safety, and General Welfare:**
  The amendment promotes orderly and healthful development by aligning land use with current conditions, reducing potential land use conflicts, and ensuring appropriate infrastructure planning. Commercial development at this location is more suitable than residential use along a major arterial and within an emerging commercial node.
- **Consistency with the Comprehensive Plan:**
  The proposed Mixed Use – Cluster designation is consistent with the broader goals of the Comprehensive Plan to encourage coordinated growth, support commercial nodes, and provide integrated land use patterns.
- **Consistency with Future Mobility Plan:**

  Parcel 1 lies at the intersection of Parmer Ranch Blvd and Williams Dr. This is one of four intersections related to a planned loop road around Ronald Reagan Blvd. and Williams Dr. Both Williamson County and the City of Georgetown view the Parmer Ranch Loop to be analogous with Kaufman Loop around the intersection of Ronald Reagan Blvd. and Hwy 29. The proposed land use change is more compatible with this level infrastructure than 69 homesites.

PARMER RANCH
GEORGETOWN-TEXAS

Conclusion

Parmer Ranch Partners, LP remains committed to working collaboratively with the City of Georgetown to ensure thoughtful, high-quality development. The requested amendment reflects the evolution of the surrounding area and represents an opportunity to create a cohesive and vibrant commercial center that benefits both Parmer Ranch residents, the City of Georgetown, and the broader community.

We appreciate the City's continued partnership and consideration of this request and look forward to advancing this proposal through the formal application process.

Sincerely,

Joe R. Owen

Joe R. Owen

President, Parmer Ranch Partners, LP

joe@owenholdings.com

[redacted]

Subject: [EXTERNAL] Georgetown Texas Planning and zoning project Case # 2026-2-2-DA

We are the residents of 1101 Somerset Meadow Way, Georgetown, Texas 78633. I believe that the neighboring Parmer Ranch Phase 18 construction is actively encroaching past the master site plan boundary/buffer line and building directly against my property line in violation of PUD setback requirements. I need an inspector to verify the layout footprint immediately.

Thank you for your patience and consideration in this process.

respectfully submitted William, James, Klug, and Julie Klug trustees and owners.

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Development Agreement / Parmer Ranch - NE & SE corners of the intersection between Ronald Reagan Bvd. and RM 2338

Project Case #: 2026-2-DA P&Z Mtg Date: 10/20/2026 Case Manager: Ryan Clark

Name of Respondent: SAM SATHISH
(Please print name)

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

Address of Respondent: 216 BARNSTORM LANE, GEORGETOWN, TX 78633
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

Additional Comments:

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

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
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Project Name/Address: Development Agreement / Parmer Ranch - NE & SE corners of the intersection between Ronald Reagan Bvd. and RM 2338

Project Case #: 2026-2-DA P&Z Mtg Date: 10/20/2026 Case Manager: Ryan Clark

Name of Respondent: Shawn Kitterman
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 125 Emerald Grove Dr 78633
(Address required for protest)

I am in FAVOR: _____ I OBJECT: /

Additional Comments:

Big time not cool. Please Stop this

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

GEORGETOWN
TEXAS

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Project Name/Address: Development Agreement / Parmer Ranch - NE & SE corners of the intersection between Ronald Reagan Bvd. and RM 2338

Project Case #: 2026-2-DA P&Z Mtg Date: 10/20/2026 Case Manager: Ryan Clark

Name of Respondent: Michael Spatafore
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 621 Estacado lane, Georgetown, TX 78633
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

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

City of Georgetown, Texas
Planning and Zoning Commission
October 20, 2026

SUBJECT:
(2026-5-REZ), 1001 S. College St

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.247 acres of Lot 8, Lot 7 (N/PT) of Block 21, Glasscock Addition, from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, for the property generally located at 1001 S. College Street (2026-5-REZ) -- Madelyn Allen, Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting zoning map amendment from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district. The applicant intends to use the property as a real estate office.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
2026-5-REZ Staff Presentation.pdf
2026-5-REZ Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and Development Standards of MU-DT.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis .pdf

Project Name
2026-5-REZ

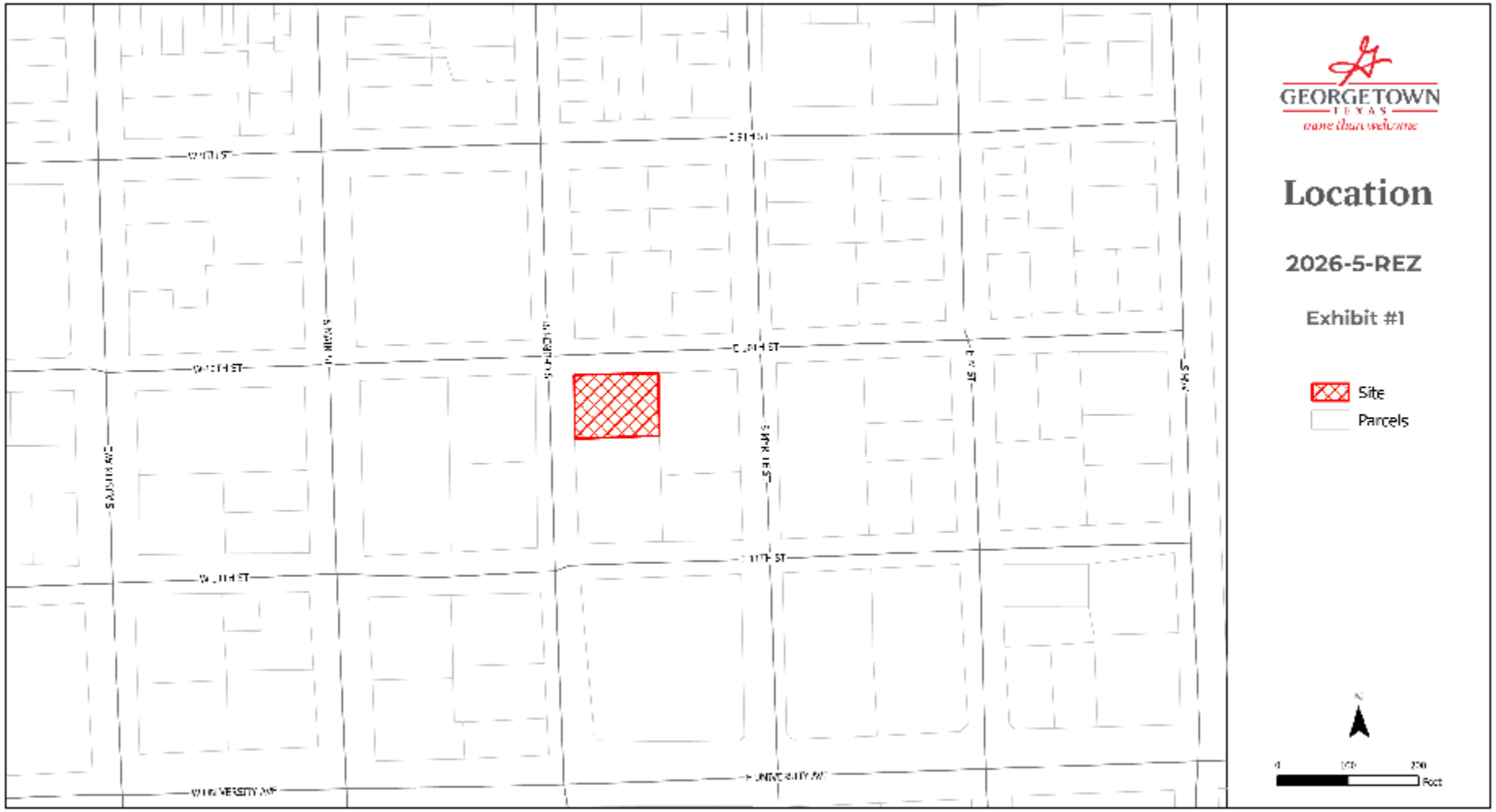
October 20, 2026 | Planning & Zoning Commission

GEORGETOWN TEXAS

Item Under Consideration

2026-5-REZ

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.247 acres of Lot 8, Lot 7 (N/PT) of Block 21, Glasscock Addition, from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, for the property generally located at 1001 S. Church Street (2026-5-REZ) -- Madelyn Allen, Planner


GEORGETOWN
TEXAS
more than welcome
Location
2026-5-REZ
Exhibit #1
Site
Parcels
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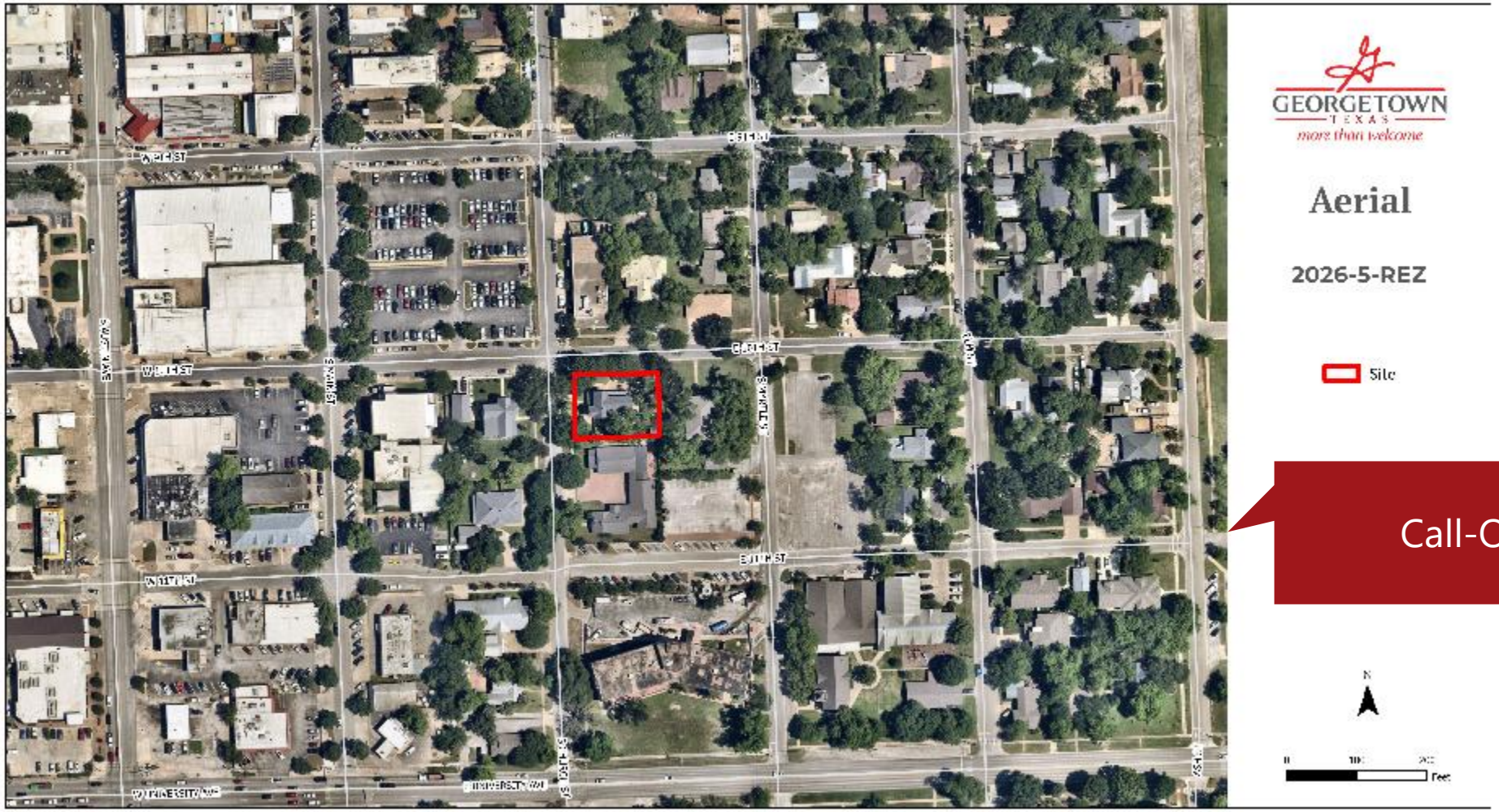
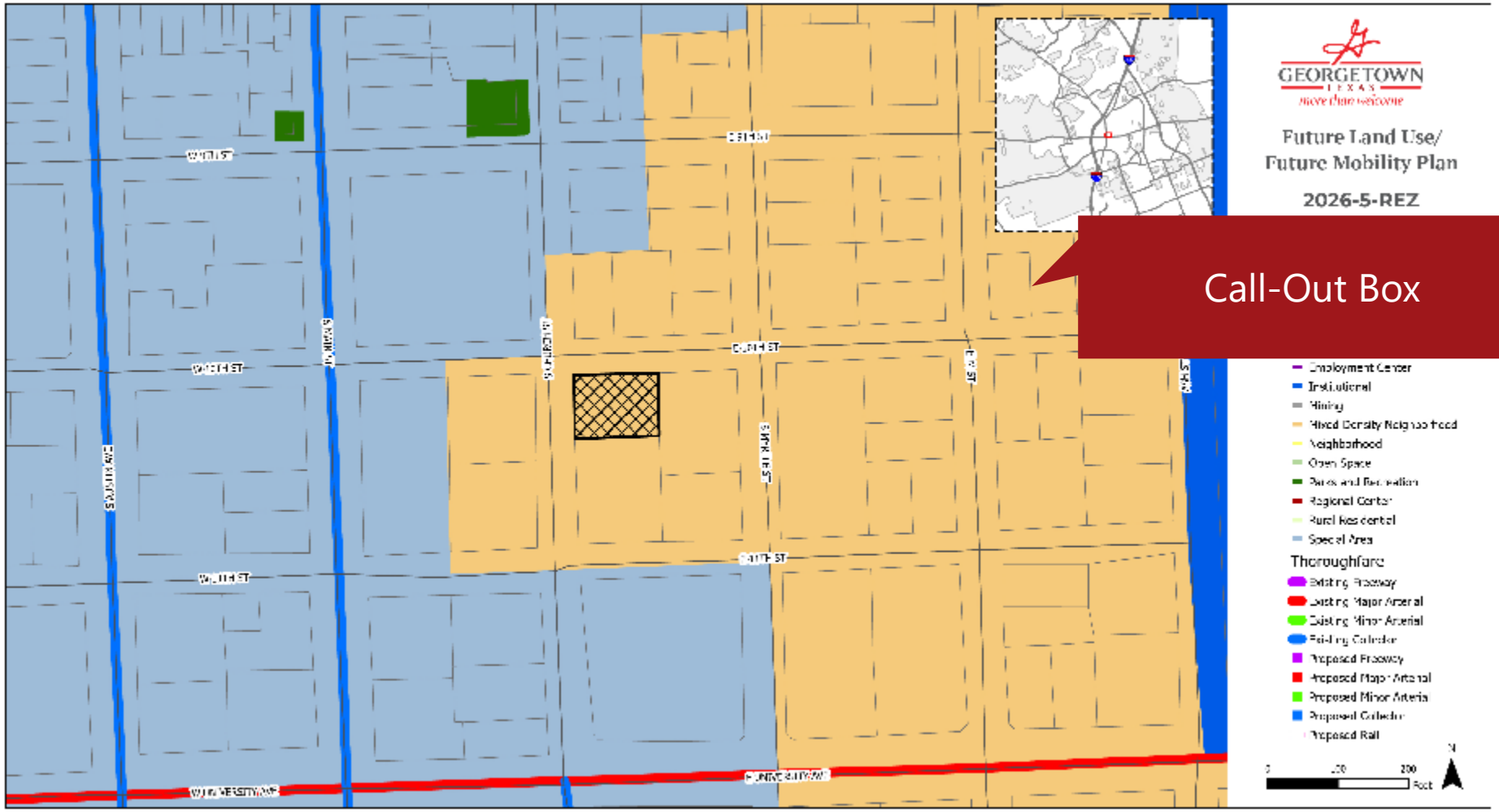
Feet


