Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas November 17, 2026

The Georgetown Planning and Zoning Commission will meet on November 17, 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 November 3rd, 2026 regular Planning and Zoning Meeting - Hannah Breaux, Planning Specialist

1.B 2026-6-PUD Inner Loop Exchange

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Approximately 28.031 acres out of the Willam Addison survey, abstract number 21, from the Regional Commercial (C-2) zoning district to the Planned Unit Development (PUD) zoning district with a base zoning of Regional Commercial (C-2), for the property generally located at the intersection of Northeast Inner Loop and East University Avenue (2026-6-PUD). -- Preston Gunn, Planner

1.C 2026-15-SUP, Wish Well

Public Hearing and possible action on a request for an amendment to a Special Use Permit (SUP) for the specific use of Event Facility in the Mixed Use-Downtown (MU-DT) zoning district for the property located at 511 S. Main Street, Georgetown, Texas 78626, bearing the legal description of Block 26, Lot 5-6, Georgetown City Of (2026-15-SUP) -- Allyson Iiams, Assistant Planning Director

1.D 2026-9-REZ Georgetown 152 Manufacturing

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 46.39 acres of the John Berry Survey, Abstract 51, from the Agriculture (AG) zoning district to the Intensive Industrial (I-2) zoning district, for the property generally located at 1001 CR 152 (2026-9-REZ). Madison Garcia, Planner

1.E 2026-10-REZ 601 N Church Street

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.385 Acres of Lot 5 and portions of Lot 6, Lot 3, and Lot 4, of Block 9, North Georgetown Addition, from the Residential Single-Family (RS) zoning district to the Residential Mix (RM) zoning district, for the property generally located at 601 N. Church Street, Georgetown, TX 78626 (2026-10-REZ). Sofia Wagner, Planning Manager

1.F (2026-5-REZ), 1001 S. Church 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. Church Street (2026-5-REZ) -- Madelyn Allen, Planner

1.G (2026-1-SUP) Subaru of Georgetown Fixed Ops, 5015 S IH 35

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Automobile Repair and Service, General in the Industrial (IN) zoning district on the property located at 5015 South Interstate Highway 35, Georgetown, Texas 78626, bearing the legal description of 2.21 Acres, Lot 2, Georgetown Technology Park Subdivision (2026-1-SUP). Matt Skawin, Planner

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 17, 2026

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and Possible Action to approve the minutes from the November 3rd, 2026 regular Planning and Zoning Meeting - Hannah Breaux, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
Minutes Final Draft_11.3.pdf

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

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

The following Members were in attendance:
Present were: Travis Perthuis, Michael D Charles, Ercel Brashear, Pierce P Macguire, 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 Meeting Minutes

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

Moved by Scott A Allen; seconded by David "Alan" McDonald to Approve The minutes from the October 20th, 2026, regular meeting of the Planning and Zoning Commission.
Motion Approved with amendment: 7- 0
Voting For: Travis Perthuis, Michael D Charles, Ercel Brashear, Pierce P Macguire, Scott A Allen, David "Alan" McDonald, Kris Kasper

Voting Against: None

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

Pulled due to problem with notice

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

Staff report was presented by Mathew Skawin, Planner
The applicant is requesting amendment to zone, upon annexation approximately 25 acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-1) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown Texas. Commercial uses are on the West side of the property with industrial use to the North. With existing single-family homes in the ETJ around the property. The surrounding zoning is industrial to the North Business Park across Rabbit Hill Road and Regional Commercial near I-35. South of the Site is vacant ETJ land with additional Industrial Park zoning. The future land use map determines the property as Employment Center. Employment Center is intended for job generating uses such as manufacturing office, factories, and business parks. It targets 100% non-residential development with access to major transportation corridors. (I-2) is Georgetown's most industrial district allowing for manufacturing and heavier industrial activity while also establishing development standards. Staff presented more limitations and allowances in (I-2) zoning. Staff presented that the project complied with three of the five criteria for Rezoning while partially complying with the remaining two. Public Notifications were sent to 20 property owners and staff received one written comment in favor. Staff clarifies that the written comment in favor requests for (I-1) zoning instead of (I-2). Staff received zero written comments opposed.

Chair Perthuis asked the commission if they had any questions.
Commissioner Brashear asked staff if he could repeat criteria two. Staff repeat criteria two, the zoning change is consistent with the Comprehensive Plan and restates that it partially complies with these criteria and why.
Commissioner Allen clarified that we are approving an annexation with base zoning of (I-2) and stated what the applicant wants to put on the property. Staff stated that they want to put warehouses/offices on the property, but they are permitted for more.
Commissioner asked if something of more intense use than what the applicant wants could be built on the property in the future. Staff answered yes.

Commissioner MaCGuire asked the differences between (I-2) and (I-1). Staff explained the difference between the two types of Zoning. (I-1) is more limited than (I-2).
Chair Perthuis and Commissioner Brashear asked why the applicant needs the (I-2) zoning. Applicant approaches the stand. Applicant explains there are two plans for the site, one with more advanced manufacturing. The other alternative would be smaller buildings with outdoor storage which is permitted in (I-2). Brashear asked how much outdoor storage. Applicants answer 20,000 square feet with vertical improvements with an acre and a half of laydown yard.
Commissioner Charles asked staff to present permitted limitations and how the limitations are approved. Staff explained that the UDC lists the limitations and criteria. Charles asked if it would not come back to the Commission.
Chair Perthuis opened the public hearing.
Chair Perthuis closed the public hearing.
Commissioner Brashear stated concerns that future owners of the property may use it for more intense uses. Chair Perthuis stated that the site adjacent to it is effectively used the same. Commissioner Allen stated he agreed with the concern, but there is no middle ground between (I-2) and (I-1). Chair Perthuis stated if it is denied there is the possibility the applicant could stay in the ETJ and annexation gives the city some control

Moved by Pierce P Macguire; seconded by Scott A Allen to Approve 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 .
Motion Approved: 4- 3
Voting For: Travis Perthuis, Pierce P Macguire, Scott A Allen, David "Alan" McDonald
Voting Against: Michael D Charles, Ercel Brashear, Kris Kasper

1.D Discussion Items

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

Edgar Garcia, Planning Director stated he has no announcements.

Adjournment

Moved by Scott A Allen; seconded by David "Alan" McDonald to Adjourn .
Motion Adjourn: 7 - 0
Voting For: Travis Perthuis, Michael D Charles, Ercel Brashear, Pierce P Macguire, Scott A Allen, David "Alan" McDonald, Kris Kasper
Voting Against: None

These minutes were approved at the meeting of _____

_____ Chair

_____ Attest

City of Georgetown, Texas
Planning and Zoning Commission
November 17, 2026

SUBJECT:
2026-6-PUD Inner Loop Exchange

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Approximately 28.031 acres out of the Willam Addison survey, abstract number 21, from the Regional Commercial (C-2) zoning district to the Planned Unit Development (PUD) zoning district with a base zoning of Regional Commercial (C-2), for the property generally located at the intersection of Northeast Inner Loop and East University Avenue (2026-6-PUD). -- Preston Gunn, Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting a Planned Unit Development (PUD) zoning district with a base zoning of Regional Commercial (C-2) to allow for the construction of a Data Center.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 3 of 5 the criteria established in UDC Section 3.06.030 for a Zoning Amendment, it also meets 3 of 5 the criteria established in UDC 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 (6 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 1st) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 19 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-PUD Presentation.pdf
2026-6-PUD Staff Report.pdf
Exhibit 1- Location Map.pdf
Exhibit 2 -Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - PUD Development Plan.pdf

Exhibit 5 â€“ Letter of Intent.pdf
Exhibit 6 â€“ Criteria Analysis.pdf
Exhibit 7 â€“ Public Comments.pdf

NE Inner Loop Exchange 2026-6-PUD

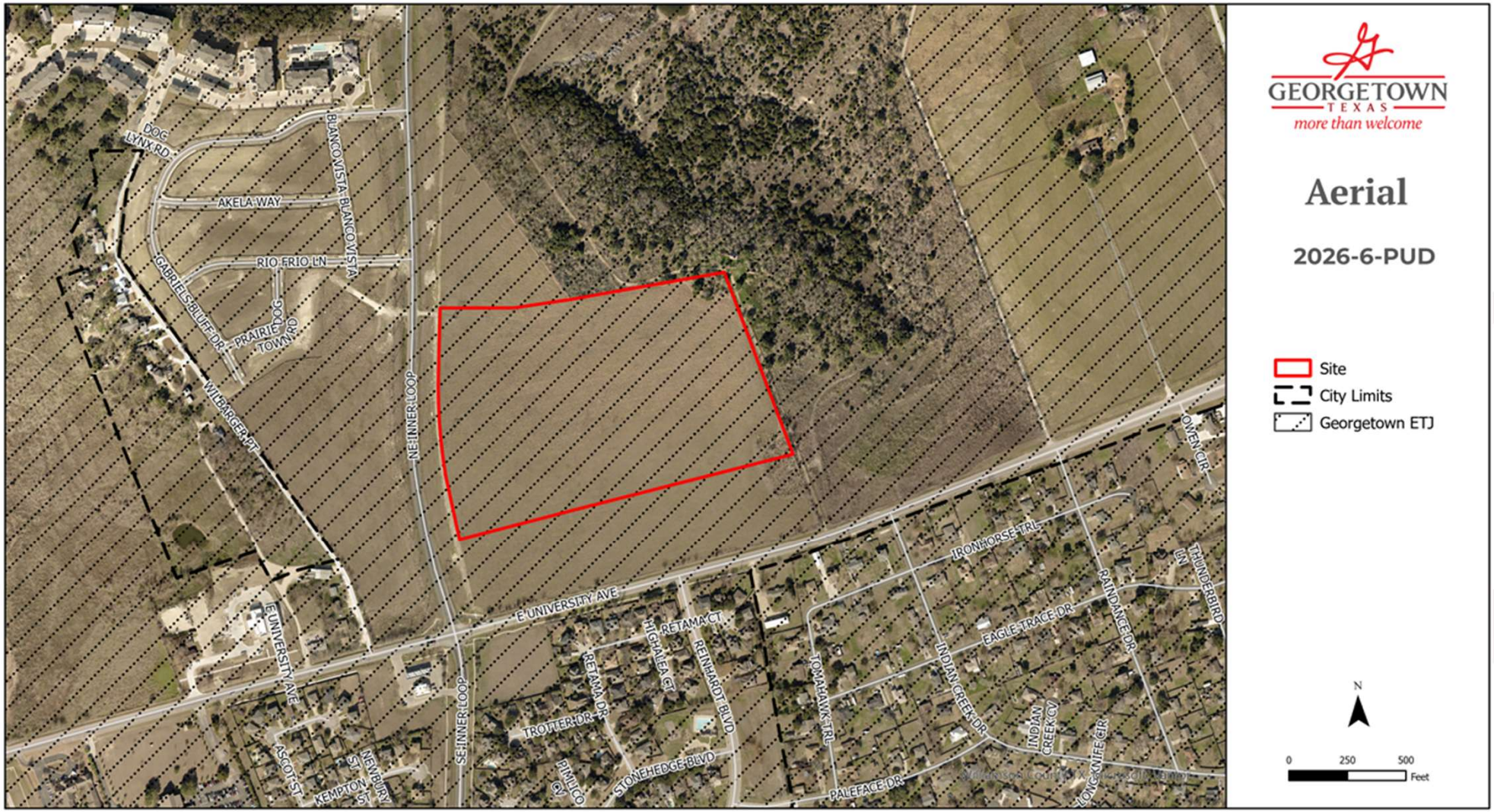
Planning & Zoning Commission

November 17th, 2026

Item Under Consideration

2026-6-PUD

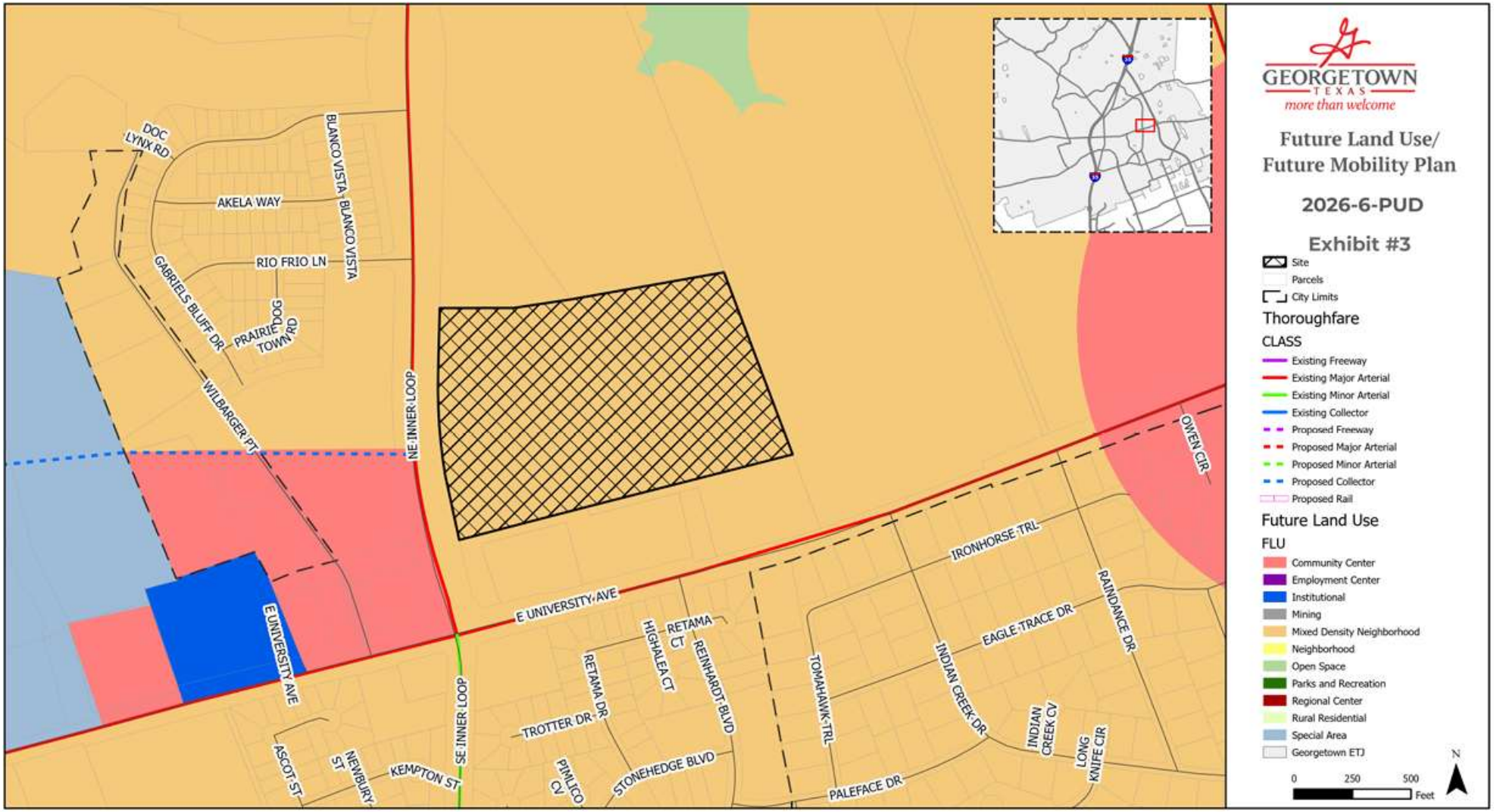
- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Approximately 28.031 acres out of the Willam Addison survey, abstract number 21, from the Regional Commercial (C-2) zoning district to the Planned Unit Development (PUD) zoning district with a base zoning of Regional Commercial (C-2), for the property generally located at the intersection of Northeast Inner Loop and East University Avenue (2026-6-PUD). -- Preston Gunn, Planner


GEORGETOWN
TEXAS
more than welcome
Aerial
2026-6-PUD
Site
City Limits
Georgetown ETJ
N
0
250
500
Feet
DOG LYNX RD
AKELA WAY
BLANCO VISTA
RIO FRIO LN
GABRIELS BLUFF DR
PRAIRIE GOLD TOWN CO
WILDBERGER PT
NE INNER LOOP
SE INNER LOOP
E UNIVERSITY AVE
RETAMA CT
HIGHLEA CT
RETAMA DR
REINHARDT BLVD
TROTTER DR
STONEHEDGE BLVD
PIMLICO DR
ASCOT ST
KEMPTON ST
NEWBURY ST
TOMAHAWK TRL
INDIAN CREEK DR
EAGLE TRACE DR
RAINDANCE DR
IRONHORSE TRL
THUNDERBIRD LN
OWEN CIR
INDIAN CREEK CV
LONG KNIFE CIR
PALEFACE DR

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


GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
2026-6-PUD
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
DOC LYNX RD
AKELA WAY
BLANCO VISTA
BLANCO VISTA
RIO FRIO LN
GABRIELS BLUFF DR
PRAIRIE DOG TOWN RD
WILBARGER PT
NE INNER LOOP
E UNIVERSITY AVE
E UNIVERSITY AVE
SE INNER LOOP
ASCOT ST
NEWBURY ST
KEMPTON ST
TROTTER DR
RETAMA DR
HIGHALEA CT
RETAMA CT
REINHARDT BLVD
PIMLICO CV
STONEHEDGE BLVD
TOMAHAWK TRL
IRONHORSE TRL
EAGLE TRACE DR
INDIAN CREEK DR
INDIAN CREEK CV
RAINDANCE DR
LONG KNIFE CIR
PALEFACE DR
OWEN CIR

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

Regional Commercial (C-2)

- Medium to large-scale development of retail, service, restaurant, entertainment, and office uses, for a regional market
- This District primarily facilitates commercial development which is automobile-oriented and generate high traffic counts
- Appropriate along freeways, tollways and major arterials

Dimensional Standards

- Max building height = 60’
- Front setback = 20’
- Side setback = 5’
- Rear setback = 10’
- 30’ bufferyard adjacent to RS
- 15’ bufferyard adjacent to ETJ and AG


GEORGETOWN
TEXAS
more than welcome
Zoning
2026-6-PUD
Exhibit #3
Site
road
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
Gateway Overlay
Parcels
Zoning
ZONE
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
City Limits
Georgetown ETJ
0
250
500
Feet
N
AG
C-3
C-1
PF
RS
DOC LYNX RD
AKELA WAY
RIO FRIO LN
GABRIELS BLUFF DR
PRAIRIE DOG TOWN RD
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NEWBURY ST
KEMPTON ST
IRONHORSE TRL
OWEN CIR
THUNDERBIRD LN
RAINDANCE DR
EAGLE TRACE DR
INDIAN CREEK DR
INDIAN CREEK CV
TOMAHAWK TRL
LONG KNIFE CIR
PALEFACE DR


NE INNER LOOP
E UNIVERSITY AVE
(125' R.O.W.)
LOT 1
±28.00 ACRES
DATA CENTER BUILDING
EQUIPMENT YARD
EQUIPMENT YARD
LOCATION OF UTILITY AREA
LOCATION OF DETENTION AND WATER QUALITY POND
LIFT STATION AREA
PROPOSED FENCE
PROPOSED GUARD HOUSE & TURNAROUND AREA
LANDSCAPE SCREENING BERM
PROPOSED LANDSCAPE BUFFER PLANTING
FUTURE FULL ACCESS DRIVEWAY
PROPOSED COMMERCIAL CROSS ACCESS
EXISTING POWER POLE, TYP.
EXISTING FIRE HYDRANT, TYP.
EXISTING STORM CULVERT
EXISTING 12" WATER LINE
EXISTING OVERHEAD ELECTRIC LINE, TYP.
EXISTING 8" PVC WASTEWATER LINE
EXISTING 10" FORCE MAIN
EXISTING 10" PVC WASTEWATER LINE
GTOWN 120 HOLDINGS LP
REMAINING PORTION OF
CALLED 120.616 AC.
DOC. NO. 2013014417
BELTLINE
INVESTMENTS LLC
CALLED 1.619 AC.
DOC. NO. 2012101455
CAROLYN BELL SHARKEY TR
"TRACT 3"
CALLED 50 AC.
DOC. NO. 2016058731
MARY LR PARTNERSHIP LTD &
CAROLYN BELL SHARKEY TR
CALLED 168.661 AC.
DOC. NO. 2016058731
BERM SCHEMATIC
SCALE: NTS
8.0' CREST
3:1 SLOPE
50.0' LANDSCAPE BUFFER

Deviations from UDC Standards

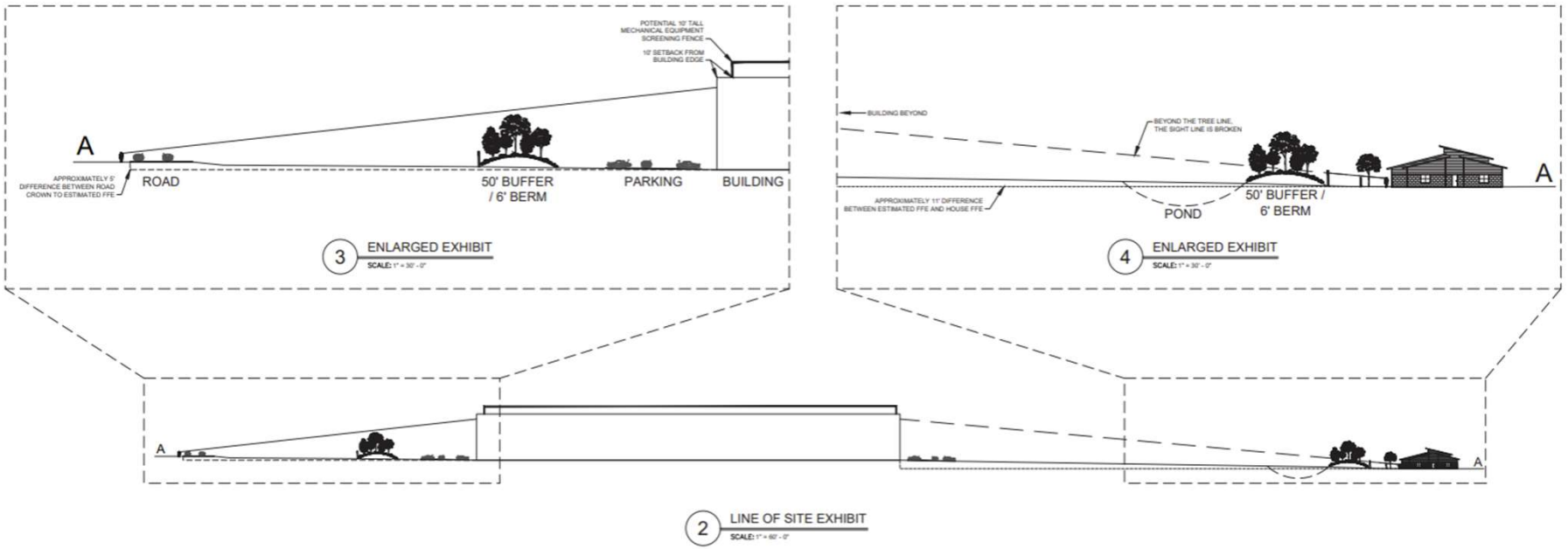
UDC Standard	Proposed PUD Standard
8.02.040: C-2 Lot and Dimension standards	Data Center Specific standards
6.02.050.B.13.a (i): The maximum building footprint for a data center is 5,000 square feet	Increase the maximum building footprint to 290,000sqft
6.02.050.B.13.b (i): …outdoor equipment used for data centers, shall be a minimum of 250 feet from the nearest residential zoning district or use, whether inside the City Limits or the ETJ.	Reduce to 50-feet for Yards for mechanical equipment, utility facilities, other outdoor equipment, and drive aisles
7.03.040.B.3: Bulkhead, elevator, water tank or any other similar structure or necessary mechanical appurtenance extending above the roof of any building where such structure does not occupy more than 33% of the area of the roof.	A request to increase from 35% to 65% of the area of the roof.

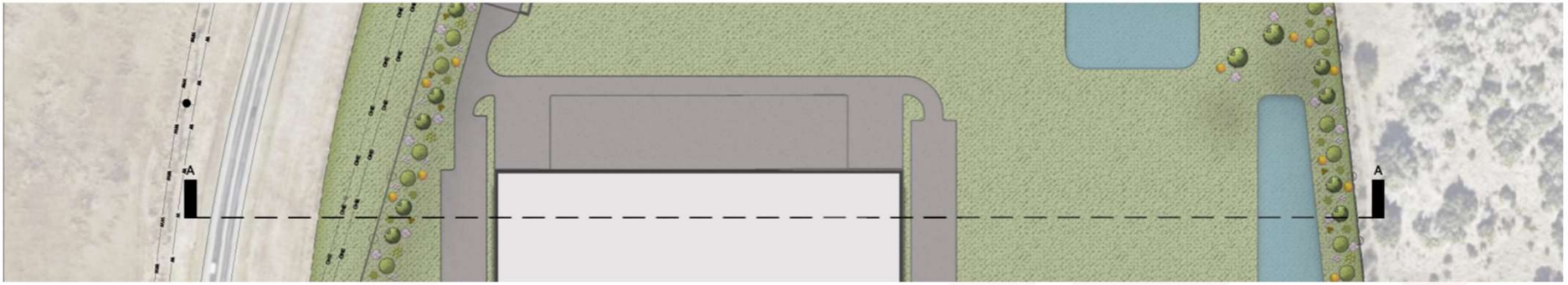
Table F.1 – Dimensional Standards		
	Data Center Use	All Other Uses
District Size, minimum	5 acres	N/A
Lot Width, minimum	50 ft.	40 ft.
Front Building Setback, minimum (West, to Inner Loop)	100 ft.[1]	20 ft.
Side Building Setback, minimum (North, South)	100 ft.[2]	5 ft.
Side Building Setback to residential district or an existing single-family home in the ETJ that is platted or planned for residential use on the Future Land Use Map, minimum (North, South)	150 ft.[2]	5 ft.
Rear Building Setback, minimum (East)	100 ft.[2]	10 ft.
Rear Building Setback to residential district or an existing single-family home in the ETJ that is platted or planned for residential use on the Future Land Use Map, minimum (East)	150 ft.[2]	10 ft.
Gross floor area, maximum	290,000 sq. ft.	N/A
Building Height, maximum	60 ft.[3, 4]	60 ft.

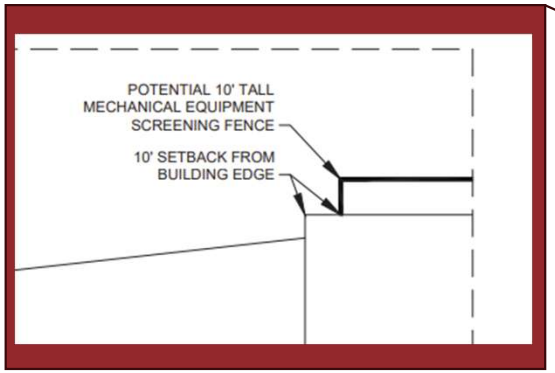
1. Gatehouse and parking may encroach up to 25ft in the front setback
2. Reduce to 50-feet for Yards for mechanical equipment, utility facilities, other outdoor equipment, and drive aisles
3. (No Change to UDC) Roof parapets, as described in Subsection 7.03.040.A, may exceed the height limitations of this Code by no more than 10 ft.
4. … Bulkhead, elevator, water tank or any other similar structure may extend above the roof of any when such structures do not occupy more than 65% of the area of the roof. Solar panels may also extend above the roof with no limitation on the area of the roof which they may occupy. Such equipment must be setback from the edge of the building façade by 10 ft

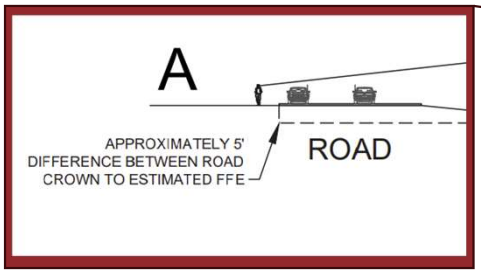
Deviations from UDC Standards

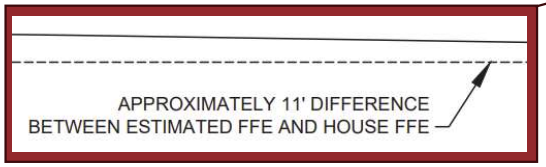
UDC Standard	Proposed PUD Standard
8.04.020: No current exemption	(Only for Data Center Use) Walls oriented toward and directly abutting interior service drives, loading areas, equipment yards, secured operational areas, or other areas of the site subject to the screening requirements shall be exempt from articulation and architectural feature requirements
6.02.050.B.13.b (ii): high level buffer yard (9.03.070) • 8-foot tall screening wall • 30-foot-wide planting area • 2 shade trees and 4 evergreen ornamental trees per each 500 square feet of bufferyard • a minimum of one (1) tree for every 40 linear feet	A minimum 50-foot wide landscape buffer • 6ft berm with a 3:1 slope with a 6ft wide planning area at the top of the berm • 1 shade tree for every 40ft • 2 ornamental trees for every 50ft • Evergreen shrubs planted to cover a minimum of 70% of the total linear footage of berm

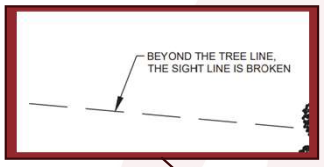

POTENTIAL 10' TALL MECHANICAL EQUIPMENT SCREENING FENCE
10' SETBACK FROM BUILDING EDGE
A
APPROXIMATELY 5' DIFFERENCE BETWEEN ROAD CROWN TO ESTIMATED FFE
ROAD
50' BUFFER / 6' BERM
PARKING
BUILDING
3 ENLARGED EXHIBIT
SCALE: 1" = 30' - 0"
BUILDING BEYOND
BEYOND THE TREE LINE, THE SIGHT LINE IS BROKEN
APPROXIMATELY 11' DIFFERENCE BETWEEN ESTIMATED FFE AND HOUSE FFE
POND
50' BUFFER / 6' BERM
A
4 ENLARGED EXHIBIT
SCALE: 1" = 30' - 0"
A
A
2 LINE OF SITE EXHIBIT
SCALE: 1" = 60' - 0"

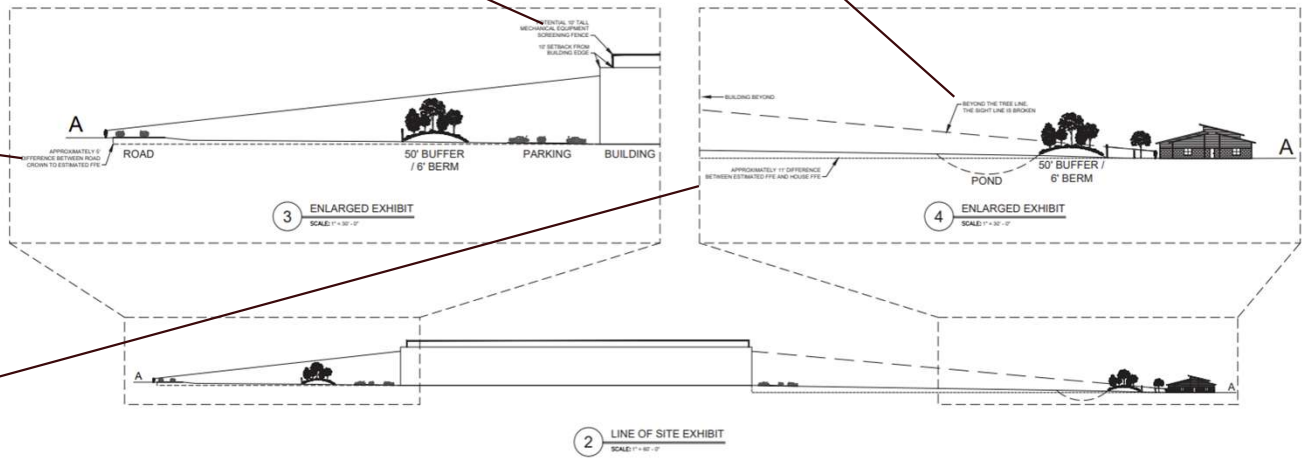

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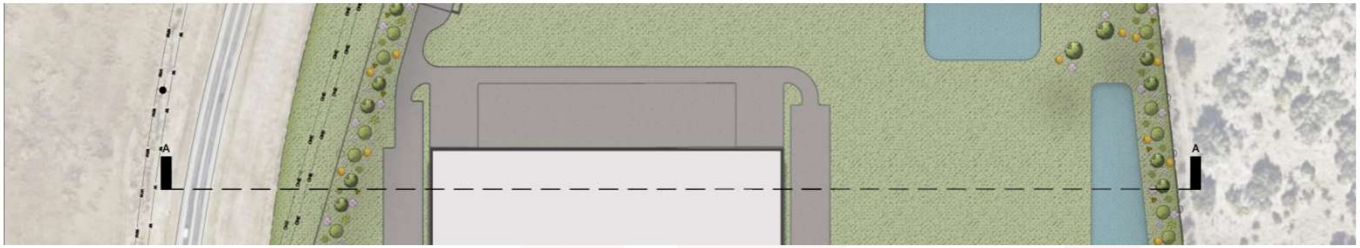

POTENTIAL 10' TALL
MECHANICAL EQUIPMENT
SCREENING FENCE
10' SETBACK FROM
BUILDING EDGE


A
APPROXIMATELY 5'
DIFFERENCE BETWEEN ROAD
CROWN TO ESTIMATED FFE
ROAD


APPROXIMATELY 11' DIFFERENCE
BETWEEN ESTIMATED FFE AND HOUSE FFE


BEYOND THE TREE LINE,
THE SIGHT LINE IS BROKEN


A
ROAD
50' BUFFER
/ 6' BERM
PARKING
BUILDING
3 ENLARGED EXHIBIT
POND
50' BUFFER /
6' BERM
A
4 ENLARGED EXHIBIT
A
A
2 LINE OF SITE EXHIBIT


A
A

Deviations from UDC Standards

UDC Standard	Proposed PUD Standard
9.06.070.B: Fences located in a required setback adjacent to a public right-of-way shall not be located in a public or landscape easement	Fencing may be up to 10-feet tall and may be located in the front setback
9.06.070.C: Fences located along a lot line shall not exceed 8 feet in height	Fencing may be up to 10-feet tall and may be located in the front setback
6.02.050.B.13.b (iii): Parking. Data centers shall provide a minimum of one (1) parking space per 400 square feet of office area. Data center storage and computing areas not occupied by employees shall be exempt from any parking requirements.	Minimum parking requirements shall be either 1 space for every 3,000 square feet of first floor employee accessible building area or 1 space for every 1 employee per shift, whichever is less


NE INNER LOOP
E UNIVERSITY AVE
(125' R.O.W.)
LOT 1
±28.00 ACRES
DATA CENTER BUILDING
EQUIPMENT YARD
EQUIPMENT YARD
LOCATION OF UTILITY AREA
LOCATION OF DETENTION AND WATER QUALITY POND
LIFT STATION AREA
PROPOSED FENCE
PROPOSED GUARD HOUSE & TURNAROUND AREA
LANDSCAPE SCREENING BERM
PROPOSED LANDSCAPE BUFFER PLANTING
FUTURE FULL ACCESS DRIVEWAY
PROPOSED COMMERCIAL CROSS ACCESS
EXISTING 12" WATER LINE
EXISTING OVERHEAD ELECTRIC LINE, TYP.
EXISTING 8" PVC WASTEWATER LINE
EXISTING FIRE HYDRANT, TYP.
EXISTING POWER POLE, TYP.
EXISTING STORM CULVERT
EXISTING 10" FORCE MAIN
EXISTING 10" PVC WASTEWATER LINE
GTOWN 120 HOLDINGS LP
REMAINING PORTION OF
CALLED 120.616 AC.
DOC. NO. 2013014417
BELTLINE
INVESTMENTS LLC
CALLED 1.619 AC.
DOC. NO. 2012101455
CAROLYN BELL SHARKEY TR
TRACT 3
CALLED 57 AC.
DOC. NO. 2016058731
MARY ER PARTNERSHIP LTD &
CAROLYN BELL SHARKEY TR
CALLED 168.661 AC.
DOC. NO. 2016058731
BERM SCHEMATIC
SCALE: NTS
6.0' CREST
3:1 SLOPE
50.0' LANDSCAPE BUFFER

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

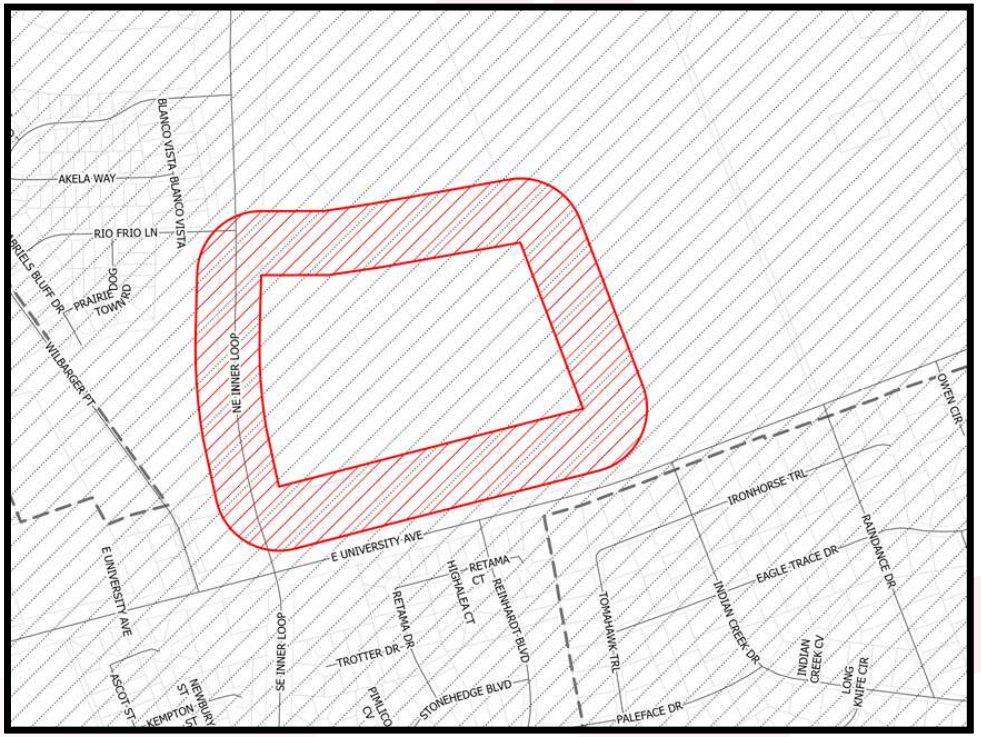
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.		X	
A planned and 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.	**Not Applicable**		
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

- 6 property owners within the 300’ buffer
- Notice in Sun News on November 1st, 2026
- 1 Sign posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 22 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Approximately 28.031 acres out of the Willam Addison survey, abstract number 21, from the Regional Commercial (C-2) zoning district to the Planned Unit Development (PUD) zoning district with a base zoning of Regional Commercial (C-2), for the property generally located at the intersection of Northeast Inner Loop and East University Avenue (2026-6-PUD). -- Preston Gunn, Planner
- Per UDC Section 3.07.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council

Planning Department Staff Report

Report Date: November 11, 2026
Case Number: 2026-6-PUD
Case Manager: Preston Gunn, Planner

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone Approximately 28.031acres out of the Willam Addison survey, abstract number 21, from the Regional Commercial (C-2) zoning district to the Planned Unit Development (PUD) zoning district with a base zoning of Regional Commercial (C-2), for the property generally located at the intersection of Northeast Inner Loop and East University Avenue (2026-6-PUD). Preston Gunn, Planner

AGENDA ITEM DETAILS

Project Name:	Inner Loop Exchange PUD Planned Unit Development
Applicant:	Kimley-Horn, Ethan Harwell
Property Owner:	Oakwell Capital, Phillip Niels
Property Address:	North East Inner Loop and East University Avenue
Legal Description:	28.031acers out of the Willam Addison survey, abstract number 21
Current Zoning:	Regional Commercial (C-2

APPLICANT'S REQUEST

The applicant is requesting a Planned Unit Development (PUD) zoning district with a base zoning of Regional Commercial (C-2) to allow for the construction of a Data Center.

PROPERTY CONTEXT

Neighborhood Character:

Directly to the north, east, and south of the proposed project lies the undeveloped property and the Churchill Farms neighborhood. To the west of the property, across NE Inner Loop, is residential single-family homes.

Zoning Trends:

The properties to the west, across NE Inner Loop, are within a PUD which contains a mix of mixed-use residential and commercial. Directly to the south of the property is a Regional Commercial-zoned property, these properties have frontage along East University Avenue. To the north and east of the proposed PUD is Agricultural-zoned property.

Present Property Description:

The project area consists of one vacant parcel, located along NE Inner Loop. The property is relatively flat and has a few trees along the eastern border of the property.

STAFF ANALYSIS

Technical Review:

The property has a future land use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide medium density housing types, neighborhood serving retail, and civic uses. The proposed Planned Unit Development (PUD) permits a significant increase in the size allowed for a data center and would shift the district away from commercial uses if a Data Center was built to the allowances proposed. The modification permitting a larger footprint for data center is generally beyond the physical scale that would be compatible with single-family homes and an MDN Future Land Use. The Data Center use as proposed under the current C-2 zoning includes a requirement for a noise attenuation study to be completed prior to construction to proactively measure compliance with noise limits outlined in Section 8.16.030 of the code of ordinance.

The applicant proposes a significant increase in size from the typical maximum of 5,000 square feet in C-2 zoning to a new maximum size of 290,000 square feet which is more consistent with the Flex Industrial District (I-1). The proposed site layout reduces negative impacts by centralizing the building on the lot and increasing the size of the landscape buffer to 50' which includes a 6' berm. However, the proposed planting density is a reduction to the normal requirement for high level bufferyards by 92% for ornamental trees and 79% less for shade trees. This results in approximately 262 less required shade trees and 637 less required ornamental trees overall than what would be required between I-1 or I-2 zoning and single-family homes. The applicant provides front yard buffering and a significant number of shrubs in their buffer yards which are not required by the standard code requirements. There are not many natural features like hills or trees on the lot that the building could use to help further mitigate the visual impact.

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

Staff reviewed the proposed rezoning request and found it complies with three criteria and does not comply with two criteria established in UDC Section 3.06.030 for a Zoning Map Amendment. For Planned Unit Development request, it complies with three criteria, does not comply with two, and one criterion is not applicable for the specific objectives for a Planned Unit Development established in UDC Section 3.06.040, 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 (6 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 1st, 2026) and 1 sign was posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 32 in opposition of the request.

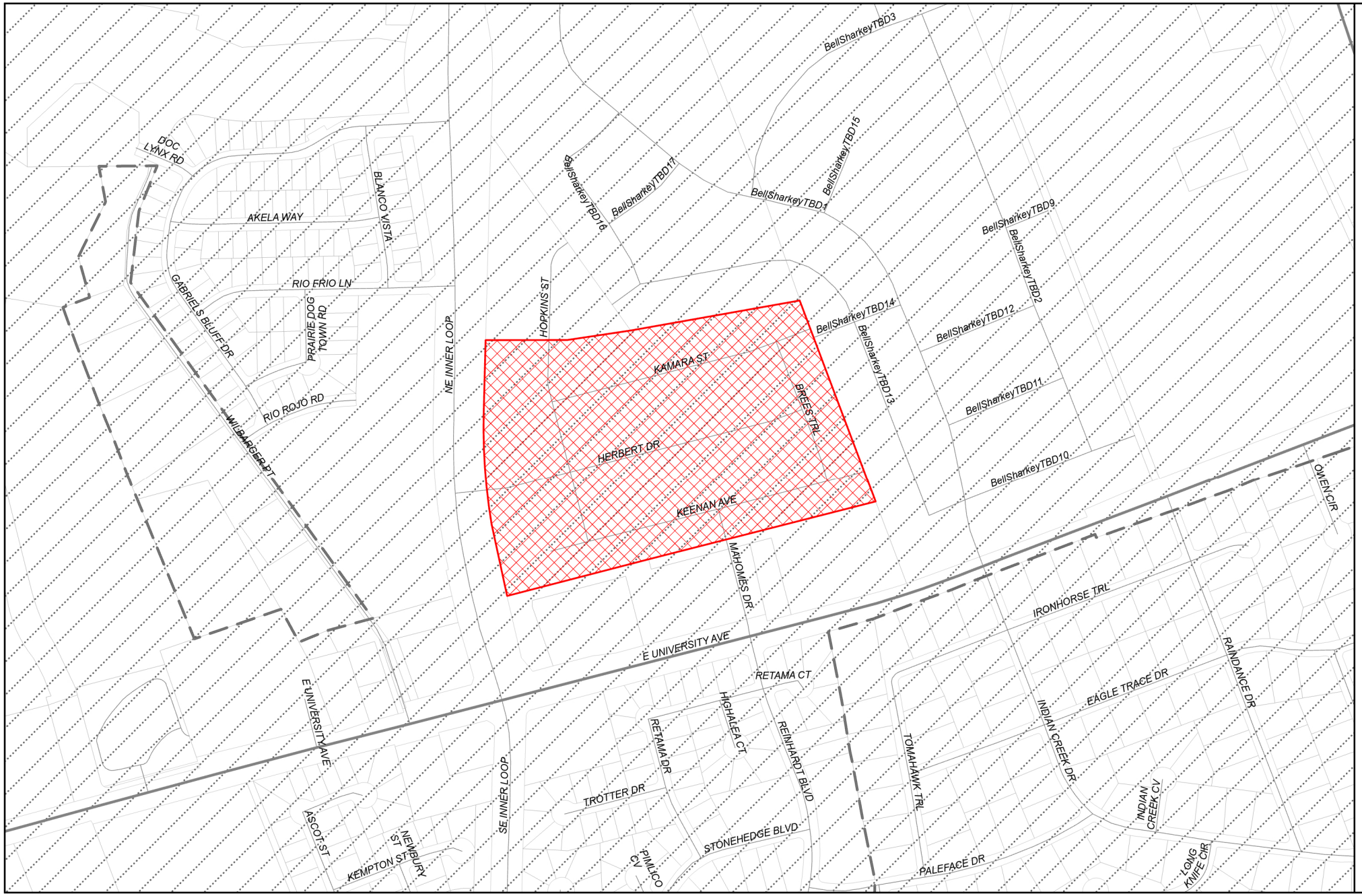
ATTACHMENTS

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 – Criteria Analysis
Exhibit 7 – Public Comments

SUBMITTED BY

Preston Gunn, Planner



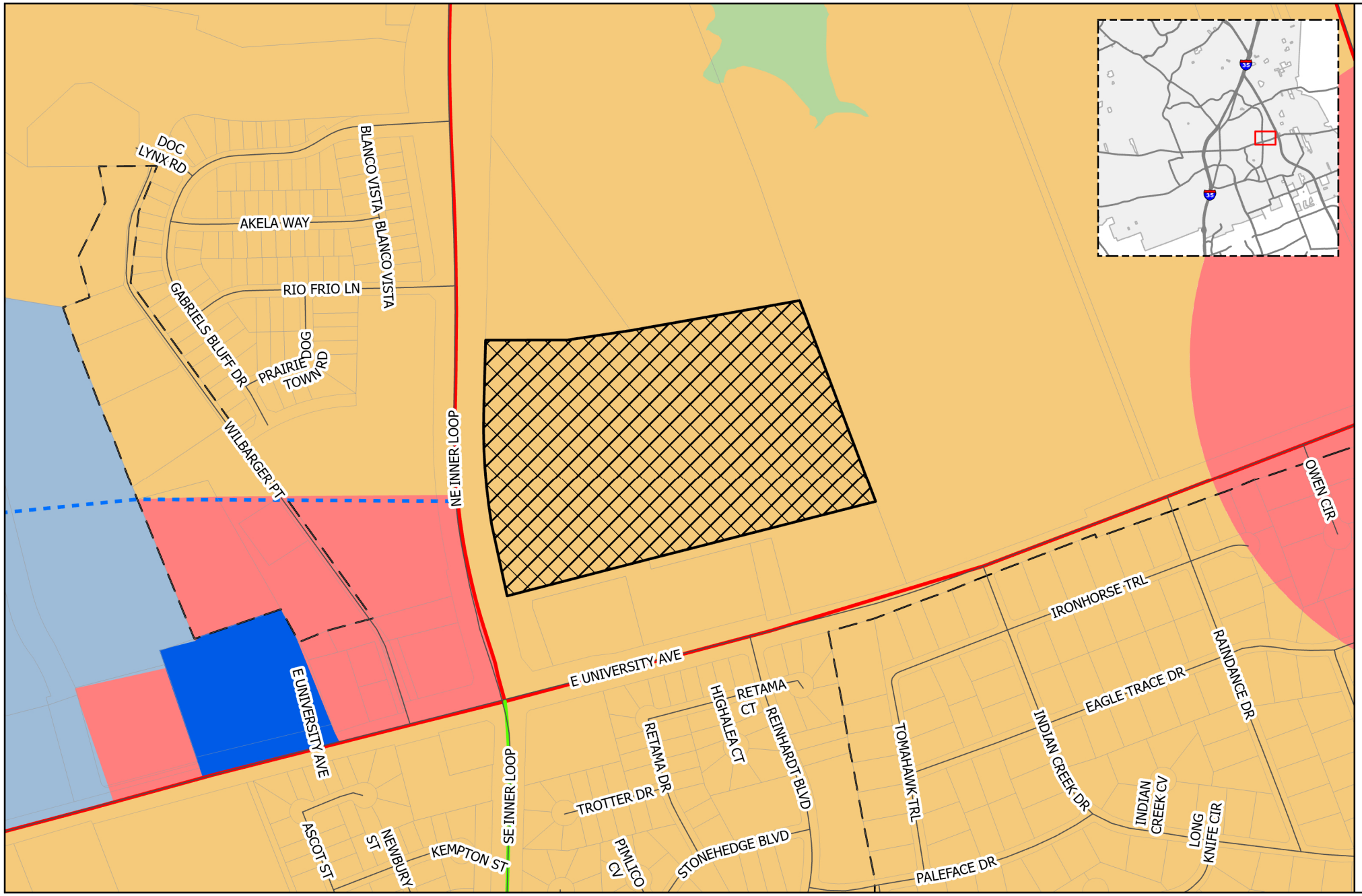
GEORGETOWN
TEXAS
more than welcome

Location

2026-6-PUD

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-6-PUD

Exhibit #3

- Site
- Parcels
- City Limits

Thoroughfare

CLASS

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

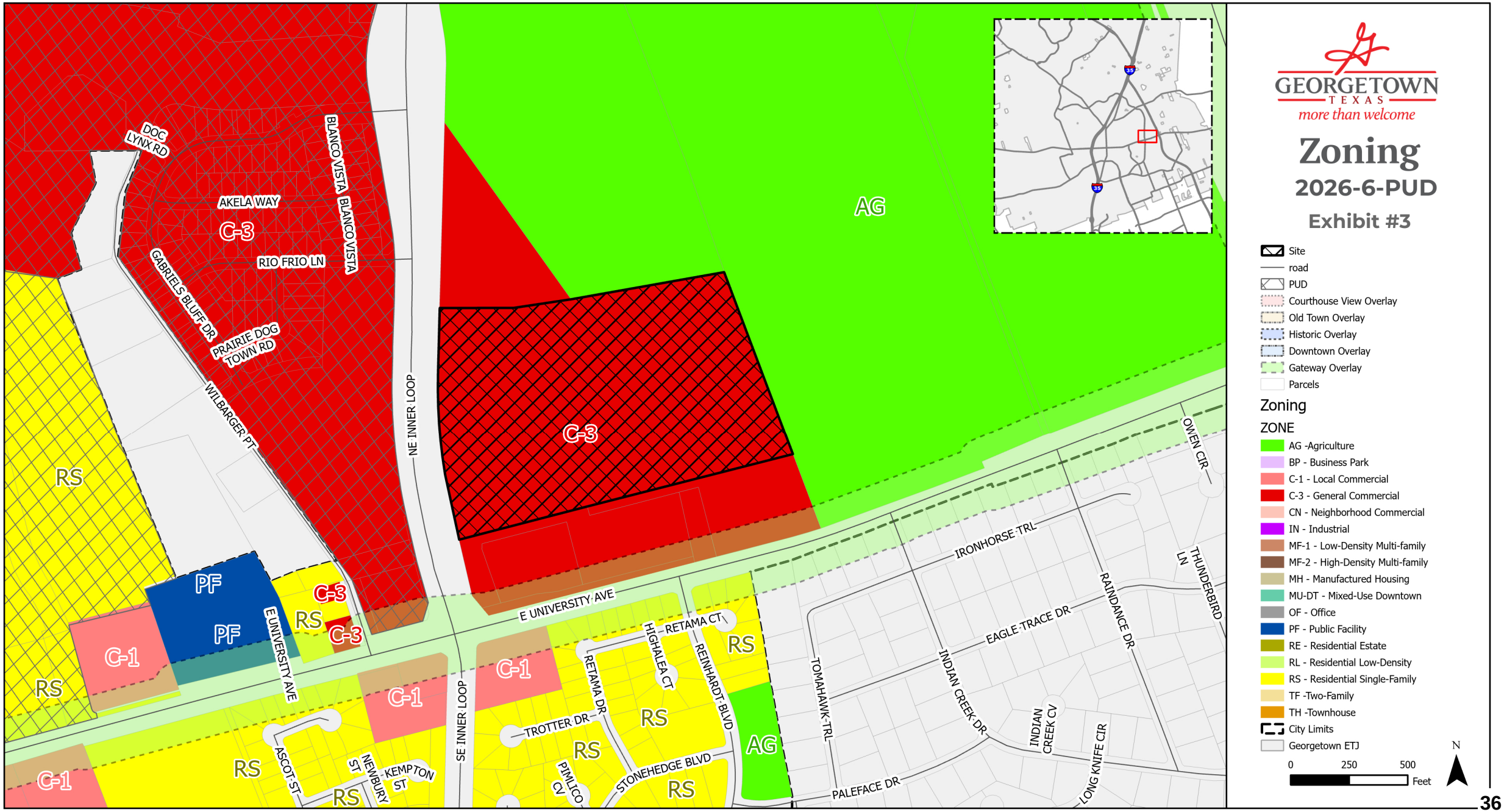
Future Land Use

FLU

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

N

0 250 500 Feet


GEORGETOWN
TEXAS
more than welcome
Zoning
2026-6-PUD
Exhibit #3
Site
road
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
Gateway Overlay
Parcels
Zoning
ZONE
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
City Limits
Georgetown ETJ
0
250
500
Feet
N
DOC LYNX RD
AKELA WAY
BLANCO VISTA
RIO FRIO LN
GABRIELS BLUFF DR
PRAIRIE DOG TOWN RD
WILBARGER PT
NE INNER LOOP
E UNIVERSITY AVE
SE INNER LOOP
RETAMA CT
RETAMA DR
HIGHLEA CT
REINHARDT BLVD
TROTTER DR
STONEHEDGE BLVD
PIMLICO CV
ASCOT ST
NEWBURY ST
KEMPTON ST
IRONHORSE TRL
EAGLE TRACE DR
TOMAHAWK TRL
INDIAN CREEK DR
INDIAN CREEK CV
RAINDANCE DR
OWEN CIR
THUNDERBIRD LN
LONG KNIFE CIR
PALEFACE DR
AG
C-3
PF
C-1
RS

INNER LOOP EXCHANGE PLANNED UNIT DEVELOPMENT

Prepared by:

Kimley»Horn

10814 Jollyville Road, Campus IV, Suite 200
Austin, TX 78759

Prepared For:

Cawley Partners

16400 N. Dallas Parkway, Suite 150
Dallas, TX 75248

Date Prepared: November 10, 2026

EXHIBIT A
DEVELOPMENT PLAN

A. Property

The Inner Loop Exchange Planned Unit Development is generally located on the east side of NE Inner Loop ±315-feet north of the intersection of E University Avenue and NE Inner Loop. It consists of approximately 28.031-acres of land in the William Addison Survey, Abstract No. 21 in Georgetown, Williamson County, Texas described in Exhibit B herein referred to as the "Property."

B. Purpose & Intent

The proposed Inner Loop Exchange development is submitted as a Planned Unit Development (PUD) consisting of approximately 28.03 acres, with a base zoning of Regional Commercial (C-2). The PUD allows for the coordinated development of the Property for technology-oriented users and supports a complementary mix of commercial uses that may develop independently or in an integrated retail center setting. This PUD modifies select development standards of the City of Georgetown Unified Development Code (UDC) in order to accommodate the operational and site requirements associated with these uses. In exchange, Data Center uses within the PUD are subject to standards that exceed those of the base district, addressing noise, water usage and cooling system design, buffering and screening, building setbacks and design, exterior lighting, and parking. Together, these standards ensure higher-quality development and compatibility with adjacent properties.

The Property's location, size, and access to existing utility infrastructure make it well suited to the uses contemplated by this PUD. Development under this PUD is expected to place limited demand on municipal services and resources compared to other uses, while providing substantial capital investment that adds meaningful taxable value to the community. The Development Plan included herein establishes the applicable development standards and provides a clear and predictable framework for future development consistent with the intent of this PUD.

C. Applicability & Base Zoning

1. In accordance with UDC Section 4.06.010.A, *"Compatibility with Base Zoning District,"* all development of the property shall conform to a base zoning district, except as specifically modified by this Planned Unit Development and the associated Development Plan (Exhibit A). Except for those standards expressly modified herein, all applicable development regulations of the City of Georgetown Unified Development Code (UDC), as amended, shall apply. In the event of a conflict between this PUD and the underlying base zoning districts, the provisions of this PUD shall control.
2. The base zoning district for this PUD shall be the Regional Commercial district (C-2).

D. Conceptual Plan

1. A Conceptual Land Use Plan has been attached to this Development Plan as Exhibit C to illustrate the land uses and design intent for the property. The Conceptual Land Use 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. Approval of this PUD, Development Plan, and Conceptual Land Use Plan does not constitute approval of a Site Development Plan per Section 3.09 of the UDC.

E. Land Use and Permitted Uses

1. The permitted uses shall be those uses permitted within the C-2 district.
2. A data center may be permitted within the PUD as a primary use by right subject to the standards and limitations in this PUD.
3. The permitted uses shall be those uses permitted within the C-2 district except for the following uses which are permitted with conditions:
    a. Data centers with associated utility service uses shall be permitted with the following enhancements:
        i. All data centers shall utilize a closed-loop cooling system or similar cooling technology that eliminates the need for the data center to continuously draw fresh water from the city's public water supply for the purpose of cooling the equipment in the facility.
        ii. Onsite generators may be used for emergency, reliability, and grid-support functions, including but not limited to utility outages, routine testing and maintenance, commissioning, and compliance with utility or ERCOT-initiated load-shedding, demand response, or emergency grid reliability directives, or as otherwise required under law.
        iii. A noise attenuation study shall be prepared by a licensed professional engineer specializing in noise acoustics and/or certified by the International Institute of Noise Control Engineering that addresses maximum sound levels including low frequency noise levels. The study must demonstrate that the site is in compliance with the noise limits of Code of Ordinances Section 8.16.030 for an industrial property. This study shall be provided prior to the issuance of a building permit for a primary structure on this site.

F. Dimensional Standards

1. The Dimensional Standards for the Property shall comply with all standards associated with the C-2 district in UDC 7.02.020 unless otherwise listed below in Table F.1.

Table F.1 – Dimensional Standards		
	Data Center Use	All Other Uses
District Size, minimum	5 acres	N/A
Lot Width, minimum	50 ft.	40 ft.
Front Building Setback, minimum (West, to Inner Loop)	100 ft.[1]	20 ft.
Side Building Setback, minimum (North, South)	100 ft.[2]	5 ft.
Side Building Setback to residential district or an existing single-family home in the ETJ that is platted or planned for residential use on the Future Land Use Map, minimum (North, South)	150 ft. [2]	5 ft.
Rear Building Setback, minimum (East)	100 ft. [2]	10 ft.
Rear Building Setback to residential district or an existing single-family home in the ETJ that is platted or planned for residential use on the Future Land Use Map, minimum (East)	150 ft. [2]	10 ft.
Gross floor area, maximum	290,000 sq. ft.	N/A
Building Height, maximum	60 ft.[3, 4]	60 ft.

[1] A guard house or gatehouse (intended solely for site access control and security) and parking areas may be located within the required Front Building setback so long as these features remain at least 25 ft. from the front property line.

[2] Yards for mechanical equipment, utility facilities, other outdoor equipment, and drive aisles may encroach into the Side or Rear Building Setbacks so long as they remain at least 50 ft. from the property line.
[3] Roof parapets, as described in Subsection 7.03.040.A, may exceed the height limitations of this Code by no more than 10 ft.
[4] As permitted by UDC Section 7.03.040.B certain development features may exceed the maximum building height if sufficient screening is provided. Bulkhead, elevator, water tank or any other similar structure may extend above the roof of any when such structures do not occupy more than 65% of the area of the roof. Solar panels may also extend above the roof with no limitation on the area of the roof which they may occupy. Such equipment must be setback from the edge of the building façade by 10 ft.

G. Building Design

1. All other uses within the Property shall comply with the Building Design requirements of UDC Section 8.04.
2. Data center uses within the Property shall comply with all building articulation and architectural design requirements for non-residential buildings of UDC Section 8.04 except as modified below:
    a. Walls oriented toward and directly abutting interior service drives, loading areas, equipment yards, secured operational areas, or other areas of the site subject to the screening requirements shall be exempt from articulation and architectural feature requirements.
    b. Articulation shall apply to all walls facing a public street, public park, or adjacent Residential Zoning District except as exempted herein.
        i. A request for an Alternative Building Design may be approved by the Planning Director to provide articulation through alternative methods such as a variation in materials, texture, patterns, or other architectural design technique that results in an design of equal quality as that which would have been provided under the otherwise applicable standards.

H. Lighting

1. Site lighting for all other uses must comply with UDC 8.05 which requires that light fixtures be fully shielded and opaque, prohibits the cone of light from crossing the property line, restricts the total wattage of the light source, and limits lighting levels to 2-foot candles as measured at 3-feet above grade at the property line.
2. Lighting fixtures providing security lighting for a data center use:
    a. May be affixed to poles around the perimeter of the site mounted no taller than 15-feet in height as measured from grade to the bottom of the fixture.
    b. The color temperature of lighting must not exceed 3,000 Kelvins.

