Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas November 3, 2026

The Georgetown Planning and Zoning Commission will meet on November 3, 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 Meeting Minutes

Consideration and possible action to approve the minutes from the October 20th, 2026 regular Planning and Zoning meeting -- Hannah Breaux, Planning Specialist

1.B 2026-4-PUD - Belford Condominiums

Public Hearing and possible action on a request for a Zoning Map Amendment requesting to rezone a 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, from the Industrial (IN) and Residential Single-Family (RS) Zoning District to the High Density Multifamily (MF-2) Zoning District, for the properties generally located at 2005 S College Street, 2008 Pine Street, and 2006 Pine Street (2026-4-PUD) -- Madelyn Allen, Planner

1.C 2026-6-ANX - Triten Rabbit Hill

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 25.00 Acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-2) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown, Texas, 78626, (2026-6-ANX) - Matt Skawin, Planner

1.D Discussion Items

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

Adjournment

Certificate of Posting

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

_____

Robyn Densmore, City Secretary

City of Georgetown, Texas
Planning and Zoning Commission
November 3, 2026

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the October 20th, 2026 regular Planning and Zoning meeting -- Hannah Breaux, Planning Specialist

ITEM SUMMARY:
Meeting Minutes

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
10.20 Minutes_Final.pdf

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

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

The following Members were in attendance:
Present were: Travis Perthuis, Scott A Allen, David "Alan" McDonald, Kris Kasper, Sam Spahn, Steve F Dickey

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

Planning Director, Edgar Garcia let the committee know that Micheal Charles even though he is not there would like to continue his time as secretary.

Moved by David "Alan" McDonald; seconded by Steve F Dickey to Approve Nomination of Scott Allen as Vice Chair 2026-2027 session. **Motion** Approved: 6- 0

Voting For: Travis Perthuis, Scott A Allen, David "Alan" McDonald, Kris Kasper, Sam Spahn, Steve F Dickey
Voting Against: None

Moved by Steve F Dickey; seconded by Scott A Allen to Approve Nomination of Michael Charles as Secretary 2026-2027 session.
Motion Approved: 6- 0
Voting For: Travis Perthuis, Scott A Allen, David "Alan" McDonald, Kris Kasper, Sam Spahn, Steve F Dickey
Voting Against: None

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

Moved by Scott A Allen; seconded by David "Alan" McDonald to Approve The minutes from the September 15,2026 regular meeting of the Planning and Zoning Commission..
Motion Approved: 6- 0
Voting For: Travis Perthuis, Scott A Allen, David "Alan" McDonald, Kris Kasper, Sam Spahn, Steve F Dickey
Voting Against: None

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

Staff report was presented by Caleb Fuhrer, PE, Assistant Systems Engineering Director.

The applicant is requesting a spring buffer variance request on Ronald Reagan Blvd widening project. Existing bridge that facilitates traffic just east of Sun City. Staff presented the concept plan for what is proposed for Williamson County's widening project. There is a spring on the map identified as Good Omen Spring. Wilco is building a 528 Foot bridge that will have two west-bound lanes, 10-foot shared use paths and long concrete bridge girders. The city has a spring buffer ordinance, when a spring is identified there is a 50-meter buffer from the outlet of the spring, in which there is limited development that can happen. Building a bridge in the spring buffer is not something the UDC allows without a variance. Staff presents images of what spring looks like today and a concrete outlet structure that was previously built. Staff presents the history of water quality ordinance. Spring buffers where there are no salamanders have a buffer along the outlet of the spring. Without a variance Limited development is allowed around these springs. Where salamanders are found are known as occupied sites that have more standards that the city does not regulate. The ordinance kept the salamander to be not endangered but threatened so development can continue if given permission by P&Z. Staff presented some areas that are occupied sites, they are in another spring but not the case area. Presented general location of the area, the staff's approval criteria, and the reasons for compliance. The project complies with four of the

five approval criteria and partially complies with the remainder of the approval criteria. Staff informed commissioners that only six people were notified about the project, so not many people live around this area. Staff recommend approval of the subdivision variance. Staff received no comments from the people who were notified.

Chair Perthuis asked if the bridge that existed there was built prior to 2013. Staff answered yes. Chair asked if that was why it did not originally require a variance when it was built, but if the existing bridge were built today it would require the same variance. Staff answered yes.
Commissioner Allen asked what “riprap” is. Staff answered it is crushed rock that you may see by a detention pond or construction site that helps protect from erosion from the bank. Commissioner asked if on the location map if the bridge supports on the 164 is 89 feet and if on the other side that is 49 feet. Staff answered yes that is correct.
Commissioner Dickey asked if they want to create more lanes if they will want to create a flyover bridge and pour more concrete. Staff answers he does not think that is contemplated.
Commissioner Kasper asked if there is a reason the salamander study from several years ago has not been updated. Staff answers that there is a plan to go back out before they break ground to resurvey. Commissioner asked if that would have been better to do before coming to the commission. Staff replied it is a very intense process and takes multiple weeks. Staff give statistics on what research was done and the results. Commissioner asked if the commission’s decision is subject what is found in their second salamander study that will be done. Staff answered yes, it is subject to what is found. Commissioner asked why it is not going to the Williamson County Conservation Foundation. Staff responded they do not have a spring buffer ordinance just the occupied site ordinance. Staff said this is the first time a normal spring buffer has been taken to P&Z for consideration. Chair Perthuis comments that was because the ordinance changed in 2013, and this was the first roadway that has been tried to be built since then.
Commissioner Allen asked what happens if this is voted down. Staff respond and says there will be a potential redesign with a potential metal bridge. Commissioner asked if the decision is up to P&Z as opposed to Williamson County. Chair Perthuis comments that the decision is up to P&Z and will not go to council.
Commissioner Mcdonald asked if even if they tied it to the current bridge the current bridge is not conforming to the ordinance. Staff commented that the current bridge aligned with the rules of the code at the time it was built. The ordinance does allow maintenance of existing structures.

Chair Perthuis opens the public hearing.

Chair closes the public hearing.

Commissioner Allen comments that he is hesitant because the existing bridge is not compliant with current standards. Does not know if building this will or will not negatively impact the area.
Commissioner Dickey asked if the riprap will be protecting the erosion of the spring.

Staff responds yes.
Commissioner Kasper and Commissioner Dickey both state they are okay with the variance subject to the study that will be done.

Moved by Steve F Dickey; seconded by Scott A Allen to Amend 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. **Motion** Approved with amendment: 5- 1
Voting For: Travis Perthuis, David "Alan" McDonald, Kris Kasper, Sam Spahn, Steve F Dickey
Voting Against: Scott A Allen

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

Staff Report was presented by Madison Garcia – Planner
Staff presented the proposed site and a previous annexation for the same public facility and surrounding areas. Currently it is zoned Residential Single-Family in a Planned Unit Development, and the future land use map has it as zoned as Mixed Density neighborhood. There is also a proposed Sun City blvd extension in the future land-use map. In the mixed density neighborhood this public facility falls under the secondary use. Staff presented what public facilities are used for and the allowed uses in this zone. Staff presented the approval criteria and that it does comply with all the criteria. Seven property owners were notified about the project and there were zero comments received.

Commissioner asked if the red area on the given map is already Public Facility. Staff responded yes. Commissioner asked if any site development plans have been submitted or proposed for that area. Staff answered no. Commissioner asked if the blue area is what is being asked and what will be going on that site. Staff answered no, but it will all be for the same recreation facility. Commissioner asked will they be treated as one. Staff answered yes, it will be treated as one site.

Chair opens public hearing.

Chair closed public hearing

Moved by Steve F Dickey; seconded by Scott A Allen to Approve 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. **Motion** Approved: 6- 0

Voting For: Travis Perthuis, Scott A Allen, David "Alan" McDonald, Kris Kasper, Sam Spahn, Steve F Dickey
Voting Against: None

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

Staff Report Presented by Ryan Clark – AICP, Assistant Planning Director
Staff presented the concept plan for Parmer Ranch as proposed. Applicant is proposing to change the property from Single Family to Mixed-use Cluster. Presented the proposed uses that would be allowed and prohibited on the site. Maximum of 30% of grossed land designated as mixed use can be used as multi-family. Mult-family would be allowed in parcel one. More of the mixed-use parcels would have to be used as commercial. When reviewing it, it would be a blend of basically C3 zoning and multi-family as the most intensive uses. Staff presented the multi-family standards. Notes they would have a maximum building height of 60 feet, but it is not on presentation. Staff presented approval criteria and the project partially complies with both. 429 property owners were notified with zero written comments in favor and thirty-five written comments opposed. Notes that many of those were received today and were forwarded to the commissioners and will be sent to City Council.
Commissioner Dickey asked how many residential units were in the original parcel. Staff answered he does not think they were set to that parcel but to the entirety of Parmer Ranch. Commissioner asked if the maximum of 100 family units that was mentioned in the application was a fixed number or a flexible number that they could flex somewhere else inside of Parmer Ranch, they already have approvals for. Staff answers they will have to look at in the Development Agreement.
Commissioner Kasper asked why this was not addressed as a denser property originally as opposed to changing it now. Staff answered the applicant could better answer this question.

Commissioner Allen asked what exists today within a C1 and C3 prevent unwanted uses in here. Staff answered there would be separate approval for other unwanted uses.
Commissioner Allen asked if they would still have to come back for a special use permit if they wanted something else on this parcel. Staff answered yes. Chair Perthuis invites the applicant to speak
Mark Baker, SCC Planning approaches the Commission. Applicants started working on Parmer Ranch in 2014, before the commercial properties there are now. Original plan was

for parcel 1 to be Single Family with 69 units planned on the tract. The parcel is now at a collector intersection and directly above the HEB, and more commercial and multi-family surrounding the parcel. Applicant presents diagram with 10-acre CN designation and flex parcel that could be more commercial or more dense housing types on the proposed parcel. Currently allowed on the tract is single-family or duplex so this would allow a range of residential and non-residential. Applicants have looked at the tract with different ideas for the tract over the years. Presented three different ideas for the area. Applicant stated they believe this makes sense and is a good change of use from the original proposal. This proposal would provide variety of housing types and small-scale business. Proposal is minimum 10 acre commercial. Acknowledged sensitivity to what is being put next to single-family housing. If there is multi-family here, there would still be 130-foot separation. Showed on the map where multi-family is not allowed in Parmer Ranch. This would be 11-acre maximum scenario with a detention pond that would serve parcel one, making the multi-family less than 10 acres. Summarized that mixed-use would be a better transition and believes they provide a significant buffer and believe they fit within the future land-use parameters.

Commissioner Dickey asked if parcel 20 is already rated cluster and is not built yet. Applicant stated parcel 20 is developed as single-family condo. Commissioner asked if there is any other piece that has multi-family. Applicant stated that parcel 12 allows cluster but is not developed.

Commissioner Spahn asked why the applicant believes it fully complies while the city is saying it partially complies. Applicant stated based on his understanding it has to do with mixed-use and vertical integration in a building which is not feasible for the site. Applicant stated part of the site has a mixed density designation on it. Staff approached the stand and stated the difference is the applicant looks at it as part of the regional center while staff looks at it as what is shown on that map.

Commissioner Kasper asked why not go with the heavier use originally instead of changing it now. Applicant answered they did not expect HEB and other growth to be built there.

Chair Perthuis asked if the future land use map was originally overlayed on this tract in 2014. Applicant stated the future land-use map had changed some. Staff approached and stated at the time it was a less intense area.

Commissioner Dickey asked if the road that Parmer Ranch Blvd is if it will directly connect to the road that Heirloom is going to build across their complex. Applicant stated that is correct and will become a significant intersection.

Commissioner Allen stated he was mindful of the middle school being in the area. Wary of what will show up in this area that will benefit the school, and how no buffers have been mentioned. Chair Perthuis stated the school has a large buffer zone. Commissioner Allen stated he recognized that. The applicant stated that whatever is developed would have to comply with the UDC for that base zoning district, so there are some buffer zones. Applicant stated that Parmer Ranch Blvd exceeds any minimum landscape amenities and parks.

Chair Perthuis opens the public hearing.

Tara Ties, 605 Estacada Lane. Stated concerns for the changes they want to make in the community. State residents are losing money on their homes based on the tree cutting being done in the area. Speaker asked if the townhomes that might be built if they are owned or rentals. Speaker stated the change has affected their sales for single family and single family is not being built. The tax revenue coming from this property will not benefit the residents. Stated she wants the city to decline this proposal.

Chair Perthuis closes the public hearing.

Commissioner Dickey asked if it is 28 units per acre. Staff stated is 24 per acre for MF-2. Commissioner Kasper stated the C-3 designation should only be along with Williams. Chair Perthuis asked if that is already part of the application. Staff stated the applicant could implement C-3 across the whole property. Applicant stated they are okay with taking out MF-2. Commissioner Perthuis stated he believes this is a bad spot for single-family. Commissioner Dickey stated when they present to council they should clarify where C-3 should go. Chair Perthuis stated there are schools next to apartment complexes and there have been no issues.

Moved by Scott A Allen; seconded by to Deny 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.
Motion Lack of Second: 0- 0

Voting For: None
Voting Against: None

Moved by Steve F Dickey; seconded by David "Alan" McDonald to Approve 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.
Motion Approved with amendment: 4- 2
Voting For: Travis Perthuis, David "Alan" McDonald, Sam Spahn, Steve F Dickey
Voting Against: Scott A Allen, Kris Kasper

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

Pulled because of re-notice, no action.

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

Staff report presented by Edgar Garcia – AICP, CNU-A, Planning Director.
Staff presented this as a request for an amendment to the Comprehensive Plan and future land use map to three areas. Area 1 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 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 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”. Staff presented a summary of the current versus the proposed zoning for Area 1. The city has been in talks with a developer for redevelopment of the property. Council proposed a consent agreement for redevelopment. Will have a mix of single-family homes and town homes. Another agreement with council on second part of the area for single-family homes. Wanted to ensure the change prepared the area for future developments but still being mindful of what is in the area. Explained why a change was needed and how it aligns with the comprehensive plan. Transportation does need to do a further analysis on the property, Fire Marshal will reassess at the time of development. Presented the current verses proposed zoning for area 2. In the same area but separated from area 1. Section is proposed to have small parcels of commercial and a mix of housing types which is why the zoning type was chosen. Prepares the area for development and provides more diverse housing options. Adjacent designations were looked at to ensure consistency. Same as area 1 transportation and fire will do a further assessment on the area. Presented the current verses proposed zoning types for area 3. Proposing regional center to prepare it for commercial development. Will create a buffer for the rest of the proposed mix-density neighborhood. Small section of rural residential area that will be incorporated. Looked at what would be more appropriate with residential patterns. Regional center would support retail, office, and mixed-use. These designations will provide diverse housing options and residential serving retail. Presented that it complies with the approval criteria for section 3.04.030 and complies with 3 of the 4 criteria

areas for section 3.04.030 while partially complying with the remaining criteria. 336 property owners were notified of this project staff received 0 responses in favor and 3 in opposition. Noted that 2 of those, even though they checked opposition, they made comments regarding quarries and noise.

Commissioner Allen asked if live oak trail would not be extended across the open space. Staff stated it is slated to be but do not see that happening. Started they feel the floodplain is a natural barrier. Commissioner asked if there is anything is this that stated you cannot build a bridge. Staff stated that is correct.

Chair Perthuis opened public hearing.

Only speaker signed up withdrew his request to speak.

Chair Perthuis closed public hearing.

Moved by Scott A Allen; seconded by Steve F Dickey to Approve 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.
Motion Approved: 6- 0
Voting For: Travis Perthuis, Scott A Allen, David "Alan" McDonald, Kris Kasper, Sam Spahn, Steve F Dickey
Voting Against: None

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

Edgar Garcia stated update that the Special Use Permit commission voted on for pro glass was approved by council at the last meeting.

Adjournment

Moved by Travis Perthuis; seconded by Scott A Allen to Adjourn .
Motion Adjourn: 6 - 0
Voting For: Travis Perthuis, Scott A Allen, David "Alan" McDonald, Kris Kasper, Sam Spahn, Steve F Dickey

Voting Against: None

These minutes were approved at the meeting of _____

_____ Chair

_____ Attest

City of Georgetown, Texas
Planning and Zoning Commission
November 3, 2026

SUBJECT:
2026-4-PUD - Belford Condominiums

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment requesting to rezone a 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, from the Industrial (IN) and Residential Single-Family (RS) Zoning District to the High Density Multifamily (MF-2) Zoning District, for the properties generally located at 2005 S College Street, 2008 Pine Street, and 2006 Pine Street (2026-4-PUD) -- Madelyn Allen, Planner

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

Staff's Analysis:
Staff reviewed the proposed rezoning request and found it complies with 2 of the 5 criteria established in UDC Section 3.06.030 for a Zoning Map Amendment and complied with 2 of the 6 criteria established in Section 3.06.040 for a Planned Unit Development, as outlined in the attached Staff Report.

Public Comments:
As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (64 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (October 18, 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.

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

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
2026-4-PUD - P&Z Staff Report
2026-4-PUD - P&Z Staff Presentation
Exhibit 1 - Location Map
Exhibit 2 - Future Land Use Map
Exhibit 3 - Zoning Map
Exhibit 4 - Planned Unit Development Proposal

Exhibit 5 - Letter of Intent
Exhibit 6 - UDC Approval Criteria Analysis
Exhibit 7 - MF-2 Development Standards UDC 11.1.2026.pdf

Planning Department Staff Report

Report Date: October 27, 2026
Case Number: 2026-4-PUD
Case Manager: Madelyn Allen, Planner

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment requesting to rezone a 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, from the Industrial (IN) and Residential Single-Family (RS) Zoning District to the High Density Multifamily (MF-2) Zoning District, for the properties generally located at 2005 S College Street, 2008 Pine Street, and 2006 Pine Street (2026-4-PUD) -- Madelyn Allen, Planner

AGENDA ITEM DETAILS

Project Name:	Belford Condominiums Planned Unit Development
Applicant:	WGI, c/o Erika Stice
Property Owner:	Belford Residences LLC, c/o Pawel Hardej
Property Address:	2005 S College St, 2008 Pine St, and 2006 Pine St
Legal Description:	An 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, City of Georgetown, being a portion of a called 7.648 acre tract of land (described as Tract 3), all of a called 0.402 acre tract of land (described as Tract 2), and all of a called 0.274 acre tract of land (described as Tract 1). Said 7.648 acre tract lying within South Side Addition, a subdivision of record in volume 73, page 454, deed records of Williamson County, Texas, said 0.402 acre tract and 0.274 acre tract lying within Coffee's Addition, a subdivision of record in volume 22, page 323, said 8.085 acre tract being comprised of a portion of Block 4, said Coffee's Addition, and of portions of the following blocks, alleys, and streets lying within said South Side Addition.
Current Zoning:	Residential Single-Family (RS), Industrial (IN)

APPLICANT'S REQUEST

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

RECOMMENDATION

Staff <u>recommend denial</u> of the request.