GEORGETOWN
TEXAS
more than welcome
Aerial
2026-5-REZ
Site
N
Feet

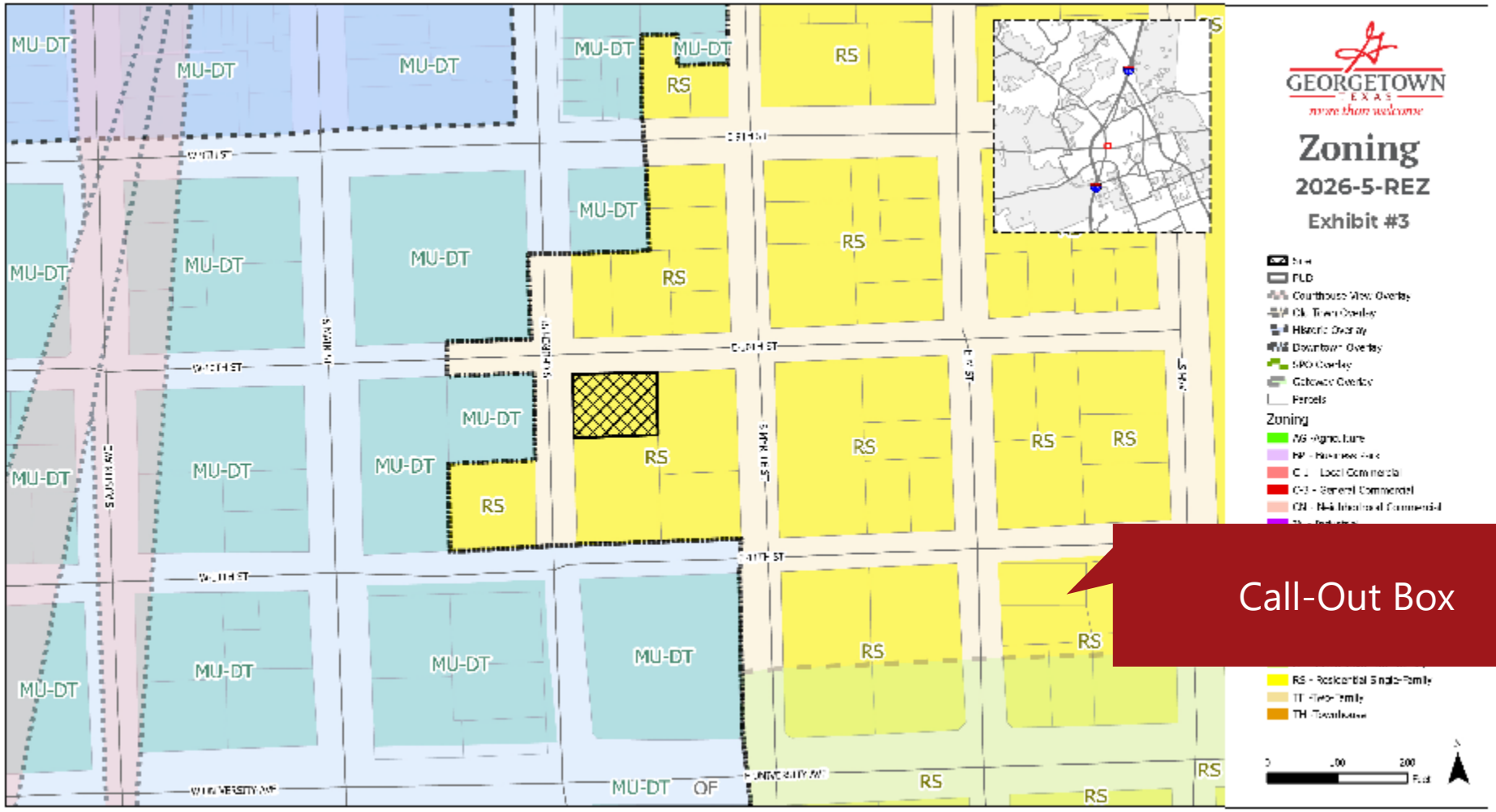
Call-Out Box


GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
2026-5-REZ
Call-Out Box
Thoroughfare
Proposed Rail

Mixed Density Neighborhood (MDN)

- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
- Consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Non-residential uses located at arterials and major intersections with appropriate buffering and pedestrian elements

- **DUA:** 5.0 minimum
- **Target Ratio:** 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential
- **Primary Use:** Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes
- **Secondary Uses:** Limited neighborhood-serving retail and service uses, office, institutional, civic, parks, and open space


MU-DT
RS
GEORGETOWN
TEXAS
more than welcome
Zoning
2026-5-REZ
Exhibit #3
Zoning
RS - Residential Single-Family
Call-Out Box

Current – Residential Single-Family (RS)

- Medium density
- Primarily single-family neighborhoods
- May be located in proximity of neighborhood-friendly commercial
- Protected from incompatible uses

Dimensional Standards

- Min. lot size = 5,500 sq. ft.
- Min. lot width = 45’
- Max building height = 35’
- Front setback = 20’
- Side setback = 6’
- Rear setback = 10’
- Side/rear street setback = 15’
- Street facing garage setback = 25’

Proposed – Mixed Use Downtown (MU-DT)

- Mix of land uses, including general commercial and retail
- Also includes single-family and multi-family in the downtown area
- Smaller in scale and scope
- Only appropriate in the traditional downtown area
- Shall meet design requirements of the Downtown Overlay District and Design Guidelines

Dimensional Standards

- Max building height = 40’
- Setbacks = 0’
- 90% impervious cover
- 10’ landscape buffer to residential zoning

Approval Criteria – UDC Section 3.06.030

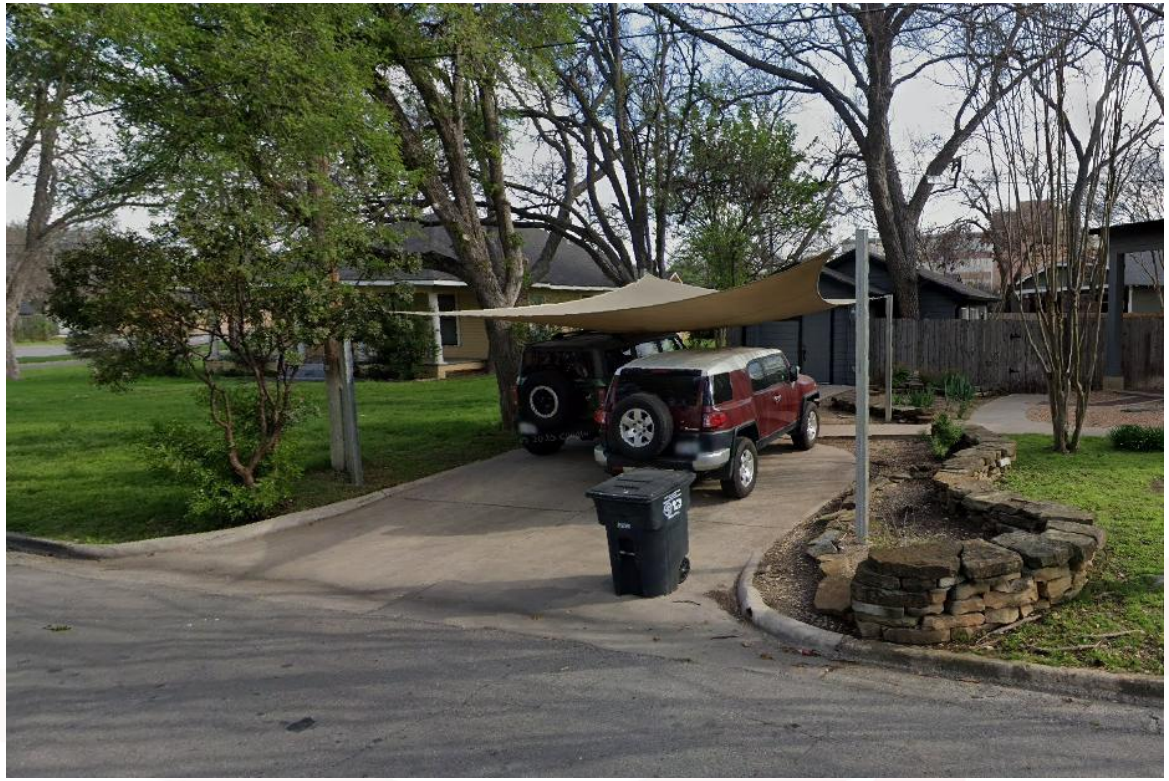
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning 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		

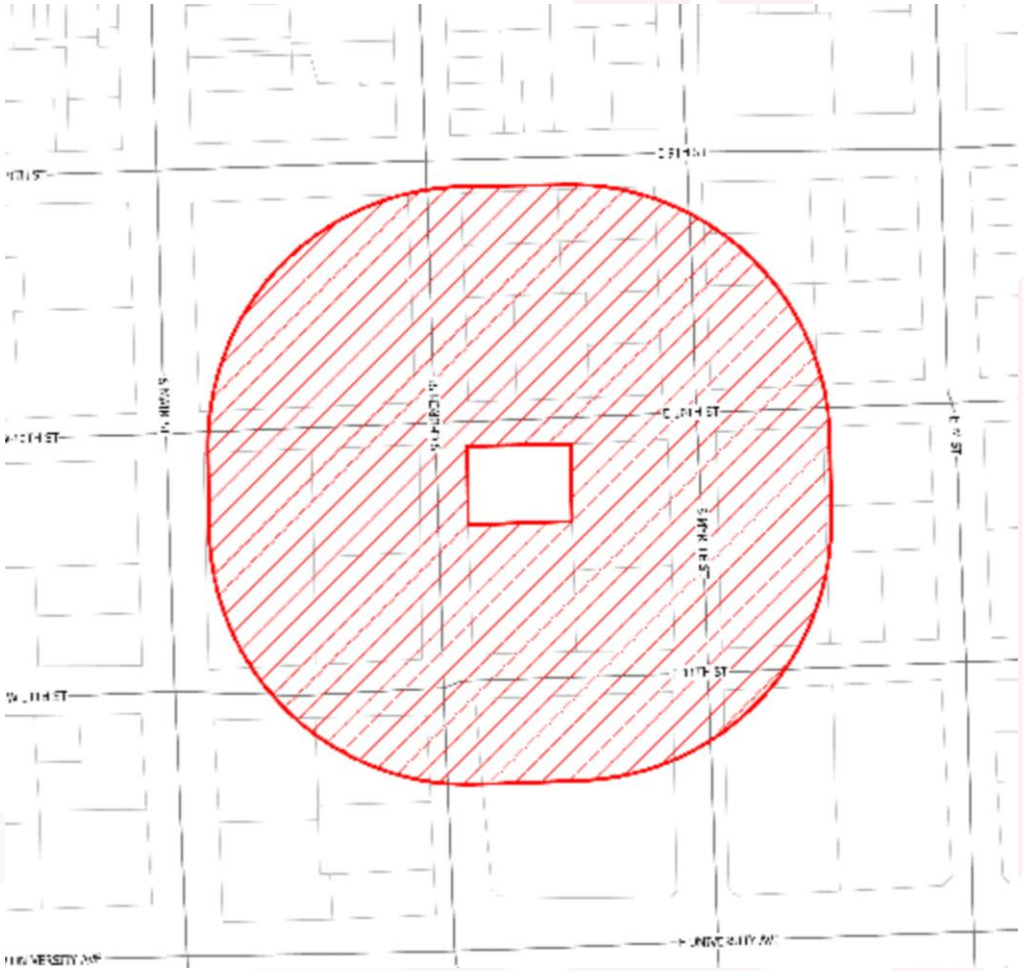
Parking Configuration

- UDC Standard: Professional and Business Office Space requires 1 parking space per 400 sq. ft.
- 6 parking spaces required for this 2,565 sq. ft. structure
- Alternative parking plan proposed: four tandem spaces on site, two on street parking spaces – 2026-33-AE



Public Notifications

- 28 property owners within the 300' buffer
- Notice in Sun News on 10/4
- 2 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 Zoning Map Amendment to rezone 0.247 acres of Lot 8, Lot 7 (N/PT) of Block 21, Glasscock Addition, from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, for the property generally located at 1001 S. College Street (2026-5-REZ) -- Madelyn Allen, Planner

- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.

Planning Department Staff Report

Report Date: 10/14/2026

Case Number: 2026-5-REZ

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.247 acres of Lot 8, Lot 7 (N/PT) of Block 21, Glasscock Addition, from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, for the property generally located at 1001 S. Church Street (2026-5-REZ) -- Madelyn Allen, Planner

AGENDA ITEM DETAILS

Project Name: 1001 S. Church St. Rezoning

Applicant: Whitney Creek LLC c/o Kristi Sanguinet

Property Owner: Whitney Creek LLC

Property Address: 1001 S. Church St.

Legal Description: 0.247 acres of Lot 8, Lot 7 (N/PT) of Block 21, Glasscock Addition

Current Zoning: Residential Single-Family

Current Use: Residential

APPLICANT'S REQUEST

The applicant is requesting zoning map amendment from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district. The applicant intends to use the property as a real estate office.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located within the Historic Old Town Overlay and borders the Historic Downtown Overlay. The area is characterized by its historic character, with countless surrounding structures receiving priority designations. The area to the east of the property is mostly residential, and the area to the west is mostly mixed-use, including churches and small businesses. To the south of the property is the Historic Georgetonian, which is in the process of renovation to become office space. The area

Zoning Trends:

This unique location has a mix of Residential Single-Family and Mixed-Use Downtown properties, making both the existing and proposed use compatible with the area. The property just to the south is a recently approved Planned Unit Development (PUD) that amended the zoning map from a Residential Single-Family zoning district to a Mixed-Use Downtown zoning district, indicating a trend toward

mixed-use development in this area. This is consistent with the Future Land Use Map, which identifies this area as Mixed Density Neighborhood.

Present Property Description:
The subject property is a 0.247-acre lot, improved by a single-family home built in approximately 1885. The structure's official name is the Moses Harrell House, and it is a high-priority structure with a National Register designation. There are three existing parking spots on site, located in the structure's driveway on East 10th Street.

STAFF ANALYSIS

Technical Review:
The subject property has an existing Future Land Use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide a space for medium density housing types, small scale non-residential uses that serve the neighborhood, and civic uses. The Mixed-Use Downtown zoning district does not conflict with the future land use designation of the area, as the Mixed Density Neighborhood's secondary use includes office spaces.

Additionally, the applicant has begun the process of creating an Alternative Parking Plan to accommodate the changing parking requirements from the rezoning. Additional concrete will be poured to extend the driveway to allow for a total of four spaces on site, leaving the remaining two required spaces as on-street parking spaces.

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No objections to the rezoning request were identified during departmental review.

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

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the annexation and initial zoning request (28 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (October 4, 2026) and 2 signs were posted on-site. To date, staff has received 0 written comment in favor, and 0 in opposition to the request.

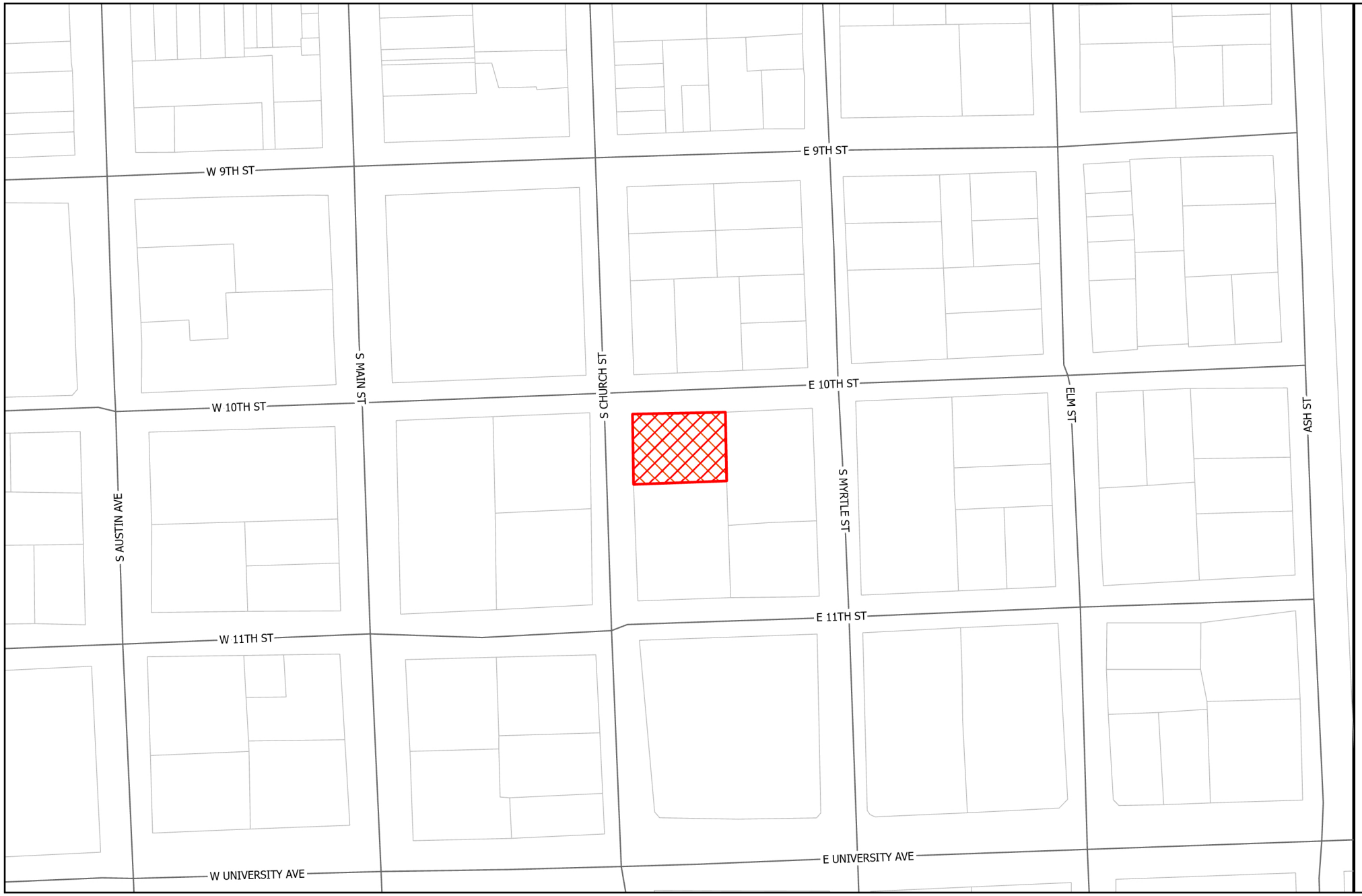
ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the Mixed-Use Downtown Zoning District
Exhibit 5 – Letter of Intent