I. Landscape & Fencing

1. All uses on the property, except for data centers, shall comply with the non-residential landscape requirements of UDC Chapter 9.
2. A data center use on the Property shall comply with the non-residential landscape requirements of UDC Chapter 9 except as modified below.
3. A data center use must be screened from view of the public right-of-way and adjacent properties (save for adjacent substation uses). The method of screening shall be determined by the Planning and Zoning Commission and City Council. The Planning Director shall have the authority ensure that all site development in the PUD complies with the direction issued by the Planning and Zoning Commission and City Council. The options for buffering shall include:
    a. A high level bufferyard (as required by UDC 6.02.040.B.13 for data center uses); or
    b. A minimum 50-foot wide landscape buffer provided around the perimeter of the site (except for adjacent substation uses). This buffer shall include a berm meeting the following specifications:
        i. The berm shall be a minimum 6-feet tall with a maximum slope on each side of the berm of 3:1. A maximum 6-foot wide planting area shall be provided on the top of the berm.
        ii. The berm shall be contiguous around the site excluding areas for driveways, easements, utilities, drainage infrastructure, or other similar feature. No berm or plantings shall be required adjacent to the property developed as an electrical substation.
        iii. Plantings shall be provided on top of the berm as follows:
            a. Evergreen shrubs shall be planted to cover a minimum of 70% of the total linear footage of the berm. These shrubs shall be a minimum of 2-foot tall at planting and have a height at maturity of at least 4-feet. No one species of shrub shall be over 25% of the overall plantings.
            b. Shade trees and evergreen ornamental trees shall be planted on or around the berm at a ratio of 1 shade tree for every 40 linear feet of berm and 2 ornamental trees for every 50 linear feet of berm. Trees may be planted in groupings to implement shrub plantings or achieve the look of a natural landscape.
4. All required landscaping within the PUD shall be native species and/or drought tolerant and in accordance with the approved plant list, unless otherwise approved by the Planning Director.
5. A data center use shall be permitted fencing or walls, including embassy-style fencing (see sample image below), around the perimeter of the site to comply with industry standard security protocols.

a. Fencing or walls may be wrought iron or masonry. Chain link or wooden fencing is not permitted.
b. Fencing or walls may be up to 10-feet tall and may be located in the front setback. Posts for mounting security cameras or other security related devices may exceed this height.
c. Fencing or walls shall be located on the exterior side of any landscape buffer required along the property boundary. Along NE Inner Loop fencing shall be placed on the eastern edge of the existing transmission line easement. Along all other property lines the fencing shall be permitted on the property line.
d. Fencing or walls along the frontage of NE Inner Loop must be articulated at least every 80 ft. using one of the following methods:
    i. Variations in depth achieved either through offsets at least 5-feet deep,
    ii. Plant material groupings,
    iii. Breaks in walls,
    iv. Or methods as approved by the Director.
e. Fencing or walls may include external facing outriggers placed at least 6-feet above grade. Outriggers may be spiked or feature other security toppings.



Sample of Embassy-Style Fencing

J. Parking

1. All other uses within the PUD shall comply with the parking requirements of UDC Chapter 11.
2. Data center uses shall comply with the parking requirements of UDC Chapter 11 except as modified below:
    a. Minimum parking requirements shall be either 1 space for every 3,000 square feet of first floor employee accessible building area or 1 space for every 1 employee per shift, whichever is less.
    b. Parking requirements may be modified for specific users through a request for an Alternative Parking Plan as permitted by UDC Section 11.04.

K. Circulation

1. All other uses within the PUD shall comply with the inter-parcel connectivity requirements of UDC Section 14.04.030.
2. Data center uses shall comply with the inter-parcel connectivity requirements of UDC Section 14.04.030 except as modified below:

    a. In conformance with Section 14.05.030 of the UDC, inter-parcel connectivity (cross access) shall be provided parallel to NE Inner Loop to adjacent commercial properties as illustrated on Exhibit C.
    b. Inter-parcel connectivity shall not be required parallel to NE Inner Loop to a commercial property developed as an electrical substation.

L. PUD Modifications

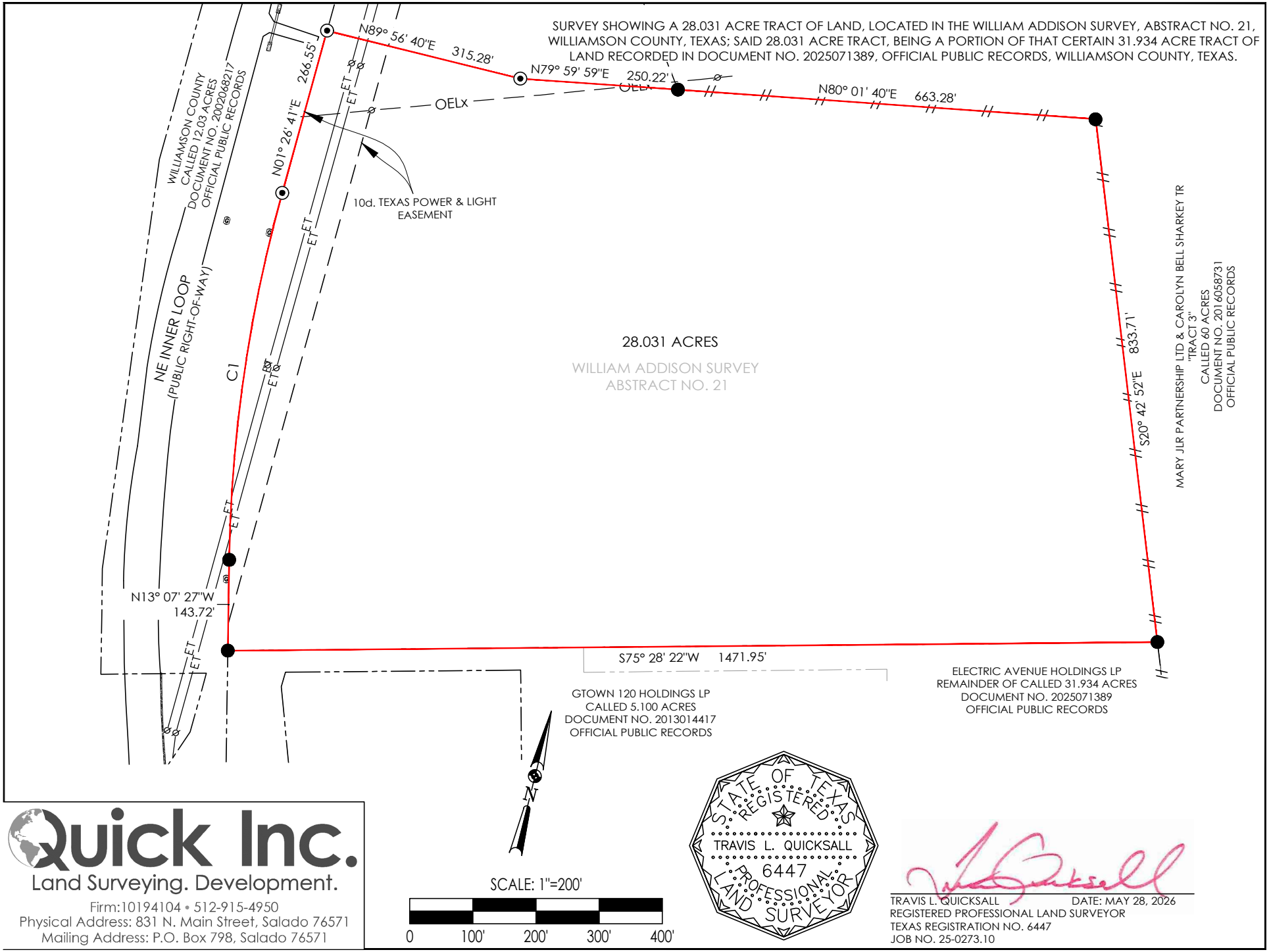
1. In conformance with Section 4.06.010.D.3 of the UDC, modifications to this Development Plan shall require City Council approval of an amendment to this PUD processed pursuant to Section 3.06 of the UDC, except, where the Director of Planning determines such modifications to be minor, the Director may authorize such modifications. Minor modifications may include changes to building sizes or locations, providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, deviations of any numerical standard by up to 10%, or to applicable provisions of the UDC and any other applicable regulations.
2. Applications to amend or modify this PUD may be submitted by any property owner within the PUD. Applications that propose modifications only to the terms and standards of the PUD applicable to property controlled by the applicant shall not require the consent of other property owners within the PUD whose property is not subject to the standards affected by the proposed change.

List of Exhibits

Exhibit A – Development Plan
Exhibit B – Property Description
Exhibit C – Conceptual Plan

EXHIBIT B

SURVEY SHOWING A 28.031 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS; SAID 28.031 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 31.934 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2025071389, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



Quick Inc.
Land Surveying. Development.
Firm:10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

TRAVIS L. QUICKSALL DATE: MAY 28, 2026
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 25-0273.10

SURVEY SHOWING A 28.031 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS; SAID 28.031 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 31.934 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2025071389, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



SCALE: 1"=200'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2300.00'	588.57'	14°39'43"	N05° 46' 25"W	586.96'

LEGEND

P.O.B.	POINT OF BEGINNING
R1	RECORD CALL PER DOCUMENT NO. 2025071389
●	1/2" IRON ROD FOUND
◉	5/8" IRON ROD FOUND
○	SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
∅	UTILITY POLE
☼	TRAFFIC LIGHT POLE
Ⓒ	CAMERA POLE
G	GAS PEDESTAL
FO	FIBER OPTIC PEDESTAL
———// ———// ———	WOOD FENCE
———— ET ————	TRANSMISSION (OVERHEAD)

NOTES:

1) FIELD WORK PERFORMED ON: MAY 21, 2026
2) BORROWER: TBD
3) ADDRESS: E STATE HIGHWAY 29, GEORGETOWN, TEXAS
4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID
5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY HERITAGE TITLE COMPANY, G.F. NUMBER 202502023, ISSUED DATE OF AUGUST 25, 2025, EFFECTIVE DATE OF AUGUST 13, 2025 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN.THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0294F, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

SCHEDULE B EXCEPTIONS:

10a. AN UNDIVIDED 1/16 NON-PARTICIPATING ROYALTY INTEREST IN ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED IN VOLUME 460, PAGE 655 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN. (NOT A SURVEY MATTER)

10b. ELECTRIC DISTRIBUTION AND DISTRIBUTING LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, DATED OCTOBER 11, 1928, BY INSTRUMENT RECORDED IN VOLUME 238, PAGE 534 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)

10c. 15 FOOT WATER LINE EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION, DATED SEPTEMBER 11, 1972, BY INSTRUMENT RECORDED IN VOLUME 563, PAGE 561 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (APPLIES, SHOWN ON SURVEY)

10d. ELECTRIC POWER LINE AND COMMUNICATION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, DATED MAY 19, 1977, BY INSTRUMENT RECORDED IN VOLUME 675, PAGE 375 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SHOWN ON SURVEY DATED FEBRUARY 3, 2021, PREPARED BY ZACHARY KEITH PETRUS, R.P.L.S. NO. 6769. (APPLIES, SHOWN ON SURVEY)

10e. 10 FOOT COMMUNICATION CABLE EASEMENT LOCATED ALONG THE HIGHWAY 29 PROPERTY LINE GRANTED TO GTE SOUTHWEST INCORPORATED, BY INSTRUMENT DATED JANUARY 11, 1994, RECORDED IN VOLUME 2544, PAGE 568 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (APPLIES, SHOWN ON SURVEY)

10f. 10 FOOT COMMUNICATION CABLE EASEMENT LOCATED ALONG THE HIGHWAY 29 PROPERTY LINE GRANTED TO GTE SOUTHWEST INCORPORATED, BY INSTRUMENT DATED JANUARY 10, 1997, RECORDED UNDER DOCUMENT NO. 9754738 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (APPLIES, SHOWN ON SURVEY)

Quick Inc.
Land Surveying. Development.
Firm:10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571



TRAVIS L. QUICKSALL DATE: MAY 28, 2026
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 25-0273.10

SURVEY SHOWING A 28.031 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS; SAID 28.031 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 31.934 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2025071389, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES FOR A 28.031 ACRE TRACT OF LAND:

BEING A 28.031 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS; SAID 28.031 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 31.934 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2025071389, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 28.031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD LOCATED IN THE EAST RIGHT-OF-WAY LINE OF NE INNER LOOP, IN THE EAST LINE OF THAT CALLED 12.03 ACRE TRACT OF LAND DEEDED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NO. 2002068217, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, IN A WEST LINE OF SAID 42.326 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THAT CALLED 5.283 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2025100779, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF NE INNER LOOP, WITH THE COMMON BOUNDARIES OF SAID 31.934 ACRE TRACT, AND SAID 5.283 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. **N 89° 56' 40" E**, A DISTANCE OF **315.28'** (RECORD: N 89° 56' 40" E, A DISTANCE OF 315.28'), TO A 5/8" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

2. **N 79° 59' 59" E**, A DISTANCE OF **250.22'** (RECORD: N 79° 59' 59" E, A DISTANCE OF 250.22'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF SAID 31.934 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 5.283 ACRE TRACT, AN ANGLE POINT OF THAT CALLED 60 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2016058731, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE NORTHWEST AND NORTHEAST LINES OF SAID 31.934 ACRE TRACT, AND THE SOUTHEAST AND SOUTHWEST LINES OF SAID 60 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

3. **N 80° 01' 40" E**, A DISTANCE OF **663.28'** (RECORD: N 80° 01' 40" E, A DISTANCE OF 663.28'), TO A 1/2" IRON ROD LOCATED FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

4. **S 20° 42' 52" E**, A DISTANCE OF **1169.49'** (RECORD: S 20° 42' 52"E, A DISTANCE OF 1169.49'), TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET IN THE NORTHEAST LINE OF SAID 31.934 ACRE TRACT, A SOUTHWEST LINE OF SAID 60 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, WHICH BEARS N 20° 42' 52" W, A DISTANCE OF 335.78' FROM A 1/2" IRON ROD LOCATED FOR THE SOUTHEAST CORNER OF SAID 31.934 ACRE TRACT;

5. **S 75° 25' 41" W**, A DISTANCE OF **288.12'** (RECORD: S 75° 25' 41" W), TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET IN A SOUTHEAST LINE OF SAID 42.326 ACRE TRACT, SAID POINT BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, WHICH BEARS N 75° 25' 41" E, A DISTANCE OF 580.13' FROM A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF SAID 42.326 ACRE TRACT;

6. **THENCE**, ACROSS AND WITH A SOUTHEAST LIEN OF SAID 31.934 ACRE TRACT, WITH A NORTHWEST LINE OF THE REMAINING PORTION OF THAT CALLED 42.326 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2013014417, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, **S 75° 28' 22" W**, A DISTANCE OF **1471.95'** TO A 1/2" IRON ROD LOCATED IN THE EAST RIGHT-OF-WAY LINE OF NE INNER LOOP FOR THE SOUTHWEST CORNER OF SAID 31.934 ACRE TRACT, THE NORTHWEST CORNER OF THE REMAINDER OF SAID 42.326 ACRE TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF NE INNER LOOP, AND THE WEST LINES OF SAID 31.934 ACRE TRACT, THE FOLLOWING THERE (3) COURSES AND DISTANCES:

7. **N 13° 07' 27" W**, A DISTANCE OF **143.72'** (RECORD: N 13° 06' 35" W), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT AND THE BEGINNING OF A CURVE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT OF LAND;

8. WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 2300.00', A CENTRAL ANGLE OF 14°39'43", A CHORD WHICH BEARS N 05° 46' 25" W, A CHORD DISTANCE OF 586.96', A TOTAL **CURVE LENGTH** OF **588.57',** TO A 1/2" IRON ROD LOCATED FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;

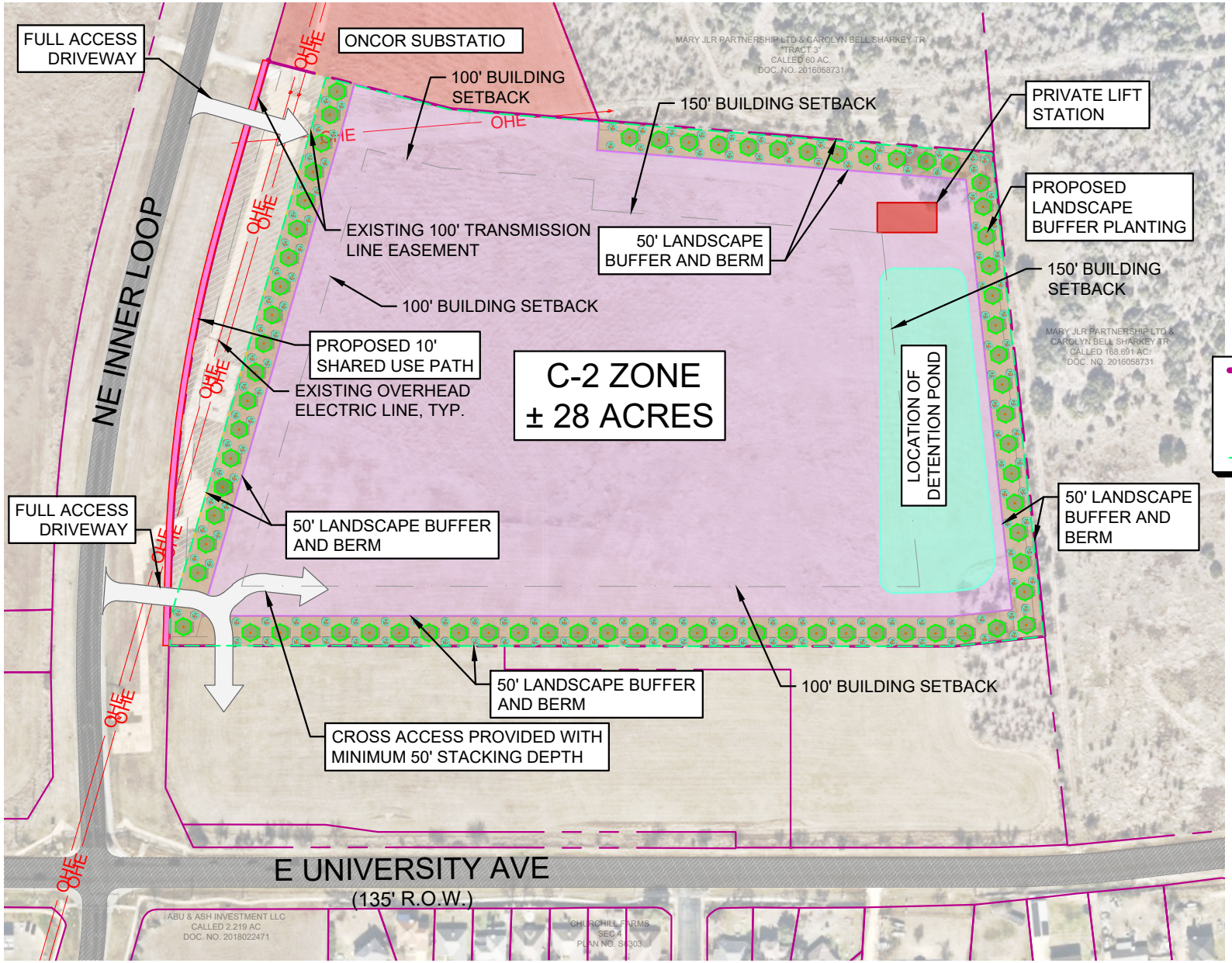
9. **N 01° 26' 41" E**, A DISTANCE OF **266.55'** (RECORD: N 01° 26' 41" E, A DISTANCE OF 266.55'), TO THE **POINT OF BEGINNING** CONTAINING **28.031 ACRES** OF LAND.

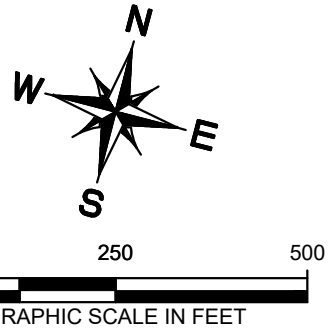
NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

Quick Inc.
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TRAVIS L. QUICKSALL DATE: MAY 28, 2026
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 25-0273.10





NOTES:

1. ALL PLANTINGS ARE CONCEPTUAL AND INTENDED TO REFLECT DESIGN INTENT AND PLANTING DENSITY. ACTUAL PLANTING PLANS MAY VARY BASED ON THE FINAL DESIGN.
2. THIS EXHIBIT REFLECTS STANDARDS APPLICABLE TO A DATA CENTER USE ONLY. STANDARDS FOR ALL OTHER USES MAY VARY.
3. THIS EXHIBIT ILLUSTRATES A 50-FT LANDSCAPE BUFFER AND BERM. DESIGN MAY VARY IF DIRECTION IS GIVEN TO USE A HIGH LEVEL BUFFERYARD PER SECTION I.3 OF THIS PUD.

EXHIBIT C
CONCEPT PLAN

ELECTRIC AVENUE PUD
October 26

DWG NAME K:\SAU_CIVIL\063225423 - CP ELECTRIC AVENUE\CAD\PRELIMINARY\DESIGN EXHIBITS\2_SITE LAYOUT-LAND PLAN\SITE LAYOUT-LAND PLAN EXHIBIT V2 85X11.DWG
LAST SAVED 10/15/2026 12:56 PM

Kimley»Horn

October 16, 2026

Edgar Garcia, AICP, CNU-A, CPM
Planning Director
City of Georgetown Planning Department
809 Martin Luther King Jr Street
Georgetown, TX 78626

Via Electronic Submittal

RE: ***Request to Rezone ±28.031-acres in the William Addison Survey, Abstract No. 21, from the General Commercial (C-3) district to Planned Unit Development with a base zoning of Regional Commercial (C-2); generally located on the east side of NE Inner Loop ±315' north of the intersection of E University Avenue and NE Inner Loop approximately (WCAD R682451) (the "Property")***

Dear Mr. Garcia:

As representatives of the owner of the above stated Property, we respectfully submit the attached application for a zoning map amendment to rezone 28.031-acres from the General Commercial (C-3) district to the Planned Unit Development (PUD) district with a base zoning district of Regional Commercial (C-2) (the "Application").

The Property is situated along NE Inner Loop and bounded by a property planned for an Oncor substation to the north, an undeveloped property to the west, and a commercially zoned property to the south. The Property is separated from E University Ave. by the commercial property along its southern boundary. The Property generally slopes from west to east and the topography slopes away from NE Inner Loop and little to no tree coverage. Oncor transmission lines cross the front of the Property adjacent to NE Inner Loop.

The proposed PUD is built around the C-2 base zoning to ensure that the entitlements for a retail or commercial center remain on the Property. A data center is included as a permitted use within the PUD, subject to certain design standards, to capitalize on the unique location of the Property near Oncor electric facilities that make it ideal for such a use. The designed standards proposed for a data center use in the PUD are intended to enhance the look and feel of the site and to mitigate the impact a data center may have on surrounding properties. The standards proposed in the PUD have been carefully considered to acknowledge the specific nature of the Property and to correspond to the nature of the data center use. Terms for water usage, generator usage, landscaping, screening, and building design are all intended to go beyond code minimum requirements to create a safe and attractive site.

The proposed PUD builds upon the unique nature of the Property to explore a new type of development not previously considered on the property.

This request complies with the criteria of UDC 3.06.030 for a rezoning:

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

All items required by the Planned Unit Development Checklist have been included with this submittal.

B. The zoning change is consistent with the Comprehensive Plan;

The proposed zoning configuration was developed to align with the 2030 Plan's Future Land Use policies related to employment centers, infrastructure coordination, target industries, and the strategic placement of non-residential uses to limit its impact on existing neighborhoods. The proposed Regional Commercial (C-2) base zoning does not detract from the non-residential to residential land use ratio in this part of Georgetown. The proposed PUD continues to provide balance to the residential districts in the area as desired by Policy LU.8. The proposed PUD will support the diversification of the City's tax base.

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

The proposed PUD includes standards in consolidating development standards into a single, unified plan, the efficient land use, coordinated infrastructure investment, and long-term operational compatibility. The proposed standards are designed to minimize potential impacts to adjacent properties through setbacks, screening, and building orientation, while supporting reliable utility operations and economic growth.

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

The proposed PUD is compatible with surrounding development in terms of scale, intensity, and function. The Regional Commercial (C-2) zoning is consistent with the current zoning of the Property and is appropriate for the Property's size, location, and access to arterial roadways. The C-2 zoning would continue the same entitlements on the Property as exist today under the current C-3 zoning.

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

The subject property contains no significant natural feature that would inhibit the development of the property for the uses permitted under the PUD. No trees, floodplain, or stream buffers encroach upon the site that cannot be accommodated.

This request complies with the criteria of UDC 3.06.040 for a PUD:

A. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community;

The Inner Loop Exchange PUD is intended to retain the Regional Commercial (C-2) base zoning which would permit a large scale retail user on the Property and permit a data center user which would provide for additional employment opportunities and diversify the commercial services provided in Georgetown.

B. An orderly and creative arrangement of all land uses with respect to each other and to the entire community;

The PUD Concept Plan has been arranged to maximize the useful area of the Property and to ensure appropriate setbacks, buffers, and other compatibility standards can be provided. Enhanced landscape buffers, screening, and setbacks have all been proposed to go above code minimum requirements in order to guarantee an attractive development.

C. 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;

The PUD includes terms that guarantee the vehicular cross access to the future retail site to the south. Shared use paths will be provided along NE Inner Loop as required by code to support pedestrian circulation in the area.

D. The provisions of cultural or recreational facilities for all segments of the community;

The proposed PUD is located within walking distance of a future retail center directly to the south. The PUD will provide sidewalks and cross access to adjacent properties – enhancing mobility in an area with no existing pedestrian facilities and few alternative routes to NE Inner Loop.

E. The location of general building envelopes to take maximum advantage of the natural and manmade environment; and

The proposed development standards ensure that compatibility with the surrounding area and anticipates the need for enhanced compatibility standards for users like a data center.

F. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.

The PUD will comply with all phasing standards established throughout the UDC. No additional phasing standards are proposed.

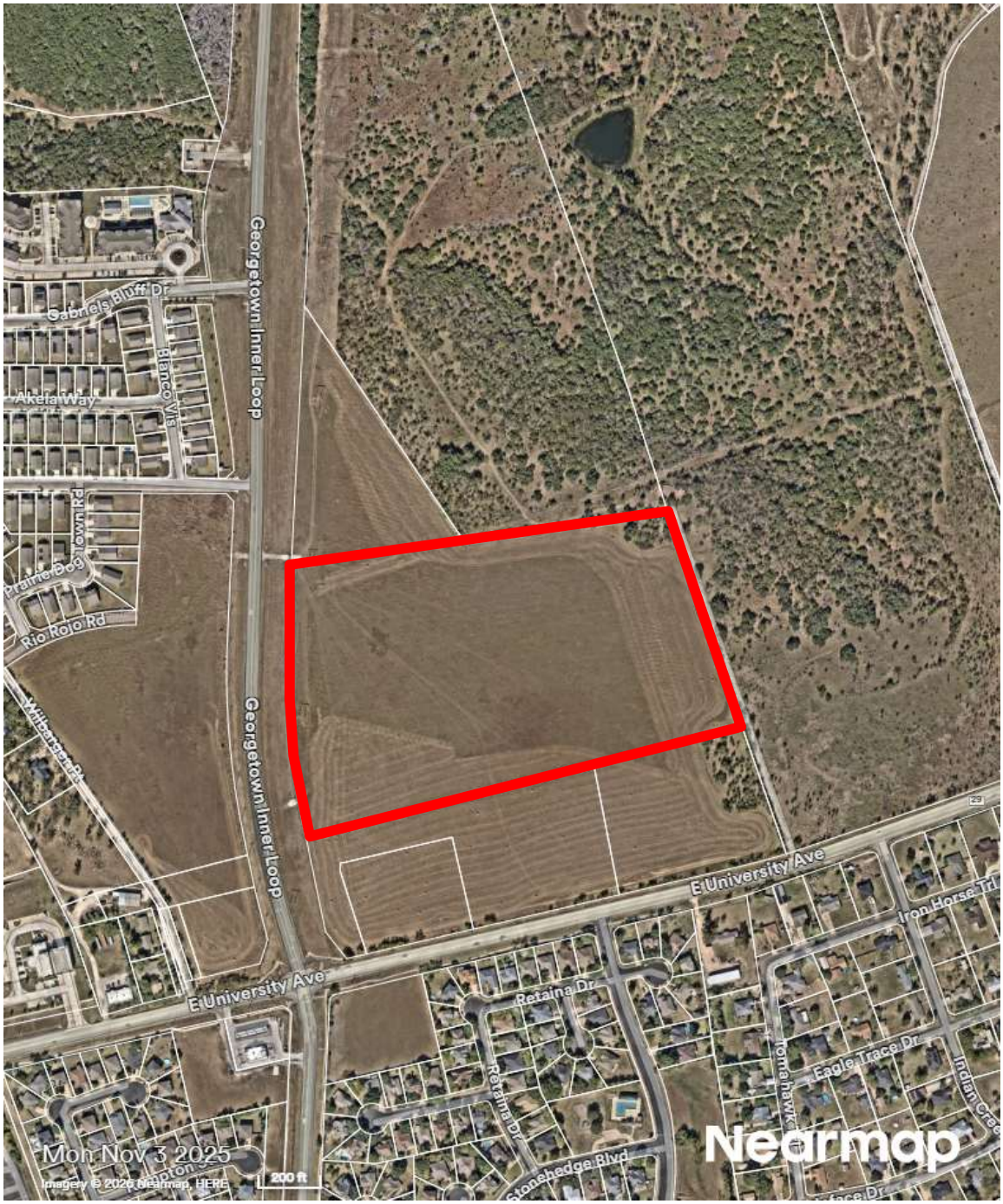
If you have any questions about this application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.
Sincerely,



Ethan Harwell, AICP
Project Manager

Attachment 1 – Location Map
Attachment 2 – Property Owner Consent Form
Attachment 3 – Code Comparison Table

Location Map



Kimley»Horn

Electric Avenue PUD Draft 4
Code Comparison Table

UDC Section Modified	Proposed PUD Standard	Justification	Proposed Mitigation
UDC 6.02 Permitted use tables established for the C-2 zoning district.	PUD E.1 A data center is permitted in the C-2 district with restrictions on use, its use of water, and its use of on-site generators.	The PUD retains a C-2 base zoning which maintains the existing entitlements for a retail oriented center. The requested modifications permit the site the option to be developed as a data center without losing the entitlements for a retail center.	Enhancement proposed. No mitigation necessary.
UDC 8.02 Dimensional standards established for the C-2 base zoning district	PUD F.1 Data center uses have larger setbacks and additional standards for building placement and height. • A standard buffer of 100 feet on side setbacks and 150 feet adjacent to residential is proposed for data center uses with the exception of a guard house in the front setback and along the rear setback, mechanical equipment and drive aisles. • Limits the GFA maximum to be 290,000 sq ft. • Bulkhead, elevator, water tank, or similar structures may extend above the roof if they occupy no more than 65% of the roof area and if sufficient screening is provided. • Solar panels may extend above the roof	This is an enhancement to the standard dimensional requirements to provide distinct setback, height, and floor area standards for data center uses to appropriately buffer adjacent properties, particularly residential uses. These exceptions accommodate rooftop mechanical equipment, screening features, and solar energy systems that are functionally necessary but do not meaningfully add to the building's perceived height or mass. The screening requirement for parapets and the 65% coverage cap on other rooftop structures ensure these features remain visually subordinate to the building, while the solar panel exclusion supports renewable energy use.	Enhancement proposed. Adequate screening and buffer yards provided.

UDC Section Modified	Proposed PUD Standard	Justification	Proposed Mitigation
	with no limitation on roof area occupied but must be screened		
UDC 8.04 • Horizontal and vertical articulation requirements are dictated as a percentage of the height of the building. • Articulation is not required on walls that are 20' in height, setback at least 30' from the property line, and are screened by a high level bufferyard that includes a screening wall.	PUD G.2 Data center uses shall have building design standards scaled to the building and focused on the parts of the building most visible to the public. • Data center walls facing interior service drives, loading areas, equipment yards, or other screened operational areas are exempt from articulation requirements. • Articulation applies to walls facing a public street, park, or adjacent Residential District. An Alternative Building Design may be approved by the Planning Director using equivalent design methods.	The UDC Standard articulation requirements do not apply cleanly to the large tilt-wall buildings envisioned. If the standards were applied literally the resulting building would actually be unattractive.	• Building elevations shall not have blank, uninterrupted wall lengths exceeding 50 feet without certain other architectural features. • A high level bufferyard with a 6 minimum 6 foot berm is proposed around the perimeter to block the view off the building from adjacent properties. • Screened, interior-facing walls have little visibility from public areas or residential uses.
UDC 8.05 Lighting levels may not exceed 2-foot candles at the property line.	PUD H.1 Data centers are subject to additional standards for lighting. • Light fixtures be fully shielded and opaque, prohibits the cone of light from crossing the property line, restricts the total wattage of the light source, and limits lighting levels to 2-foot candles as measured at 3-feet above grade at the property line	This standard is an enhancement designed to protect adjacent properties, including future residential development, from the more intense high tech business park uses.	Enhancement proposed. No mitigation necessary.

UDC Section Modified	Proposed PUD Standard	Justification	Proposed Mitigation
UDC 8.05 Lighting levels may not exceed 2-foot candles at the property line.	PUD H.2 Data centers are subject to additional standards for lighting. • Lighting fixtures providing security lighting for data center uses may be affixed to poles around the perimeter of the site mounted no taller than 15 feet. • color temperature of lighting must not exceed 3,000 Kelvins.	Perimeter security lighting for data center uses requires taller fixtures than typical site lighting to adequately monitor secured areas. This standard limits the height of the perimeter light fixtures to balance security needs with protecting adjacent properties from light intrusion.	This standard is intended to be an enhancement by limiting the height of the perimeter light fixtures and maximum temperature color.
UDC 6.02.040.B13 A high level bufferyard is required for any data center use with certain design requirements for perimeter shade tree plantings and an 8-foot tall masonry wall.	PUD I.2 Data centers must be screened from the right-of-way and adjacent properties. The PUD prescribes two potential screening solutions: either the high-level bufferyard as required by code or a 50-foot wide bufferyard with a 6-foot tall berm around the entire site (except when adjacent to the future Oncor substation) Plantings would be required on top of and around the berm at densities greater than that of a medium level bufferyard.	The berm will reduce the visual impact of the site on adjacent properties and increase compatibility with adjacent properties. The berm will screen the building and contain any light and sound that may be generated by the site. The plantings on and around the berm will soften the edge of the site to maintain the appearance of a native landscape.	Enhancement proposed. No mitigation necessary. Direction is sought from the Planning & Zoning Commission and City Council on their preferred method of screening.
UDC 9.06.070 Fence standards established for the non-residential zoning district	PUD I.4 Data center uses may be permitted fencing/walls key to their unique security needs. • An embassy-style wrought iron fence shall be permitted on the exterior side of any	These standards are necessary for security reasons. The embassy-style fence offers a secure, attractive, and neighborhood-compatible alternative to typical industrial fencing.	Mitigation includes variations in depth, plant groupings along fence line, breaks in walls or variations as approved by the Director. Additionally, chain link material is not permitted.

UDC Section Modified	Proposed PUD Standard	Justification	Proposed Mitigation
	landscape buffer around the perimeter of the site. • Maximum height of fence shall be 10 feet and may be located in the front setback. • Fence posts designed to accommodate site security equipment may exceed the maximum fence height. Fencing along NE Inner Loop shall include visual breaks every 80 feet (5-ft. horizontal offsets, plantings, or wall breaks) and sit along the eastern edge of the transmission line easement.		
UDC Chapter 11 This section of the UDC established parking requirements.	PUD J.2 For data center uses, minimum parking requirements shall be either 1 space for every 3,000 square feet of first floor employee accessible building area or 1 space for every 1 employee per shift, whichever is less.	Because data center uses are operated with substantially fewer on-site employees per square foot than other uses, the proposed parking ratios are intended to limit the need unnecessary impervious cover and site disturbance.	Enhancement proposed. Reduced parking minimum limits unnecessary impervious cover.

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.	**Does Not Comply**
The existing Regional Commercial (C-2) zoning district is partially appropriate within the Mixed-Density Neighborhood (MDN) future land use. Regional Commercial (C-2) is intended to provide medium to large scale retail, service, restaurant, entertainment, and office uses, for a regional market. Its uses are generally aligned with the secondary uses recommended in MDN, but its dimensional standards and more car oriented character are a higher intensity than what's envisioned for MDNs. The proposed request modifies the Regional Commercial (C-2) zoning to allow for a large data center that could be over 60' tall and over 100,000 square feet in building area. This does not align with the recommended neighborhood serving commercial or residential uses, nor is it small enough in scale to be compatible with the residential character recommended for the area.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
The proposed modifications to Regional Commercial (C-2) is not negative to the health and safety of the City. The allowable size of the Data Center Use doesn't promote the general welfare of the City in terms of its misalignment with the residential character as discussed in criteria 4. The modifications to the Regional Commercial (C-2) zoning centralize around the Data Center Use. Data Centers typically have a lower employee count, tighter security, and less trips generated when compared to other uses permitted within Regional Commercial (C-2) zoning. The Planned Unit Development (PUD) provides modifications for increased landscape buffering to adjacent development such as the existing residential homes to the northwest and south, or future development to the north and east. The setback requirements are reduced from 250' to 50' for outdoor equipment when adjacent to residential zoning districts or uses in City Limits, or areas planned for residential or platted for it in the ETJ (UDC Sec. 6.02.040.B.13.b.i - Effective 11/1/2026). The PUD requires a 50-foot wide landscape buffer with a 6-foot berm to help mitigate the impact of the reduced separation.	

4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Does Not Comply**
The modifications to Regional Commercial (C-2) which permit a larger footprint for data center is not compatible with the present zoning and conforming uses of nearby property. The proposed maximum floor area of 290,000 square feet goes beyond a typical large-scale retail building and does not align with the neighborhood oriented character of the surrounding area.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The current property can support a large footprint building due to its acreage. There is a proposed Oncor substation directly adjacent to the site to the north that will provide electricity for the Data Center. NE Inner Loop and its nearby connections to SH 29 and SH 130 provide sufficient traffic circulation for the data center and general commercial uses proposed.	

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 opportunity for commercial uses to an area that is primarily undeveloped. However, the allowance of a data center use that is proposed with this PUD do not increase the variety of employment opportunities or commercial services for the area.	
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	**Partially Complies**
The special standards created by the PUD include screening requirements for the large structure and require a wider 50′ landscaped buffer than the 15′ or 30′ width typically required between business park or industrial zoning and future development. The applicant also provides a requirement to setback any roof mounted equipment to reduce the perceived height from any adjacent developments. The proposed planting density for the berm is 92% less dense for ornamental trees and 79% less dense for shade trees than what is required in a high level bufferyard. This is approximately 262 less shade trees and 637 less ornamental trees overall. The applicant provides a significant number of evergreen shrubs which are not required by code.	
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.	**Complies**
The proposed PUD will follow the UDC standards for connectivity and transportation. The Data Center Use allowed will generate less traffic than what could already be built on the property under C-2 zoning.	

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
4. The provisions of cultural or recreational facilities for all segments of the community.	**Not Applicable**
N/A	
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	**Complies**
The proposed location of the primary building on the lot places it roughly in the center of the lot. The PUD provides for a 50' wide buffer. Overall, the layout proposed is likely the optimal layout for the site for the proposed data center use. There are not many natural features like hills or trees on the lot in which the building could help further mitigate the impact.	
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.	

Councilman French and Mayor Schroeder,

I am writing as a Georgetown homeowner, a father raising my family in the neighborhood directly west of NE Inner Loop, and a construction superintendent working in the commercial construction industry. My home is located directly across NE Inner Loop from the proposed 68-megawatt Inner Loop Exchange data center.

I want to begin by emphasizing that I am not opposed to commercial development, technological infrastructure, or economic growth. I make my living constructing commercial facilities and understand the investment, coordination, and planning necessary to deliver projects of this magnitude.

However, after reviewing the proposed site plans, development renderings, and Georgetown's Unified Development Code (UDC), I have serious concerns about the project's zoning compatibility and potential long-term impacts on our established residential neighborhood.

1. Zoning Classification and Compliance with Georgetown's UDC

My first concern is whether the proposed development is consistent with the City's existing zoning regulations and intended land uses.

Under Section 5.04.020(L) of Georgetown's UDC, data centers are subject to a 5,000-square-foot building limitation where that provision applies under Table 5.04.010. My understanding is that the limitation applies to certain commercial zoning classifications, including C-3 General Commercial, while Business Park and Industrial districts are treated differently.

Given that Inner Loop Exchange is proposing a 68-megawatt facility across approximately 28 acres, I believe the following questions deserve clear answers:

· What is the property's current zoning classification, and what zoning change or Planned Unit Development designation is the developer requesting?

· What is the proposed building's total square footage?

· Under what specific UDC provisions would a data center of this size be authorized?

· If the development requires rezoning or modified development standards, what factors justify allowing such a large-scale facility immediately adjacent to an established residential neighborhood?

· What precedent could this approval establish for future industrial-scale development along NE Inner Loop?

I recognize that zoning classifications can be amended through the appropriate public process. However, I believe the City should carefully evaluate whether granting such a request is consistent with the intent of its existing development regulations and the long-term interests of neighboring residents.

2. Residential Property Values and Neighborhood Compatibility

My wife and I have invested in our home and chosen Georgetown as the place to raise our family. Like many homeowners, our property represents one of our largest financial investments.

The introduction of a substantial data center, electrical substation, and utility infrastructure directly across from our neighborhood raises legitimate concerns regarding future property values, buyer demand, and residential marketability.

While the precise effect on property values is uncertain, I do not believe surrounding homeowners should be expected to assume that risk without meaningful evaluation.

I respectfully request that the City consider an independent property-value impact assessment as part of its evaluation of the proposed zoning change.

3. Noise, Mechanical Equipment, and Operational Impacts

The developer's public materials repeatedly describe the project as having "quiet operations."

Councilman French, given your background in construction project management, I believe you can appreciate that conceptual design commitments and actual engineered performance are two different things.

As a superintendent, I understand that equipment selections, mechanical system configurations, electrical infrastructure, commissioning, and operating conditions can significantly influence a facility's performance.

A project of this magnitude will require substantial supporting infrastructure, and I believe residents deserve more than generalized assurances.

I respectfully request:

· An independent acoustic study identifying projected daytime and nighttime noise levels at the nearest residential properties.

· Evaluation of the combined noise from cooling equipment, transformers, backup generators, and electrical infrastructure.

- Specific mitigation measures for continuous low-frequency noise.
- Enforceable operational sound limits and a defined complaint resolution process.
- Disclosure of anticipated backup generator testing frequency and duration.

In construction, we are accountable for meeting measurable specifications and performance requirements. I believe the developer should be held to that same standard.

4. Oncor Substation, Utility Area, and Visual Screening

The project rendering identifies an Oncor substation near the northwest portion of the development, relatively close to our neighborhood, as well as a large adjacent utility area.

Although the renderings depict substantial landscaping around the main data center building, they do not adequately demonstrate how the substation and supporting electrical infrastructure will be screened from neighboring homes.

I request that the City require detailed equipment layouts, elevations, landscape plans, and visual simulations from the existing residential neighborhood.

Furthermore, screening requirements, landscaping maintenance, and lighting restrictions should be established through binding conditions of approval rather than conceptual representations.

5. Long-Term Accountability and Protection of Existing Residents

One concern I have as a construction professional is that conceptual plans can evolve considerably during design development, procurement, construction, and commissioning.

While design changes are a normal part of any project, commitments made to neighboring homeowners should not disappear as the project progresses.

I believe the City should establish enforceable requirements regarding noise, lighting, screening, equipment placement, maximum development capacity, and future expansion before approving the proposed zoning.

6. Request for City Council Consideration

Mayor Schroeder and Councilman French, I understand the challenges Georgetown faces as it continues to grow. Economic development is important, but so is preserving the character, quality of life, and financial investments of the families who already call Georgetown home.

I believe there is an important distinction between supporting responsible commercial development and approving an industrial-scale facility in a location that may create lasting impacts on established residential neighborhoods.

I am not asking that the project be rejected simply because it is a data center. I am asking that the developer demonstrate, through appropriate zoning justification, objective engineering analysis, and enforceable development conditions, that this facility is compatible with its surroundings.

Until those questions are satisfactorily addressed, I respectfully request that the City withhold approval of any rezoning or development agreement necessary for the project to proceed.

I would appreciate a written response addressing the zoning questions outlined above, as well as the opportunity to discuss these concerns directly with either of you before the project advances to final approval.

Thank you both for your service to Georgetown and for considering the concerns of the residents who will live with the long-term consequences of this decision.

Respectfully,

Evan Taylor

Georgetown Resident

Commercial Construction Superintendent

Riverhill Resident

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Evan Taylor
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 608 Blanco Vista, Georgetown TX 78626, United States
(Address required for protest)

I am in FAVOR: _____ I OBJECT: Evan Taylor

Additional Comments:

_____

_____

_____

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

Page **3** of **3**

I am writing to formally express my objection to the proposed data center project. I kindly request that my objection be recorded accordingly in the official records.

Please confirm that my concerns have been noted, and I would appreciate any updates regarding the status of the project and further opportunities to provide input.

Thank you for your attention to this matter.

Regards,

Evan Taylor

GEORGETOWN
TEXAS

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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Vincent Louis Palumbo
(Please print name)

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

Address of Respondent: 109 Trotter Drive, Georgetown TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

The Churchill Farms neighborhood already faces enough power outages as it is. Adding this data center will just increase the amount of outages we get. We cannot support this on the grid and the residents of this neighborhood should not have to pay higher energy costs just for this stupid data center. No!

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No to this data center

Vincent Palumbo

GEORGETOWN
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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Ana Claudia Ferreira
(Please print name)

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

Address of Respondent: 106 Retama Ct. Georgetown- TX 626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

I strongly oppose this data center construction across from my backyard for common sense reasons: noise, lights, appearance, and other disturbances. We chose to purchase a house in this neighborhood because it is a peaceful place to live and should not be forced to live near a large industrial facility. This data center will impact our quality of life, property values, and the wonderful environment we currently enjoy.

Dear City of Georgetown Representatives,

I am submitting my formal opposition to the proposed data center near my home. I have attached my statement and completed the form to express my concerns as a resident living directly across from the proposed site.

I respectfully ask that my concerns be considered before any decisions are made regarding this development.

Thank you for your time and consideration.

Sincerely,

Ana Claudia Ferreira

GEORGETOWN
TEXAS

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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Paula Valdez
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 1117 Vogel Dr. Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

Additional Comments:

I object to the building of the new data center at NE Innerloop and E. University, as we as the one on Westinghouse Road, due to the stain it would cause on our power and water resources, as well as the noise so close to residential areas.

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

GEORGETOWN
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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Dario Valdez
(Please print name)

Signature of Respondent: Dario Valdez
(Signature required for protest)

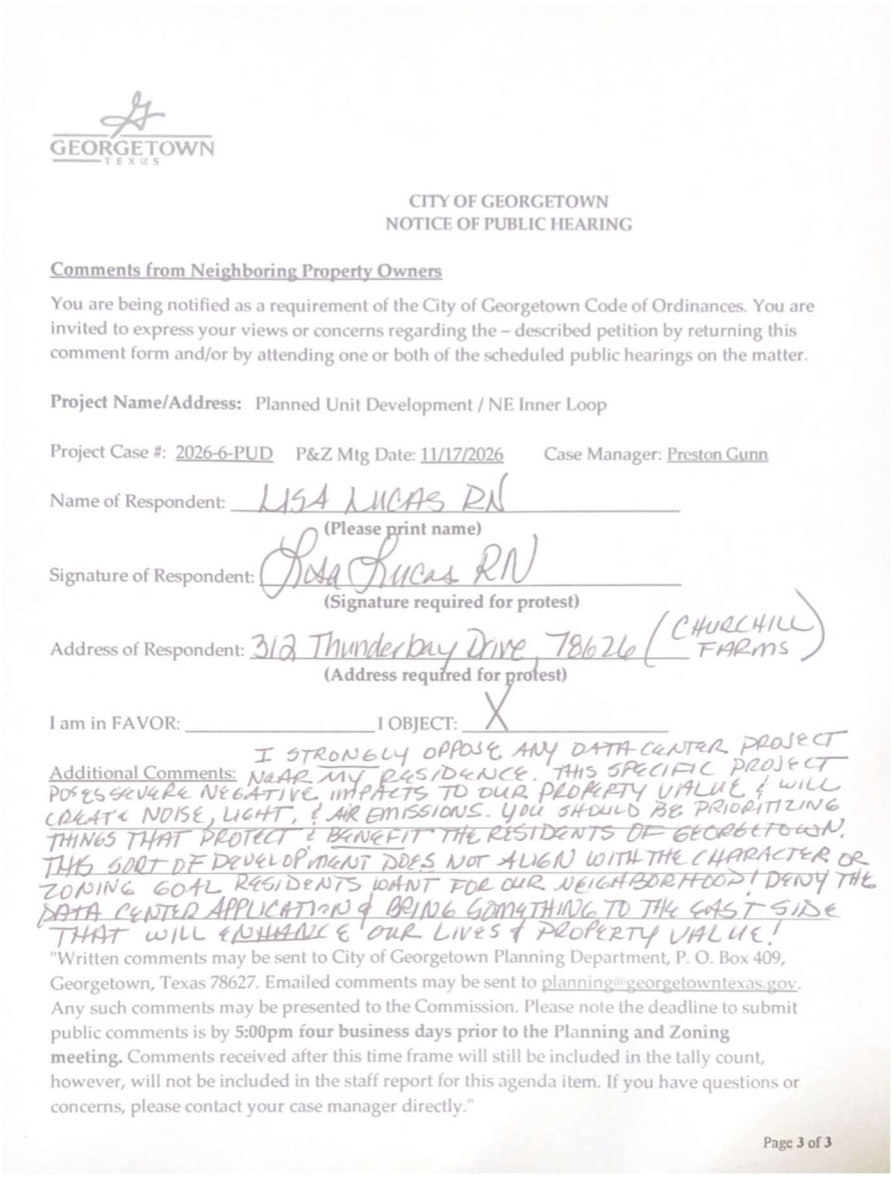
Address of Respondent: 1117 Vogel Dr. Georgetown,TX 786
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

Additional Comments:

I object to the new data centers planned for Georgetown

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



GEORGETOWN
TEXAS

CITY OF GEORGETOWN
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: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: LISA LUCAS RN
(Please print name)

Signature of Respondent: Lisa Lucas RN
(Signature required for protest)

Address of Respondent: 312 Thunderbay Drive, 78626 (CHURCHILL FARMS)
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments: I STRONGLY OPPOSE ANY DATA CENTER PROJECT NEAR MY RESIDENCE. THIS SPECIFIC PROJECT POSES SEVERE NEGATIVE IMPACTS TO OUR PROPERTY VALUE & WILL CREATE NOISE, LIGHT, & AIR EMISSIONS. YOU SHOULD BE PRIORITIZING THINGS THAT PROTECT & BENEFIT THE RESIDENTS OF GEORGETOWN. THIS SORT OF DEVELOPMENT DOES NOT ALIGN WITH THE CHARACTER OR ZONING GOAL RESIDENTS WANT FOR OUR NEIGHBORHOOD! DENY THE DATA CENTER APPLICATION & BRING SOMETHING TO THE EAST SIDE THAT WILL ENHANCE OUR LIVES & PROPERTY VALUE!

"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."

Page 3 of 3

See attached document and ensure the comment objecting to this project is counted. A DATA CENTER development does not align with residents goals for our immediate neighborhood or the east side of Georgetown. We recognize growth of digital infrastructure is inevitable but choose a location AWAY from our homes if that is the case. Prioritize projects that will ENHANCE our lives and property value over destroying them.

Sincerely -

(Disappointed Resident of Churchill Farms)

Lisa Lucas RN

Hello,

I'm writing to formally oppose the proposed rezoning for Case 2026-6-PUD and the potential data center development near Summercrest and Churchill Farms.

My husband and I just purchased our first home in Summercrest, and I am extremely disappointed to learn that a data center could be built so close to our neighborhood.

We chose this community because we wanted somewhere to settle down, raise a family, and build our future. I do not want to raise my children so close to a large data center, and it's incredibly frustrating to learn about this possibility so soon after purchasing our home.

I'm particularly concerned about the potential noise from cooling equipment and generators, light pollution, environmental impacts, and the strain a facility of this size could place on our local water and electrical infrastructure. I'm also concerned about what this could mean for our property values and the overall character of our neighborhood.

I understand that Georgetown is growing, and I'm not opposed to development. However, I strongly believe there are more appropriate locations for facilities like this that aren't so close to established residential neighborhoods.

Buying our first home was a major milestone for us. We worked hard to make it happen, and we chose Summercrest because we saw it as a place to put down roots. It's upsetting to think that a development like this could change the community we were so excited to become part of.

I am asking the Planning and Zoning Commission to recommend denial of this rezoning request and City Council to reject it. I do not believe this is an appropriate location for a data center, and I strongly oppose allowing this project to move forward.

Please include my objection in the official public record for Case 2026-6-PUD.

Thank you for your time and consideration.

Adelyne Cammilleri
Summercrest Homeowner
2369 Caprock Pl
Georgetown, TX

Dear Members of the Planning and Zoning Commission:

I am a resident of a neighborhood located directly across the street from the property that is the subject of **Case 2026-6-PUD**, involving approximately 28.031 acres near the intersection of Northeast Inner Loop and East University Avenue. I am submitting this letter to formally **OBJECT** to the proposed Planned Unit Development as presently proposed. [2026-6-PUD...Letter.pdf | PDF]

My concern is not simply that development will occur. My concern is whether the proposed PUD provides adequate protection for the established residential neighborhoods immediately surrounding this property.

Because our homes are directly across from this site, the consequences of the development will be experienced by nearby residents every day. Before approving the PUD, I respectfully ask the Commission to require clear and specific evidence addressing:

1. **Traffic and safety.** What additional traffic will this development generate on NE Inner Loop, East University Avenue, and surrounding roads, and what measures will be required to protect nearby residential areas?
2. **Access and neighborhood cut-through traffic.** The development should be designed so that commercial traffic is directed toward appropriate arterial roadways rather than creating additional traffic through established residential neighborhoods.
3. **Buffering and screening.** Substantial landscaping, setbacks, fencing, and other permanent screening should be required where commercial development faces or affects residential property.
4. **Lighting.** Outdoor lighting, illuminated signage, parking-lot lighting, and building lighting should be designed and restricted to prevent glare and light intrusion into nearby homes.
5. **Noise and hours of operation.** The PUD should include enforceable protections against excessive noise and late-night commercial activity affecting nearby residents.
6. **Drainage and stormwater impacts.** The City should determine that development of this approximately 28-acre property will not adversely affect surrounding neighborhoods through increased runoff or drainage impacts.

7. **Future uses of the property.** Because this is a PUD, residents should be able to clearly understand what uses, development standards, exceptions, and other entitlements are being approved before the zoning change is granted.

I respectfully ask the Commission **not to approve this PUD until the applicant has demonstrated that the development will be compatible with and adequately protect the existing residential neighborhoods surrounding the property**.

If the Commission nevertheless determines that the PUD should move forward, I ask that meaningful and enforceable conditions addressing traffic, access, buffering, lighting, noise, drainage, signage, and hours of operation be incorporated into the PUD itself rather than left to future development decisions.

Those of us who already live across the street from this property will bear the long-term consequences of what is approved today. I respectfully request that protection of the surrounding residential neighborhoods be treated as a central consideration in this decision.

Thank you for considering my objection.

Respectfully,

Sherri Kirklin
708 Churchill Farms Dr
Georgetown, TX

Dear Members of the Planning and Zoning Commission:

I am a resident of a neighborhood located directly across the street from the property that is the subject of **Case 2026-6-PUD**, involving approximately 28.031 acres near the intersection of Northeast Inner Loop and East University Avenue. I am submitting this letter to formally **OBJECT** to the proposed Planned Unit Development as presently proposed. [2026-6-PUD...Letter.pdf | PDF]

My concern is not simply that development will occur. My concern is whether the proposed PUD provides adequate protection for the established residential neighborhoods immediately surrounding this property.

Because our homes are directly across from this site, the consequences of the development will be experienced by nearby residents every day. Before approving the PUD, I respectfully ask the Commission to require clear and specific evidence addressing:

1. **Traffic and safety.** What additional traffic will this development generate on NE Inner Loop, East University Avenue, and surrounding roads, and what measures will be required to protect nearby residential areas?
2. **Access and neighborhood cut-through traffic.** The development should be designed so that commercial traffic is directed toward appropriate arterial roadways rather than creating additional traffic through established residential neighborhoods.
3. **Buffering and screening.** Substantial landscaping, setbacks, fencing, and other permanent screening should be required where commercial development faces or affects residential property.
4. **Lighting.** Outdoor lighting, illuminated signage, parking-lot lighting, and building lighting should be designed and restricted to prevent glare and light intrusion into nearby homes.
5. **Noise and hours of operation.** The PUD should include enforceable protections against excessive noise and late-night commercial activity affecting nearby residents.
6. **Drainage and stormwater impacts.** The City should determine that development of this approximately 28-acre property will not adversely affect surrounding neighborhoods through increased runoff or drainage impacts.

7. **Future uses of the property.** Because this is a PUD, residents should be able to clearly understand what uses, development standards, exceptions, and other entitlements are being approved before the zoning change is granted.

I respectfully ask the Commission **not to approve this PUD until the applicant has demonstrated that the development will be compatible with and adequately protect the existing residential neighborhoods surrounding the property**.

If the Commission nevertheless determines that the PUD should move forward, I ask that meaningful and enforceable conditions addressing traffic, access, buffering, lighting, noise, drainage, signage, and hours of operation be incorporated into the PUD itself rather than left to future development decisions.

Those of us who already live across the street from this property will bear the long-term consequences of what is approved today. I respectfully request that protection of the surrounding residential neighborhoods be treated as a central consideration in this decision.

Thank you for considering my objection.

Respectfully,

Evangeline Sager
124 Baum Dr
Georgetown, Texas

Good morning,

I am a Georgetown resident and a professional municipal planner employed by another Texas municipality. I am writing solely in my personal capacity as a resident regarding the effectiveness of the public notice for case 2026-6-PUD, which I have attached.

As a fellow municipal planner, I am extremely concerned about the lack of meaningful information provided in this notice. Informing residents that an applicant wishes to rezone property from C-2 Regional Commercial to a Planned Unit Development with C-2 as the base zoning district tells us almost nothing about the actual proposal.

A notice proposing rezoning from one conventional zoning district to another provides residents with sufficient information to investigate the implications independently, because both districts are defined in the City's publicly available Unified Development Code. A Planned Unit Development is fundamentally different. Its permitted uses and development standards are determined by the specific application and cannot be understood from the zoning designation alone. A notice proposing a PUD without describing its intended uses or requested deviations therefore omits precisely the information residents need to evaluate the proposal.

Because of this lack of information, the Churchill Farms Homeowners Association has informed residents that the proposed development is a data center and encouraged members to attend the Planning and Zoning Commission and City Council hearings. I have not been able to independently verify that characterization from the City's notice.

When a public notice provides so little substantive information that residents must rely on unverified neighborhood information to understand the proposed development, the notice is not merely unhelpful. It creates the appearance of institutional opacity, even when none is intended. That appearance erodes public confidence and makes constructive participation more difficult.

The nature of the proposed development and the purpose of the rezoning are undisclosed. The "For More Information" link leads to a GIS map showing the location of the property but provides no meaningful additional information about the application.

The public is then invited to support or object to a proposal whose substance has not been explained. I support the use of PUDs as a planning tool, but that tells me nothing about whether I should support or oppose this particular application.

The case manager's direct contact information is also missing. Although the notice identifies Preston Gunn as the case manager and instructs residents to contact their case manager with questions, it provides neither his email address nor his telephone number.

The telephone numbers and individual email addresses that do appear are presented in connection with requests for accommodations, rather than inquiries about the proposed development.

Furthermore, the staff report is scheduled to be published **after the deadline for submitting comments for inclusion in that same report**. If residents must wait for the staff report to discover what the proposal actually entails, they cannot reasonably be expected to submit informed comments before that deadline. While they may still comment afterward or attend the hearing, that is an unnecessarily circular process.

If I cannot determine what is being proposed from this notice, despite having a graduate education and working professionally in municipal planning, how is the average homeowner expected to do so?

My recommendation is that the City revisit its public notice formats and procedures. The purpose of public notice should not merely be to inform residents that a land-use decision will occur, but to provide sufficient information for residents to understand what decision is being considered and whether their interests may be affected.

In the case of a PUD, I would recommend that the notice include:

- A plain-language description of the proposed development and intended uses.
- A brief summary of the requested deviations from the base zoning district's standards.
- Direct contact information for the assigned case manager.
- A link to the application materials, including the proposed PUD development plan, where residents can review the details themselves.

These are relatively modest changes that would make public notices substantially more useful, encourage informed participation, and reduce the potential for misunderstandings and unnecessary public opposition.

As planners, we should want residents to understand what is being proposed, whether they ultimately support it or not. Meaningful public participation depends on providing them with the information necessary to make that determination.

I would appreciate acknowledgment that this correspondence has been received, as well as a response addressing the concerns raised and whether the City intends to review its public notification practices.

I can be reached by telephone at

Thank you for your time and consideration.

John M. Atkinson

The City's notice specifically provides a place for neighboring property owners to indicate **"I OBJECT"** and submit additional comments. [2026-6-PUD...Letter.pdf | PDF]

I OBJECT to Case 2026-6-PUD. I live in a neighborhood near this approximately 28-acre proposed PUD. Before approving this rezoning, I ask the City to require clear, enforceable protections for the surrounding residential neighborhoods addressing traffic and access, cut-through traffic, pedestrian and roadway safety, buffering and setbacks, lighting, noise, signage, hours of operation, and drainage. The City should also ensure that nearby residents clearly understand the uses and development standards that will be permitted under the PUD before the zoning change is approved. If these impacts and protections have not been adequately addressed, I respectfully request that the Commission deny or postpone the application.

Tom Sorrell

Mr. Gunn,

My neighbors have shared the information regarding the Planning and Zoning Commission hearing on rezoning the 28.031 acres referenced as 2606-6-PUD.

I am opposed to this rezoning.

I have been a Georgetown resident for nearly 25 years, and live in the ETJ on the east side of Georgetown. I travel on East University almost daily to come into town. It used to take me 15 minutes or less, and now it can be almost 30 minutes due to traffic and stop lights. There has been tremendous growth over the years, and we have already seen water supply issues and power grid issues. These resources are not unlimited.

The rezoning of this property will allow for building something that does not fit in with the surrounding existing use of residential, rural residential, and agricultural. There are additional concerns with the property being so close to the San Gabriel River.