PROPERTY CONTEXT

Neighborhood Character:

To the east of the proposed project lies the historic San Jose Neighborhood, comprised of residential, single-family homes, with Purl Elementary School located just a few blocks east. To the west of the

property are also residential single-family homes. The area contains a few parks and open space, such as the Heritage Gardens, San Jose Park & Splash Pad, and soccer and football fields.

Zoning Trends:

Rezoning activity in the surrounding area has been limited, with the most recent activity being a 2016 rezoning from Industrial to Residential Single-Family on three adjacent lots to the west. The residences surrounding the property are all zoned as residential single-family, and the industrial businesses to the south and southwest are zoned as industrial.

Present Property Description:

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

STAFF ANALYSIS

Technical Review:

This property has a Future Land Use designation of Mixed Density Neighborhood and Open Space, which is intended to integrate a variety of housing types into the area while accommodating the floodplain to the south. The Pine Street area of the property is designated as Special Area, which is designed to accommodate retail, offices, and entertainment. The Special Area designation is placed over the San Jose Neighborhood, which has a separate Neighborhood Plan to support infrastructure improvements and compatible development while supporting existing resident's ability to stay in their homes.

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

The proposed rezoning request was reviewed by all applicable City departments to evaluate the appropriateness of the requested zoning. Primary concerns included the maximum building height of 55' and the secondary egress point on Pine Street.

Staff reviewed the proposed rezoning request and found it complies with 2 of the 5 criteria established in UDC Section 3.06.030 for a Zoning Map Amendment and complied with 2 of the 6 criteria established in Section 3.06.040 for a Planned Unit Development, 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 (64

notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (October 18, 2026) and 3 signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Planned Unit Development Proposal
Exhibit 5 – Letter of Intent
Exhibit 6 – UDC Approval Criteria Analysis
Exhibit 7 – MF-2 Development Standards

SUBMITTED BY

Madelyn Allen, Planner

Belford Condominiums 2026-4-PUD

Planning & Zoning Commission

November 3, 2026

Item Under Consideration

2026-4-PUD

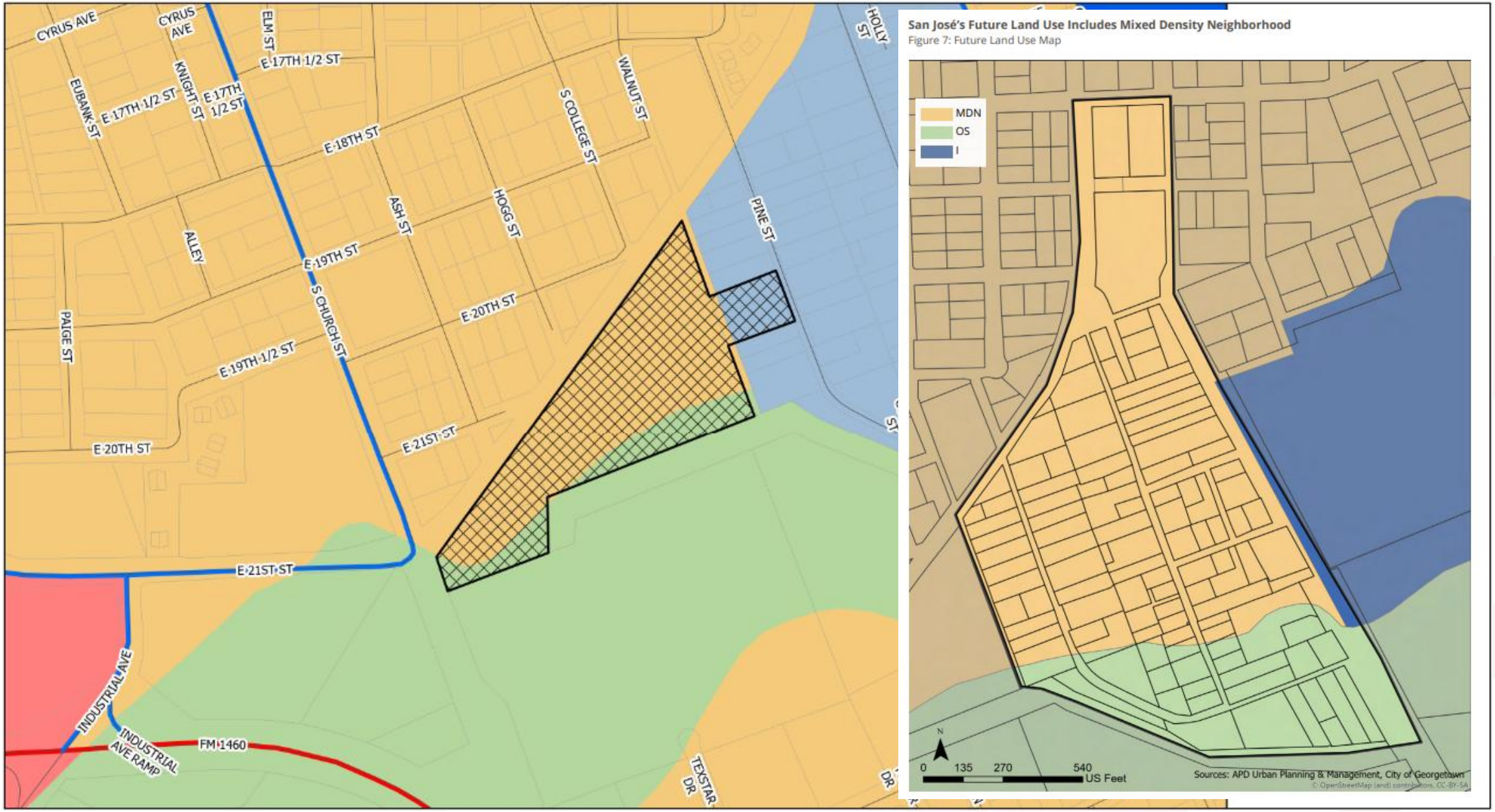
- Public Hearing and possible action on a request for a Zoning Map Amendment requesting to rezone a 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, from the Industrial (IN) and Residential Single-Family (RS) Zoning District to the Planned Unit Development (PUD) Zoning District with a base zoning of High Density Multifamily (MF-2), for the property generally located at 2005 S College Street, 2008 Pine Street, and 2006 Pine Street (2026-4-PUD) -- Madelyn Allen, Planner

September 1st Conceptual Review

Primary Concerns

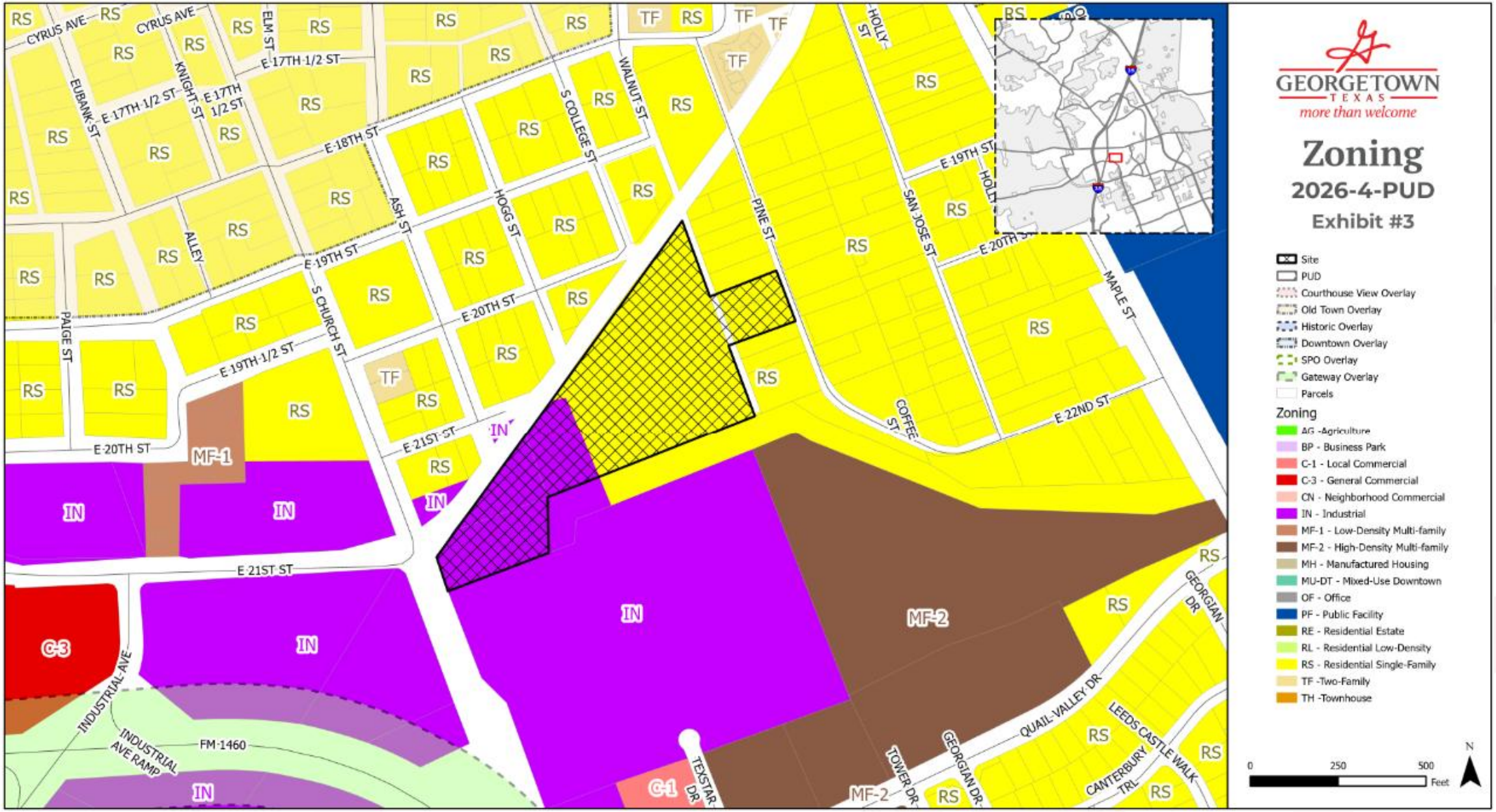
- Building height maximum
- Parking reduction creating scarcity
- Point of entry on Pine Street
- Adjacent historic San Jose Neighborhood


CYRUS AVE
CYRUS AVE
ELM ST
E 17TH 1/2 ST
EUBANK ST
E 17TH 1/2 ST
KNIGHT ST
E 17TH 1/2 ST
E 18TH ST
S COLLEGE ST
WALNUT ST
HOLLY ST
ANNIE PURL DR
OLIVE ST
E 19TH ST
HOLLY ST
SAN JOSE ST
E 20TH ST
MAPLE ST
ASH ST
HOGG ST
PINE ST
ALLEY
E 19TH ST
S CHURCH ST
E 20TH ST
PAIGE ST
E 19TH 1/2 ST
COFFEE ST
E 22ND ST
E 21ST ST
E 20TH ST
E 21ST ST
GEORGIAN DR
INDUSTRIAL AVE
QUAIL VALLEY DR
INDUSTRIAL AVE RAMP
FM 1460
LEEDS CASTLE WALK
CANTERBURY TRL
TEXSTAR DR
TOWER DR
GEORGIAN DR
GEORGETOWN
TEXAS
more than welcome
Aerial
2026-4-PUD
Site
N
0
250
500
Feet



San José's Future Land Use Includes Mixed Density Neighborhood

Figure 7: Future Land Use Map


GEORGETOWN
TEXAS
more than welcome
Zoning
2026-4-PUD
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
SPO Overlay
Gateway Overlay
Parcels
Zoning
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
0
250
500
Feet
N
CYRUS AVE
ELM ST
E 17TH 1/2 ST
EUBANK ST
KNIGHT ST
E 18TH ST
WALNUT ST
S COLLEGE ST
ASH ST
HOGG ST
E 19TH ST
ALLEY
S CHURCH ST
PAIGE ST
E 19TH 1/2 ST
E 20TH ST
E 21ST ST
PINE ST
HOLLY ST
SAN JOSE ST
MAPLE ST
COFFEE ST
E 22ND ST
INDUSTRIAL AVE
INDUSTRIAL AVE RAMP
FM 1460
TEXSTAR DR
TOWER DR
GEORGIAN DR
QUAIL VALLEY DR
LEEDS CASTLE WALK
CANTERBURY TRL

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

Planned Unit Development (PUD)

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

High Density Multi-Family (MF-2)

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

Dimensional Standards

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

Belford Condominiums

- 150 Dwelling Units
- Four stories, 45 feet building height
- Points of entry on Pine St. and Church St.
- Plan to use existing railroad crossing




Church St
E 20th St
E 20 ST.
Ash St
HOGG ST
PINE ST
ASH ST
Hogg St
S Towing & Recovery
THE BELFORD Building 3 4 STORY, 50 UNITS Max Bldg. Ht. 55'-0"
THE BELFORD Building 2 4 STORY, 50 UNITS Max Bldg. Ht. 55'-0"
THE BELFORD Building 1 4 STORY, 50 UNITS Max Bldg. Ht. 55'-0"
PRIVATE CONDOMINIUM PARKING
SECONDARY EGRESS OWNERS ONLY
EMZY TRAILS
THE BELFORD Clubhouse
FUTURE STACKED DETENTION / WATER QUALITY
MAIN ENTRANCE
CHURCH ST
E 21st St
E 21 ST.
Mrs Linda Brown


E BELFORD Clubhouse
THE BELFORD Building 3
EMZY TRAILS Open Space
THE BELFORD Building 2
THE BELFORD Building 1

Deviations from UDC Standards

UDC Standard	Proposed PUD Standard
9.02.030.A: Parking requirements for this property require a total of 274 parking spaces minimum.	Reduction of the requirement of over 10% for a new total of 250 parking spaces.
6.02.090.A: The maximum building height in the MF-2 district is 45 feet.	Concept Plan indicated 55’ building height Development Plan indicated 45’ building height

C. APPLICABILITY AND BASE ZONING

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

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

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	

Approval Criteria – UDC Section 3.06.040

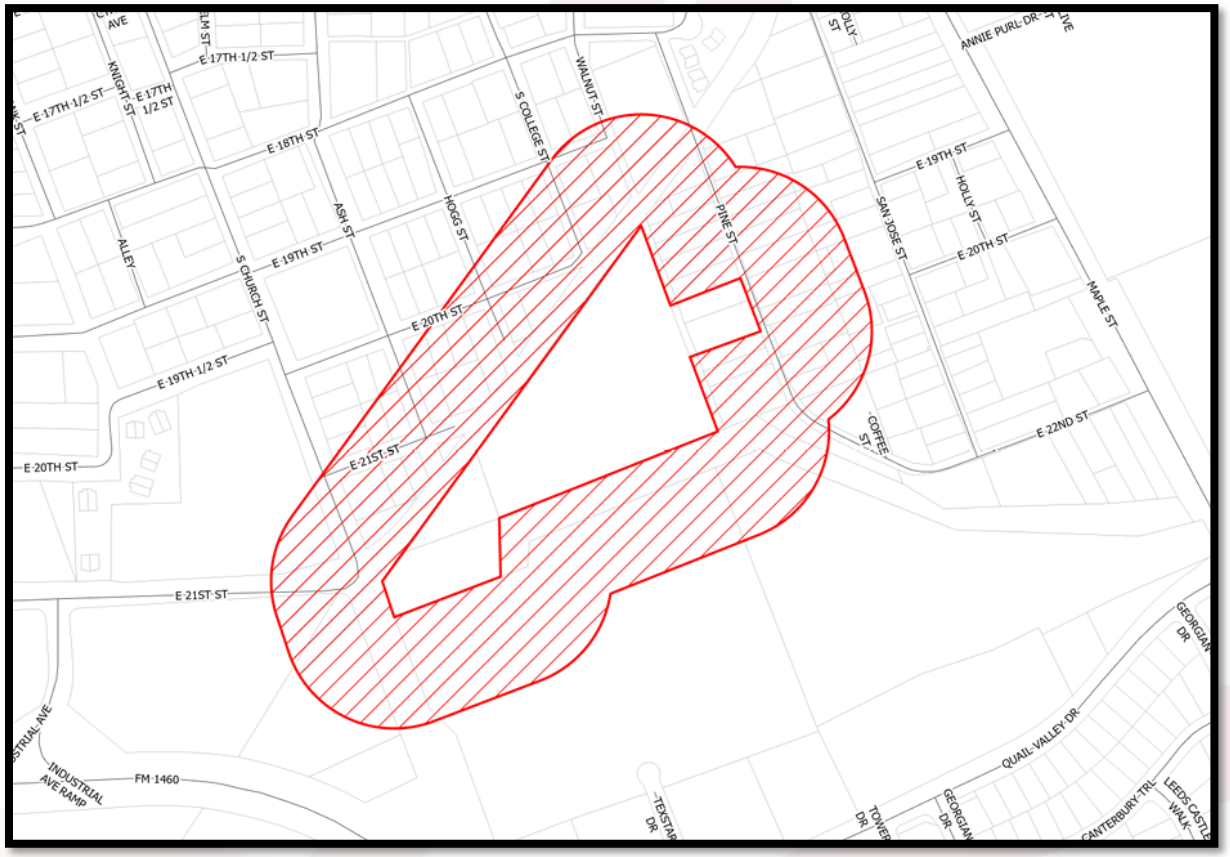
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.			X
A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.		X	

Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.			X
The location of general building envelopes to take maximum advantage of the natural and manmade environment.	X		
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		