Exhibit 6 – Criteria Analysis

SUBMITTED BY

Madelyn Allen, Planner



GEORGETOWN
TEXAS
more than welcome

Location

2026-5-REZ

Exhibit #1

Site
Parcels

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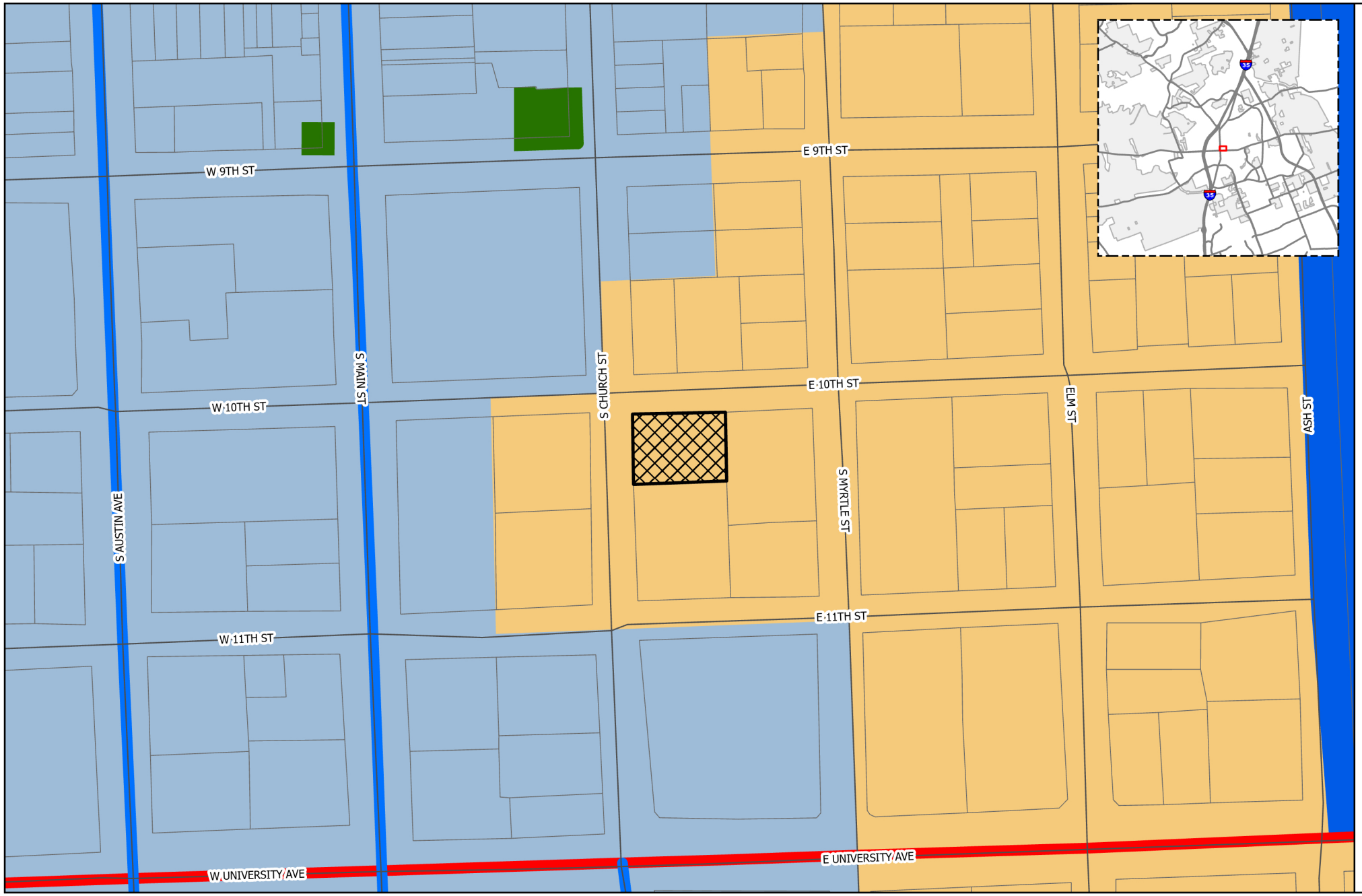
Feet



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-5-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

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

Thoroughfare

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

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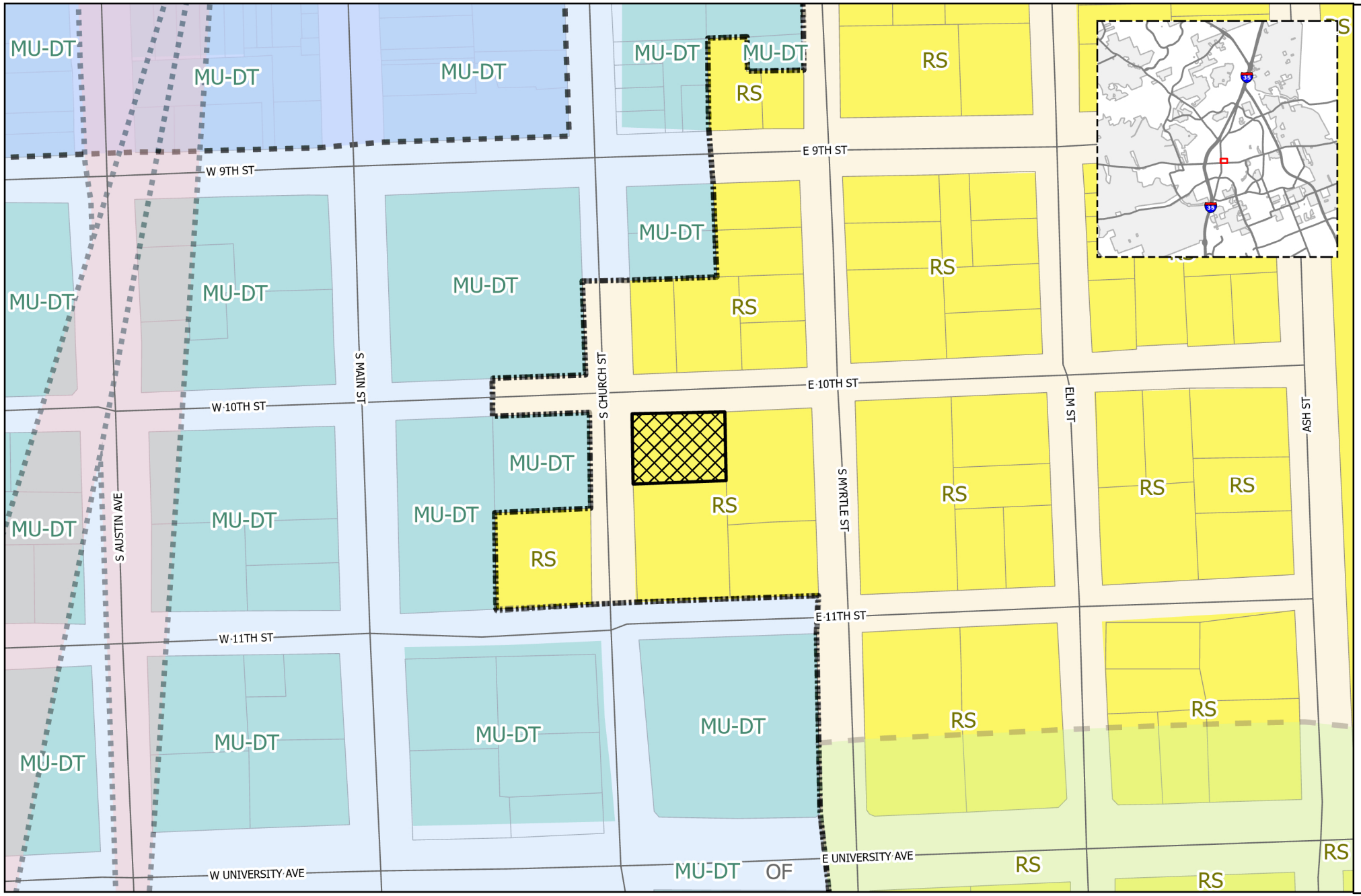


GEORGETOWN TEXAS
more than welcome

Zoning

2026-5-REZ

Exhibit #3

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

Zoning

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

0 100 200 Feet

N

MU-DT Mixed-Use Downtown

Residential Uses	Sec. 5.02.010
Permitted by Right	Single-family (Detached), Group Home (6 residents or less)
Permitted with Limitations	Upper-story Residential, Home-Based Business
Special Use Permit Required	Townhouse, Multifamily (Attached and Detached) dwelling units, Accessory Dwelling Unit, Group Home (7 to 15 residents), Assisted Living, Hospice Facility, Rooming or Boarding House

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Nature Preserve or Community Garden
Permitted with Limitations	Day Care (Family Home, Group), Religious Assembly Facilities (Inc. with Columbaria), Public Park (neighborhood)
Special Use Permit Required	School (College or University, Business or Trade), Day Care (Commercial), Activity Center (Youth or Senior), Community Center, Correctional Facility, Social Service Facility, Hospital, Psychiatric Hospital, Blood or Plasma Center

Commercial Uses	Sec. 5.04.010
Permitted by Right	Inn, Restaurant (General), Food Catering Service, Home Health Care Services, Medical or Dental Office, Farmer's Market, Artisan Studio and Gallery, Personal Services, Dry Cleaning Service (Drop-off Only), Laundromat, Printing, Mailing and Reproduction Services, Banking and Financial Services, Consumer Repair, Veterinary Clinic (Indoor Pens Only)
Permitted with Limitations	Bed and Breakfast (Inc. with Events), Micro Brewery, Micro Winery, or Micro Distillery, Live Music or Entertainment, General Office, Integrated Office Center, General Retail
Special Use Permit Required	Hotel (Boutique, Full Service), Restaurant (Drive-through), Bar, Tavern or Pub, Permanent Mobile or Outdoor Food Vendor, Dance Hall or Nightclub, Theater (Movie or Live), Membership Club or Lodge, Event Facility, Commercial Recreation, Medical or Dental Clinic, Urgent Care Facility, Personal Services (Restricted), Fitness Center

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

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Temporary and Transient Mobile or Outdoor Food Vendor, Business Offices, Concrete Products (temporary), Construction Field Office, Parking Lot (temporary)

***Dimensional Standards on the back**

The full UDC document can be found online at udc.georgetown.org. More information on all uses and any applicable limitations can be found in UDC Chapter 5. Definitions of all uses can be found in UDC Chapter 16.
planning@georgetown.org | (512) 930-3575

MU-DT Mixed-Use Downtown

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	25
Minimum Lot Size	-
Front/street setback	0
Side Setback	0
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	0
Rear Setback	0
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	0
Maximum Building Height	40
Maximum Impervious Cover - Sec. 11.02	-
Bufferyard: UDC Sec. 8.04.06 a) Low level adjacent to Residential Zone – 10 ft wide planting area; Two evergreen ornamental trees and four evergreen shrubs per each 50 linear fee	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

LETTER OF INTENT

Zoning Map Amendment (Rezoning)

1001 South Church Street, Georgetown, Texas 78626

June 28th, 2026

City of Georgetown Planning Department

Re: Application for Zoning Map Amendment (Rezoning) — 1001 South Church Street; Glasscock Addition, Block 21, Lot 8 and the North One-Half of Lot 7 (0.247 acres)

Property Address	1001 South Church Street, Georgetown, TX 78626
Legal Description	Lot 8 and the North One-Half of Lot 7, Block 21, Glasscock Addition (Vol. 26, Pg. 321, W.C.D.R.) — 0.247 acres
Existing Structure	Two-story building, approximately 2,565 sq. ft., constructed circa 1920
Overlay	Old Town Historic District Overlay
Current Zoning	Residential Single-Family (RS)
Requested Zoning	Mixed Use–Downtown (MU-DT); and Old Town Historic Overlay → Downtown Historic Overlay
Future Land Use (FLUM)	Mixed-Density Neighborhood
Property Owner	Whitney Creek, LLC
Applicant	Kristi Sanguinet · 512.922.7191 · kristis@magnoliarealty.com

This letter requests a Zoning Map Amendment to rezone the property located at 1001 South Church Street from its current Residential Single-Family (RS) designation to Mixed Use–Downtown (MU-DT), and from the Old Town Historic Overlay to the Downtown Historic Overlay — the same zoning designation that applies to the property directly across the street at 1004 South Church Street. The property is improved with an existing two-story structure of approximately 2,565 square feet, constructed around 1920, and is located within the Old Town Historic District Overlay immediately south of Georgetown's historic Downtown.

The intent of this request is the adaptive reuse of the existing building as a low-intensity professional office and complementary mixed-use space. The proposal preserves the structure's residential scale and historic character, brings an underutilized property into productive use, and does not contemplate any expansion of the building footprint. Exterior modifications will be limited and undertaken in conformance with the Old Town Historic District Design Guidelines through the Certificate of Appropriateness process.

This Zoning Map Amendment is not submitted concurrently with another development application; any exterior modifications will be addressed separately through the Certificate of Appropriateness process.

Property Data

Existing zoning: Residential Single-Family (RS). Proposed zoning: Mixed Use–Downtown (MU-DT), with the Old Town Historic Overlay changed to the Downtown Historic Overlay. Future Land Use Map designation: Mixed-Density Neighborhood. Area to be rezoned: 0.247 acres, being Lot 8 and the North One-Half of Lot 7, Block 21, Glasscock Addition (Volume 26, Page 321, Williamson County Deed Records). The tract is a corner lot fronting South Church Street and 10th Street, improved with a two-story wood-frame house constructed circa 1920, and lies within FEMA Flood Zone X (outside the special flood hazard area). A signed and sealed boundary survey (McMinn Land Surveying Co., R.P.L.S. No. 4257) accompanies this application.

Roads and Utilities

The subject property lies within the Old Town / Downtown area and is served by the City's existing street network and municipal utilities; no new public infrastructure is required to serve the existing building. Per the Zoning Map Amendment checklist, a roads-and-utilities analysis is not applicable to property within the Historic Overlay District.

Existing Structure and Conceptual Site Layout

The existing circa-1920 structure will be retained and reused; no expansion of the building footprint is proposed. A Conceptual Site Layout is provided demonstrating how the existing building and site meet the applicable development standards of the Mixed Use–Downtown district, so that no new legal nonconformities (UDC Chapter 14) are created by the rezoning. A Conceptual Site Layout exhibit accompanies this application.

Approval Criteria — UDC § 3.06.030 (Rezoning)

The request satisfies each of the five criteria for approval of a Zoning Map Amendment under UDC § 3.06.030:

1. The application is complete and the information within it is sufficient and correct for adequate review and final action

This application includes each item required by the Zoning Map Amendment checklist — the Property Owner's Consent Form, this Letter of Intent, the Location Map and property survey information, and the Supporting Documents addressing the Historic Overlay District — and provides information sufficient and correct to allow staff, the Planning and Zoning Commission, and the City Council to conduct adequate review and take final action.

2. The zoning change is consistent with the 2030 Comprehensive Plan

The property carries a Future Land Use Map designation of Mixed-Density Neighborhood (see Exhibit A) and lies within the Old Town Historic Overlay immediately adjacent to Downtown. The property directly across the street at 1004 South Church Street shares this same Mixed-Density Neighborhood designation and is zoned Mixed Use–Downtown (MU-DT) (Ordinance No. 2021-35), demonstrating that the City has

already determined MU-DT to be an appropriate zoning designation within this future land use category at this location.