This particular intersection is a crossroads of two major roadways on the east side of town. And it will continue to be that way. Both of those roadways need to be at least 2 lanes each direction with the current traffic.

If in fact this zoning change proposal is due to a request to build a data center, which rumors show to be true, this raises even more concerns. Historically data centers have not been forthcoming with the actual water and power use, or the environmental impact. News shows have reported on the negative effects of data centers on residents, water and power consumption, and impact on the environment. From light pollution to constant hum, etc.

I am absolutely opposed to this rezoning. This type of business / zoning belongs in an area like the commercial areas being built near SH130 and I35, for example.

Respectfully submitted,

Heidi Conrath

2200 County Road 100

Georgetown, 78626

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Robert Gentile
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 307 Thunderbay Dr Georgetown TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

We need a grocery store here not a data center.

"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."

Dear Georgetown Planning Department and Case Managers,

I am writing to formally register my strong opposition to Case 2026-6-PUD regarding the proposed zoning map amendment for the 28.031-acre property at the intersection of Northeast Inner Loop and East University Avenue.

As a local resident, I am deeply concerned about the potential entitlement of a high-intensity data center and heavy technology infrastructure at this location. This site directly faces established residential areas. The noise from massive cooling systems, the strain on our municipal utility infrastructure, and the general industrial nature of a data center campus are entirely incompatible with the surrounding neighborhoods and the current Regional Commercial (C-2) designation.

I urge the Planning and Zoning Commission and the City Council to deny this PUD request and preserve the integrity of our community.

Please include my opposition in the official public record and the staff report packet for the November 17, 2026 hearing.

Thank you,

Robert Gentile
307 Thunderbay Dr, Georgetown, TX

GEORGETOWN
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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Alaina Johnson and Griffin Thill
(Please print name)

Signature of Respondent: Griffin Thill
(Signature required for protest)

Address of Respondent: 516 Blanco Vista, Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

I oppose any data center project near my home. This project poses negative impact to my property value, creates noise and light, and does not benefit or protect the residents of Georgetown in any way. There is plenty of land elsewhere away from schools and neighborhoods for a similar project.

"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."

Page **3** of **3**

See attached document and assure the comment objecting to this project is counted.

- Griffin Thill and Alaina Johnson

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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Kim Rice
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 114 Retama Dr
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

See opposition email

"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."

I am strongly opposed to the rezoning development regarding a data center at Northeast Inner Loop and East University.

As a homeowner, I have grave concerns of this development on our community. This includes infrastructure demands, noise, property values and health issues for residents.

Residents have invested in their homes and communities in the expectation that future development would be thoroughly planned. The facility should not be at the expense of well established homes.

I respectfully request the Planning and Zoning Commission, as well as the City of Georgetown reject the proposal at this location and consider more appropriate sites away from residential communities.

To the City of Georgetown,

I am strongly opposed to the rezoning development regarding a data center at Northeast Inner Loop and East University.

As a homeowner, I have grave concerns of this development on our community. This includes infrastructure demands, noise, property values and health issues for residents.

Residents have invested in their homes and communities in the expectation that future development would be thoroughly planned. The facility should not be at the expense of well established homes.

I respectfully request the Planning and Zoning Commission, as well as the City of Georgetown reject the proposal at this location and consider more appropriate sites away from residential communities.

Karley Rice

GEORGETOWN
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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Sarah Blankenship
(Please print name)

Signature of Respondent: Sarah J Blankenship
(Signature required for protest)

Address of Respondent: 1606 Ashberry Trail Georgetown TX 78626 -*Summercrest, a neighborhood nearby*
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

This is not an appropriate location for this. It is directly across from a residential neighborhood. This corridor down 29 is seeing growth in both housing and commecial. This site is a prime location for commercial development, or housing, but not a data center (or jail). The data center would not benefit the community growth here. There is land just a little further north on innerloop before you get to the bridge that would be okay for the data center. Or closer to all the industrial buildings that have been built further south by GAF Energy. I don't know what these datat centers will look like, but required trees planted to hide it could be a consideration. Please do not ruin our East Side of Georgetown with new development that a detriment to the area.

"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."

Page 3 of 3

Thanks for the information Preston,

Here is my objection letter. Please pick another location that is not near our schools, housing, or areas of commercial growth.

Sarah J. Blankenship

Dear Chair and Members of the Planning and Zoning Commission,

I live in Churchill Farms, and I'm writing about rezoning case 2026-6-PUD at Northeast Inner Loop and East University Avenue. I respectfully ask the Commission to hear residents' comments on November 17 and defer its vote until the City makes more information available and gives residents a meaningful opportunity to review it.

I'm open to the proposed data center if the City can fully address its potential effects on nearby homes. At this point, I'm seriously concerned about three things:

- **Noise.** What sound levels should residents expect at the nearest homes, especially overnight, during generator testing, and when cooling equipment is operating at peak load? What noise limits would apply, and how would the City enforce them?
- **Utility rates.** What additional electric and water infrastructure would the project require, who would pay for it, and could any of those costs affect residential utility rates?
- **Property values.** Has the City or applicant evaluated potential effects on nearby home values? If so, please share that analysis and explain what measures are proposed to protect neighboring properties.

With changes in state leadership ahead, I'd also appreciate clarity on what safeguards Georgetown can put in place locally and how the City would enforce those commitments over time.

I've submitted a public information request for records related to this case. I ask that the City make the project plans, proposed development standards, and any available studies or staff reviews public far enough in advance of a vote for residents to read them and respond. I'm willing to consider the proposal on its merits, and I'd like the chance to do that with the same information the Commission will use to make its recommendation.

Please include this email in the public record for case 2026-6-PUD. Thank you for hearing from those of us who live nearby.

Respectfully,

Steve Valadez
Churchill Farms resident, District 6

GEORGETOWN
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CITY OF GEORGETOWN
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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Laura Taylor
(Please print name)

Signature of Respondent: Laura Taylor
(Signature required for protest)

Address of Respondent: 608 Blanco Vista, Georgetown TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

_____

_____

_____

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

aura Taylor

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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Brianna Stringer
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 412 Derby Ln. Georgetown, TX 78626
(Address required for protest)

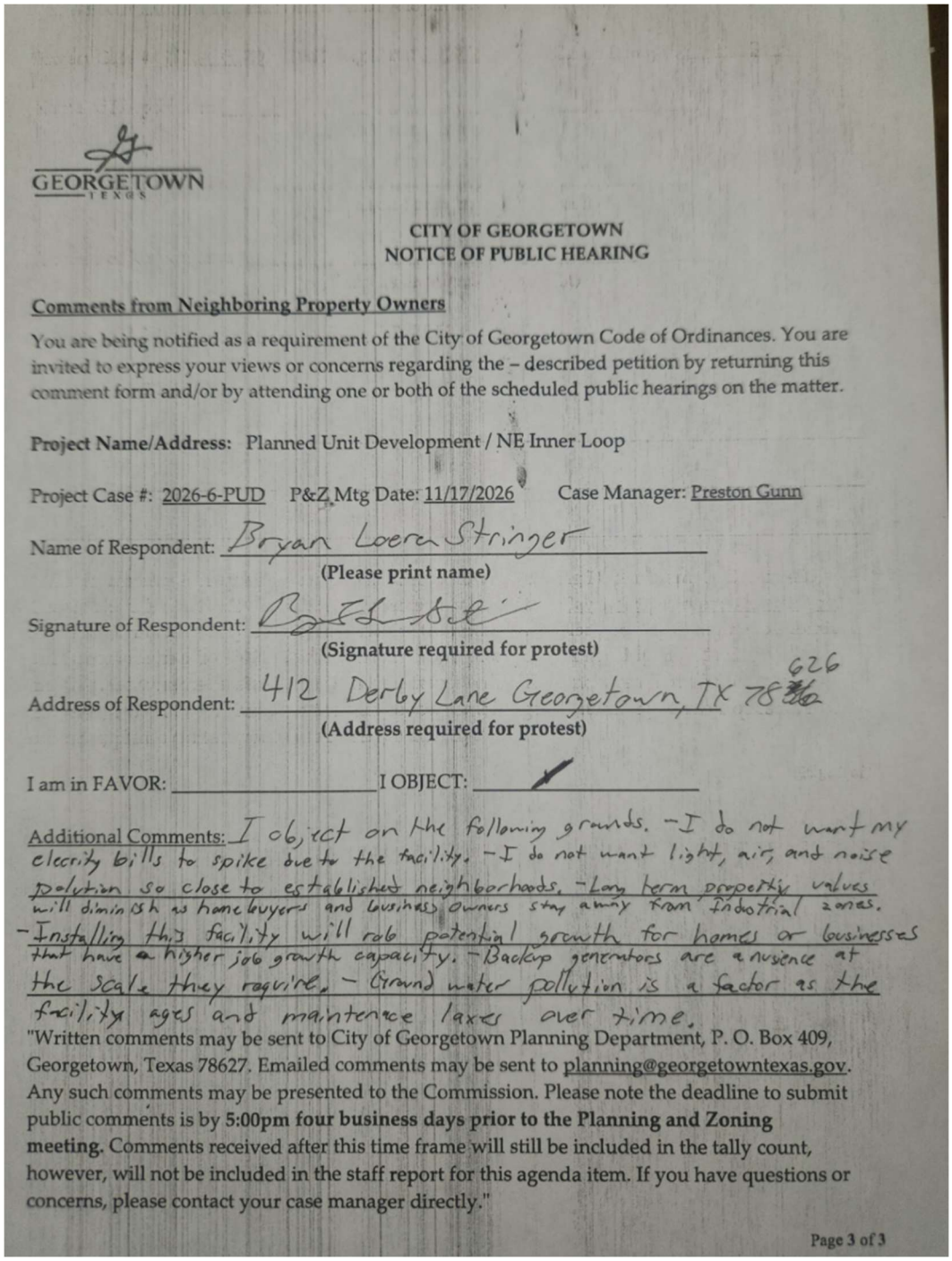
I am in FAVOR: _____ I OBJECT: ✓

Additional Comments:

• Data centers would be way too close to residential and school area. It would take away from Southwesterns new 500 acre complex. DO not want the noise pollution or my utilities price to increase. The data center would be visually unsightly

"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."

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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Bryan Loera Stringer
(Please print name)

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

Address of Respondent: 412 Derby Lane Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

Additional Comments: I object on the following grounds. -I do not want my electrity bills to spike due to the facility. -I do not want light, air, and noise polution so close to established neighborhoods. -Long term property values will diminish as homebuyers and business owners stay away from industrial zones. -Installing this facility will rob potential growth for homes or businesses that have a higher job growth capacity. -Backup generators are a nusence at the scale they require. - Grand water pollution is a factor as the facility ages and maintenace laxes over time.

"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."

Page 3 of 3

Please see the attached comments on the rezoning efforts for the datacenter.

Respectfully,

Bryan Loera Stringer

412 Derby Lane, Georgetown TX 78626

Dear Mr. Gunn and Planning and Zoning Commissioners,

I am writing to formally object to Case 2026-6-PUD, the request to rezone approximately 28.031 acres at the intersection of NE Inner Loop and East University Avenue from C-2 to a Planned Unit Development for the purpose of building a data center. I live at 1400 Laurel St and have been a Georgetown resident for 7 years.

This site sits next to long-established neighborhoods, including Stonehedge, Blanco Vista, and the communities along East University. A data center offers these residents almost nothing. It creates few jobs, generates no foot traffic or sales activity, and gives the surrounding community no place to shop, eat, or gather. At the same time, it brings industrial-scale buildings, mechanical noise, and heavy power and water demands into the middle of a growing residential area. I am also concerned that it will lower property values for homeowners on the east side, where new housing continues to be built.

The east side of Georgetown has long been underserved. Residents here must cross I-35 for groceries, dining, and most everyday errands, which adds to traffic congestion for the entire city. This site is one of the best remaining opportunities to fix that imbalance.

I respectfully ask the Commission to recommend denial and encourage uses that serve this part of town, such as:

- A full-service grocery store, such as an H-E-B or Trader Joe's
- Restaurants, cafes, and neighborhood retail
- Medical offices, urgent care, and other services

These uses would bring sales tax revenue, jobs, and convenience to residents, reduce cross-town trips over I-35, and fit the character of the surrounding neighborhoods. The site's existing C-2 zoning already allows for much of this, so there is no need to grant the flexibility of a PUD for an industrial-scale use.

Please record my objection for the Planning and Zoning Commission hearing on November 17, 2026, and the City Council hearing on December 8, 2026. I would also appreciate being notified of any changes to the request or the hearing schedule.

Thank you for your time and service to our community.

Sincerely,
Carlos Huntley-Jimenez
1400 Laurel St, Georgetown, TX 78626

GEORGETOWN
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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Julina Emily Bouck
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 512 Gabriels Bluff Dr, Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✔

Additional Comments:

_____

_____

_____

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

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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Tyson Bouck
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 512 Gabriels Bluff Dr, Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✔

Additional Comments:

_____

_____

_____

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

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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Christine Spence
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 508 Blanco Vista, Georgetown TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

Additional Comments:

_____

_____

_____

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

Page **3** of **3**

To whom it may concern,

The following attachment is my signed petition for the planned unit development on NE inner loop.

Thank you,
Christine Spence

GEORGETOWN
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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Carly Davis
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 412 Gabriels Bluff Dr, Georgetown TEXAS 78626, United States
(Address required for protest)

I am in FAVOR: _____ I OBJECT: I object

Additional Comments:

This data center will bring property value significantly down and has no benefit to the homeowners of Riverhill.

"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."

Good morning,

I strongly urge you to not allow this data center to be built across from our neighborhood. This drags property values down and takes away from better growth of the community.

Thank you for your time,

Carly Davis

Dear Mr. Gunn and Planning and Zoning Commissioners,

I am writing to formally object to Case 2026-6-PUD, the request to rezone approximately 28.031 acres at the intersection of NE Inner Loop and East University Avenue from C-2 to a Planned Unit Development for the purpose of building a data center. I live at [YOUR ADDRESS] and have been a Georgetown resident for 3 years.

This site sits next to long-established neighborhoods, including Stonehedge, Blanco Vista, and the communities along East University. A data center offers these residents almost nothing. It creates few jobs, generates no foot traffic or sales activity, and gives the surrounding community no place to shop, eat, or gather. At the same time, it brings industrial-scale buildings, mechanical noise, and heavy power and water demands into the middle of a growing residential area. I am also concerned that it will lower property values for homeowners on the east side, where new housing continues to be built.

The east side of Georgetown has long been underserved. Residents here must cross I-35 for groceries, dining, and most everyday errands, which adds to traffic congestion for the entire city. This site is one of the best remaining opportunities to fix that imbalance.

I respectfully ask the Commission to recommend denial and encourage uses that serve this part of town, such as:

- A full-service grocery store, such as an H-E-B or Trader Joe's
- Restaurants, cafes, and neighborhood retail
- Medical offices, urgent care, and other services

These uses would bring sales tax revenue, jobs, and convenience to residents, reduce cross-town trips over I-35, and fit the character of the surrounding neighborhoods. The site's existing C-2 zoning already allows for much of this, so there is no need to grant the flexibility of a PUD for an industrial-scale use.

Please record my objection for the Planning and Zoning Commission hearing on November 17, 2026, and the City Council hearing on December 8, 2026. I would also appreciate being notified of any changes to the request or the hearing schedule.

Thank you for your time and service to our community.

Sincerely,

Emily Bossley

1400 Laurel Street, Georgetown, TX 78626

GEORGETOWN
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Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Bradford Glendening
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 505 Belmont Dr., Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: Rumor has it that this is for a data center, in which case I object. If for something else, I would need to learn more.

Additional Comments:

See attached.

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

November 8, 2026

To: City of Georgetown Planning Department
P.O. Box 409
Georgetown, TX 78627
(via email to planning@georgetowntexas.gov)

From: Bradford Glendening
505 Belmont Dr.
Georgetown, TX 78626

Subject: Formal Objection to Zoning Application 2026-6-PUD – Proposed Development at NE Inner Loop and Highway 29

Dear Members of the Georgetown Planning and Zoning Commission:

I am a Georgetown homeowner residing at 505 Belmont Drive in the Churchill Farms subdivision. I am writing to formally object to the proposed zoning amendment identified as Case No. 2026-6-PUD, concerning approximately 28 acres located at Northeast Inner Loop and East University Avenue (Highway 29).

I understand from communications distributed by the Churchill Farms Homeowners Association that the proposed development involves construction of a data center directly across Highway 29 from our residential neighborhood.

I am deeply concerned about the potential adverse effects of this development on surrounding homeowners, including diminished property values, noise pollution, increased demands on public infrastructure, and the overall residential character of Churchill Farms.

1. Potential Reduction in Residential Property Values

For most homeowners, their residence represents their single largest financial investment. Locating a large industrial-scale data center immediately across from an established residential subdivision raises legitimate concerns regarding diminished marketability and potential reductions in property values.

Prospective purchasers may reasonably be discouraged by the proximity of large commercial structures, industrial cooling systems, backup generators, electrical substations, and associated infrastructure. Before approving this zoning amendment, the City should require an independent assessment of the potential impact on surrounding residential property values.

2. Continuous Noise and Environmental Impacts

Unlike conventional commercial developments, data centers may operate continuously, 24 hours per day, seven days per week. Their cooling systems, ventilation equipment, and emergency

generators can produce substantial noise, including low-frequency sound that may travel considerable distances. Even homes located several blocks from the development could potentially experience adverse effects.

I request that the City require an independent acoustic study evaluating anticipated noise levels at the nearest residential properties, including nighttime operations and generator testing. Any approval should include enforceable noise limits and appropriate setbacks and sound-mitigation measures.

3. Electrical Infrastructure and Utility Demands

Large data centers can require substantial electrical capacity and supporting infrastructure. Before considering approval, the City should disclose the anticipated electrical demands of the development, whether additional substations or transmission lines will be necessary, and whether the project could impose additional costs on existing utility customers. The City should also evaluate anticipated water consumption, particularly if the proposed facility utilizes water-intensive cooling systems.

4. Compatibility With Existing Residential Development

Churchill Farms is an established residential neighborhood whose residents have invested substantial resources in their homes and community. Although the proposed property is separated from Churchill Farms by Highway 29, that roadway does not necessarily provide adequate protection against noise, visual impacts, or other potential adverse effects. The proposed development should be evaluated based on its compatibility with surrounding residential uses, rather than solely on the commercial designation of the property.

5. Insufficient Information Regarding the Proposed Development

The public hearing notice identifies a proposed change from Regional Commercial (C-2) zoning to a Planned Unit Development (PUD) district. However, the notice does not identify the intended data center use or provide sufficient information concerning the proposed facility's size, operating characteristics, cooling systems, electrical infrastructure, or anticipated effects on neighboring properties. Residents should have a meaningful opportunity to review these details before any governmental action authorizing the development.

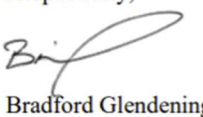
6. Requested Action

For these reasons, I respectfully request that the Planning and Zoning Commission recommend denial of Case No. 2026-6-PUD. Alternatively, I request that consideration be postponed until the developer provides comprehensive information concerning the proposed facility and independent studies addressing its potential effects on neighboring residential properties.

I further request that this objection be included in the official record and the staff report prepared for the November 17, 2026, public hearing.

Thank you for your consideration.

Respectfully,



Bradford Glendening
505 Belmont Drive
Georgetown, Texas 78626
Churchill Farms Homeowner

Mr. Gunn, please see attached.

Brad Glendening

505 Belmont Dr, Georgetown, TX 78626

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address: Planned Unit Development / NE Inner Loop

Project Case #: 2026-6-PUD P&Z Mtg Date: 11/17/2026 Case Manager: Preston Gunn

Name of Respondent: Hyojeong Fisher
(Please print name)

Signature of Respondent: Hyojeong
(Signature required for protest)

Address of Respondent: 117 Vivion ln, Goeorgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

he projected site for a possible data center is located in an already established residential area. This site is only about 2 miles away from Pat ooper Elementary school and only about 1 mile away from South Western university which is really close to both places. All the loud noises and right lights will affect all the residents' health in a bad way and they won't be able to sleep at night. Even if you are younger or older, everyone ho live around this site will be affected by harmful electromagnetic field (EMF) exposure which will cause childhood leukemia, dementia, lzheimer's, other serious health issues and also environmental issues. Georgetown already doesn't have enough water for everyone and it oesn't make sense to build a data center which needs a lot of water. If this site is approved for rezoning for a possible data center, it will lower the roperty values as well. Nobody wants to live in a town where data center is. East side of Georgetown will eventually become a ghost town.

herefore, I strongly object rezoning this site for a possible data center. Data center doesn't need to be build in a residential area.

"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."

Page **3** of **3**

Mr. Gunn,

I formally object to project case# 2026-6-PUD. Please see the attached comment form for project case# 2026-6-PUD.

Thank you,

Hyojeong Fisher

Dear Mr Gunn,

I just learned of a proposed data center not far from my neighborhood. I am NOT in favor of approving this.

I already struggle to sleep or fully enjoy my home due to excessive road noise from the130 toll road. Even a sound machine used nightly doesn't prevent me from hearing the trucks at all hours. I can't imagine how bad our quality of life will be if we also hear the constant hum from the nonstop HVAC and generators at these data center sites. They are known to cause sleep disturbances, headaches, and stress due to the chronic nature of the humming. I'm also concerned about light pollution, high-voltage lines, and EMF exposure. They also affect the air quality with the exhaust of the diesel generators and gas turbines. Our area can't support the additional water table strain or the risk of chemical discharge, not to mention the stress on an already fragile energy grid.

This data center is a terrible idea! We are already being asked to accept a jail complex nearby, this is too much. PLEASE say no to this!

Detrian Sanchez
712 Bridle Creek
Georgetown, TX 78626

Dear Council Members and Commissioners,

I am writing as a local resident to object to the proposed data center project. This development poses significant risks to our community's infrastructure and quality of life while offering minimal long-term benefits.

Please consider the following critical impacts before making a decision:

- Resource Strain: The massive electricity and water demands will burden our local utility grid and threaten our water supply.
- Noise and Pollution: The 24/7 low-frequency hum from industrial cooling fans will disrupt nearby residential neighborhoods.
- Zoning Integrity: Placing a massive industrial warehouse here permanently damages our area's character and lowers property values.
- Few Local Jobs: These facilities are highly automated and create very few permanent, on-site positions once construction ends.

I respectfully request that the city deny this application or enact a temporary moratorium until an independent study can fully evaluate the cumulative impact on our city's resources.

Thank you for your time and for protecting our community.

Sincerely,

Christina Guevara
1701 Wolf ranch parkway, Georgetown, TX 78628

Dear Members of the Planning and Zoning Commission:

I am a resident of Georgetown and in proximity to the property involved in Case 2026-6-PUD.

I am writing to formally state that I OBJECT to and do not approve of the proposed zoning change and Planned Unit Development.

I respectfully request that the Planning and Zoning Commission deny the application and leave the property's current zoning unchanged.

Please include my objection as part of the official public comments and record concerning this application.

Respectfully,

Nina Nestoroff

40005 Heritage Hollow

Lot 68

Georgetown, Texas 78626

Signature: Nina Lynn Nestoroff

Date: November 10, 2026

City of Georgetown, Texas
Planning and Zoning Commission
November 17, 2026

SUBJECT:
2026-15-SUP, Wish Well

SUGGESTED ACTION:
Public Hearing and possible action on a request for an amendment to a Special Use Permit (SUP) for the specific use of Event Facility in the Mixed Use-Downtown (MU-DT) zoning district for the property located at 511 S. Main Street, Georgetown, Texas 78626, bearing the legal description of Block 26, Lot 5-6, Georgetown City Of (2026-15-SUP) -- Allyson Iiams, Assistant Planning Director

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting an amendment to a Special Use Permit (SUP) to adjust the parking calculation to reflect the parking standard for the Downtown Overlay District.
Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 1, partially complies with 2, and does not comply with 1 of the 4 criteria established in UDC Section 3.07.030 for approval for a Special Use Permit application. Additionally, staff has determined that the proposed request complies with 2, and partially complies with 3 of the 5 approval criteria established in UDC Section 3.060.030 for zoning changes, as outlined in the attached Criteria Analysis,
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 (35 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper November 1, 2026 and (2) 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:
2026-15-SUP - Staff Presentation.pdf
2026-15-SUP - Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Letter of Intent.pdf
Exhibit 5 - Original SUP Documentation.pdf

Exhibit 6 - Approval Criteria Staff Analysis.pdf
Exhibit 7 - Site Plan.pdf

Wish Well House
2026-15-SUP

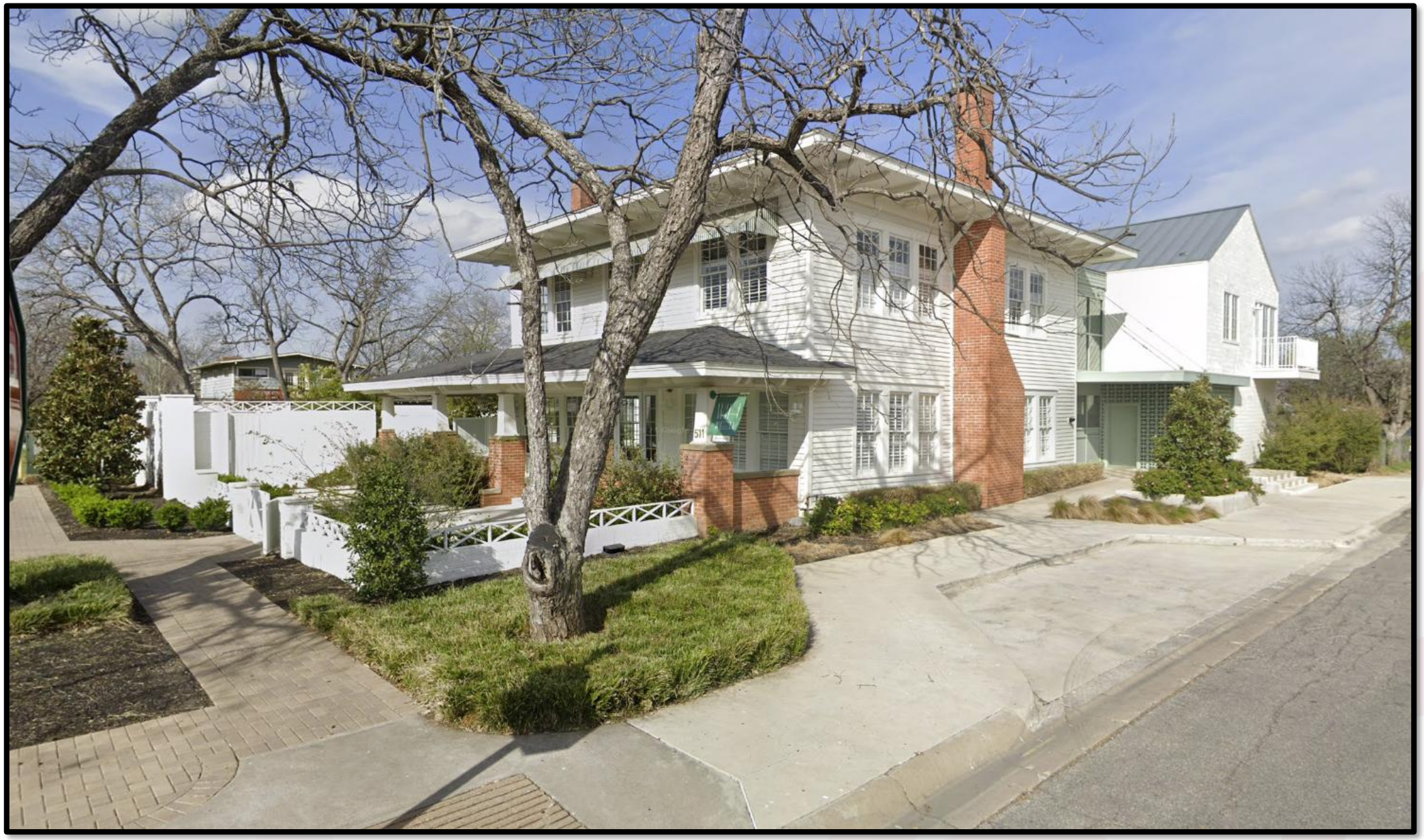
November 17, 2026 | Planning & Zoning Commission

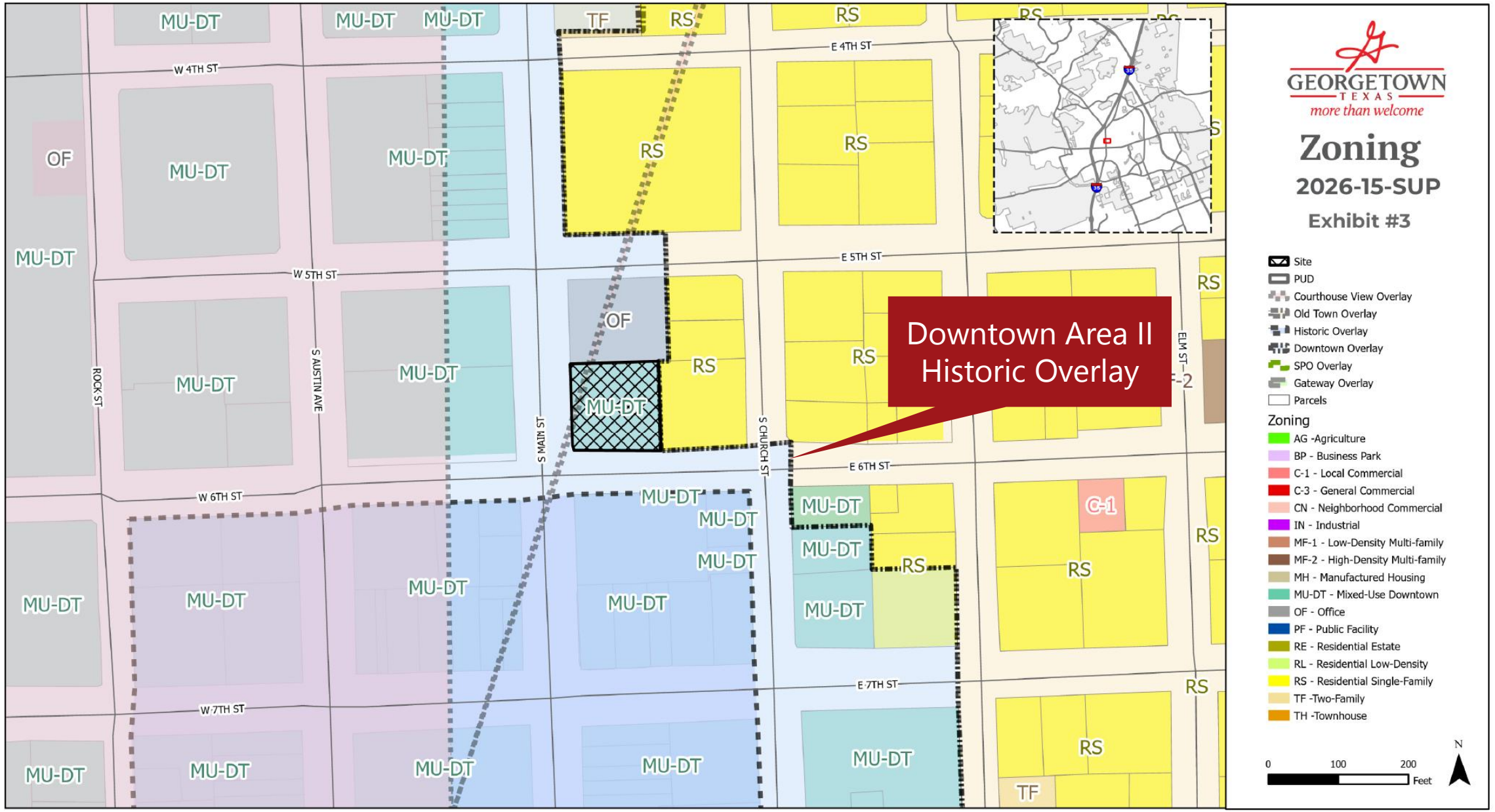
Item Under Consideration

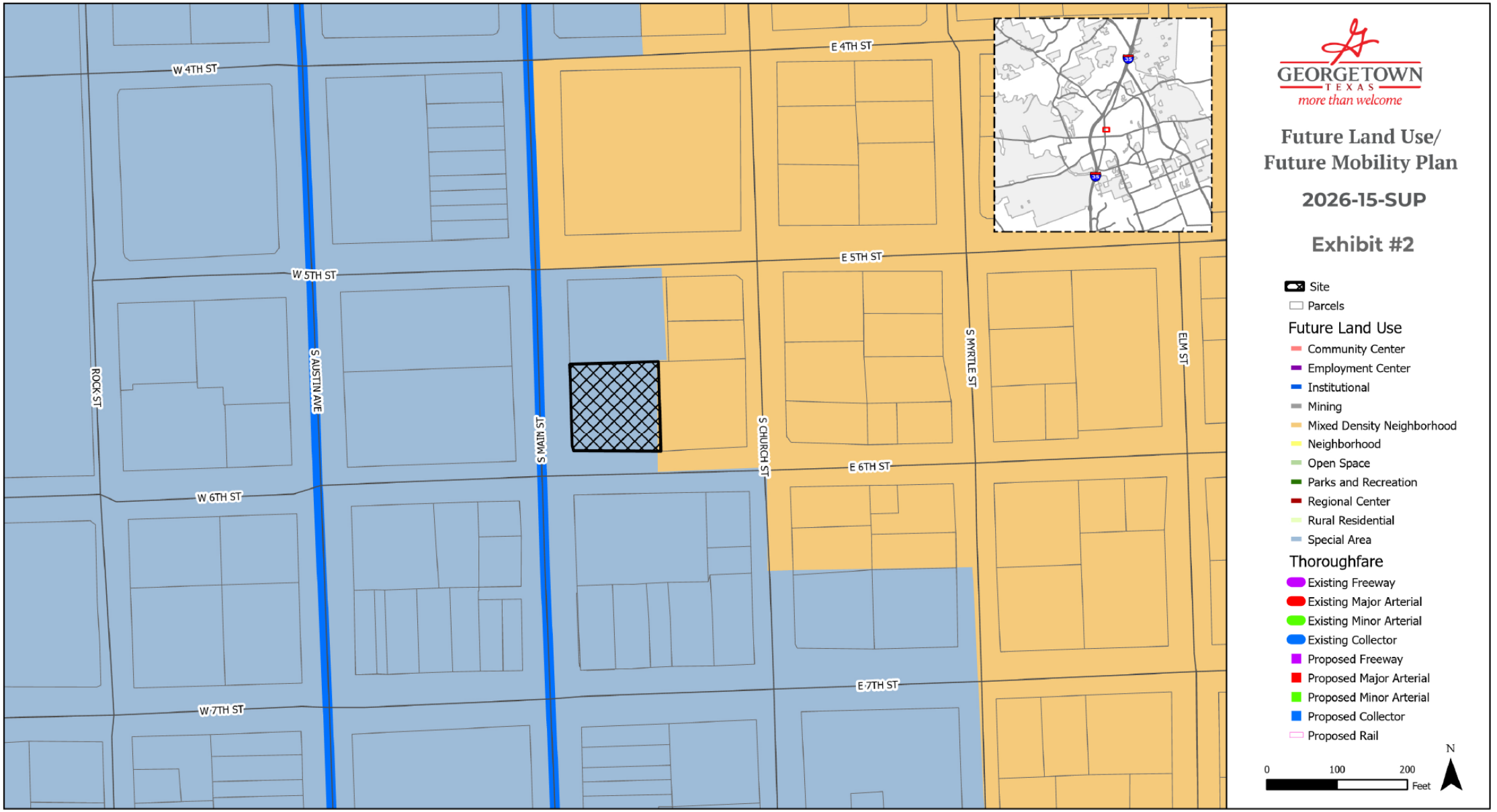
2026-15-SUP

- Public Hearing and possible action on a request for an amendment to a Special Use Permit (SUP) for the specific use of Event Facility in the Mixed Use-Downtown (MU-DT) zoning district for the property located at 511 S. Main Street, Georgetown, Texas 78626, bearing the legal description of Block 26, Lot 5-6, Georgetown City Of (2026-15-SUP) -- Allyson Iiams, Assistant Planning Director


Parking Garage
Courthouse
W 4TH ST
E 4TH ST
S MYRTLE ST
W 5TH ST
E 5TH ST
S AUSTIN AVE
S CHURCH ST
S MAIN ST
ROCK ST
W 6TH ST
E 6TH ST
W 7TH ST
E 7TH ST
ELM ST
GEORGETOWN
TEXAS
more than welcome
Aerial
2026-15-SUP
Site
N
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100
200
Feet




GEORGETOWN
TEXAS
more than welcome
Zoning
2026-15-SUP
Exhibit #3
Downtown Area II
Historic Overlay
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
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ELM ST
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W 7TH ST
E 7TH ST
GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
2026-15-SUP
Exhibit #2
Site
Parcels
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation
Regional Center
Rural Residential
Special Area
Thoroughfare
Existing Freeway
Existing Major Arterial
Existing Minor Arterial
Existing Collector
Proposed Freeway
Proposed Major Arterial
Proposed Minor Arterial
Proposed Collector
Proposed Rail
N
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Feet

Special Area (SA)

- Areas with Plans created specifically for them are designated as Special Area.
- Unique Destinations that emphasize retail, office, and entertainment uses
- Emphasis on building design, landscaping, public spaces
- Pedestrian oriented places that often include shopping streets, shared parking, and strong links to surrounding areas

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

Project History

- **2017 – Original SUP Approved**
  - Condition of Approval – Alternative Parking Plan
- **2018 – Alternative Parking Plan Approved**
  - 4 on-street & shared parking agreement with 'Bank of America' lot (200 W. 6th)
- **2025 – 'Bank of America' lot (200 W. 6th) Redeveloped**
  - Elimination of parking, effectively nullifying shared parking agreement

Special Use Permit (SUP)

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

- The SUP also allows for additional restrictions to be placed on the use by the Planning & Zoning Commission and the City Council.

SUP Request

- Amend parking calculation to Downtown Overlay parking standard
  - Continue use of on-street parking (4 spaces)
  - Create shared parking agreement with 503 S. Main (17 spaces)
  - Notes shared parking agreement with 605 S. Rock as ‘backup option’ (28 spaces)

- Decrease seating capacity from 350 to 250


503 Main Street
17 Spaces
605 Rock Street
28 Spaces
On-Street Parking
4 Spaces
W 4TH ST
E 4TH ST
S MYRTLE ST
W 5TH ST
E 5TH ST
S CHURCH ST
S MAIN ST
ROCK ST
W 6TH ST
E 6TH ST
W 7TH ST
E 7TH ST
ELM ST
GEORGETOWN
TEXAS
more than welcome
Aerial
2026-15-SUP
Site
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Feet

SUP Request Comparison

	Original SUP	SUP Amendment Proposal
Parking Calculation	**50% Entertainment & Recreation Parking Standard** *(1 space/800 sq ft + 1 additional space/8 seating capacity)*	**MU-DT Parking** *(Non-Res Uses -1 space/500 sq ft)*
Event Space	6,659 Square Feet; 350 Seating Capacity	6,659 Square Feet; 250 Seating Capacity
Required Parking	52	13
Agreement	4- On Street & Shared Use Agreement with 200 W 6th	4 On-Street & 17 Shared Parking with 503 S. Main 28 Shared Parking with 605 S. Rock (optional)

Approval Criteria – UDC Section 3.07.030

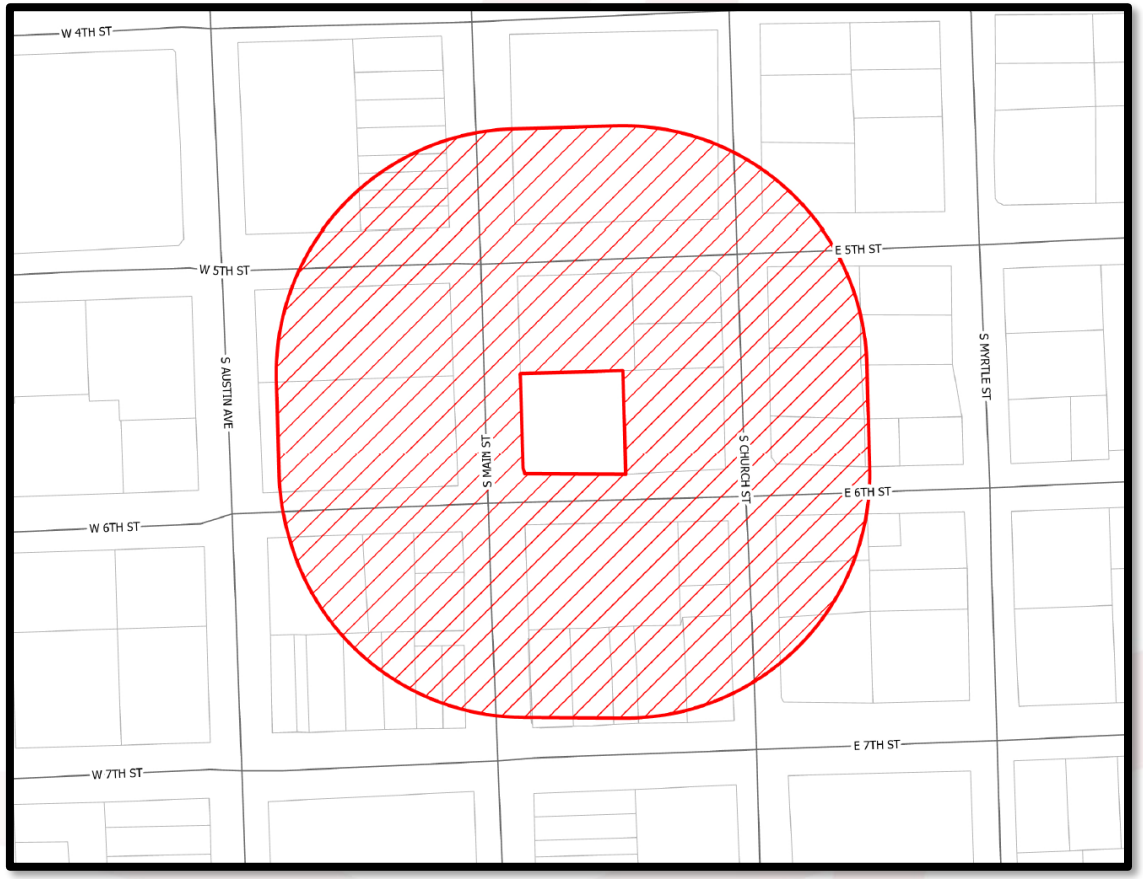
Criteria for SUP	Complies	Partially Complies	Does Not Comply
The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.		X	
The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the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

Approval Criteria – UDC Section 3.06.030

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

- 35 property owners within the 300' buffer
- Notice in Sun News on Nov. 1
- 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 an amendment to a Special Use Permit (SUP) for the specific use of Event Facility in the Mixed Use-Downtown (MU-DT) zoning district for the property located at 511 S. Main Street, Georgetown, Texas 78626, bearing the legal description of Block 26, Lot 5-6, Georgetown City Of (2026-15-SUP)
- Per UDC Section 3.07.030, the Planning & Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.
- The SUP also allows for additional restrictions to be placed on the use by the Planning & Zoning Commission and the City Council.

Planning Department Staff Report

Report Date: November 10, 2026
Case Number: 2026-15-SUP

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for an amendment to a Special Use Permit (SUP) for the specific use of Event Facility in the Mixed Use-Downtown (MU-DT) zoning district for the property located at 511 S. Main Street, Georgetown, Texas 78626, bearing the legal description of Block 26, Lot 5-6, Georgetown City Of (2026-15-SUP) -- Allyson Iiams, Assistant Planning Director

AGENDA ITEM DETAILS

Project Name:	**Wish Well House**
Applicant:	**Justin Bohls**
Property Owner:	**Wilco Back Forty LLC., co/ Justin Bohls**
Property Address:	**511 S. Main Street**
Legal Description:	**Georgetown City Of, Block 26, Lot 5-6**
Current Zoning:	**Mixed Use-Downtown (MU-DT)**
Current Use:	**Event Facility**

APPLICANT'S REQUEST

The applicant is requesting an amendment to a Special Use Permit (SUP) to adjust the parking calculation to reflect the parking standard for the Downtown Overlay District.

RECOMMENDATION

Staff recommend approval with conditions of the request.

Recommended conditions of approval:

1. Establish a seating limit of 250
2. Maintain the existing parking calculation *(39 spaces)*
3. Requirement of an alternative parking agreement

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located at the intersection of Main and 6th Streets, within the Downtown Area II Historic Overlay District. The site contains the Wish Well House event facility, which is zoned Mixed Use-Downtown (MU-DT). The surrounding area consists of a mix of commercial and residential uses. There are two parking lots adjacent to the subject property, including one to the south which is a privately owned lot, and one to the west which is the City owned parking garage. The area to the north is a professional office with Office (OF) zoning. The area to the east is Single Family Residential (RS) zoning, with established residential uses.

Present Property Description:
The subject property is improved with a high-priority historic resource that was converted to an event facility in 2018. The property has frontage along Main Street and 6th Street with 4 adjacent on-street parking spaces, and no on-site parking. The property includes 6,659 square feet of interior event space, and 2,332 of exterior event space.

STAFF ANALYSIS

Technical Review: The subject property is currently zoned Mixed Use-Downtown (MU-DT) and was redeveloped into an event facility in 2018. The property obtained a Special Use Permit (SUP) in 2017 that allowed for the event facility use, with the condition of an approved alternative parking plan. A parking plan was approved in 2018 to meet the SUP requirement. This parking plan was effectively nullified in 2025, creating the need for a revised alternative parking plan to ensure adequate parking for the facility. The applicant is requesting to decrease the number of required spaces through the SUP amendment.

The approved SUP requires a total of 52 parking spaces. The parking requirement was calculated using 50% of the parking standard for entertainment and recreation uses, or 1 space/800 sq ft + 1 space/8 seating capacity. This parking requirement was met with an alternative parking agreement, with 4 of the required spaces captured through the adjacent on-street parking, and the remaining spaces captured through a shared parking agreement with the property at 200 W. 6th Street. In 2025, the property at 200 W. 6th Street was redevelopment into what is currently known as the Merchant Building. This redevelopment effectively nullified the shared parking agreement, leaving the subject property out of compliance with the SUP.

The SUP amendment request proposes that the parking calculation be adjusted to the Downtown Overlay parking standard, which requires 1 space/500 sq ft. With a total square footage of 6,659 square feet, the required number of spaces with this calculation is 13. To meet this requirement, the applicant has proposed the continued use of the 4 on-street parking spaces, combined with a shared parking agreement with the property to the north to capture the remaining spaces. The applicant has additionally noted an optional shared parking agreement with the property at 604 S. Rock Street to capture an additional 28 spaces.

The property to the north is currently zoned as Office (OF), which is a less intense zoning designation, making it ineligible for a parking agreement with the subject property. The UDC states that *"Off-street parking areas require the same or a more intensive zoning classification than required for the use served"*.

The property at 605 Rock Street however, is eligible to participate in a shared parking agreement, as it is presently zoned MU-DT. When combined with the 4 on-street parking spaces, an alternative parking plan would provide 32 spaces in total. While this arrangement would exceed the 13 spaces required under the proposed MU-DT parking calculation, it would not satisfy the original SUP parking requirement of 52 spaces.

It is also important to consider the rationale behind the original parking requirement. At the time of SUP approval, the Downtown Overlay parking standard was determined to be insufficient to accommodate the intensity of the proposed event venue use. Consequently, a higher parking requirement was applied. The applicant's current proposal indicates that seating capacity would be reduced from 350 to 250 seats, which the applicant considers more consistent with the capacity and intensity of restaurant uses typically found within the Downtown Overlay district. However, the subject property's Certificate of Occupancy authorizes a maximum occupancy of up to 716 individuals, which is significantly higher than area restaurants.

Although the proposed event facility use is generally consistent with the Comprehensive Plan and Downtown Master Plan, it does generate greater parking demands than uses typically found within the Downtown Overlay District. The existing SUP acknowledges the parking limitations found within Downtown by establishing a calculation at 50% of the standard for event facilities. The applicant's proposed reduction in seating capacity from 350 to 250 provides an opportunity to accommodate a reduced intensity while maintaining the existing parking calculation, and ensuring more adequate parking for the facility.

APPROVAL CRITERIA ANALYSIS

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 1, partially complies with 2, and does not comply with 1 of the 4 criteria established in UDC Section 3.07.030 for approval of a Special Use Permit application. Additionally, staff has determined that the proposed request complies with 2, and partially complies with 3 of the 5 approval criteria established in UDC Section 3.060.030 for zoning changes, as outlined in the attached Criteria Analysis (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 special use permit request (35 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 1, 2026) and signs were posted on-site. To date, staff has received (0) written comment in favor, and (0) in opposition to the request.

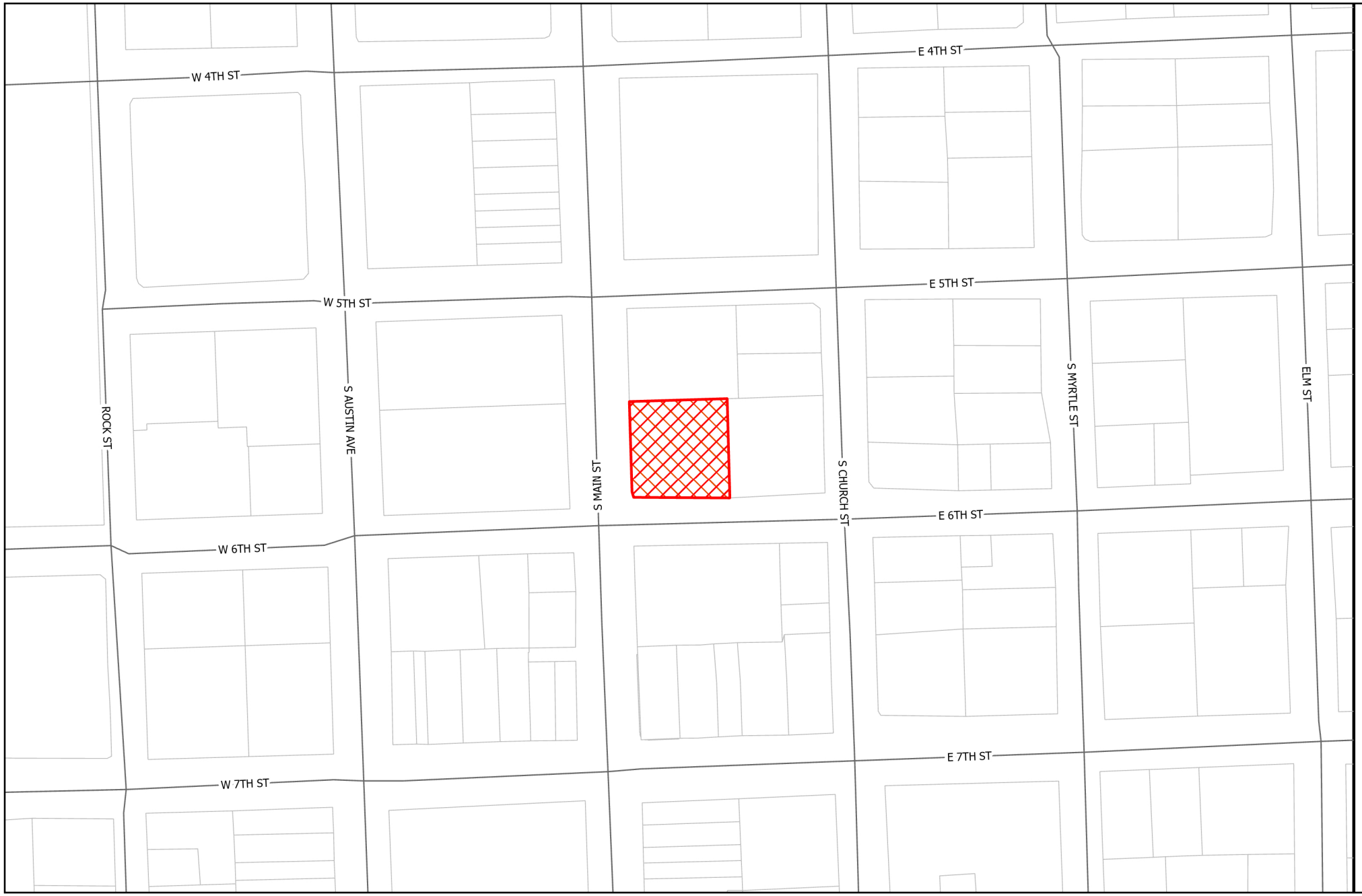
ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map
Exhibit 4 – Letter of Intent
Exhibit 5 – Original SUP Documentation
Exhibit 6 – Criteria Analysis
Exhibit 7 – Site Plan

SUBMITTED BY

Allyson Iiams, Assistant Planning Director



GEORGETOWN
TEXAS
more than welcome

Location

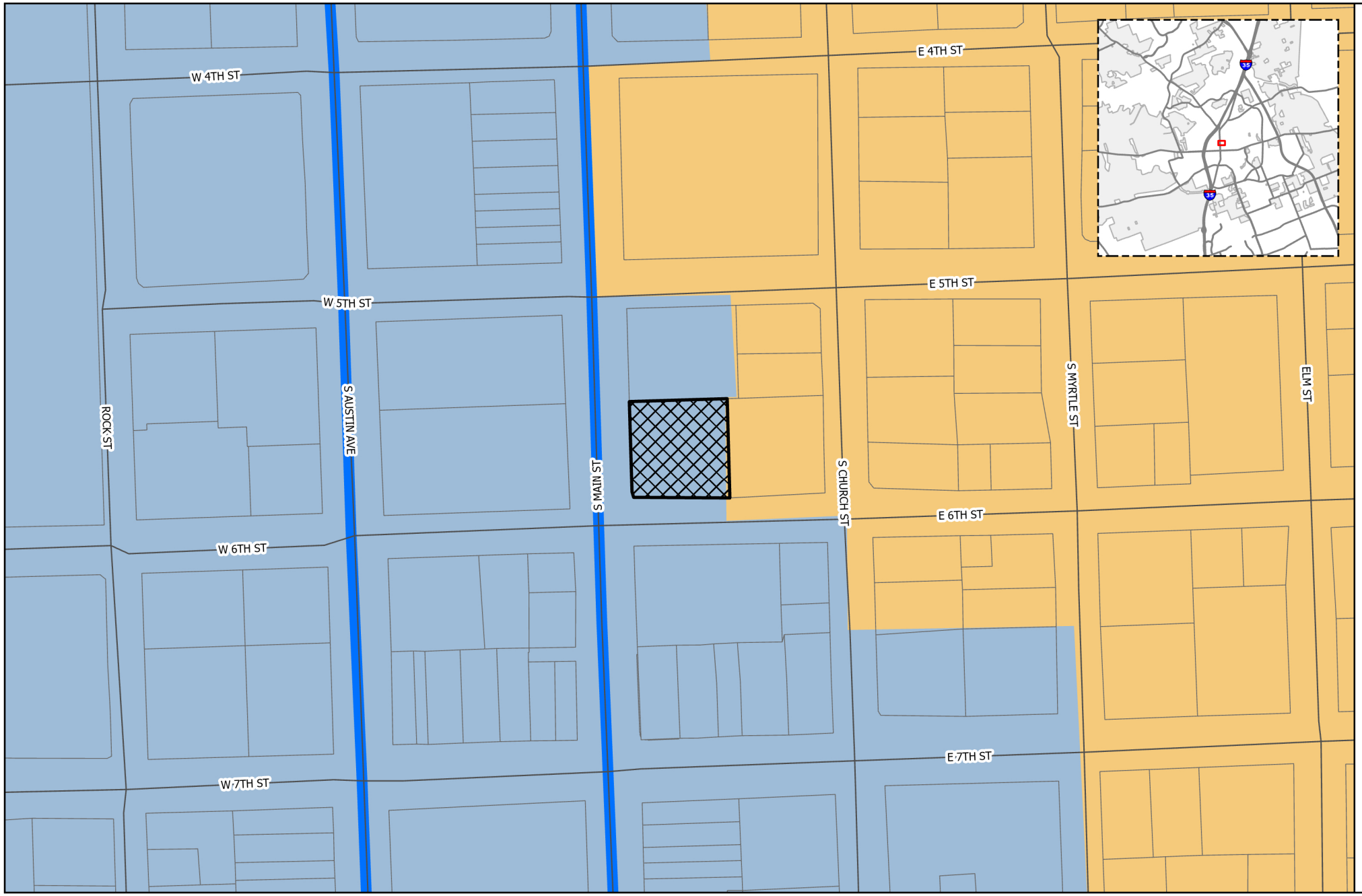
2026-15-SUP

Exhibit #1

Site
Parcels

N

0 100 200
Feet



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-15-SUP

Exhibit #2

- Site
- Parcels

Future Land Use

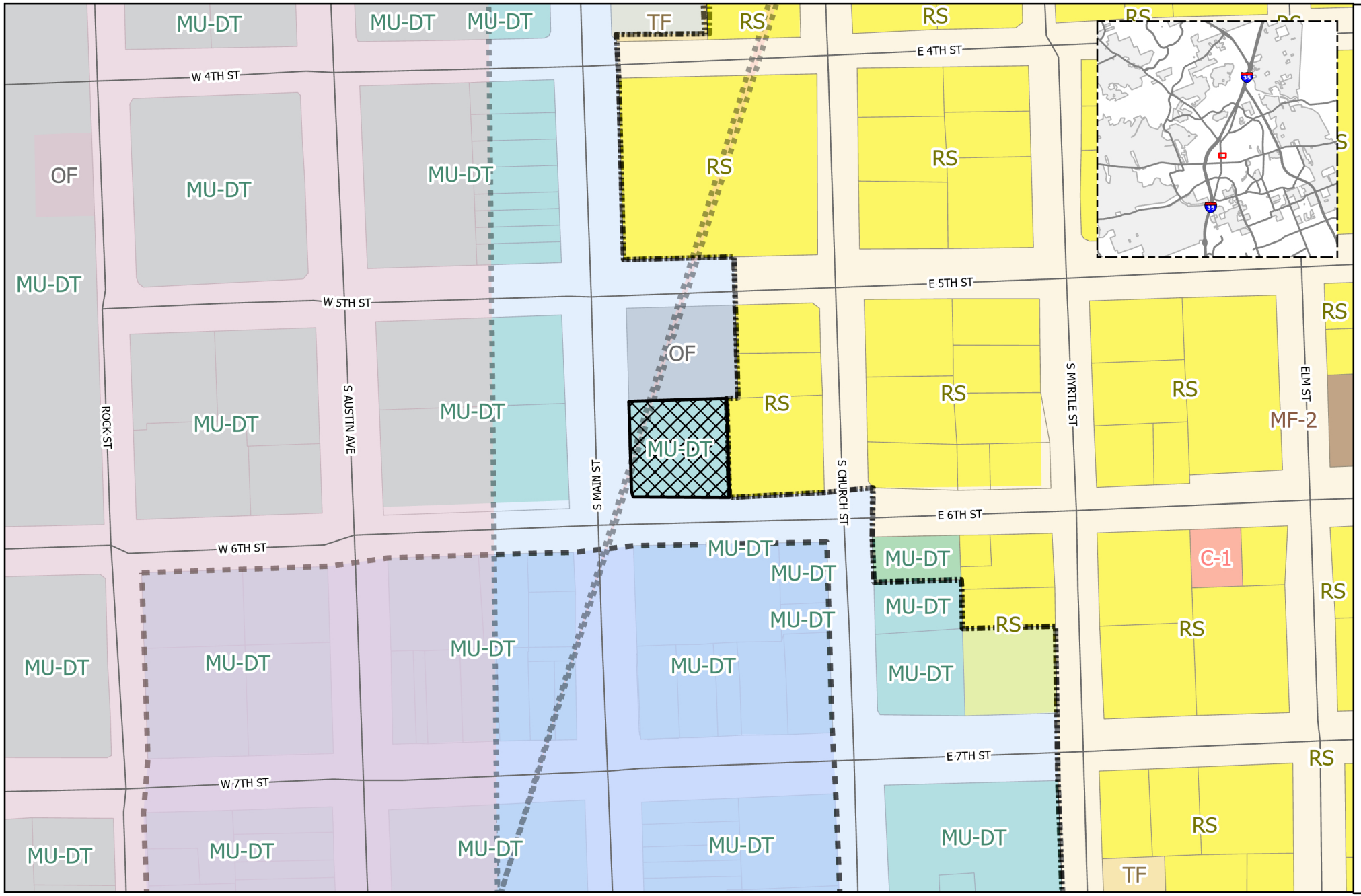
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

N

0 100 200 Feet



GEORGETOWN TEXAS
more than welcome

Zoning

2026-15-SUP

Exhibit #3

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

Zoning

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

0 100 200 Feet

N

Wish Well House
Letter of Intent for Revised Special Use Permit

511 S Main Street, Georgetown, Texas

To the Georgetown Planning and Zoning Commission and City Council:

Wilco Back Forty LLC submits this Letter of Intent in support of its request for a revised Special Use Permit for Wish Well House, the existing wedding and private-event venue at 511 S Main Street. The request is straightforward: apply the parking standard otherwise applicable in the Mixed Use Downtown district, recognize 17 shared parking spaces at 503 S Main Street as the primary off-site parking resource, and reduce the maximum event attendance from 350 to 250 guests. If the City later determines additional contingency parking is needed, the applicant can discuss the 28 spaces at 605 S Rock Street as a backup option when available.

Prior City approval and investment

Wish Well House was originally approved under SUP-2017-008. The City later approved the alternative parking plan in Administrative Exception AE-2018-008, effective February 7, 2020. That approval included four on-street parking spaces immediately abutting the property. Wish Well House constructed those four spaces in reliance on the City-approved plan, and they remain an important part of the parking and circulation plan for the venue.

The approved plan also contemplated shared parking, guest parking directions, and City-approved wayfinding signage. The current request follows the same practical approach, but with a substantially lower event cap and a more direct primary parking resource immediately north of the venue.

Responsible venue operations

Wish Well House has operated successfully for many years as a downtown Georgetown venue. During that time, the venue has worked to be a responsible neighbor and to operate in a manner that protects guests, nearby businesses, and surrounding residential properties. To the best of the applicant's knowledge, the venue has operated without incident that would demonstrate a failure of this approach.

The venue has gone beyond the minimum requirements to create a safe and orderly event environment. It voluntarily uses the 17 spaces at 503 S Main Street, immediately north of

the venue, to move guest vehicles off public streets and away from nearby properties. This is not merely a parking calculation; it is an operating commitment intended to reduce street congestion and keep event parking organized.