Public Notifications

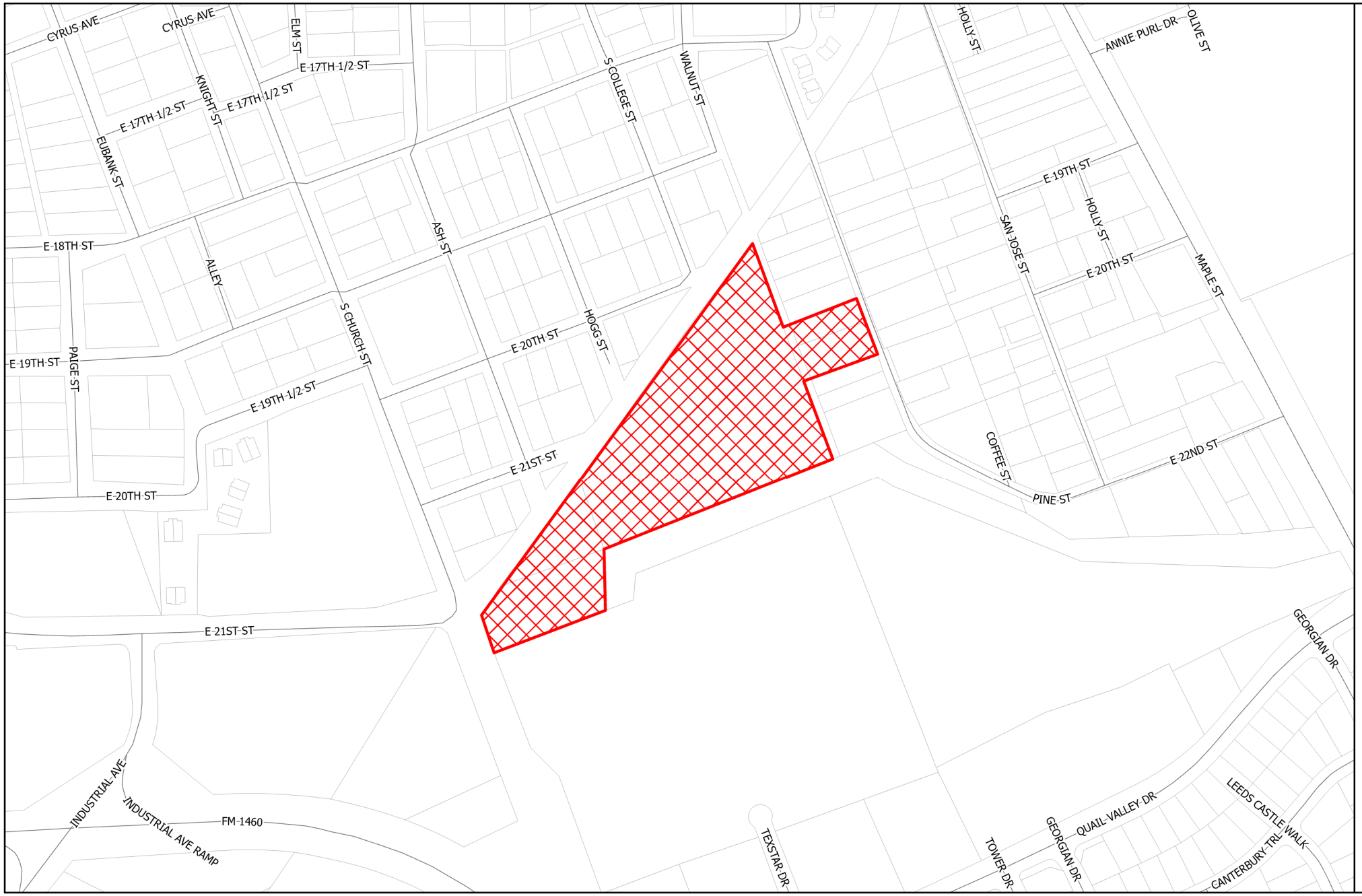
- 64 property owners within the 300’ buffer
- Notice in Sun News on October 18, 2026
- 3 Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment requesting to rezone a 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, from the Industrial (IN) and Residential Single-Family (RS) Zoning District to the Planned Unit Development (PUD) Zoning District with a base zoning of High Density Multifamily (MF-2), for the property generally located at 2005 S College Street, 2008 Pine Street, and 2006 Pine Street (2026-4-PUD) -- 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



GEORGETOWN
TEXAS
more than welcome

Location

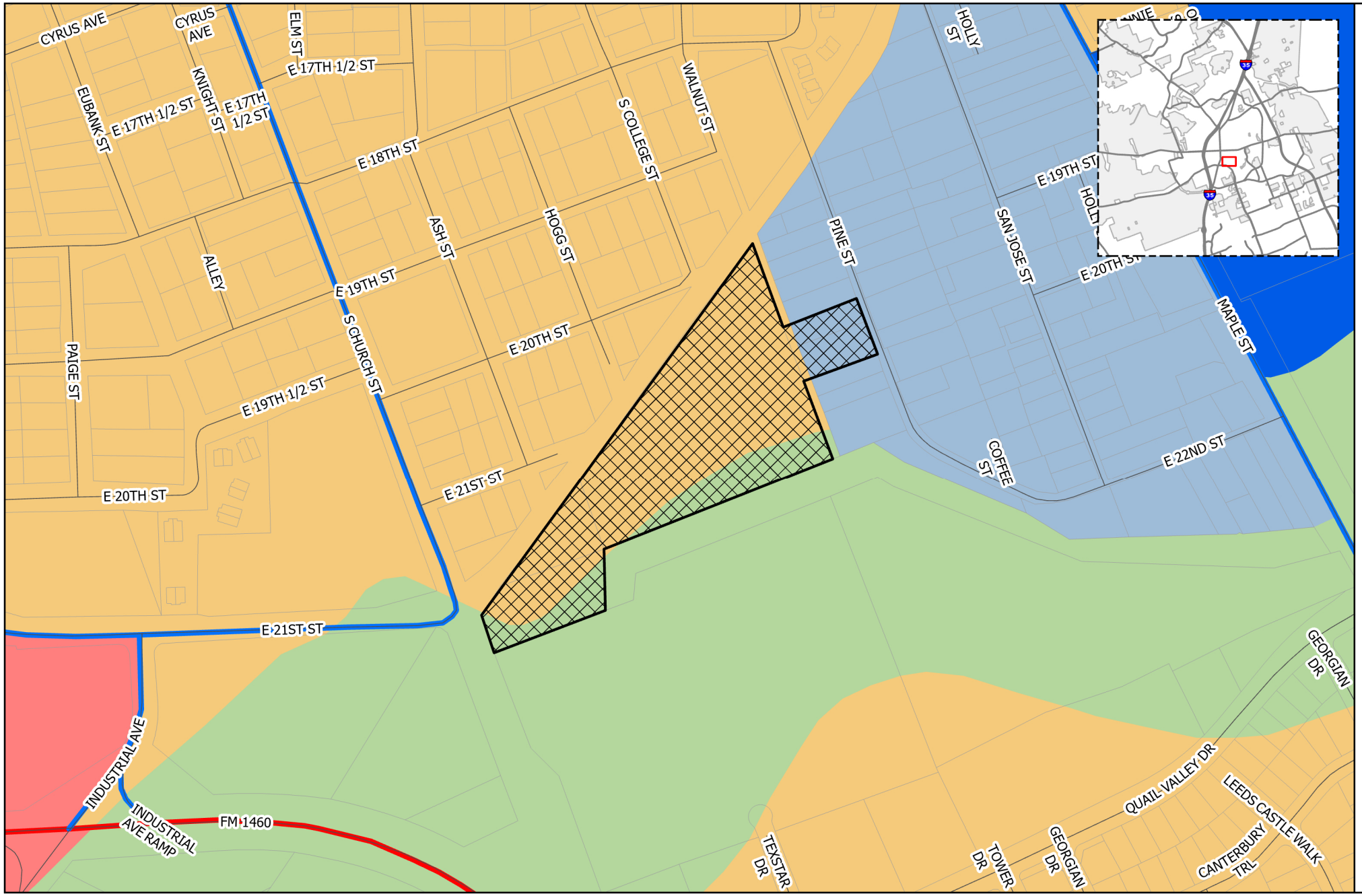
2026-4-PUD

Exhibit #1

Site
Parcels

N

0 250 500 Feet



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-4-PUD

Exhibit #3

- Site
- Parcels
- City Limits
- Georgetown ETJ

Future Land Use

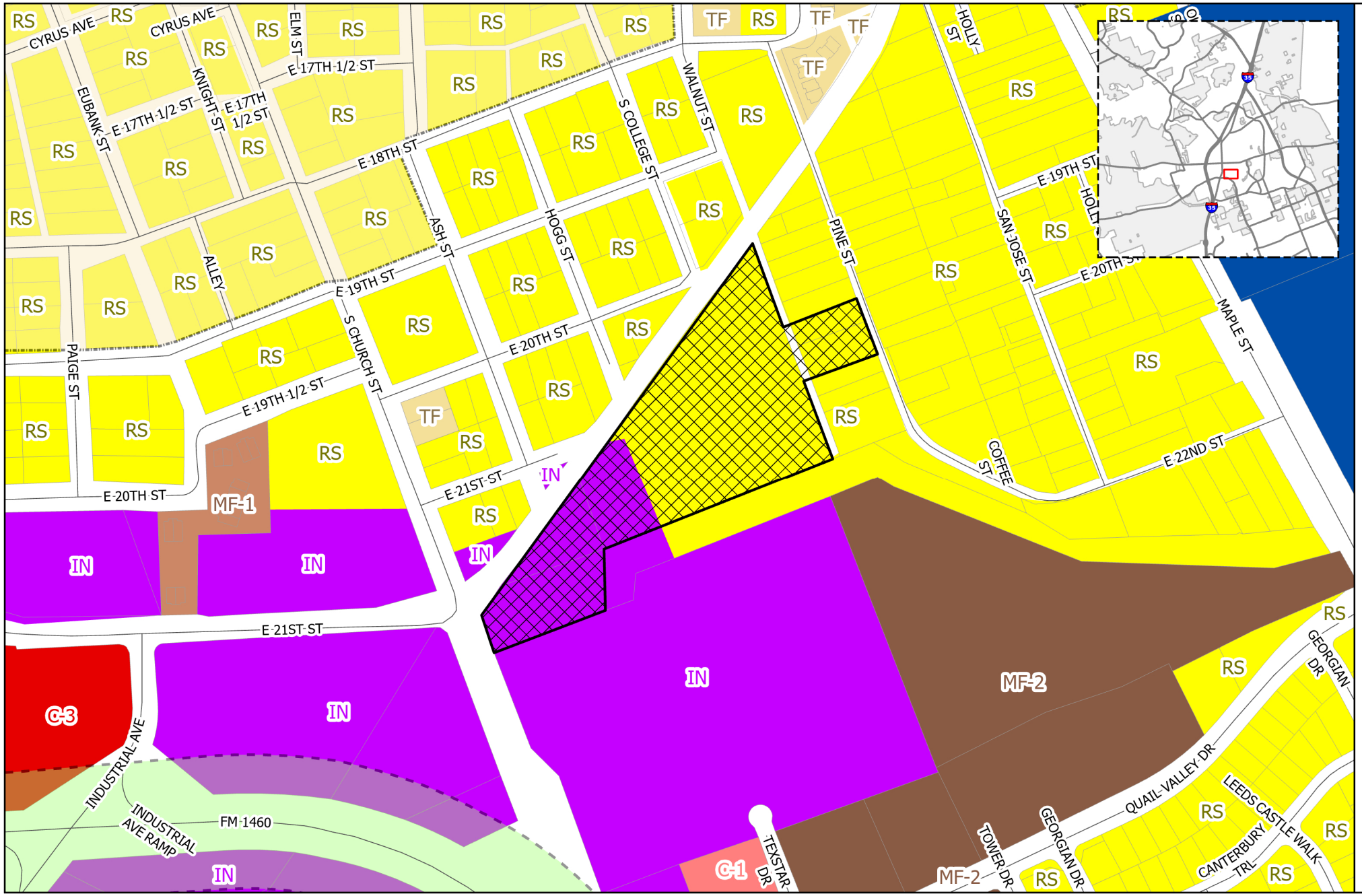
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

N

0 250 500 Feet



GEORGETOWN TEXAS
more than welcome

Zoning

2026-4-PUD

Exhibit #3

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

Zoning

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

0 250 500 Feet

N

THE BELFORD RESIDENCES

Brownstone Style Low-Rise Condominium Development

2008 Pine St, Georgetown TX



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METROPOLITAN
Development Company

WGI

THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

SUBMITTED 09-11-2026

PAPPAGEORGE HAYMES

METROPOLITAN

Development Company

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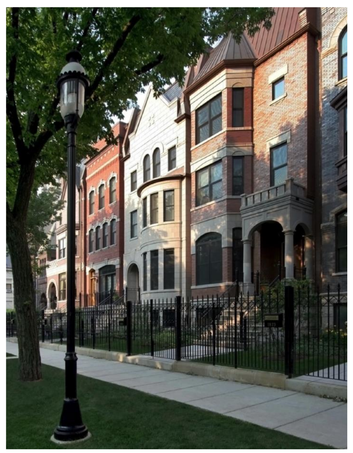
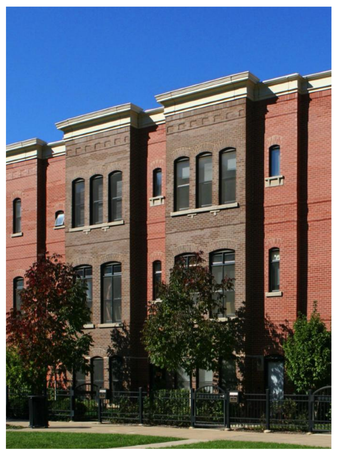
HAYMES

WGI











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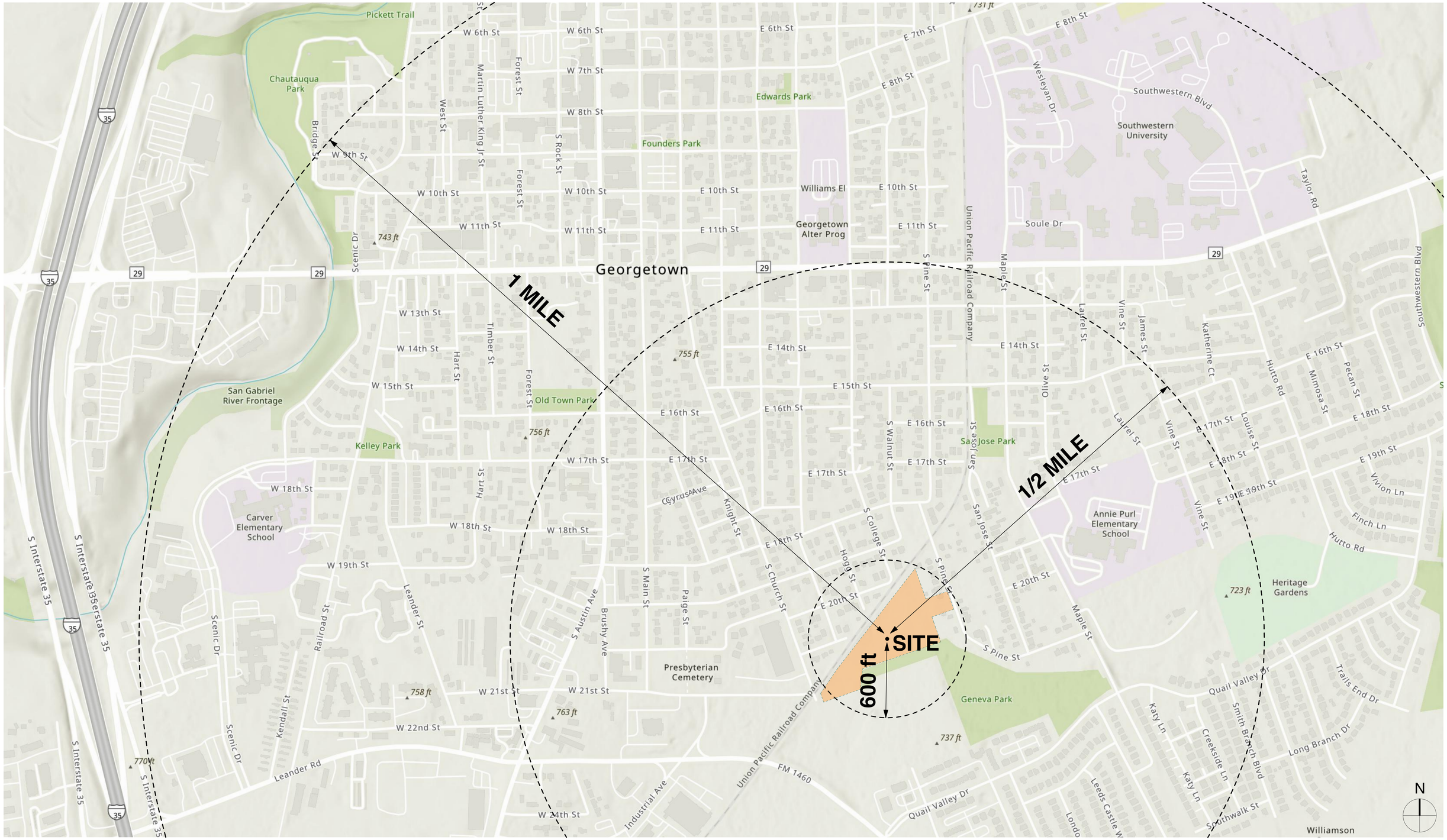

