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

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

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

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission 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 2026-16-SUP, The Draper

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of a Bar, in the Mixed-Use Downtown [MU-DT] zoning district for the property located at 216 W 8th Street, bearing the legal description of 0.2983 ACRES, LOT 6-7(PTS), BLOCK 50, City of Georgetown (2026-16-SUP) -- Hunter Gould, Planner

1.B 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.C 2026-7-ANX,113 Serenada Drive

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 4.113 acres of land out of the D. Wright Survey, Abstract No. 13, as the Residential Estate (RE) zoning district, for the property generally located at 113 Serenada Drive (2026-7-ANX). Madison Garcia, Planner

1.D 2026-9-PUD 3701, Buffalo Trail Park

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 2.72 acres of land in the David Wright Survey, Abstract No. 13, from the Two-Family (TF) and Residential Single-Family (RS) zoning districts to the Planned Unit Development (PUD) zoning district with a base zoning district of Medium Density Multifamily Residential, for the property generally located at 3701 Buffalo Springs Trail (2026-9-PUD). -- Preston Gunn, Planner

1.E 2026-5-PUD and 2026-11-ANX, Yearwood

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 726.1862 acres in the Lemuel S. Walters Survey, Abstract 282, and the Frederick Foy Survey, Abstract 229, including 33.0317 acres of right-of-way for Ronald Reagan Boulevard and Rattlesnake Road, as the Planned Unit Development (PUD) zoning district, for the property generally located at 5951 Rattlesnake Road. Sofia Wagner, Planning Manager

1.F 2026-4-PUD, Belford

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone an 8.085-acre tract of land located in the Clement Stubblefield Survey, Abstract No. 558, from the Industrial and Residential Single-Family zoning district to the High-Density Multifamily (MF-2) zoning district, for the property generally located at 2005 S College Street, 2008 Pine Street, and 2006 Pine Street (2026-4-PUD) -- Madelyn Allen, 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
December 1, 2026

SUBJECT:
2026-16-SUP, The Draper

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of a Bar, in the Mixed-Use Downtown [MU-DT] zoning district for the property located at 216 W 8th Street, bearing the legal description of 0.2983 ACRES, LOT 6-7(PTS), BLOCK 50, City of Georgetown (2026-16-SUP) -- Hunter Gould, Planner

ITEM SUMMARY:
Overview of Applicant's Request: The applicant is requesting a special use permit to operate a bar on the subject property.

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 4 of the 4 the criteria established in UDC Section 3.10.030 applies, for a Special Use Permit, include 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 (57 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 15, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 1 written comment 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:
2026-16-SUP Staff Presentation.pdf
2026-16-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 - Criteria Analysis.pdf
Exhibit 6 - Public Comments.pdf

The Draper, 216 W 8th St 2026-16-SUP

December 1, 2026 | Planning and Zoning Commission

GEORGETOWN TEXAS

Item Under Consideration

2026-16-SUP

- Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of a Bar, in the Mixed-Use Downtown [MU-DT] zoning district for the property located at 216 W 8th ST, bearing the legal description of 0.2983 ACRES, LOT 6-7(PTS), BLOCK 50, City of Georgetown (2026-16-SUP) -- Hunter Gould, Planner