Wish Well House also requires a Georgetown Police Officer to be on site during events. The officer provides an on-site safety presence and helps ensure that guest arrival, departure, and event activity are handled responsibly and do not negatively affect the surrounding properties. The venue will continue to provide guest parking instructions and comply with any City-approved signage, access, ADA, fire-lane, and circulation requirements.

Parking parity in the Mixed Use Downtown district

The applicant understands that, if the property were operating as a restaurant and bar under the Mixed Use Downtown parking standard, the base parking requirement would be 14 spaces. The applicant respectfully requests that 14 spaces be used as the base parking requirement for the revised SUP, subject to Planning confirmation of the applicable calculation.

This is an appropriate comparison because a restaurant and bar can have a comparable number of guests present at one time, but operates daily and produces recurring lunch, dinner, and evening parking demand throughout the week. Wish Well House hosts weddings and private events only on selected dates. The proposed 250-guest cap further reduces the former event intensity. The requested 14-space base would not leave the property without a parking plan: Wish Well House would also retain the four City-approved abutting spaces and use the 17-space primary parking resource at 503 S Main. If additional contingency parking is later required, the applicant can discuss the 28 spaces at 605 S Rock Street as a backup option when available.

Downtown economic benefit

Wish Well House brings wedding parties, families, and out-of-town guests to Downtown Georgetown for a purpose-built weekend experience. Those visitors do not simply attend a single event; they stay overnight, dine before and after the event, purchase flowers, gifts, clothing and personal services, visit wine bars, coffee shops and restaurants, and spend time in the downtown retail district. The City's Convention and Visitors Bureau specifically promotes Georgetown through its lodging, dining, shopping, downtown, and event offerings, reflecting the visitor economy that Wish Well House supports.

The original Wish Well House Letter of Intent projected that the venue would bring more than 15,000 visitors to the Georgetown Square annually and generate an estimated annual economic impact of more than $5 million. That figure was a forward-looking estimate, not an audited current total. The practical point remains: wedding guests create incremental spending for local short-term rentals and hotels, downtown restaurants and bars, retailers,

florists, photographers, transportation providers, caterers, and other small businesses. A wedding venue is a selective-date generator of overnight visitors and customer traffic that complements - rather than duplicates - the daily customer base of downtown restaurants and shops.

Revised parking and capacity plan

The proposed revised SUP is a reduction in intensity, not an expansion. Wish Well House will reduce its maximum event attendance by 100 guests, from 350 to 250. The applicant requests recognition of the following parking resources:

- Four constructed parking spaces immediately abutting 511 S Main Street, previously granted by the City through the alternative parking approval.
- Seventeen shared spaces at 503 S Main Street as the primary parking resource, subject to an agreement acceptable to and enforceable by the City.
- Twenty-eight spaces at 605 S Rock Street as supplemental backup parking when available under the applicable City-accepted arrangement.

This plan provides a stronger and safer framework for the existing venue: fewer guests, the four City-approved abutting spaces, a primary parking resource immediately north of the property, a supplemental backup resource, police presence at events, and an ongoing commitment to keep event traffic and parking from affecting surrounding properties.

Requested action

Wilco Back Forty LLC respectfully requests approval of the revised SUP subject to a 250-guest maximum, recognition of the four previously approved and constructed abutting spaces, and recognition of the 17 shared spaces at 503 S Main Street as the primary parking resource. The applicant is committed to memorializing the required parking arrangement and to continuing the safety and neighbor-protection practices described in this Letter of Intent. If the City later determines that contingency parking is needed, the applicant can discuss the 28 spaces at 605 S Rock Street as a backup option when available.

Respectfully submitted,

Wilco Back Forty LLC
Owner of Wish Well House



Parking Exhibit - Four City-approved Spaces at Wish Well House



Parking Exhibit - 503 S. Main and Wish Well House

Minutes of a Meeting of the Governing Body of the City of Georgetown, Texas Tuesday, December 12, 2017

The Georgetown City Council will meet on Tuesday, December 12, 2017 at 6:00 PM at the Council Chambers at 101 E. 7th St., Georgetown, Texas

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 113 East 8th Street for additional information; TTY users route through Relay Texas at 711.

Mayor Ross called the meeting to order at 6:00 PM. All Councilmembers were in attendance. Mayor Dale Ross, Anna Eby, District 1, Valerie Nicholson, District 2, John Hesser, District 3, Steve Fought, District 4, Ty Gipson, District 5, Rachael Jonrowe, District 6, and Tommy Gonzalez, District 7 were in attendance.

Regular Session

(This Regular session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

A. **Call to Order**

Invocation

Pledge of Allegiance

Comments from the Mayor

City Council Regional Board Reports

Gonzalez visited solar plant in for

Announcements
- City Boards & Commissions Accepting Applications
- Swim with Santa
- Cupid's Chase

Action from Executive Session

No motions were made from Executive Session.

Statutory Consent Agenda

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

B. Consideration and possible action to approve the **minutes** of the Workshop and Regular Meeting held on Tuesday, November 28, 2017 -- Shelley Nowling, City Secretary

C. Consideration and possible action to approve the **reappointment** of **Edward G. Polasek** to the **CAMPO Technical Advisory Committee** and the appointment of **Octavio Garza** as an alternate member and authorize the Mayor to sign the CAMPO TAC Appointment Form -- Edward G. Polasek, AICP, Transportation Planning Coordinator

Criteria For Rezoning	Consistent	Inconsistent	Neutral
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		

Nelson noted that the Planning & Zoning Commission had recommended approval with a 7-0 vote on November 7, 2017 and that the City Council had taken action with unanimous approval at the first reading on November 28, 2017.

Nelson read the caption.

Motion by Eby, second by Gonzalez, to approve the Ordinance.

Councilmember Eby and Councilmember Hesser both thanked Nelson for clearing up the confusion by meeting with the neighbors.

Approved: 7-0

AA. **Second Reading** of an Ordinance granting a **Special Use Permit (SUP)** for an **event facility** in the **Mixed-Use Downtown zoning district** for **0.33 acres** out of the City of Georgetown Subdivision, Block 26, Lots 5-6 located at **511 S. Main St.** -- Sofia Nelson, CNU-A, Planning Director **(action required)**

Planning Director, Sofia Nelson, spoke on a Special Use Permit for an event facility at 511 Main St. She began the presentation with Items under Consideration.

- SUP -2017-008 – Request for a Special Use Permit
    - To allow an event facility in the Mixed-Use Downtown (MU-DT) zoning district
    - 350 quests maximum
    - Business hours of operation 7:00 am until 12:00 am
    - 3 staff present during hours of operation
    - 13 on-street parking spaces

Nelson noted that the property was located at Main Street and Sixth Street and she provided a location map, zoning map and future land use map for the property.

Nelson spoke on the Comprehensive Plan and the Transition Zone and provided photos of the site.

Comprehensive Plan

In downtown Georgetown and our older neighborhoods we have...

A. Supported home-grown businesses and planned for an optimal mix of businesses, services, retail and entertainment suited to the scale and historic charm of downtown.

B. Attracted or created an array of civic, arts and other cultural activities and events to expand the level of downtown activity.

C. Promoted downtown and in-town housing including infill, mixed use and the creation of apartments and lofts over retail.

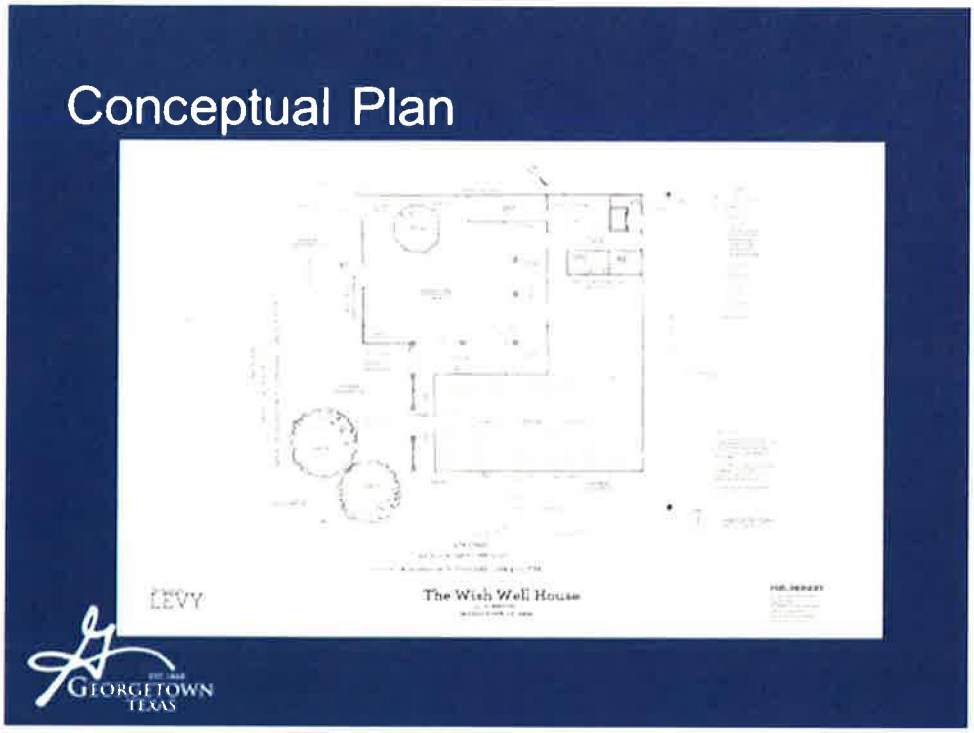
GEORGETOWN TEXAS

Transition Zone



GEORGETOWN TEXAS

Nelson spoke on the Conceptual Plan and described the applicant's plans for the 4,100 square foot building and 3,056 square feet of outdoor seating. Nelson said that the applicant was proposing the construction of 13 new on-street parking spaces, 4 on Main Street and 9 within the 6th Street right of way.



Nelson provided the UDC Approval Criteria and explained that numbers 1 and 2 meet the criteria, while number 3 does not and number 4 is neutral. She explained that staff has recommended additional noise and parking provisions.

Nelson described Previous Event Facility Special Use Permits in the MUDT.



Nelson spoke on the Public Notice process.

- 22 notices within 200 feet of the subject property
- Public notice in the Williamson County Sun
- Staff received 2 written notices and 1 petition
    - 1 in favor with reservations
    - 9 opposed (38%)
    - 1 general inquiry by email

Nelson explained that because of the percentage of opposition, Council's action would require a super majority vote to be approved. She said that the Planning and Zoning Commission had recommended approval without conditions (6-1) and the Council had also recommended approval without conditions at the meeting held November 28, 2017 (5-2) - first reading.

Nelson read the caption.

Motion by Eby, second by Fought to approve the request with the following conditions.

1. No outdoor amplification after 10:00 PM
2. Development required to meet 50% of the C3 parking standard for an event center in conformance with the requirements of the UDC to include a provision to allow an alternative parking plan as permitted by the UDC

The projection system began having technical difficulties and Mayor Ross called for a short break while it was being repaird. The meeting was resumed at 7.14 PM.

Persons signed up to speak on Item AA included: Larry Brundidge, Susan Brundidge, Winnann Ewing, Doug Bryce and Rick Brock.

Comments and Concerns Voiced included:
Petition of impacted citizens
9 resident only 1 did not sign
1 person runs office and owns it
Complete denial of special use permit requested
Problems cannot be mitigated or regulated
8 generations of Ewings in the houses behind the property – 3 for a minimum of 20 years
Citizens take care of houses and pay taxes
Good neighbors
Support events such as Red Poppy, Christmas Swirl and others
Will affect property values
Bryce should be able to sell but this is not a good use
Business should serve citizens not citizens serve business
Heard that Union on 8th is moving to Main Street
Applicant runs Union on 8th
Mr. Bohls not an exemplary neighbor
Base speakers shake the building and the neighbors' homes
Parking for 350 occupants is equivalent to 175 cars
175 cars parked bumper to bumper is 10 football fields
Mayor for all the people has inspired many
Please take same view right now
Please do not approve
Family here since 1847
Spoke on history
This place grows –800,000 people in the County
Respects rights of people
Can't freeze frame a business
Has been run as a hotel for many, many years
Progress is what makes Georgetown and Williamson County
Parking lot across the street
City could provide a way to walk across the street
Only 1 block to county parking lot
Traffic light with a crosswalk could be helpful
Will disrupt the square
Can residents have special parking in front of their homes?
Who will be responsible for the safety of 350 people?

Event center would adjoin the cognitive facility
Are there measures in place to prevent violence?
EMS and Fire Trucks will have difficulty getting through
Noise abatement would need to be discussed and enforced.

Councilmember Jonrowe thanked the speakers and staff. She said that a private event usage is inappropriate and asked her fellow Councilmembers to honor the people of her district. She explained that the usage would not serve residents nearby as outlined in the master plan and is dissimilar to other projects or uses. Jonrowe said that the proposed usage closely resembles what the master plan advises not to do. Jonrowe said many serious concerns have been expressed. She said provisions could be made, but would never be able to do enough.

Councilmember Eby said she agrees with Mr. Brundidge regarding the parking and noise concerns and would be voting against approval if these conditions are not addressed. Eby asked Nelson about the parking, adding that this is not like a restaurant, but is something quite different. Eby asked about the parking at Council Chambers, the County parking lot and Monument Cafe parking. Eby explained that there needs to be time and thought to best organizing parking conditions and the applicant would need to work with staff for a good parking plan.

Nelson spoke on the allowance in the UDC which provides for parking alternatives specifically for the historic overlay district. She said that the shared parking agreements include on-street parking, off-site parking and an agreement for shared parking. She explained that the historic preservation officer may approve a shared parking agreement if the applicant protects the neighborhood.

Councilmember Eby said safety needs to be examined. She noted that everyone needs to work together for a reasonable solution that works for everyone. Eby said she believes the use itself is appropriate, but the impact on the neighborhood must be considered in the solutions. She said the property is within the downtown core and has had a commercial use for a number of years. Eby said all must work together to make it a great venue.

Motion by Jonrowe to amend Councilmember Eby's motion to include:

1. No amplified music outdoors or after 10 PM.
2. Events limited to a maximum of 225 guests
3. Events shall not start prior to 9 AM and shall end no later than 10 Pm Sunday through Thursday and by 11 PM on Fridays and Saturdays
4. Music and entertainment shall stop by 9:45 PM Sunday through Thursday and by 10:45 PM on Fridays and Saturdays
5. Alcohol beverages shall not be served after 9:30 PM Sunday through Thursday and 10:30 PM Fridays and Saturdays
6. A facility representative shall be required to be on site for all events
7. One security officer, employed by a private security firm, shall be required at any event exceeding 50 guests and two required at events exceeding 100 guests.
8. Events serving alcohol shall require a state licensed and certified bartender
9. No direct retail sales of alcohol to the general public is permitted
10. Complimentary valet parking shall be provided for any events exceeding 75 guests
11. No dance style lighting will be allowed in exterior spaces and interior dance style lighting shall be obscured from public view by the installation of adequate window coverings
12. Staff shall submit a comprehensive report to Council one year from the issuance of the special use permit, which shall include all complaints made against the venue, all staff documentation of responses to such complaints and any violations issued to the owner or operators. Council shall review this report and determine whether or not the owner or operator is in compliance with all provisions of the special use permit and vote to either continue or revoke the special use permit at that time

Amended Motion died for lack of a second.

Original Motion Approved: 6-1 (Jonrowe opposed).

AB. **Second Reading** of an Ordinance granting a **Special Use Permit (SUP)** for **multi-family, attached dwelling units** in the **General Commercial (C-3) Zoning District** on the property located at **1515 and 1531 Rivery Blvd** -- Sofia Nelson, CNU-A, Planning Director **(action required)**

ORDINANCE NO. 2017-80

An Ordinance of the City Council of the City of Georgetown, Texas, granting a Special Use Permit for an event facility in the Mixed-Use Downtown zoning district for 0.33 acres out of the City of Georgetown Subdivision, Block 26, Lots 5-6 located at 511 S. Main St.; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, an application has been made to the City for the purpose of allowing a special use of the following described real property ("The Property"):

0.33 acres of the City of Georgetown Subdivision, Block 26, Lots 5-6, as recorded in Document Number 185401168DR, Volume 5, page 211 of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property"; and

Whereas, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

Whereas, the Planning and Zoning Commission, at a meeting on November 7, 2017, held the required public hearing and submitted a recommendation of approval to the City Council for the requested special use of the Property; and

Whereas, the City Council, at a meeting on November 28, 2017, held an additional public hearing prior to taking action on the requested special use of the Property.

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Section 2. The Zoning District for the Property shall Mixed-Use Downtown zoning district and the Ordinance allowing for the special use of an event facility on the property is hereby adopted, in accordance with the attached ***Exhibit A*** (Conceptual Site Plan).

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 4. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 5. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 28th day of November, 2017.

APPROVED AND ADOPTED on Second Reading on the 12th day of December, 2017.

THE CITY OF GEORGETOWN:

Dale Ross
Mayor

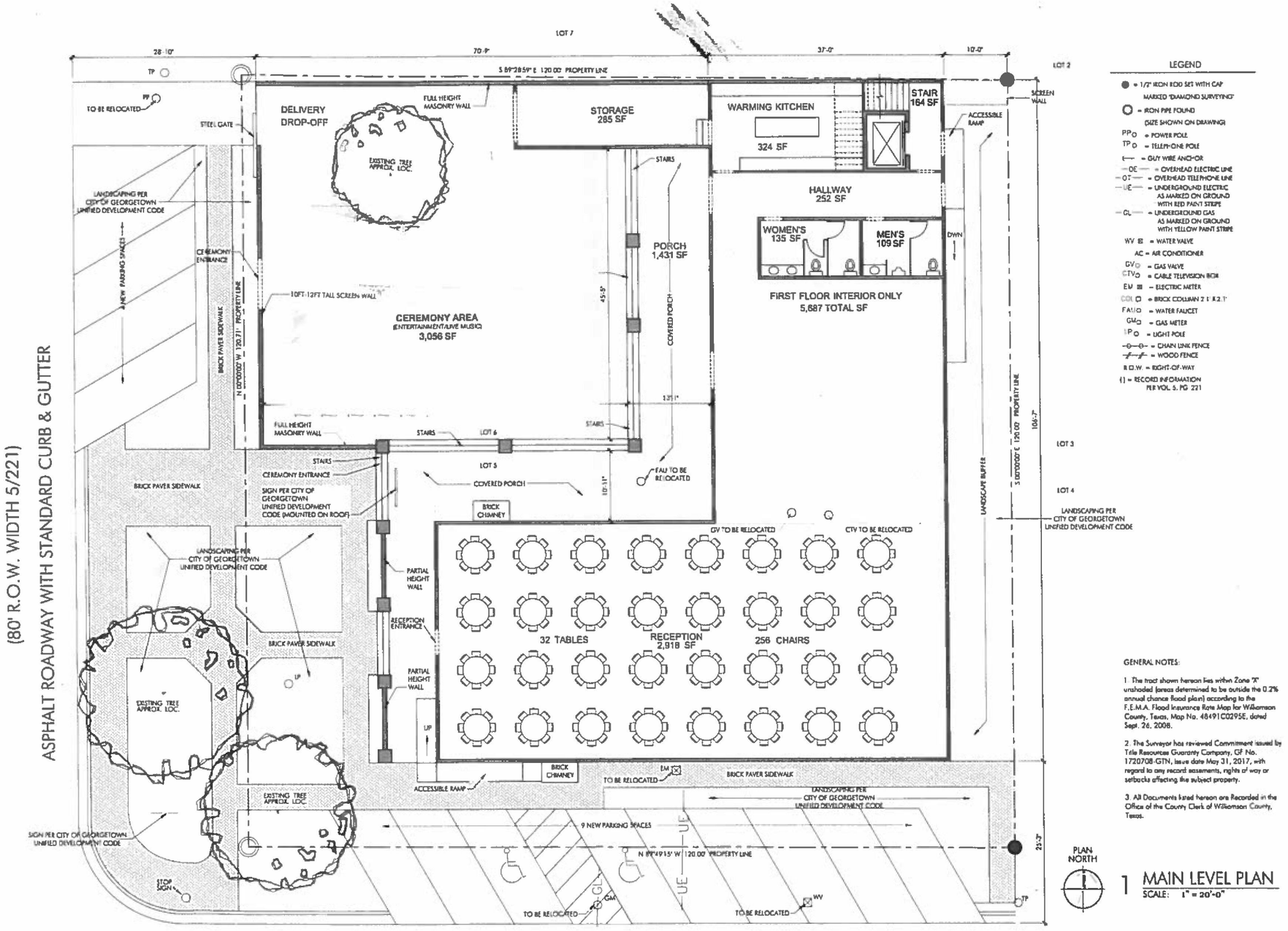
ATTEST:

Shelley Nowling
City Secretary

APPROVED AS TO FORM:

Charlie McNabb
City Attorney

Ordinance Number: 2017-80
Description: Wish Well Event Center, 511 S Main St
Date Approved: 12/12/2017



GENERAL NOTES:

1. The tract shown hereon lies within Zone "X" unshaded (areas determined to be outside the 0.2% annual chance flood plain) according to the F.E.M.A. Flood Insurance Rate Map for Williamson County, Texas, Map No. 48491C0295E, dated Sept. 26, 2008.

2. The Surveyor has reviewed Commitment issued by Title Resources Guaranty Company, GF No. 1720708-GTN, issue date May 31, 2017, with regard to any record easements, rights of way or setbacks affecting the subject property.

3. All Documents listed hereon are Recorded in the Office of the County Clerk of Williamson County, Texas.

1 MAIN LEVEL PLAN
SCALE: 1" = 20'-0"

Architects LEVY

The Wish Well House

511 S. MAIN ST.
GEORGETOWN, TX 78626

PRELIMINARY
This document was issued on 09/05/2017
by Stephen V. Levy, Architect, State of Texas, #18122.
Not for regulatory approval, permitting, or construction.

FILE NUMBER:	**AE-2018-008**
PROJECT NAME:	Wish Well
PROPERTY ADDRESS:	511 S. Main Street
ZONING:	MU-DT and Downtown Overlay
REQUEST:	Alternative Parking Plan
EFFECTIVE DATE:	**02/07/2020**

SUMMARY

The applicant is requesting an alternative parking plan as a condition of their Special Use Permit SUP-2017-008. The condition requires the applicant to provide 52 parking spaces. The alternative parking plan proposes to construct four (4) new parking spaces in the right-of-way (one space on 6th Street and three spaces on S. Main Street) abutting the subject property, and to share forty-eight (48) parking spaces in the Bank of America parking lot located at the corner of S. Austin Ave. and W. 6th Street and addressed at 604 S. Austin Ave.

APPLICANT'S JUSTIFICATION

As stated in their letter of intent, Wish Well House asserts that shared parking as described in the UDC is appropriate as the proposed shared parking spaces in the bank parking lot meet distance (no more than 600 ft.) and zoning compatibility requirements of the UDC, and have alternating hours of peak parking demand from the event center.

Wish Well House states that the proposed shared spaces are an ideal match for the use because of the very nature of the business as events will take place during non-peak times for the bank parking spaces. Bank business and other building tenants typically conclude business by 5pm on weekdays and early afternoon on Saturdays, freeing up the proposed shared parking in the private lot for the event space use.

In addition, if accepted, Wish Well House proposes to create branded signage for the corner of Main and 6th street to help direct incoming guests to the available parking. Another sign could be placed further down 6th street to say "No event parking in residential neighborhood." Wish Well House also proposed to create branded inserts to give to their clients to put in their event invitations to help direct guests to appropriate parking spaces.

Wish Well House believes that with directional signage and with the use of parking spaces within the required distance from the event center, parking can be controlled and done well if the proposed shared parking is accepted.

STAFF ANALYSIS

In accordance with UDC Section per Section 9.02.050, the Planning Director must consider the following criteria and standards in determining whether to grant an Administrative Exception for a/an Alternative Parking Plan:

When evaluating the Special Use Permit, City Council directed Wish Well to provide 50% of the number of parking spaces that would be required of an event center located in C-3 zoning. This total number has been determined to be 52 spaces, per the following calculations:

1 space per 400 SF GFA, Event Center + 1 space per 4 capacity seating
6,659 SF GFA, 350 seats maximum per SUP
((6,659 SF / 400 SF) + (350 Seats / 4)) * 0.50 = 52 Spaces Required

The alternative parking plan proposes to use 4 new spaces in the ROW adjacent to the property, and the remaining 48 of the required 52 spaces in the parking lot across S. Austin Ave at the SW corner of W. 6th Street, addressed at 604 and 614 S. Austin Ave., and at 603 and 605 S. Rock St.

Alternative Parking Plan Request	Number of Spaces
On Street (abutting)	4
Shared Parking	48

Additionally:

Sec. 9.06.020. - Alternative Parking Plans in a Historic Overlay District.

A. General.
Within any Historic Overlay District, the Historic Preservation Officer, or designee, shall be authorized to approve alternatives to providing the number of off-street parking spaces required in accordance with this Section.

D. On-Street Parking.
The Historic Preservation Officer, or designee, may approve counting on-street parking spaces to satisfy the requirements for off-street parking. Such on-street parking shall be located on public right-of-way immediately abutting the subject property and shall be reviewed by the Development Engineer for compliance with City's standards for use of rights-of-way.

F. Shared Parking.
The Historic Preservation Officer, or designee, may approve shared parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with all of the following standards.

1. Location.
Shared parking spaces must be located within 600 feet of the primary entrance of all uses served, unless remote parking shuttle bus service is provided.
2. Zoning Classification.

Shared parking areas require the same or a more intensive zoning classification than required for the use served.

3. Shared Parking Study.
   Those wishing to use shared parking as a means of satisfying off-street parking requirements must submit a shared parking analysis to the City that clearly demonstrates the feasibility of shared parking. The study must be provided in a form established by the City and made available to the public. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.
4. Agreement for Shared Parking.
   A shared parking plan will be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record must be submitted to the City for recording in a form established by the City Attorney. Recording of the agreement must take place before issuance of a Building Permit for any use to be served by the off-site parking area. A shared parking agreement may be terminated only if all required off-street parking spaces will be provided.

Sec. 3.16.030. - Approval Criteria.

To approve an application for an Administrative Exception, the Director or Building Official must determine that the following criteria are met:

A. That granting the Administrative Exception serves an obvious and needed purpose.	**Complies** – there is a need to accommodate the parking requirement for the approved event facility, which is for more spaces than would fit on-site with the site design.
B. That granting the Administrative Exception will ensure an equal or better level of design or land use compatibility as the otherwise applicable standards.	**Complies** – the proposal would create additional public parking spaces in the ROW, utilize existing parking spaces and reduce the creation of new surface parking lots in the Downtown.
C. That granting the Administrative Exception will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development.	**Partially Complies** – the proposal shifts the utilization of parking spaces to a site two blocks from the subject property, which is within the same zoning district and away from nearby single single-family zoned properties. However, the proposed shared parking spaces at 604 S. Austin Ave. are located two blocks away from the event center and the shortest route between the shared parking lot and the subject property along W. 6th St. does not have a traffic signal for pedestrian crossing at Austin Ave.

D. That granting the Administrative Exception will be consistent with the purposes and intent of this Unified Development Code.	**Complies** – the UDC requires on-site parking for Area 2 of the Downtown and for event centers in particular due to the volume of parking need created by events. The UDC also allows for the Director to consider on-street, off-site and shared parking proposals and agreements as part of an Alternative Parking Plan. The 4 on-street parking spaces immediately abutting the event center property and the 48 shared spaces in the parking lot at S. Austin Ave. and W. 6th St. comply with the UDC requirements.

Based on the findings listed above, the determination has been made to APPROVE WITH CONDITIONS the requested exception, as shown on the attached plans/rendering, with the condition that the proposed guest parking information be included in the event invitation materials and communication with guests, and that any proposed signage apply for Certificates or Appropriateness and/or sign permits as required by the City of Georgetown Unified Development Code.

Planning Department Determination **Date: 02/07/2020**

Sofia Nelson

Sofia Nelson, CNU-A
Planning Director

Wish Well House

Letter of Intent for an Administrative Exception for Parking per SUP requirements

WHEREAS, WilCo Back Forty, LLC and its operating entity, Heyday Hospitality, LLC, dba Wish Well House ("Developer") seek to open and operate a wedding and event business ("Project") at 511 S. Main Street in Georgetown, with a legal description of Lot 5 and 6, Block 26, Original City of Georgetown, in Williamson County, Texas, a subdivision recorded in Volume 5, Page 211, Deed Records of Williamson County, Texas ("Property").

WHEREAS, the purpose of the Project is to promote new or expand economic development and to stimulate business and commercial activity in the City as contemplated by Chapter 380 of the Texas Local Government code, Art. 5190.6 Tex. Rev. Civ. Stat. Ann. (Vernon's 1987 and Vernon's Supp. 2005) and Chapter 311 of the Texas Tax Code. The Project will bring over 15,000 new visitors to the Georgetown Square every year, with an estimated economic impact to the City of over $5 million every year.

WHEREAS, the Project addresses needs identified in the City's 2017 Downtown Assessment prepared by Catalyst Commercial, Inc.; and

WHEREAS, the Project includes specific features of the Downtown Master Plan prepared by Nore' Winter and approved by City Council on June 24, 2003 and updated March 3, 2014, and has been reviewed by the city and found to be in compliance with said Downtown Master Plan and the City's Comprehensive Plan; and

WHEREAS, by including features that are in compliance with the Downtown Master Plan in the Project, the Developer has agreed to develop in accordance with the Standards of the City's Unified Development Code; and

WHEREAS, the Developer seeks to preserve and rehabilitate an aging and rapidly deteriorating historic building on the Property in conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic properties ; and

WHEREAS, on August 14, 2018, Developer was granted a Certificate of Appropriateness for Historical and Architectural compliance with the Historic Downtown and Old Town Overlay Design Guidelines (adopted thy the City Council on August 14, 2012) by the City Council by a 5-2 vote; and

WHEREAS, Developer was granted a Special Use Permit ("SUP") by the City Council to operate an event space at the property located at 511 S. Main Street at their Dec. 12, 2017 meeting by a vote of 6-1; and

WHEREAS, As part of the approval of the SUP, City Council found that City staff should work with the Developer to develop an Alternative Parking Plan to provide half of the parking requirements for an event space in C3 zoning

WHEREAS, the Project's square footage is 6,659 GFA and the proposed occupancy is 350 persons; and

WHEREAS, Table 9.02.030.A: Off-Street Parking Requirements, of the City's Unified Development Code, states the C3 requirement for Event Center parking is: 1 per 400sf GFA + 1 additional per 4 capacity seating. Therefore, the parking required for C3 would be 104.1475 (6.659/400=16.6475 + 350/4=87.5.5), and as a result, the SUP requirement of half C3 would be 52.07375, or rounding to nearest whole number, 52 parking spots; and

WHEREAS, City staff reduced the proposed 12 onsite parking spaces to 4 onsite parking spaces during the Site Development Plan Approval Process; and

WHEREAS, the City conducted a Parking Study of Downtown in 2015 (Study"). Said study is attached to this document and incorporated herein by reference. The Study called for "reduced parking requirements for New Development within the Downtown District and creation of public parking infrastructure to support new development"; and

WHEREAS, the Developer conducted a Parking Study in 2019, in keeping with the provisions of Sec. 9.06.020.F.3 of the City's Unified Development Code. Said study is attached to this document; and

WHEREAS, the Downtown Master Plan calls for parking in concentrated public parking facilities and minimal on-site and on-street parking, allowing for increased walkability; and

WHEREAS, the City's Study and the study conducted by the Developer all agree and acknowledged, the public seeks to park as close to their destination as legally possible; and

WHEREAS, the Developer and the City both have the overarching goal to keep parking out of the residential neighborhood near the Project.

Now, therefore, to achieve that overarching goal, the Developer is proposing the following for an alternative parking plan for the remaining 48 spaces, as described in Sec.

9.06.020. - Alternative Parking Plans in a Historic Overlay District of the City's Unified Development Code.

Proposal 1: Off-Site Parking - UDC Sec. 9.06.020.E

"The Historic Preservation Officer, or designee, may approve the location of required off-street parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with all of the following standards.

1. ***Location.*** *No off-site parking space may be located more than 900 feet from the primary entrance of the use served (measured along the shortest legal pedestrian route) unless remote parking shuttle service is provided. Off-site parking spaces may not be separated from the use served by a street right-of-way with a width of more than 80 feet, unless a grade-separated pedestrian walkway is provided or other traffic control or remote parking shuttle service is provided.*

2. ***Zoning Classification.*** *Off-site parking areas require the same or a more intensive zoning classification than required for the use served.*

3. ***Agreement for Off-Site Parking.*** *In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners will be required. The agreement must be for a specified time, and guarantee the use of the off-site parking area for a minimum of five years. An attested copy of the agreement between the owners of record must be submitted to the Historic Preservation Officer, or designee, for recording in form established by the City Attorney. Recording of the agreement must take place before issuance of a Building Permit or Certificate of Occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be terminated only if all required off-street parking spaces will be provided. No use shall be continued if the parking is removed unless substitute parking facilities are provided, and the Historic Preservation Officer, or designee, shall be notified at least 60 days prior to the termination of a lease for off-site parking."*

A. The Parking Lot on Austin Avenue between 6th Street and 7th Streets next to the Bank of America is an ideal lot to meet the remainder of the required parking spaces for the Project. The lot contains 66 parking spaces.

B. The City's Parking Study (attached) shows availability for spaces in this lot, even in the busiest times of the year.

C. The Developer's Parking Study (attached) confirms that there spaces available for use in this lot during the hours of operation for the Project.

D. The Lot is less than 900 feet away from the Project, thus satisfying the requirement of UDC Sec. 9.06.020.E.1

E. The Lot is zoned MUDT, which is the same as the Project, thus satisfying the requirement of UDC Sec. 9.06.020.E.2

F. There is a written agreement with Compostela Holdings LLC to use 48 of their parking spaces, thus satisfying the requirement of UDC Sec. 9.06.020.E.3. Said Agreement is attached to this document.

Proposal 2: Signage.

A. Wish Well House proposes to create branded signage for the corner of Main and 6th streets to help direct incoming guests to the available parking options.

B. Another sign could be placed further down 6th street to say "No event parking in residential neighborhood."

C. The Historic Preservation Officer, or designee, has the authority to approve this use according to UDC- Sec. 9.06.020.H.

D. The proposal will help protect the neighborhood by trying to make it clearer where patrons can park instead of parking in the neighborhood.

Proposal 3: Instructions for Contracts and Invitations.

A. Wish Well House would create some branded inserts to give to clients to put in with their invitations helping to direct guests to appropriate parking spaces.

B. Language will be included in the contract for each event stating the clear and appropriate places for guest to park, with an explicit prohibition from parking in the

neighborhood. Such language shall also direct the clients to include parking inserts in their invitations.

C. The Historic Preservation Officer, or designee, has the authority to approve this use according to UDC- Sec. 9.06.020.H.

D. The proposal will help protect the neighborhood by trying to make it more convenient for patrons to park in the designated areas instead of the neighborhood.

Parking Study for Wish Well House

Bank of America Parking Lot

Heyday Hospitality, the operating entity of Wilco Back Forty, the property owner of 511 Main Street, is seeking an alternative parking agreement for 48 parking spaces located off site, less than 600 feet away from the primary entry of Wish Well House.

The shared parking agreement that Wish Well House has obtained from the property owners of the current Bank of America parking lot has in excess of the amount of spaces required by the SUP that was granted by the City Council.

As part of the agreement, Wish Well House will be able to have exclusive access to the entire parking lot during non business hours for the bank. In addition, Wish Well House will also be able to share parking during business hours with bank customers should that be required for a rare event during the weekday business hours,.

Bank of America Business Hours: Monday through Friday 9 am until 5 pm
Saturday 9 am until 1 pm
Sunday closed

Wish Well House Peak Business Hours: Monday through Friday 5 pm until 11 pm
Saturday and Sunday 4 pm until 11 pm

As noted, during the week, Wish Well House events will primarily be in the evenings to allow guests to come after their work hours. Events typically begin 5:30-6 on weekdays and last until the end of the contracted time period (11 pm)

On Saturdays, most events start mid afternoon and adjust based on the time of the year, but will start after the closing business hours of the bank.

In addition, as the bank is closed on Sundays, Wish Well House would never conflict with the bank.

During non banking hours, Wish Well House would be able to cone off the lot, effectively making it the private lot it is.

STATE OF TEXAS)
)
COUNTY OF WILLIAMSON) ACCESS AND PARKING AGREEMENT
)
CITY OF GEORGETOWN)

WHEREAS, WilCo Back Forty, LLC is owner of real property in the City of Georgetown, Williamson County, Texas, described as City of Georgetown, Block 26, Lots 5-6 ("Property 1"). Heyday Hospitality, LLC is the operator of the business that operates on Property 1 known as "Wish Well House". WilCo Back Forty, LLC and Heyday Hospitality, LLC are collectively referred to herein as "Owners of Property 1."

WHEREAS, Compostela Holdings LLC, referred to herein as "Owners of Property 2",, are the owners of real property in the City of Georgetown, Williamson County, Texas, described as, City of Georgetown, Block 37, Lots 2A-7A. ("Property 2").

WHEREAS, for the purposes of parking vehicles for events at Property 1, Owners of Property 1 desire to obtain temporary access and parking privileges from Owners of Property 2 for parking of a maximum of 48 vehicles on Property 2.

WHEREAS, this Access and Parking Agreement shall run with the property, and shall remain valid and in full force and effect in accordance with the terms of this Access and Parking Agreement;

NOW, THEREFORE, premises considered, the parties hereby agree as follows:

1. Owners of Property 2 hereby grants to Owners of Property 1, its guests, and its invitees, access and parking privileges across and upon Property 2, subject to the following condition: The maximum number of vehicles that may be parked by Owners of Property 1, their guests, and their invitees on Property 2 at any one time is limited to 48 vehicles; and

2. It is the intent of the parties that this Access and Parking Agreement remain valid and in full force and effect so long as WilCo Back Forty, LLC or Heyday Hospitality, LLC owns or occupies Property 1, unless and until this Access and Parking Agreement is terminated by Property 2 by providing notice as required in this paragraph. Owners of Property 2 may terminate this agreement for any reason; however, Owners of Property 2 agrees to provide Owners of Property 1with a minimum of 60 days' notice of the Owners of Property 2's intent to terminate this Access and Parking Agreement. Such notice shall be provided to the Owners of Property 1, with a copy to the City of Georgetown, as provided in Paragraph 7.

3. If Owners of Property 1 fails to comply with the terms of this agreement and the agreement is terminated; no certificate of occupancy shall be issued by the City of Georgetown for the occupancy of Property 1, and/or any existing certificate of occupancy may be revoked if parking requirements are not met for the specified use.

4. Owners of Property 1 may terminate this Access and Parking Agreement in the event the agreement is no longer required by the City of Georgetown. In such event, Owners of Property 1 shall provide Owners of Property 2 written notice of termination of this Access and Parking Agreement. Such notice shall be provided to Owners of Property 2 (or the then current owner of Property 2), with a copy to the City of Georgetown, as provided in Paragraph 7.

5. A default shall exist if Owners of Property 1's parking activities interfere with the use of the parking lot. Owners of Property 1 shall be notified in writing of any default and shall have 10 days to cure same by modifying its usage in such a manner as to satisfy Owners of Property 2.

6. Owners of Property 1 agree to defend, indemnify, and hold harmless Owners of Property 2 and its employees, trustees, officers, and representatives from all claims and causes of actions relating to Owners of Property 1, their guests, and their invitees, access and parking on Property 2. Owners of Property 1 shall maintain and provide evidence of adequate commercial general liability insurance at all times during the term of this agreement with policy limits of no less than $1,000,000 per occurrence, and Owner of Property 2 shall be named as an additional insured under such policy.

7. All notices required to be provided under this Access and Parking Agreement shall be delivered by certified mail, return receipt requested, or via overnight delivery requiring a confirmed signature to addressee upon delivery, to the following addresses:

Compostela Holdings LLC:
801 S. Main St
Georgetown, Texas 78626

WilCo Back Forty, LLC and Heyday Hospitality, LLC
801 S. Main St
Georgetown, Texas 78626

City of Georgetown:
Planning and Development
P.O. Box 409
Georgetown, Texas 78627

City of Georgetown

EXECUTED this 16th day of JANUARY, 2020

Owners of Property 1:

WilCo Back Forty, LLC,
A Texas limited liability company

By:_____
Justin Bohls, Manager

Heyday Hospitality, LLC,
A Texas limited liability company

By:_____
Justin Bohls, Manager

STATE OF TEXAS)
) ACKNOWLEDGEMENT
COUNTY OF WILLIAMSON)

This instrument was acknowledged before me on this 16 day of Jan, 2020 by Justin Bohls, as Manager of WilCo Back Forty, LLC and Heyday Hospitality, LLC, a person known to me individually.

Seal

RENE STEARNS WASSOM
Notary Public, State of Texas
Comm. Expires 06-19-2021
Notary ID 129463169

_____
Notary Public, State of TEXAS

Owners Property 2:

COMPOSTELA HOLDINGS, LLC
A Texas limited liability company

By: _____
TROY HELLMANN, its Manager

STATE OF TEXAS)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 16 day of Jan, 2020 by David Hays in the capacity set forth above.

Seal

RENE STEARNS WASSOM
Notary Public, State of Texas
Comm. Expires 06-19-2021
Notary ID 129463169

_____
Notary Public, State of TEXAS

Report Date: November 10, 2026
Case Number: 2026-15-SUP

UDC Section 3.07.030 – Approval Criteria for Special Use Permits

Special Use Permits allow for City Council approval of uses with unique or widely varying operating characteristics or unusual site development features, subject to the terms and conditions set forth in this Code. Special Use Permits may be issued only for uses that are generally compatible with other uses permitted in a zoning district, but that require individual review of their location, design, intensity, etc. These uses may be in districts as indicated with conditions described in a Special Use Permit recommended by the Planning and Zoning Commission and approved by the City Council.

In addition to the criteria for zoning changes in Section 3.06.030, the City Council may approve an application for a Special Use Permit where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the public.

Staff Reviewed the request against the approval criteria for Special Use Permits found in UDC Section 3.07.030 and found that it complies with 1, partially complies with 2, and does not comply with 1 of the 4 criteria for SUP approval as detailed below.

1. The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.	**Partially Complies**
The Downtown Master Plan indicates that the subject property is in the Downtown Core Character Area. The subject property is on the north east side of downtown, where it starts to transition from non-residential to residential uses. The Downtown Master Plan promotes the Downtown Core Character Area as a regional shopping, living, and destination area. The event facility brings more people to the downtown area, which supports other non-residential uses such a restaurants and shops. While an event facility supports the Downtown Master Plan, the residential area to the east (which is adjacent to the subject property) could be negatively impacted by the traffic that is associated with large events.	

The nearby residential area does not have on-street parking restrictions and spill over from peak hours of the event facility could lead to increased parking in the neighborhood. The proposed special use partially complies with this criterion because while the event facility can contribute to the commercial activity of the downtown core, it may be detrimental to the welfare and safety of the surrounding neighborhood as it relates to parking and traffic.	
2. The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.	**Complies**
There are no changes proposed to the subject property. All proposed changes to accommodate the proposed use are internal to the building. The concept plan provided by the applicant is harmonious with the character of the Downtown area.	
3. The proposed use does not negatively impact existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection and the ability of existing infrastructure and services to adequately provide services.	**Does Not Complies**
The proposed use does not impact public infrastructure such as water and sewer systems, or public services such as police and fire. The roadways and utilities are already in place for the Downtown area. However, the use may have an impact on the public parking facilities. Past event facility SUP considerations, including the original SUP for this property, have included the impact parking may have on the area. As a condition of the approval, past applicants were required to complete an alternative parking plan for the accommodation of half the number of the parking that would be required in the General Commercial (C-3) zoning district. The conceptual plan and letter of intent provided by the applicant demonstrates that this requirement will not be met.	
4. The proposed use does not negatively impact existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impact.	**Partially Complies**
The proposed use will not create glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. However, with outdoor event space, the use	

may create increased noise which could negatively impact the surrounding residential properties.

Additionally, staff reviewed the request against the approval criteria for a Zoning Map Amendment found in UDC Section 3.06.030 and found that it complies with 2 and partially complies with 3 approval criteria as detailed below.

A. 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.	
B. The zoning change is consistent with the Comprehensive Plan.	**Partially Complies**
The request is partially consistent with the Comprehensive Plan. The subject property is located within the Special Area, which supports a variety of higher density uses and encourages the creation of unique destinations through an emphasis on building design and landscaping. The applicant has also maintained the high-priority historic resource on the site, allowing the structure to continue contributing to the character of the historic neighborhood. Land Use Policy LU.6 further supports this approach by stating: "Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods." The policy provides additional guidance that "Uses appropriate in historic neighborhoods may include commercial and other neighborhood supporting development built at a scale and intensity that complements the character of neighborhoods identified as historic resources." While the retention of the historic structure and the introduction of a diversified use support aspects of this policy, the proposed event facility represents a substantially greater intensity of use than the residential properties located to the east of the subject property. As a result, the scale and intensity of the proposed use may not fully complement the character of the surrounding historic neighborhood.	
C. 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**
Staff found that this criteria has the same merits and concerns as the first approval criteria for Special Use Permits. See page 1.	

D. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Partially Complies**
The proposed Special Use Permit is partially compatible with the existing zoning and established uses of surrounding properties. The subject property is located within Downtown Area II, with MU-DT-zoned properties to the south and west. The high-priority historic resource has been retained and continues to contribute positively to the character of the neighborhood. However, properties to the east are predominantly residential in nature. The potential for increased noise and additional parking demand associated with an event facility may adversely affect these neighboring residential uses and is not fully compatible with the surrounding context.	
E. 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 with necessary utilities.	

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LEGEND

- BENCH MARK
- ELECTRIC METER
- GAS RISER
- GAS METER
- IRRIGATION CONTROL VALVE
- GUY ANCHOR
- LIGHT POLE
- OHW — OVERHEAD ELECTRIC
- POWER POLE
- SIGN POST SIGN
- WATER FAUCET
- WATER METER
- WATER VALVE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- ELEC — UNDERGROUND ELECTRIC LINE
- **IRON REBAR FOUND (1/2", OR AS NOTED)**
- **1/2" IRON PIPE FOUND**
- **OPR** OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- **DR** DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- **ROW** RIGHT-OF-WAY

HERITAGE TREE LIST

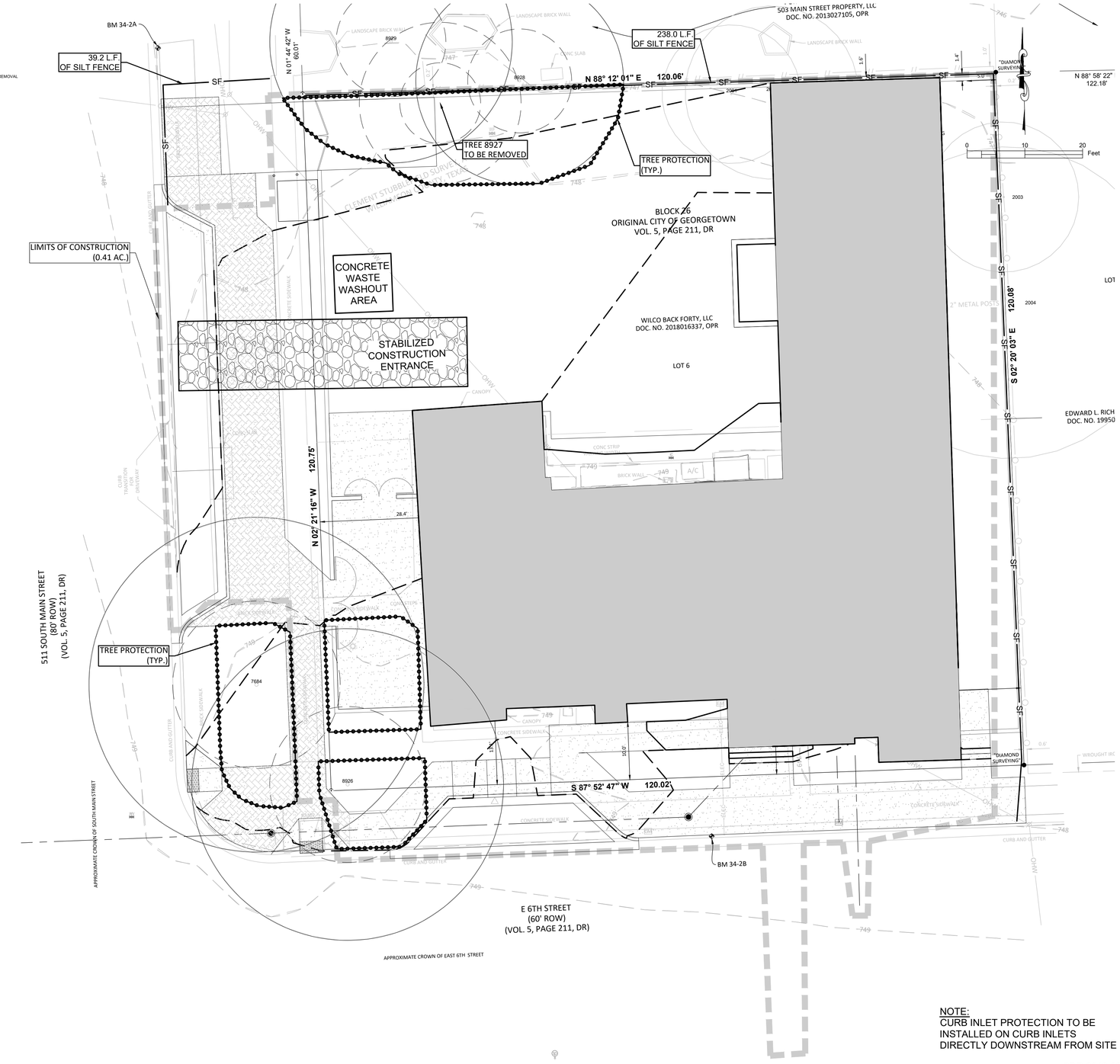
TAG #	Description
7684	29in PECAN
8926	26in (M) PECAN (16, 11, 8.5)

PROTECTED TREE LIST

TAG #	Description	
~~8927~~	~~14in PECAN~~	REMOVAL
8928	18in PECAN	
8929	21in PECAN	

TREE LIST

TAG #	Description
2001	12in HACKBERRY
2002	15in HACKBERRY
2003	13in HACKBERRY
2004	27in (M) HACKBERRY (11, 10, 8, 7, 6)



WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NOTE:
CURB INLET PROTECTION TO BE INSTALLED ON CURB INLETS DIRECTLY DOWNSTREAM FROM SITE

SDP-2018-035

NO.	REVISION	BY	DATE

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS · DAVID L. PLATT · 115964 · LICENSED PROFESSIONAL ENGINEER
2020-02-18

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

EROSION & SEDIMENTATION CONTROL PLAN
for
WISH WELL HOUSE
511 SOUTH MAIN STREET
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

Project No: 22606

SHEET 3 of 18

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- 1/2" IRON PIPE FOUND
- OPR — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ROW — RIGHT-OF-WAY

SITE DATA:

LAND AREA:	14,336 S.F. (0.33 AC.)
LOT BUILDING COVERAGE:	32.6% (6,659 S.F./14,336 S.F.)
EXISTING IMPERVIOUS COVER:	26.6% (3,815 S.F./14,336 S.F.)
PROPOSED IMPERVIOUS COVER:	51.8% (7,430 S.F./14,336 S.F.)
MAX. IMPERVIOUS COVER:	95% in Downtown Overlay District
TOTAL G.F.A.:	6,659 S.F.

REQUIRED PARKING:

BUILDING TYPE: Downtown Overlay District, Wedding Venue in Area 2
REQUIREMENT (PER SUP): 1 SP. per 400 S.F. GFA, Event Center + 1 SP. per 4 Capacity Seating
SEATING CAPACITY: Exterior Ceremony Area - 282 Seats; Reception Area - 256 Seats (350 Max. Capacity)
TOTAL PARKING SP. (REQ.) = (6,659 S.F. / 400 S.F. + 350 Seats / 4) * 50% PER AE = 52 SP.

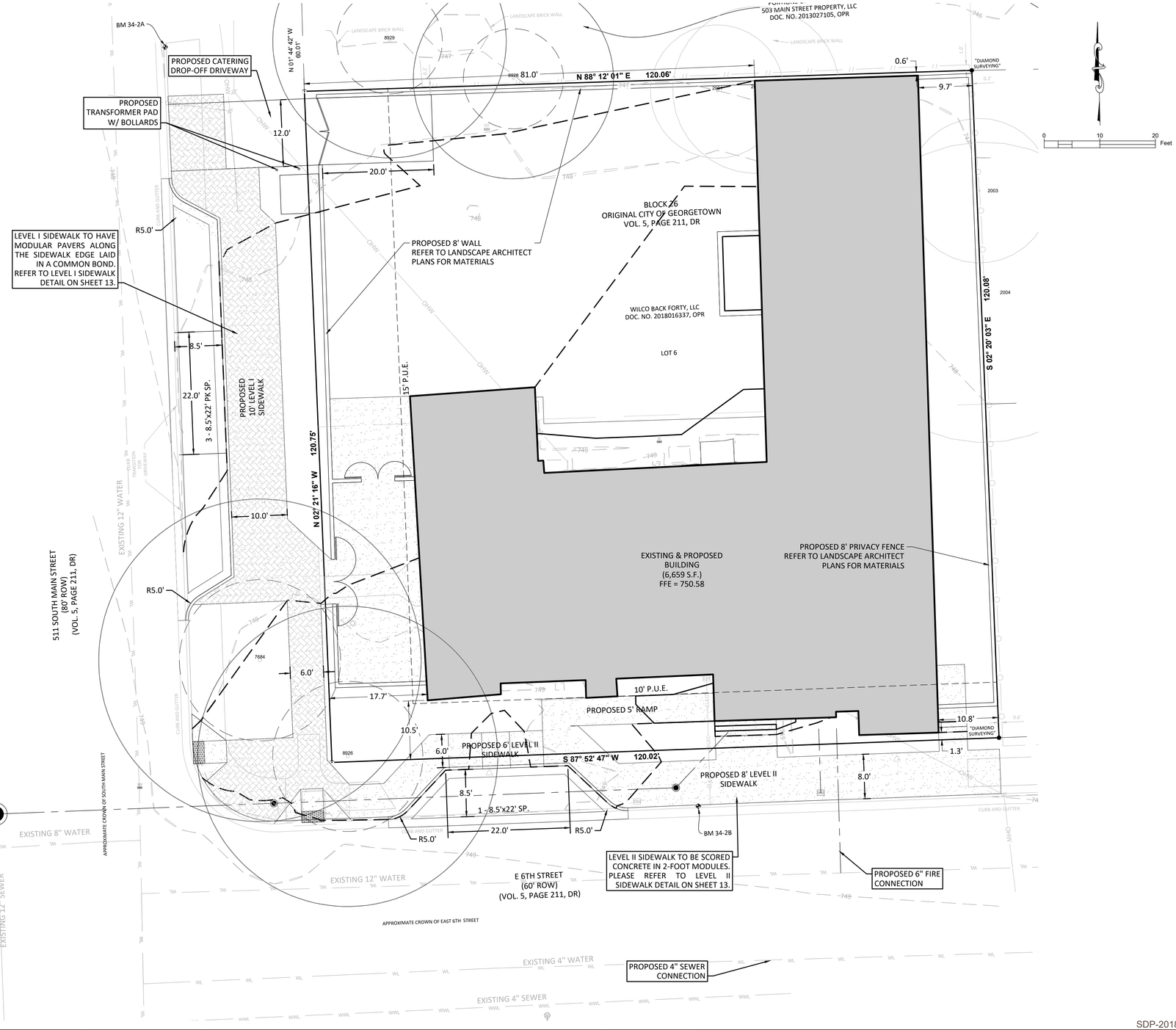
PARKING PROVIDED: 4 SP.*

*PARKING REQUIREMENTS HAVE BEEN MET WITH AN APPROVED ALTERNATIVE PARKING PLAN PER AE-2018-008.

DIMENSIONAL SITE PLAN NOTES:

1. All lighting fixtures shall be designed to completely conceal, fully shield within opaque housing the light source from visibility from any street right-of-way. The cone of light shall not cross any adjacent property line. The illumination shall not exceed two (2) foot candles at a height of three (3) feet at the property line. Only incandescent, fluorescent, color-corrected high-pressure sodium or metal halide may be used. All vehicle or pedestrian access shall be sufficiently lighted to ensure security of property and persons.
2. All roof, wall and ground mounted mechanical equipment must be screened in accordance with Section 8 of the UDC. If roof and wall mounted equipment of any type including duct work and large vents is proposed, it shall be shown on the site plan and screening identified. Screening of mechanical equipment shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building and shall be screened from view from any rights-of-way or adjoining properties.
3. Per Chapter 8, the dumpster enclosures must be one (1) foot above the height of the waste container. Use protective poles in corners and at impact areas. Fence posts shall be of rust protected metal or concrete. A minimum 6" slab is required and must be sloped to drain. The enclosure must have steel framed gates with spring loaded hinges and fasteners to keep closed. Screening must be on all four (4) sides by masonry wall or approved fence or screening with opaque gates.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.



SDP-2018-035

NO.	REVISION	BY	DATE

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER
2020-02-18

STEGER BIZZELL

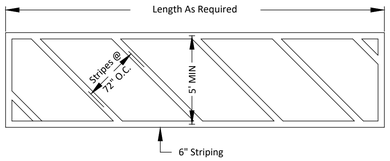
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

SITE PLAN
for
WISH WELL HOUSE
511 SOUTH MAIN STREET
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

Project No: 22606

SHEET 5 of 18

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ACCESS AISLE/CROSSWALK STRIPING

NTS

NOTE:

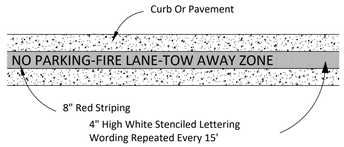
All striping shall be white paint.
All striping widths shall be 6" unless otherwise noted. Stripes are dimensioned to the centerline of stripe.

Typical Parking Space Sizes:

Standard - 9' x 18'
Handicap - 9' x 18'
Handicap Access - As Indicated x 18'

NOTE:

ALL ADA SIGNAGE AND STRIPING SHALL CONFORM WITH THE CURRENT REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS.



FIRELANE STRIPING

NTS

HANDICAP ACCESSIBILITY NOTES:

1. TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.

2. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8 FEET WIDE.

4. PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

5. ACCESSIBLE AISLES SHALL BE A MINIMUM OF 5 FEET WIDE. VAN ACCESSIBLE AISLES SHALL BE A MINIMUM OF 8 FEET WIDE.

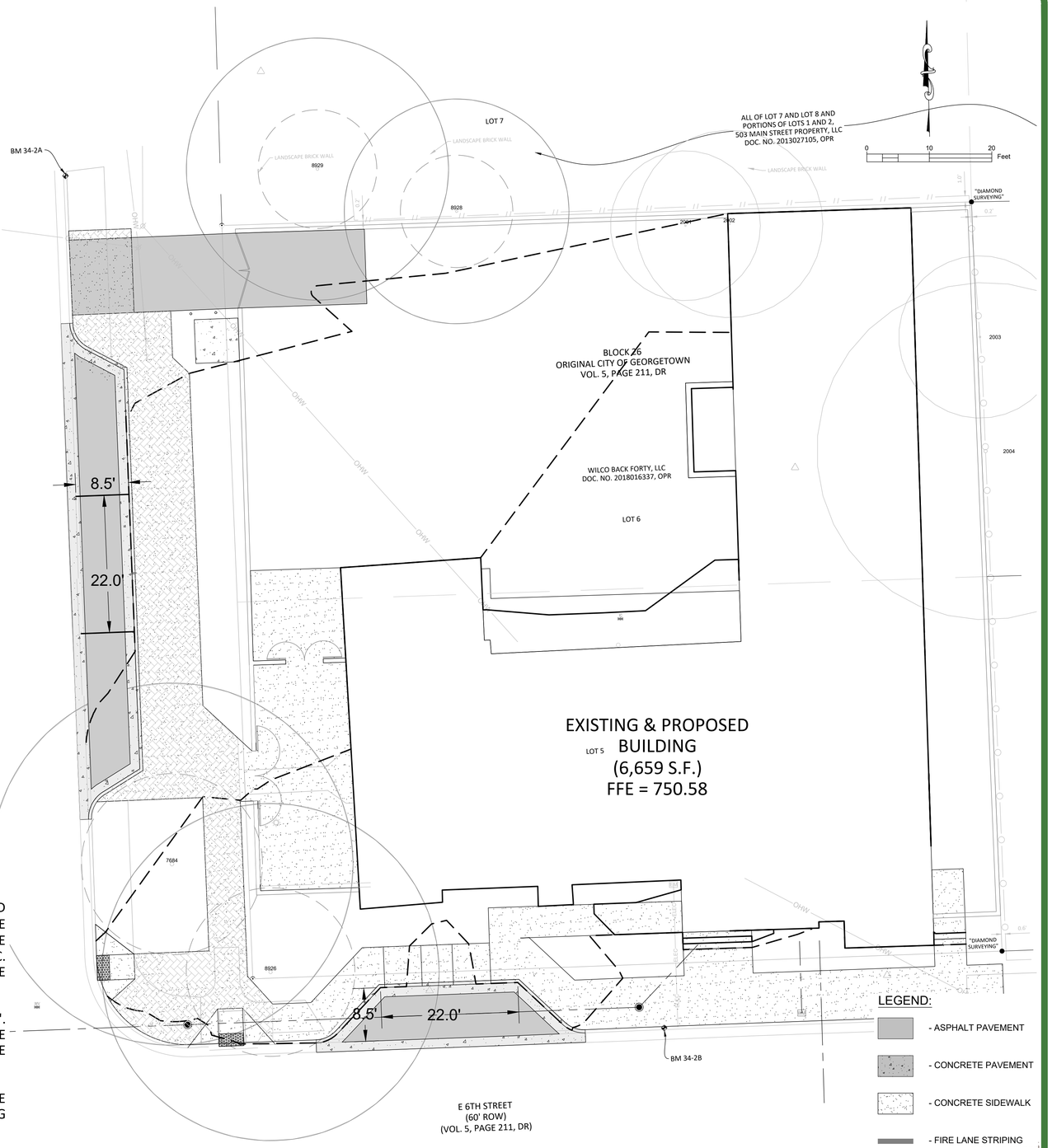
6. ADDITIONAL INFORMATION ON CURB RAMPS, PARKING SPACES AND AISLES MAY BE FOUND IN THE CURRENT ADDITION OF TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE T.D.L.R.

7. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GRATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB. CURB RAMPS ARE GENERALLY INTERPRETED AS ONLY THE PORTION TYING DIRECTLY INTO THE ROADWAY.

8. ALL SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1:50, UNLESS A VARIANCE IS PROVIDED BY TDLR.

9. UNDER NO CIRCUMSTANCE, REGARDLESS OF WHAT IS SHOWN IN THESE PLANS, IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, TDLR OR OTHER REGULATORY AGENCY. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFO.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.



FIRE DEPARTMENT CONNECTION

ALL FIRE DEPARTMENT CONNECTIONS (FDCs) SHALL BE MARKED AS APPROVED BY THE FIRE CODE OFFICIAL. TWO RED STREET LANE REFLECTORS (STIMSONITE MODEL 88AB OR SIMILAR) SHALL BE INSTALLED SIX INCHES FROM CENTERLINE OF THE FIRE APPARATUS ACCESS ROADWAY ON THE SIDE CLOSET TO THE FDC. MARKERS SHALL BE PARALLEL TO THE FDC HAVING THE REFLECTIVE ENDS OF THE STREET MARKERS FACING THE DIRECTOR OF TRAFFIC. 2012 IFC 912.7

INSTALL A SIGN ABOVE THE FIRE DEPARTMENT CONNECTION STATING "FDC". THE SIGN SHALL BE 7' ABOVE GRADE. THE SIGN SHALL HAVE REFLECTIVE WHITE LETTERS UPON A REFLECTIVE RED BACKGROUND. THE LETTERING SHALL BE MINIMUM 2 INCH STROKE AND MINIMUM 6 INCHES IN HEIGHT.

THE SIGN SHALL ALSO HAVE THE ADDRESS/BUILDING NUMBER OF THE STRUCTURE PROTECTED IF A REMOTE FDC IS USED. THE ADDRESS LETTERING SHALL BE MINIMUM 2 INCH STROKE.

NO.	REVISION	BY	DATE

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2020-02-18

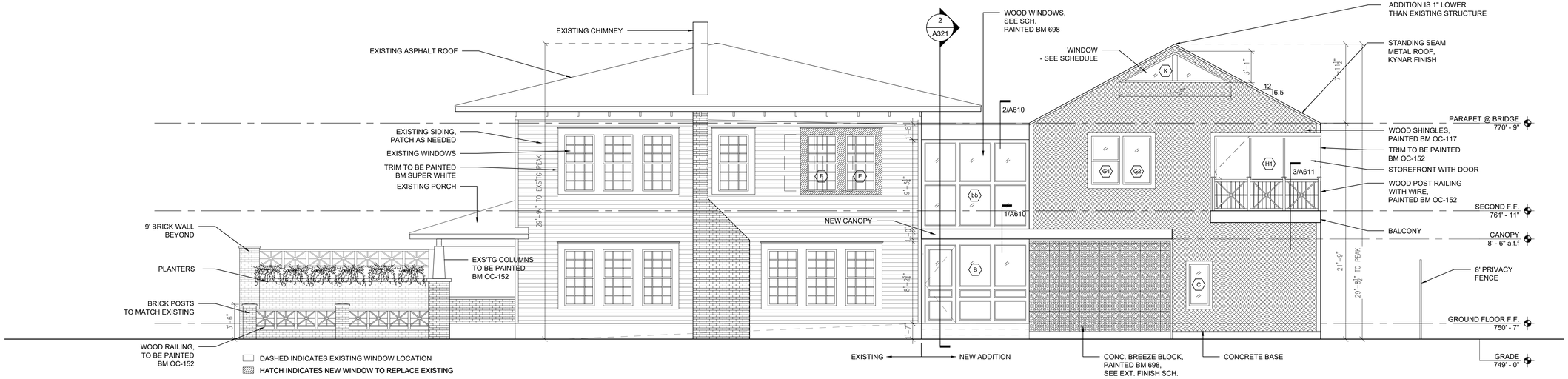
STEGER BIZZELL

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

STRIPING & PAVING PLAN & DETAILS
for
WISH WELL HOUSE
511 SOUTH MAIN STREET
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

Project No: 22606

SHEET 12 of 18



2 SOUTH ELEVATION
3/16" = 1'-0"

NOTES PER CITY OF GEORGETOWN:

- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
- COLOR SELECTION IS NOT APPROVED WITH THE SITE DEVELOPMENT PLAN AND MAY BE COUNTED TOWARD THE SIGNAGE CALCULATION IF IT IS FOUND TO REFLECT COLOR THAT IS CONSIDERED SIGNAGE ACCORDING TO THE DEFINITION OF SIGNAGE IN THE UDC.
- THE SITE DEVELOPMENT PLAN SHALL MEET ALL DESIGN STANDARDS FOR ARTICULATION, BUILDING DESIGN, BUILDING MATERIALS, AND ELEMENTS AND ARCHITECTURAL FEATURES OF SECTION 7.04 OF THE UDC.
- ALL ROOF, WALL AND GROUND MECHANICAL AND ELECTRICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH UDC CHAPTER 8.

GWA COMMENTS PER SDP-2018-035:

SIGNAGE:
1. ALL SIGNAGE WILL BE SUBMITTED IN A SEPARATE APPLICATION FOR REVIEW BY THE BUILDING INSPECTIONS DEPARTMENT.

ARTICULATION:
1. ADMINISTRATIVE EXCEPTION WILL BE SUBMITTED IN A SEPARATE APPLICATION FOR REVIEW.
2. ARTICULATION WAS FOUND TO BE APPROPRIATE WITH COA.

BUILDING MATERIAL:
1. ADMINISTRATION EXCEPTION WILL BE SUBMITTED IN A SEPARATE APPLICATION FOR REVIEW, FOR THE FOLLOWING:
   1.1. WOOD SHINGLES
   1.2. CONC. BREEZE BLOCK
2. BUILDING MATERIALS WERE FOUND TO BE APPROPRIATE WITH COA.

BALCONY REQUIRING EASEMENT:
1. AS SHOWN IN ELEVATION 1/A311 THE BALCONY DOES NOT CROSS PROPERTY LINE AND WILL NOT REQUIRE AN EASEMENT.

GWA COMMENTS PER SDP-2018-035:

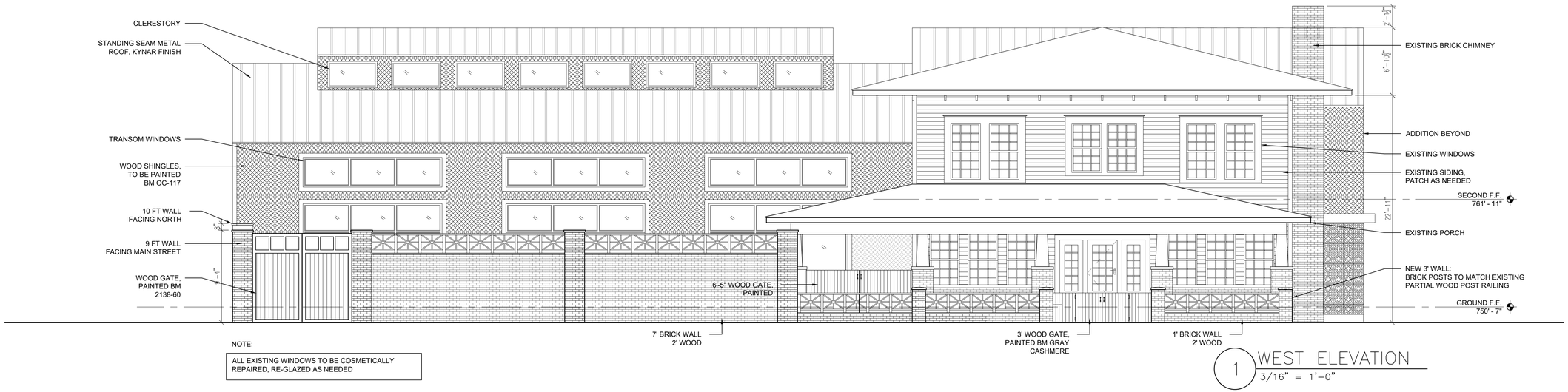
FOUNDATION TYPE:
1. EXISTING HOUSE - PIER AND BEAM
2. ADDITION - 6" CONC. SLAB-ON GRADE

BUILDING ELEMENTS:
1. EXISTING HOUSE
   1.1. SIDING - PATCH + REPAIR AS NEEDED
   1.2. WINDOW TRIM - TO BE PAINTED BM OC-152
   1.3. BRICK - TO REMAIN "AS IS"
   1.4. EXISTING ASPHALT ROOF - PATCH + REPAIR AS NEEDED.
2. ADDITION
   2.1. WOOD SHINGLES - DIAMOND CUT, TO BE PAINTED BM OC-117
   2.2. WINDOW TRIM AT BRIDGE - TO BE PAINTED BM OC-152
   2.3. CONC. BREEZE BLOCK - PAINTED BM 698
   2.4. BOARD + BATTEN SIDING - 3.5" BATTENS, 4' BOARD, TO BE PAINTED BM OC-117
   2.5. STANDING SEAM METAL ROOF - KYNAR FINISH

GWA COMMENTS PER SDP-2018-035:

PERCENTAGES OF MATERIALS:
1. THE FOLLOWING CALCULATIONS SHOW APPROX. MATERIAL PERCENTAGES OUT OF THE SURFACE AREAS OF EXTERIOR WALLS FOR ADDITION ONLY. IT DOES NOT INCLUDE ANY EXISTING, ROOF OR LANDSCAPE ELEMENTS:
2. NORTH ELEVATION
   2.1. SURFACE AREA - 991 SQ FT
   2.2. WOOD SHINGLES - 70%
   2.3. CONC. BASE - 2%
   2.4. GLAZING - 12%
   2.5. TRIM WORK - 16%
3. EAST ELEVATION
   3.1. SURFACE AREA - 2417 SQ FT
   3.2. WOOD SHINGLES - 33%
   3.3. BOARD + BATTEN - 39%
   3.4. GLAZING - 10%
   3.5. CONC. BASE - 2%
   3.6. TRIM WORK - 16%
4. SOUTH ELEVATION
   2.1. SURFACE AREA - 991 SQ FT
   2.2. WOOD SHINGLES - 46%
   2.3. CONC. BLOCK - 14%
   2.4. CONC. BASE - 2%
   2.5. GLAZING - 24%
   2.6. TRIM WORK - 14%
3. WEST ELEVATION
   2.1. SURFACE AREA - 1391 SQ FT
   2.2. WOOD SHINGLES - 40%
   2.3. CONC. BLOCK - 3%
   2.4. CONC. BASE - 8%
   2.5. GLAZING - 38%
   2.6. TRIM WORK - 11%

ENTRYWAYS AND ENTRANCE TREATMENTS:
- 14TH ST ENTRY IS SETBACK 26' FROM DRIVE AISLE.
- MAIN ST ENTRY IS SETBACK 54'-10" FROM DRIVE AISLE.



NOTE:

ALL EXISTING WINDOWS TO BE COSMETICALLY REPAIRED, RE-GLAZED AS NEEDED

1 WEST ELEVATION
3/16" = 1'-0"

REGISTERED ARCHITECT GARY WANG 23210 STATE OF TEXAS

THE WISH WELL HOUSE

511 S MAIN STREET
GEORGETOWN, TX

Wang Architects
Architecture and Urban Design

(512) 819-6012

DATE: OCTOBER 10, 2018
FOR: 100% PRICING SET

DATE: OCTOBER 10, 2018
FOR: PERMIT SET

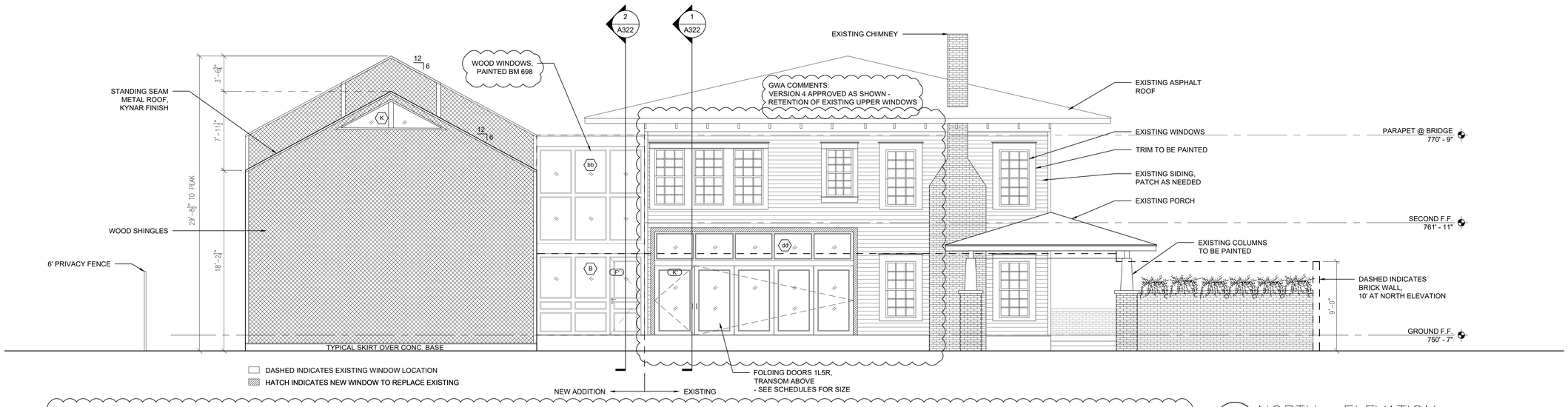
DATE: MARCH 18, 2019
FOR: PERMIT SET - RESUBMITTAL

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DRAWING:

DO NOT SCALE DRAWING



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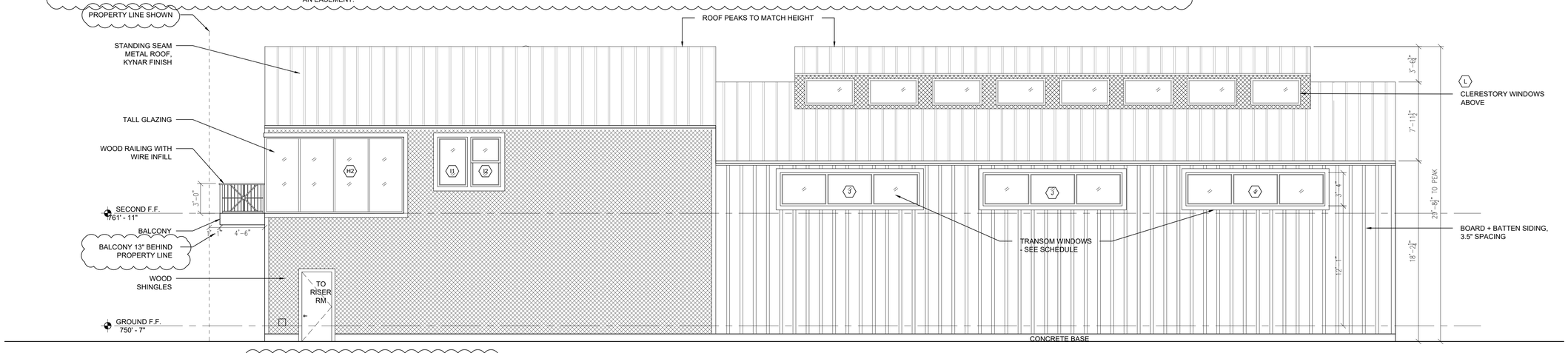
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NOTE:
ALL EXISTING WINDOWS TO BE COSMETICALLY REPAIRED, RE-GLAZED WITH LESS THAN 20% REFLECTANCE.

1 EAST ELEVATION
3/16" = 1'-0"

REGISTERED ARCHITECT GARY WANG STATE OF TEXAS 23210

THE WISH WELL HOUSE

511 S MAIN STREET
GEORGETOWN, TX

Wang Architects
Architecture and Urban Design
(512) 819-6012

DATE: OCTOBER 10, 2018
FOR: 100% PRICING SET

DATE: OCTOBER 10, 2018
FOR: PERMIT SET

DATE: MARCH 18, 2019
FOR: PERMIT SET - RESUBMITTAL

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DRAWING:

DO NOT SCALE DRAWING

LANDSCAPE NOTES:

1. GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER BY THE GENERAL CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
2. TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIPLINES OF PROTECTED TREES.
3. SHRUB MATERIAL SHALL NOT EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUND COVERS SHALL NOT EXCEED 18" O.C. UNLESS OTHERWISE SPECIFIED.
4. BACKFILL MIX AND TOPSOIL FOR PLANTING SHALL BE AS FOLLOWS UNLESS SPECIFIED OTHERWISE: GEOGROWERS THUNDER GARDEN. ALL PLANTING MIXES ARE TO BE PREPARED OUTSIDE OF THE PLANTING PIT.
5. REPAIRING ANY DAMAGE FROM FLOOD OR OTHER EVENTS NATURAL OR MAN-MADE DONE TO THE LANDSCAPING OR OTHER IMPROVEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE OWNER.
6. RE: CIVIL SHEET FOR EXISTING CONDITIONS AND DEMOLITION, INCLUDING REMOVAL OF EXISTING TREES.



1 PLANTING PLAN
Scale: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONVENTIONAL SYSTEM FOR IRRIGATION HAS BEEN SELECTED FOR THIS DEVELOPMENT.
2. A SEPARATE IRRIGATION PLAN SHALL BE PROVIDED AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.
3. MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS AND MATERIALS. SAID AREAS MUST BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.
4. THIS LANDSCAPE PLAN HAS BEEN PREPARED AND CERTIFIED BY A LANDSCAPE ARCHITECT TO MEET ALL REQUIREMENTS OF THE CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE.
5. ALL PLANT SELECTIONS HAVE BEEN CHOSEN FROM THE CITY OF GEORGETOWN PREFERRED PLANT LIST.
6. NO MORE THAN 25% OF PLANTINGS HAVE BEEN SELECTED FROM ANY ONE SPECIES.
7. AT LEAST 50% OF THE REQUIRED PLANT MATERIALS ARE LOW WATER USERS AS IDENTIFIED ON THE PREFERRED PLANT LIST.
8. REFERENCE TO ARCHITECTURAL PLANS FOR LOCATIONS OF MECHANICAL EQUIPMENT.
9. REFER TO CIVIL PLANS FOR GRADING & DRAINAGE, UTILITIES, SIDEWALK PAVING, TREE PRESERVATION, SEWER AND WATER DETAILS.

LEGEND

CODE	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SPACING	SIZE	NOTES
TREES - SHADE							
Qu la		*Platanus mexicana*	Sycamore Mexican	8	16' O.C.	3 CAL. IN	Alternative: Lacey Oak
Ma gr		*Magnolia grandiflora 'Little Gem'*	Little Gem Magnolia	1	-	3 CAL. IN	
TREES -EVERGREEN ORNAMENTAL							
Eh an		*Ehretia anacua*	Anacua	5	20' O.C.	30 GAL	
TREES - ORNAMENTAL							
So se		*Sophora secundiflora*	Mountain Laurel	2	11'-6" O.C.	30 GAL	"V" shaped multi-stems
Il vo		*Ilex vomitoria*	Yaupon Holly	3	-	30 GAL	
Ba lu		*Bauhinia lunaroides*	Anacacho Orchid Tree	1	-	15 GAL	
SHRUB							
Te fr		*Teucrium fruticans*	Silver Germander	60	30" O.C.	5 GAL	
Sa gu		*Salvia guaranitica*	Majestic Sage	34	30" O.C.	3 GAL	Triangulated spacing
Co sp		*Cotoneaster sp.*	Cotoneaster	16	24" O.C.	3 GAL	
Bu se		*Buxus sempervirens 'Suffruticosa'*	Dwarf English Boxwood	53	24" O.C.	1 GAL	
Il ne 30g		*Ilex x 'Nellie R. Stevens'*	Nellie R. Stevens Holly	3	-	30 GAL	
Il co 5g		*Ilex cornuta 'Burfordii Nana'*	Dwarf Burford Holly	12	48'' O.C.	5 GAL	
Il vo nana 5g		*Ilex vomitoria 'Nana'*	Dwarf Yaupon Holly	52	30" O.C.	5 GAL	
Il vo nana 10g		*Ilex vomitoria 'Nana'*	Dwarf Yaupon Holly	4	30" O.C.	10 GAL	
Ro ce		*Rosa 'Cecile Bruner'*	Cecile Bruner Rose	25	16" O.C.	5 GAL	
Mi pe			Mixed Perennial	60units/184 sq.ft	24'' O.C.		Mix: Seasonal bulbs, Artemisia 'Powis Castle', Tropical Sage (Salvia coccinea), Pink skullcap (Scullelteria suffrutescens), Cherry Sage (Salvia greggii), Black dalea (Dalea greggii) - proportions TBD
GRASS							
St te		*Stipa tenuissima*	Mexican Feather Grass	47	16" O.C.	3 GAL	Stacked spacing
Ch la		*Chasmanthium latifolium*	Inland Sea Oats	12	24'' O.C.	3 GAL	
Pe al		*Pennisetum alopecuroides*	Dwarf Fountain Grass	15	30" O.C.	5 GAL	
VINE							
Cl pa		*Clematis paniculata*	Sweet Autumn Clematis	5	-	5 GAL	at wall columns along Main St.
Fi pu		*Ficus pumila*	Fig Ivy	123	12" O.C.	1 GAL	staked at interior of wall
GROUNDCOVER							
Ca di		*Carex divulsa*	Berkeley Sedge	132	16" O.C.	4" POT	Triangulated spacing
St la		*Stemodia lanata*	Wooly Stemodia	13	12" O.C.	4" POT	Triangulated spacing
Ca ch		*Carex cherokeensis*	Cherokee Sedge	230	16" O.C.	4" POT	Triangulated spacing
Zo pa		*zoysia palisades*	Zoysia Palisades	1085 sq.ft	-	-	-
		-	Artifical Turf	2332 sq.ft	-	-	-

LEGEND

CONCRETE TILE PAVING
CONCRETE PAVING
BRICK PAVING
EXISTING TREE TO REMAIN (RE: NOTES)
STREET YARD
BUFFER YARD

WORD + CARR DESIGN GROUP
2201 NORTH LAMAR BLVD.
AUSTIN, TEXAS 78705
TEL (512) 440-0013
WORDANDCARR.COM

THE WISH WELL HOUSE

511 S MAIN STREET
GEORGETOWN, TX, 78626

PROJECT SEAL

REGISTERED LANDSCAPE ARCHITECT JENNIFER E. WORD 2496 STATE OF TEXAS
01-31-2020

ISSUE DATE

11/01/18	*PERMIT*
03/11/19	*REVISION 1*
06/28/19	*REVISION 2*
01/08/20	*REVISION 3*
01/31/20	*REVISION 4*

NOT FOR CONSTRUCTION

FULL SCALE WHEN PRINTED AT 24 X 36

N

LANDSCAPE PLAN

24

City of Georgetown, Texas
Planning and Zoning Commission
November 17, 2026

SUBJECT:
2026-9-REZ Georgetown 152 Manufacturing

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 46.39 acres of the John Berry Survey, Abstract 51, from the Agriculture (AG) zoning district to the Intensive Industrial (I-2) zoning district, for the property generally located at 1001 CR 152 (2026-9-REZ). Madison Garcia, Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting to rezone the property from the Agriculture (AG) zoning district to the Intensive Industrial (I-2) zoning district. The site is currently undeveloped. The applicant is requesting the I-2 zoning district with the intent of allowing for the General Manufacturing, Processing and Assembly use, but do not have a specific use or business planned for the site at this time.
Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 3 out of the 6 criteria and partially complies with 3 out of 6 criteria established in UDC Section 3.07.030 for a zoning map amendment, 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 (10 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, November 1, 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:
2026-9-REZ Cover Sheet.pdf
2026-9-REZ- P&Z Staff Presentation.pdf
2026-9-REZ P&Z Staff Report.pdf
Exhibit 1- Location Map.pdf
Exhibit 2- Future Land Use Map.pdf
Exhibit 3- Zoning Map.pdf

Exhibit 4- Design and development standards of the I-2 Zoning District.pdf
Exhibit 5- Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis.pdf

Planning and Zoning Cases
Cover Sheet

TITLE:
2026-9-REZ Georgetown 152 Manufacturing

AGENDA CATEGORY:
Legislative Regular Agenda

SUBJECT:
For Rezonings, including PUDs –

For P&Z
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 46.39 acres of the John Berry Survey, Abstract 51, from the Agriculture (AG) zoning district to the Intensive Industrial (I-2) zoning district, for the property generally located at 1001 CR 152 (2026-9-REZ). Madison Garcia, Planner

For Council First Reading
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 46.39 acres of the John Berry Survey, Abstract 51 from the from the Agriculture (AG) zoning district to Intensive Industrial (I-2) zoning district, for the property generally located at 1001 CR 152 (2026-9-REZ). Madison Garcia, Planner

For Council Second Reading
Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 46.39 acres of the John Berry Survey, Abstract 51 from the from the Agriculture (AG) zoning district to Intensive Industrial (I-2) zoning district, for the property generally located at 1001 CR 152 (2026-9-REZ). Madison Garcia, Planner

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Planning and Zoning Commission Recommendation:
At their [meeting date] meeting, the Planning and Zoning Commission recommended [*approval/approval with conditions/disapproval*] (X-X) of the request, (with the following conditions: XXX)

City Council First Reading:
At their [meeting date] meeting, the City Council [*approved/approved with conditions*] (X-X) First Reading of the Ordinance for the proposed request, (with the following conditions: XXX)

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

SUBMITTED BY:
Madison Garcia, Planner

ATTACHMENTS

[Case Number] – P&Z Staff Report	*Backup Material*
[Case Number] Staff Presentation	*Backup Material*
Ordinance with Exhibits	*Ordinance*
Exhibit 1 – Location Map	*Backup Material*
Exhibit 2 – Future Land Use Map	*Backup Material*
Exhibit 3 – Zoning Map	*Backup Material*
Exhibit 4 – Design and development standards of the I-2 Zoning District	*Backup Material*
Exhibit 5 – Letter of Intent	*Backup Material*
Exhibit 6 – Public Comments (if applicable)	*Backup Material*

Georgetown 152 Manufacturing 2026-9-REZ

11.17.2026 | Planning & Zoning Commission

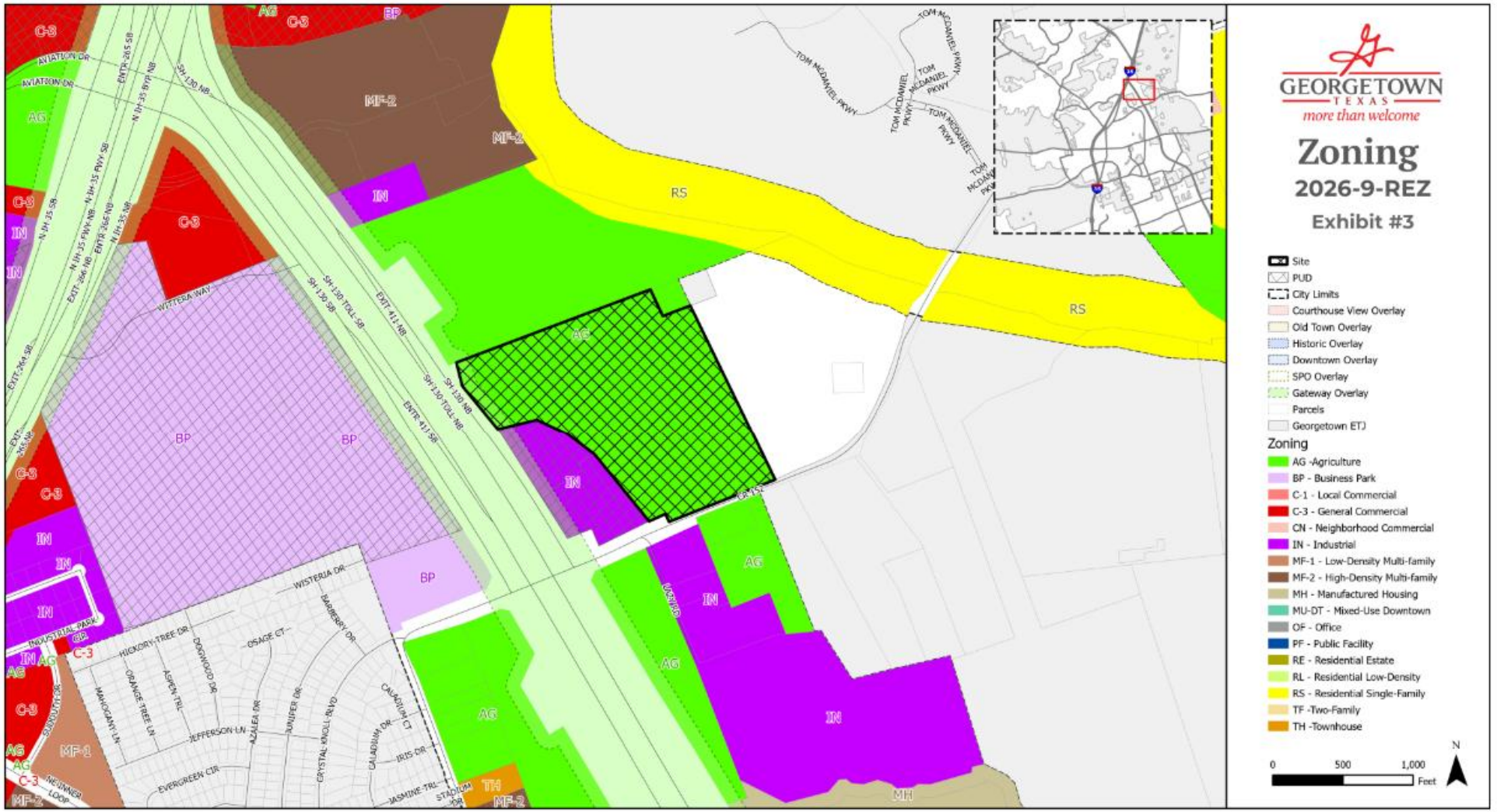
Item Under Consideration

2026-9-REZ

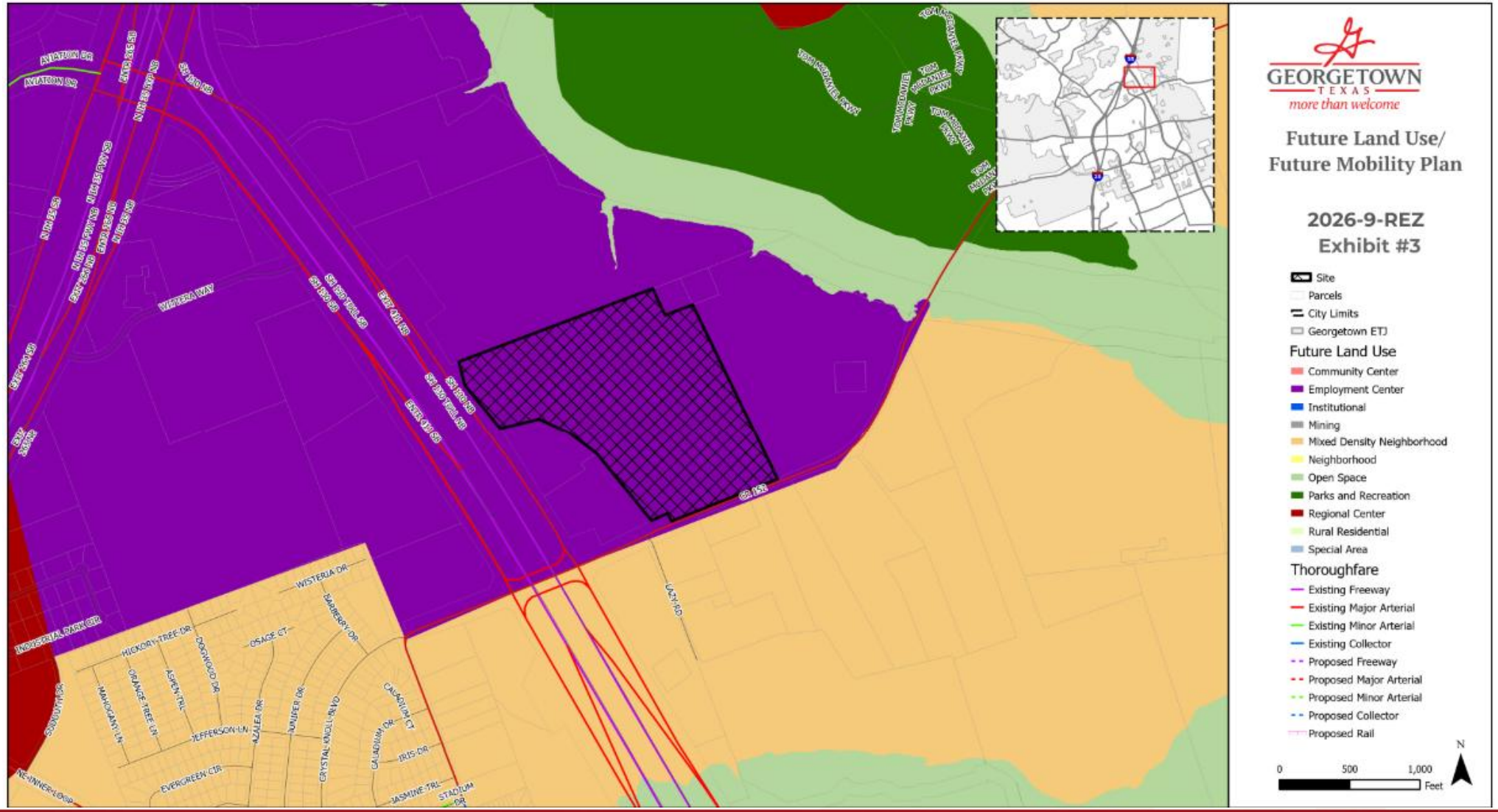
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 46.39 acres of the John Berry Survey, Abstract 51, from the Agriculture (AG) zoning district to the Intensive Industrial (I-2) zoning district, for the property generally located at 1001 CR 152 (2026-9-REZ) -- Madison Garcia, Planner


IH-35
Berry Springs
SH-30
Crystal Knoll Neighborhood (ETJ)
GEORGETOWN
TEXAS
more than welcome
Aerial
2026-9-REZ
Site
City Limits
Georgetown ETJ
N
0
0.13
0.25
Miles

Current Zoning Map



Future Land Use Map



I-2 Intensive Industrial vs I-1 Flex Industrial

- Provides areas for heavy processes and facilities with access to major transportation networks.
- Provides a transition between heavy industrial uses and less intensive commercial areas and residential neighborhoods.

I-2 Intensive Industrial District		
	District size, minimum square feet	87,120 (2 acres)
	Lot size, minimum square feet	87,120 (2 acres)
A	Lot width, minimum feet[1]	50
B	Corner/end lot width, minimum feet[2]	50
C	Front/primary street setback, minimum feet[3]	25
D	Corner side/secondary street setback, minimum feet[3]	25
E	Side setback, minimum feet[4,5]	10
F	Rear setback, minimum feet[4]	10
G	Building height, maximum feet	60
	Maximum impervious cover[6]	80%

I-1 Flex Industrial District		
	District size, minimum square feet	N/A
	Lot size, minimum square feet	N/A
A	Lot width, minimum feet[1]	50
B	Corner/end lot width, minimum feet[2]	50
C	Front/primary street setback, minimum feet[3]	20
D	Corner side/secondary street setback, minimum feet[3]	20
E	Side setback, minimum feet[4,5]	5
F	Rear setback, minimum feet[4]	10
G	Building height, maximum feet	60
	Maximum impervious cover[6]	80%

Employment Center (EC)

- Typically located near transportation corridors and logistic hubs
- Transition zones should be carefully planned to prevent residential use near manufacturing, warehouses, or uses that handle toxins.
- Buffers and setbacks should be used to effectively transition land uses.

- **DUA**: 14 or more
- **Target Ratio:** 100% nonresidential (a minimum residential % is not required in Employment Center. Should residential uses be incorporated, location and density requirements of Employment Center should be followed.
- **Primary Use**: Manufacturing, life sciences, professional services, office, retail, technology / data centers, flex office, warehouses, business parks
- **Secondary Use**: Commercial, high-density residential, restaurants, hospitals, training and logistics facilities, and civic & institutional use

Approval Criteria – UDC Section 3.07.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is consistent with the density, primary and secondary uses, and target ratios outlined for Future Land Use Plan District.		X	
Criteria for Rezoning	**Complies**	**Partially Complies**	**Does Not Comply**
The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans		X	

Approval Criteria – UDC Section 3.07.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change will maintain or advance the public health, safety, orderly growth, or general welfare, such as facilitating the adequate provision of transportation, water, sewers, schools, and parks		X	

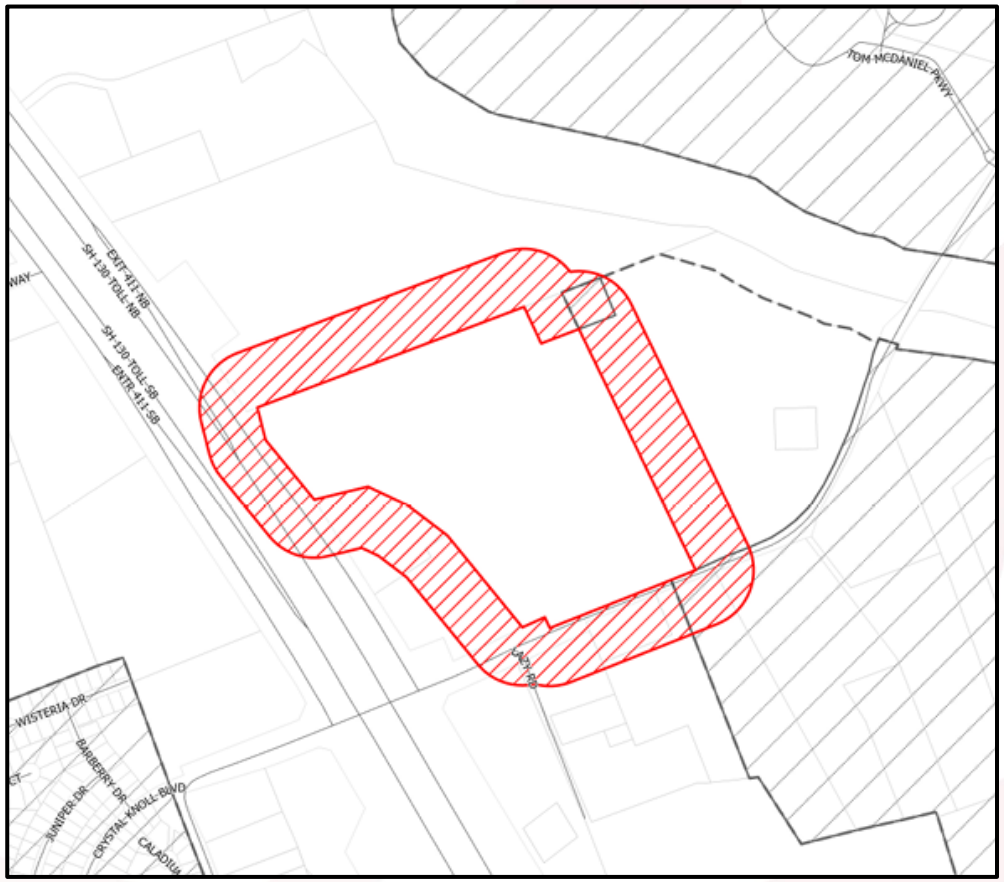
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses and with the character of the surrounding properties	X		

Approval Criteria – UDC Section 3.07.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The subject property has sufficient size, shape, and topography to accommodate for uses and development standards permitted by the proposed amendment	X		
Criteria for Rezoning	**Complies**	**Partially Complies**	**Does Not Comply**
The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan	X		

Public Notifications

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



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 46.39 acres of the John Berry Survey, Abstract 51, from the Agriculture (AG) zoning district to the Intensive Industrial (I-2) zoning district, for the property generally located at 1001 CR 152 (2026-9-REZ) -- Madison Garcia, Planner

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

Planning Department Staff Report

Report Date: 11/17/2026

Case Number: 2026-9-REZ

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 46.39 acres of the John Berry Survey, Abstract No. 51, from the Agriculture (AG) zoning district to the Intensive Industrial (I-2) zoning district, for the property generally located at 1001 County Road 152 (2026-9-REZ).

AGENDA ITEM DETAILS

Project Name: Georgetown 152 Manufacturing

Applicant: Mike Butero, Balcones Real Estate Group

Property Owner: Kokel Legacy LLC, Das Uber Montney LLC

Property Address: 1001 County Road 152, Georgetown, TX 78626

Legal Description: 46.39 acres of the John Berry Survey, Abstract 51

Current Zoning: Agriculture (AG)

Current Use: Undeveloped

APPLICANT'S REQUEST

The applicant is requesting to rezone the property from the Agriculture (AG) zoning district to the Intensive Industrial (I-2) zoning district. The site is currently undeveloped. The applicant is requesting the I-2 zoning district with the intent of allowing for the General Manufacturing, Processing and Assembly use, but do not have a specific use or business planned for the site at this time.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is situated in a developing area that has existing industrial and business park uses to the West and undeveloped land to the East. North of the property is zoned for Agriculture and is undeveloped. East of the property there is Jonah Water Special Utility and undeveloped land in the ETJ. The broader surrounding areas of the property consist of Agriculture or Industrial zoning districts. The site has frontage along SH 130 and a major collector.

Zoning Trends:

The area adjacent to the property is a Planned Unit Development created in 2023 with a base zoning district of Industrial. The area is used for light industrial activities and business buildings tailored for small enterprises. Other properties adjacent to the subject site are undeveloped agriculture or utility services. The area has trended towards industrial uses through rezonings that have occurred in the past 5 years or so, such as the PUD directly adjacent to the southwest of the site or the Titan Gateway project along the eastern side of SH 130.

Present Property Description:
The subject site is currently undeveloped with trees occupying the site in the north and western portions of the property. The subject property has frontage along SH 130 and CR 152, which is a major collector. In terms of topography, the site appears to be relatively flat.

STAFF ANALYSIS

Technical Review:
The property carries a future land use designation of Employment Center, an area intended to support economic growth and typically located along transportation corridors. The Intensive Industrial zoning district aligns with the characteristics found in Employment Centers, sharing similar functional and economic objectives. While the I-2 zoning district allows for the recommended primary uses in Employment Centers, it also allows for a wide range of very intense uses that are not specifically recommended or encouraged by the 2030 Comprehensive Plan. These include uses such as Truck Terminals and Storage Yards, or more hazardous manufacturing uses such as paint production or slaughtering for food production.

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

Staff reviewed the proposed rezoning request and found it complies with 3 out of the 6 criteria and partially complies with 3 out of 6 of the established in UDC Section 3.07.030 for a Zoning Map Amendment, as outlined in Exhibit 6.

PUBLIC NOTIFICATION

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (10 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, November 1, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request

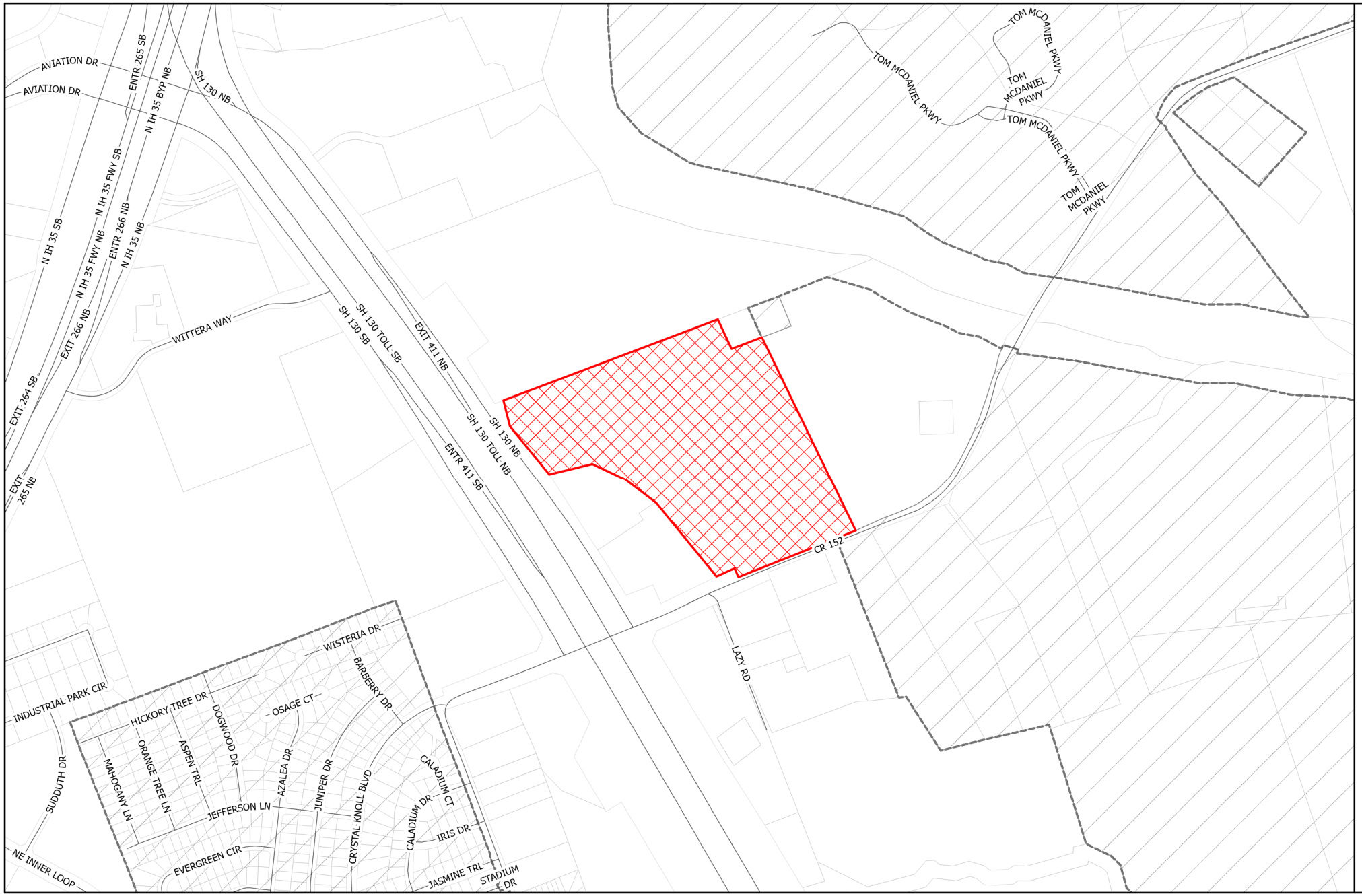
ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the Intensive Industrial (I-2) Zoning District

Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis

SUBMITTED BY

Madison Garcia, Planner



GEORGETOWN TEXAS
more than welcome

Location

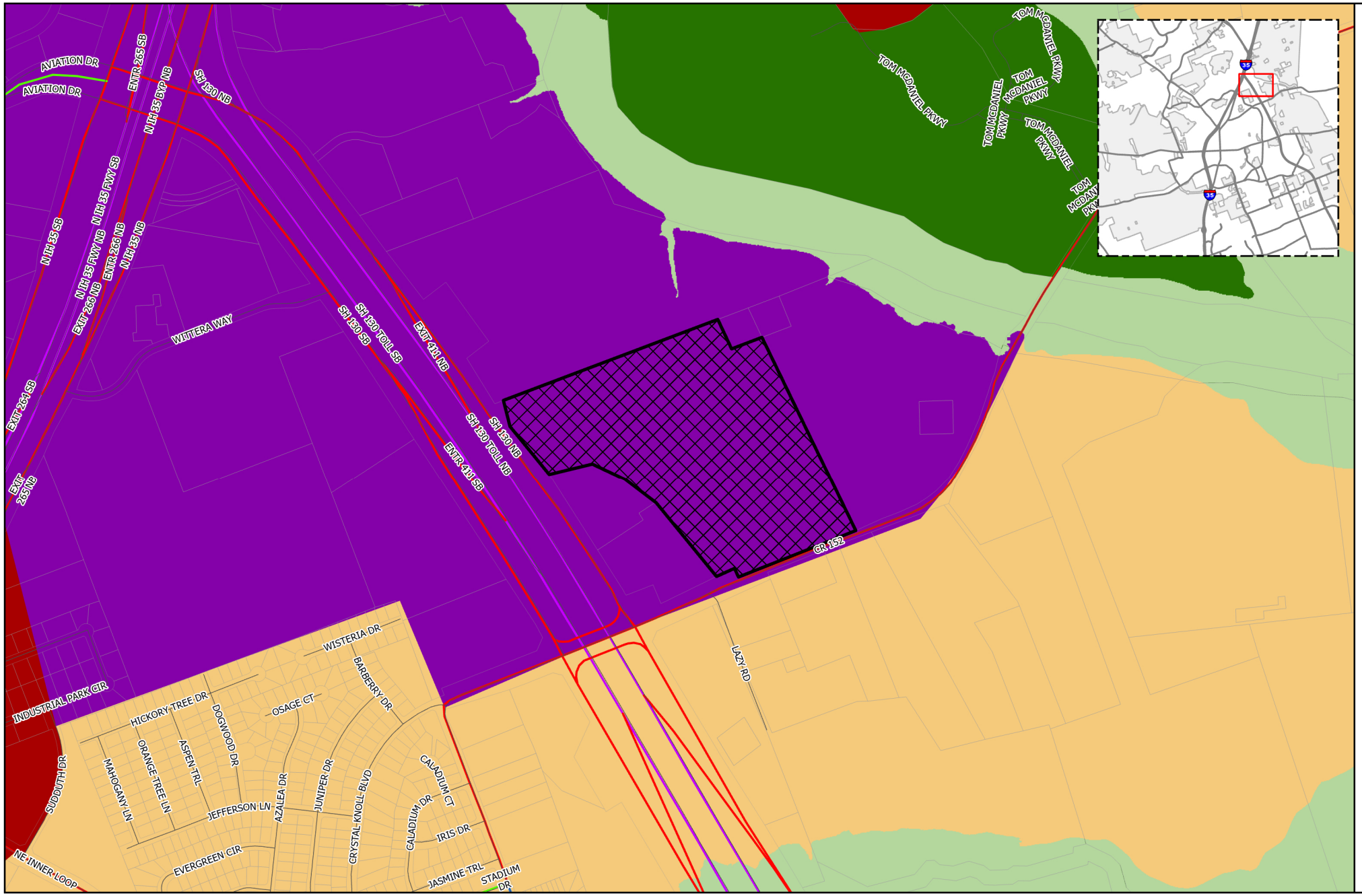
2026-9-REZ

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 0.13 0.25 Miles



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-9-REZ
Exhibit #3

- Site
- Parcels
- City Limits
- Georgetown ETJ

Future Land Use

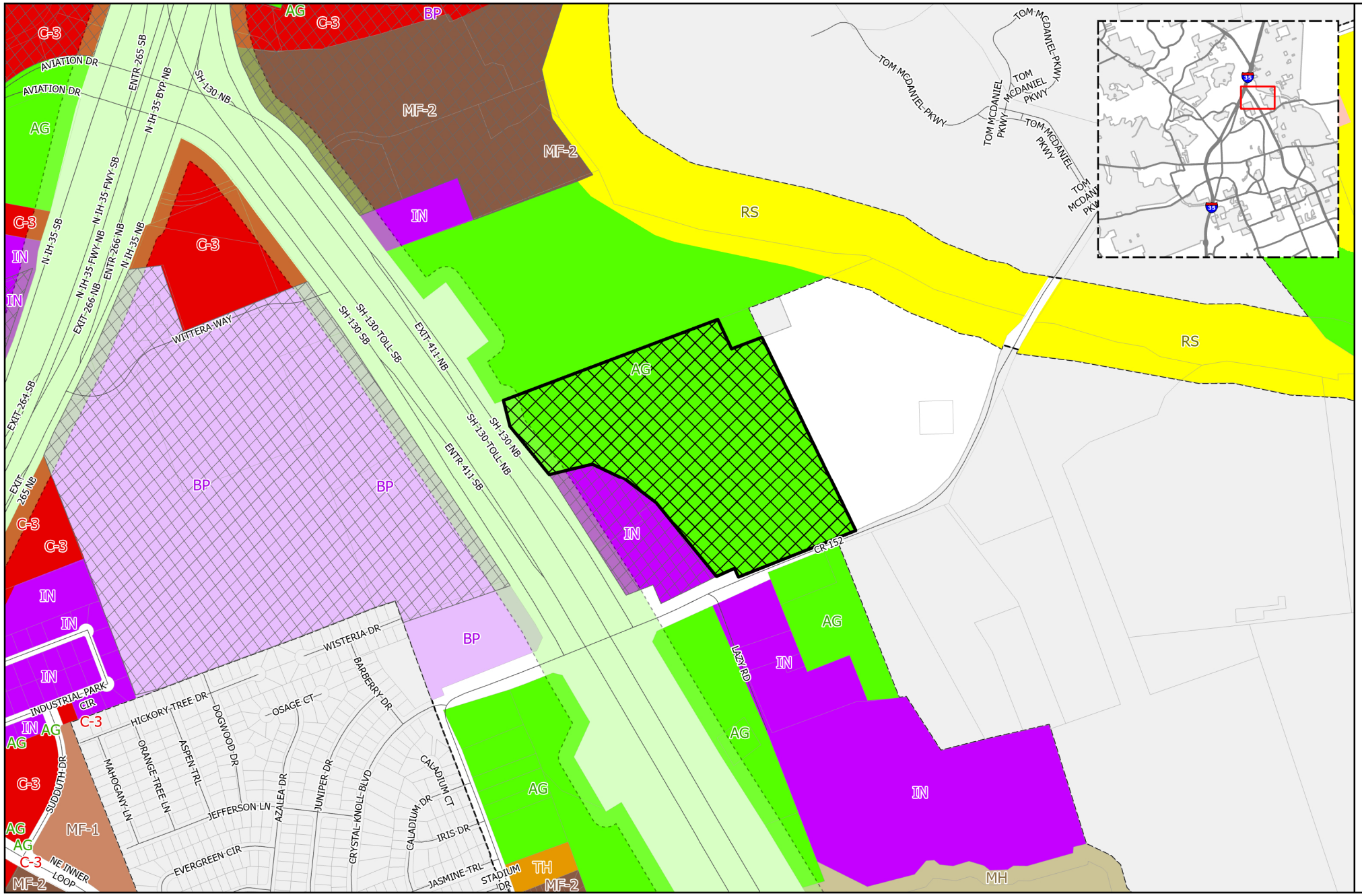
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

N

0 500 1,000 Feet



GEORGETOWN TEXAS
more than welcome

Zoning

2026-9-REZ

Exhibit #3

- Site
- PUD
- City Limits
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- SPO Overlay
- Gateway Overlay
- Parcels
- Georgetown ETJ

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

N

0 500 1,000 Feet

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

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	-

Zoning Map Amendment – Letter of Intent

BALCONES REAL ESTATE GROUP
COMMERCIAL & INDUSTRIAL REAL ESTATE DEVELOPMENT

August 28, 2026

City of Georgetown Planning Department
Attn: Planner of the Day
300-1 Industrial Avenue
Georgetown, Texas 78626

Re: Letter of Intent — Zoning Map Amendment (Rezoning) Application
1001 County Road 152, Georgetown, Texas 78626 (± 46.3803 acres)

Dear Planner of the Day:

On behalf of Balcones Real Estate Group ("Applicant"), this letter constitutes the Letter of Intent accompanying the enclosed application for a Zoning Map Amendment (Rezoning) for the approximately 46.3803-acre property located at 1001 County Road 152, Georgetown, Texas 78626 (the "Property"), submitted in accordance with Section 3.06 of the City of Georgetown Unified Development Code ("UDC"). The Applicant respectfully requests that the Property be rezoned from its existing AG (Agriculture) classification to the IN (Industrial) district.

PROJECT SUMMARY

Property Address	1001 County Road 152, Georgetown, Texas 78626
Property Applicant	Balcones Real Estate Group
Acreage	46.3803 acres
Existing Zoning	AG (Agriculture)
Proposed Zoning	IN (Industrial)
Future Land Use Designation	Employment Center
Electric Utility Provider	Pedernales Electric Cooperative (PEC)
Water / Wastewater Provider	City of Georgetown (COG)

EXISTING AND PROPOSED ZONING

The Property is currently zoned AG (Agriculture) and is undeveloped. The Applicant requests rezoning to the IN (Industrial) district, which is intended to accommodate manufacturing, warehousing, distribution, and other intensive employment-generating uses in a manner consistent with the character and infrastructure capacity of this area of the City. The IN (Industrial) designation is particularly well-suited to support future manufacturing use of the Property, consistent with the City's interest in accommodating this use type within the district.

FUTURE LAND USE DESIGNATION

The Property carries an Employment Center designation on the City's Future Land Use (FLU) Map. The requested IN (Industrial) zoning district is a logical and appropriate implementation of this designation, which is intended to promote areas for employment-generating commercial, office, and industrial development — including manufacturing — that diversify the local economy, expand the City's employment and tax base, and make efficient use of major transportation corridors and utility infrastructure. The proposed rezoning directly furthers this designation by enabling a productive manufacturing and industrial use of the Property consistent with the City's long-range vision for this area.

COMPLIANCE WITH THE 2030 COMPREHENSIVE PLAN

The requested rezoning is consistent with, and directly furthers, the goals and policies of the City of Georgetown 2030 Comprehensive Plan.

The Plan's Future Land Use Element identifies the strategic “location and size of employment centers to support intentional infrastructure” as one of the guiding priorities of the Future Land Use Map, and 2030 Plan Update Goal 3 specifically calls for Georgetown to “promote high-quality commercial growth in key areas, including the Employment Centers and Regional Centers, and attract target industries as defined in the Target Industry Analysis.” Goal 7 further commits the City to “use intentional infrastructure in key target areas, such as the Employment Centers, Regional Centers, and gateways, to attract development in the areas best suited for growth.” The Property's Employment Center designation places it squarely within this planned growth framework.

Within the Land Use Element, Policy LU.8 directs the City to “protect and promote land uses that support Georgetown's target industries, support diversification of the City's tax base, and enhance economic development,” and identifies the City's target industries as “advanced manufacturing, life sciences, and professional services,” as established by the City's Target Industry Analysis. The Future Land Use category applied to the Property, Employment Center, likewise lists manufacturing as a primary use, describing Employment Centers as areas that “support heightened economic activity” and are “typically well-located near transportation corridors and logistic hubs.” The requested IN (Industrial) rezoning is a direct implementation tool for these policies, enabling manufacturing and other target-industry uses contemplated by the Plan on a site the Plan has already identified as appropriate for this purpose. The rezoning further supports Policy LU.1's call for a mix of uses “at varying densities and intensities” that includes employment uses appropriately located and transitioned relative to surrounding development.

ROADS AND UTILITIES

The Property has access to public roadway infrastructure sufficient to serve the proposed IN (Industrial) use, and any driveway, access, and roadway improvements will be designed and constructed in accordance with the City's applicable engineering, access management, and thoroughfare standards at the time of site development. Electric service will be provided by Pedernales Electric Cooperative (PEC), and water and wastewater service will be provided by the City of Georgetown (COG). On-site drainage will be managed in accordance with applicable City drainage criteria, with stormwater conveyance and detention planned in coordination with the adjacent planned detention facility serving this parcel and the adjacent parcel to the East. The Applicant is confident that adequate public facilities and utility capacity exist, or can reasonably be extended, to serve the Property in connection with future site development.

EXISTING STRUCTURES AND SITE FEATURES

The Property is unimproved, and no existing structures or site features are proposed to be utilized or retained in connection with the requested rezoning. Accordingly, a Conceptual Site Layout addressing the reuse of existing structures, as contemplated by the City's Application Checklist, is not applicable to this request.

CONFORMANCE WITH UDC APPROVAL CRITERIA

Pursuant to UDC Section 3.06.030, the City Council shall consider the following approval criteria in evaluating a Zoning Map Amendment. The Applicant addresses each criterion below.

A. Completeness of the Application. This Letter of Intent and the accompanying application materials have been prepared in accordance with the City's Zoning Map Amendment (Rezoning) Application Checklist and provide the information necessary to allow adequate review and final action by the City.

B. Consistency with the Comprehensive Plan. As detailed above, the Property carries an Employment Center future land use designation, and the requested IN (INDUSTRIAL) (Intensive Industrial) district is a direct and appropriate implementation of that designation and of 2030 Plan Update Goals 3 and 7 and Land Use Policies LU.1 and LU.8, which direct the City to promote employment-generating growth, target-industry recruitment (including advanced manufacturing), and intentional infrastructure investment within designated Employment Centers.

C. Health, Safety, and General Welfare. The proposed rezoning promotes the safe, orderly, and healthful development of the City by directing manufacturing and industrial use to a site designated for employment-generating growth and served by adequate roadway and utility infrastructure, as described herein. The rezoning will not be detrimental to the public health, safety, or general welfare of the community.

D. Compatibility with Present Zoning and Neighborhood Character. The requested IN (Industrial) district is compatible with the present zoning, conforming uses of nearby property, and the established and emerging industrial and employment character of this area of the City, and represents an orderly and logical extension of that pattern of development. Industrial use immediately adjacent on the neighboring parcels; Keystone Concrete within the ETJ to the East and existing industrial buildings to the West.

E. Suitability for Uses Permitted by the Proposed District. The size, configuration, and location of the Property, together with its access to public roadways and utility infrastructure, make it well-suited for the

manufacturing, warehousing, and other intensive employment-generating uses permitted within the IN (Industrial) district.

This request does not include an Overlay District or Historic Overlay District designation; accordingly, the approval criteria set forth in UDC Sections 3.06.050 (Overlay Districts) and 3.06.060 (Historic Overlay Districts) are not applicable to this application.

CONCLUSION

The Applicant respectfully requests favorable review and approval of this Zoning Map Amendment application. Balcones Real Estate Group appreciates the opportunity to work with City staff throughout the review process and is available to provide any additional information necessary to support this request. Please do not hesitate to contact us with any questions.