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Development Company

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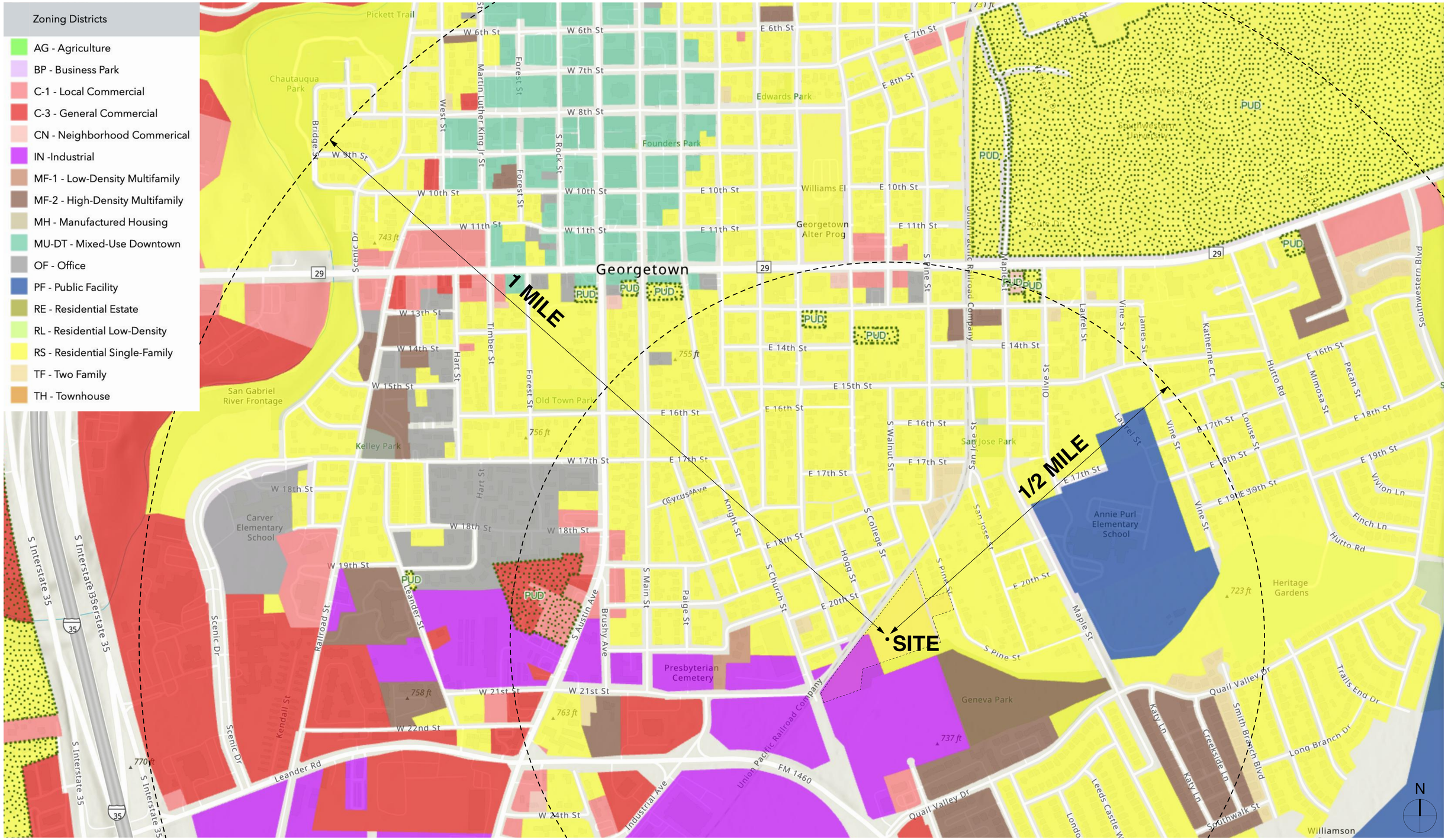
THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Proximity Map
9/11/26

PAPPAGEORGE HAYMES



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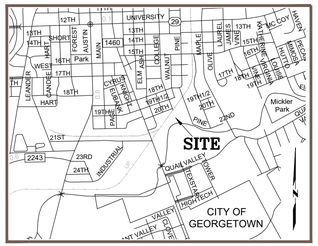
THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Existing Zoning Map
9/11/26

PAPPAGEORGE HAYMES

LOCATION MAP 1" = 2000'



LEGEND

- PROPERTY BOUNDARY LINE
- PROPERTY ADJOINER LINE
- EXISTING EASEMENT LINE
- 735 CONTOUR LINE
- IRON ROD FOUND (1/2" OR AS NOTED)
- IRON ROD WITH CAP STAMPED "CHA BOUNDARY POINT" SET
- NAIL FOUND (TYPE AS NOTED)
- CALCULATED POINT
- BENCHMARK
- SURVEY CONTROL POINT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- GUY ANCHOR
- UTILITY POLE
- UNDERGROUND TELECOMMUNICATIONS MARKER
- WW WASTEWATER MANHOLE
- CLEAN OUT
- SIGN POST
- MB MAILBOX
- CABLE SIGN
- WELL
- CONCRETE
- GRAVEL
- EDGE OF ASPHALT
- GUARDRAIL
- X WIRE FENCE (UNLESS NOTED)
- 00 CHAINLINK FENCE
- OH OVERHEAD WIRES
- WW UNDERGROUND WASTEWATER (SANITARY SEWER)
- W UNDERGROUND WATER
- STM UNDERGROUND STORM DRAINAGE
- (....) RECORD INFORMATION FOR SUBJECT DEED/PLAT
- (....) RECORD INFORMATION FOR ADJACENT PROPERTIES
- FL FLOW LINE ELEVATION
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- R.O.W. RIGHT-OF-WAY
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

[A] BELFORD RESIDENCES, LLC DOC. NO. 2025091923 O.P.R.W.C.T.

[B] SOUTH SIDE ADDITION VOL. 73, PG. 454 D.R.W.C.T.

[C] COFFEE'S ADDITION VOL. 22, PG. 323 D.R.W.C.T.

[D] RAYMOND RIBERA & JULIA RIBERA DOC. NO. 9813975, O.R.W.C.T.

[1] PINE STREET (20' PUBLIC R.O.W.) VOL. 22, PG. 323 D.R.W.C.T.

[2] F.M. 1460 (UNDEVELOPED R.O.W. VARIES)

SOUTH COLLEGE STREET (50' PUBLIC R.O.W.) (BEING A PORTION OF LINK LINE RR RESERVATION [B])

EAST 20TH STREET (50' PUBLIC R.O.W.) [B]

EAST 21ST STREET (50' PUBLIC R.O.W.) [B]

HOGG STREET (50' PUBLIC R.O.W.) [B]

ASH STREET (50' PUBLIC R.O.W.) [B]

CHURCH STREET (50' PUBLIC R.O.W.)

ALLEY (20' PUBLIC R.O.W.)

M. K. & T. R.R. (50' R.O.W.)

LINK LINE R.R. RESERVATION [B]

RAILROAD TRACKS

BLOCK 19 [B]

BLOCK 10 [B]

BLOCK 9 [B]

BLOCK 8 [B]

BLOCK 22 [B]

BLOCK 20 [B]

BLOCK 21 [B]

BLOCK 3 [C]

BLOCK 4 [C]

BLOCK 5 [C]

BLOCK 8 [C]

BLOCK 9 [C]

BLOCK 10 [C]

Line Table

Line #	Direction	Length
L1	S 21°03'26" E	148.28'
L2	N 20°44'00" W	74.04'

Record Line Table

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

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES SHOWN HERON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000132126754.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "CHA CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM STEGER STATIC DATA COLLECTED FEBRUARY 25, 2026.

BENCHMARK NOTE:
TBM #1 - MAG NAIL SET IN ASPHALT IN THE WEST MARGIN OF CHURCH STREET, ± 48' SOUTHWEST OF A WATER VALVE AND ± 120' NORTHWEST OF TREE NO. 2022.
ELEVATION = 740.37'

TBM #2 - MAG NAIL SET IN ASPHALT IN THE EAST MARGIN OF CHURCH STREET, 149' NORTHWEST OF A WATER VALVE AND ± 254' NORTHWEST OF TREE NO. 2022.
ELEVATION = 740.95'

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, SPECIAL FLOOD HAZARD ZONE AE – BASE FLOOD ELEVATIONS DETERMINED AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SPECIAL FLOOD HAZARD AREAS - ZONE AE - REGULATORY FLOODWAY, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 48491C0293F AND 48491C0485F, THAT BEARS A REVISED DATE OF DECEMBER 20, 2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

UTILITY NOTE:
UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

[A] CALLED 0.274 ACRES (DESCRIBED AS TRACT 1)

[A] CALLED 7.648 ACRES (DESCRIBED AS TRACT 3)

[A] CALLED 0.402 ACRES (DESCRIBED AS TRACT 2)

OVERALL 8.085 ACRE(S) 352,202 SQUARE FEET

P.O.B. GRID N: 10,200,764.29 GRID E: 3,133,373.48

SURVEY CONTROL POINT GRID N: 10,200,898.72 GRID E: 3,133,376.15 ELEV.= 738.90'

1/2" IRON ROD WITH "BTS" CAP FOUND

1/2" IRON ROD WITH "SURESHOTT BOUNDARY" CAP FOUND

1/2" IRON ROD WITH "TLS INC." CAP FOUND

MAG NAIL WITH "SURESHOTT BOUNDARY" WASHER FOUND

TEXAS POWER & LIGHT EASEMENT VOL. 392, PG. 315 D.R.W.C.T.

TEXAS POWER & LIGHT EASEMENT VOL. 261, PG. 138 D.R.W.C.T.

UTILITY EASEMENT DOC. NO. 2005008467 O.P.R.W.C.T.

UTILITY EASEMENT VOL. 437, PG. 446 D.R.W.C.T

20' ROAD WIDENING EASEMENT CAB. J, SLD. 95 P.R.W.C.T.

APPROXIMATE LOCATION OF ZONE "AE" AS SHOWN ON FEMA FLOOD MAP (DARK SOLID AREA)

APPROXIMATE LOCATION OF ZONE X (SHADED) AS SHOWN ON FEMA FLOOD MAP (LIGHT SOLID AREA)

APPROXIMATE LOCATION OF REGULATORY FLOODWAY AS SHOWN ON FEMA FLOOD MAP (SLANT HATCH AREA)

OWNER: FINDLEY HOLDINGS, LTD., ACTING BY & THROUGH FINDLEY HOLDINGS TURST DOC. NO. 2005007252 O.P.R.W.C.T.

LOT 1 HYGEIA - AMENDED CAB. J, SLD. 95 P.R.W.C.T.

CITY OF GEORGETOWN CALLED 4.60 ACRES VOL. 647, PG. 736 D.R.W.C.T.

CLEMENT STUBBLEFIELD SURVEY ABSTRACT NO. 558

DUSTY RAY WILSON DOC. NO. 2014093604 O.P.R.W.C.T.

THROWING MUD LLC CALLED 0.23 ACRES DOC. NO. 2020018343 O.P.R.W.C.T.

JOSE RAUL SUAREZ CALLED 0.23 ACRES DOC. NO. 2024079795 O.P.R.W.C.T. (AS DESCRIBE IN DOC. NO. 2017015051 O.P.R.W.C.T.)

JOSEPHINE RODRIGUEZ ESTATE (NO RECORDING INFO) (AS DESCRIBED IN VOL. 335, PG. 407 D.R.W.C.T.)

F. LAMONT NAVARRETTE DOC. NO. 2001046525 O.P.R.W.C.T.

FABILOA GONZALEZ (NO RECORDING INFO)

RAMIRO CARRZNZA JR. AND ANITA GUZMAN CALLED 0.187 ACRES DOC. NO. 2021116971 O.P.R.W.C.T.

CHRISTINA D. HURTADO & JAMES D. HURTADO DOC. NO. 2020114224 O.P.R.W.C.T. (AS DESCRIBED IN VOL. 432, PG. 215 D.R.W.C.T.)

HONG XIANG CALLED 0.38 ACRES DOC. NO. 2023052364 O.P.R.W.C.T.

[1] PINE ST.

GRAPHIC SCALE: 1" = 40'

NO.	REVISION	BY	DATE

NICK. M & KYLE . M — 03/10/26 DATE
CREW:
TYLER. E — 08/24/26 DATE
DRAWN BY:
PRB — 08/24/26 DATE
CHECKED BY:
APPROVED BY: — DATE

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No. 10003700 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

ALTA/NSPS LAND TITLE, TOPOGRAPHIC & TREE SURVEY OF 8.085 ACRES OUT OF THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NO. 558
City of Georgetown
Williamson County, Texas

Project No: 23135

SHEET 1 of 2

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V:\Projects\GTK1417\Project\23000-23999\23135\Final SL Georgetown\Survey Data\CAD\23135_ALTA TREETOPO.dwg, 8/27/2026 10:46:45 AM

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V:\Projects\GEM\AP\Projects\2000-2999\23135 Pine St, Georgetown\Survey Data\CAD\23135_ALTA TREE TOPO.dwg, 8/27/2026 10:46:49 AM

GENERAL NOTES:

1. ADDRESS: 2006 & 2008 PINE ST, & 2005 S COLLEGE ST , GEORGETOWN, TX 78626
2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
4. THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
5. TO THE BEST OF MY KNOWLEDGE, NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ON THE SUBJECT SITE. NO EXCAVATIONS OR RESEARCH WAS PERFORMED DURING THE COURSE OF THIS SURVEY TO VERIFY THE EXISTENCE OF CEMETERIES OR BURIAL GROUNDS.
6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITH IN RECENT MONTHS OBSERVED ON SUBJECT TRACT DURING THE COURSE OF THE SURVEY BUT THERE WAS EVIDENCE OF EARTH MOVING AND BUILDING CONSTRUCTION ON ADJACENT LOTS.
7. THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THERE WERE NO BUILDINGS ON THIS TRACT AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.
9. THERE WERE NO STRIPED PARKING SPACES ON THIS SITE AT THE TIME OF SURVEY.
10. RECORD OWNERSHIP OF ADJOINING TRACTS WERE OBTAINED FROM RECORDS AT THE WILLIAMSON COUNTY CENTRAL APPRAISAL DISTRICT.
11. ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
12. TREE DIAMETER OF MULTI-TRUNK TREE DETERMINED BY ADDING THE DIAMETER OF THE LARGEST TRUNK TO 1/2 THE DIAMETER OF EACH ADDITIONAL TRUNK
13. TREE CROWNS SHOWN HERE ON ARE A GRAPHICAL DEPICTION OF THE PROBABLE EXTENTS OF THE TREE CANOPY BASED ON THE TRUNK SIZE USING THE FORMULA OF ONE (1) FOOT OF RADIUS FOR EVERY ONE (1) INCH OF TRUNK DIAMETER AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE TREE CANOPY.
14. PINE STREET IS DEDICATED AS A "20 STREET" ON THE RECORDED PLAT OF THE COFFEE'S ADDITION, VOLUME 22, PAGE 323 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. ALONG THE EAST RIGHT-OF-WAY LINE OF PINE STREET, THE SURVEY INDICATES THE 20' RIGHT-OF-WAY LINE IN GREY AND THE APPARENT RIGHT-OF-WAY LINE AS MONUMENTED IN CURRENT RECORDED DEEDS.
15. THE WEST LINE OF SAID COFFEE'S ADDITION APPEARS TO OVERLAP THE EAST LINE OF BLOCKS 22, 21 AND LINK LINE R.R. RESERVATION BLOCKS OF SOUTHSIDE ADDITION, VOLUME 73, PAGE 454 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
16. THE WEST LINE OF THE SUBJECT TRACT DEED DOCUMENT NO. 2025091925 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS EXTENDS FARTHER EAST PASSING THE WEST LINE OF SAID COFFEE'S ADDITION. THE SAID SUBJECT TRACT DEED DOCUMENT NO. 2025091925 DOES ALIGN WITH THE EAST LINE OF SAID BLOCKS 22, 21 AND LINK LINE R.R. RESERVATION BLOCKS OF SAID SOUTH SIDE ADDITION.
17. THE 10' ALLEY ALONG THE EAST LINE OF SAID SOUTHSIDE ADDITION, APPEARS TO BE NON-EXISTENT AND UNUSED.

LEGAL DESCRIPTION:

DESCRIPTION OF A 8.085 ACRE TRACT OF LAND LOCATED IN THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NO. 558, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 7.648 ACRE TRACT OF LAND (DESCRIBED AS TRACT 3), ALL OF A CALLED 0.402 ACRE TRACT OF LAND (DESCRIBED AS TRACT 2), AND ALL OF A CALLED 0.274 ACRE TRACT OF LAND (DESCRIBED AS TRACT 1), CONVEYED TO BELFORD RESIDENCES, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2025091922, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 7.648 ACRE TRACT LYING WITHIN SOUTH SIDE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 73, PAGE 454, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 0.402 ACRE TRACT AND SAID 0.274 ACRE TRACT LYING WITHIN COFFEE'S ADDITION, A SUBDIVISION OF RECORD IN VOLUME 22, PAGE 323, D.R.W.C.T., SAID 8.085 ACRE TRACT BEING COMPRISED OF A PORTION OF BLOCK 4, SAID COFFEE'S ADDITION, AND OF PORTIONS OF THE FOLLOWING BLOCKS, ALLEYS, AND STREETS LYING WITHIN SAID SOUTH SIDE ADDITION:

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

TITLE COMMITMENT:

ISSUED BY: FIRST AMERICAN TITLE GUARANTY COMPANY
FILE. NO. 25-3518-C
DATE OF POLICY: NOVEMBER 19, 2025

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

DELETED

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

(C) EASEMENT GRANTED TO CITY OF GEORGETOWN, DATED JANUARY 25, 1956, RECORDED IN VOLUME 409, PAGE 595, OF THE DEED RECORD OF WILLIAMSON COUNTY, TEXAS. (TRACT 2) [NOT SHOWN ON SURVEY - IT IS NOT ON, DOES NOT TOUCH, AND/OR - BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT, THE SURVEYED PROPERTY]

(D) EASEMENT GRANTED TO CITY OF GEORGETOWN, DATED APRIL 28, 1960, RECORDED IN VOLUME 437, PAGE 446, OF THE DEED RECORD OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) [SHOWN ON SURVEY]

(E) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, DATED JANUARY 4, 1932, RECORDED IN VOLUME 261, PAGE 138, OF THE DEED RECORD OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) [SHOWN ON SURVEY]

(F) EASEMENT GRANTED TO CITY OF GEORGETOWN, DATED OCTOBER 17, 1935, RECORDED IN VOLUME 277, PAGE 71, OF THE DEED RECORD OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) [NOT SHOWN ON SURVEY - NO METES AND BOUNDS DESCRIPTION]

(G) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, DATED NOVEMBER 25, 1953, RECORDED IN VOLUME 392, PAGE 315, OF THE DEED RECORD OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) [SHOWN ON SURVEY]

(H) EASEMENT GRANTED TO CITY OF GEORGETOWN, DATED APRIL 26, 1960, RECORDED IN VOLUME 437, PAGE 429, OF THE DEED RECORD OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) [NOT SHOWN ON SURVEY - AMBIGUOUS METES & BOUNDS DESCRIPTION]