GEORGETOWN TEXAS
more than welcome

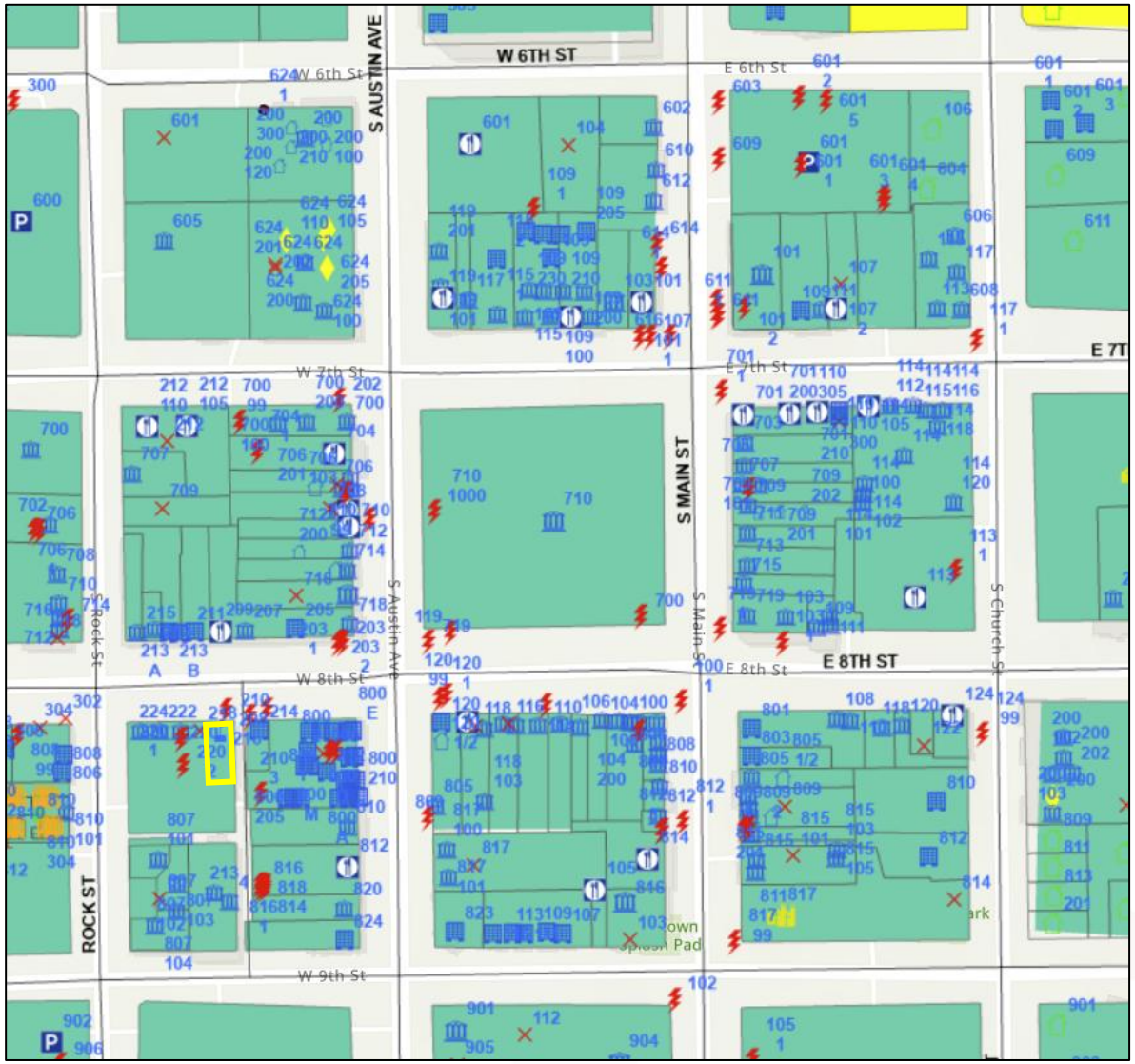
Aerial

2026-16-SUP

Site

N

0 100 200 Feet


W 6TH ST
E 6th St
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S AUSTIN AVE
W 7th St
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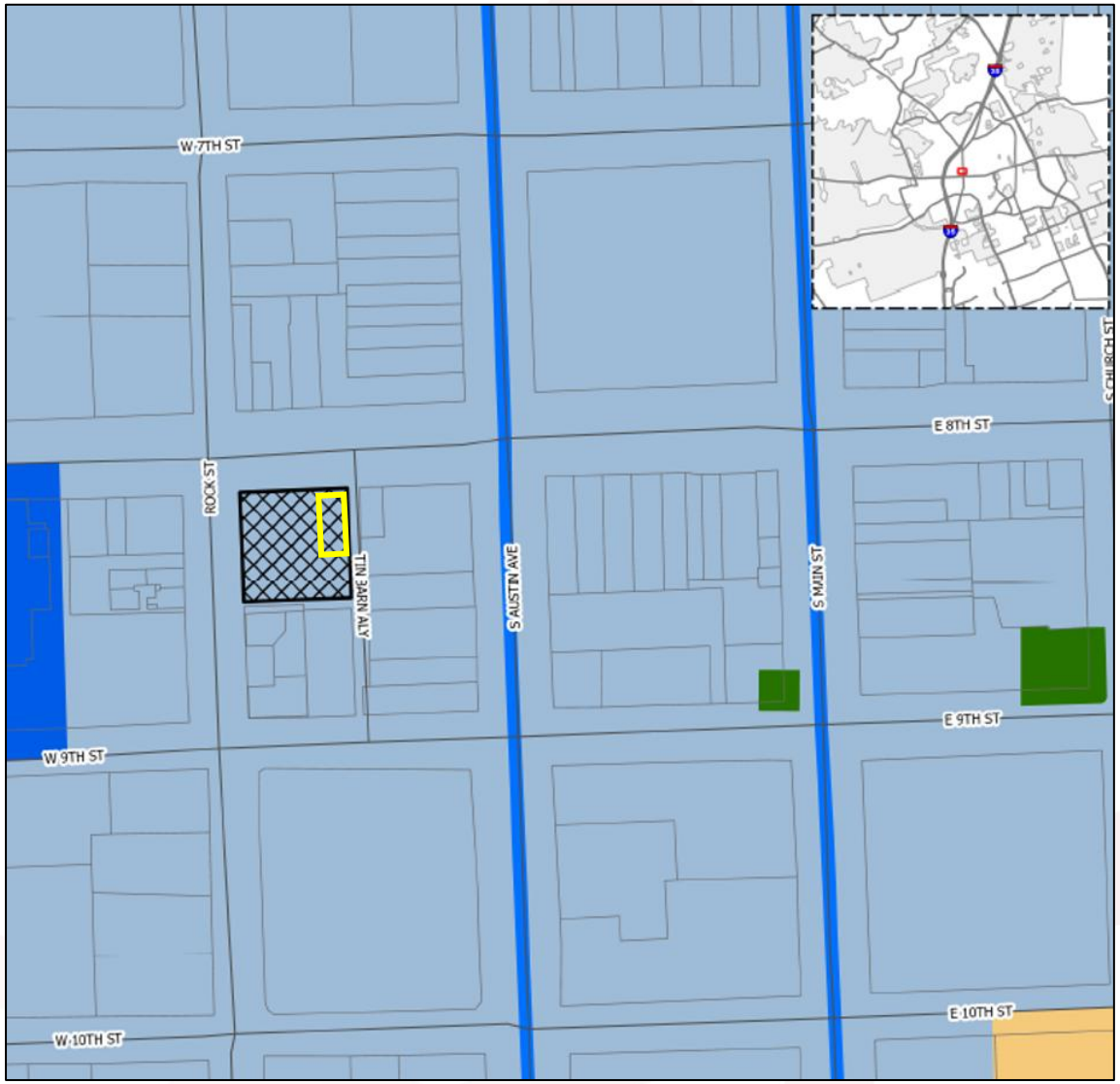
ROCK ST
W 9th St
Splash Pad