The proposed rezoning implements the following goals of the 2030 Comprehensive Plan:

- *"Reinvest in Georgetown's existing neighborhoods and commercial areas to build on previous City efforts."* — returning an underutilized existing structure to productive use within an established area, rather than relying on new development.
- *"Guide, promote, and assist the preservation and rehabilitation of the City's historic resources."* — the circa-1920 structure is retained and rehabilitated, with exterior work reviewed through the Certificate of Appropriateness process.
- *"Provide a development framework that guides fiscally responsible growth [and] protects historic community character …"* — adaptive reuse at the existing residential scale preserves the streetscape and broadens the tax base without new, more intensive construction.
- *"Promote development patterns with balanced land uses that provide a variety of well-integrated housing and retail choices … in all parts of Georgetown."* — MU-DT introduces a compatible, low-intensity mix of uses at a transitional corner between Downtown and the surrounding neighborhood.

For these reasons, the request is consistent with the goals, policies, and Future Land Use Map of the 2030 Comprehensive Plan.

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

The request promotes orderly and healthful development by returning an underutilized property to active, maintained use under the City's downtown design standards. No intensification beyond the existing building is proposed; site and exterior improvements will be modest and reviewed through the Certificate of Appropriateness process to ensure conformance with the Old Town and Downtown Design Guidelines. Adaptive reuse of the circa-1920 structure preserves a contributing element of the streetscape, supports the local tax base, and avoids the impacts associated with new ground-up construction.

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

The property directly across the street at 1004 South Church Street — like the subject property, part of the Glasscock Addition — was rezoned in 2021 (Ordinance No. 2021-35) from Residential Single-Family (RS) to Mixed Use–Downtown (MU-DT), with a corresponding change from the Old Town Historic Overlay to the Downtown Historic Overlay. The City has approved the same change at other locations along the corridor, including 609 South Church Street (RS to MU-DT, 2025) and 604 South Church Street (Office to MU-DT, 2025). That property across South Church Street is in active commercial use as the offices of Paradigm Commercial (general contracting), and across 10th Street stands the Frontier Communications telephone-exchange facility, a substantial non-residential utility structure; the subject property therefore occupies a transitional corner already bordered by mixed-use and non-residential uses on both street frontages (see Exhibit A). The South Church Street corridor functions as a transition area between

Downtown and the surrounding residential neighborhoods. By retaining the existing residential-scale structure, the proposed use will remain compatible with adjacent properties and with the established character of the neighborhood.

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

The existing two-story, approximately 2,565-square-foot building on a 0.247-acre lot is well suited to the low-intensity office and mixed uses permitted in the Mixed Use–Downtown district. General Office is a permitted use in the MU-DT district as a Limited Use under Table 5.04.010 — allowed by right, subject to the use-specific standards in the use-table notes, including a 40,000-square-foot maximum building size, which the approximately 2,565-square-foot structure satisfies with substantial margin. By contrast, a general office use in the current Residential Single-Family (RS) district would require a Special Use Permit; the requested MU-DT district is therefore the more appropriate and direct classification for the intended adaptive reuse. The property fronts an established street served by existing infrastructure, with adequate access and a building configuration that readily accommodates professional office use without structural expansion, and the requested district's standards — tailored to the downtown and old town context — are an appropriate fit for the property's size, location, and historic character.

Overlay District Amendment — UDC §§ 3.06.050, 3.06.060 and 4.08.020

Because properties in the Mixed Use–Downtown district must meet the design requirements of the Downtown Overlay District (UDC § 4.04.040.A), this request includes a corresponding change from the Old Town Historic Overlay to the Downtown Historic Overlay — the same pairing the City approved directly across the street at 1004 South Church Street (Ordinance No. 2021-35).

Boundary amendment (§ 4.08.020). The Downtown Overlay District and the Old Town Overlay District have distinct mapped boundaries that abut but do not overlap. Accordingly, this request amends the overlay boundary to remove the subject parcel from the Old Town Overlay and add it to the Downtown Overlay. This is the same action the City took for the adjacent property at 1004 South Church Street (Ordinance No. 2021-35), and is consistent with the City's 2021 amendment of § 4.08.020 itself (Ordinance No. 2021-53). The existing building independently satisfies the standards of both overlays — its two-story height is below the Old Town 30-foot limit and the Downtown 40-foot limit, and its floor-to-area ratio of approximately 0.24 is well under the Old Town 0.45 maximum — so the change of overlay creates no nonconformity.

Overlay districts (§ 3.06.050). Section 3.06.050 is reserved and prescribes no separate approval criteria for an overlay-district change; the amendment is therefore evaluated under the rezoning criteria of § 3.06.030, above. The parcel remains within a historic overlay and subject to Design Guidelines and Certificate of Appropriateness review, so the protections of historic-overlay status are maintained rather than diminished.

Historic overlay districts (§ 3.06.060). In addition to the § 3.06.030 criteria, the City Council must find that one or more of the criteria in § 3.06.060 is met. The subject property satisfies at least two:

- **Criterion (D) — distinctive architectural elements.** The circa-1920 structure embodies distinctive elements of architectural design, detail, and craftsmanship — its late-Victorian period and style,

two-story residential scale, wood-frame construction, rooflines, porch and entrance treatments, and its setback and relationship to the South Church Street and 10th Street frontages. It is identified as a High Priority resource on the City's 2016 Historic Resources Survey.

- **Criterion (A) — role in the City's development and heritage.** The property carries documented historical and cultural associations within the Glasscock Addition and the Old Town/Downtown area, including its prior conveyance from the First Baptist Church of Georgetown, reflecting its role in the development and heritage of the City.

The accompanying Supporting Documents describe these significance factors in detail. Exterior modifications will be reviewed through the Certificate of Appropriateness process for conformance with the applicable Design Guidelines, and the applicant will provide any additional findings staff request under §§ 3.06.050 and 3.06.060.

For the reasons stated above, the requested rezoning is consistent with the 2030 Comprehensive Plan, compatible with surrounding uses, and appropriate for the subject property. We respectfully request approval of this Zoning Map Amendment and welcome the opportunity to address any questions from staff, the Planning and Zoning Commission, or the City Council.

Respectfully submitted,



2026-06-28

Kristi Sanguinet
Member, Whitney Creek, LLC (Property Owner)
512.922.7191 | kristis@magnoliarealty.com

Exhibit 6
UDC Approval Criteria Review

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Complies**
The property has a future land use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide an area for medium density housing types, neighborhood serving retail, and civic uses. The Mixed-Use Downtown zoning district is appropriate within the MDN future land use designation. The proposed request also aligns with Future Land Use Policies #1 and #6, which intend to balance and mix the city's residential and commercial uses, as well as promote the diversification of uses while strengthening the historic character and supporting existing historic neighborhoods.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
The request promotes orderly and healthful development by returning an underutilized property to active, maintained use under the City's downtown design standards. No intensification beyond the existing building is proposed; site and exterior improvements will be modest and reviewed through the Certificate of Appropriateness process to ensure conformance with the Old Town and Downtown Design Guidelines. Adaptive reuse of the circa-1880s structure preserves a contributing element of the streetscape, supports the local tax base, and avoids the impacts associated with new ground-up construction.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
The property directly across the street at 1004 South Church Street was rezoned in 2021 from Residential Single-Family (RS) to Mixed Use–Downtown (MU-DT). The City has approved the same change at other locations along the corridor, including 609 South Church Street (RS to MU-DT, 2025) and 604 South Church Street (Office to MU-DT, 2025). The subject property therefore occupies a transitional corner already bordered by mixed-use and non-residential uses on both street frontages. The South Church Street corridor functions as a transition area between Downtown and the surrounding residential neighborhoods. By retaining the existing residential-scale structure, the proposed use will remain compatible with adjacent properties and with the established character of the neighborhood.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**

The existing building is well suited to the low-intensity office use permitted in the Mixed Use–Downtown district. General Office is a permitted use in the MU-DT district as a Limited Use, allowed by right, subject to the use-specific standards. By contrast, general office use in the current Residential Single-Family (RS) district would require a Special Use Permit; the requested MU-DT district is therefore the more appropriate and direct classification for the intended adaptive reuse.
The property fronts an established street served by existing infrastructure, with adequate access and a building configuration that readily accommodates professional office use, and the requested district's standards are an appropriate fit for the property's size, location, and historic character.

City of Georgetown, Texas
Planning and Zoning Commission
October 20, 2026

SUBJECT:
2026-1-CPA (2026 Comprehensive Plan Updates)

SUGGESTED ACTION:
Public hearing and possible action on a request for an Amendment to the 2030 Comprehensive Plan. The request is to amend the Future Land Use Designations of three areas as such: Area 1: a 1,528.32 acre tract in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard, west of State Highway 195 from "Mining" to "Mixed Density Neighborhood" and "Rural Residential" to "Neighborhood"; Area 2: a 124.7 acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road from "Mining" to "Mixed Density Neighborhood"; Area 3: a 2,623.51 acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard from "Employment Center" to "Mixed Density Neighborhood" and from "Mining" to "Regional Center" and "Mixed Density Neighborhood"
-- Edgar Garcia, AICP, CNU-A, Planning Director

ITEM SUMMARY:

Overview of Applicant's Request:
The City of Georgetown is requesting Future Land Use Map (FLUM) Amendments to the Georgetown Comprehensive Plan Comprehensive for three (3) areas to facilitate future development proposals as outlined in the attached Staff Report.

FINANCIAL IMPACT:
None. The applicant has paid the required application fees

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
2026-1-CPA P&Z Staff Presentation.pdf
2026-1-CPA - Staff Report_Final.pdf
Exhibit 1A - Current Land Use Map (Area 1).pdf
Exhibit 1B - Future Land Use Map (Area 1).pdf
Exhibit 2A - Current Land Use Map (Area 2).pdf
Exhibit 2B - Future Land Use Map (Area 2).pdf
Exhibit 3A - Current Land Use Map (Area 3).pdf
Exhibit 3B - Future Land Use Map (Area 3).pdf
Exhibit 4 - Public Comments.pdf

2026 Comprehensive Plan (Future Land Use) Amendments

October 20, 2026 | Planning & Zoning Commission

GEORGETOWN TEXAS

Item Under Consideration

2026-1-CPA

- Public hearing and possible action on a request to amend the 2030 Comprehensive Plan Future Land Use Map in accordance with Section 1.12.010 and 1.12.060 of the City Code of Ordinances – Edgar I. Garcia, AICP, Director of Planning

Item Under Consideration

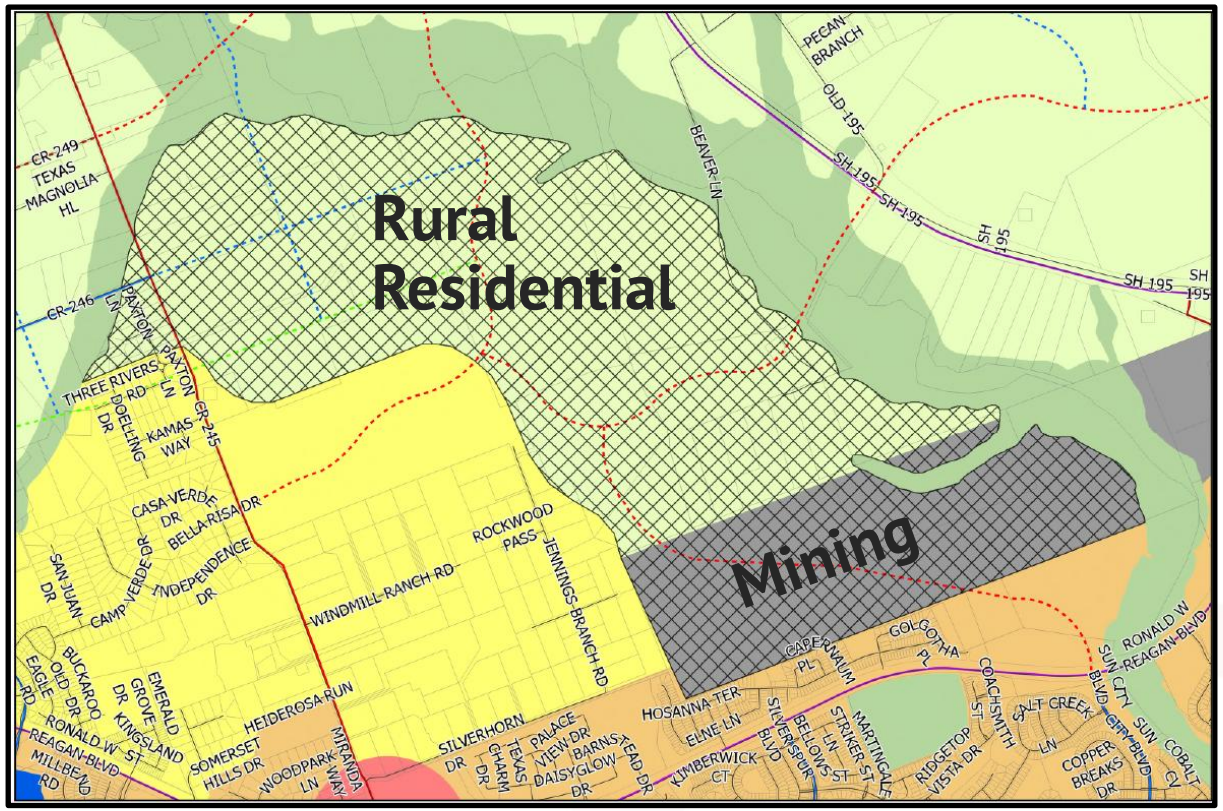
2026-1-CPA

- Public hearing and possible action on a request for an Amendment to the Georgetown 2030 Comprehensive Plan. The request is to amend the Future Land Use Designations of three areas as follows:
- **Area 1**: a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard, west of State Highway 195 from “Mining” to “Mixed Density Neighborhood” and “Rural Residential” to “Neighborhood”
- **Area 2**: a 124.7-acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road from “Mining” to “Mixed Density Neighborhood”
- **Area 3**: a 2,623.51-acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard from “Employment Center” to “Mixed Density Neighborhood” and from “Mining” to “Regional Center” and “Mixed Density Neighborhood”

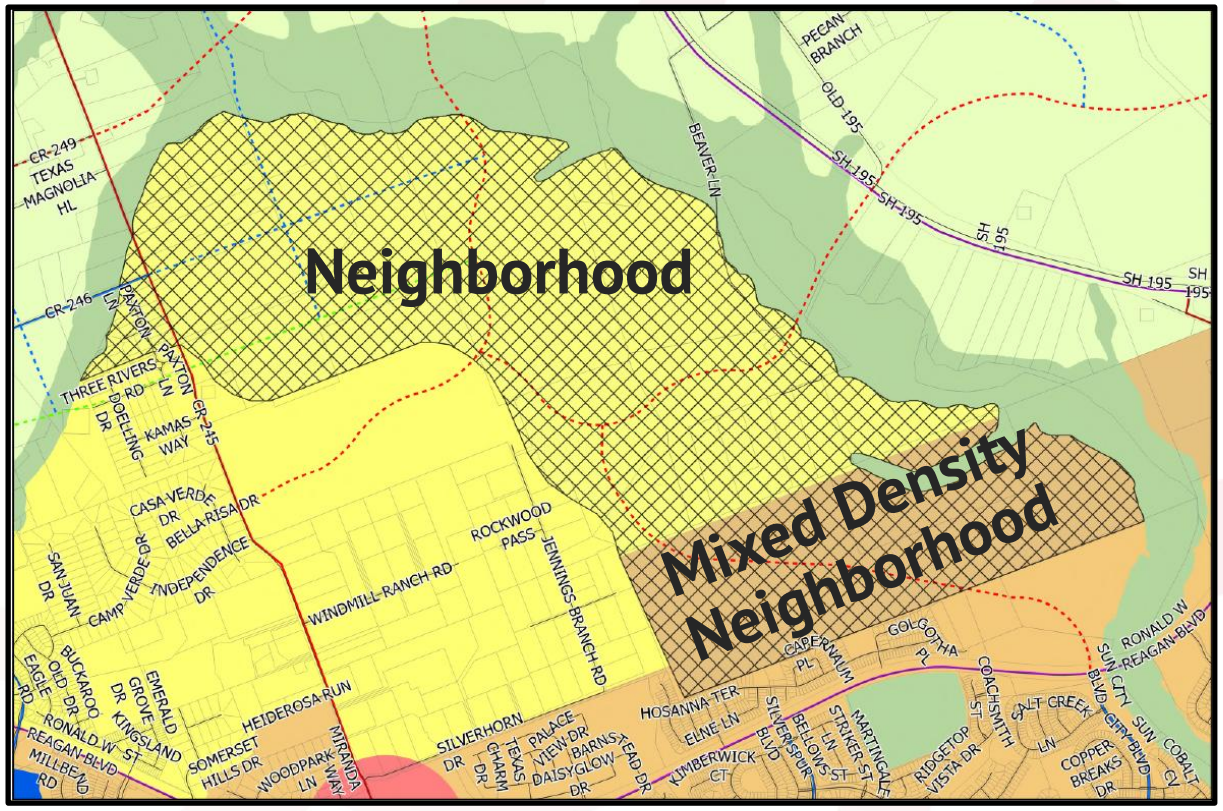
Summary and Analysis

Area 1 (a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys generally located northwest of the intersection of Ronald W. Reagan Boulevard and State Highway 195)

CURRENT



PROPOSED



Area 1 (a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys generally located northwest of the intersection of Ronald W. Reagan Boulevard and State Highway 195)

- Future Land Use Map Amendment for 1,528.32 acres of land
- South portion (403.7 ac): Mining (M) to **Mixed Density Neighborhood (MDN)**
  - Existing quarry to be redeveloped as part of Yearwood MUD
  - Intended for single-family dwellings, duplexes and townhomes
- North portion (1,124.62 ac): Rural Residential (RR) to **Neighborhood (N)**
  - Proposed for Rock Bluff development complementing the Yearwood MUD.