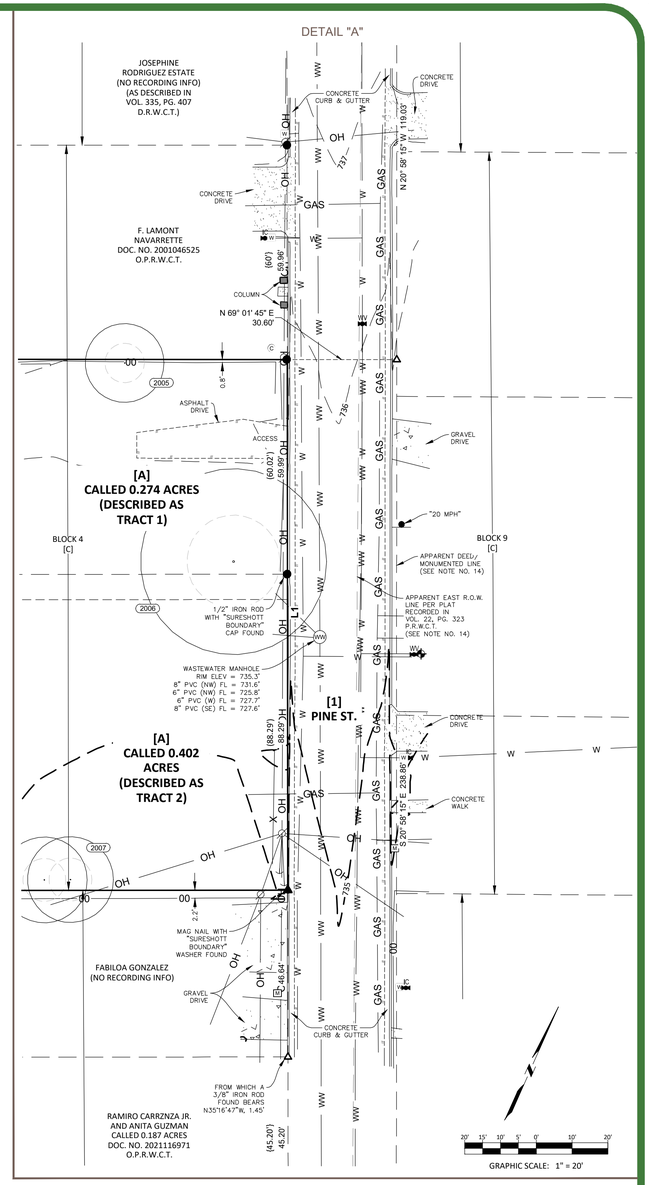
(I) EASEMENT GRANTED TO CITY OF GEORGETOWN, DATED JANUARY 16, 2005, RECORDED IN DOCUMENT NO. 2005008467, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) [SHOWN ON SURVEY]

(J) EASEMENT GRANTED TO AT&T CORP, DATED SEPTEMBER 22, 2006, RECORDED IN DOCUMENT NO. 2007077023, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) [AFFECTS ADJACENT RAILROAD ROW]

(K) EASEMENT GRANTED TO AT&T CORP, DATED SEPTEMBER 22, 2006, RECORDED IN DOCUMENT NO. 2007092975, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) [AFFECTS ADJACENT RAILROAD ROW]

Tree Tag #	Size-as Surveyed	Size in Whole Inches	Remove	KEY	Multi Stem (If Yes, Select "X")	Stem Measurements (Only if "Y" in Column I)	Half Critical Root Zone, Radius (in Feet)	Common Name	Latin Name
2001	18	18		NP	X	10-9-6	9.0	OSAGE ORANGE	Maclura pomifera
2002	15	15		P	X	10-9	7.5	PECAN	Carya illinoiensis
2003	12	12		NP	X	8-8	6.0	GAMBEL OAK	Quercus gambelii
2004	22	22		P			11.0	PECAN	Carya illinoiensis
2005	11	11		NP	X	7-7	5.5	GAMBEL OAK	Quercus gambelii
2006	26	26		HT			13.0	PECAN	Carya illinoiensis
2007	12	12		P			6.0	PECAN	Carya illinoiensis
2008	12	12		P			6.0	PECAN	Carya illinoiensis
2009	17	17		P			8.5	CEDAR ELM	Ulmus crassifolia
2010	14	14		NP			7.0	WHITE ASH	Fraxinus americana
2011	17	17		P			8.5	CEDAR ELM	Ulmus crassifolia
2012	12	12		NP		9-6	6.0	WILLOW	Salix
2013	20	20		P			10.0	PECAN	Carya illinoiensis
2014	23	23		P			11.5	PECAN	Carya illinoiensis
2015	26	26		NP			13.0	WILLOW	Salix
2016	28	28		NP			14.0	WILLOW	Salix
2017	13	13		P			6.5	PECAN	Carya illinoiensis
2018	12	12		P			6.0	PECAN	Carya illinoiensis
2019	20	20		P			10.0	PECAN	Carya illinoiensis
2020	14	14		P			7.0	PECAN	Carya illinoiensis
2021	18	18		P			9.0	PECAN	Carya illinoiensis
2022	27	27		HT	X	18-17	13.5	LIVE OAK	Quercus virginiana

TREE TAGS NOT USED: 1-2000
NP= NOT PROTECTED
P= PROTECTED
HT=HERITAGE



ALTA/NSPS CERTIFICATION:

TO: BELFORD RESIDENCES, LLC, A TEXAS LIMITED LIABILITY, AND FIRST AMERICAN TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 9, 13, 14, & 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2026.

DATE OF PLAT OR MAP: AUGUST 24, 2026

STEGER BIZZELL

08/27/2026

PATRICK J. STEVENS, R.P.L.S.
TEXAS REG. NO. 5784
1978 S. AUSTIN AVE
GEORGETOWN, TEXAS
PHONE 512.930.9412
TBPELS FIRM REG. # 10003700

NO.	REVISION	BY	DATE

NICK. M & KYLE . M — CREW: — 03/10/26 DATE
TYLER. E — DRAWN BY: — 08/24/26 DATE
PRB — CHECKED BY: — 08/24/26 DATE
APPROVED BY: — DATE

STEGER BIZZELL

ADDRESS: 1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626
METRO: 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181, TBPELS FIRM No.10003700 | WEB: STEGERBIZZELL.COM
SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS

ALTA/NSPS LAND TITLE, TOPOGRAPHIC & TREE SURVEY OF 8.085 ACRES OUT OF THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NO. 558
City of Georgetown
Williamson County, Texas

Project No: 23135

SHEET 2 of 2



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METROPOLITAN
Development Company

WGI

2008 Pine St, Georgetown TX

Preliminary Site Plan and Setbacks
9/11/26

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Development Company

WGI

THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Project Overview
9/11/26

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Development Company

WGI

THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 1 - Daytime
9/11/26

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Development Company

WGI

THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 2 - Dusk
9/11/26

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METROPOLITAN
Development Company

WGI

THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 3 - Daytime
9/11/26

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METROPOLITAN
Development Company

WGI

THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 4 - Dusk
9/11/26

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METROPOLITAN
Development Company

WGI

THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 5 - Daytime
9/11/26

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METROPOLITAN
Development Company

WGI

THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 6 - Dusk
9/11/26

PAPPAGEORGE HAYMES

The Belford Condominiums
Planned Unit Development - Development Plan

Exhibit A – v2

Updated & Revised by applicant on: 8/28/2026

A. PROPERTY

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

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

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

- A PORTION OF EAST 21ST STREET, A 50 FOOT WIDE RIGHT OF WAY,
- A PORTION OF HOGG STREET, A 50 FOOT WIDE RIGHT OF WAY, AND
- A PORTION OF SOUTH COLLEGE STREET, A 50 FOOT WIDE RIGHT OF WAY.

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

B. PURPOSE

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

Further to allow additional land plan considerations and intent to properly memorialized on the property (once or when a PUD is approved), the applicant proposed that this development will be organized under a Texas Uniform Condominium Act (TUCA), Chapter 82, (condominium regime) and certain land use controls will be adapted via a Condominium Declaration and Condominium Plat which will be recorded on title of the property prior to completion of construction and prior to occupancy by the residents.

A condominium instrument allows the applicant to impose additional restrictions on the property for example; site access control, vehicular movement, parking regulations, delivery and drop off, common and limited common areas usage, hours of operation, design and construction standards and more. Upon completion the condominium properties will be managed by a professional property management company under certain property exclusive home-owner association rules and regulations.

The applicant for the PUD will also be the declarant of the Condominium and will create necessary dedicatory instruments to establish the governing of the establishment, maintenance and operation of a condominium regime on the subject property.

The site of the proposed PUD is highly a-typical, such that development under any existing code options would likely require a significant number of variances, which would create an unnecessary burden for both the property owner and the city, driving up the cost to develop, and subsequently the unit prices. The location, shape and configuration of the site is very unique and feels rather isolated from the existing, historic city street grid, as it abuts a privately owned, underutilized rain line on one side with industrial used on the other side of the train line, and residential area (San Jose neighborhood) on another end, at Pine Street and a city owned, vacant land on the South side. There is existing street access on both ends via Church St to 21st Street and Pine Street.

Despite its unique shape, size and configuration the subject site is in close proximity to the historic downtown Georgetown and its overall location shall be considered as the "city center" with close proximity to all types of services, shopping, work and dining.

Most of the surrounding areas and neighborhoods date back to 1800's and have a strong and unique Georgetown character with many older homes and buildings.

Additionally, this site sits at the intersection of a proposed future commercial district to the West and South, and the neighboring San Jose and Old Town neighborhoods. Given the size of the

Property and the scale and use of the proposed development, the Belford Residences will act as an appropriate transitional barrier between the more disparate commercial and single family uses.

The proposed (not final) name of the project will be The Belford Condominiums Residences, paying tribute to one of the original home builders in Georgetown. Some of the other areas of the project will bear additional names of other historical figures from Georgetown's own past, and the overall architectural scale, massing, composition and design style of the project will draw on the historical city grid and the richness of the American Renaissance architectural style, so prevalent in this city.

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

The applicant conducted several meetings with city staff, city planners, studied the history and character of Georgetown, met with Williamson County Museum and its historical staff, and met with community leaders at the start of the project planning process. The applicant also hosted an open, joined community meeting with several of the Georgetown community groups including the leadership and residents of the San Jose residential neighborhoods to the East of the site in order to gather opinions and information that guided the design of this project prior to this PUD application.

This Development is focused on providing a balanced mix of underrepresented housing options to the Georgetown community, while increasing home ownership rates and creating new taxable development on otherwise nearly unworkable land under existing conditions.

The applicant believes that the current Industrial zoning and partially single-family zoning on the property is not an appropriate land use and hinders this property from being developed for decades or being utilized to its best potential. This large, unused vacant lot, with not much vegetation on it, in the middle of well-established neighborhood is an eye sore and it not contributing to the local economy nor to the beauty of the surrounding area.

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

C. APPLICABILITY AND BASE ZONING

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

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

D. CONCEPTUAL LAND PLAN

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

E. LAND USES

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

F. DESIGN STANDARDS

1. **Density.** 24 DU/ac Allowed. Allowed: 194.04 DU Proposed: 150 DU
2. **Setbacks.** Currently the applicant is not asking for any relief from in comparison to MF-2 zoning required setbacks as illustrated in the attached exhibits. No request or deviation from the current MF-s setback requirements is being proposed. The proposed setbacks on the Property shall be as follows:

   Front Setback - minimum 25 feet

   Side Setback - minimum 15 feet

   Side Setback to Residential District - minimum 50 feet

   Rear Setback - minimum 15 feet

   Rear Setback to Residential District - minimum 50 feet

   Residential Districts Buffer: A 50-foot wide, continuous buffer is proposed from all single family uses either adjacent to the project site or even located over 100 feet away and across the train tracks as shown in the attached exhibits.

Landscape Buffer: In addition to, and within the Residential District Setbacks a medium density landscape buffer, in a width of 15' is proposed on all sides of the property, abutting or directly facing residential land uses currently in the vicinity of subject property, as depicted in the attached exhibits.

3. **Architectural Standards and Intent.** Although under current PUD requirements there is no requirement for architectural design review nor standards, the intent of the applicant is to self-impose a general architectural design criterion that is closely related to and based on the current Historical Design Standards in place for the City of Georgetown Historic District Overlays.

   At the core of the architectural strategy is a strict adherence to the traditional "Base, Middle, and Cap" building composition, a fundamental regulatory framework utilized to prevent monotonous building masses. The project interprets this mandate by anchoring the structure with a highly visible, stone-accented ground-floor base, transitioning into a robust, multi-story masonry middle section, and crowning the facade with an articulated cap featuring composite cornices that deliver a definitive, structurally expressive termination at the roofline.

   Only flat roofs with traditional parapet walls are proposed.

   Window openings will be vertical in design and the pattern of window placement in the primary façade of a building should reflect other patterns of nearby historic buildings. Window openings will be finished with decorative lintels, sills, and divided-lite glazing patterns.
   Only stone, brick, stucco and wide plank architectural siding will be used on the exterior skin of the residential and any common area buildings.

   Each building articulation will be broken up to mirror the traditional scale, rhythm, and structural pacing characteristic of 19th-century residential and mixed-use buildings found throughout Georgetown's historic downtown core. This dynamic, rhythmic modulation is anchored by prominent multi-story red brick arches—a direct nod to classic Central Texas masonry traditions.

4. **Building Height.** There is no request for any additional height above what is currently allowed under the MF-2 zoning code. The maximum building heights on the Property shall be as follows:

Maximum Building Height	45 Feet
Occupiable Space Maximum	45 Feet

   For new building facing the proposed Residential Districts Buffer a further reduced maximum building height of only 38 feet is proposed, as depicted in the attached exhibits.

5. **Exterior Lighting.** Exterior Lighting on the Property and its buildings will comply with the requirements set forth in Section 7.05 of the UDC related to outdoor lighting unless otherwise described in this PUD. The project will comply with exterior lighting standards.

   The style and type of any exterior, architectural lighting fixtures and street lighting will be in close conformity with the above-mentioned Georgetown Downtown Historic District Standards.

G. ON-SITE PARKING & SITE ACCESS

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

All residents parking on the property shall be accessible via Church Street. All guest parking will be provided through Church Street on a designated guest parking area as depicted in the attached exhibits.

Mail and package delivery, drop off and storage will be provided via Church Street entrance only and designated USPS compliant mailboxes (or mail rooms) will be provided on the Church Street entrance side as shown on the proposed site plan exhibits.

An emergency, secondary access point for vehicles will be located on Pine Street side. No access to the general public will be allowed from the Pine Street side nor through the property as all access points will be restricted and controlled.

All access to the property parking for the residents and residents' guests will be controlled via access control system and appropriate car barriers installed on both Church Street and Pine Street sides.

A large percentage of the condominium units on site will be studio, single bedroom type and most likely single occupant, while larger two-bedroom and plus condominium units will most likely belong to "empty nester" type owners.

A minor (under 10% from what is required) deviation, or reduction, from the MF-2 standard, required parking count is being requested as shown in the attached Exhibit D.

H. VEHICULAR ACCESS AND CIRCULATION

1. **Transportation Impact Analysis (TIA).** As the development unit count stays under 199 units, the TIA report is not required.

2. **Driveway Access.** Full and main access driveway to the development will be provided via Church Street on the northwest side of the site, and only a secondary, restricted access driveway will be provided via Pine Street on the east side of the site. Fully adhering to City of Georgetown Unified Development Code (UDC).

I. TREE PRESERVATION

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

As depicted in the attached exhibits, the applicant conducted and completed detailed tree surveys and identified all existing trees on the property.

A proposed tree buffer will be created, by incorporating healthy, existing trees and planting additional trees along the entire length of the proposed 15-foot medium density landscape buffer, per section F above. The 15-foot landscape buffer with trees will be incorporated within the additional 50-foot buffer from the Residential Districts as mentioned in above sections of this application.

J. LANDSCAPE AND BUFFER REQUIREMENTS

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

K. SIGNAGE

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

Project identity signage will be designed and erected at the main property entrance point on Church Street side.

No additional signage is being proposed.

L. IMPERVIOUS COVERAGE

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

M. STORMWATER

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

N. PARKLAND AND COMMON AMENITY AREA [*IF APPLICABLE*]

1. **Parkland.** The parkland dedication requirements of UDC Section 13.05 will be met with fee-in lieu of dedication, as provided for in Section 13.05.010.D, at time of Site Plan approval, in an amount equal to $200 per new dwelling unit.
2. **Common Amenity Area.** The Common Amenity Area, in compliance with the proposed condominium regime will be defined as common areas of the condominium and will be developed under the requirements of UDC Section 6.06.020.

All UDC section requirements will be met by integrating the following amenities on-site:

Open Residents-Only Park Space,

On-Site Trails,

Swimming Pool,

Fenced Dog Park

In addition, the applicant will closely monitor and work with the City of Georgetown Planning and park staff to find opportunities to incorporate additional connectivity between the private on-site trails and the future, proposed public trail system being under consideration by City of Georgetown.

O. PUD MODIFICATIONS

In conformance with Section 4.06.010.D.3 of the UDC, modifications to this Development Plan shall require City Council approval of an amendment to this PUD processed pursuant to Section 3.06 of the UDC, except, where the Director of Planning determines such modifications to be minor, the Director may authorize such modifications. Minor modifications may include changes to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or to applicable provisions of the UDC and any other applicable regulations.

P. LIST OF EXHIBITS

Exhibit A – This PUD Development Plan

Exhibit B – Property Survey w Tree Survey

Exhibit C – Conceptual Land Use Plan

Exhibit D – Comparison Chart

Exhibit E - Vision

METROPOLITAN
Development Company

6/25/2026

City of Georgetown
Planning Department
809 Martin Luther King St
Georgetown, Texas 78626

Re: Letter of Intent – Planned Unit Development Submittal
Project Name: The Belford Condominiums
Property Address: 2005 S. College Street, Georgetown, TX 78626

To Whom It May Concern:

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

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

Project Vision Overview and Land Use Context

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

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

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

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

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

Site Design, Neighborhood Compatibility & Historical Context

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

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

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

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

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

Access, Circulation, Open Space, and Infrastructure

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

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

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

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

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

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

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

Comprehensive Plan Consistency and Approval Criteria

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

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

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

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

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

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

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

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

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

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

Sincerely,



Pawel Hardej
Managing Partner; MDC TX, LLC
As Manger for:
Belford Residences, LLC

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

Exhibit 6
UDC Approval Criteria Review

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Partially Complies**
The proposed rezoning is consistent with the Future Land Use Map. The target development unit per acre of the Mixed Density Neighborhood (MDN) designation is a 5 unit minimum. However, MDN is intended to include single-family, and moderate density housing such as townhomes and duplexes. The high-density, 150-unit condominiums proposed are not considered compatible with the surrounding housing types and would justify an increase in building setbacks and bufferyard requirements.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Partially Complies**
The zoning change provides an opportunity for diverse housing types and affordability through underutilized parcels in a developed area. Because the area is already mixed-use and mixed-density, the rezoning of the property to MF-2 would work to create a more complete neighborhood. However, it's a high-density development, proposing 150 units between two single family residence areas, which will increase the activity and stress on surrounding infrastructure. Additionally, one of its points of egress connects to a local street within an established neighborhood.	
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 zoning change is compatible with the zoning and uses of nearby properties, as there are residential uses on either side of the property, along with commercial and industrial uses. The MF-2 district is appropriate adjacent to both residential and non-residential districts and may serve as a transition zone between single-family and more intense commercial districts.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Partially Complies**
The property is suitable to be rezoned as MF-2, to be developed as multifamily housing. Surrounding uses include Residential Single-Family on either side, and the future land use is proposed to be Mixed Density Neighborhood, which confirms the zoning change's long-term compatibility. However, MF-2 districts should have access to major thoroughfares and arterial streets and should not route traffic through lower-density areas, such as Pine Street in San Jose.	