Sincerely,
BALCONES REAL ESTATE GROUP



Otto Swingler
Manager, Balcones Real Estate Group

Sincerely,
BALCONES REAL ESTATE GROUP



Mike Butero
Director, Balcones Real Estate Group

Exhibit 6
UDC Approval Criteria Review

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The zoning change is consistent with the density, primary and secondary uses, and target ratios outlined for Future Land Use Plan District	**Partially Complies**
The primary uses for Employment Centers are manufacturing, life sciences, professional services, office, retail, technology/data centers, flex office, warehouses, business parks. This zoning change would partially comply because the intended use is manufacturing, but it would allow for harsh uses that are not in the primary or secondary uses.	
2. The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans	**Partially Complies**
The property carries a future land use designation of Employment Center, an area intended to support economic growth and typically located along transportation corridors. The Intensive Industrial zoning district aligns with the characteristics found in Employment Centers, sharing similar functional and economic objectives. Although the intended use of manufacturing aligns with the comprehensive plan, the I-2 zoning district does allow for harsher uses that would not align with the values of the comprehensive plan.	

3. The zoning change will maintain or advance the public health, safety, orderly growth, or general welfare, such as facilitating the adequate provision of transportation, water, sewers, schools, and parks	**Partially Complies**
Annexing the property with a base zoning district of Intensive Industrial will allow the site to place heavy manufacturing on the path of a major transportation network. The 40-acre site conforms to the UDC guidelines and is not located near commercial or residential areas. The site will have to abide by the bufferyard stated in the UDC. Intensive Industrial will subject the property to additional regulations in the UDC that the site is not currently regulated under today. However, it could potentially bring environmental pollution that affects air, water, soil, and community health.	
4. The zoning change is compatible with the present zoning and conforming uses and with the character of the surrounding properties	**Complies**
The area surrounding the subject site is either undeveloped or industrial. The I-2 zoning district is compatible and extends the pattern of development in the area. The rezoning would not interfere with the character of the area.	
5. The subject property has sufficient size, shape, and topography to accommodate for uses and development standards permitted 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 with necessary utilities.	
6. The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan	**Complies**
The Economic Development Strategic Plan frequently relies on the industrial zoning districts to provide industries, employers, and promote growth.	

City of Georgetown, Texas
Planning and Zoning Commission
November 17, 2026

SUBJECT:
2026-10-REZ 601 N Church Street

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.385 Acres of Lot 5 and portions of Lot 6, Lot 3, and Lot 4, of Block 9, North Georgetown Addition, from the Residential Single-Family (RS) zoning district to the Residential Mix (RM) zoning district, for the property generally located at 601 N. Church Street, Georgetown, TX 78626 (2026-10-REZ). Sofia Wagner, Planning Manager

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting a rezoning of approximately 0.385 acres located at 601 N. Church Street from the Residential Single-Family (RS) zoning district to the Residential Mix (RM) zoning district. The purpose of this rezoning request is to allow for three single family detached homes. The property is currently a vacant lot.
Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets the criteria established in UDC Section 3.07.030 for a Zoning Map Amendment –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 (34 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 1, 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:
2026-10-REZ P&Z Staff Presentation.pdf
2026-10-REZ P&Z Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4a - RM-Development Standards.pdf
Exhibit 4b - RM Development Standards.pdf
Exhibit 5 - Letter of Intent.pdf

Exhibit 6 - Criteria Analysis.pdf
Exhibit 7 - Public Comments.pdf

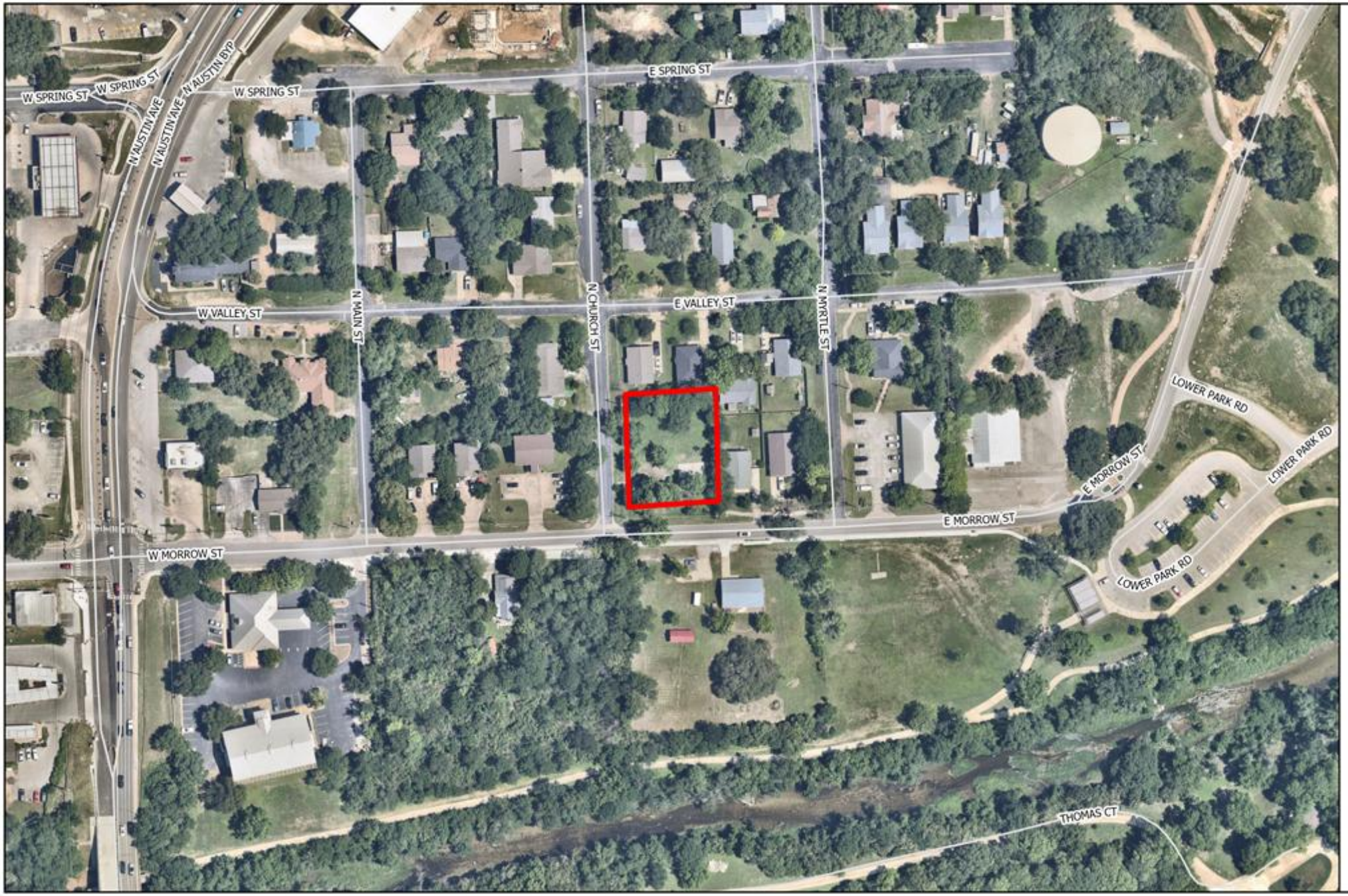
601 N. Church Street
2026-10-REZ

11.17.2026 | Planning & Zoning Commission

Item Under Consideration

2026-10-REZ

- Public hearing and possible action on a request for a Zonin Map Amendment to rezone 0.385 Acres of Lot 5 and portions of Lot 6, Lot 3, and Lot 4, of Block 9, North Georgetown Addition, from the Residential Single-Family (RS) zoning district to the **Residential Mix (RM) zoning district**, for the property generally located at 601 N. Church Street, Georgetown, TX 78626 (2026-10-REZ). Sofia Wagner, Planning Manager



GEORGETOWN
TEXAS
more than welcome

Aerial

2026-10-REZ

Site

N

0 100 200
Feet

Site Photos






GEORGETOWN
TEXAS
more than welcome
Zoning
2026-10-REZ
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
SPO Overlay
Gateway Overlay
Parcels
Zoning
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
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W SPRING ST
E SPRING ST
N AUSTIN BYP
W VALLEY ST
E VALLEY ST
N MAIN ST
N CHURCH ST
N MYRTLE ST
N AUSTIN AVE
W MORROW ST
E MORROW ST
LOWER PARK RD
THOMAS CT
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W MORROW ST
THOMAS CT
GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
2026-10-REZ
Exhibit #2
Site
Parcels
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation
Regional Center
Rural Residential
Special Area
Thoroughfare
Existing Freeway
Existing Major Arterial
Existing Minor Arterial
Existing Collector
Proposed Freeway
Proposed Major Arterial
Proposed Minor Arterial
Proposed Collector
Proposed Rail
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Medium Density Mixed Housing

- Encourages middle housing compatible with traditional single-family dwellings.
- Acceptable uses include small-lot single-family units, duplexes, cottage courts, townhomes, and multiplex units.

- **DUA:** Up to 8
- **Target Ratio:**
  - 90% residential
  - 10% nonresidential
- **Primary Use:** Medium density residential
- **Secondary Uses:** Limited neighborhood-serving retail, office, institutional, and civic uses

Current - Residential Single-Family (RS)

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

Dimensional Standards

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

Proposed – Residential Mix (RM)

- Assortment of residential densities, housing types, and associated uses and services compatible with surrounding neighborhoods
- Incrementally more intense than the RS District
- Include housing types such as dense single-family residential, two-family residential, duplexes, single-family attached and townhouses
- Serve as transition from residential areas to nonresidential uses

Dimensional Standards

- Min. lot width = 45’
- Max building height = 35’
- Front/primary street setback= 15’
- Corner side/secondary street setback = 15’
- Side setback= 5’
- Rear setback= 10’

Approval Criteria – UDC Section 3.07.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is consistent with the density, primary and secondary uses, and target ratios outlined for Future Land Use Plan District.	X		
Criteria for Rezoning	**Complies**	**Partially Complies**	**Does Not Comply**
The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans	X		

Approval Criteria – UDC Section 3.07.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change will maintain or advance the public health, safety, orderly growth, or general welfare, such as facilitating the adequate provision of transportation, water, sewers, schools, and parks	X		

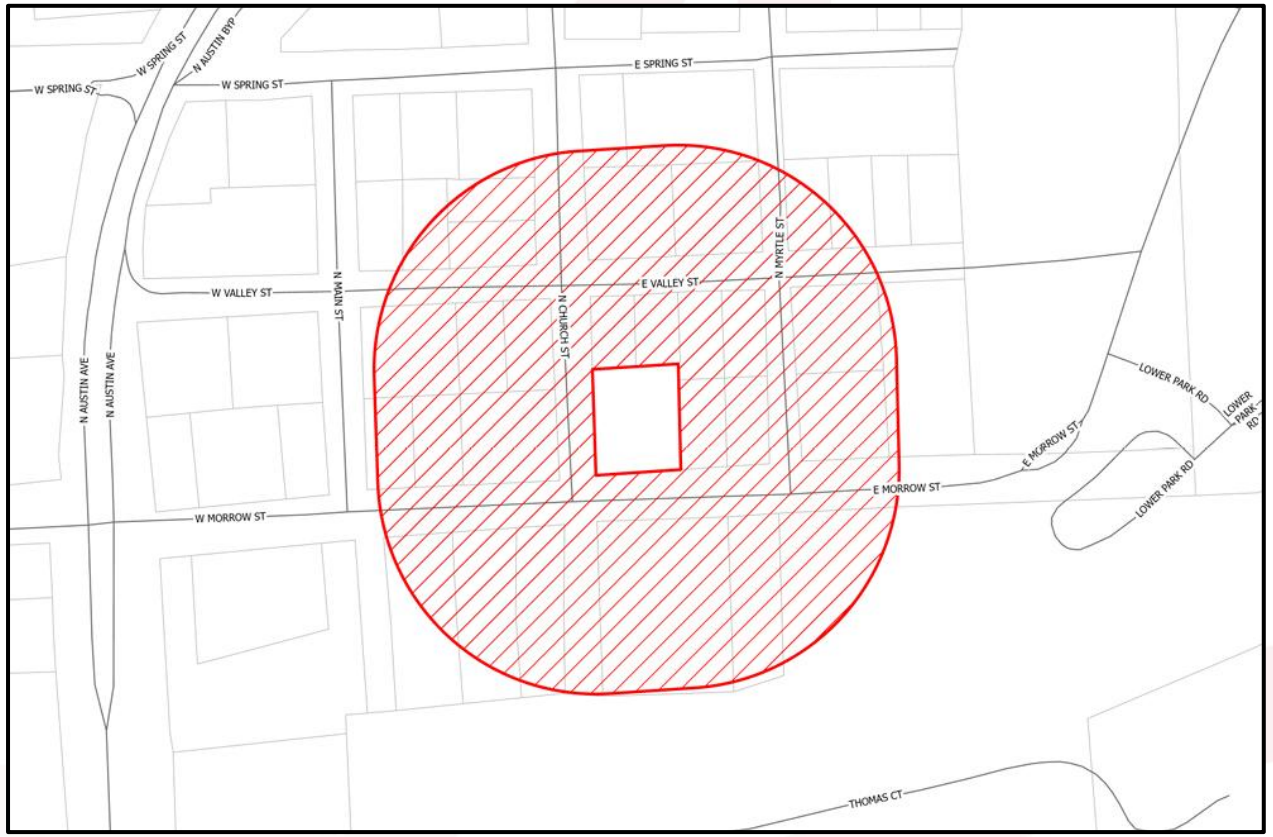
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses and with the character of the surrounding properties	X		

Approval Criteria – UDC Section 3.07.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The subject property has sufficient size, shape, and topography to accommodate for uses and development standards permitted by the proposed amendment	X		
Criteria for Rezoning	**Complies**	**Partially Complies**	**Does Not Comply**
The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan	X		

Public Notifications

- 34 property owners within the 300’ buffer
- Notice in Sun News on 11/1
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 1 written comment OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.385 Acres of Lot 5 and portions of Lot 6, Lot 3, and Lot 4, of Block 9, North Georgetown Addition, from the Residential Single-Family (RS) zoning district to the Residential Mix (RM) zoning district, for the property generally located at 601 N. Church Street, Georgetown, TX 78626 (2026-10-REZ). Sofia Wagner, Planning Manager
- Per UDC Section 3.07.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.

Planning Department Staff Report

Report Date: 10/13/2026

Case Number: 2026-10-REZ

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.385 acres of Lot 5 and portions of Lot 6 (PT), Lot 3 (S/PT), and Lot 4 (S/PT) of Block 9, North Georgetown Addition, from the Residential Single-Family (RS) zoning district to the Residential Mix (RM) zoning district, for the property generally located at 601 N. Church Street (2026-10-REZ) -- Sofia Wagner, Planning Manager

AGENDA ITEM DETAILS

Project Name: 601 N. Church St. Rezoning

Applicant: HD Brown Consulting LLC c/o Amanda Brown

Property Owner: Ken Schiller & Associates Inc.

Property Address: 601 N. Church St.

Legal Description: 0.385 acres of Lot 5, and portions of Lot 6 (PT), Lot 3 (S/PT) and Lot 4 (S/PT) of Block 9, North Georgetown Addition

Current Zoning: Residential Single Family

Current Use: Vacant lot

APPLICANT'S REQUEST

The applicant is requesting a rezoning of approximately 0.385 acres located at 601 N. Church Street from the Residential Single-Family (RS) zoning district to the Residential Mix (RM) zoning district. The purpose of this rezoning request is to allow for three single-family detached homes. The property is currently a vacant lot.

RECOMMENDATION

Staff recommends approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located at the northeast corner of N. Church Street and E. Morrow Street, within an established residential neighborhood. The surrounding area is characterized predominantly by residential uses, consisting of single-family homes to the north, south, and east. A multifamily residential building is located immediately to the west of the subject property.

Zoning Trends:

The subject property is currently zoned Residential Single-Family (RS), with residential zoning districts located to the north, south, and east. The property located immediately to the west is zoned General

Commercial (C-3) and developed with multifamily residential uses. The requested Residential Mix (RM) zoning is consistent with the Future Land Use Map designation of Medium Density Mixed Housing, set by the Williams Drive Gateway Plan within the 2030 Comprehensive Plan, which supports a variety of residential housing types in a predominantly residential neighborhood.

Present Property Description:
The subject property consists of approximately 0.385 acres, located at the northeast corner of N. Church Street and E. Morrow Street. The property is currently a vacant lot.

STAFF ANALYSIS

Technical Review:

The subject property has an existing Future Land Use designation of Medium Density Mixed Housing. The Medium Density Mixed Housing designation encourages middle housing compatible with traditional single-family dwellings, such as small-lot single family units, duplexes, cottage courts, townhomes, and multiplex units. The requested Residential Mix (RM) zoning district is consistent with the Future Land Use designation and would allow for the development of three detached single-family homes. The proposed development provides additional residential opportunities while maintaining compatibility with the existing residential character of the surrounding neighborhood. Additionally, the request aligns with both land use policies #1 and #2 which encourage a balanced mix of residential uses as well as promote more compact developments with smaller residential lots.

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

Staff reviewed the proposed rezoning request and found it complies with the criteria established in UDC Section 3.07.030 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 initial zoning request (34 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 1, 2026) and signs were posted on-site. To date, staff has received 0 written comment in favor, and 1 in opposition to the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the Public Facility Zoning District
Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis
Exhibit 7 – Public Comments

SUBMITTED BY

Sofia Wagner, Planning Manager



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more than welcome

Location

2026-10-REZ

Exhibit #1

Site
Parcels

N

0 100 200 Feet



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Future Land Use/ Future Mobility Plan

2026-10-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

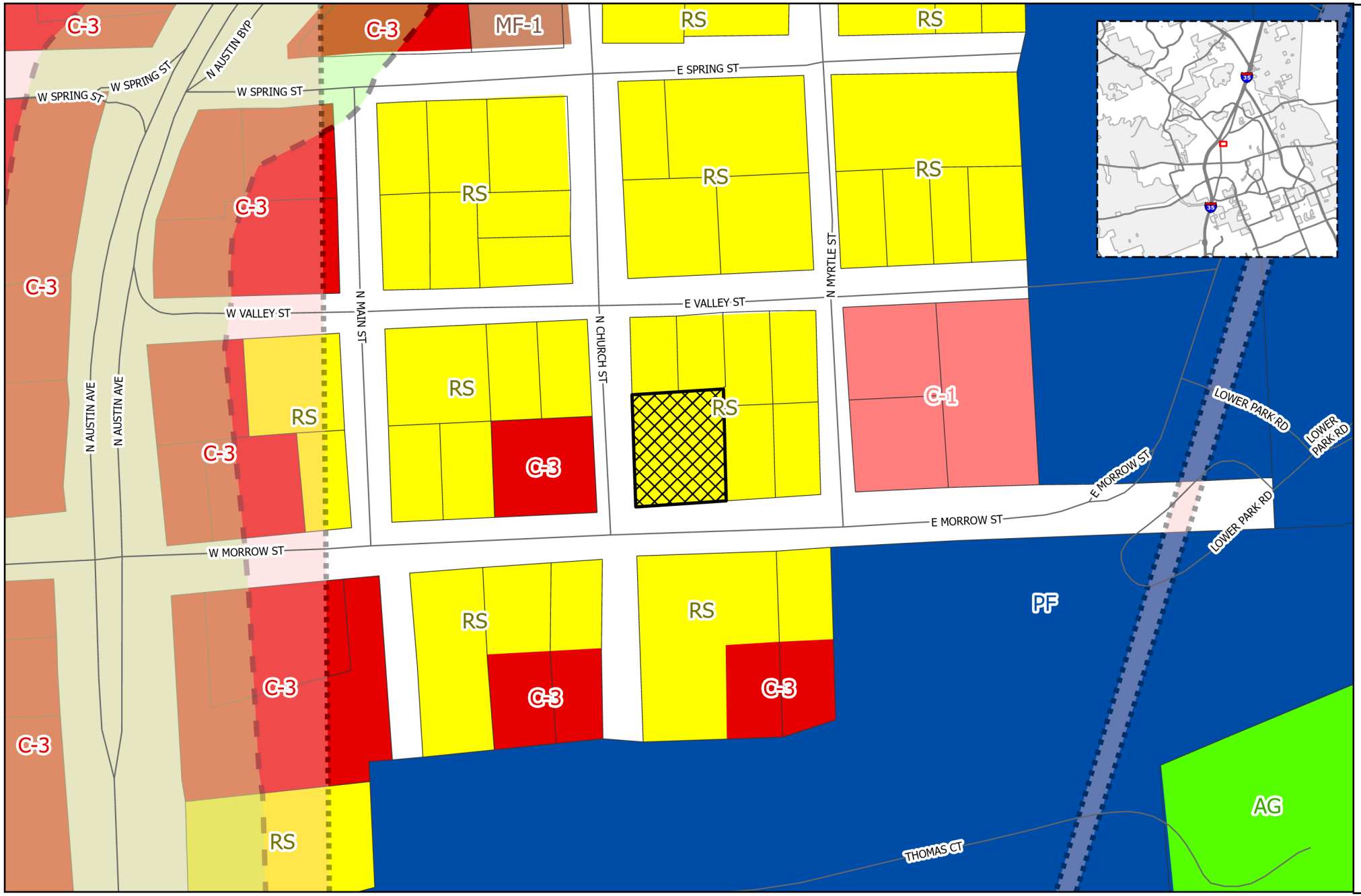
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

N

0 100 200 Feet



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more than welcome

Zoning

2026-10-REZ

Exhibit #3

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

Zoning

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

0 100 200 Feet

N

RM Residential Mix

Residential Uses	Sec. 6.02.010
Permitted by Right	Single-Family Attached, Single-Family Detached, Townhouse, Two-Family, Group Home (6 Residents or Less)
Permitted with Limitations	Accessory Dwelling Unit, Home-Based Business,
Special Use Permit Required	Halfway House, Hospice Facility

Civic Uses	Sec. 6.02.020
Permitted with Limitations	Day Care (Residential Home), School (Elementary), Religious Assembly Facilities, Religious Assembly Facilities with Columbaria, Golf Course, Nature Preserve or Community Garden, Neighborhood Amenity, Activity or Recreation Center, Public Park (Neighborhood)
Special Use Permit Required	Day Care (Group), School (Middle), Aviation Center (Youth or Senior), Emergency Services Station

Transportation & Utility Uses	Sec. 6.02.030
Permitted by Right	Utility Services (Minor)
Permitted with Limitations	Utility Service (Immediate), Wireless Transmission Facility (40' or less)
Special Use Permit Required	

Commercial Uses	Sec. 6.02.040
Special Use Permit Required	Bed and Breakfast, Bed and Breakfast with Events

Agricultural Uses	Sec. 6.02.060
Permitted with Limitations	Agricultural Operation

Temporary Uses	Sec. 6.02.070
Permitted with Limitations	Seasonal Product Sales, Transient Mobile or Outdoor Food Vendor, Business Offices (Temporary), Concrete Products (Temporary), Construction Field Office, Construction Staging (Off-site), Parking Lot (Temporary), Portable Classrooms, Residential Sales Offices/Model Homes, All Other Uses Determined by Director

7.02.060. RM Residential Mix District

The RM Residential Mix District provides for an assortment of residential densities, housing types, and associated uses and services compatible with surrounding neighborhoods, incrementally more intense than the RS District. This District may include housing types such as dense single-family residential, two-family residential, duplexes, single-family attached and townhouses. This District is appropriate in areas of 20 acres or less for infill development in urban areas as well as a transition from residential areas to nonresidential uses such as commercial retail, offices, and non-industrial commercial uses. Development should feature elements that support access from those residents to nearby commercial retail and offices by walking or bicycling. A key difference between the RM District and RS District is the accessing of service elements of the residential use like parking via alleys, and increased use of gridded street patterns. The RM District should be protected from incompatible non-residential uses, such as large-scale commercial retail, office parks, manufacturing, and warehousing.

A. Lot and Dimensional Standards

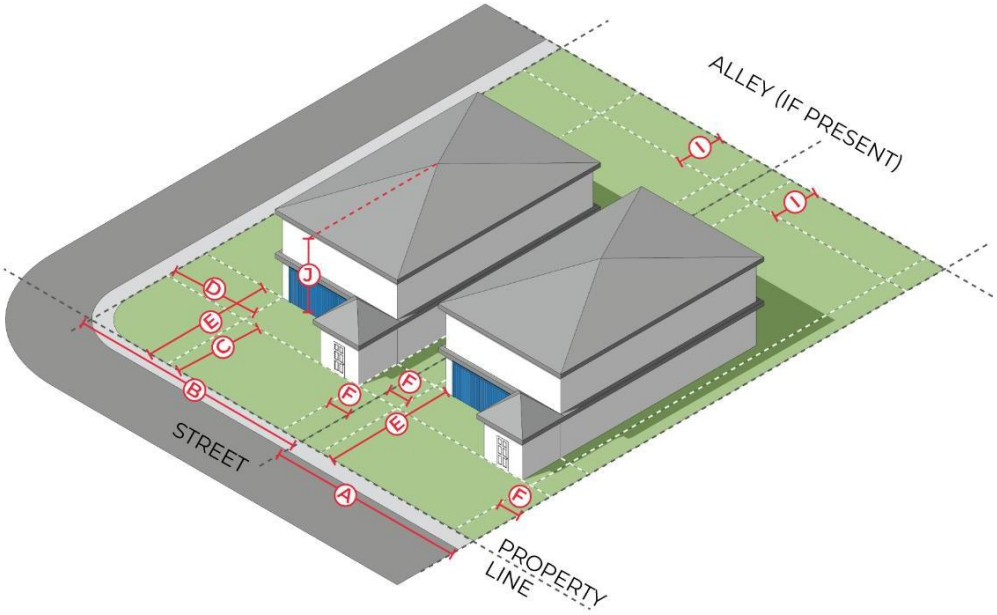
	Lot Type	**Single-Family, Detached**		**Single-Family, Attached**		**Two-Family, Duplex**		**Townhouse**	
	Garage/Parking Access	**Front**	**Alley**	**Front**	**Alley**	**Front**	**Alley**	**Front**	**Alley**
	Lot size, minimum square feet	4,400	4,000	2,700	2,200	6,000	5,000	1,500	1,300
A	Lot width, minimum feet[1]	45	35	30	25	55	50	22	18
B	Corner/end lot width, minimum feet[2]	50	40	35	30	65	60	32	28
C	Front/primary street setback, minimum feet	15	15	15	15	15	15	15	10
D	Corner side/secondary street setback, minimum feet	15	15	15	15	15	15	15	10
E	Street-facing garage setback, minimum feet[3]	20	N/A	30	N/A	20	N/A	20	N/A
F	Side setback, minimum feet	5	5	N/A	N/A	5	5	N/A	N/A
G	Shared/Passive wall side setback, minimum feet	N/A	N/A	0	0	N/A	N/A	0	0
H	Non-shared/Active wall side setback, minimum feet	N/A	N/A	5	5	N/A	N/A	5	5
I	Rear setback, minimum feet	10	10	10	10	10	10	10	10
J	Building height, maximum feet	35	35	35	35	35	35	35	35
	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**.

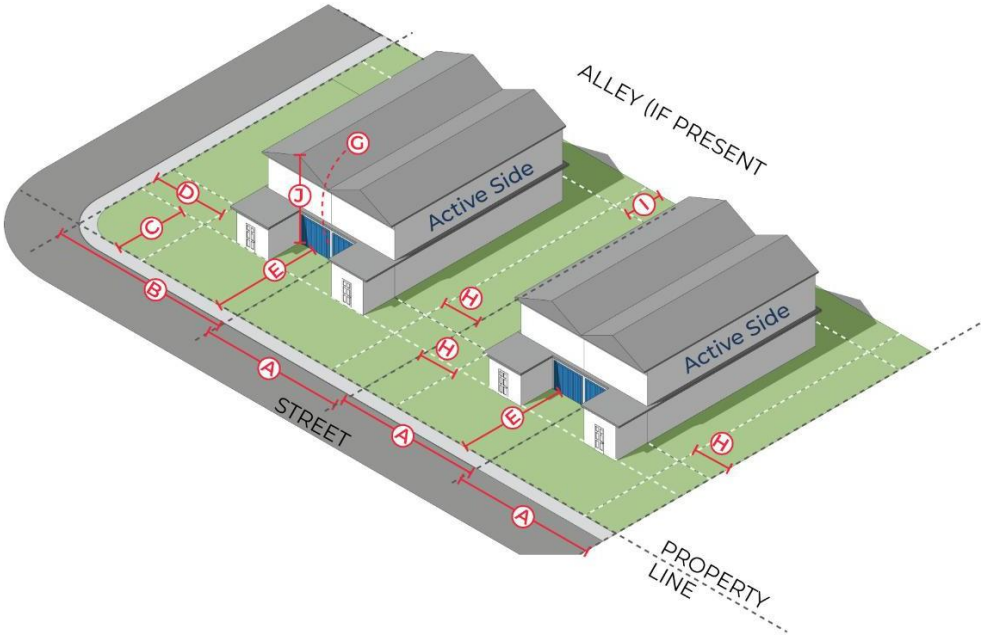
[2] The spacing of driveways from intersections is subject to the driveway spacing requirements in **Section 14.08**.

[3] Existing Platted Lots and new lots in the Old Town Overlay may use a 25-foot garage setback.

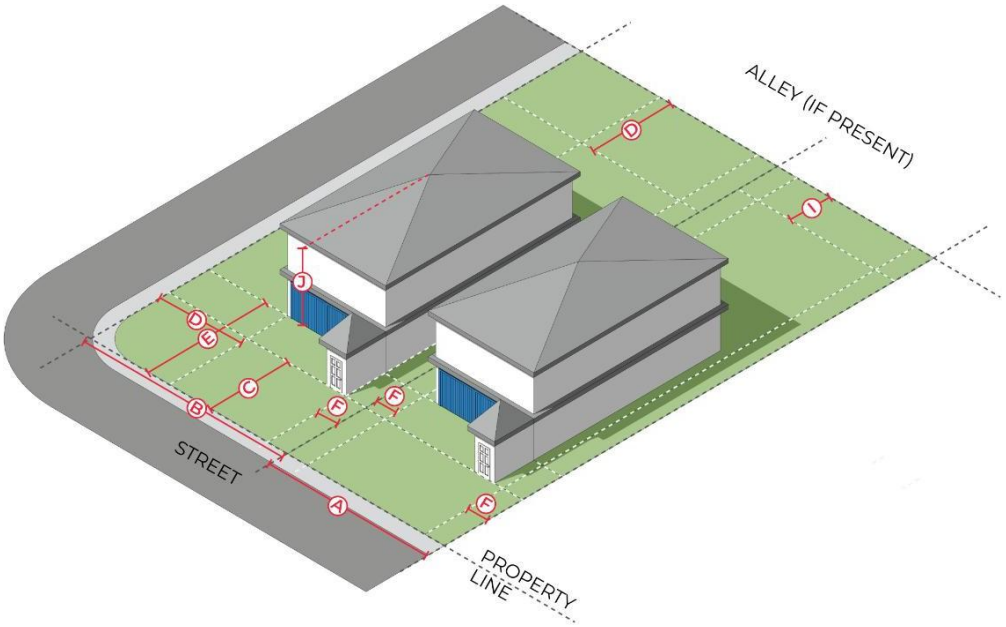
Single-Family, Detached Dimensional Graphic



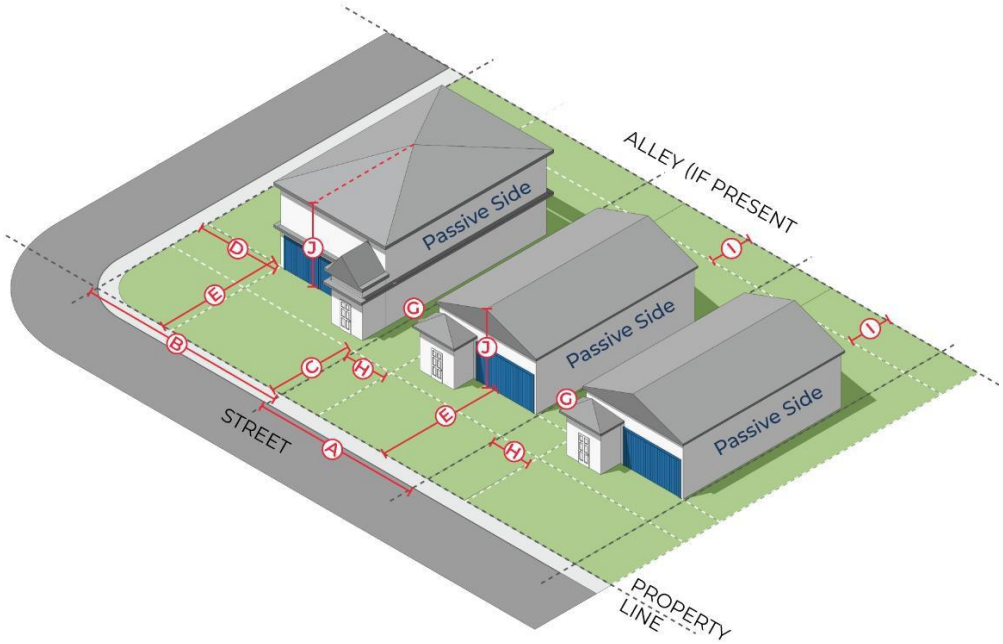
Single-Family, Attached Dimensional Graphic



Two-Family, Duplex Dimensional Graphic



Single-Family, Zero-Lot-Line



B. Diversity Required

Acreage	Minimum Lot Types
Less than 5	1
5-10	2
More than 10	3

C. Residential Design Standards

The design standards below apply to all dwellings in the RM District in addition to all site design standards in **Section 7.05**.

1. Similarity Restrictions
   a. All development shall meet the similarity restrictions provided in **Section 7.02.050.B.1.**
2. Single-Family, Attached

   A single-family, attached dwelling is allowed using the lot and design standards of the RM District, in addition to the following criteria:

   a. Both dwellings shall be situated on separate legal lots;
   b. Single-family, attached dwellings are not allowed in the Old Town Overlay District.
   c. Townhouse development shall comply with the building materials requirement in Section **8.04.040** and contain variation through articulation of the front façade, using at least one of the following:
      (i) A garage that is set back at least 4 feet from the front façade;
      (ii) A covered, open-walled porch of at least 6 feet in depth extends at least 50% of the width of the front façade;
      (iii) Other articulation of the front façade at least 4 feet in depth that extends at least 50% of the width of the front façade;
      (iv) One or more bay windows;
      (v) One or more water collection devices or methods approved in this UDC;
      (vi) One or more open, box, or hipped gables;
      (vii) Two or more columns measuring at least the full plate height of the ground floor, unless situated upon a knee wall or architectural base or pedestal, and being fully boxed, turned, or utilizing a similar method. Columns shall measure at least 3 inches in average width from the column center;
      (viii) Tree preservation, landscaping provided at time of construction, or some combination of each, is at least double the minimum requirements found in **Chapter 9**;
      (ix) No more than one façade material is the same as a neighboring dwelling with regard to composition, color, finish, or pattern. Where a material is provided that is the same as a neighboring dwelling, it shall cover no more than 10% of the façade for the remaining differentiated materials to achieve credit. Materials that are exempt from this requirement include roofing materials, windows and window trim, doors, eave and facia board;
      (x) One or more awnings;

(xi) One or more arches spanning at least 25% of the façade width either individually or collectively, and having an offset of at least 5% of the arch width from both tangents;

(xii) The garage is set back a minimum of 4 feet from the front façade;

(xiii) A covered, open-walled porch at least 6 feet in depth extends a minimum of 33% of the width of the front façade; or

(xiv) Other articulation of the façade at least 4 feet in depth extends at least 33% of the width of the front façade.

d. The Planning Director may approve other methods as alternatives to those listed in **Section 7.02.060.C.2.c** on a case by case basis if the Director determines that an alternative method will achieve a similar level of quality.

3. Single-Family, Zero-Lot-Line

A single-family, zero-lot-line dwelling is allowed using the lot and design standards of the RM District, in addition to the following criteria:

a. The zero-lot-line shall not be the lot line adjacent to:

(i) A lot not containing or planned for zero-lot-line dwellings;

(ii) A highway frontage road; or

(iii) A garage or carport taking access from a side street.

b. The eaves on the side of a house with no side setback may project no more than 18 inches over the adjacent property line and a perpetual easement or deed restriction for the eave projection is recorded for the lot where the projection occurs.

c. No structure extends into a public easement.

d. Any rain gutters are positioned to drain only onto the lot of the house to which they are attached.

e. A recorded easement or deed restriction is provided to allow for maintenance or repair when the eaves or side wall of the house are within 4 feet of the adjacent property line. The easement or deed restriction on the adjacent property must provide at least 5 feet of unobstructed space between the furthermost projection of the structure(s) and the edge of the easement.

f. No windows or other openings on the side of the structure on or within 3 feet of the lot line with no setback are allowed, except for windows that do not allow or restrict visibility of the adjacent lot, such as clerestory or translucent windows.

4. Private Open Space

a. For townhouse development, each townhouse dwelling unit shall be provided with a private yard or open space of not less than 150 square feet, which shall be immediately accessible and functional to the dwelling that it serves. Such open space may be at the front, rear or side of the dwelling unit and shall be in addition to the required setbacks or common recreation area requirements.

b. As an alternative to **Subsection a** above, the Planning Director may approve a plan or subdivision with equivalent private open space in a common area lot, provided the open space is platted with and accessible to all units in the same development that are not provided with a private yard or open space as described in **Subsection a** above.

5. Common Amenity Area

a. Common amenity areas are required for townhouse development and Cottage Courts in accordance with **Section 7.05.020**.

b. In no case shall the primary egress door of any unit be further than 750 feet from an amenity.

6. Tree Preservation for Triplex and Quadplex Development

Tree Preservation for Triplex and Quadplex developments shall be applicable consistent with multifamily development (non-residential) under **Chapter 10**.

D. Cottage Court Alternative Development Standards

1. Purpose and Intent

The purpose and intent of this section is to establish standards for small-scale residential developments arranged around a shared courtyard. These standards are intended to:

a. Encourage diverse housing options and compact development patterns that provide usable communal open space;

b. Ensure compatibility with surrounding neighborhoods; and

c. Provide clear access, fire safety and utility provisions for shared residential environments.

2. Applicability

a. A Cottage Court Development is permitted in the RM and MF-1 Zoning Districts.

b. A Cottage Court Development is permitted in the RS Zoning District by Specific Use Permit (SUP).

3. General Requirements

a. A Cottage Court Development must:

(i) Be platted as a unified development including all lots, reserves, easements and access drives;

(ii) Not have any portion of site more than 150 feet from a public street, unless dwellings are equipped with fire sprinklers, in which case the depth may be increased to 200 feet.

b. All public utilities must be located within the public right-of-way. Private utility lines may extend from taps to individual lots.

c. Common areas and courtyards must:

(i) Be designated as common space on the plat, as a separate lot;

(ii) Be owned and maintained through a recorded agreement among all lot owners; and

(iii) Not be replatted for other uses.

d. The table below replaces the table in **Subsection A** above.

RM District Cottage Court Standards		
Development Site and Courtyard Standards		
Graphic Key	**Standard**	**Measures**
A	Development site width on public street, minimum	150
	Development size, minimum square feet	22,000
	Dwelling units per site, minimum	4

RM District Cottage Court Standards							
	Dwelling units per site, maximum	12					
B	Courtyard lot width, minimum feet	30					
	Courtyard lot area, minimum square feet	3,000+600 per dwelling beyond 5 dwellings within development site					
Individual Lot Standards							
Graphic Key	**Standard**	**Measures**					
	Lot Type	**Single Family, Detached**	**Single-Family, Zero-Lot-Line**	**Single-Family, Attached**	**Two-Family, Duplex**	**Triplex and Quadplex**	
	Lot size, minimum square feet	1,500	1,500	1,500	3,000	6,000	
	Dwellings per structure, maximum	1	1	1	1	4	
	Connected structures in a row, maximum	1	1	1	1	N/A	
	Structures on a lot containing primary residential units, maximum	1	1	1	1	1	
C	Lot width, minimum feet[1]	30	30	30	30	30	
D	Primary and secondary street setback, minimum feet	15	15	15	15	15	
E	Internal courtyard setback, minimum feet	0	0	0	0	0	
F	Internal courtyard setback, maximum feet	10	10	10	10	10	
G	Internal side setbacks between residential lots, minimum feet[6]	5	5	N/A	N/A	N/A	
H	Shared/Passive wall internal side setbacks between residential lots, minimum feet[4]	N/A	N/A	0	0	0	
I	Non-shared/Active wall internal side setback between residential lots, minimum feet[6]	N/A	N/A	10	10	5	

RM District Cottage Court Standards							
J	Rear setback, minimum feet[6]	5	5	5	5	5	
K	Building height, maximum feet	35	35	35	35	35	
	Maximum impervious cover[5]	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**, and sufficient to support the primary and secondary street setbacks. Width shall be measured along the lot frontage with the courtyard. For lots fronting both the primary street and the courtyard, the lot width can be measured along the primary street provided that the minimum width adjacent to the courtyard shall be at least 10 feet.

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

[3] Existing Platted Lots and new lots in the Old Town Overlay may use a 25-foot garage setback.

[4] Shared/passive walls are prohibited from facing courtyard or street.

[5] Maximum impervious cover shall be calculated for the entire site. See **Section 13.02**.

[6] Building separation of 10 feet shall be maintained.

4. Design Requirements
    a. The courtyard must include a mix of pervious and impervious surfaces and may contain patios, seating, landscaping, lighting and pedestrian walkways.
    b. Courtyards shall not be parked or driven upon, except for emergency access.
    c. Fences adjacent to the main courtyard must not exceed 4 feet in height and must be at least 50% transparent. Chain link fences are prohibited. Each dwelling fronting the courtyard must provide pedestrian access to the shared space.
5. Parking Standards
    a. Parking must comply with **Chapter 11**, except as modified below:
        (i) Units under 1,000 square feet require 1.5 parking spaces per unit; and
        (ii) One additional guest parking space is required for every six dwelling units, or fraction thereof within a Cottage Court Development
    b. Parking may be consolidated in one or more locations to the side or rear of the site, as a separate lot or accomplished via shared access and maintenance easements.
    c. Parking shall not be located between a street or courtyard and the building fronting the subject street or courtyard and shall also be set back a minimum of 30 feet from such street or courtyard.
    d. Parking shall be connected to each dwelling by a minimum 4-foot-wide accessible walkway, placed in a shared pedestrian access easement as needed.
6. Alley-Loaded Cottage Court Development
    a. The lot, setback and dimensional standards of the Base Zoning District apply unless modified herein.
    b. The courtyard must have a minimum width of 25 feet.

c. The maximum block length between public streets is 300 feet unless alleys are constructed to meet fire access requirements.

d. Alleys must provide a minimum 26-foot clear width or 20 feet with an additional 6 feet of clearance at fire hydrants. Hydrants must be spaced such that every dwelling is within 150 feet of a hydrant.

e. All vehicular access must be provided from alleys meeting these standards.

7. Access and Easements

a. Recorded access easements must provide vehicular and pedestrian access for all lots within the development.

b. Easements must specify responsibilities for maintenance, utilities, and access in perpetuity.

H D | B R O W N

August 25, 2026

Edgar Garcia
Planning Director
City of Georgetown Planning Department
809 Martin Luther King Jr Street
Georgetown, TX 78626

RE: Request for Zoning Map Amendment; approximately 0.39 acres located at 601 N Church Street (WCAD Parcel R043524 (the "Property"))

Dear Mr. Garcia,

As representative of the owner of the above stated Property, we respectfully submit the attached application for a Zoning Map Amendment on the Property.

The request is for the zoning designation of Residential Mix (RM). The purpose of the rezoning is to allow for three (3) single family detached homes consistent with the Mixed Density Mixed Housing designation in the Future Land Use Map in the Williams Drive Gateway Plan.

The Property is approximately 0.39 acres and is currently zoned Residential Single-Family (RS). The property is located entirely within the City of Georgetown's jurisdiction and is not subject to any overlay districts. The property is located at the corner of N Church Street and E Morrow Street.

Although the City's recently adopted 2026 Unified Development Code will not become effective until November 1, 2026, this request has been prepared in accordance with the new code and its zoning framework in anticipation for the new UDC to come in effect on November 1, 2026.

Accordingly, this request meets the approval criteria for a Zoning Map Amendment outlined in Section 3.07.030 of the 2026 Unified Development Code, as demonstrated below.

A. The zoning change is consistent with the density, primary and secondary uses, and target ratios outlined for Future Land Use Plan District;

The Property is designated Mixed Density Mixed Housing on the Williams Drive Subarea Future Land Use Plan. This designation encourages "middle housing" that is compatible with traditional single-family neighborhoods and supports residential development at densities of up to eight (8) dwelling units per acre. The designation identifies "medium density residential" as its primary use, with the target land use ratio of 90% residential and identifies small-lot single family units as an acceptable use within this designation.

214-695-9219 | AMANDA.BROWN@HDBROWNCONSULTING.COM HDBROWNCONSULTING.COM

B. The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans.

The Property is designated Mixed Density Mixed Housing on the applicable Williams Drive Gateway Plan. The proposed Residential Mix (RM) zoning is consistent with this designation by supporting housing diversity, efficient land use, and infill development while maintaining compatibility with the surrounding neighborhood.

Per Georgetown's latest Unified Development Code (2026), Section 7.02.060, the RM District is intended to provide an assortment of residential densities and housing types on property smaller than 20 acres.

C. The zoning will maintain or advance the public health, safety, orderly growth, or general welfare, such as facilitating the adequate provision of transportation, water, sewers, schools, and parks.

The proposal promotes efficient land use patterns and supports the general health, safety, and welfare of the City's residents by providing a modest increase in residential density in a location with access to existing transportation networks, public services and community amenities, including the San Gabriel River Trail, restaurants and other small businesses.

The proposed Zoning Map Amendment facilitates orderly growth through the development of an infill property within an established neighborhood served by existing public infrastructure, including roadway access and utility services. The Property has access to an 8-inch water main along N Church Street, a 12-inch water main and an 8-inch wastewater main along E Morrow Street.

D. The zoning change is compatible with the present zoning and conforming uses and with the character of the surrounding properties.

The proposed Zoning Map Amendment is intended to complement the surrounding neighborhood by introducing compatible middle housing near existing multi-family and single-family housing. The existing Zoning Map shows General Commercial (C-3) to the west, and Single Family (RS) to the north, east, and south of the Property. Existing uses are multifamily residential to the west (101, 103, 107 E Morrow St), and single family residential to the north, east, and south.

Per Georgetown's 2026 Unified Development Code, Section 7.02.060, the RM District is specifically intended to serve as a transition between residential neighborhoods and nonresidential uses (e.g. commercial retail). Given its location adjacent to both residential and commercial properties, the Property is particularly well suited for this designation. The proposed zoning change introduces a modest increase in residential intensity while maintaining neighborhood compatibility and establishing a transition to nearby nonresidential development.

E. The subject property has sufficient size, shape, and topography to accommodate for uses and development standards permitted by the proposed amendment.

The Property contains approximately 0.39 acres and possesses sufficient size, shape, and access to accommodate development permitted within the RM District. The site has direct frontage on N Church Street and E Morrow Street and is served by existing public infrastructure and utilities. The property is suitable for residential development and can accommodate applicable development standards associated within the RM zoning designation, as outlined in UDC Section 7.02.060 and permitted uses as outlined in UDC Section 06.02.010.

F. The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan.

The proposed rezoning supports Georgetown's economic development objectives by encouraging efficient utilization of land and expanding housing opportunities. By facilitating infill residential development near employment, services and commercial areas, this request contributes to a balanced and sustainable growth pattern that supports Georgetown's long-term economic vitality and quality of place.

If there any questions or if additional information is needed regarding this application, please reach out at your convenience.

Sincerely,



Amanda Brown, President
HD Brown Consulting, LLC

Exhibit 6
UDC Approval Criteria Review

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The zoning change is consistent with the density, primary and secondary uses, and target ratios outlined for Future Land Use Plan District	**Complies**
The subject property has a future land use designation of Medium Density Mixed Housing. This designation supports a variety of residential housing types, including small lot single-family homes and other middle housing forms compatible with traditional single-family dwellings. The requested Residential Mix (RM) zoning district would allow the three detached single-family homes proposed by the applicant and is consistent with the residential character and housing variety contemplated by the Future Land Use Map designation.	
2. The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans	**Complies**
The proposed Residential Mix (RM) rezoning request is consistent with the Medium Density Mixed Housing Future Land Use Map designation and would allow for additional housing in an established residential area. Additionally, the request aligns with both land use policies #1 and #2 which encourage a balanced mix of residential uses as well as promote more compact developments with smaller residential lots.	

3. The zoning change will maintain or advance the public health, safety, orderly growth, or general welfare, such as facilitating the adequate provision of transportation, water, sewers, schools, and parks	**Complies**
The proposed rezoning will subject the property to develop with the applicable requirements for access, drainage, and utilities to ensure public health and safety are addressed.	
4. The zoning change is compatible with the present zoning and conforming uses and with the character of the surrounding properties	**Complies**
The subject property is located within an established residential neighborhood, with single-family homes to the north, south, and east. The property immediately to the west is zoned General Commercial (C-3) and is developed with a multifamily residential building. The proposed rezoning would allow a residential use that is compatible in character with the surrounding properties, providing a transition between the existing single-family homes and the multifamily development to the west.	
5. The subject property has sufficient size, shape, and topography to accommodate for uses and development standards permitted 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 with necessary utilities.	
6. The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan	**Complies**
The proposed amendment would allow additional residential development on currently vacant property and support the City's growth by adding housing opportunities.	

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address: Rezone / 601 N CHURCH ST

Project Case #: 2026-10-REZ P&Z Mtg Date: 11/17/2026 Case Manager: Sofia Wagner

Name of Respondent: Victoria Ann Magallan
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 202 E. Valley St Georgetown, Tx 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

Additional Comments:

I Object on the Zoning of the property behind me. Money does not define Community to Cram house's in a small Space for profit does not benefit the neighborhood. If this does pass I want a 10ft fence built and NO two Story buildings!

"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 17, 2026

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

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

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting zoning map amendment from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district. The applicant intends to use the property as a real estate office.
Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 5 of the 5 criteria established in UDC Section 3.06.030 for a Rezoning, as outlined in the attached Staff Report.
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 (28 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 1, 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:
2026-5-REZ Staff Presentation.pdf
2026-5-REZ Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and Development Standards of MU-DT.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis .pdf

1001 S. Church St. 2026-5-REZ

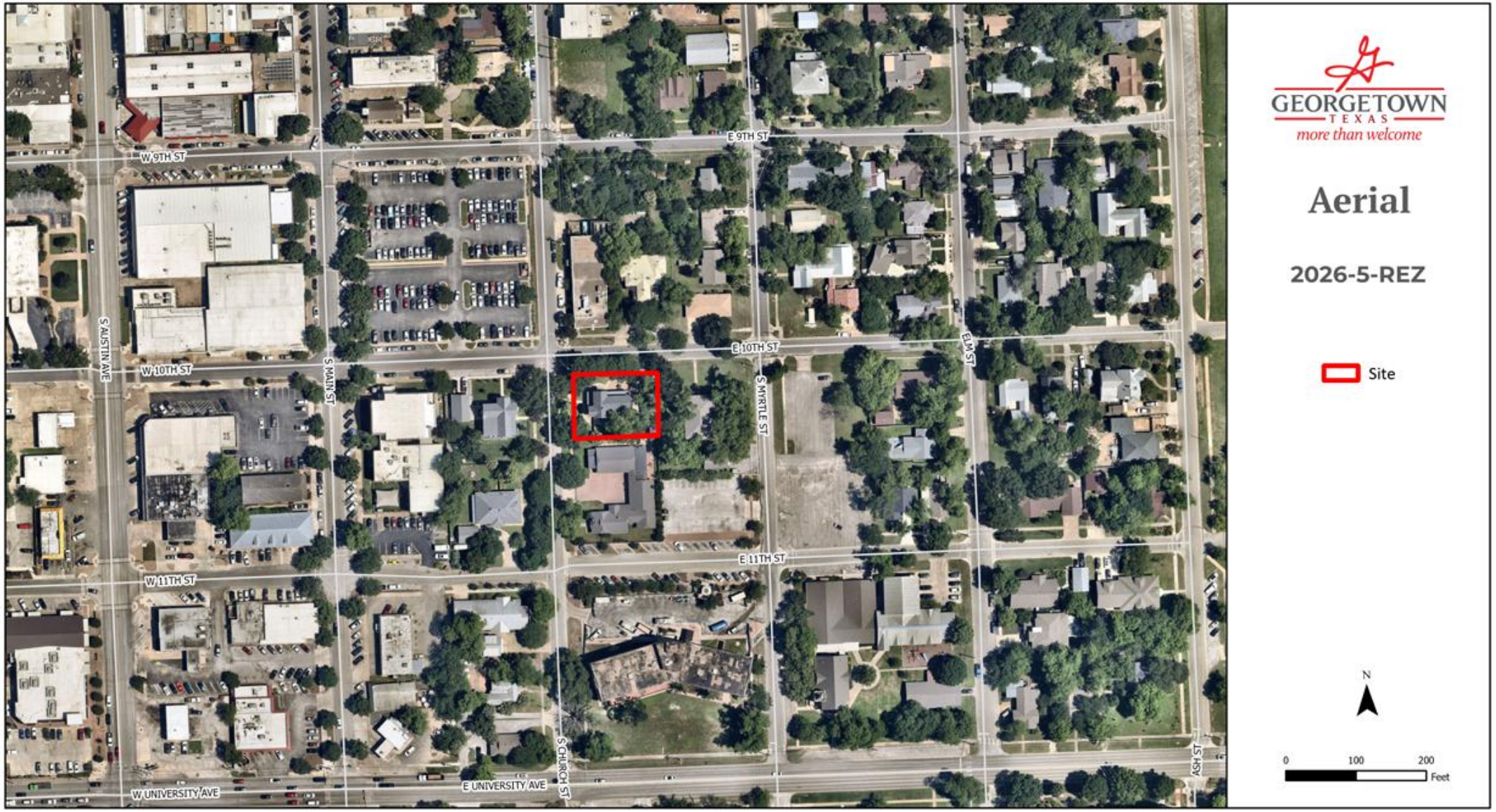
November 17, 2026 | Planning & Zoning Commission

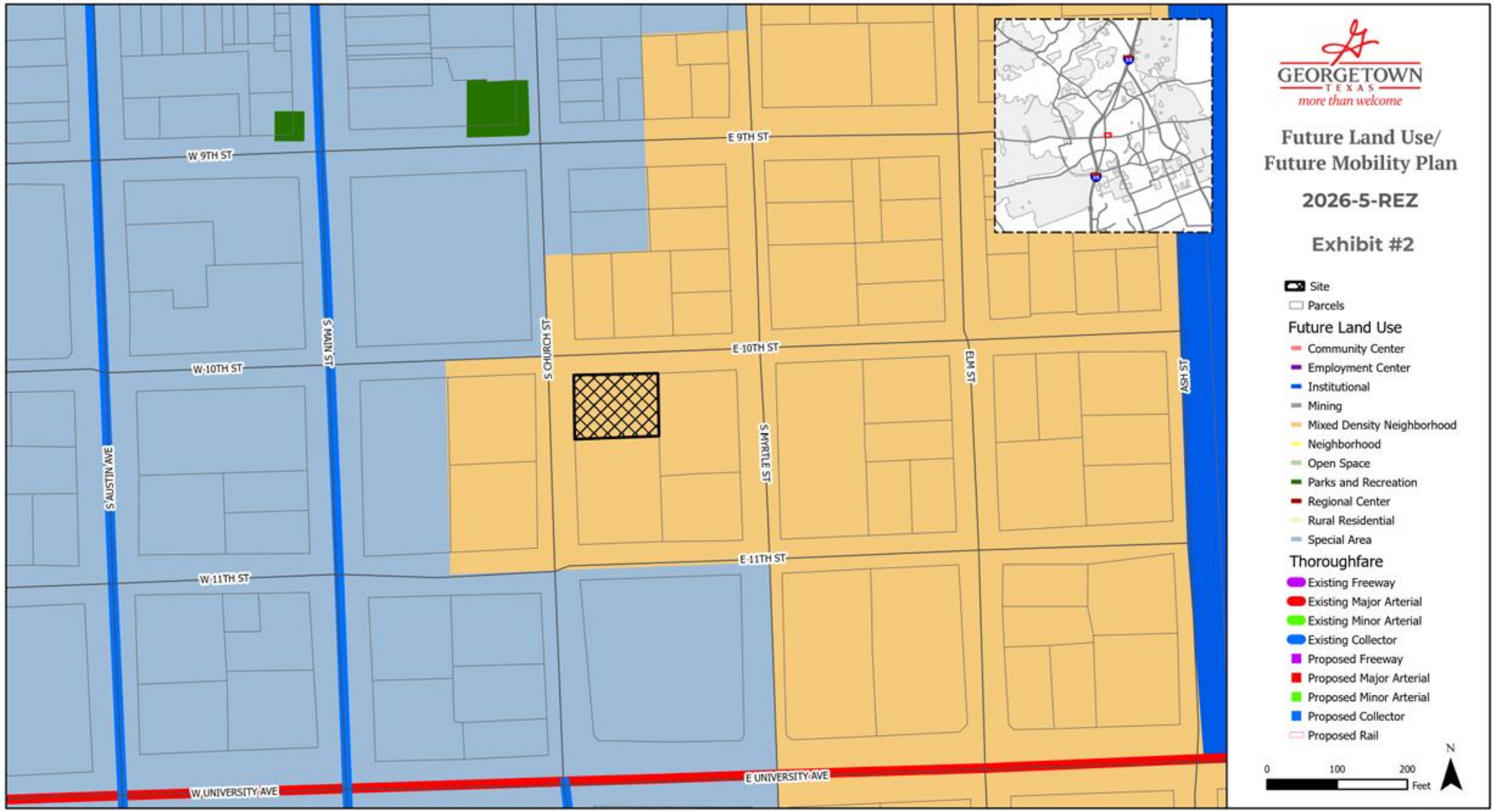
Item Under Consideration

2026-5-REZ

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


GEORGETOWN
TEXAS
more than welcome
Location
2026-5-REZ
Exhibit #1
Site
Parcels
N
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Feet
W 9TH ST
E 9TH ST
W 10TH ST
E 10TH ST
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S MYRTLE ST
ELM ST
ASH ST

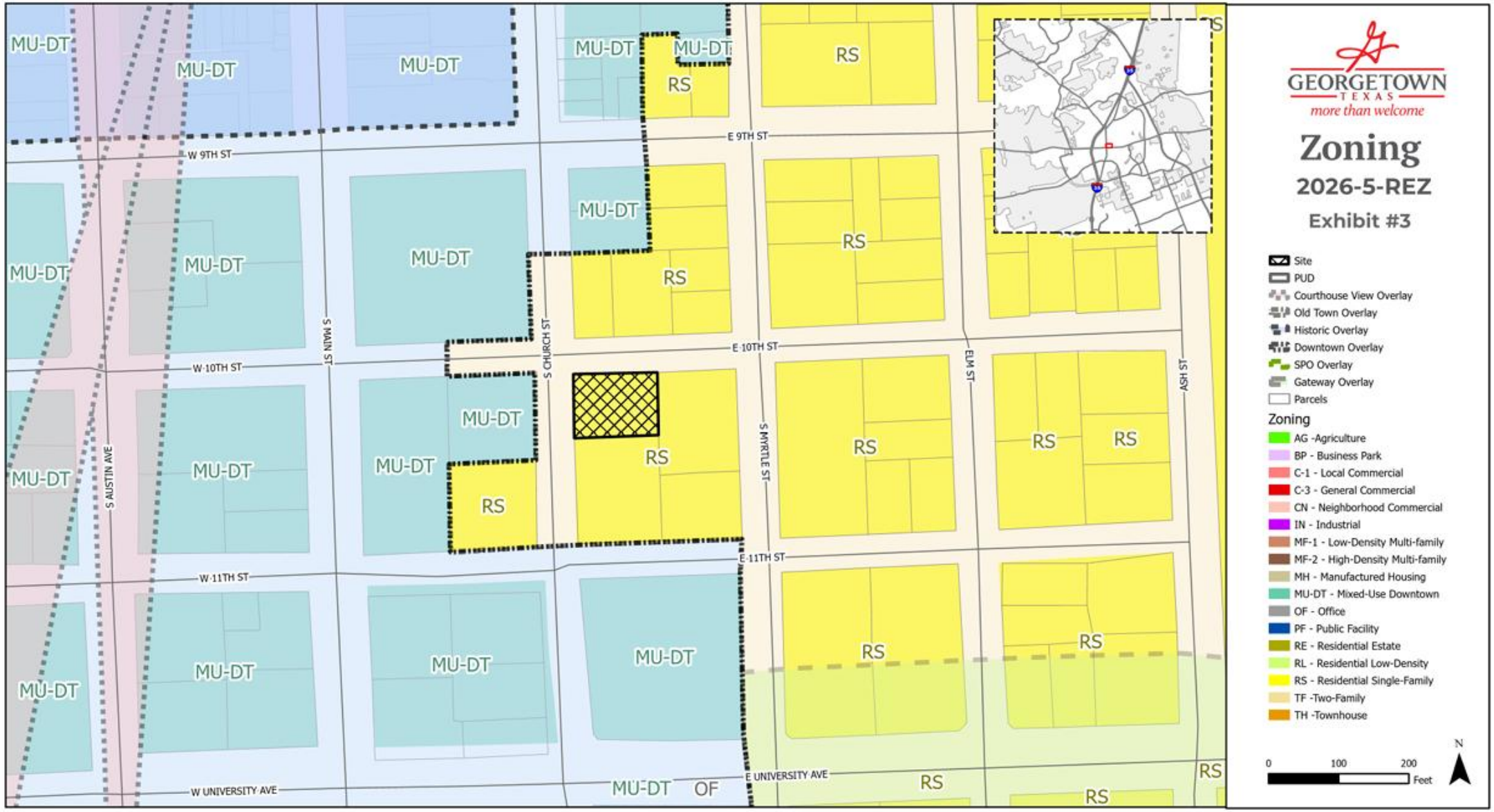

GEORGETOWN
TEXAS
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Aerial
2026-5-REZ
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ASH ST


GEORGETOWN
TEXAS
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Future Land Use/
Future Mobility Plan
2026-5-REZ
Exhibit #2
Site
Parcels
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation
Regional Center
Rural Residential
Special Area
Thoroughfare
Existing Freeway
Existing Major Arterial
Existing Minor Arterial
Existing Collector
Proposed Freeway
Proposed Major Arterial
Proposed Minor Arterial
Proposed Collector
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S AUSTIN AVE
S MAIN ST
S CHURCH ST
S MYRTLE ST
ELM ST
ASH ST

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


GEORGETOWN
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Zoning
2026-5-REZ
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
SPO Overlay
Gateway Overlay
Parcels
Zoning
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
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S CHURCH ST
S MYRTLE ST
ELM ST
ASH ST
MU-DT
RS
OF

Current – Residential Single-Family (RS)

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

Dimensional Standards

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

Proposed – Mixed Use Downtown (MU-DT)

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

Dimensional Standards

- Max building height = 40’
- Setbacks = 0’
- 10’ landscape buffer to residential zoning

Approval Criteria – UDC Section 3.06.030

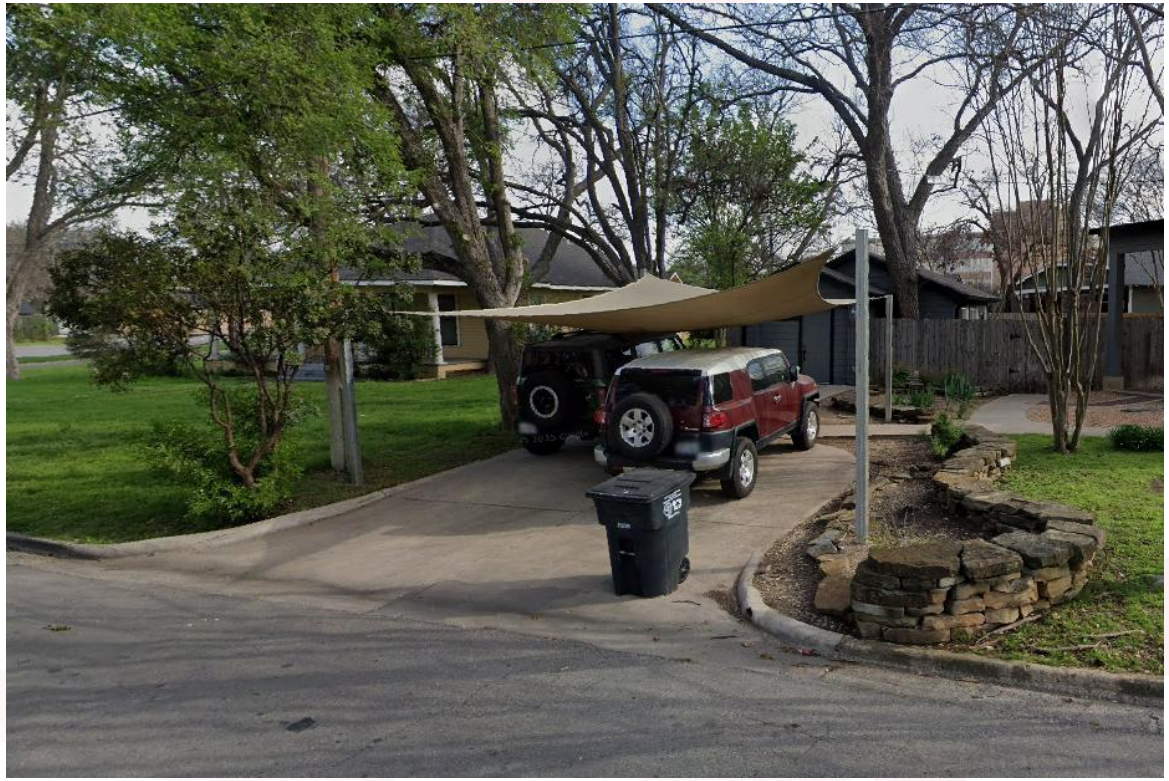
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning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

Approval Criteria – UDC Section 3.06.030

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

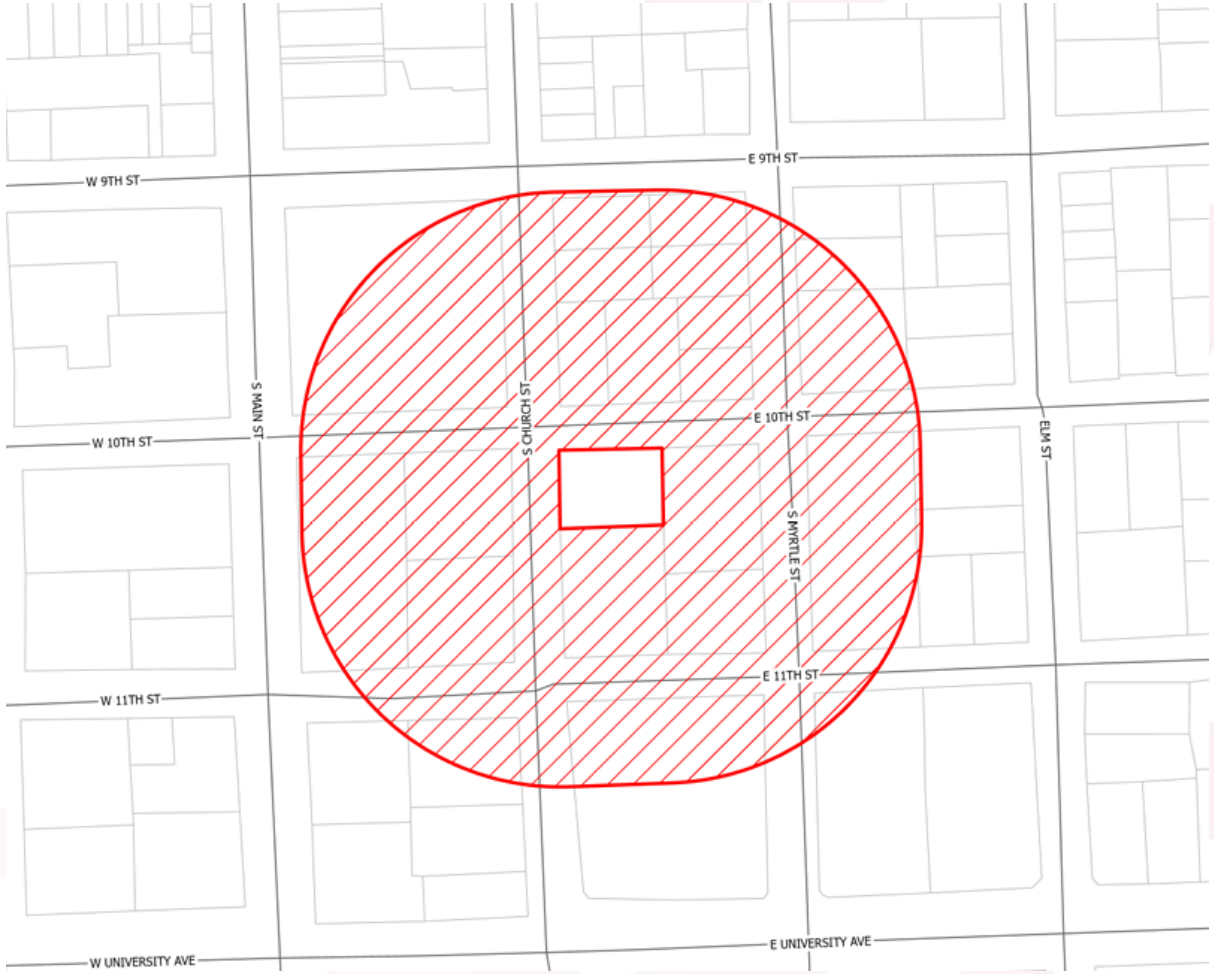
Parking Configuration

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



Public Notifications

- 28 property owners within the 300' buffer
- Notice in Sun News on 11/1
- 2 signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



Summary

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

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

Planning Department Staff Report

Report Date: 11/10/2026

Case Number: 2026-5-REZ

AGENDA ITEM DESCRIPTION

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

AGENDA ITEM DETAILS

Project Name: 1001 S. Church St. Rezoning

Applicant: Whitney Creek LLC c/o Kristi Sanguinet

Property Owner: Whitney Creek LLC

Property Address: 1001 S. Church St.