ANALYSIS

- Mixed Density Neighborhood (MDN) will prepare area for redevelopment while assisting in the provision of diverse housing options (Housing Policy H.10) while matching existing MDN areas
- Neighborhood (N) will provide transition between Mixed Density Neighborhood (MDN) to south and Rural Residential (RR) to north providing for orderly development (Land Use Policy LU.1)

ANALYSIS

- Proposed changes were reviewed by applicable City Departments and impacts on City. Request did not generate concerns from Systems Engineering
- Transportation Department will conduct further analysis upon development to ensure adequate road capacity through traffic modeling
- Fire Marshall's Office would reassess at development

Area 2 (a 124.7 acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road)

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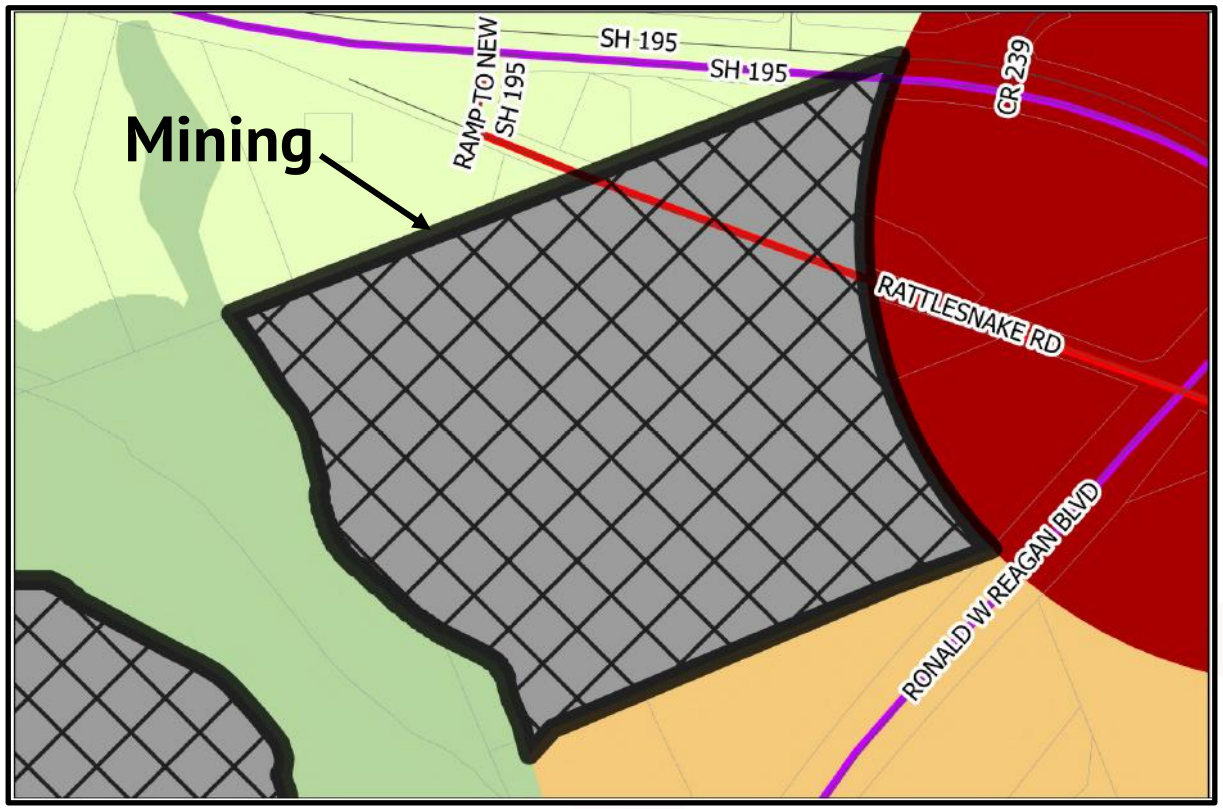

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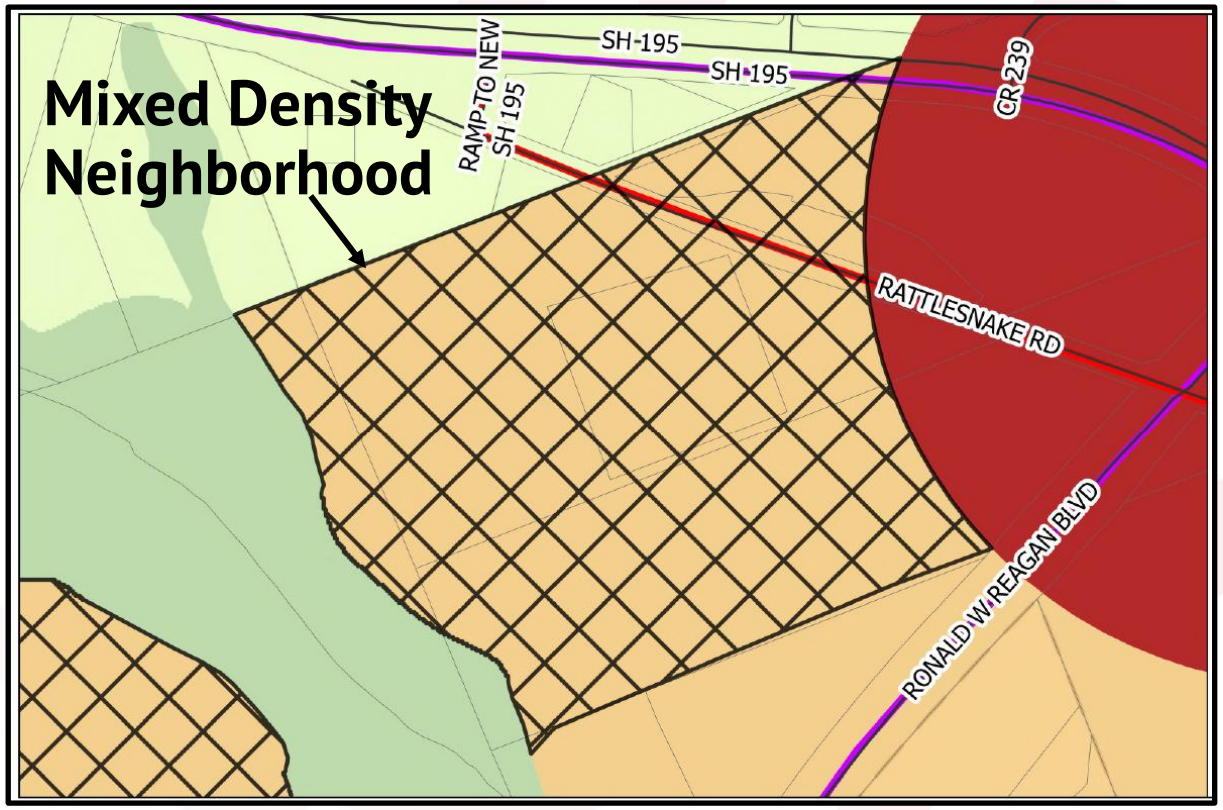

Area 2 (a 124.7 acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road)

- Future Land Use Map Amendment for 124.7 acres of land
- Mining (M) to **Mixed Density Neighborhood (MDN)**
  - Existing quarry to be redeveloped as part of Yearwood MUD
- MDN intended for single-family dwellings, duplexes and townhomes
  - Can also provide for commercial at intersection of Rattlesnake Rd. & Ronald Reagan

ANALYSIS

- Mixed Density Neighborhood (MDN) can prepare area for redevelopment and the provision of more diverse housing options (H.10)
- MDN can also provide an effective transition from the existing MDN areas to south and proposed MDN neighborhood to west (LU.1)
- Transportation Department will conduct further analysis upon development to ensure adequate road capacity through traffic modeling
- Fire Marshall's Office would reassess at development

Area 3 (a 2,623.51 acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard)

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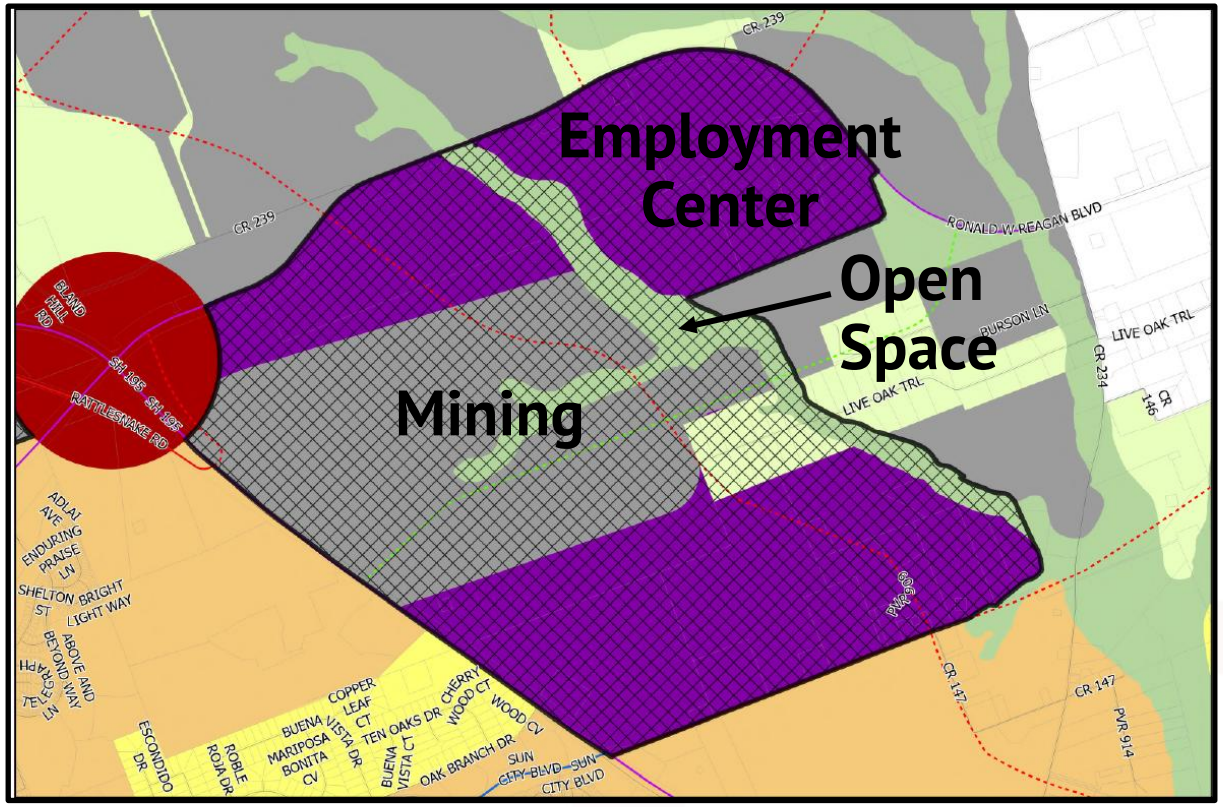

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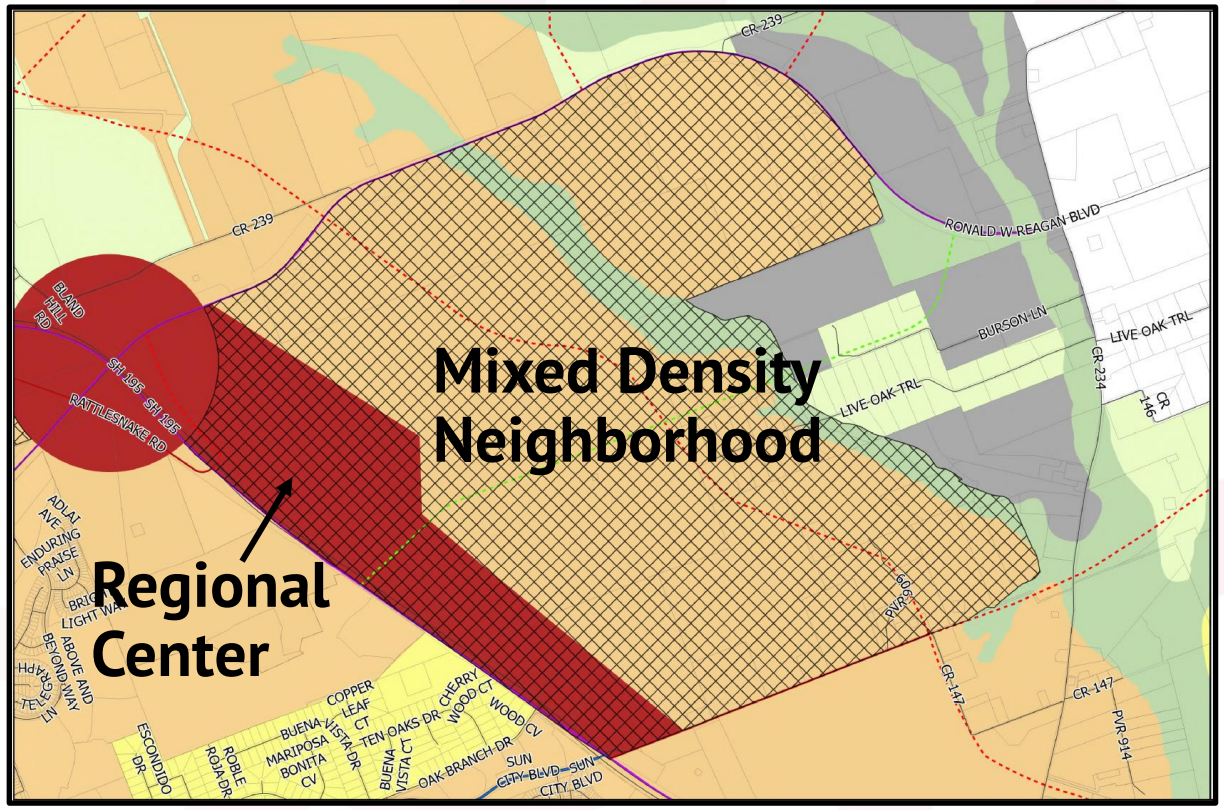

Area 3 (a 2,623.51 acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard)

- Extension of **Regional Center (RC)** commercial corridor adjacent to S.H. 195 to allow commercial and mixed-use development while creating buffer from residential development east.
- Change of east portion from Mining (M) to **Mixed Density Neighborhood (MDN)** to allow various housing types.
- Change of a small section of Rural Residential (RR) to **Mixed Density Neighborhood (MDN)** matching MDN west and stopping at natural barrier

ANALYSIS

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

Approval Criteria – UDC Section 3.04.030

Criteria for Comprehensive Plan Amendment	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	X		
The proposed amendment promotes the health, safety, and general welfare of the City.	X		

Approval Guidelines – UDC Section 3.04.030

Guidelines for Comprehensive Plan Amendment	Complies	Partially Complies	Does Not Comply
The need for the proposed change.	X		
The effect of the proposed change on the need for City services and facilities.		X	
The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood.	X		
The implications, if any, that the amendment may have for other parts of the Plan.	X		

Public Notifications

- Staff mailed notices to 336 property owners within a 300 ft. buffer, as well as published notice in the *Williamson County Sun* at least 15 days before this meeting.