W 7TH ST
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TIN BARN ALY
S AUSTIN AVE
S MAIN ST
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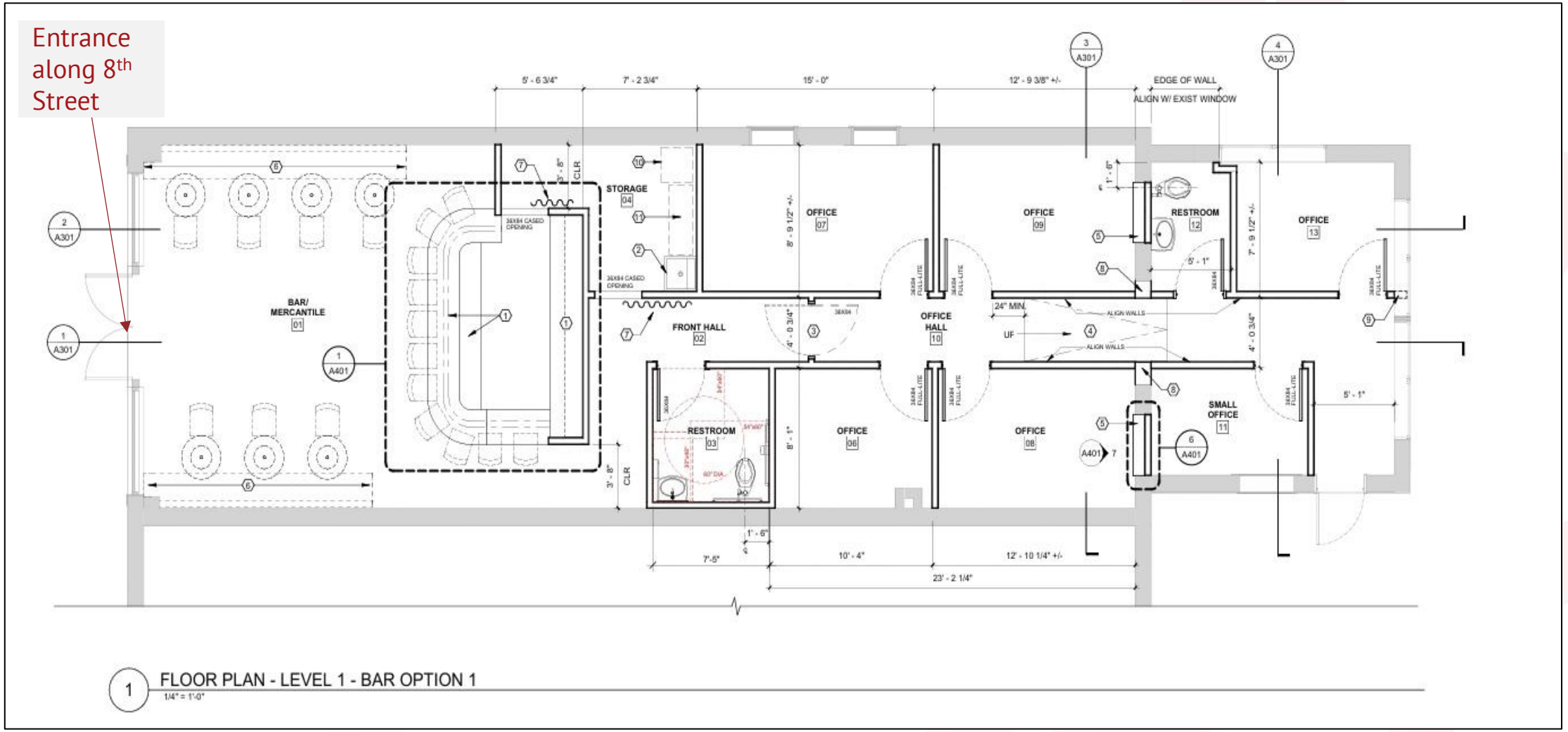
W 10TH ST

Summary of Request

- The proposed concept plan encompasses offices in the rear of the establishment with a small bar/lounge in the front. The applicant would like to obtain a Special Use Permit for the bar area as this is a requirement in the Mixed-Use Downtown Zoning District.