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	**Partially Complies**
The PUD provides condominiums to an area that has primarily single-family detached housing and reflects the higher-density builds proposed by the future land use of Mixed-Density Neighborhood. However, it does not include opportunities for employment or commercial services.	
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	**Does Not Comply**
The configuration and location of the PUD is unique and creates development challenges. The higher density proposed by the development results in three tall structures that greatly surpass surrounding structures in height. This higher density also results in issues for traffic circulation, as one primary point of entry is proposed with a second smaller, emergency exit proposed on Pine Street. Community members have expressed concerns regarding the height, traffic congestion, and added impervious cover in the area.	
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.	**Partially Complies**
The proposed PUD contains sidewalks and trail areas that are separated from vehicular traffic areas. This trail and park area are proposed to be resident only to reduce the influx of visitors and congestion. As mentioned previously, there will be only one primary point of entry, with a 'secondary egress owners only' proposed on Pine Street. While the intent is for the Main Entrance to be located on Church, with the majority of the parking being located near Pine Street, there is a high likelihood that the Pine Street access will be heavily utilized by residents.	
4. The provisions of cultural or recreational facilities for all segments of the community.	**Does Not Comply**
The recreational spaces, such as the park space and pool, are resident-only amenities. These amenities fulfill requirements for the condominiums per the UDC's common amenity area requirements.	
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	**Complies**

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
The southern portion of the PUD sits on the floodplain, so the proposed condominiums will be situated on the north side of the lot, adjacent to the railroad. The PUD's parks and open space will be left to the south, where the regulatory floodway sits. The site's environmental constraints are one of many, and the proposed development works to balance development with natural features.	
6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	**Complies**
The proposed PUD is located within an established area which has access to existing public utilities, facilities, and services.	

7.02.080. MF-2 High Density Multifamily Residential District

The MF-2 High Density Multifamily Residential District provides for standalone multifamily residential developments, often as single or multiple buildings within a site, and associated uses and services. The District is appropriate in commercial and mixed-use areas and adjacent to Residential and Non-Residential Districts. This District also serves as a transition between medium density, and more intense commercial Districts. The MF-2 District is best suited for locations with high access to amenities, services, education, employment and similar opportunities, allowing such dense development to have greater mobility choices in accessing goods and services. Building placement in this District should be prioritized with a shallow street setback and oriented to the street.

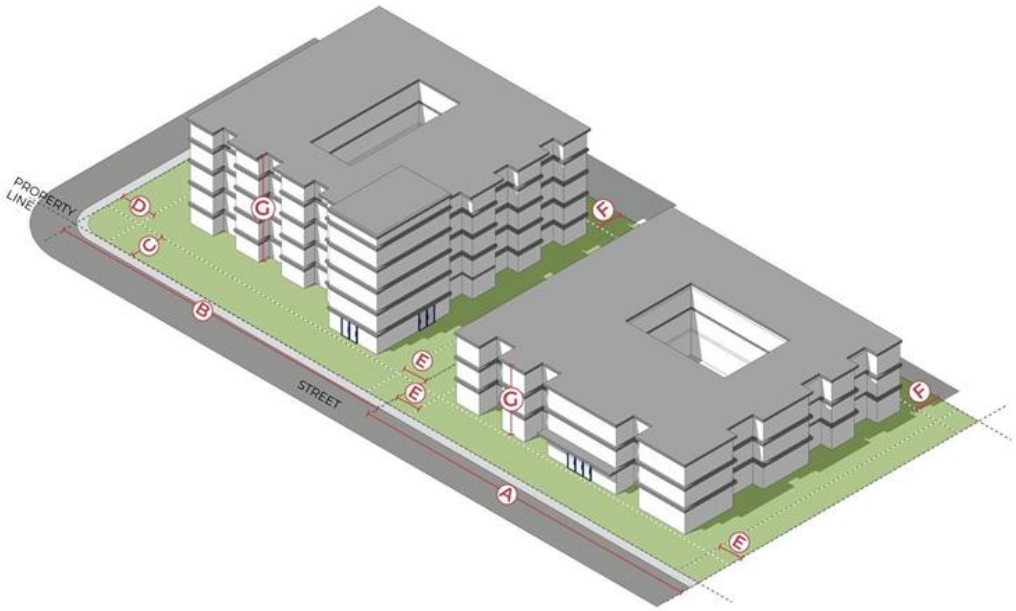
A. Lot and Dimensional Standards

MF-2 High Density Multifamily Residential District		
	Lot size, minimum square feet	20,000
	Dwellings per structure, maximum	N/A
	Structures on lot containing primary residential units, maximum	1
A	Lot width, minimum feet[1]	105
B	Corner/end lot width, minimum feet[2]	115
C	Front/primary street setback, minimum feet	15
D	Corner side/secondary street setback, minimum feet	15
E	Side setback, minimum feet[3]	15
F	Rear setback, minimum feet[3]	15
G	Building height, maximum feet	60
	Maximum impervious cover	See **Section 13.02**

[1] Lot width shall be sufficient to allow for minimum driveway spacing required for the classification of street from which the lot is accessed, consistent with the driveway spacing requirements in **Section 14.08**.

[2] The spacing of driveways from intersections is subject to the driveway spacing requirements in **Section 14.08**.

[3] Increased setbacks may be required to promote compatibility adjacent to residential areas in **Section 9.03.070**.



B. Residential Design Standards

The design standards below apply to residential development in the MF-2 District in addition to the provisions of **Section 7.04** and **Section 7.05** of chapter.

1. All development within the MF-2 District shall also comply with the building design standards of **Section 8.04. Building Design Standards** and the lighting design standards of **Section 8.05. Lighting Standards**.
2. A minimum building separation of 15 feet is required between all buildings on the site.
3. Landscape bufferyards are required between the MF-2 District and adjacent AG, RE, RT, RS and RM Districts. See **Section 9.03.070. Bufferyards** for requirements.
4. Common amenity areas are required for development in the MF-2 District in accordance with **Section 7.05.020**.
5. No building façade/wall shall exceed 240 feet in length.
   a. Building façade/wall exceeding 240 feet in length may be permitted when:
      (a) The building façade/wall does not face a public street right-of-way, Residential Zoning District, or public park; or
      (b) The building is part of a non-rectangular building that has a shape similar to a "C", "U", "T", "L" or other shape as approved by the Planning Director. In this event, the length of any building façade/wall shall extend a minimum of one-third of the primary building façade/wall.
6. Parking shall not be permitted between the building and the right-of-way and shall be fully screened from the right-of-way.

7. A minimum of 75% of required parking shall be covered by an enclosed garage, structured parking garage, or carport. The design and material used for carports shall coordinate with those used for the residential buildings.
    a. Where a parking garage is used for on-site parking, no more than 20% of the ground floor building façade may be used for parking garage façade.
8. Stairwells between floors and corridors providing access to units shall be placed in the interior of the building and shall not be visible with the exception of the exit doors and may or may not be conditioned.
9. A minimum of 75% of all units must provide balconies or patios containing at least 50 square feet in size and shall be a minimum of 5 feet in depth.
10. Units with an exterior wall that faces a street with a classification of collector or arterial shall provide double-pane glass windows, sound-deadening material, or other measures that prevent sound levels from exceeding the ambient decibel level in units that do not face such a street.

C. Other Requirements of this Code
1. Common Amenity Area, **Section 7.05**
2. **Chapter 8. Non-Residential Development Standards**
3. **Chapter 9. Landscaping and Fencing**
4. **Chapter 10. Tree Preservation**
5. **Chapter 11. Off-Street Parking, Circulation, and Loading**

City of Georgetown, Texas
Planning and Zoning Commission
November 3, 2026

SUBJECT:
2026-6-ANX - Triten Rabbit Hill

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 25.00 Acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-2) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown, Texas, 78626, (2026-6-ANX) - Matt Skawin, Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting annexation with a base zoning district of Intensive Industrial (I-2). The applicant intends to develop the property with four buildings containing office and warehouse uses, totaling approximately 214,521 square feet of building area.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and all other applicable regulations. Based on this review, staff have determined that the proposed zoning request meets three of the five criteria outlined in UDC Section 3.06.030 and partially meets two criteria. A detailed analysis of each criterion is provided in the attached Staff Report and Exhibit 6.

Public Comments:
As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (20 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (October 13, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 1 in opposition of the request.

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

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
2026-6-ANX - P&Z Staff Report
2026-6-ANX - P&Z Staff Presentation
Exhibit 1 - Location Map
Exhibit 2 - Future Land Use Map
Exhibit 3 - Zoning Map

Exhibit 4 - Design and Development Standards of I-2
Exhibit 5 - Letter of intent
Exhibit 6 - Staff Criteria Analysis
Exhibit 7 - Public Comments

Planning Department Staff Report

Report Date: November 3rd, 2026
Case Number: 2026-6-ANX

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 25.00 Acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-2) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown, Texas, 78626, (2026-6-ANX). Matt Skawin, Planner

AGENDA ITEM DETAILS

Project Name:	***Triten Rabbit Hill***
Applicant:	***Westwood Professional Services c/o Trenton Miller***
Property Owner:	***Triten Real Estate Partners c/o Keith Gabrielson***
Property Address:	***580 Rabbit Hill Road, Georgetown, TX 78626***
Legal Description:	***Approximately 25 acres in the Francis A Hudson Survey , Abstract No. 295***
Current Zoning:	***N/A – Located in City's Extraterritorial District (ETJ)***
Current Use:	***Vacant***

APPLICANT'S REQUEST

The applicant is requesting annexation with a base zoning district of I-2. The applicant intends to develop the property with four buildings containing office and warehouse uses.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located along the western side of Rabbit Hill Road, approximately 713 feet east of I-35, within an area characterized by higher-intensity industrial uses to the north and commercial and business park development to the east and west. Directly south of the site is vacant land that will remain within the ETJ, and a planned industrial warehouse is anticipated to develop just south of this ETJ parcel. The area also includes nearby ETJ properties and limited lower-intensity uses such as churches to the west. Overall, the surrounding area is transitioning toward employment-oriented land uses, with scattered lower-intensity residential and institutional uses remaining within the ETJ.

Zoning Trends:

Zoning in the vicinity of the subject site consists of a range of commercial and industrial districts. To the west, properties located closer to I-35 are predominantly zoned Regional Commercial (C-2). Properties directly north of the subject site are zoned Industrial, reflecting the established industrial-

oriented character of the area. To the east, across Rabbit Hill Road, the zoning transitions to Business Park. While the parcel immediately south of the site remains within the City's ETJ, the property just beyond it is part of a PUD with a base zoning of Industrial and Business Park.

Present Property Description:

The subject property is within the City's ETJ and fronts Rabbit Hill Road. The site appears generally flat, with trees lining all property boundaries, including significant tree coverage along the Rabbit Hill Road frontage, the northern boundary, and throughout the southern portion of the parcel. A small pond is located near the southeastern portion of the property. Fox Drive abuts the site to the west.

STAFF ANALYSIS

Technical Review:

The subject property has an existing Future Land Use designation of Employment Center (EC). ECs are intended to support economic growth by providing areas for manufacturing, warehouses, business parks, technology, and other employment-generating uses. The designation has a target land use ratio of 100 percent nonresidential development.

The proposed I-2 zoning district allows for numerous uses that align with the target industries recommended for the EC Future Land Use, however as the most intensive zoning district it also allows for other uses such as storage yards and warehousing that do not. Many of these intensive uses out of alignment with the recommendations for ECs are able to be developed on the property as it stands in the ETJ, and so while I-2 is not directly aligned with the Comprehensive Plan, annexation into City Limits will at least provide further regulatory safeguards on the property as well as provide the City with property taxes on the land and any improvements constructed.

The property is surrounded by existing industrial development that the proposed zoning would be compatible with. It will allow for additional industrial growth within City Limits in a location already intended for these uses.

The proposed annexation and zoning request was reviewed by the applicable City Departments to determine the appropriateness of the requested zoning and the City's ability to provide utilities and municipal services to the property.

Staff reviewed the proposed annexation and rezoning request and found that it complies with three and partially complies with two of the five 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 (20 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (October 13, 2026) and signs were posted on-site. To date, staff has received 1 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 I-2
Exhibit 5 – Letter of Intent
Exhibit 6- Staff Criteria Analysis
Exhibit 7 – Public Comments