- Staff received three responses: 0 in favor and 3 in opposition

Summary

- Public hearing and possible action on a request for an Amendment to the Georgetown 2030 Comprehensive Plan. The request is to amend the Future Land Use Designations of three areas as follows:
- **Area 1**: a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard, west of State Highway 195 from “Mining” to “Mixed Density Neighborhood” and “Rural Residential” to “Neighborhood”
- **Area 2**: a 124.7-acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road from “Mining” to “Mixed Density Neighborhood”
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Planning Department Staff Report

Report Date: October 13, 2026
Case No: 2026-1-CPA
Project Planner: Edgar I. Garcia, AICP, Director of Planning

Item Details

Project & Applicant: 2026 Comprehensive Plan Amendments / Georgetown Planning

Location & Acreage: Various – see below / 4,276.53 acres

Legal Descriptions: **Area 1** - 1,528.32 acres in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard and west of State Highway 195; **Area 2** - 124.7 acres north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road; **Area 3** - 2,623.51 acres in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard

Request: Public hearing and possible action on a request for an Amendment to the Georgetown 2030 Comprehensive Plan. The request is to amend the Future Land Use Designations of three areas as follows:

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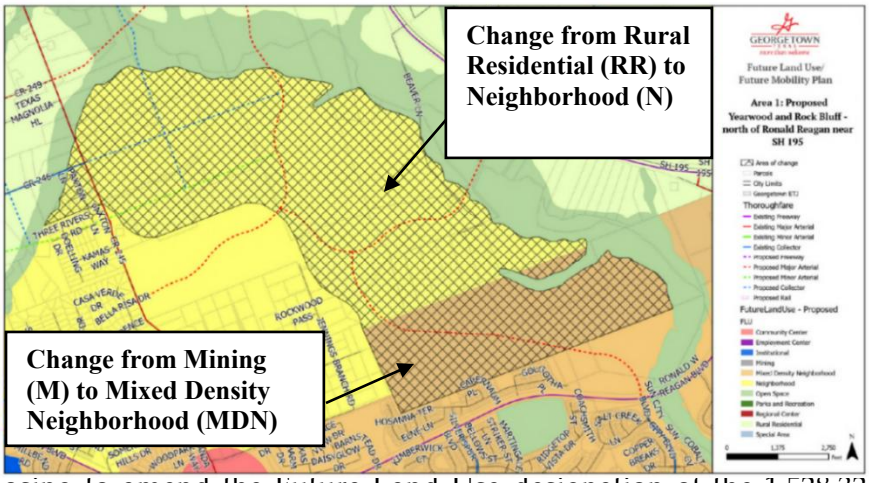
Overview and Site Analysis

Area 1 (a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys generally located northwest of the intersection of Ronald W. Reagan Boulevard and State Highway 195)



The City is proposing to amend the Future Land Use designation of the 1,528.32-acre tract that is currently designated as Rural Residential and Mining. The southern portion, totaling approximately 403.7 acres, is currently designated with the Mining (M) Future Land Use designation. This area has been operating as a quarry for decades. The topography of this southern portion is typical of a quarry with a 50 ft. elevation difference in some portions. Berry Creek bisects this area diagonally northwest.

This section is proposed to be amended from the Mining (M) Future Land Use designation to Mixed Density Neighborhood (MDN) designation. The MDN designation is intended to encourage a range of single-family and medium-density housing types with an emphasis on connectivity. Generally, duplexes, townhomes, and cottage courts can complement single family homes in this designation. Additionally, any non-residential uses should be located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian elements to support the surrounding residents.

The northern portion, consisting of approximately 1,124.62 acres, currently holds the Rural Residential (RR) Future Land Use designation. This area is proposed with a Neighborhood (N) designation to accommodate a transition between uses going north; the designation is intended to keep a suburban atmosphere with a target density of less than five units per acre. Thus, existing large-lot homes would be appropriate in the N designation.

Together, the proposed designations work in tandem to prepare the area for redevelopment of the quarry while also being sensitive to surrounding homes by promoting gentle transitions from the intersection of Reagan Blvd. and SH 195 where more intense development is expected. Further, the proposed designations would align with existing homes in the area while still accommodating various housing types as may be proposed.

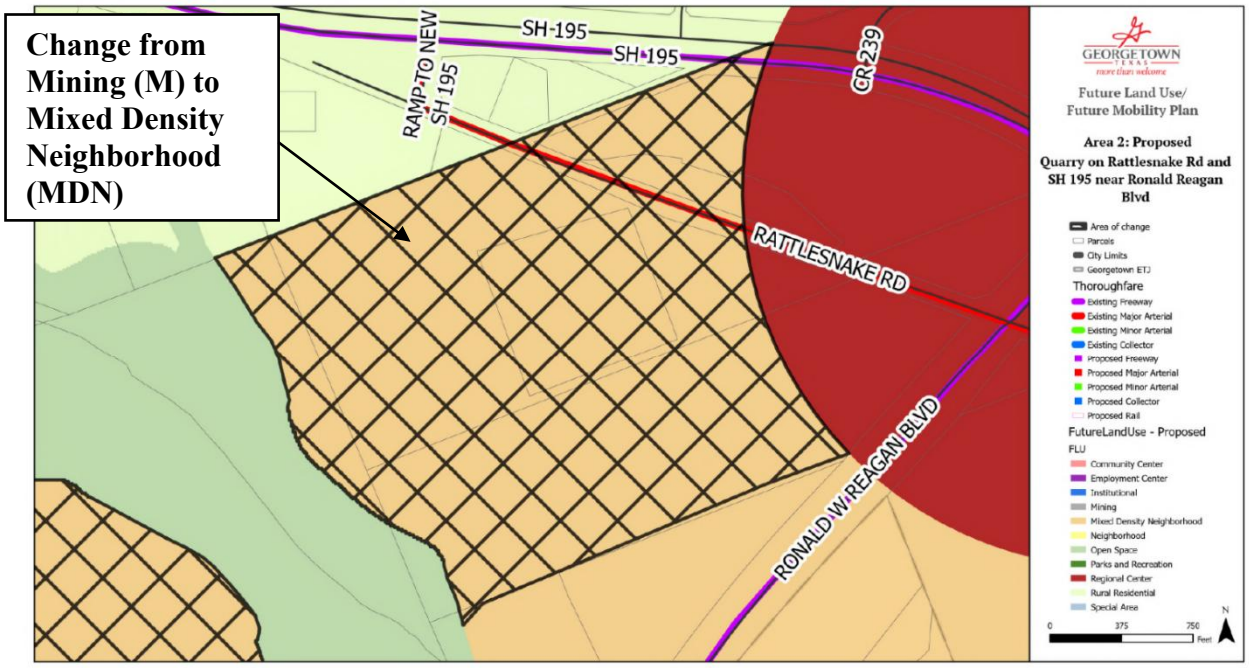
These proposed amendments would also be in alignment with Land Use Policy LU.1 which would reflect a gradual transition from urban to suburban to rural development. As this portion of Georgetown expands northward, the amendments would have the Mixed-Density Neighborhood (MDN) joining MDN to the south,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

Intergovernmental and Interdepartmental Review

The proposed request was reviewed by all applicable City Departments to determine the appropriateness of the requested future land use changes and their impact on the utility and transportation capacity to the area. The requested change did not generate any concern from the City's Systems Engineering Department in regard to water and wastewater capacity. The Fire Marshall's Office did state they would provide more comments during platting.

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

Area 2 (a 124.7 acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road)



Area 2 consists of approximately 124.7 acres directly east of Area 1 at the intersection of Rattlesnake Rd. and Ronald W. Reagan Blvd. The area currently holds the Mining (M) Future Land Use designation and has also been used exclusively as a quarry for years. This section of the quarry is separated from Area 1 to its west by Berry Creek. The site decreases in elevation heading west as quarry activity intensified.

The proposed designation for Area 2 is Mixed Density Neighborhood (MDN) which would align with the MDN designation of Area 1 west of Berry Creek. And MDN designated areas south and southwest of the subject property. The MDN designation's goal is to encourage a range of low and medium-density housing types such as single-family homes, duplexes, townhomes, and cottage courts. Additionally, any non-residential uses should be located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian elements to support the surrounding residents.

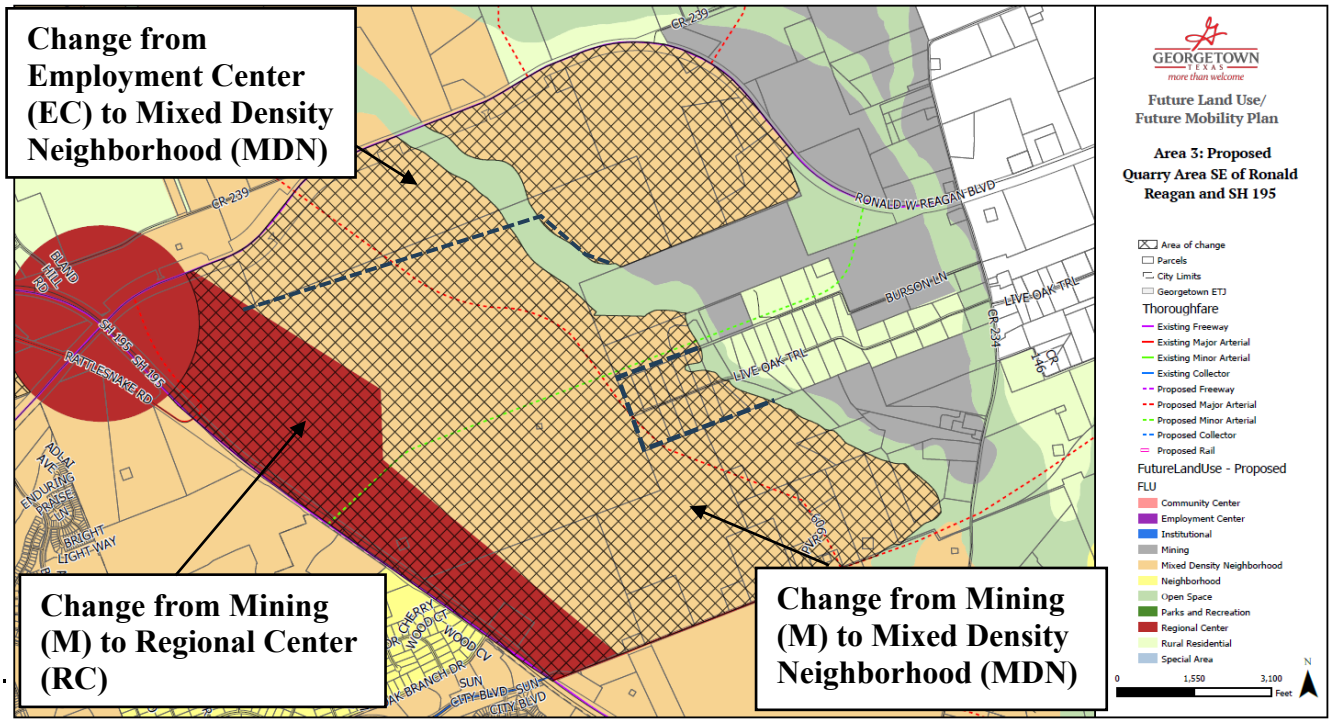
MDN in this location prepares the area for a mixture of housing types and densities consistent with the City's housing polices and provides an effective transition from existing MDN neighborhoods to the south and proposed MDN neighborhoods to the west. Likewise, it prepares the area for more intense residential or commercial uses closer to the intersection of Rattlesnake Road and Reagan Blvd.

Intergovernmental and Interdepartmental Review

The proposed request was reviewed by all applicable City Departments to determine the appropriateness of the requested future land use changes and their impact on the utility and transportation capacity to the area. The requested change did not generate any concern from the City's Systems Engineering Department regarding water and wastewater capacity. The Fire Marshall's Office did state they would provide more comments during platting.

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

Area 3 (a 2,623.51 acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard)



The City is proposing to amend the Future Land Use designation of approximately 2,623.51 acres located east of the intersection of S.H. 195 and Ronald W. Reagan Blvd. from Mining (M), Employment Center (EC) and Rural Residential (RR) to Mixed Density Neighborhood (MDN) and Regional Center (RC) to facilitate redevelopment and annexation into the City Limits. The majority of this area has been operating as a quarry, and its existing terrain and elevation changes reflect this.

The Regional Center (RC) designation is proposed to extend in a linear fashion southbound along S.H. 195. This would allow future commercial and mixed-use development along S.H. 195, which can accommodate expected higher traffic volumes that could be generated by these uses. East of the Regional Center (RC) designation, Mixed Density Neighborhood (MDN) is being proposed in order to provide for a variety of housing types further away from S.H. 195. There is a section of currently Rural Residential (RR) designated parcels east of the Mining designated parcels along Live Oak Trail. These parcels are proposed to change to Mixed Density Neighborhood (MDN) to align with the other proposed changes MDN. An Open Space (OS) designated 100-year flood plain provides a natural barrier between proposed MDN designated parcels west and RR designated parcels east of the flood plain.

Staff believes that the proposed amendments are in alignment with the future land use and housing goals of the city. Specifically, the goals of encouraging a balanced mix of residential, commercial, and employment uses at varying densities reflecting gradual transitions. Extending the Regional Center (RC) designation south along S.H. 195 provides additional commercial opportunities to service the new and existing homes in the area. The MDN designation will also serve to provide a transition from the proposed commercial corridor and adjacent to other MDN neighborhoods.

Intergovernmental and Interdepartmental Review

The proposed request was reviewed by all applicable City Departments to determine the appropriateness of the requested future land use changes and their impact on the utility and transportation capacity to the area. The requested change did not generate any concern from the City's Systems Engineering Department regarding water and wastewater capacity. The Fire Marshall's Office did state they would provide more comments during platting.

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

Approval Criteria

Staff has reviewed the proposed request and has found that it complies with five (5) and partially complies with one (1) criteria established in UDC Section 3.04.030.A for a Comprehensive Plan Amendment, as outlined below:

COMPREHENSIVE PLAN AMENDMENT APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The Amendment promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
The proposed amendment will promote the health, safety, and general welfare of the City. The proposed land use designations will support balanced and managed growth for the city in alignment with the land use and housing policies of the Georgetown 2030 Plan. Since the new land uses will most likely yield a higher trip count than initially contemplated by the 2045 Future Mobility Plan, the Transportation Department does recommend further analysis when properties are developed to ensure adequate capacity. However, the proposed land use designations are contemplated to have access to existing or future arterial street networks in order to accommodate increased traffic as needed.	

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

COMPREHENSIVE PLAN AMENDMENT APPROVAL GUIDELINES	
1. The need for the proposed change.	**Complies**
The change to the Future Land Use Map is needed in order to accomplish the overarching goals of the Georgetown 2030 Plan, particularly Goal 1. Goal 1 of the Comprehensive Plan aims to promote development patterns with balanced land uses in order to provide a variety of housing options in all part of Georgetown. Development in the areas covered by the proposed Future Land Use Map amendments were not contemplated for growth during the last update of the Georgetown 2030 Plan. As growth has expanded from Georgetown's core, it has become necessary to prepare more areas for responsible and gradual development patterns. The Mining (M) designated parcels within portions of Areas 1 and 2 are intended to be repurposed for future development in line with a Consent Agreement for a Municipal Utility District (MUD) approved by Council in September. The Mining (M) designation does not contemplate any residential development so an amendment to the Future Land Use Map designation is necessary. Changing the existing Future Land Use designations to Mixed Density Neighborhood (MDN) and Neighborhood (N) in these areas is in line with the intended developments, suitable with the surrounding areas, and will provide more attainable and diverse housing stock. In Area 3, southeast of Ronald W. Reagan Blvd. and S.H. 195, designating a Regional Center corridor adjacent to S.H. 195 connects with the existing Regional Center node at Ronald W. Reagan Blvd, and S.H. 195, and will allow additional commercial and mixed-use opportunities within this area, currently underserved in these respects. Much like the Mining (M) designated parcels in Areas 1 and	

COMPREHENSIVE PLAN AMENDMENT APPROVAL GUIDELINES	
2, changing Mining (M) designated parcels in Area 3 to Mixed Density Neighborhood (MDN) will prepare the properties for redevelopment and possible annexation into the City.	
2. The effect of the proposed change on the need for City services and facilities.	**Partially Complies**
The requested amendment to the Future Land Use Map was reviewed by City Staff, and extension of the street network utilities is achievable through the properties. The Transportation Department, however, will need to affirm that traffic impacts can be effectively managed through roadway capacity analysis upon development. Based on this unknown, Staff is only confident that the requests partially comply in terms of Guideline #2. It is noted that all developments will be responsible to pay for water and wastewater utility construction. Developers will also be responsible for installing or upgrading any required roadways in accordance with the Future Mobility Plan (FMP).	
3. The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood.	**Complies**
The proposed change is appropriate given the development pattern of the areas. The intent of the Future Land Use Map amendment is to prepare the areas for redevelopment while understanding the context of surrounding properties. Amending the Future Land Use designations as proposed will allow for a gradual shift in densities that should complement existing developments of a suburban and rural nature. Areas with a proposed Mixed Density Neighborhood (MDN) designation would provide a natural extension to existing Mixed Density (MDN) land uses in the immediate areas. The proposed Neighborhood (N) designation would then provide a continuing transition to Rural Residential (RR) designated parcels further away from the subject properties. Thus, meeting Goal 6 of the Georgetown 2030 Plan to provide balanced uses. The Regional Center (RC) strip adjacent to S.H. 195 in Area 3 is compatible with the commercial character along this freeway which can accommodate retail, office, and mixed-use developments. This Regional Center designation would also provide a buffer from the adjacent Mixed Density Neighborhood (MDN) designated parcels proposed east of SH 195.	
4. The implications, if any, that the amendment may have for other parts of the Plan.	**Complies**
Staff believe that the changes to land use in these areas will provide a wider mix of housing types. The Mixed Density Neighborhood (MDN) designation would allow a range of between 5 and 13 units/acre, and a variety of housing types on various lot sizes including single-family, duplex, and townhomes. The commercial corridor along S. H. 195 connected to the existing regional node should provide more commercial and retail opportunities for the existing homes and future mixed-density development in the area.	