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

Current Zoning: Residential Single-Family

Current Use: Residential

APPLICANT'S REQUEST

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

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

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

Zoning Trends:

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

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

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

STAFF ANALYSIS

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

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

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

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

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the annexation and initial zoning request (28 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 1, 2026) and 2 signs were posted on-site. To date, staff has received 0 written comment in favor, and 0 in opposition to the request.

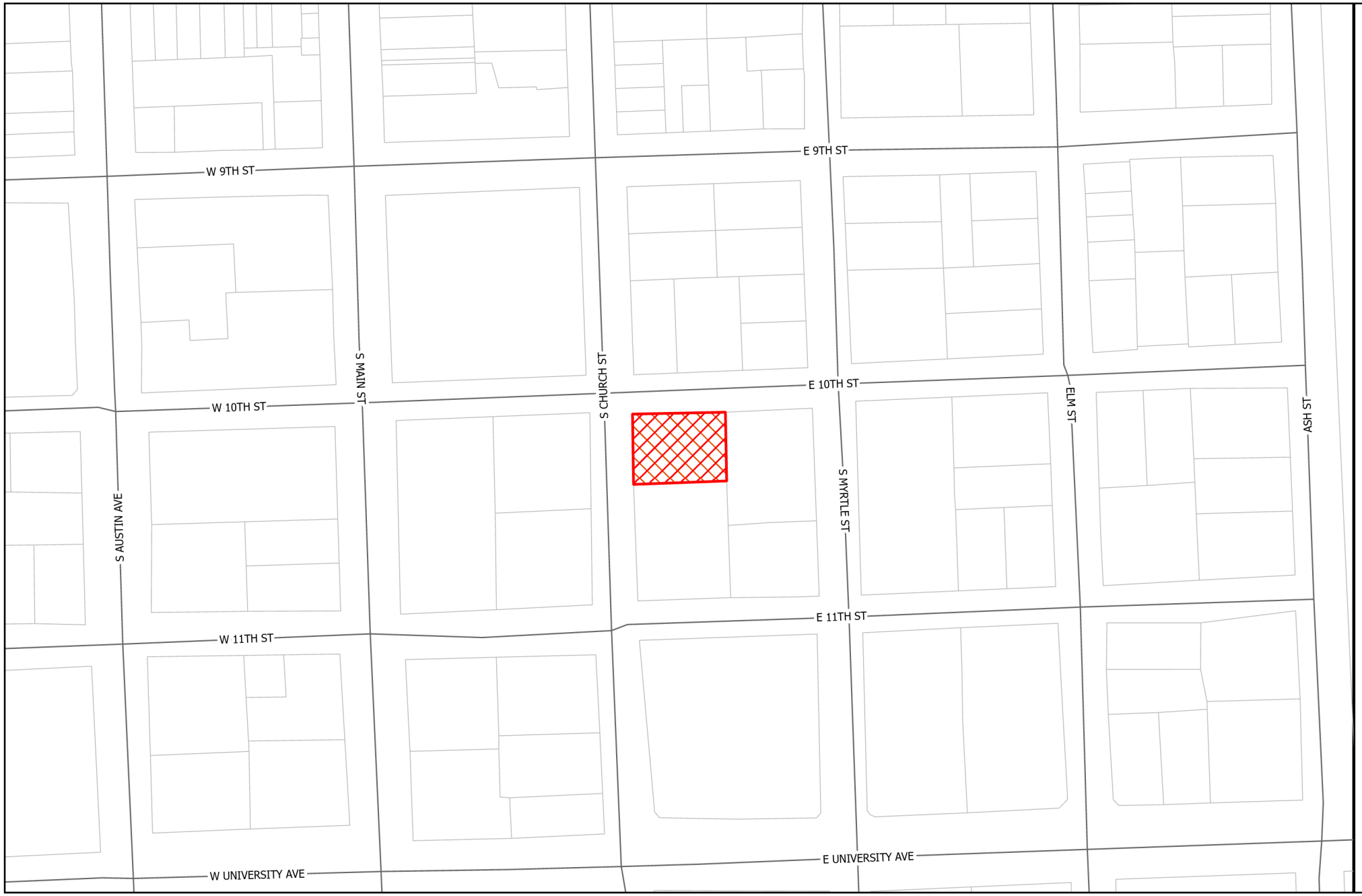
ATTACHMENTS

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

Exhibit 6 – Criteria Analysis

SUBMITTED BY

Madelyn Allen, Planner



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Location

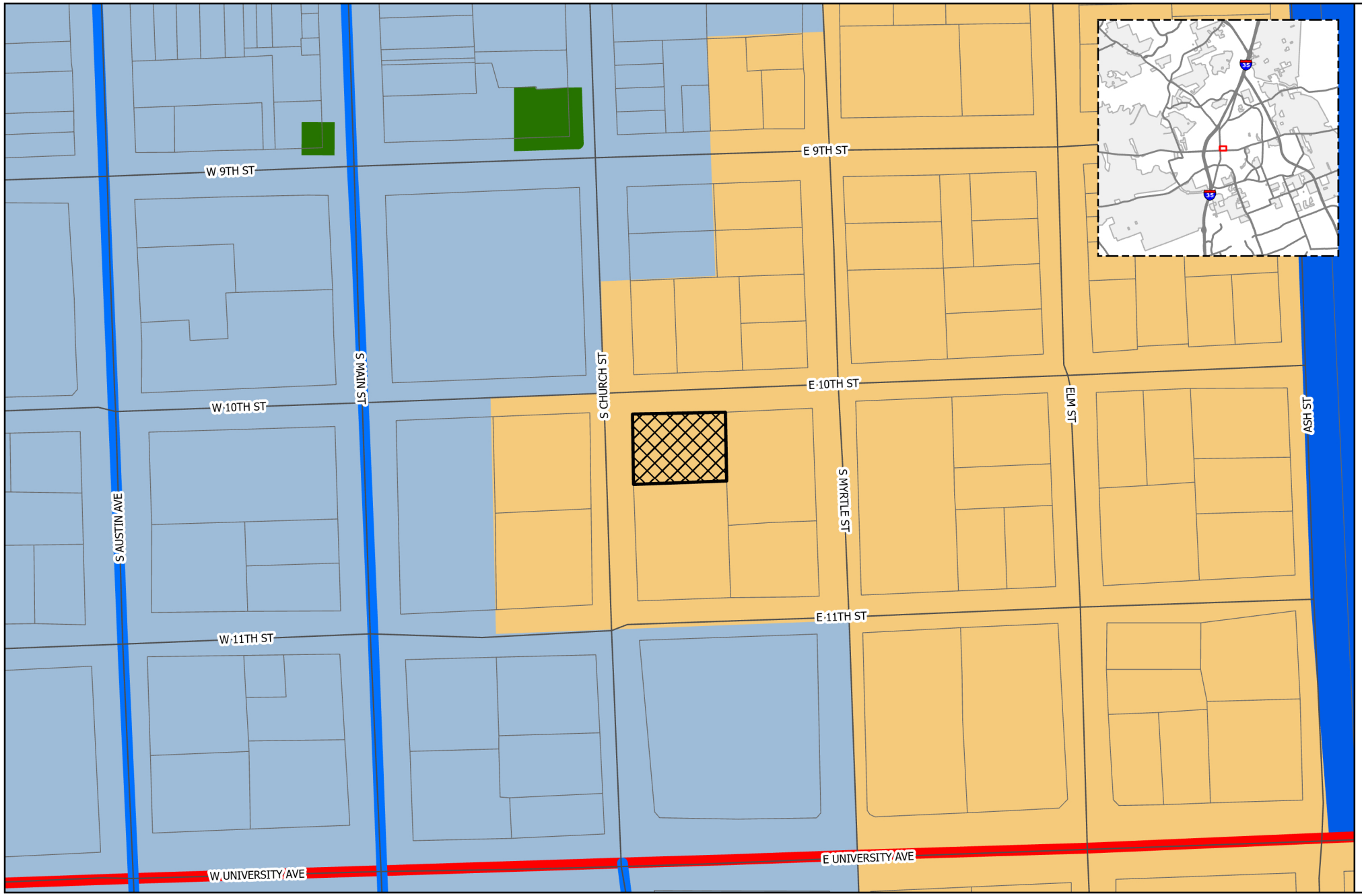
2026-5-REZ

Exhibit #1

Site
Parcels

N

0 100 200
Feet



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Future Land Use/ Future Mobility Plan

2026-5-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

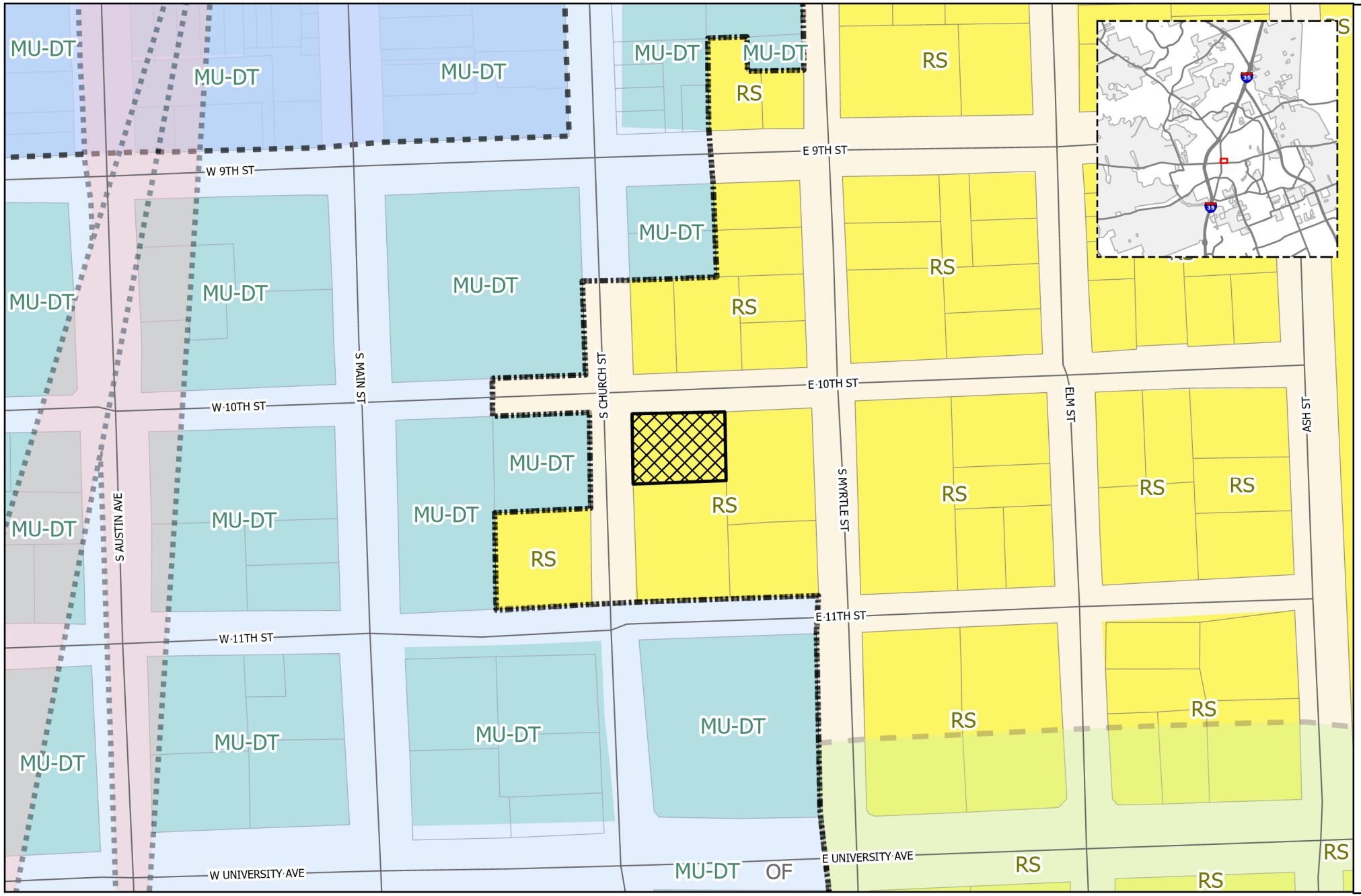
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

N

0 100 200 Feet



GEORGETOWN TEXAS
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Zoning

2026-5-REZ

Exhibit #3

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

Zoning

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

0 100 200 Feet

N

MU-DT Mixed-Use Downtown

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

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

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

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

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

***Dimensional Standards on the back**

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

MU-DT Mixed-Use Downtown

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

LETTER OF INTENT

Zoning Map Amendment (Rezoning)

1001 South Church Street, Georgetown, Texas 78626

June 28th, 2026

City of Georgetown Planning Department

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

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

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

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

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

Property Data

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

Roads and Utilities

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

Existing Structure and Conceptual Site Layout

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

Approval Criteria — UDC § 3.06.030 (Rezoning)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,



2026-06-28

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

Exhibit 6
UDC Approval Criteria Review

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

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
The proposed zoning change promotes the general welfare and the safe orderly development of the City by redeveloping an existing residential property to an active, maintained use under City standards. No intensification beyond the existing building is proposed, and an Administrative Exception has been issued for the structure to properly accommodate the increased parking requirement. Adaptive reuse of the structure supports the local tax base and avoids the impacts associated with new construction.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
An adjacent property was rezoned in 2021 from Residential Single-Family (RS) to Mixed Use–Downtown (MU-DT). The subject property occupies a transitional corner already bordered by mixed-use and non-residential uses on both street frontages. Church Street functions as a transition area between Downtown and the surrounding residential neighborhoods. By retaining the existing residential-scale structure, the proposed use will remain compatible with adjacent properties and with the established character of the neighborhood.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**

General Office is a permitted use in the MU-DT district as a limited use. General Office use in the current Residential Single-Family district would require a Special Use Permit. The requested MU-DT district would be considered a more appropriate and suitable district for the intended office use.

City of Georgetown, Texas
Planning and Zoning Commission
November 17, 2026

SUBJECT:
(2026-1-SUP) Subaru of Georgetown Fixed Ops, 5015 S IH 35

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Automobile Repair and Service, General in the Industrial (IN) zoning district on the property located at 5015 South Interstate Highway 35, Georgetown, Texas 78626, bearing the legal description of 2.21 Acres, Lot 2, Georgetown Technology Park Subdivision (2026-1-SUP). Matt Skawin, Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting a Special Use Permit for Automobile Repair and Service, General use within an Industrial (IN) zoning district.
Staff's Analysis:
Staff has reviewed the request and determined the proposed request complies with two, and partially complies with two, of the four approval criteria established in UDC Section 3.07.030.C for a Special Use Permit, as outlined in 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 (9 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 1, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0in opposition of the request.

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

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
2026-1-SUP Staff Presentation.pdf
2026-1-SUP Staff Report.pdf
Exhibit 1-2026-1-SUP-Location Map.pdf
Exhibit 2-2026-1-Future Land Use Map.pdf
Exhibit 3-2026-1-SUP-Zoning Map.pdf
Exhibit 4-2026-1-SUP-Concept Plan.pdf
Exhibit 5-2026-1-SUP-Letter of Intent.pdf
Exhibit 6-2026-1-SUP- UDC Approval Criteria Analysis-Draft.pdf

Subaru of Georgetown Fixed Ops (5015 S IH 35) 2026-1-SUP

November 17, 2026 | Planning and Zoning Commission

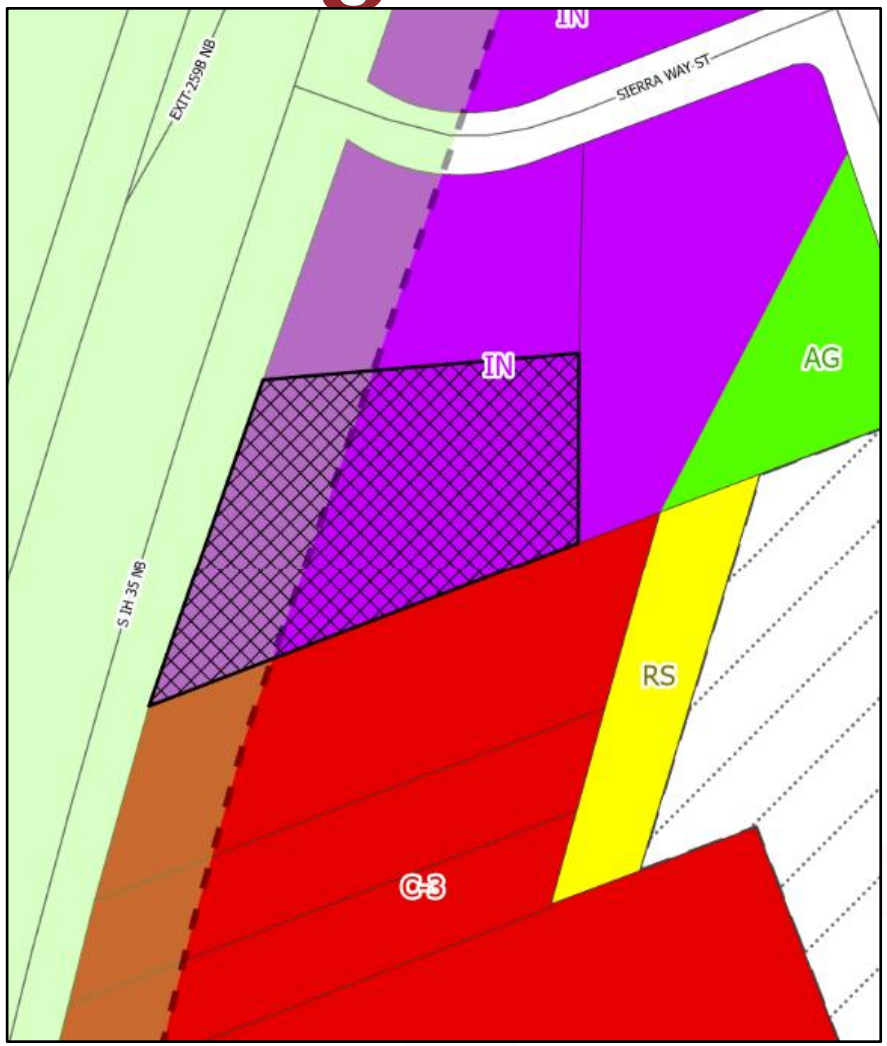
Item Under Consideration

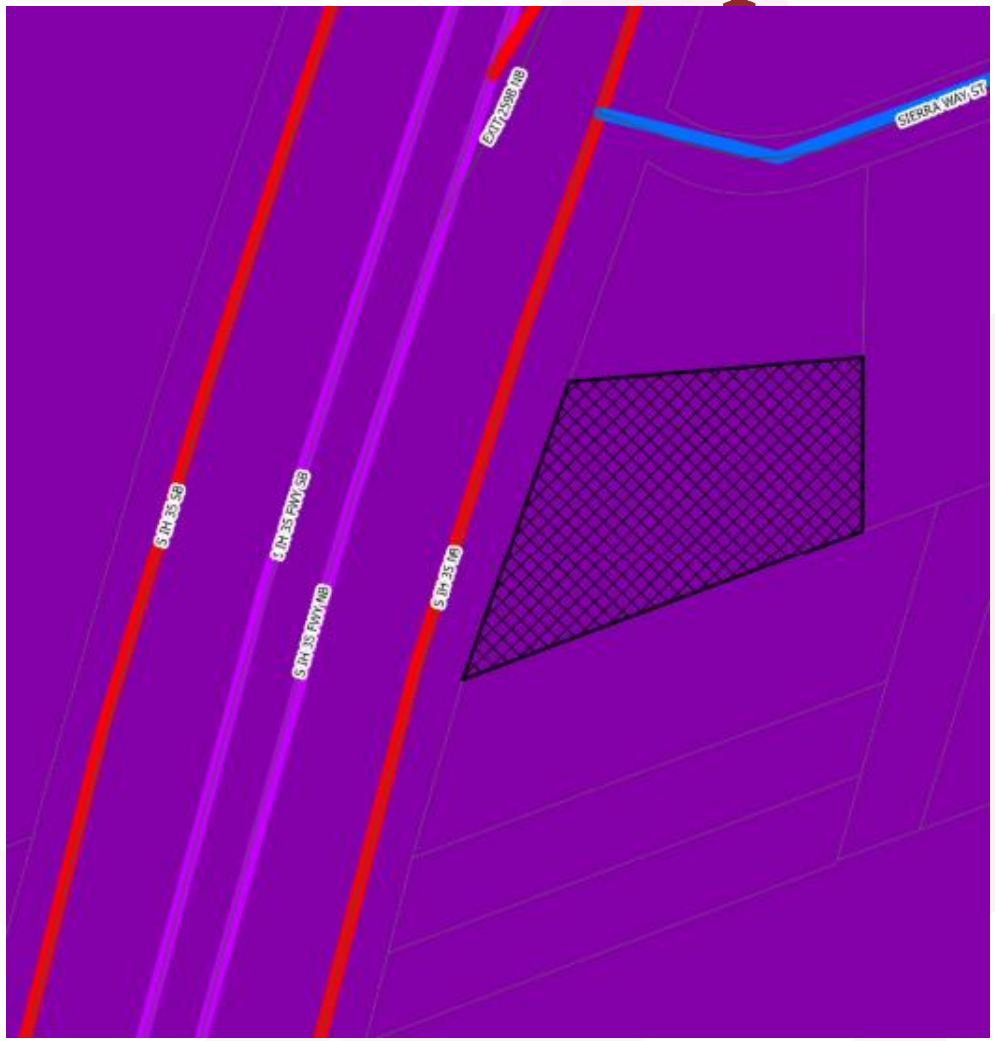
2026-1-SUP

- Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Automobile Repair and Service, General in the Industrial (IN) zoning district on the property located at 5015 South Interstate Highway 35, Georgetown, Texas 78626, bearing the legal description of 2.21 Acres, Lot 2, Georgetown Technology Park Subdivision (2026-1-SUP)--Matt Skawin, Planner


SIERRA WAY ST
COURTNEY DR
EXIT 259B NB
S IH 35 FWY SB
S IH 35 FWY NB
S IH 35 SB
S IH 35 NB
GEORGETOWN
TEXAS
more than welcome
Aerial
2026-1-SUP
Site
City Limits
Georgetown ETJ
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Feet

Zoning and Future Land Use Map



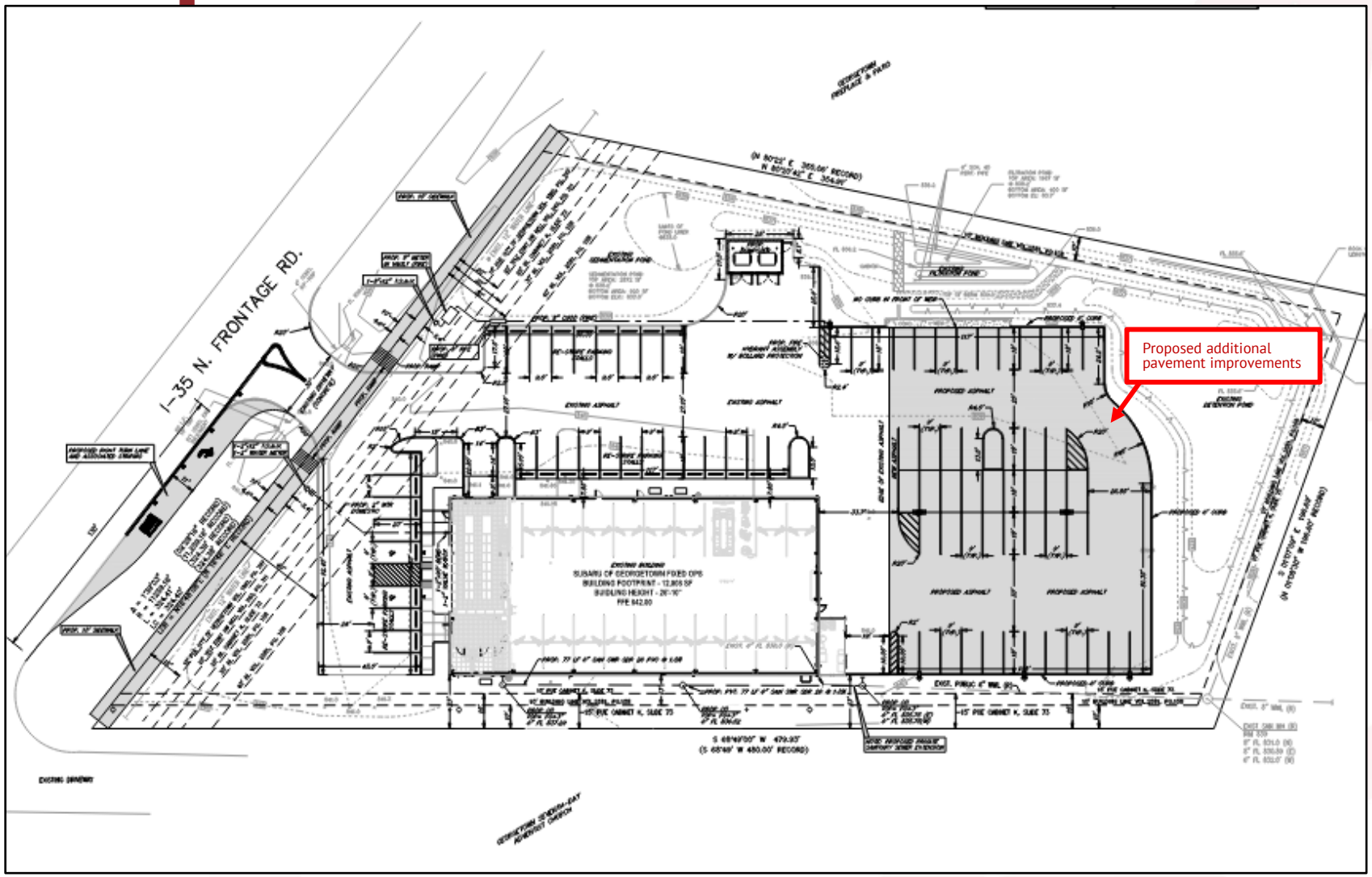


Summary of Request

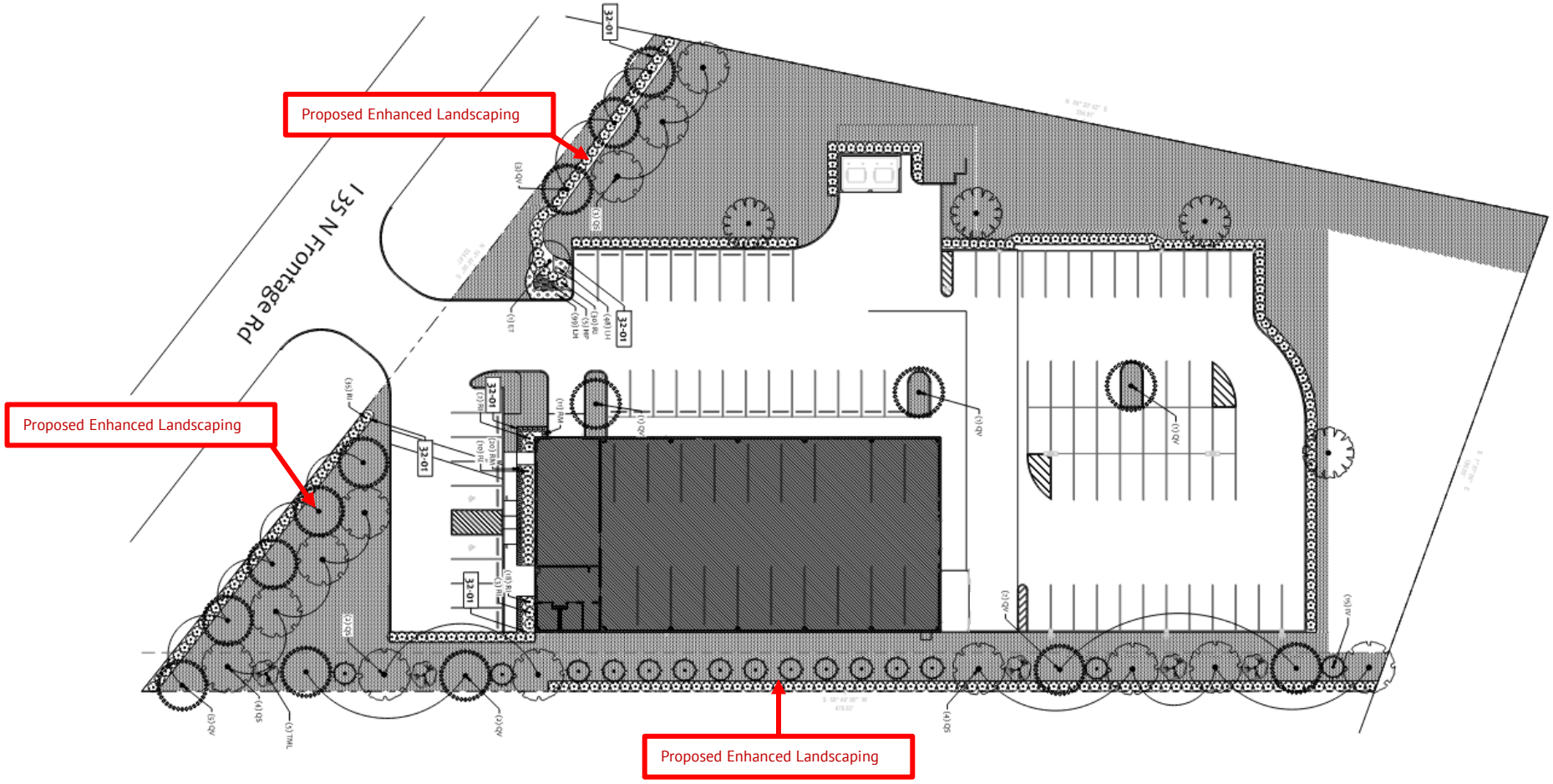
- The applicant is seeking a Special Use Permit (SUP) to allow Automobile Repair and Service, General, on an Industrial-zoned (IN) property.



Concept Plan



Planting Plan



Special Use Permit (SUP)

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

Applicable UDC Sections

- UDC Section 16.02 – Definitions
- Defines Automobile Repair and Service, General as “General repair or replacement services for any vehicles, including commercial. In addition to those services provided under limited automobile repair and service, general automobile repair and services includes rebuilding, reconditioning or replacement of engines, transmissions or power trains; collision services such as body, frame, or fender replacement, straightening or repair; steam cleaning, undercoating and rust proofing; major painting; or similar servicing, rebuilding or repairs that normally require significant disassembly or overnight on-site storage of vehicles, excluding dismantling, wrecking, or salvage. Outdoor storage of materials such as tires, auto parts, etc. is allowed.”

Approval Criteria – UDC Section 3.07.030

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

Approval Criteria – UDC Section 3.06.030

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

Approval Criteria – UDC Section 3.06.030

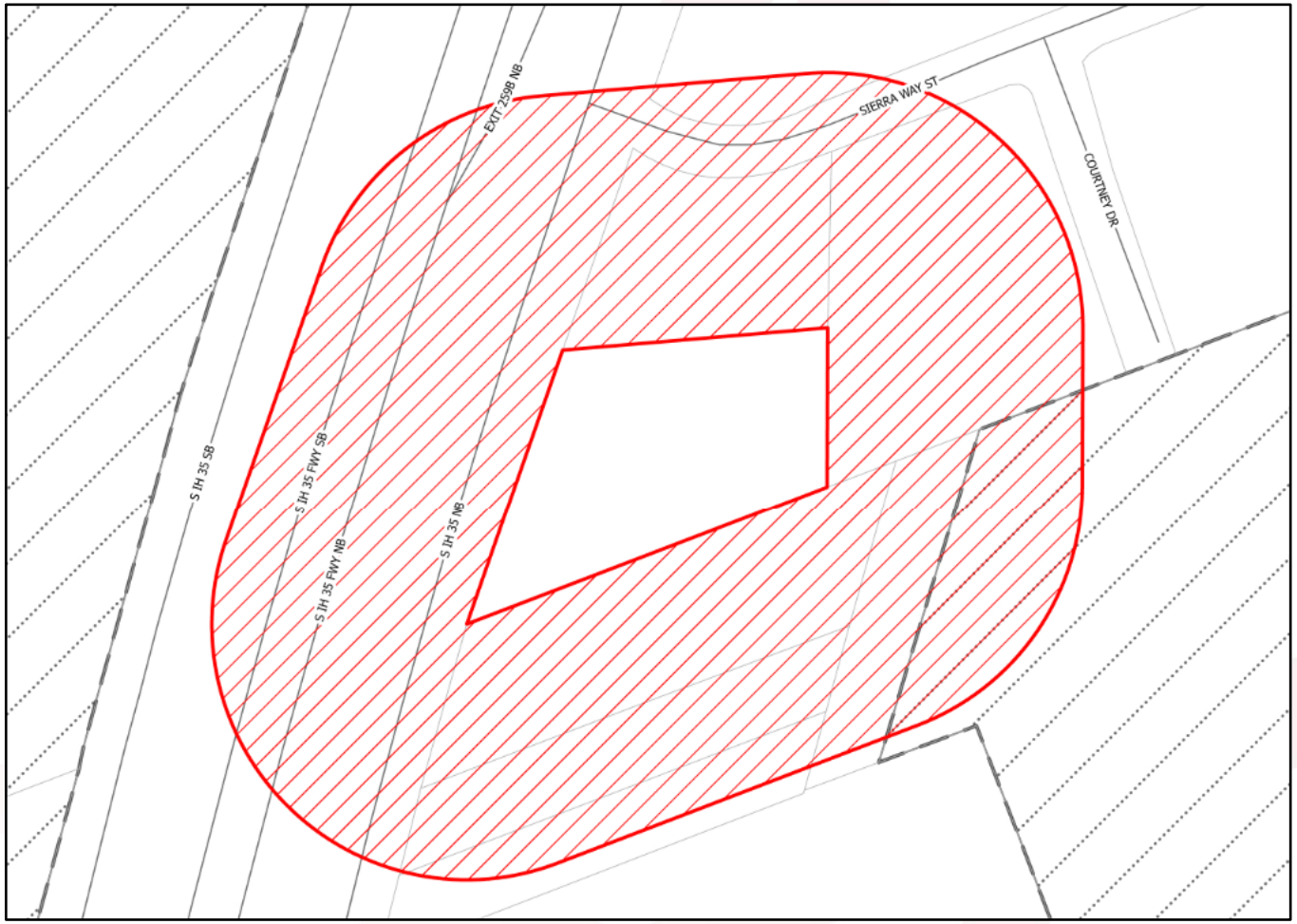
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and		X	
The property to be rezoned is suitable for uses permitted by the district that would be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

Staff Recommendation

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

Public Notifications

- 9 property owners within the 300’ buffer
- Notice in Sun News on November 1, 2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Automobile Repair and Service, General in the Industrial (IN) zoning district on the property located at 5015 South Interstate Highway 35, Georgetown, Texas 78626, bearing the legal description of 2.21 Acres, Lot 2, Georgetown Technology Park Subdivision (2026-1-SUP)--Matt Skawin, Planner

Planning Department Staff Report

Report Date: November 17, 2026

Case Number: 2026-1-SUP

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Automobile Repair and Service, General in the Industrial (IN) zoning district on the property located at 5015 South Interstate Highway 35, Georgetown, Texas 78626, bearing the legal description of 2.21 Acres, Lot 2, Georgetown Technology Park Subdivision (2026-1-SUP)--Matt Skawin, Planner

AGENDA ITEM DETAILS

Project Name:	Subaru of Georgetown Fixed Ops
Applicant:	LOMA Architecture, LLC c/o Jason Otero
Property Owner:	Hardaman Family Joint Venture LTD
Property Address:	5015 IH 35 Way, Georgetown, TX 78626
Legal Description:	2.21 Acres, Lot 2, Georgetown Technology Park Subdivision
Current Zoning:	Industrial (IN)
Current Use:	Vacant Building

APPLICANT'S REQUEST

The applicant requests a Special Use Permit (SUP) to allow Automobile Repair and Service, General, on an Industrial-zoned property. The request includes interior renovations for service operations, a 264-square-foot addition, and related site improvements. The facility will operate as service support and storage only, with no customer traffic.

RECOMMENDATION

Staff recommends approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located directly north of a church and abuts I-35, a major thoroughfare, with heavy traffic throughout the day. Industrial uses dominate the areas to the north and east, while the area to the south features a range of commercial uses, primarily car dealerships. Overall, the site is surrounded by a mix of industrial and commercial development.

Zoning Trends:

Zoning in the vicinity of the subject site includes a mix of commercial and industrial districts. Properties to the south are predominantly zoned Regional Commercial (C-2), while parcels directly north of the site are zoned Industrial (IN), reflecting the established industrial character of the area. The subject property is also located within the Highway Corridor District, which requires additional landscaping to enhance visual quality and compatibility along major transportation routes.

Present Property Description:

The property consists of approximately 2.21 acres and includes an existing 12,008-square-foot pre-engineered metal building that was formerly used for retail sales of equestrian textiles. The building is vacant. It directly abuts an I-35 service road. A variety of trees exist north of the property, and the eastern portion directly south of the property is primarily flat, cleared land.

STAFF ANALYSIS

Technical Review:

The subject property has an existing Future Land Use designation of Employment Center (EC). EC areas are intended to accommodate employment-generating industrial and supporting commercial uses, particularly in locations with strong transportation access such as the I-35 corridor. The property's existing Industrial (IN) zoning district is compatible with this designation and supports the type of commercial service associated with the proposed automotive repair and service use. The request also aligns with Land Use Policy #1 by locating commercial activity within an established nonresidential zoning pattern and maintaining a compatible relationship between neighboring land uses. Applicable site design, landscaping, and screening standards will help ensure the quality of development envisioned for ECs.

The proposed Special Use Permit request was reviewed by all applicable City departments to determine the appropriateness of the requested specific use on the subject property. All comments were resolved by the applicant.

Staff has reviewed the request and determined the proposed request complies with two, and partially complies with two, of the four approval criteria established in UDC Section 3.07.030.C for a Special Use Permit, 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 Special Use Permit request (9 notices); a legal notice advertising the public hearing was placed in the Sun Newspaper

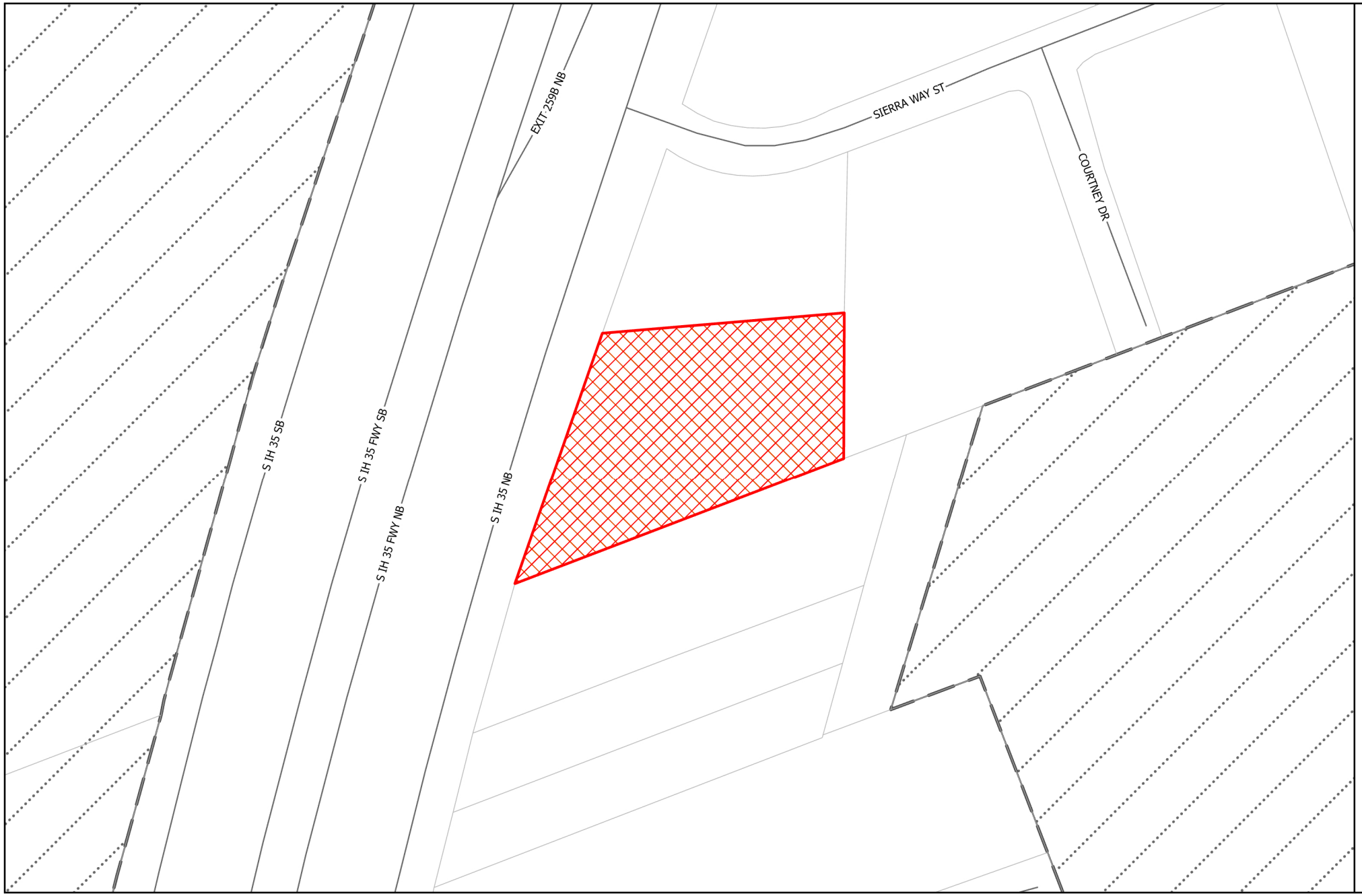
(November 1, 2026), and signs were posted on-site. To date, staff has received 0 written comment in favor, and 0 in opposition to the request.

ATTACHMENTS

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

SUBMITTED BY

Matt Skawin, Planner



GEORGETOWN
TEXAS
more than welcome

Location

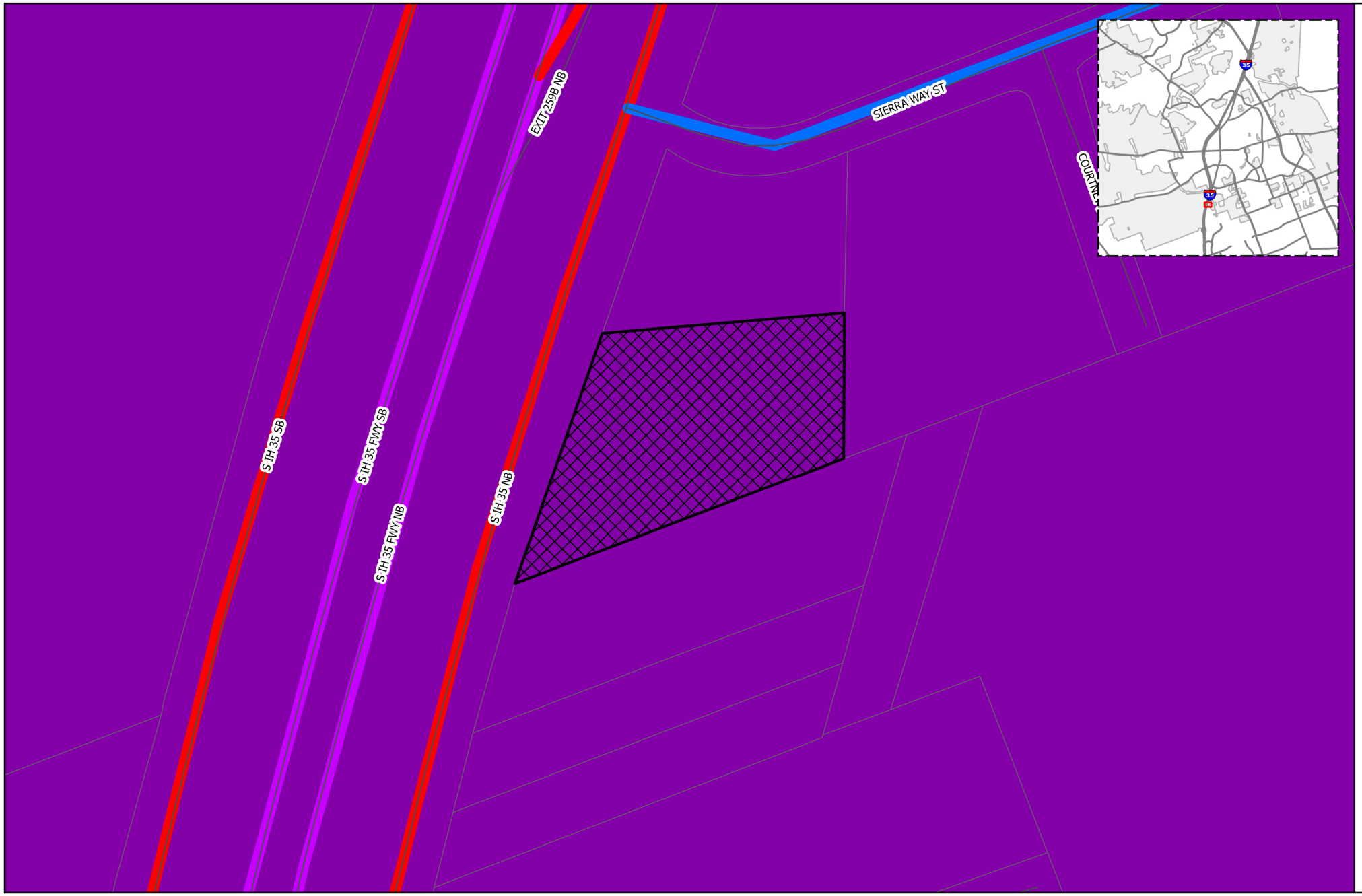
2026-1-SUP

Exhibit #1

- Site
- City Limits
- Parcels
- Georgetown ETJ

N

0 100 200 Feet



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-1-SUP
Exhibit #2

- Site
- Parcels

Future Land Use

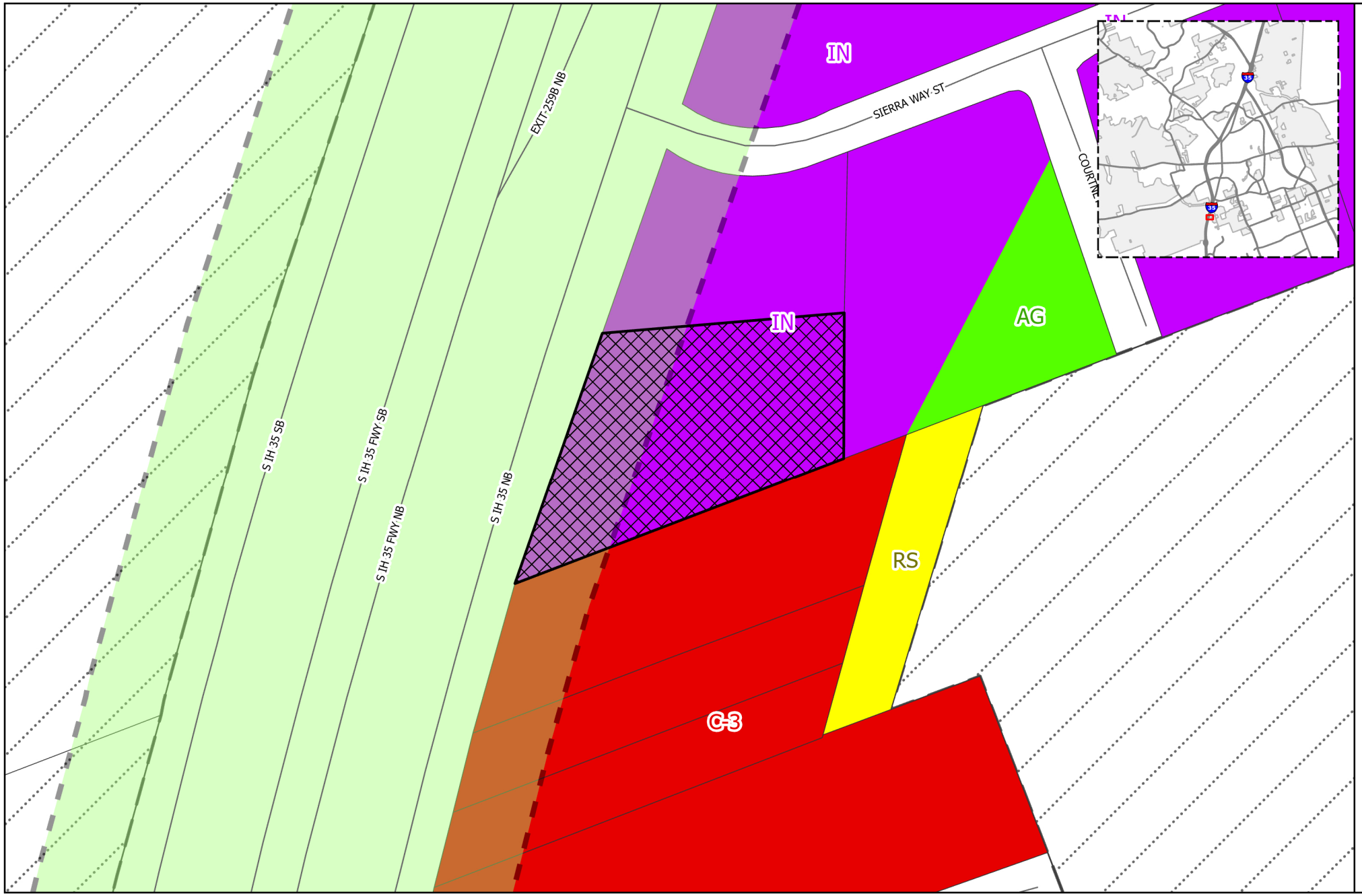
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail
- Georgetown ETJ
- City Limits

N

0 100 200 Feet



GEORGETOWN
TEXAS
more than welcome

Zoning

2026-1-SUP

Exhibit #3

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

Zoning

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

N

0 100 200 Feet

EDWARDS AQUIFER PROTECTION NOTES:

1. THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. ALL DEVELOPMENT SHALL COMPLY WITH APPLICABLE TCEQ EDWARDS AQUIFER RULES (30 TAC CHAPTER 213) AND CITY OF GEORGETOWN REQUIREMENTS.
2. PRIOR TO CONSTRUCTION, ALL REQUIRED APPROVALS UNDER THE TCEQ EDWARDS AQUIFER PROTECTION PROGRAM (EAPP) SHALL BE OBTAINED, IF APPLICABLE.
3. ALL CONSTRUCTION ACTIVITIES SHALL IMPLEMENT EROSION AND SEDIMENTATION CONTROLS TO PREVENT DISCHARGE OF SEDIMENT-LADEN RUNOFF OFFSITE AND INTO ENVIRONMENTALLY SENSITIVE AREAS.
4. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFUELING, MAINTENANCE, AND STORAGE OF HAZARDOUS MATERIALS SHALL BE CONDUCTED IN DESIGNATED AREAS WITH SECONDARY CONTAINMENT.
5. NO UNTREATED STORMWATER RUNOFF FROM REGULATED ACTIVITIES SHALL BE DISCHARGED IN A MANNER THAT COULD IMPACT THE EDWARDS AQUIFER.
6. PERMANENT WATER QUALITY CONTROLS (WQ BMPS) SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS AND APPLICABLE REGULATIONS.
7. DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION.
8. ALL APPLICABLE EDWARDS AQUIFER PROTECTION REQUIREMENTS SHALL BE FOLLOWED DURING CONSTRUCTION AND OPERATION OF THE SITE.

SITE DATA

TOTAL SITE ACRAGE	2.2 ACRES
ZONING DISTRICT	INDUSTRIAL DISTRICT (IN)
TOTAL IMPERVIOUS COVER MAX. BY ZONE	71,904 SF or 1.65 ACRES (75% OF LAND AREA)
TOTAL IMPERVIOUS COVER PROVIDED	52,173 SF or 1.20 ACRES (54% OF LAND AREA)

PARKING ANALYSIS

CODE REQUIREMENT	REQUIRED	PROVIDED
1 PER 400 SF GFA (12,008 SF/400 SF)	31 SPACES	**71 SPACES**
1 PER 1,000 SF GFA REPAIR AREA (10,057 SF/1000 SF)	11 SPACES	**11 SPACES**
TOTAL	**42 SPACES**	**82 SPACES**

PARKING DATA

EXISTING	**32 SPACES**
PROPOSED	50 SPACES
TOTAL	**82 SPACES**

20 10 0 20

SCALE: 1"=20'

BENCHMARKS:

ELEVATIONS AND CONTOURS SHOWN HERE ON ARE BASED ON STA GT03 (ORTHOMETRIC ELEVATION: 752.0650') OF THE CITY OF GEORGETOWN'S HIGH ACCURACY REFERENCE NETWORK (H.A.R.N.)