SUBMITTED BY

Matt Skawin, Planner

Triten Rabbit Hill 2026-6-ANX

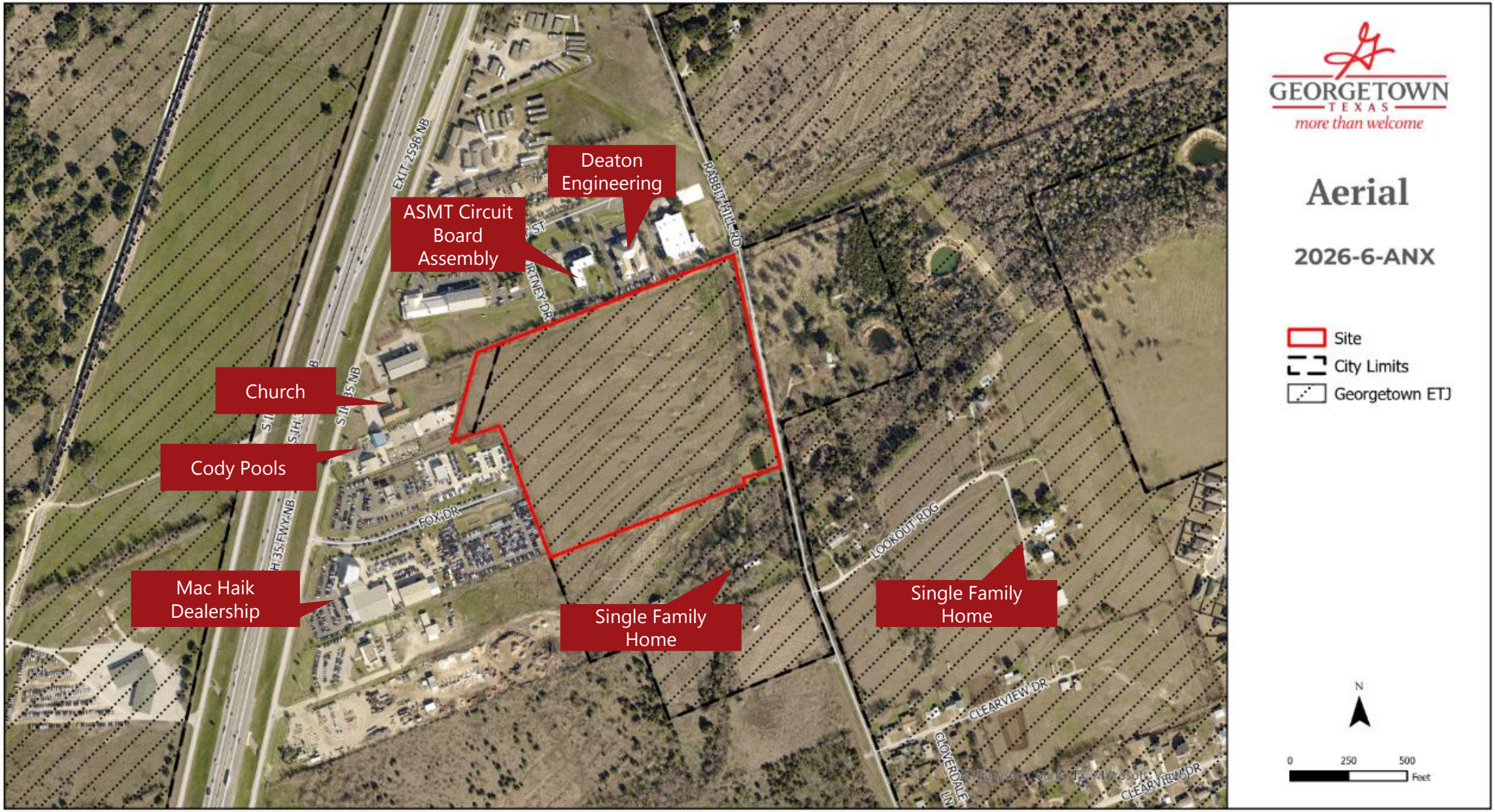
Planning & Zoning Commission

November 3rd, 2026

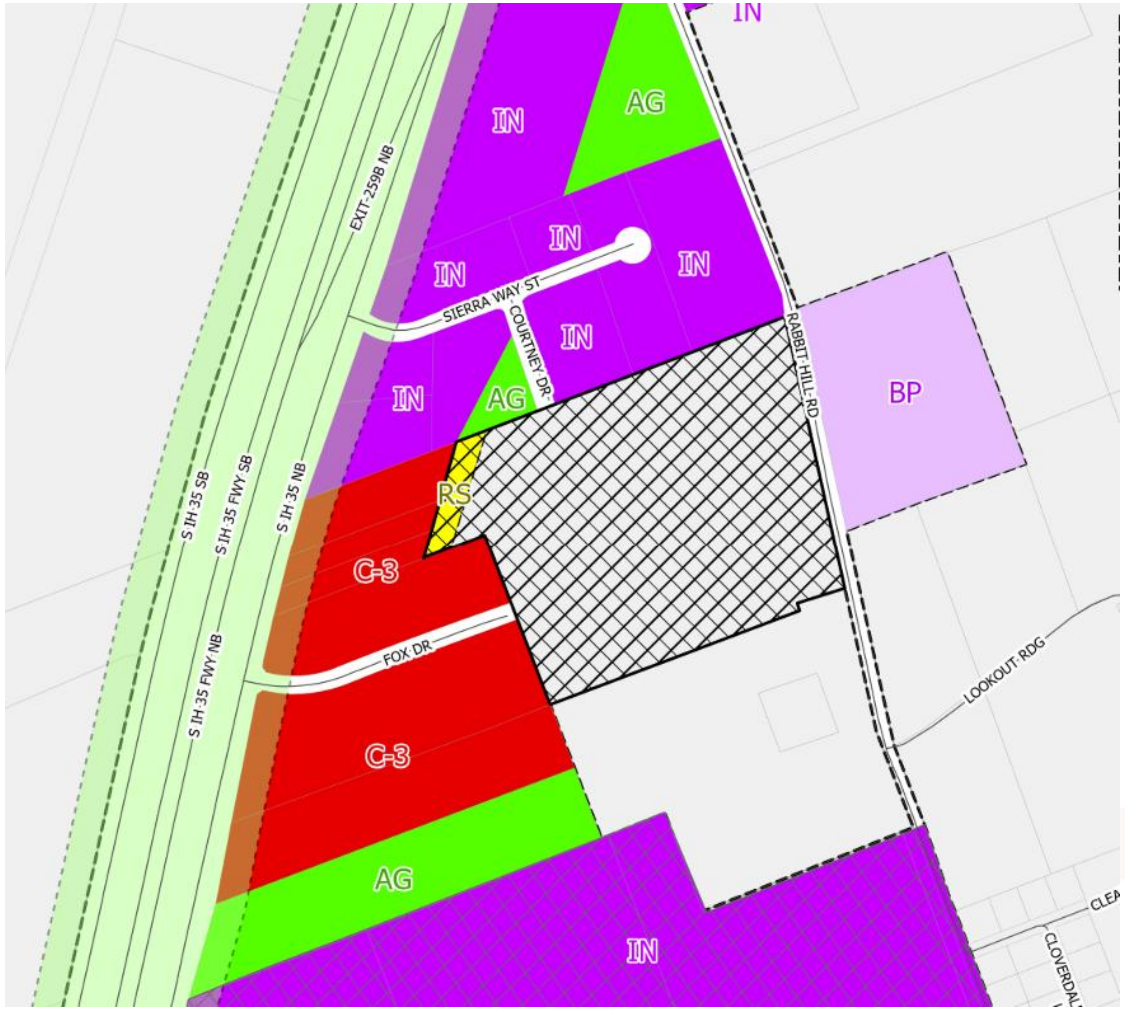
Item Under Consideration

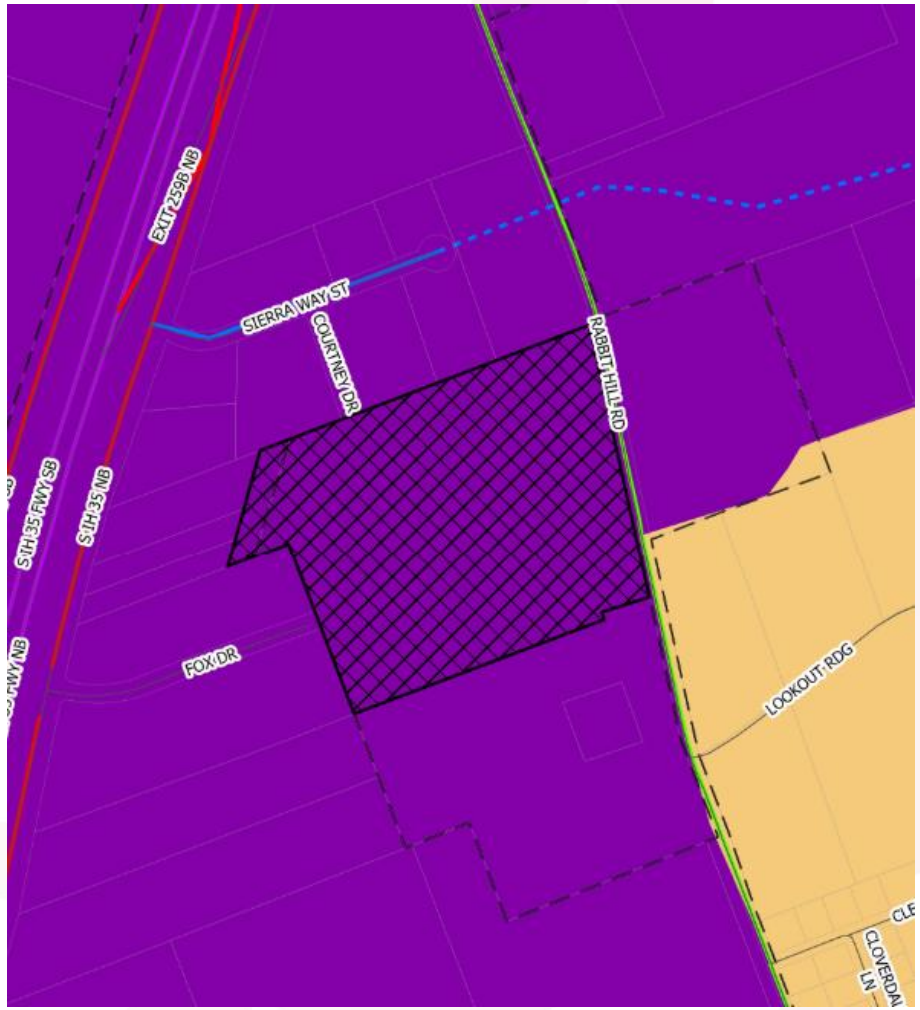
2026-6-ANX – ZONING ONLY

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 25.00 Acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-2) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown, Texas, 78626, (2026-6-ANX). Matt Skawin, Planner


Deaton Engineering
ASMT Circuit Board Assembly
Church
Cody Pools
Mac Haik Dealership
Single Family Home
Single Family Home
EXIT 259B NB
RABBIT HILL RD
ARTNEY DR
FOX DR
LOOKOUT RDG
CLEARVIEW DR
CLOVERDALE LN
CLEARVIEW DR
S.H. 35 FWY NB
GEORGETOWN TEXAS
more than welcome
Aerial
2026-6-ANX
Site
City Limits
Georgetown ETJ
N
0
250
500
Feet

Zoning and Future Land Use Map





Employment Center (EC)

- Employment-generating uses that support heightened economic activity through quality architectural design and supporting uses
- Support primary and secondary uses while allowing flexibility
- Residential uses incorporated should consider location and density requirements
- Should be located near transportation corridors and logistics hubs

- **DUA:** ≥ 14 (when residential is incorporated)
- **Target Ratio:**
  - 100% nonresidential
- **Primary Use:** Manufacturing, life sciences, professional services, office, retail, technology/data centers, flex office, warehouses, and business parks
- **Secondary Uses:** Commercial, high-density residential, restaurants, hospitals, training and logistics facilities and civic & institutional uses

Intensive Industrial (I-2)

- Location for manufacturing and industrial activities that can generate nuisances
- Traffic generation can include heavy vehicles
- Access to Arterial or Freeway necessary
- Not appropriate adjacent to residential uses

Dimensional Standards

- Max building height = 60’
- Front/primary street setback = 25’
- Corner/ secondary street setback =25’
- Side setback = 10’
- Rear setback = 10’
- 15’ bufferyard when adjacent to commercial
- 30’ bufferyard when adjacent to residential

Allowed Uses in the Public Facilities (I-2) Zoning District

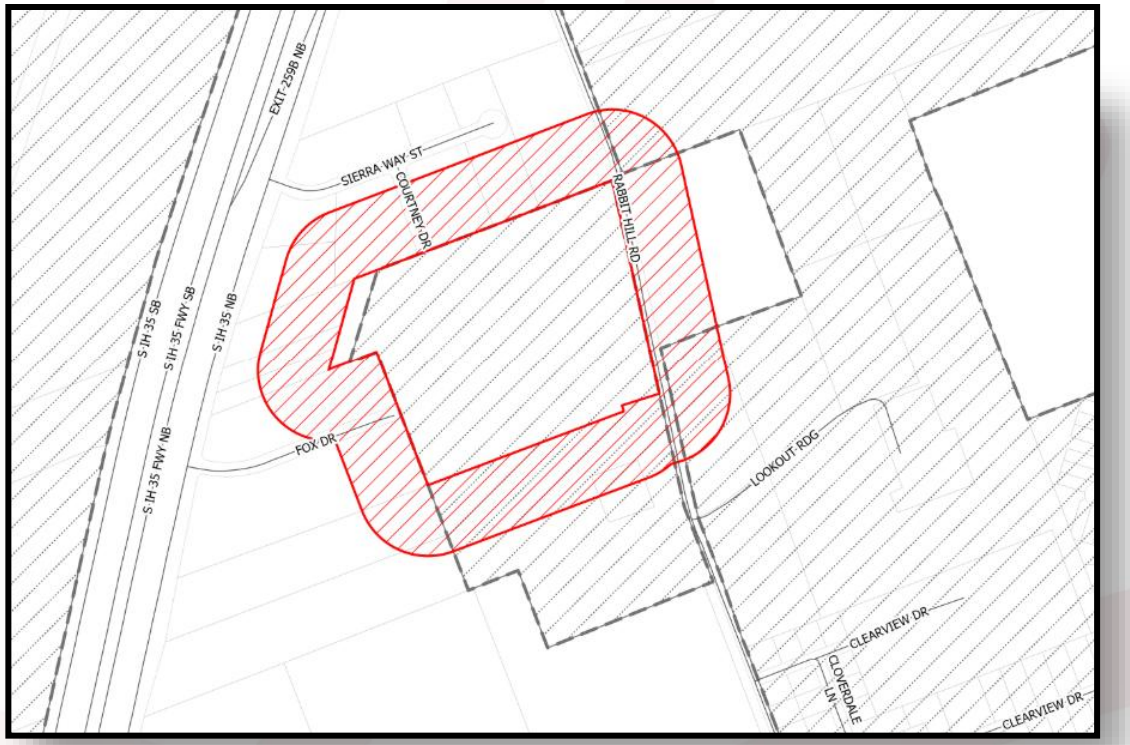
Permitted by Right		Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Commercial Vehicle Sales, Rental or Service	Business or Trade School	Correctional Facility
Government or Postal Office	Bus Barn	Animal Shelter	Psychiatric Hospital
Nature Preserve or Community Garden	Off-Site and Commercial Parking Lot	Self Storage, Outdoor	Substance Abuse Treatment Facility
Food Catering Services	Park-n-Ride Facility	Towing Services and Impound Lots	Cemetery, Columbaria, Mausoleum or Memorial Park
Athletic Facility, Indoor or Outdoor	Private Transport Service Dispatch Facility	Storage Yard	Hospital
Driving Range	Rail or Transit Yard	Heliport	Restaurant, General
Medical or Dental Office or Clinic	Transit Passenger Terminal	Wireless Transmission Facility ≤40'	Restaurant, Drive-through
General Office	Contractor Services, General and Limited	Data Center	Sexually Oriented Business
Integrated Office Center	Movie Production	Permanent Mobile or Outdoor Food Vendor	Major Event Entertainment
Atrtisan Studio and Gallery	Office/Warehouse	Public Park,Neighborhood	Firing Range, Indoor
Small Engine Repair	Research, Testing, and Development Lab	Agricultural Operation	Fuel Sales
Self Storage, Indoor	Manufacturing, Processing and Assembly, General and Limited	Meat Market	Fuel Sales (>10 multi-fuel dispensers)
Commercial Document Storage	Recreational Vehicle Sales, Rental or Service	Taxidermist	Car Wash
Event Catering and equipment Rental Service	Auto Sales, Rental or Leasing Facility	Home-Based Business	Airport
Furniture Repair and Upholstery	Auto Parts and Accessory Sales, Outdoor		Wireless Transmission Facility >40'
Heavy Equipment Slaes and Repair	Auto Repair and Service, Limited		Resource Extraction
Pest Control or Janitorial Services	Manufactured Housing Sales		Oil Refinery and Distribution
Office/Showroom	Warehousing and Distribution, General and Limited		Waste Related Uses
Wholesale Showroom	Truck Terminal		Wrecking, Scrap or Salvage Yard
Stone, Mulch or Dirt Sales Yards	Lumber Yard		
Utility Services, Minor, Intermeduate, and Major	Dry Cleaning and Laundry Plant		
Recycling Collection Center	Asphalt or Concrete Batch Plant		
Auto Repair and Service, General			

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		

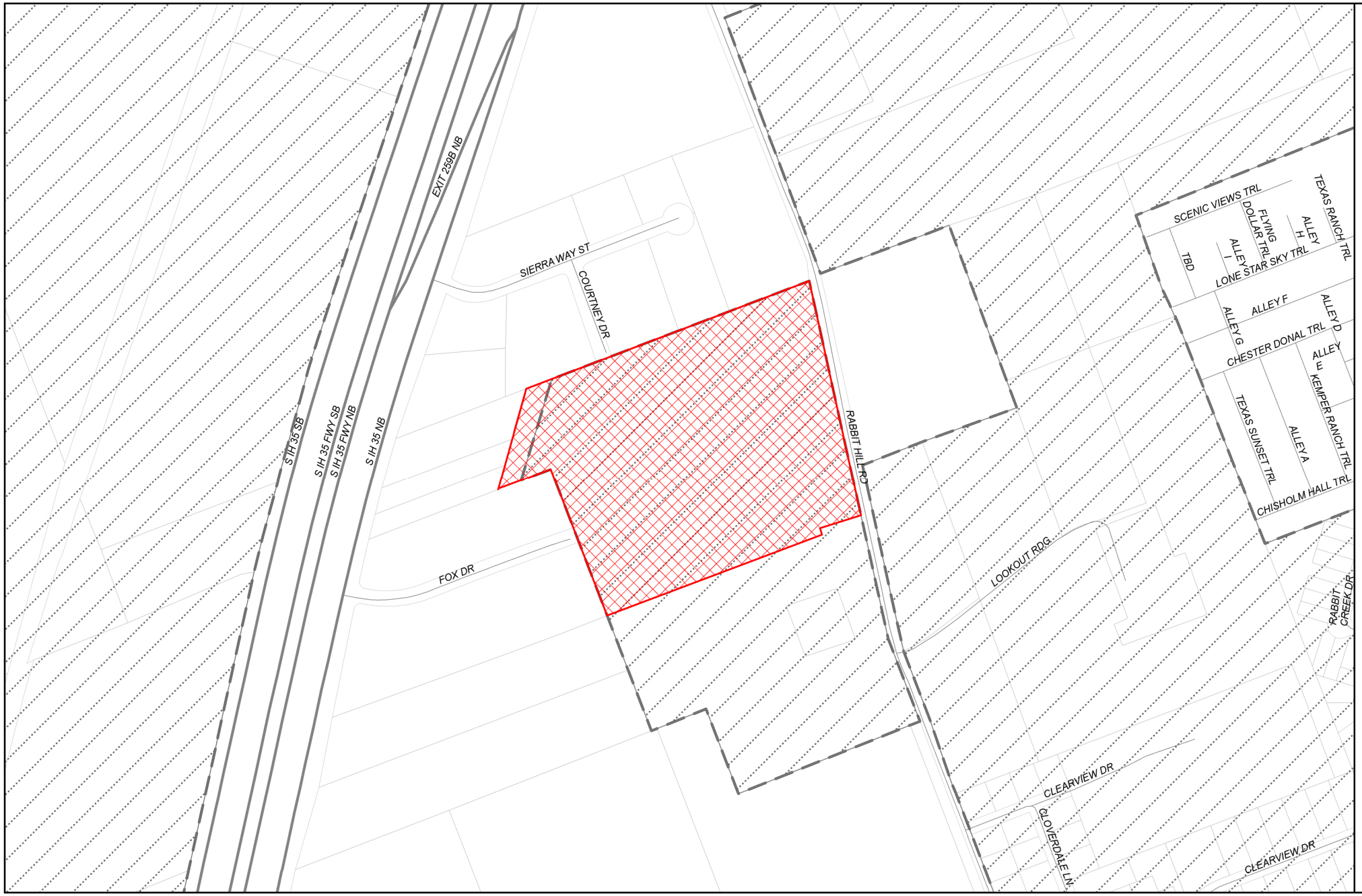
Public Notifications

- 20 property owners within the 300' buffer
- Notice in Sun News on 10/18/2026
- Signs posted on the property
- To date, staff has received:
  - 1 written comments IN FAVOR
  - 0 written comment OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 25.00 Acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-2) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown, Texas, 78626, (2026-6-ANX). Matt Skawin, 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.