The proposed amendments to the future land use map would increase the recommended density and housing types as well as encourage additional commercial services along Ronald W. Reagan Boulevard and Rattlesnake Road. The existing Future Land Use designations of Mining, Neighborhood, and Rural Residential were placed upon the area in early 2020, at a time when the areas along Georgetown's outer edges were not foreseen to see the intensity of development demand seen in 2026. Development has now reached these outer areas and the proposed land use designations could encourage property owners to annex into the City in a gradual and deliberate fashion.

While increasing the recommended density and overall number of dwelling units will require further review by Transportation staff as the assumptions taken into account during the drafting of the Future Mobility Plan have changed, the request will ultimately encourage a balance of land uses at the City's northwest area and encourage annexation to connect to City Services for a development density that is less than is possible in the ETJ in exchange for the City's ability to apply land use and development regulations that encourage a balance of land uses and a high quality built environment.

Public Meeting Dates

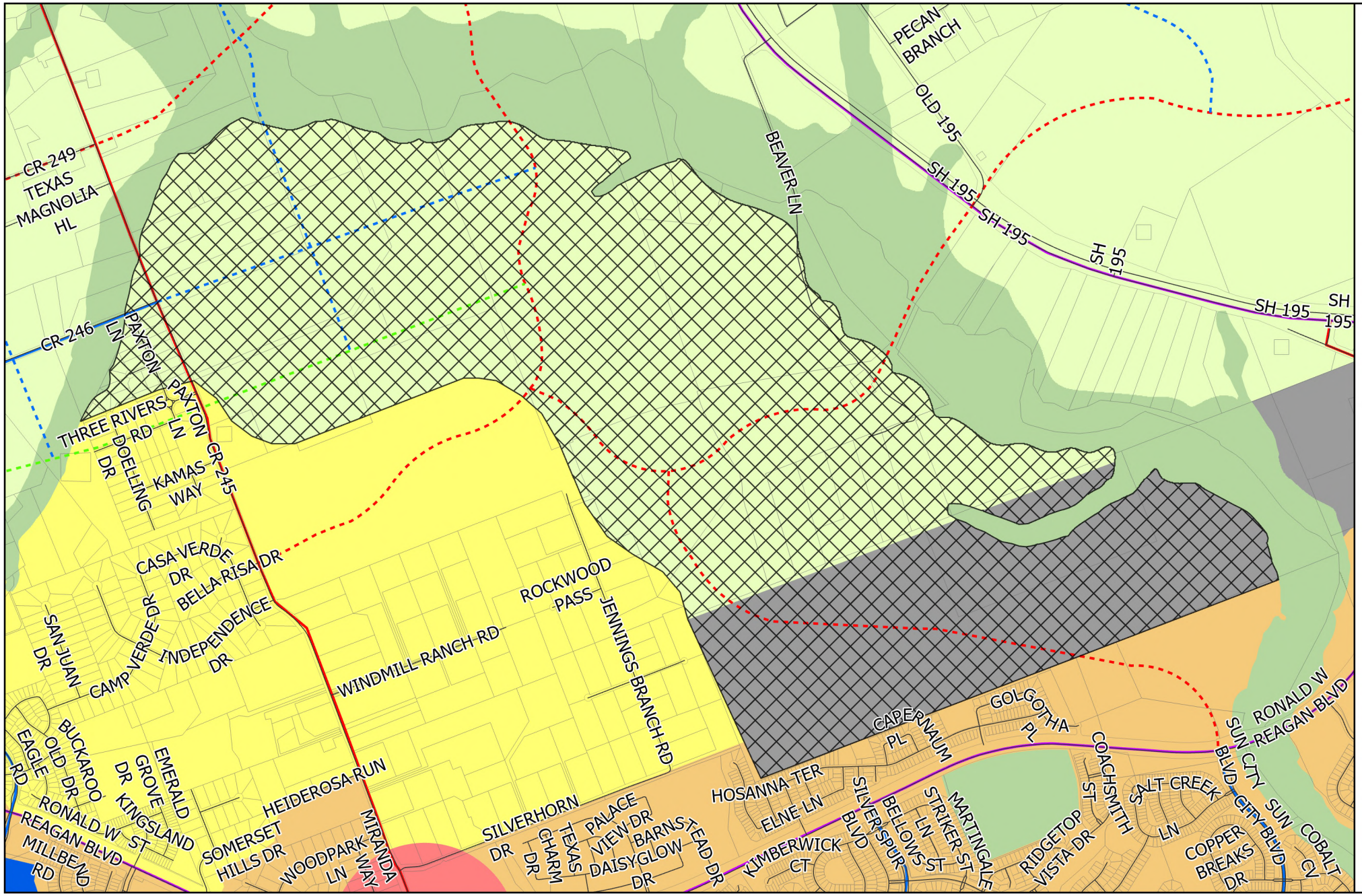
October 20, 2026 – Planning and Zoning Commission
November 10, 2026 – City Council First Reading of the Ordinance
November 24, 2026 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, a legal notice advertising the public hearing was placed in the *Williamson County Sun* newspaper on October 4, 2026 and 336 mailed letters on October 9, 2026, to subject property owners informing them of the proposed changes. To date, staff has received 0 written comments in favor, and 3 in opposition to the requests.

Attachments

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



GEORGETOWN TEXAS
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Future Land Use/ Future Mobility Plan

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

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

Future Land Use

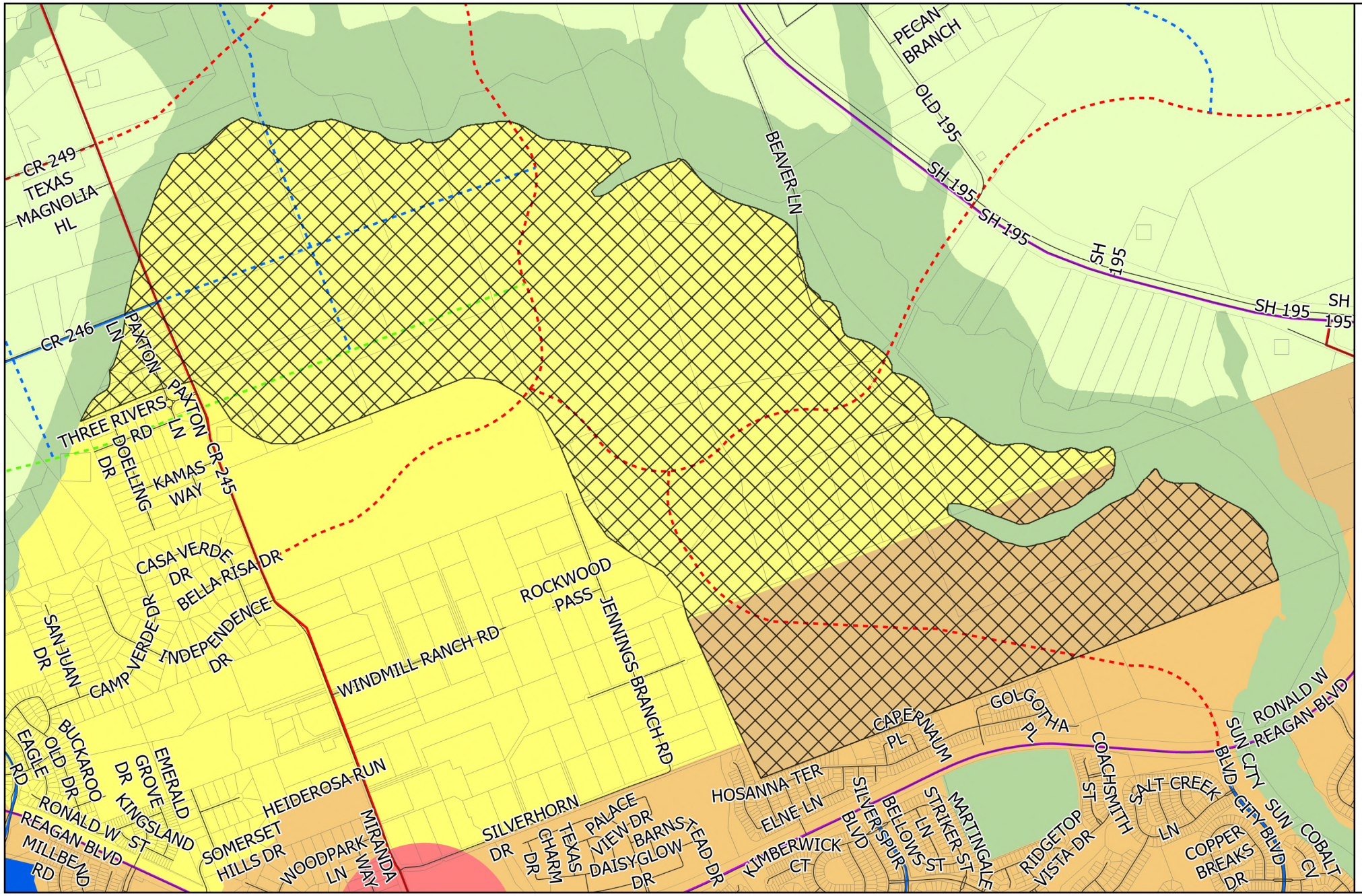
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

N

0 1,375 2,750 Feet



GEORGETOWN TEXAS
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Future Land Use/ Future Mobility Plan

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

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

Thoroughfare

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

FutureLandUse - Proposed

FLU

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
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- Special Area

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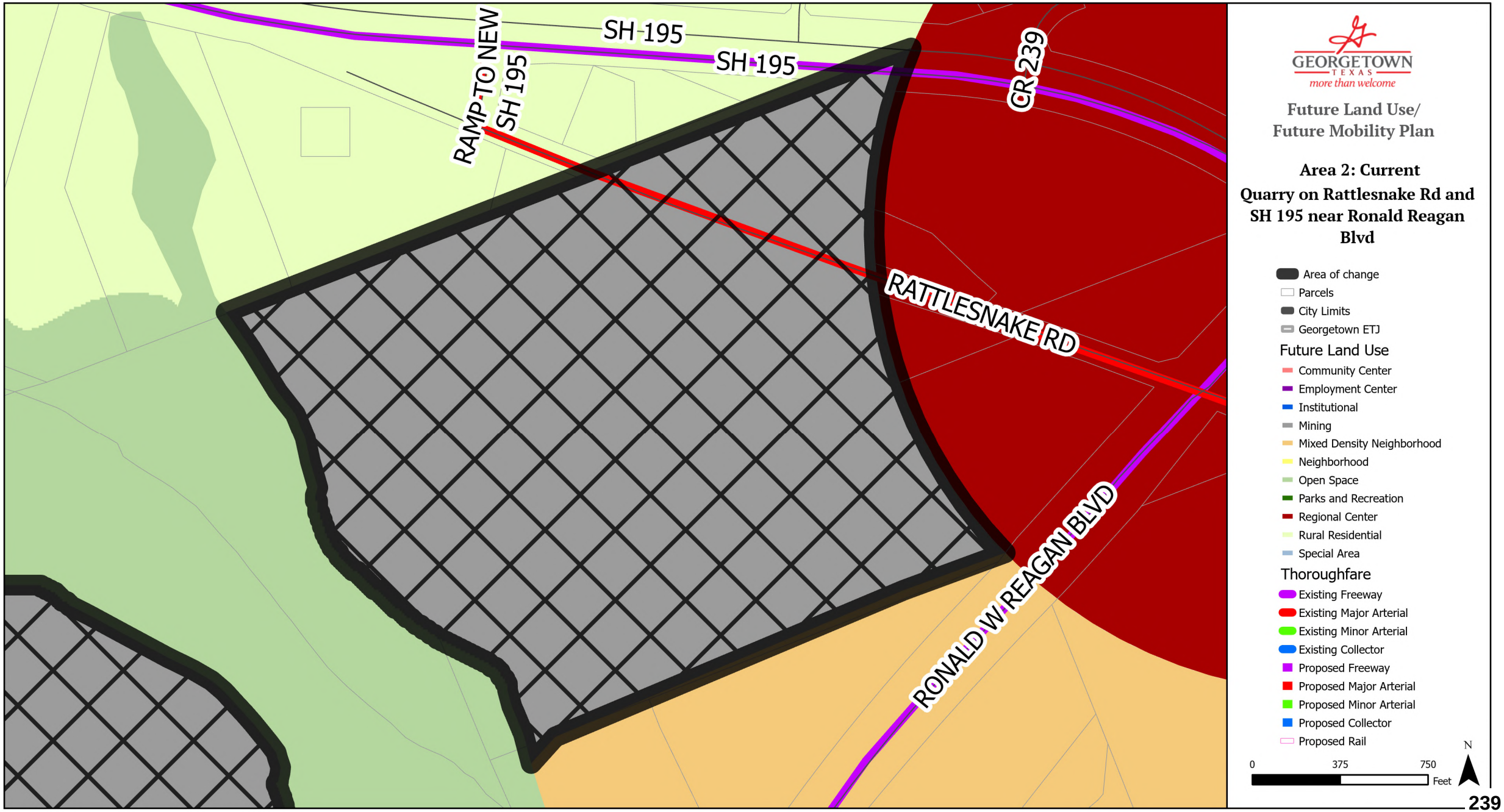
SH 195
SH 195
RAMP TO NEW SH 195
CR 239
RATTLESNAKE RD
RONALD W REAGAN BLVD
GEORGETOWN
TEXAS
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Future Land Use/
Future Mobility Plan
Area 2: Current
Quarry on Rattlesnake Rd and SH 195 near Ronald Reagan Blvd
Area of change
Parcels
City Limits
Georgetown ETJ
Future Land Use
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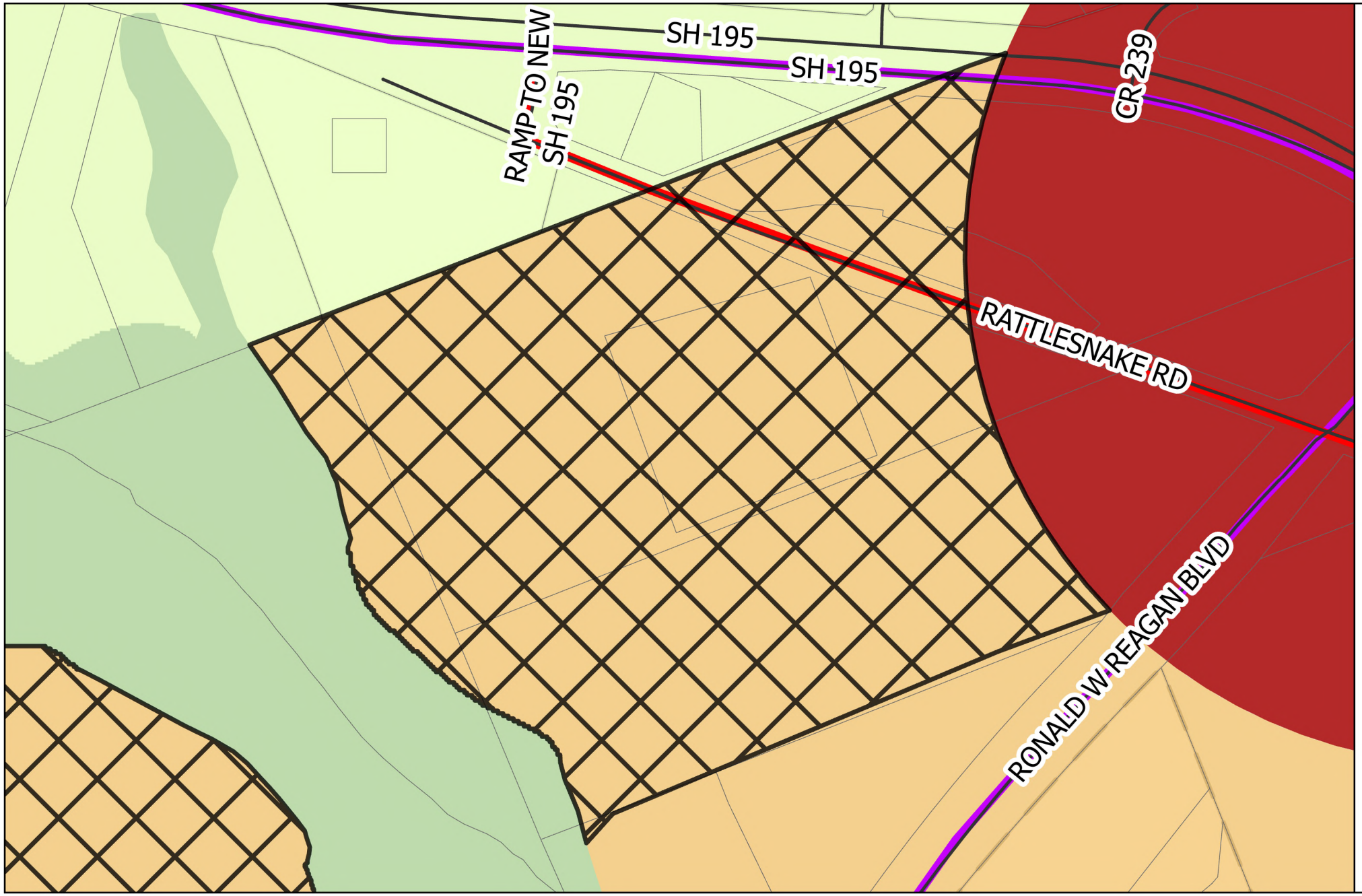