Conceptual Plan



Approval Criteria – UDC Section 3.10.030

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

Approval Criteria – UDC Section 3.10.030

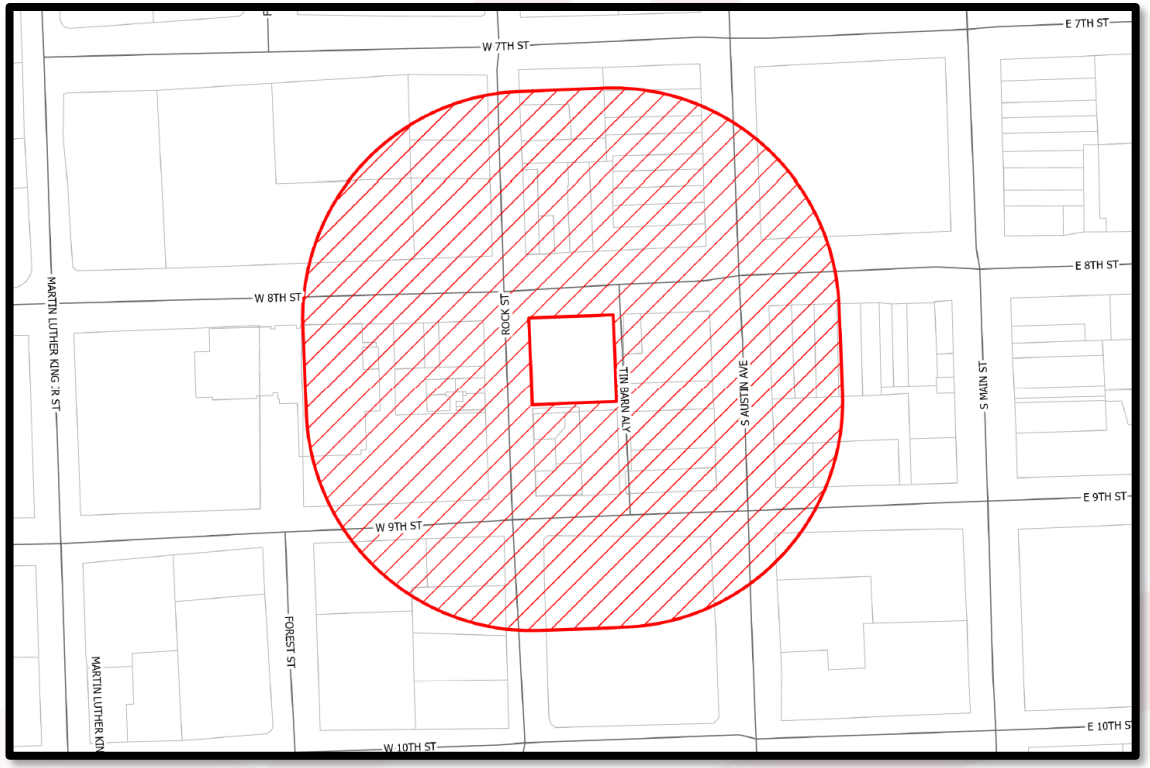
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning 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 3.10.030

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		

Public Notifications

- 57 property owners within the 300' buffer
- Notice in Sun News on November 15, 2026
- One sign posted on the property
- To date, staff has received:
  - One written comment IN FAVOR
  - Zero written comment OPPOSED



Summary

- Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of a Bar, in the Mixed-Use Downtown [MU-DT] zoning district for the property located at 216 W 8th Street, bearing the legal description of 0.2983 ACRES, LOT 6-7(PTS), BLOCK 50, City of Georgetown (2026-16-SUP) -- Hunter Gould, Planner

Report Date: December 1, 2026
Case Number: 2026-16-SUP

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Special Use Permit for the specific use of Bar, Tavern or Pub, in the Mixed Use-Downtown (MU-DT) zoning district for the property generally located at 216 W 8TH Street, Georgetown, TX 78626 (2026-16-SUP) –Hunter Gould, Planner

AGENDA ITEM DETAILS

Project Name: The Draper
Applicant: The Draper, c/o Cody Hirt
Property Owner: John Hoyt
Property Address: 216 W 8TH ST, Georgetown, TX 78626
Legal Description: Georgetown City Of, BLOCK 50, Lot 6-7(PTS), ACRES 0.2983
Current Zoning: Mixed-Use Downtown
Current Use: Vacant

APPLICANT'S REQUEST

The applicant is requesting a Special Use Permit to operate a bar.