GEORGETOWN
TEXAS
more than welcome

Location

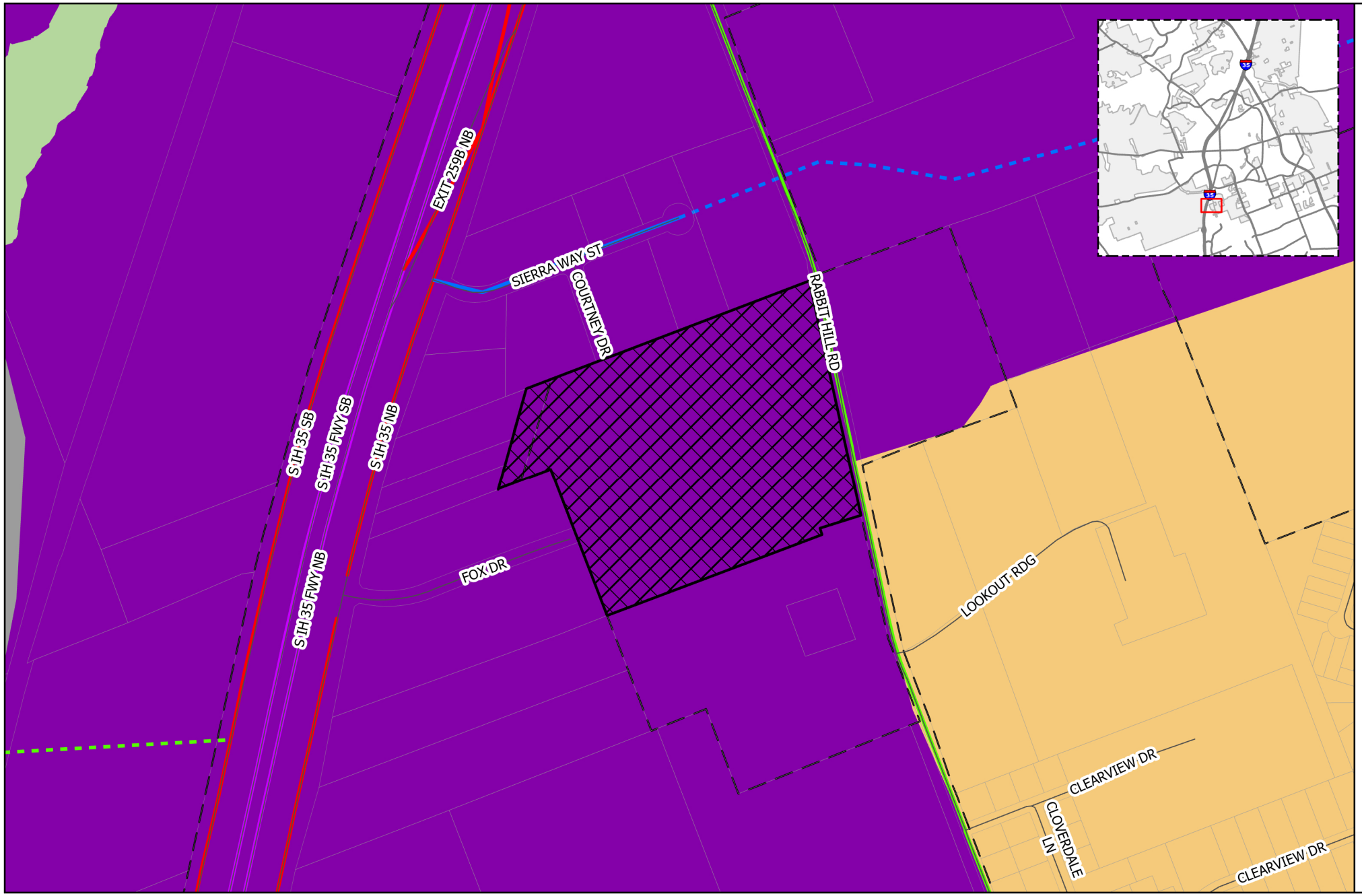
2026-6-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-6-ANX

Exhibit #3

- Site
- Parcels
- City Limits

Thoroughfare

CLASS

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

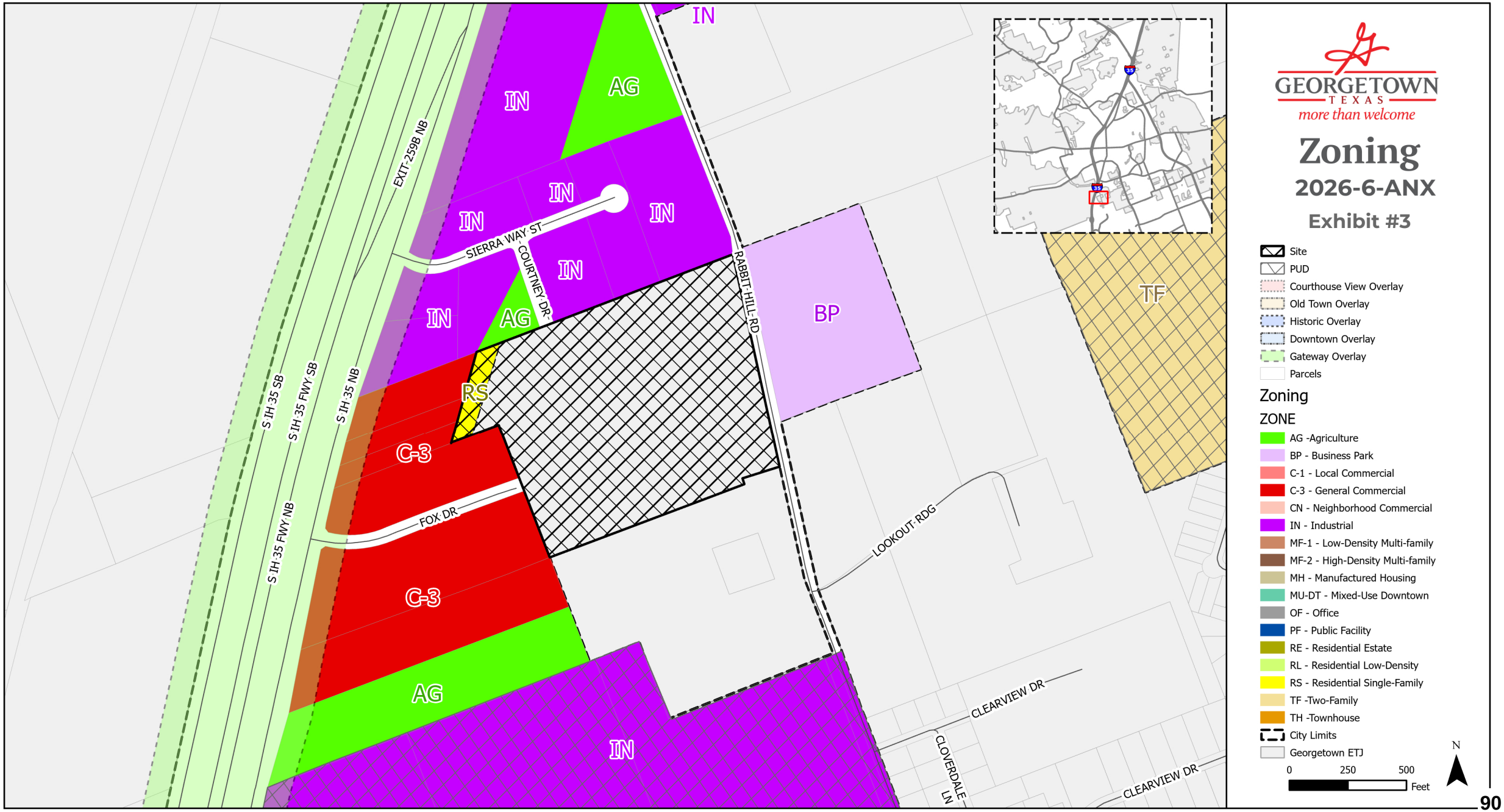
Future Land Use

FLU

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

N

0 250 500 Feet


IN
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BP
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EXIT-259B NB
S IH-35 SB
S IH-35 FWY SB
S IH-35 NB
S IH-35 FWY NB
SIERRA WAY ST
COURTNEY DR
RABBIT HILL RD
FOX DR
LOOKOUT RDG
CLEARVIEW DR
CLOVERDALE LN
CLEARVIEW DR
GEORGETOWN
TEXAS
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Zoning
2026-6-ANX
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
0
250
500
Feet
N

I-2 Intensive Industrial

Residential Uses	Sec. 6.02.010
Permitted with Limitations	Home-Based Business

Civic Uses	Sec. 6.02.020
Permitted by Right	Emergency Services Station, Government or Postal Office, Nature Preserve or Community Garden
Permitted with Limitations	School (Business or Trade), Animal Shelter, Public Park (Neighborhood)
Special Use Permit Required	Correctional Facility, Hospital, Hospital (Psychiatric), Substance Abuse Treatment Facility, Cemetery (Columbaria) (Mausoleum or Memorial Park)

Transportation & Utility Uses	Sec. 6.02.030
Permitted by Right	Bus Barn, Parking Lot (Commercial), Parking Lot (Off-Site), Park-n-Ride Facility, Private Transport Service Dispatch Facility, Rail or Transit Yard, Transit Passenger Terminal, Utility Services (Intermediate), Utility Services (Major), Utility Services (Minor)
Permitted with Limitations	Airport, Wireless Transmission Facility (40' or less)
Special Use Permit Required	Heliport, Wireless Transmission Facility (Over 40')

Commercial Uses	Sec. 6.02.040
Permitted by Right	Food Catering Services, Athletic Facility (Indoor or Outdoor), Driving Range, Medical or Dental Clinic, Medical or Dental Office, General Office, Integrated Office Center, Artisan Studio and Gallery, Self Storage (Indoor), Small Engine Repair, Commercial Document Storage, Event Catering and Equipment Rental Service, Furniture Repair and Upholstery, Heavy Equipment Sales and Repair, Manufactured Housing Sales, Office/Showroom, Pest Control or Janitorial Services, Stone (Mulch or Dirt Yard Sales), Wholesale Showrooms, Automobile Parts and Accessories Sales (Outdoor), Automobile Parts and Accessories Sales (General), Automobile Parts and Accessories Sales (Limited, Automobile Sales (Rental or Leasing Facility), Commercial Vehicle Sales (Rental or Leasing Facility), Recreational Vehicle Sales (Rental or Service)
Permitted with Limitations	Permanent Mobile or Outdoor Food Vendor, Data Center, Self-Storage (Outdoor)
Special Use Permit Required	Restaurant (Drive-Through), Restaurant (General), Firing Range (Indoor), Major Event Entertainment, Sexually Oriented Business, Car Wash, Fuel Sales, Fuel Sales (with more than ten multi-fuel dispensers), Towing Services and Impound Lots

Industrial Uses	Sec. 6.02.050
Permitted by Right	Asphalt or Concrete Batch Plant, Contractor Services (General), Dry Cleaning or Laundry Plant, Lumber Yard, Manufacturing Processing and Assembly (General), Manufacturing and Processing and Assembly (Limited), Movie Production, Office/Warehouse, Recycling Center, Research(Testing and Development Lab), Truck Terminal, Warehousing Distribution (General), Warehousing and Distribution (Limited)
Permitted with Limitations	Storage Yard
Special Use Permit Required	Oil Refinery and Distribution, Resource Extraction, Waste Related Uses, Wrecking (Scrap or Salvage Yard)

Agricultural Uses	Sec. 6.02.060
Permitted with Limitations	Agricultural Operation, Meat Market, Taxidermist

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) 930-3675

I-2 Intensive Industrial

Temporary Uses	Sec. 6.02.070
Permitted with Limitations	Seasonal Product Sales, Farmer's Market (Temporary), Temporary Mobile or Outdoor Food Vendor, Transient Mobile or Outdoor Food Vendor, Business Offices (Temporary), Concrete Products (Temporary), Construction Field Office, Construction Staging (Off-site), Parking Lot (Temporary), All Other Uses Determined by Director

Dimensional Standards	Feet
District size, minimum square feet	87,120 (2 acres)
Lot size, minimum square feet	87,120 (2 acres)
Minimum Lot Width (Lot width shall be sufficient to allow for minimum driveway spacing required for the classification of street from which the lot is accessed, consistent with the driveway spacing requirements in Section 14.08)	50
Corner/end lot width, minimum feet (The spacing of driveways from intersections is subject to the driveway spacing requirements in Section 14.08)	50
Front /primary street setback, minimum feet (Setback may be reduced to 0' in Downtown Gateway Overlay (Section 4.10); build-to line alternative available in Section 8.03.020.D)	25
Corner side / Secondary street setback, minimum feet (Setback may be reduced to 0' in Downtown Gateway Overlay (Section 4.10); build-to line alternative available in Section 8.03.020.D)	25
Side Setback, minimum feet (Increased setbacks may be required to promote compatibility adjacent to residential areas in Section 9.03.070.) (Side setback may be reduced to 0' for party wall construction between lots that are part of the same development, subdivision and zoning)	10
Rear setback, minimum feet (Increased setbacks may be required to promote compatibility adjacent to residential areas in Section 9.03.070.)	10
Maximum Building Height	60
Maximum Impervious Cover – Sec. 13.02 (Non-residential development over the Edwards Aquifer is subject to the impervious cover requirements in Chapter 13)	80%
Dimensional Interpretation and Exception – Sec 8.03	-
Bufferyard: UDC Sec. 9.03.070 a) Medium level adjacent to Non Residential Zone and MU-DT – 15 foot-wide planting area ,One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 500 square feet of bufferyard or fraction thereof, distributed in a manner to make the bufferyard most effective in addressing potential sources for nuisance emanating from the subject property. b) High level adjacent to Residential Zone – 30 foot wide planting area; A solid 6-foot-high screening wall constructed of brick, stone, reinforced concrete or other similar two sided masonry materials; Two shade trees and four evergreen ornamental trees per each 500 square feet of bufferyard or fraction thereof, distributed in a manner to make the bufferyard most effective in addressing potential sources for nuisance emanating from the subject property.	-
Landscaping: UDC Sec. 9.01	-
Tree Preservation: UDC 10.01	-

Westwood

September 4, 2026
Westwood No.: R0080353.00

City of Georgetown Planning Department
Annexation (Voluntary)
809 Martin Luther King Jr. St.,
Georgetown, Texas 78626

Re: Triten Rabbit Hill – Letter of Intent
City of Georgetown, Williamson County, Texas

We are proposing the zoning and annexation of the property located at the below address:

580 Rabbit Hill Road, Georgetown, TX 78626

The current subject property resides in the Georgetown ETJ. Since this existing property resides in the ETJ, it does not lie within an existing zoning district. Also, the existing subject property has an agriculture use and is stated as Land Transitional Commercial on WCAD.

The proposed development includes four buildings with office and warehouse uses totaling ±214,521 sf of building area. The proposed property boundary will be ±25 acres. This letter of intent is proposing the subject property to be annexed into the City of Georgetown City Limits. Along with this annexation, the subject property is petitioning to be zoned Intensive Industrial District (I-2). The northern and southern neighbors of the subject property currently resides in the City of Georgetown city limits and are both zoned industrial.

We feel that to the best of our knowledge, the proposed annexation request complies with the criteria outlined in UDC Section 3.25.030:

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

B. The proposed annexation promotes the health, safety, and general welfare of the City by incorporating a contiguous property within the Georgetown ETJ into the city limits, creating a logical municipal boundary and extending City services and development standards. Because the property is bordered by Industrial-zoned land within the city limits, the proposed Industrial zoning is compatible with the surrounding development pattern and reinforces an established employment area.

C. The request is consistent with the Georgetown 2030 Comprehensive Plan by supporting orderly growth, coordinated infrastructure planning, economic development, and expansion of the City's employment base. As a logical extension of the existing industrial corridor, the proposed annexation and zoning align with the City's long-range planning goals and annexation policies while supporting safe and orderly development.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings. With this signed petition for voluntary annexation, the landowner understands that construction of any capital improvements necessary for development on the

property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.

If you have any questions or need any additional information, please contact our office at 512-485-0831.

Sincerely,



Trenton Miller, P.E.

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**
Staff reviewed this application and deemed it complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Partially Complies**
The property is designated Employment Center (EC) on the Future Land Use Map. Employment Centers are intended to support heightened economic activity through employment-generating uses, high-quality architectural design, and well-integrated supporting uses such as retail and restaurants. These areas are typically located near major transportation corridors and logistics hubs and are intended to retain flexibility in building design and land planning to accommodate evolving employer needs and future economic conditions. The proposed Intensive Industrial (I-2) zoning has the potential to implement Goal 3 of the 2030 Plan, which seeks to establish a development framework that guides fiscally responsible growth and specifically identifies Employment Centers as priority locations for high-quality commercial development and target industries. Where this request falls short of full compliance is that there are intensive uses and uses not within the designated target industries such as Asphalt or Concrete Batch Plants, Stone Sales, or Storage Yards allowed within the district. It is notably the only district that allows for General Manufacturing, Processing and Assembly, which many of Georgetown's Target Industries (which per the Economic Development Master Plan include advanced manufacturing), but **I-2 is a zoning district that could allow for intensive or noxious uses that are not part of the City's target industries.** The Comprehensive Plan recommends that higher-intensity manufacturing and employment activities should be located away from residential and environmentally sensitive areas. The subject property is not located near any residential zoning districts, with the small portion of RS zoning to the west being part of the subject property and not developed or able to be developed with any single-family homes. The site's access to Fox Drive and IH 35 make it generally suitable for higher-intensity employment uses and supports staff's finding that the zoning request is consistent with this criterion. Employment Center uses require strong access to major thoroughfares.	

Continued on next page->

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

Annexing the property and assigning it to the I-2 zoning district will subject the site to the Unified Development Code's development standards, which do not apply today. Because the property is in Georgetown's Extra-Territorial Jurisdiction (ETJ), it could still develop with any I-2 use without annexation, but it would not be required to meet city standards such as setbacks, height limits, and buffering. Annexation ensures these protections apply in exchange for access to the City's wastewater services, making new development more compatible with surrounding land uses.

As the site develops, the UDC will also require extending Fox Drive, which currently ends at the property. Connecting this extension to the southbound I-35 frontage road may improve circulation and distribute traffic more evenly in the area. Although the extension would still occur under ETJ development, annexation ensures it meets city standards and coordinates with the broader transportation network.

Overall, annexation and I-2 zoning create a more predictable, regulated development environment with clear expectations for site design, roadway connections, and compatibility. The request supports the area's shift toward employment uses, yet the use of the I-2 zoning district rather than I-1 inhibits full compliance due to the breadth of uses possible that are not recommended uses in Employment Centers or part of the City's target industries.

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

The property is currently surrounded by a mix of industrial and commercial uses. To the north, industrial operations such as Georgetown Fireplace & Patio, ASMT, Circuit Board Assembly, Sierra Microwaves Technology, and Deaton Engineering contribute to a strong employment-oriented development pattern. To the west, the area transitions to Regional Commercial (C-2) zoning, which includes Cody Pools, Long Motors, Georgetown, the Mac Haik car dealership, and two churches within the C-2 district. To the east, across Rabbit Hill Road, is a Business Park (BP) zoned property, along with an existing single-family residence within the ETJ approximately 362 feet from the subject property.

To the south of the property, vacant land will remain within the ETJ. Farther south, the Bridge Business Park PUD (2022-82) introduces a mix of BP and Industrial (IN) zoning. The parcel directly abutting the ETJ property is zoned IN.

Given this context, the proposed I-2 zoning district aligns with the existing zoning pattern and the area's broader development character. The predominance of industrial, business park, and regional commercial uses supports I-2 zoning and helps prevent land-use conflicts. ->

Annexation will further enhance compatibility by applying the City's development standards, including buffering, site-design requirements, and building regulations, resulting in orderly and context-sensitive development of the property.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district. The site has adequate access and will be served by the necessary utilities. Both water and wastewater lines are in close proximity to the site.	

GEORGETOWN
TEXAS

RECEIVED
OCT 26 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

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: Annexation / 580 Rabbit Hill Road,

Project Case #: 2026-6-ANX P&Z Mtg Date: 11/3/2026 Case Manager: Matthew Skawin

Name of Respondent: Troy J. Rodriguez, President, Sierra Microwave Technology
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: One Sierra Way, Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: X I OBJECT: _____

Additional Comments: We are in favor of annexation. We are in favor of an I-1 zoning for office and warehouse space. We remain in opposition to an I-2 designation as it is too broad & less restrictive. BUT DONT WANT TO LIMIT THE DEVELOPER'S ACCESS TO CAPITAL

"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
November 3, 2026

SUBJECT:
Discussion Items

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

ITEM SUMMARY:
General updates, and Commissioner questions and comments

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:

N/A