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Future Land Use/ Future Mobility Plan

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

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

Thoroughfare

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FutureLandUse - Proposed

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- Regional Center
- Rural Residential
- Special Area

N

0 375 750 Feet


CR 239
CR 239
RONALD W REAGAN BLVD
BURSON LN
LIVE OAK TRL
CR 234
CR 146
LIVE OAK TRL
BLAND HILL RD
SH 195
SH 195
RATTLESNAKE RD
PVR 909
CR 147
CR 147
PVR 914
ADLAI AVE
ENDURING PRAISE LN
SHELTON BRIGHT ST
LIGHT WAY
ABOVE AND BEYOND WAY
TELEGRAPH LN
ESCONDIDO DR
ROBLE ROJA DR
MARIPOSA BONITA CV
BUENA VISTA DR
COPPER LEAF CT
TEN OAKS DR
CHERRY WOOD CT
WOOD CV
BUENA VISTA CT
OAK BRANCH DR
SUN CITY BLVD
SUN CITY BLVD
GEORGETOWN
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Proposed Rail
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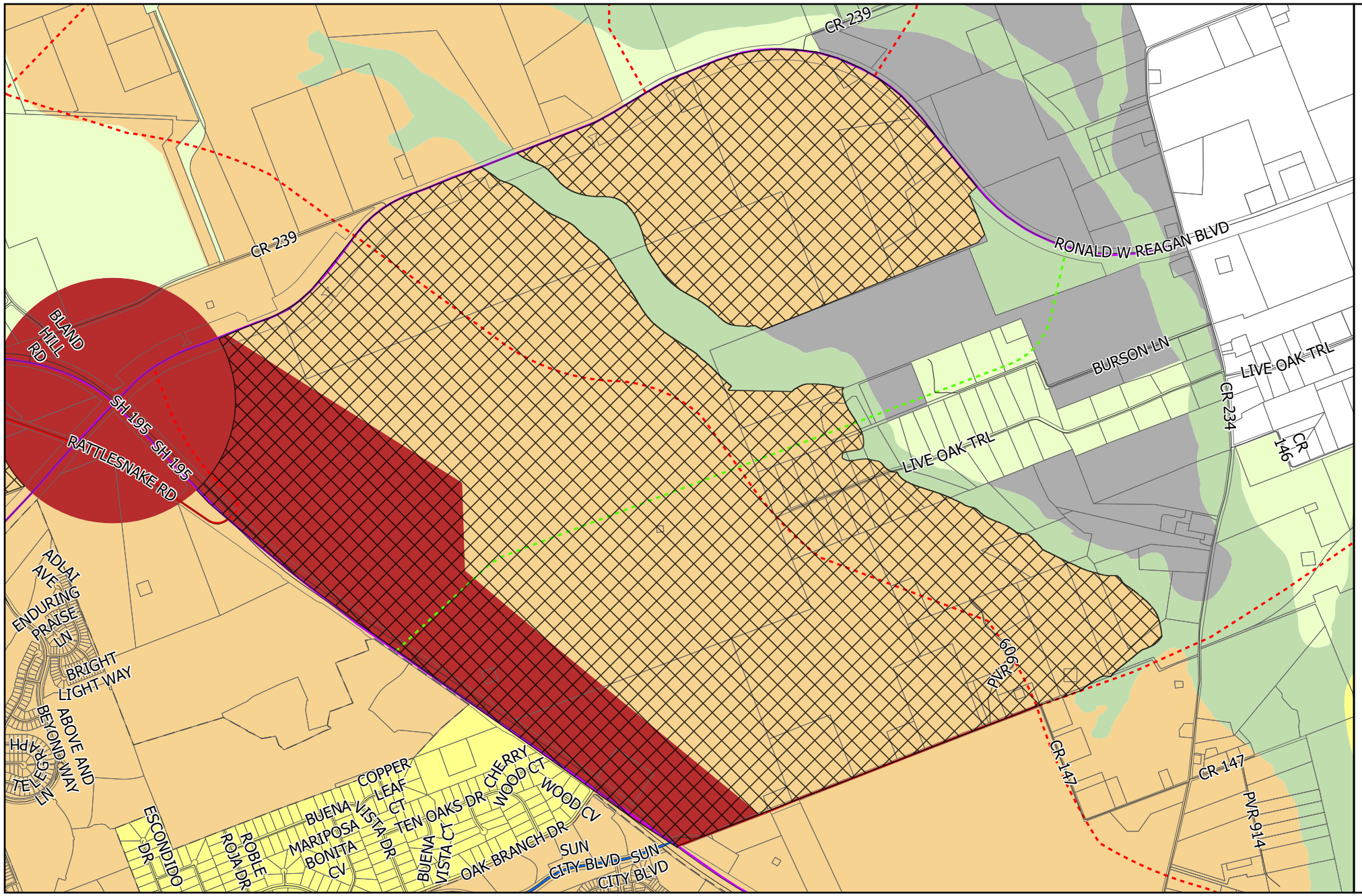
Feet



GEORGETOWN TEXAS
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Future Land Use/ Future Mobility Plan

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

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

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
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- Proposed Freeway
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FutureLandUse - Proposed

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- Special Area

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0 1,550 3,100 Feet

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Comprehensive Plan Amendment / Ronald W Reagan Blvd

Project Case #: 2026-1-CPA P&Z Mtg Date: 10/20/2026 Case Manager: Ryan Clark

Name of Respondent: MAX Moore
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 393 Adams ST Georgetown TX 78625
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

Dirt, Air Quality, Noise, Potential negative impact to valuation of my property.

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

Notice Map

GEORGETOWN TEXAS
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Area 3: Quarry Area SE of Ronald Reagan and SH 195



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CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Purpose of Notice:
Notice is hereby given that the City of Georgetown will hold Public Hearings to consider public input and possible action on the proposed:

Public hearing and possible action on a request to amend the 2030 Comprehensive Plan Future Land Use Map in accordance with Section 1.12.010 and 1.12.060 of the City Code of Ordinances -- Edgar Garcia, AICP, CNU-A, Planning Director

Reason for Notice:
You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the above – described petition by returning the attached comment form and/or by attending one or both of the scheduled public hearings on the matter.

Meeting Location and Dates:
The **Planning and Zoning Commission hearing** is on **Tuesday, October 20th, 2026, at 6:00 p.m.**, at the **City Council Chambers located at 510 W 9th Street.** This Board is now meeting in-person with a quorum present, and public is welcome to attend. If special accommodations are needed, please reach out to the Staff Liaison, Hannah Breaux at Hannah.breaux@georgetowntexas.gov (512) 930 – 6451 for assistance.

The **City Council hearing** will be on **Tuesday, November 10, 2026, at 6:00p.m.**, at the **City Council Chambers located at 510 W 9th Street.** This Board is now meeting in-person with a quorum present, and public is welcome to attend. If special accommodations are needed, please reach out to the Staff Liaison, Robyn Densmore at robyn.densmore@georgetowntexas.gov or 512-931-7715 for assistance. Additional information on available options for public comment will be provided on the posted agenda.

Location map of the property is provided on the next page.
For further information on the proposal, please visit https://bit.ly/3flxF7R. The staff report related to this item will be available online at **georgetowntexas.gov/agendas** after 5:00 p.m. **four days prior** to the meeting. To send a written response, please fill out the form attached with this letter.
Location of Property:

Notice Map

GEORGETOWN TEXAS
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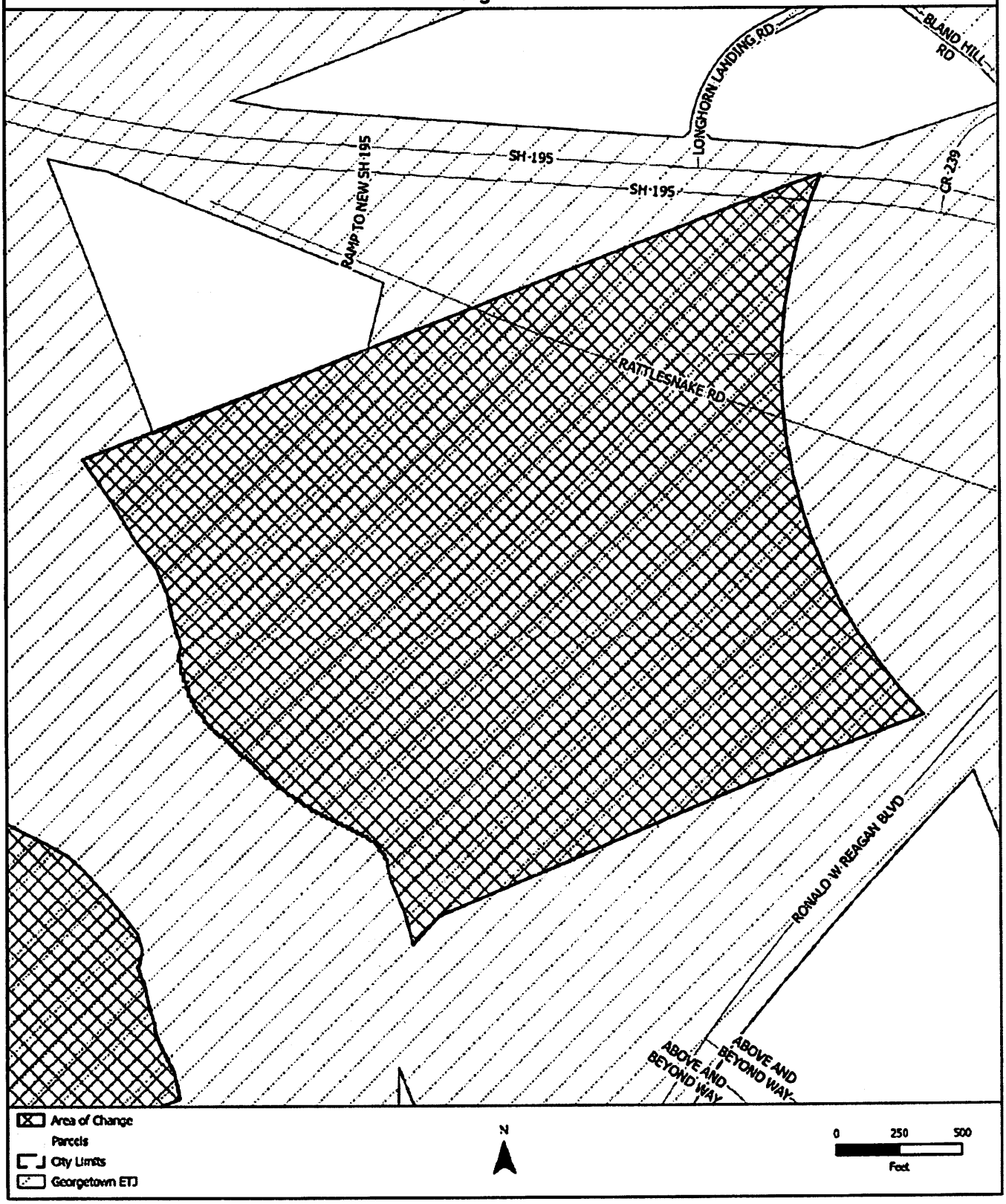
Area 2: Quarry on Rattlesnake Rd and SH 195 near Ronald Reagan Blvd



GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

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Project Name/Address: Comprehensive Plan Amendment / Ronald W Reagan Blvd

Project Case #: 2026-1-CPA P&Z Mtg Date: 10/20/2026 Case Manager: Ryan Clark

Name of Respondent: Antonio Gomez
(Please print name)

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

Address of Respondent: 30323 Live Oak Trail. Georgetown TX 78633
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

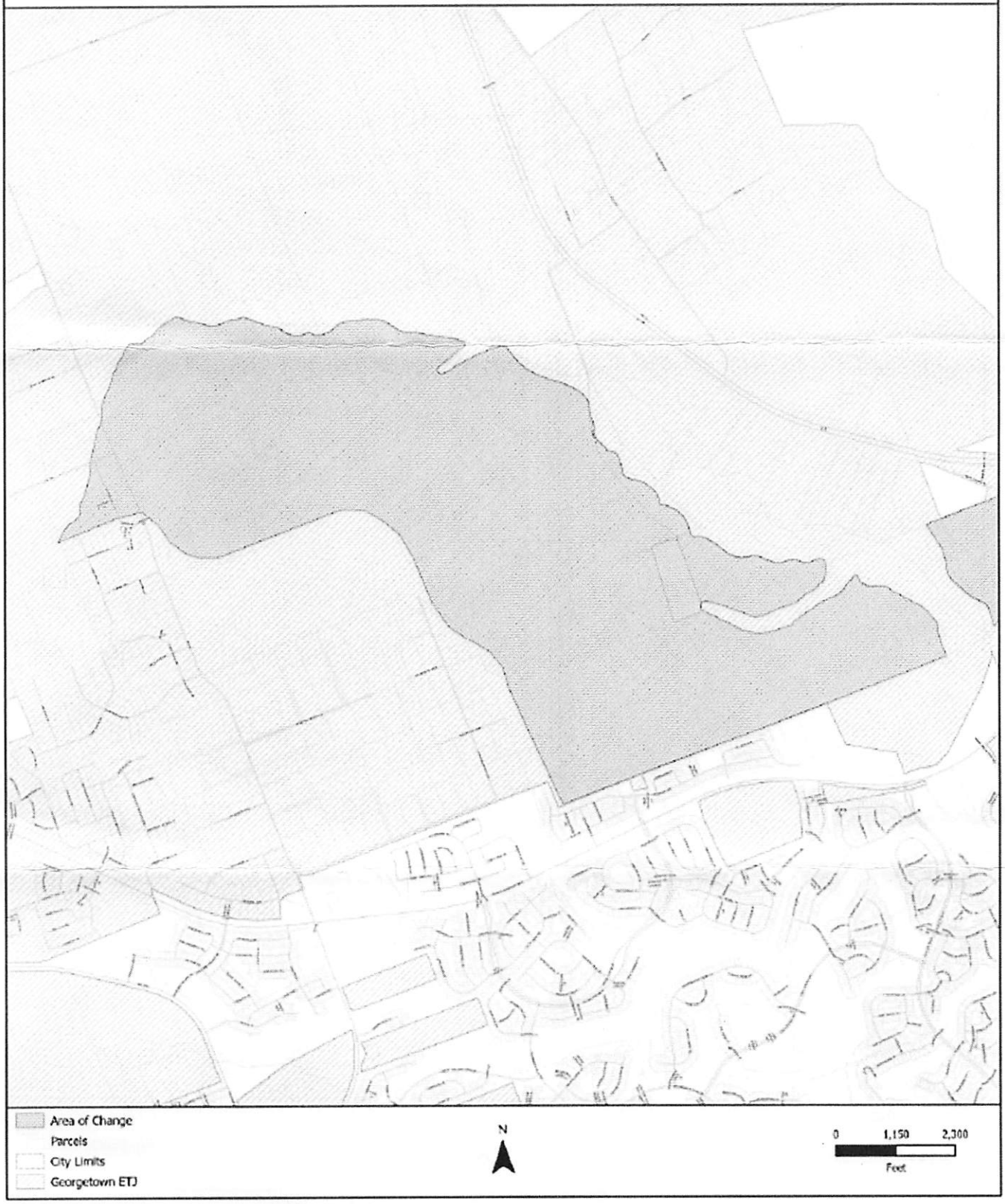
Additional Comments:

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

Notice Map

GEORGETOWN TEXAS
more than welcome

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



City of Georgetown, Texas
Planning and Zoning Commission
October 20, 2026

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

SUGGESTED ACTION:

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Stephanie Mcnickle, Planning Department

ATTACHMENTS:

N/A