PROPERTY CONTEXT

Neighborhood Character:
The subject property is located just off the square, within the Downtown Area 1 Historic Overlay District.

Zoning Trends:
All properties adjacent to the subject property are zoned Mixed-Use Downtown (MU-DT). There are a variety of uses nearby, including retail, restaurants, a bank, a jewelry repair shop, etc. There are no churches, public or private schools or public hospitals within 300 feet of the subject property.

Present Property Description:
The 0.30-acre property is zoned Mixed-Use Downtown and consists of a historic commercial retail center with five units. Some of the units within the shared commercial space are currently occupied by retail businesses.

STAFF ANALYSIS

Technical Review:

A bar is permitted within the MU-DT zoning district, with a special use permit, and is subject to certain limitations. All applicable limitations would be met with the request. The intended hours of operation for the bar are Thursday: 4:00 p.m. to 10:00 p.m., Friday: 4:00 p.m. to 10:00 p.m., & Saturday: 4:00 p.m. to 11:00 p.m.

Being subject to the Downtown Master Plan, the property has a future land use of Special Area. Special Areas integrate a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. The Downtown Master Plan encourages the activation of underutilized spaces and promotes pedestrian-oriented development – goals which are supported by the Special Use Permit request.

The proposal was reviewed by all applicable City Departments to determine the appropriateness of the request; no comments were made regarding the request.

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 and request (57 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 15, 2026) and signs were posted on-site. To date, staff has received one written comment in favor, and zero 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 – Criteria Analysis
Exhibit 6 – Public Comments