TBM:

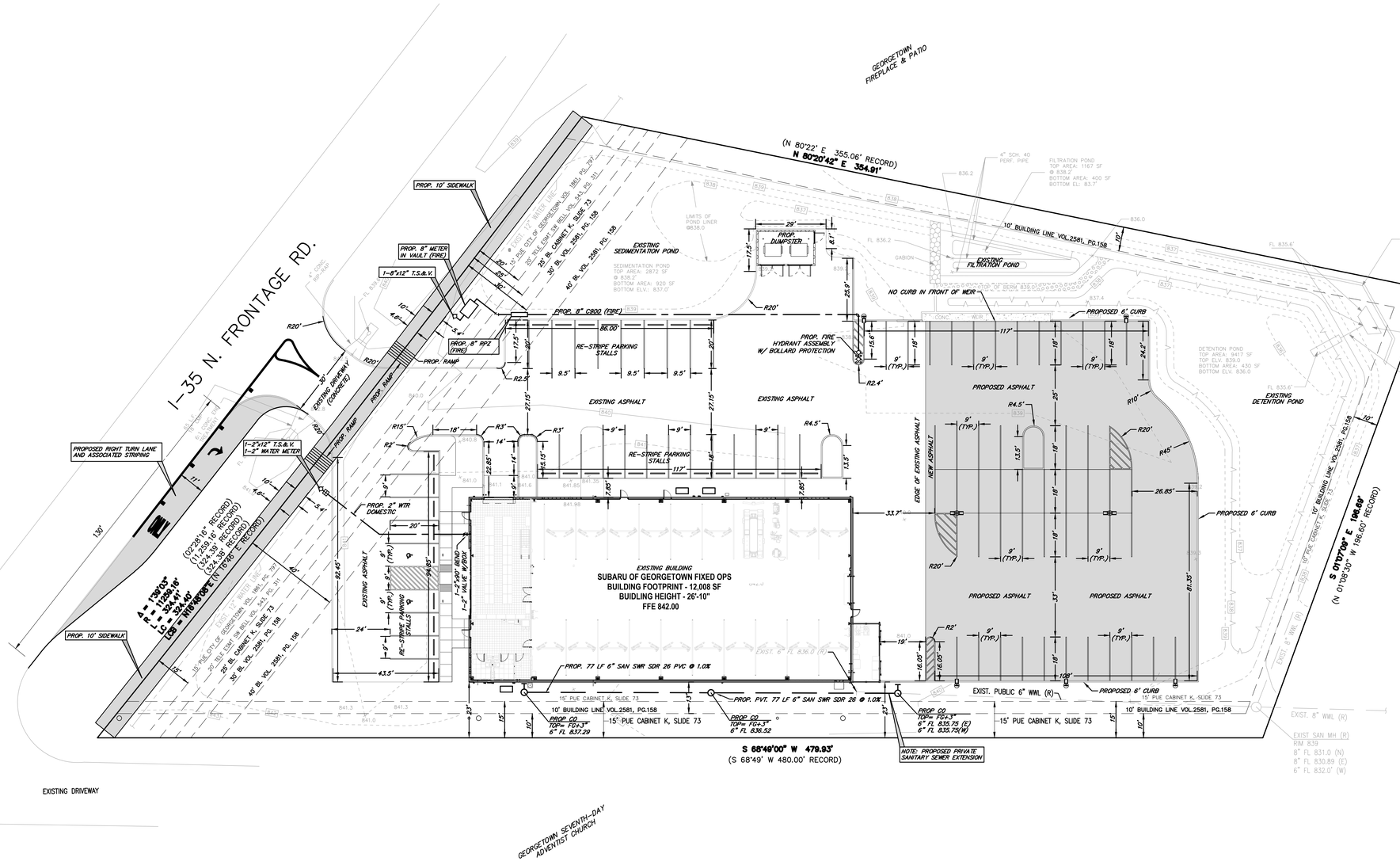
"X" CUT IN FLANGE BOLT ON THE NORTH SIDE OF THE FIRE HYDRANT ('844.54')

FLOODPLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP NO. 48491C0480F MAP REVISED DATE OF JUNE 7, 2024 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X"-(UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
IN ADDITION THIS MAP STATES " THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

NOTES

1. FOR AREAS DESIGNATED AS HANDICAP ACCESSIBLE PARKING AND VEHICLE ACCESS AISLES, SLOPE MAY NOT EXCEED 2% IN ANY DIRECTION.
2. CROSS SLOPES ON ALL SIDEWALKS AND ADA HANDICAP ACCESSIBLE ROUTES AND RAMPS NOT TO EXCEED 2%
3. MAX SLOPE ALONG ADA HANDICAP RAMPS SHALL NOT EXCEED 1:12 (8.33%).
4. CONTRACTOR SHALL ASSURE THAT SLOPES FOR ALL ADA ACCESS ROUTES, AISLES, LANDINGS, RAMPS & PARKING SPACES MEET MAXIMUM GRADE CRITERIA PRIOR TO PLACING PAVING. IF FIELD CONDITIONS CAUSE SLOPES TO EXCEED MAXIMUM ALLOWABLE GRADES CONTRACTOR IS TO NOTIFY ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION.
5. PERIMETER GRADING SHALL NOT EXCEED 3:1 SIDE SLOPES. TYP.
6. (TP) TOP OF PAVEMENT ELEVATIONS ARE TO BE 6" LOWER THAN (TC) TOP OF CURB ELEVATIONS.
7. REFERENCE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
8. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDING AND NO PONDING ALLOWED IN PROPOSED PAVED AREAS. NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT.



CONCEPT PLAN PREPARED FOR SUP PURPOSES ONLY. NOT FOR CONSTRUCTION OR PERMITTING.

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES THAT HAVE OR MAY HAVE ANY EFFECT ON THE PROPOSED IMPROVEMENTS BEFORE ANY WORK COMMENCES. THE INSTALLATION OF ALL GRAVITY FLOW PIPES SHALL BEGIN AT THE OUTFALL OR CONNECTION TO THE EXISTING SYSTEM AND PROCEED UPSTREAM. IF ANY DISCREPANCY FROM THE PLAN IS FOUND, THE CONTRACTOR IS TO NOTIFY CIVIL-CON CONSULTANTS BEFORE PROCEEDING FURTHER.

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STRUCTURAL ENGINEER
DALLY + ASSOCIATES
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713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SUBARU OF GEORGETOWN FIXED OPS

PROJECT ADDRESS:
5015 N INTERSTATE HWY 35
GEORGETOWN, TEXAS 78626

SEAL/SIGNATURE:

STATE OF TEXAS — Thomas J. Campbell — 676.10 — REGISTERED PROFESSIONAL ENGINEER

08.06.2026

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
08.06.2026	IFP	ISSUE FOR SUP REVIEW

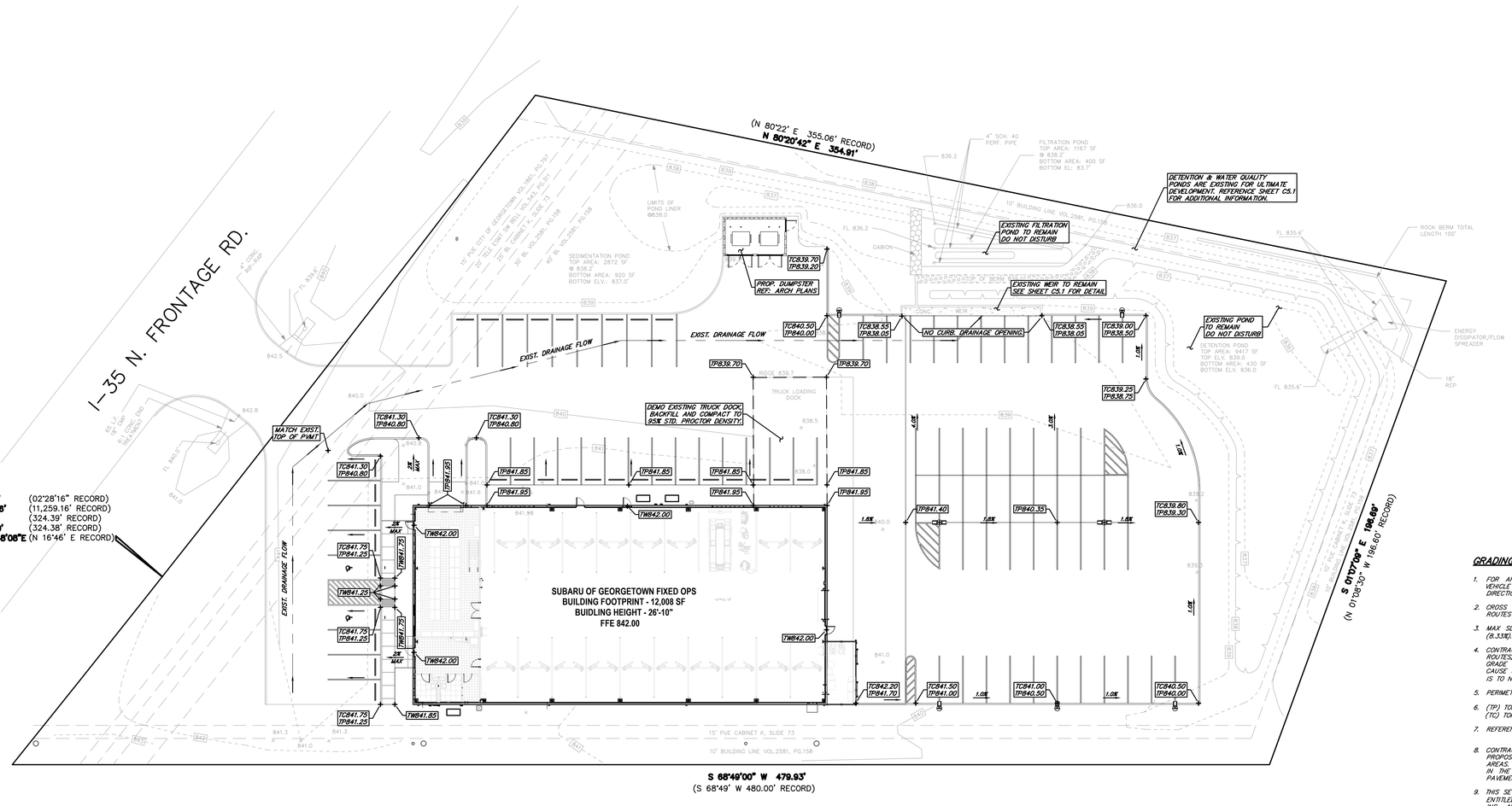
PROJECT NUMBER: LA2443

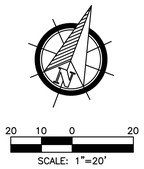
ISSUE DATE: 08.06.2026

SHEET NAME:
SUP CONCEPT PLAN

SHEET:
C1.0

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BENCHMARKS:
ELEVATIONS AND CONTOURS SHOWN HERE ON ARE BASED ON STA 0703 (ORTHOMETRIC ELEVATION: 752.0650') OF THE CITY OF GEORGETOWN'S HIGH ACCURACY REFERENCE NETWORK (H.A.R.N.)

TBM:

"X" CUT IN FLANGE BOLT ON THE NORTH SIDE OF THE FIRE HYDRANT (844.54')

FLOODPLAIN NOTE:
BASED ON THE FLOOD INSURANCE RATE MAP NO. 48491C0480F MAP REVISED DATE OF JUNE 7, 2024 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X"-(UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
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LEGEND

FF 124.25	FINISHED FLOOR
M.E.P.	MATCH EXIST. PVMT
TC 123.47 / TP 122.97	TOP OF CURB / TOP OF PAVEMENT
TP 121.50	TOP OF PAVEMENT
TW 124.32	TOP OF SIDEWALK
1.5%	SLOPE ARROW
+ TC 123.47 TP 122.97	EXISTING TOP OF CURB / EXISTING TOP OF PVMT (NOT FIELD VERIFIED)
	EXISTING INLET
	EXISTING MANHOLE

GRADING NOTES

1. FOR AREAS DESIGNATED AS HANDICAP ACCESSIBLE PARKING AND VEHICLE ACCESS AISLES, SLOPE MAY NOT EXCEED 2% IN ANY DIRECTION.
2. CROSS SLOPES ON ALL SIDEWALKS AND ADA HANDICAP ACCESSIBLE ROUTES AND RAMPS NOT TO EXCEED 2%.
3. MAX SLOPE ALONG ADA HANDICAP RAMPS SHALL NOT EXCEED 1:12 (8.33%).
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9. THIS SET OF PLANS WAS PREPARED BASED ON THE FOLLOWING PLANS ENTITLED "SITE PLAN FOR MAYATEX" BY AUSTIN CIVIL ENGINEERING, INC., AND APPROVED BY THE CITY OF GEORGETOWN ON APRIL 1999. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES THAT HAVE OR MAY HAVE ANY EFFECT ON THE PROPOSED IMPROVEMENTS BEFORE ANY WORK COMMENCES. THE INSTALLATION OF ALL GRAVITY FLOW PIPES SHALL BEGIN AT THE OUTFALL OR CONNECTION TO THE EXISTING SYSTEM AND PROCEED UPSTREAM. IF ANY DISCREPANCY FROM THE PLAN IS FOUND, THE CONTRACTOR IS TO NOTIFY CIVIL-CON CONSULTANTS BEFORE PROCEEDING FURTHER.

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832.766.6076

PROJECT:
SUBARU OF GEORGETOWN FIXED OPS

PROJECT ADDRESS:
5015 S INTERSTATE HWY 35
GEORGETOWN, TEXAS 78626

SEAL/SIGNATURE:



03.19.2026

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION

PROJECT NUMBER: LA2443

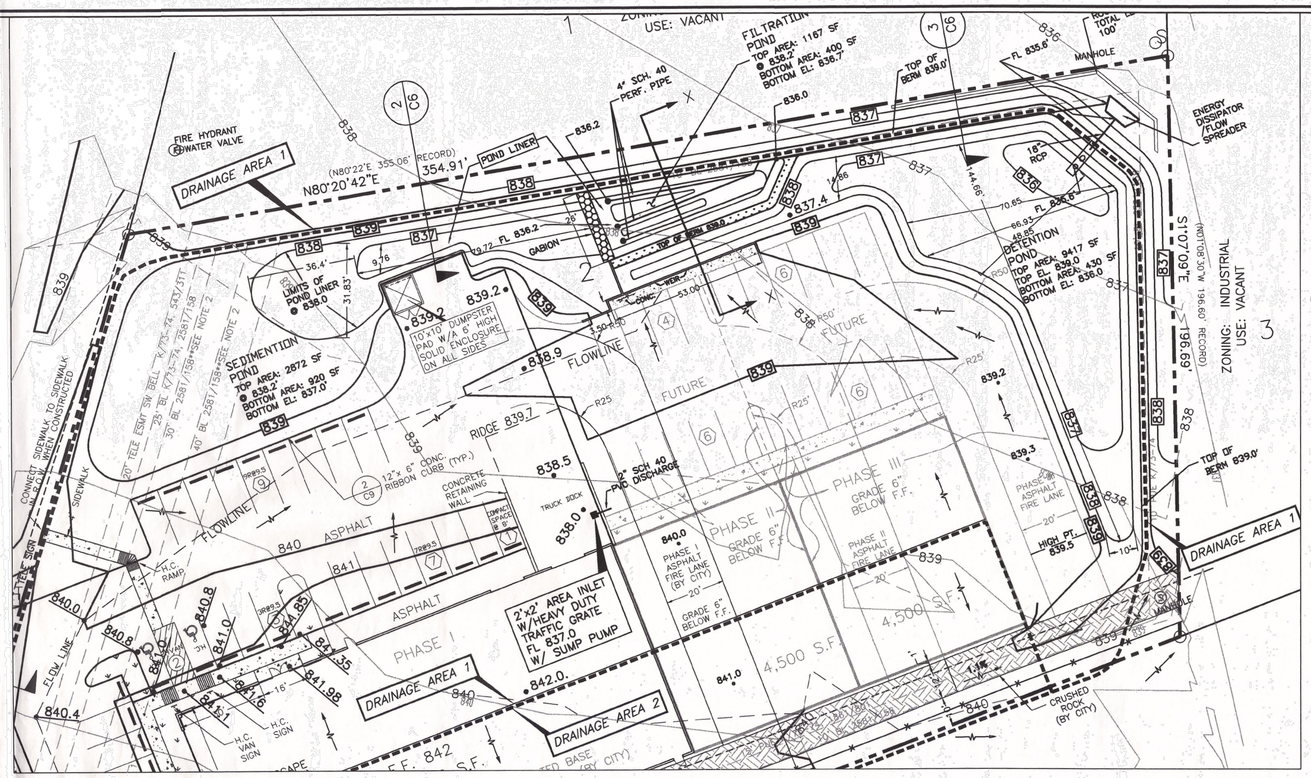
ISSUE DATE: 03.19.2026

SHEET NAME:
GRADING & DRAINAGE PLAN

SHEET:
C4.0

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FOR REFERENCE ONLY



NOTE: NO SLOPES OVER 15%

NOTE: NO TREES OVER 8" ON SITE

NOTES:
1. ALL SPOT GRADES ARE TO FINISHED PAVEMENT U.N.O. (UNLESS NOTED OTHERWISE).
2. ON SITE DETENTION & WATER QUALITY PONDS ARE BEING CONSTRUCTED FOR THIS SITE.
3. NO 100 YEAR FLOOD PLAIN EXISTS ON SITE.

DETENTION NOTES:
-REQUIRED STORAGE VOLUME TO MITIGATE FOR THE 25 YEAR DESIGN STORM = 2008 CFT.
-MAXIMUM RELEASE RATE = PREDEVELOPED 25 YEAR. FLOW RATE = 1.04 CFS.

NOTES:
1. REVEGTATE ALL DISTURBED AREAS.
2. ALL SITE WORK, GRADING, EXCAVATION, AND PAVING IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. THIS SET OF PLANS SHOWS ONLY HORIZONTAL & VERTICAL CONTROL FOR SITE LAYOUT AND WATER QUALITY POND DETAILS. ALL OTHER INFORMATION TO BE PROVIDED BY OTHERS.
4. ALL GRADES ARE BASED ON ASSUMED 100.0' ELEVATION TOP OF FIRE HYDRANT.
5. NO OFF-SITE STORMWATER ENTERS THE SITE DRAINAGE AREA. ALL OFF-SITE FLOWS ARE CONVEYED AROUND THE SITE.
6. WATER QUALITY PONDS ARE PROVIDED ON SITE FOR TREATMENT OF WATER QUALITY DISCHARGE.

LEGEND

EXISTING	PROPOSED	
○	●	BOLLARD
⊙	⊙	SIGN
OE	OE	OVER HEAD ELEC. LINE
OT	OT	OVER HEAD TELEPHONE
SS	SS	STORM SEWER LINE
W	W	WATER LINE
WW	WW	WASTE WATER LINE
FM	FM	FORCE MAIN
UE	UE	UNDERGROUND ELECTRIC
UT	UT	UNDERGROUND TELEPHONE
G	G	GAS LINE
		PROPERTY LINE
		EASEMENT
●	●	FOUND IRON PIN
○	●	POWER POLE
		DOWN GUY
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		GATE VALVE
		REDUCER
		GAS METER
		GAS VALVE
		WOOD FENCE
		CHAIN LINK FENCE
		WIRE FENCE
WW	WW	WASTEWATER MANHOLE
MH	MH	MANHOLE
CO	CO	CLEAN OUT
		DRAINAGE INLET
CR	CR	CART RETURN CORRAL
HC	HC	HANDICAP PARKING
		ELECTRIC PULL BOX
		ELECTRIC METER
		ELECTRIC TRANSFORMER
		TELEPHONE SERVICE BOX
	11	8.5' X 20' PARKING SPACE (COMPACT)
	10	9.5' X 20' PARKING SPACE
	2	HANDICAPPED PARKING SPACE
	838.8	PROPOSED SPOT GARDE
		EXISTING CONTOUR LINES
	838	PROPOSED FINISHED GRADE
		PROPOSED DRAINAGE AREA
		DETAIL NUMBER / SHEET NUMBER
		>20% SLOPE
—T—T—	—T—T—	TREE FENCE TYP.
		SILT FENCE TYP.
		LANDSCAPE PLANTER
		TREE TO BE SAVED
		TREE TO BE REMOVED

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES

1. The construction activities associated with this project must meet all applicable criteria of the Texas Natural Resource Conservation Commission set forth in 30 Texas Administrative Code (TAC) §213.5(b) - Water Pollution Abatement Plan for Regulated Activities undertaken on the recharge zone of the Edwards Aquifer.
2. Temporary erosion and sedimentation controls are required during construction. The controls must remain in place until disturbed areas are revegetated and the areas have become permanently stabilized. The temporary erosion and sedimentation controls must be inspected periodically for damage caused by construction activities and following every rainfall. Damaged or obstructed controls must be repaired or replaced as necessary to maintain proper operation.
3. If any sensitive feature is discovered during construction, regulated activities near the sensitive feature must be suspended immediately. The owner must immediately notify the appropriate regional office of the Texas Natural Resource Conservation Commission of the sensitive feature discovered. The regulated activities near the sensitive feature may not proceed until the executive director has review and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.
4. Any modification to the approved Water Pollution Abatement Plan must be submitted to the appropriate regional office for approval by the executive director of the Texas Natural Resource Conservation Commission before construction of the proposed modification may commence.
5. All contractors conducting regulated activities associated with this project must be provided with copies of the approved Water Pollution Abatement Plan and the TNRCC letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.

LEGAL DESCRIPTION:
LOT 2, OF GEORGETOWN TECHNOLOGY PARK, AN ADDITION IN AND TO THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET K, SLIDES 73-74, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS

ADDRESS: 5015 SOUTH I.H. 35
GEORGETOWN, TEXAS 78626

FOR CITY USE ONLY:

Detention Pond

Stage(ft.)	Area(sf)	Storage(cf	Cumulative Storage
836	400	0	0
836.5	3300	808.2	808.2
837	4225	1876.5	2684.6
837.5	4900	2279.2	4963.8
838	8432	3293.3	8257.1
839	9359	8891.5	17148.6
sum		17149	

Summary Routing table

Year	Volume cf.	Elevation Stage ft.	Depth ft.	Qa -cfs Allowable	Routed Outflow
		836			
2	5554	837.76	1.76	3.1	3.0
10	9702	838.54	2.54	4.8	4.6
25	12334	838.62	2.62	6.1	5.8
100	16963	838.98	2.98	8.7	8.2

	Orifice 10 inches 836.42 centerline 836.00 flowline area(sf)= 0.55		C=0.6	Orifice 15 inches 838.52 centerline 837.90 flowline area(sf)= 1.23		C=0.6	Orifice 18 inches 999 centerline area(sf)= 1.77		C=0.6	Weir L(ft)= 999	C=3.0 flowline 0		Total Flow	
elevation	H	Q (cfs)	H	Q (cfs)	H	Q (cfs)	H	Q (cfs)	H	Q (cfs)	Q (cfs)	Q (cfs)		Q(cfs) allowable
836.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
836.50	0.08	0.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74		
837.00	0.58	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00		
837.76	1.34	3.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.05		3.06
837.50	1.08	2.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.73		
838.54	2.12	3.82	0.02	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.65		4.80
838.62	2.20	3.89	0.10	1.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.75		6.14
838.00	1.58	3.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.30		
838.98	2.56	4.20	0.46	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.20		8.74
839.00	2.58	4.22	0.48	4.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.31		
		2	5554	837.76	1.76	3.06								
		10	9702	838.54	2.54	4.80								
		25	12334	838.62	2.62	6.14								
		100	16963	838.98	2.98	8.74								

"PARTIAL" SEDIMENTATION / FILTRATION POND CALCULATIONS

DRAINAGE AREA DATA

Drainage Area to Control	1.84 ac.
Drainage Area Impervious Cover (IC)	68.5 %
Capture Depth (0.5") (CD)	0.5 in.

WATER QUALITY CONTROL CALCULATIONS

Pond #

Site Area Draining to Pond	1.84 ac.
Total Area Draining to Pond	1.84 ac.
Design Peak Flow Rate	17.55 cfs

	Required	Provided	
Water Quality Volume (WQV =CD*Area)	3340 cf.	5305 cf.	
Sedimentation Pond Vol. (min.20% WQV)	668 cf.	4073 cf.	
Filtration Pond Area (min. =WQV/10)	334 sf.	400 sf.	
Filtration Pond Volume	n/a cf.	1232 cf.	
Water Quality Elevation	838.2		
Elev. of Splitter Weir(=WQelev)	838.2		
Height of Gabion Wall (WQelev-0.5')	837.7		
Length of Splitter Weir	46 ft.	C=3.0	
Required Head to Pass Design Flow	0.25 ft.		
Sedimentation Pond Freeboard Provided	0.5 ft.		

Sedimentation Pond

Stage(ft.)	Area(sf)	Storage(cf)
837	800	0
837.4	2540	635.4
837.5	2800	286.9
838	5500	2037.4
838.1	5650	557.5
838.2	5860	575.5
sum		4073

Filtration Pond

Stage(ft.)	Area(sf)	Storage(cf)
836.7	400	0
837	560	143.3
837.5	884	357.9
838	1123	500.6
838.1	1158	114.0
838.2	1167	116.2
sum		1232

MAYATEX
Rational Runoff
Q=CIA
C= composite C
I=Rainfall intensity
A= Area in Acres

C values Year	Impervs	Pervious (fair cond., avg.slope)	Ca Predev	Cp Developed
2	0.75	0.33	0.33	0.62
10	0.83	0.38	0.38	0.69
25	0.88	0.42	0.42	0.74
100	0.97	0.49	0.49	0.82

Predeveloped

Drainage Area =	1.84 acres
Impervious Cover	0 acres
Pervious Cover	1.84 acres
% impervious	0.00 %
% Pervious	100.00 %

Flow Rates

Tc= 12.00 min.

Year	Intensity (in/hr)	Qa
2	5.03	3.06
10	6.87	4.80
25	7.94	6.14
100	9.69	8.74

I= a/(t+b)^c
IDC Table

Year	a	b	c
2	106.29	16.81	0.9076
10	96.64	15.88	0.7952
25	111.07	17.23	0.7815
100	129.03	17.83	0.7625

P180 3hr. rainfal: 6.87 / 4.37 / 5.36 / 6.87

Developed

Drainage Area =	1.84 acres
Impervious Cover	1.26 acres
Pervious Cover	0.58 acres
% impervious	68.48 %
% Pervious	31.52 %

Tc= 5.00 min.

Year	Intensity (in/hr)	Qp
2	6.48	7.36
10	8.84	10.94
25	9.84	13.31
100	11.88	17.90

FOR REFERENCE ONLY

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19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

AUSTIN CIVIL ENGINEERING, INC.
HUNTER SHADBURNE, P.E.
2525 WALLINGWOOD DRIVE, BLDG.15, SUITE 1500
AUSTIN, TEXAS 78746
PHONE: 309-0078

STATE OF TEXAS — HUNTER SHADBURNE — 74382 — LICENSED PROFESSIONAL ENGINEER — 03.19.26

PROJECT:
SUBARU OF GEORGETOWN FIXED OPS

PROJECT ADDRESS:
5015 S INTERSTATE HWY 35
GEORGETOWN, TEXAS 78626

SEAL/SIGNATURE:

STATE OF TEXAS — Thomas J. Dally II — 67670 — REGISTERED PROFESSIONAL ENGINEER
03.19.2026

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION

REVISIONS

MK	DATE	DESCRIPTION	APPROVED BY

PROJECT NO.: MAYATEX
SCALE: 1"=20'
DATE: 3-17-99

DETENTION AND WATER QUALITY POND LAYOUT

C5 OF 12

MAYATEX
TECHNOLOGY PARK
5015 SOUTH I.H. 35
GEORGETOWN, TEXAS 78626

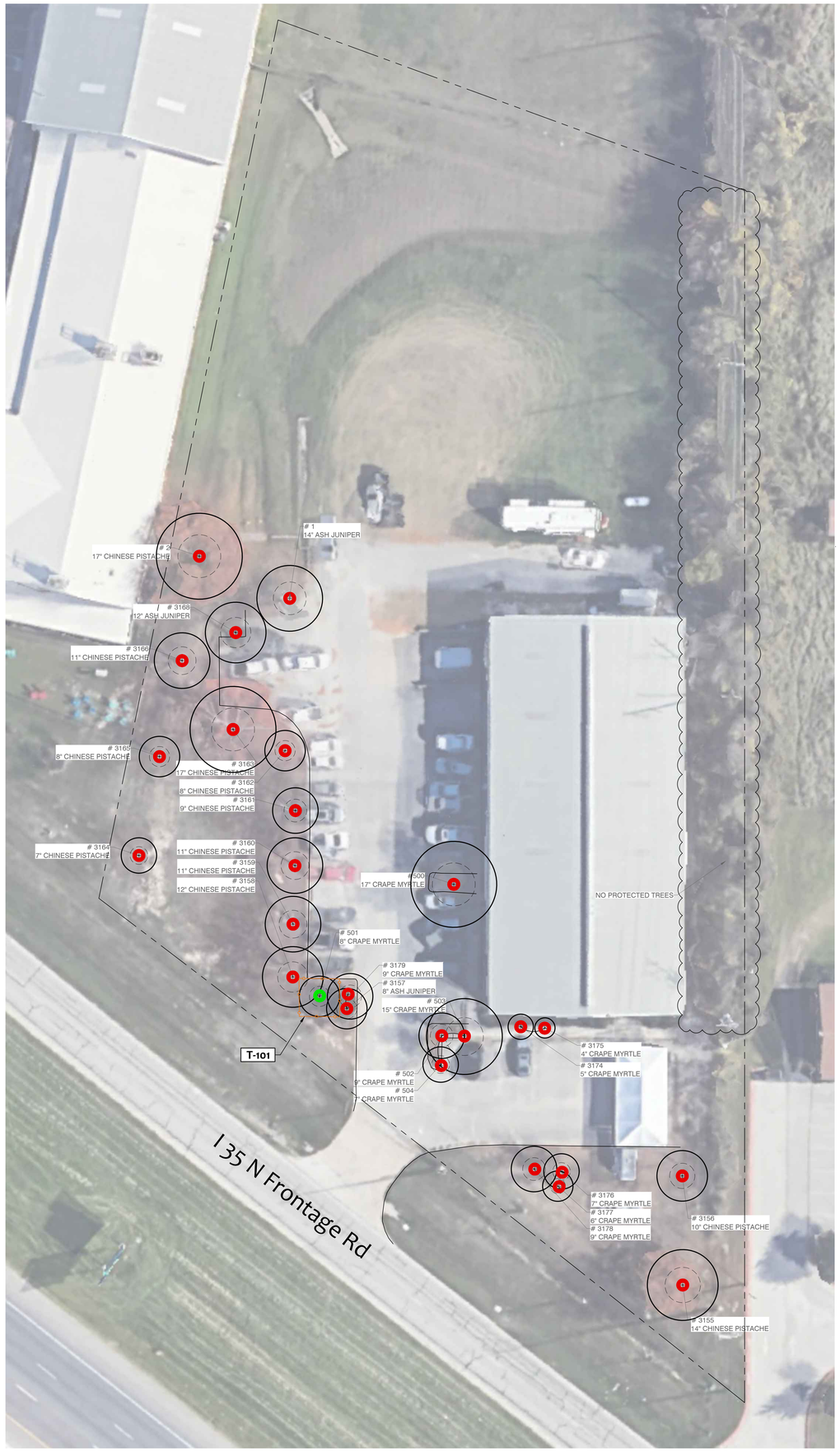
PROJECT NUMBER: LA2443
ISSUE DATE: 03.19.2026

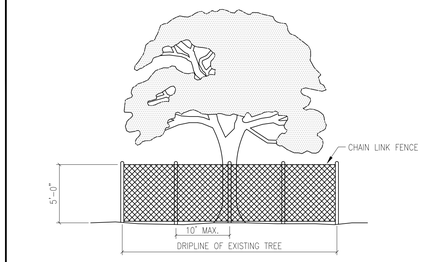
SHEET NAME:
DETENTION AND WATER QUALITY POND LAYOUT

SHEET:
C5.0

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VANDERGRIFF HYUNDAI PAVING EXPANSION - (2600-2501)





NOTES:

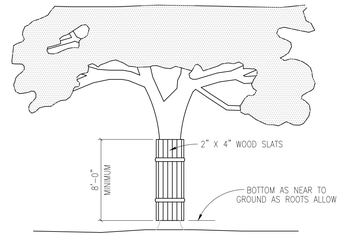
1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; WILL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN TEXAS — Georgetown Utility Systems

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – CHAIN LINK FENCE

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: EC09
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



NOTES:

1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FOUR FEET (4'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINE, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
6. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE DRIPLINE OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
7. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN TEXAS — Georgetown Utility Systems

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – WOOD SLATS

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: EC10
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

Key	ID	Diameter (in)	Stems (if mult.)	Haft CRZ (ft)	Latin Name	Common Name	Condition
NP	1	14		7.0	Juniperus *ashei*	Ash Juniper	Good
X	2	17		8.5	Pistachia *chinensis*	Chinese pistache	Good
NP	500	17	8,3,5,3,6	8.3	Lagerstroemia *indica*	Crepemyrtle	Good
C-NP	501	8	3,2,2,2,1,1,1	3.8	Lagerstroemia *indica*	Crepemyrtle	Good
NP	502	9	5,4,3	4.3	Lagerstroemia *indica*	Crepemyrtle	Good
NP	503	15	5,5,4,3,3,2,2	7.3	Lagerstroemia *indica*	Crepemyrtle	Good
NP	504	7	4,3,3	3.5	Lagerstroemia *indica*	Crepemyrtle	Good
X	3155	14		6.9	Pistachia *chinensis*	Chinese pistache	Good
X	3156	10		4.9	Pistachia *chinensis*	Chinese pistache	Good
NP	3157	8	4,2,2,1,1,1	3.8	Juniperus *ashei*	Ash Juniper	Good
X	3158	12		5.8	Pistachia *chinensis*	Chinese pistache	Good
X	3159	11		5.7	Pistachia *chinensis*	Chinese pistache	Good
X	3160	11		5.5	Pistachia *chinensis*	Chinese pistache	Good
X	3161	9		4.6	Pistachia *chinensis*	Chinese pistache	Good
X	3162	8		4.0	Pistachia *chinensis*	Chinese pistache	Good
X	3163	17		8.4	Pistachia *chinensis*	Chinese pistache	Good
X	3164	7		3.3	Pistachia *chinensis*	Chinese pistache	Good
X	3165	8		4.0	Pistachia *chinensis*	Chinese pistache	Good
X	3166	11		5.4	Pistachia *chinensis*	Chinese pistache	Good
NP	3168	12		5.9	Juniperus *ashei*	Ash Juniper	Good
NP	3174	5	2,2,2,1	2.3	Lagerstroemia *indica*	Crepemyrtle	Good
NP	3175	4	2,2,1	1.8	Lagerstroemia *indica*	Crepemyrtle	Good
NP	3176	7	3,3,2,1,1	3.3	Lagerstroemia *indica*	Crepemyrtle	Good
NP	3177	6	3,2,2,1,1	3.0	Lagerstroemia *indica*	Crepemyrtle	Good
NP	3178	9	3,2,2,2,2,1,1,1	4.3	Lagerstroemia *indica*	Crepemyrtle	Good
NP	3179	9	5,4,3,1	4.5	Lagerstroemia *indica*	Crepemyrtle	Good

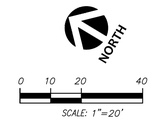
LEGEND	D= DEAD OR DISEASED
P= PROTECTED (TO REMAIN)	NP= NOT PROTECTED
HT= HERITAGE TREE (TO REMAIN)	C= CREDIT TREES
R/P= REMOVAL OF PROTECTED TREE	X= PROHIBITED SPECIES MUST BE REMOVED
I= INVASIVE/ CONTROLLED	** = MITIGATED AT 1:5

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
TREE PRESERVATION			
	T-101	TEMPORARY TREE PROTECTION/SILT COMBO	62 lf
	T-102	PRESERVED TREES FOR CREDIT	1
	T-103	REMOVED TREES NO MITIGATION REQUIRED	25

TREE PROTECTION NOTES

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
2. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS OR PROVIDED DETAILS (MOST STRINGENT STANDARD/DETAIL MUST BE APPLIED) FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
4. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES OR ROOT DAMAGE.
6. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED TWO (2) FEET OUTSIDE THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   6.1. SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
   6.2. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 3 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ADMINISTRATOR OR LANDSCAPE ARCHITECT OF RECORD.
   6.3. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
   6.4. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, FIRES, AND ANCHORING TO TREE TRUNK.
7. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
   7.1. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL
   7.2. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 8 FEET TO THE BUILDING.
   7.3. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
   7.4. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHALL BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
8. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY LIGHT TOP SOIL WITHIN 24 HOURS. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 24 HOURS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZED WATER LOSS DUE TO EVAPORATION.
10. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A TRENCHING MACHINE OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
11. ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
12. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF THE TREE USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
13. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION WITHIN THE CRZ OF PROTECTED TREES SHALL BE INSTALLED BY HAND DIGGING WITH NO ROOT OVER 1" IN DIAMETER BEING CUT.
14. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN (3) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, OF TREES. NO TOPSOIL OR MULCH IS PERMITTED ON ROOT FLARES OF ANY TREE.
15. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO STANDARDS AS OUTLINED IN AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATION - TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICE (ANSI R300-1995).
16. THE LANDSCAPE ARCHITECT OF RECORD HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
17. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
18. PRIOR TO CONSTRUCTION ALL LOWER TREE LIMBS OVER ROADWAYS/DRIVEWAYS MUST BE PRUNED TO A HEIGHT OF 14 FEET HEIGHT.
19. ALL TREE PRUNING MUST BE PERFORMED BY A CERTIFIED ARBORIST.
20. HEAVY PRUNING JUST AFTER SPRING GROWTH SHOULD BE AVOIDED. OPTIMUM PRUNING TIME IS BETWEEN NOVEMBER AND MARCH IN SOUTH TEXAS REGIONS.
21. NO MORE THAN ONE FOURTH (25 PERCENT) OF THE FUNCTIONING LEAF AND STEM AREA MAY BE REMOVED WITHIN ONE CALENDAR YEAR OF ANY PROTECTED TREE.
22. TREE PROTECTION FENCE SHALL BE EITHER CHAIN LINK. CHAIN LINK FENCES AROUND PROTECTED TREES SHALL BE A MINIMUM OF FIVE (5) FEET HIGH. FENCES ARE TO BE MOUNTED ON TWO INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 1-FOOT AT NO MORE THAN 10-FOOT SPACING.
23. TREE FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING, OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL THE CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED.
24. A WARNING SIGN SHALL BE POSTED ON EACH SECTION OF FENCE OR EVERY ONE HUNDRED (100') FEET OF FENCE AND STATE IN BOTH ENGLISH AND SPANISH THE FOLLOWING: 'TREE PROTECTION ZONE - NO ACCESS, STORAGE, OR FILL ALLOWED'. DURABLE SIGNS ARE RECOMMENDED WITH A MINIMUM SIZE OF 8" X 11"
25. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EMPLOY A CERTIFIED ARBORIST TO INSPECT VARIOUS TREES THAT MAY REQUIRE THAT BRANCHES BE PRUNED CLEAR FROM PROPOSED STRUCTURES, ACTIVITIES, BUILDING ENCROACHMENT OR THAT MAY NEED TO BE STRENGTHENED BY MEANS OF MECHANICAL SUPPORT OR SURGERY PER APPROVAL OF LANDSCAPE ARCHITECT OF RECORD. PRUNING SHALL NOT BE ATTEMPTED BY CONSTRUCTION OR CONTRACTOR PERSONNEL, BUT SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
26. REMOVAL OF TREES ADJACENT TO PROTECTED TREES SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
27. ALL TUNNELING IN DRIP LINE OF TREES TO BE PRESERVED SHALL BE EITHER CUT BY HAND, AIR-SPADE, HYDRAULIC VAC-ON EXCAVATION, OR BY MECHANICALLY BORING THE TUNNEL UNDER THE ROOTS WITH A HORIZONTAL DIRECTIONAL DRILL AND HYDRAULIC OR PNEUMATIC AIR EXCAVATION TECHNOLOGY. IN ALL CASES, INSTALL THE UTILITY PIPE IMMEDIATELY, BACKFILL WITH SOIL AND SOAK WITH WATER WITHIN THE SAME DAY.



SCALE: 1"=20'

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PROJECT:

SUBARU GEORGETOWN

PROJECT ADDRESS:

5015 S INTERSTATE HWY 35, GEORGETOWN, TEXAS 78626

SEAL/SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT — AMANDA BUCKSON — 2467 — STATE OF TEXAS

03.19.2026

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
03.21.2025	IFP	ISSUE FOR PERMIT
03.19.2026	IFP 1	ISSUE FOR PERMIT CITY COMMENTS

PROJECT NUMBER: LA2487

ISSUE DATE: 03.19.2026

SHEET NAME:

TREE PRESERVATION PLAN

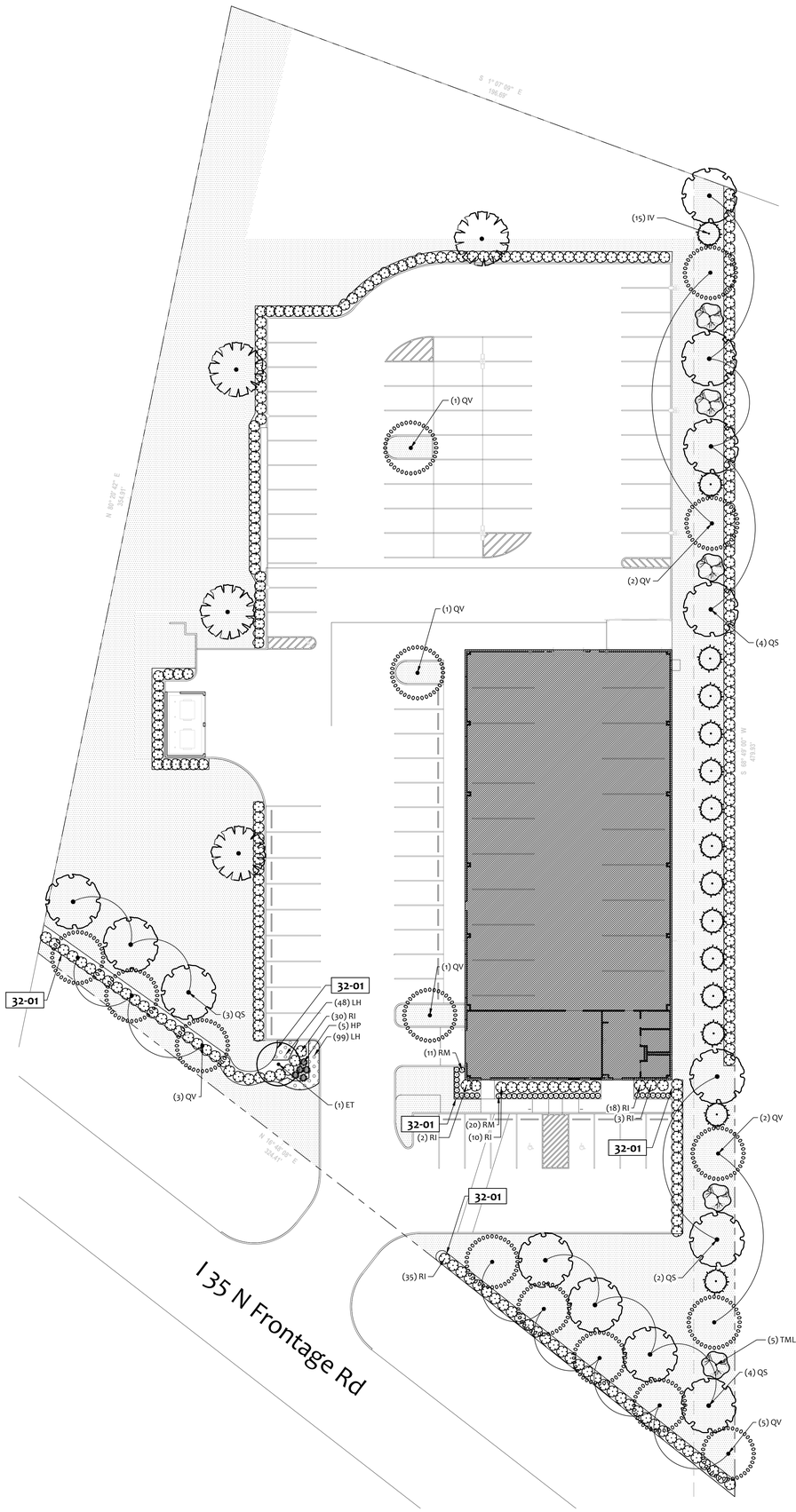
SHEET:

L1.00

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VANDERGRIFF HYUNDAI PAVING EXPANSION - (2600-2501)



LANDSCAPE SUMMARY CITY OF GEORGETOWN
1. Critical Root Zone (CRZ)
CRZ Calculation: 1 foot radial distance per 1 inch of tree DBH.
Preservation: No construction within 50% of the CRZ, and the first half of the radial distance must be preserved.
Protection: CRZ must be fenced during construction.
Exceptions: Closer construction may be allowed if supplemental nutrients or soil aeration are provided.
2. Protected and Heritage Trees
Protected Trees: Trees with DBH of 12 inches or more (excluding specific species).
Heritage Trees: Trees with DBH of 26 inches or more (e.g., Live Oak, Pecan).
Removal: If interfering with street visibility, removal may be allowed without mitigation.
3. Mitigation for Tree Removal
Protected Trees: Mitigation at a 1:1 ratio for 40% of DBH inches removed.
Heritage Trees: Mitigation at a 3:1 ratio unless the tree is dead or diseased.
Special Cases: Trees over 26 inches DBH need 2:1 mitigation.

Tree Type	DBH Removed (inches)	Mitigation Ratio	Mitigation (inches)	Mitigation Due (Total)	Mitigation Due (Total)
Protected	0	1:1 for DBH removed	(DBH × 1)	0	Mitigation Due (Total)
Heritage	0	3:1 for DBH removed	(DBH × 3)	0	Mitigation Due (Total)
Protected 26+"	0	2:1 for DBH of 26+"	(DBH × 2)	0	Mitigation Due (Total)
Exempt Trees	0	N/A	N/A	N/A	Mitigation Due (Total)

4. On-Site Credit Trees
Eligibility: Trees with DBH of 6-11 inches may count as credits for mitigation.
Limitations: No credit for Heritage Trees, floodplain trees, or certain species.
Credit Ratio: 2:1 for trees outside FEMA floodplains, 0.5:1 for shade trees.

Tree Type	Total DBH (inches) of Credit Trees	Credit Ratio	Total Credit (inches)	Max Credit (75% of Required Mitigation)
Trees with DBH of 6–11 inches	0	1:1	0	0
Ornamental Trees	30"	1:1	30	22.50
Trees outside FEMA 1% Floodplain	0	2:1	0	0
Shade Trees (3–6 inches DBH)	0	0.5:1	0	0

Table 8.04.020 Landscape Credits for Existing Trees

DBH	TREES PRES.	FORMULA	TREE CREDITS.
6–19	4	X1	1**
20 OR +	0	X2	0

5. On-Site Replacement Trees
Requirements: Trees must meet mitigation calculations, be from a preferred plant list, and follow spacing/size standards.
Limitations: Floodplain trees cannot be used for replacement credit.
6. Off-Site or Payment Mitigation
Off-Site: Mitigation can be done by planting trees off-site (e.g., public properties).
Payment: A fee can be paid to a city fund for tree planting and care ($125-$225 per DBH inch).
7. Soil Aeration and Nutrients
Supplemental aeration and nutrients can cover up to 30% of mitigation costs.
7. Soil Aeration and Nutrients
7.1 Mitigation Contribution:
- Soil aeration and supplemental nutrients may be used as part of the mitigation process. These can cover up to 30% of the cost for mitigation.

8. Required Protected Tree Preservation
8.1 Average Tree Density:
- 1-10 trees per acre: 30% of the trees are required to be preserved.
- 11+ trees per acre: 20% of the trees are required to be preserved.

**No Protected Trees Identify on Site

9. Street Yard Landscaping
Small Yards (<10,000 sq ft): 20% landscape, 1 tree & 3 shrubs per 2,500 sq ft.
Medium Yards (10,000–100,000 sq ft): 20% landscape, with additional trees & shrubs for each 10,000 sq ft.
Large Yards (>100,000 sq ft): 20% landscape, additional trees & shrubs for each 20,000 sq ft.

Yard Size	Landscape Req	Trees Req.	Shrubs Req.	Trees Provided	Shrubs Provided
MEDIUM	20 %	1/2500 sf	3/2500 sf		
15000 SF	3000 SF	6 TREES	18 SHURBS	6 PLANTEDTREES	18 SHRUBS

*Existing on site trees preserved meet this requirement
10. Parking Lot Landscaping
Shade Trees: 1 tree per 12 parking stalls, with extra trees for excess parking.
Planting Areas: Must have 100 sq. ft. of pervious area per tree.

Parking Stall Location	Area per Stall	Total Parking Stalls	Total Landscape Area Required (sq. ft.)	Provided
Between Building Line & Street Right-of-Way	20 sq. ft. per stall	9	180 SF REQUIRED	375 SF
Not Between Building Line & Street Right-of-Way	10 sq. ft. per stall	71	710 SF REQUIRED	1,020 SF

*Meeting and exceeding landscape area required

Total Parking Stalls	Shade Trees Required per 12 Stalls	Excess Stalls (if any)	Extra Shade Trees for Excess Stalls	Total Shade Trees Required	Total Shade Trees Provided
80	1 per 12 stalls	8	Excess Stalls ÷ 12 × 1.5	7 REQ TREES	7 Planted TREES

11. Other Provisions
CRZ Disturbance: No disturbance within the CRZ (e.g., cutting or filling greater than 4 inches).
Exceptions for Diseased Trees: No mitigation for dead, dying, or diseased trees prior to construction.

4.11.020 GATEAWAY CORRIDORS
A. Highway Gateways - 25 foot Landscape Buffer
Interstate Highway 35
1. The Gateway Overlay District landscape area shall be calculated by multiplying the lot width (measured in feet) along the gateway roadway right-of-way times the depth (in feet) of the landscape buffer. This square footage divided by 1,000 determines the landscape units for calculation.

LOT FRONTAGE	BUFFER WIDTH	SQUARE FT	FORMULA	LANDSCAPE UNITS
324 LF	25	8,100	/1000	8 UNITS

3. Plantings provided to meet the requirements for gateway overlay district landscaping may also be credited towards the street yard landscaping requirements.

B. 1 The landscape area shall contain at least 80 percent (80%) live vegetative coverage excluding the area required for driveways, sidewalks, bicyclepaths, and drainage features, as allowed with limitations in Section 4.11.030.

LANDSCAPE AREA	FORMULA	AREA REQ.	AREA PROV.
6400 LF	80%	5,120	6.400

B.2 Within the landscape area, plantings are required at a minimum ratio of two shade trees and five five-gallon shrubs for every 1,000 square feet of land.Existing trees that are preserved within the landscape area may count toward the required tree plantings, pursuant to Section 8.04.020.

TYPE	LANDSCAPE UNITS	FORMULA	PLANTING REQ.	TREES PROV.
TREE	8 UNITS	X2	16 TREES	1* CREDITS+ 15 PLANTED TREES
SHRUBS	8 UNITS	X5	40 SHURBS	65 SHURBS

12. Bufferyard Required
d. A medium level bufferyard is required when a property zoned IN District develops adjacent to a C-3
A medium bufferyard shall consist of the following:
a. 15- foot wide planting area:
b. One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.

BUFFERYARD	BUFFER LENGHT	BUFFER WIDTH	SHADE TREES REQ.	ORNAM. TREES REQ.	SHRUBS REQ.
SOUTH YARD	480 LF	15	10	20	80

13. Screening
B. Vehicular Parking areas shall be screened from street view and adjacent properties.
Planting screen hedge method: Hedge planting bed at least 3' feet wide.
Living screening shall be min. of two feet tall at time of planing with a mature height of 3 to 4 ft.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CAL	HT	SPR	BR HT
TREES								
	ET	1	N/A / EXISTING TREE	N/A	N/A	N/A		
	IV	15	Yaupon Holly / Ilex vomitoria	15 GAL	3"	6` MIN	3` MIN	2` MIN.
	QS	13	Shumard Red Oak / Quercus shumardii	65 GAL	3"	12` MIN	5` MIN	4` MIN
	QV	15	Southern Live Oak / Quercus virginiana	65 GAL	3"	12` MIN	5` MIN	4` MIN
	TD	4	Bald Cypress / Taxodium distichum	65 GAL	3"	10` MIN	4` MIN	4` MIN
	TML	5	Texas Mountain Laurel / Sophora secundiflora	30 GAL	3"	8` MIN	8` MIN	4` MIN

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	HT	SP	SPR
SHRUBS							
	HP	5	Red Yucca / Hesperaloe parviflora	5 GAL	36"	36"	
	RI	292	Indian Hawthorn / Rhaphiolepis indica	5 GAL	24"	30"	
	RM	38	Red Drift Rose / Rosa x `Meigalpio`	1 GAL	12"	24"	

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	HT	SPR
SHRUB AREAS						
	LH	147	Texas Lantana / Lantana horrida	1 GAL	12"	12"

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	HT	SP
GROUND COVERS						
	SOD	31,499 sf	Bermuda Grass / Cynodon dactylon `Tif 419`	SOD		

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
32 Exterior Improvements			
32-01	BED EDGE	1,415 lf	

PLANTING NOTES

1. ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
2. CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
3. PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
5. STRIP SOD 2' WIDE SHALL BE PLACED IN ALL SEEDED AREAS ALONG HARDSCAPE EDGES AND AT TOP AND BOTTOM OF DETENTION PONDS. IF SLOPES EXCEEDS 4:1 SOD SHALL BE STAKED IN PLACE.
6. ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
7. LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
8. OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
10. PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
11. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

NORTH

0 10 20 40

SCALE: 1"=20'

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Phone: 832-273-2185

PROJECT:
SUBARU GEORGETOWN

PROJECT ADDRESS:
5015 S INTERSTATE HWY 35, GEORGETOWN, TEXAS 78626

SEAL/SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT · AMANDA BUCKSON · 2467 · STATE OF TEXAS

08.17.2026

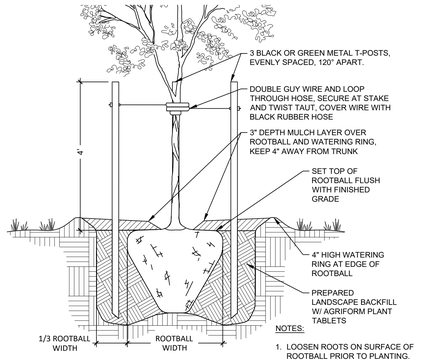
ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
03.21.2025	IFP	ISSUE FOR PERMIT
08.17.2026	IFP 1	ISSUE FOR PERMIT CITY COMMENTS

PROJECT NUMBER: LA2487
ISSUE DATE: 08.17.2026
SHEET NAME: PLANTING PLAN
SHEET: L1.10

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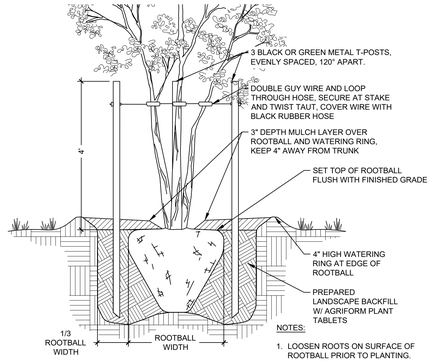
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NOTES:

1. LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.
2. TEMPORARY TREE STAKES AND GUYWIRE TO BE REMOVED AFTER ONE FULL GROWING SEASON.

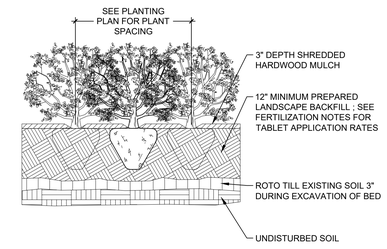
1 SINGLE-TRUNK TREE PLANTING
NTS 00-01



NOTES:

1. LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.
2. TEMPORARY TREE STAKES AND GUYWIRE TO BE REMOVED AFTER ONE FULL GROWING SEASON.

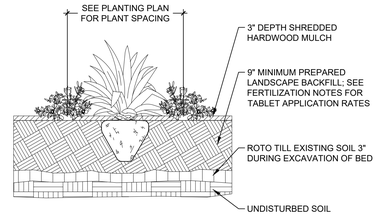
2 MULTI TRUNK PLANTING
NTS 00-03



NOTES:

1. PLANT SHRUBS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
2. LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

3 SHRUB BED PLANTING
NTS 00-04



NOTES:

1. PLACE PLANTS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
2. LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

4 PERENNIAL ANNUAL PLANTING
NTS 00-05

NOTES:

1. PLACE PLANTS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
2. LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.
3. GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH MIRACLE-GRO LIQUID QUICK START PLANT FOOD OR APPROVED EQUAL.

5 GROUNDCOVER PLANTING
NTS 00-17

6 BED EDGE - METAL
NTS 00-07

PLANTING NOTES

SHRUBS AND TREES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CONTAINER:	1 - 21 GRAM TABLET
3 GALLON CONTAINER:	2 - 21 GRAM TABLETS
5 GALLON CONTAINER:	3 - 21 GRAM TABLETS
7 GALLON CONTAINER:	4 - 21 GRAM TABLETS
TREES:	3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS:	7 - 21 GRAM TABLETS

GROUNDCOVER AREAS

ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "MIRACLE-GRO LIQUID QUICK START PLANT FOOD." APPLY PER MANUFACTURER'S SPECIFICATIONS.

APPLY PRE-EMERGENT TO ALL BED AREAS.

SOIL NOTES

1. PREPARED LANDSCAPE BACKFILL SHALL HAVE A MINIMUM DEPTH AS SPECIFIED IN EACH DETAIL. PLANT MIX SHALL CONSIST OF THE FOLLOWING:
   - 1/3 COMPOST
   - 1/3 TOPSOIL
   - 1/3 ANGULAR SAND
2. SOD/HYDROMULCH AREAS SHALL RECEIVE 2 INCH MINIMUM TOPSOIL.

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03.19.2026

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PROJECT NUMBER: LA2487

ISSUE DATE: 03.19.2026

SHEET NAME:

PLANTING DETAILS

SHEET:

L3.10

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LOMA
ARCHITECTURE

13 January 2026

City of Georgetown, Texas
300-1 Industrial Avenue
Georgetown, TX 78626

Sub: **Subaru of Georgetown Fixed Ops**
5015 S Interstate Hwy 35
Georgetown, Texas 78626

This submittal pertains to the property located at 5015 S. Interstate Highway 35, Georgetown, Texas 78626, legally described as Lot 2, Georgetown Technology Park, an addition to the City of Georgetown, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet K, Slides 73–74, Plat Records of Williamson County, Texas. The property consists of approximately 2.21 acres and includes an existing 12,008 square-foot pre-engineered metal building that was formerly used for retail sales of equestrian textiles.

Zoning and Specific Use Permit (SUP) approval is requested to repurpose the property for an Automotive Service Use. The proposed scope of work includes interior renovations to accommodate vehicle service lifts, parts storage, and technician support areas, construction of a 264 square-foot addition, and associated site improvements. The operation will function primarily as a service support and storage use with no customer traffic. Anticipated hours of operation are Monday through Saturday, 7:00 AM to 6:00 PM, with no Sunday operations. The facility will support the overflow vehicle service for the existing Subaru of Georgetown facility and will not be open to public. The facility is expected to employ approximately 19 employees, and most activities will occur indoors.

The proposed development is consistent with the Georgetown 2030 Comprehensive Plan by reinvesting in an existing commercial property and promoting fiscally responsible growth. The project reuses the existing building and infrastructure while incorporating minor utility upgrades to support the proposed use without placing high demand on public systems.

To satisfy the approval criteria outlined in UDC Section 3.07.030. The proposed use will not be detrimental to the health, safety, or welfare of the surrounding area, as operations are limited to standard business hours. The conceptual site layout and circulation plan are compatible with the character of the surrounding area and provide appropriate access, parking, buffering, and screening. Traffic generation and service demands are minimal and can be accommodated by existing infrastructure with the proposed utility improvements. Additionally, the project will not create excessive noise, glare, fumes, dust, vibration, or other noxious impacts to the city.

Regards,

Jason Otero, AIA
President
LOMA Architecture

Exhibit 6
UDC Approval Criteria Review

SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA	
1. The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.	**Partially Complies**
Although the proposed special use is not expected to adversely affect the health, welfare, or safety of the surrounding neighborhood, the presence of the church immediately to the south creates a more sensitive context that warrants additional consideration. While existing trees and future landscaping will provide some screening, they may not fully mitigate potential visual or activity-related impacts on church occupants. However, these concerns are somewhat tempered by the anticipated hours of operation, limited to Monday through Saturday from 7:00 AM to 6:00 PM, with no operations on Sundays; the church is only active on Saturdays.	
2. The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.	**Complies**
Staff reviewed the conceptual site layout, and it complies with the development standards set forth in the Unified Development Code and meets the intent of the Industrial (IN) area, remaining harmonious with the variety of surrounding developments.	
3. The proposed use does not negatively impact existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities, and water and sewer systems and on public services such as police and fire protection and solid waste collection and the ability of existing infrastructure and services to adequately provide services.	**Complies**
The existing infrastructure can adequately serve the property and there are no known negative impacts that would occur from this business being in operation.	
4. The proposed use does not negatively impact existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impact.	**Partially Complies**
The proposed use is situated within an established industrial and commercial corridor and is generally compatible with surrounding development. Adverse effects commonly associated with automotive operations, such as excessive noise, glare, fumes, dust, smoke, vibration, or fire hazards, are not expected to significantly impact nearby properties. However, the church located directly south of the site warrants particular attention. Although the existing vegetation and proposed supplemental plantings will help soften views and create some separation, church attendees may still experience some visual exposure to activity on the property. The limited operating schedule, restricted to Monday through Saturday between	

SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA
7:00 AM and 6:00 PM with no Sunday operations, reduces the likelihood of conflicts during the church's primary periods of use which are only on Saturdays.

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Complies**
The property has an Employment Center (EC) future land use designation. EC properties are intended to accommodate employment-generating activities and supporting commercial uses near transportation corridors. The proposed automotive business supports the commercial component of this designation by providing services and employment within an area planned for nonresidential activity. The property's proximity to Interstate 35 supports locating a vehicle-oriented business within this transportation corridor. The existing Industrial zoning and adjacent industrial and commercial zoning further support the use as part of the area's planned development pattern. The request retains the property's nonresidential function and allows a supporting commercial activity within the an EC designated area. The request also supports Land Use Policy #1 by encouraging a balanced mix of commercial and employment-oriented uses that reflect a gradual transition between land use types. It does so by locating commercial activity within an established nonresidential zoning pattern and maintaining a compatible relationship with neighboring properties. Applicable site design, landscaping, and screening standards will further help uphold the development quality envisioned for Employment Centers.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
The request promotes orderly development by locating the proposed automotive business on property already zoned Industrial (IN) and surrounded by industrial and commercial zoning. This places the business within an area planned to accommodate nonresidential activity and provides a commercial service consistent with that development pattern. The property meets all applicable access requirements, supporting safe and functional ingress and egress for customers, employees, and service vehicles. Compliant access and adherence to	

development standards governing parking, circulation, landscaping, screening, and lighting support safe business operations and protect surrounding properties.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Partially Complies**
The subject property and nearby parcels to the north and west are zoned IN. The property directly to the south is zoned Regional Commercial (C-2) but is developed as a church. Farther south, other C-2 properties support more intensive commercial uses, including pool supply sales and car dealerships. Together, these uses form a largely nonresidential corridor where the proposed automotive business is generally compatible. The Special Use Permit would retain the Industrial base zoning while allowing the proposed use under established development standards. The request supports orderly development in this industrial-commercial area. The site provides compliant access, circulation, parking, landscaping, and screening to promote safe operations and reduce potential impacts on surrounding properties. However, the church immediately to the south presents some compatibility challenges. Existing trees and the applicant's proposed future plantings along the shared boundary would improve buffering, but would not provide complete screening or fully shield the church from potential visual or operational impacts.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The property's existing IN zoning, proximity to Interstate 35, and compliance with all applicable access requirements support its suitability for the proposed automotive use. Compliant access is particularly relevant to a business dependent on vehicle movements because it provides appropriate connections between the site and the surrounding street network. The existing zoning and transportation context provide an appropriate setting for the business, with development subject to the applicable parking, circulation, utility, drainage, and other site development standards.	