SUBMITTED BY

Hunter Gould, Planner



GEORGETOWN
TEXAS
more than welcome

Location

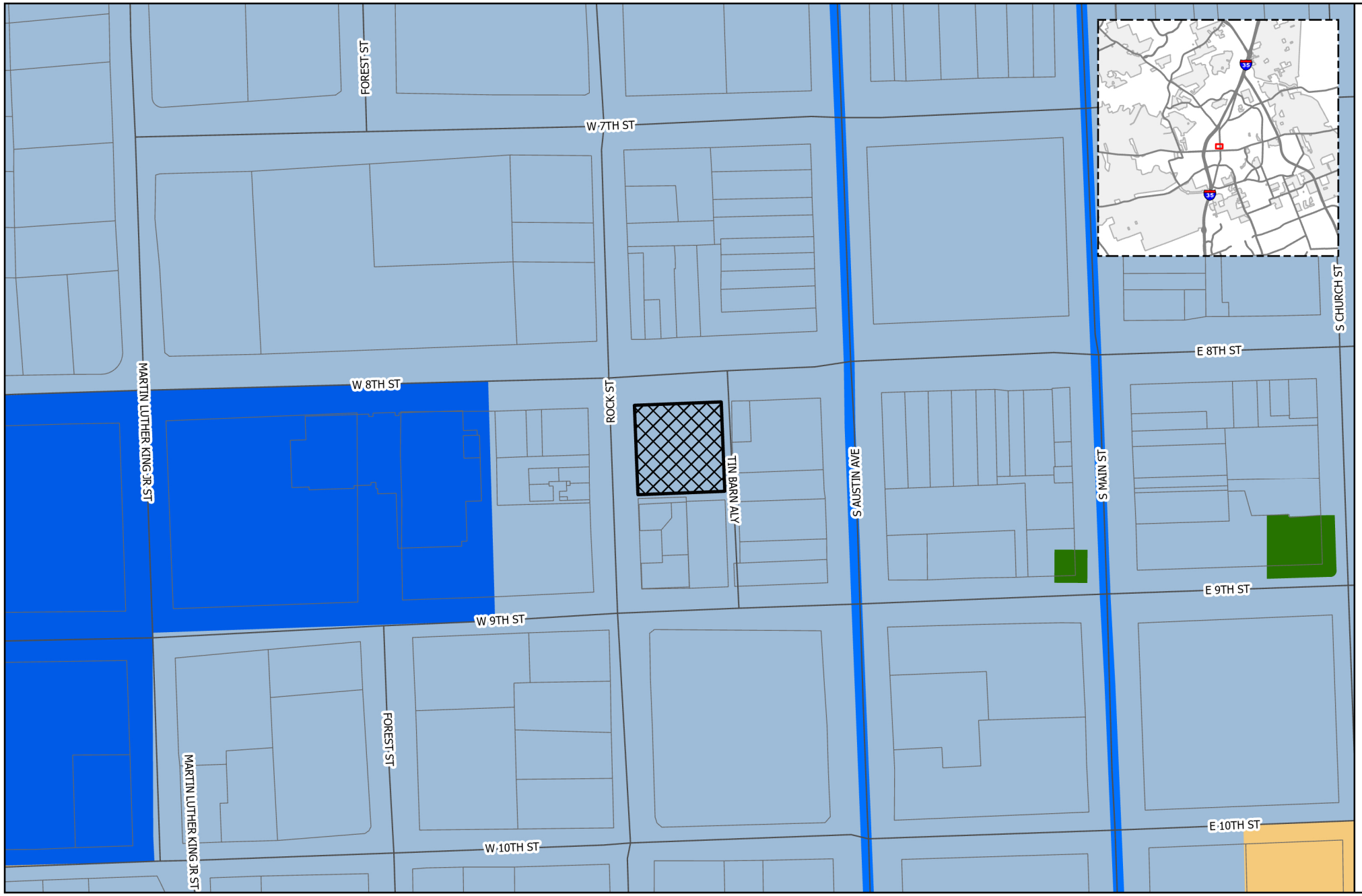
2026-16-SUP

Exhibit #1

Site
Parcels

N

0 100 200
Feet



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-16-SUP

Exhibit #2

- Site
- Parcels

Future Land Use

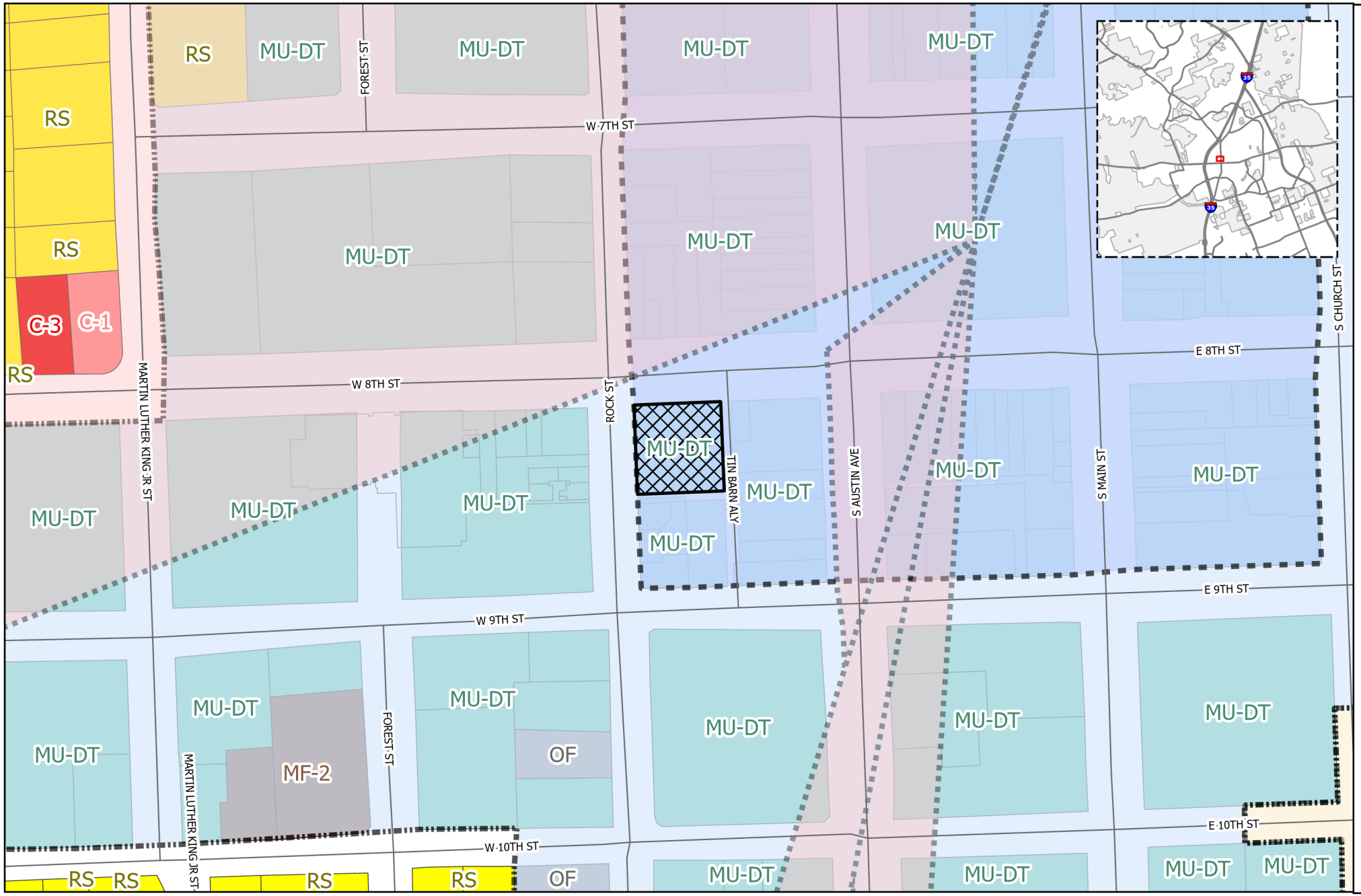
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

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

2026-16-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

N

0 100 200 Feet

Letter of Intent

Special Use Permit for The Draper

October 16, 2026

To: Planning Department

City of Georgetown, Texas

Re: Special Use Permit application for The Draper

Dear Planning Department:

On behalf of The Draper, we submit this letter of intent in support of a Special Use Permit for the proposed restaurant and bar. The Draper will provide an indoor dining and beverage service experience for guests in Georgetown. The Draper is operated by Gold Bird Enterprises, LLC, a management and marketing company that will maintain its office in the same building.

The Draper plans to operate during the following hours:

- **Thursday:** 4:00 p.m. to 10:00 p.m.
- **Friday:** 4:00 p.m. to 10:00 p.m.
- **Saturday:** 4:00 p.m. to 11:00 p.m.

The Draper anticipates employing four employees.

We respectfully request consideration of the Special Use Permit to allow The Draper to operate as described above. Thank you for your review.

Sincerely,

Gold Bird Enterprises, LLC, for The Draper

Authorized representative: Cody Hirt

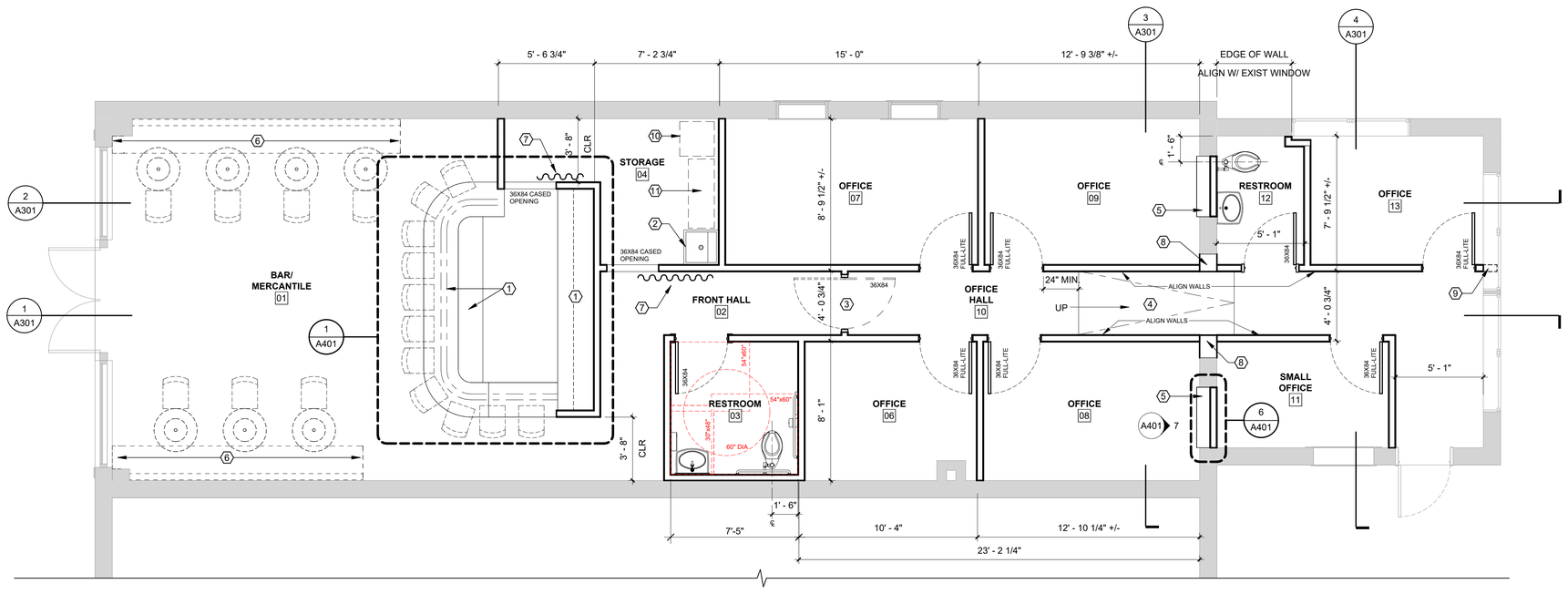
Contact information: Cody@festrunk.com

GENERAL NOTES

A. ALL DIMENSIONS ARE TO FACE OF FRAMING, FACE OF MASONRY OR EDGE OF SLAB UNO.
B. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS. STORAGE OF SUPPLIES SHALL REMAIN DRY.
C. ALL INTERIOR PARTITION WALLS SHOWN AS 2X4 WOOD FRAMING WITH 5/8" GYP SHEATHING TYPICAL.

(#) KEYNOTES

1 CUSTOM CASEWORK. REF. A401. COORDINATE STYLE, FINISH AND HARDWARE TYPE(S) W/ OWNER.
2 MOP SINK.
3 DUAL-SWING TRAFFIC DOOR. COORDINATE SELECTION W/ OWNER.
4 NEW 1:12 RAMP. CONFIRM ELEVATION CHANGE ON SITE.
5 NEW INFILL WALL AND TRANSOM AT EXISTING OPENINGS. PROPOSED BOOKSHELVES. REF A401. COORDINATE FINAL DESIGN W/ OWNERS.
6 BANQUETTE BY OWNERS.
7 PRIVACY CURTAIN. COORDINATE SELECTION AND MOUNTING HEIGHT WITH OWNER.
8 NEW INFILL WALL AT EXISTING CASED OPENING.
9 NEW WALL TO EXISTING WINDOW INTERSECTION.
10 GLASS WASHER. CONFIRM SELECTION, SPECS & CLEARANCES WITH OWNER.
11 STORAGE SHELVES BY OWNER.



1 FLOOR PLAN - LEVEL 1 - BAR OPTION 1
1/4" = 1'-0"

DO NOT SCALE

DESIGN TEAM
ARCHITECTURE
PILLAR
ARCHITECTURE STUDIO
800 S AUSTIN AVE, GEORGETOWN, TX 78626

CONSULTANTS
replace with CONSULTANT LOGO

PROJECT TITLE
CODY HIRT
216 W. 8TH STREET
OFFICE RENOVATION
replace with CLIENT LOGO

INTERIM REVIEW DOCUMENT
(NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT OR CONSTRUCTION)
Arch/Eng Name
TX Architect/TBAE #xxxxx

NOT FOR CONSTRUCTION

MARCH XX, 2026
PROJECT# | PROJECT#

REV.	DATE	DESCRIPTION

DRAWING TITLE
FLOOR PLAN - LEVEL 1

SHEET NUMBER
A101

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3/26/2026 4:46:25 PM

Exhibit 6
UDC Approval Criteria Review

SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA	
1. The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.	**Complies**
Staff did not identify any specific conditions associated with the proposed use that would be directly detrimental to the health, welfare, or safety of the surrounding area. Though this is a bar, there are parameters set in place to ensure that any concerning impacts of the use are mitigated for. These conditions include: • Minimal hours of operation: Thursdays 4pm-10pm, Friday and Saturday 4pm-11pm • Appropriate location: Near the downtown square and meets applicable limitations of the code as it is 300' from a church, school, or hospital. • The bar area takes up only a portion of the front of the building, with the remainder of the unit being utilized as office space, limiting the number of bar occupants.	
2. The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.	**Complies**
The conceptual site layout has been reviewed by staff, and it complies with the development standards set forth in the Unified Development Code. The use is compatible with a variety of surrounding developments including retail, restaurants, a bank, jewelry repair shop, etc., which together, meet the intent of the MU-DT zoning district. As stated above, there are no churches, public or private schools, or public hospitals within 300 feet of the subject property.	
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 to infrastructure that would occur from this business being in operation.	

SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA	
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.	**Complies**
While noise may be a concern, as stated above, there have been several parameters set in place. With the minimal occupant level as well as the limited hours of operation, there should be limited negative impacts on surrounding areas.	

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 future land use designation for the property is special area. Special Areas are planned areas that integrate a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. Special Areas are designed in a pattern of pedestrian oriented, storefront style shopping streets, with shared parking and strong pedestrian linkages to the surrounding areas. The entertainment-oriented use would fit within the primary uses expected with properties with a Special Area future land use designation. The use is also consistent with the Downtown Master Plan as it expresses that active entertainment uses in the Downtown Overlay District are important in supporting local businesses and maintaining an active district as long as they are reasonably limited and controlled to ensure compatibility with the historical and cultural ambience of downtown Georgetown.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Partially Complies**
This zoning change does not necessarily promote the health, safety or general welfare of the City; however, the request extends past the limitations set in place of operating within 300 feet of churches, schools, and hospitals, by incorporating a small occupant level and limited hours of operation. The subject property is near the square and other establishments that serve alcoholic beverages.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
The property sits at the corner of W 8th Street and Tin Barn Aly just one block off the Square. The proposed Special Use Permit is compatible with the present zoning and uses of nearby properties, which encompass a variety of uses including but not limited to retail, a bank, restaurants, a jewelry repair shop, etc., maintaining the character of the MU-DT zoning district.	

5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The subject property is an existing historic commercial center that is suitable for the proposed use. It 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.	

GEORGETOWN
TEXAS

RECEIVED
NOV 16 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address: Special use permit / 216 W 8th Street

Project Case #: 2026-16-SUP P&Z Mtg Date: 12/1/2026 Case Manager: Hunter Gould

Name of Respondent: JOHN D. HOYT
(Please print name)

Signature of Respondent: John Hoyt
(Signature required for protest)

Address of Respondent: _____
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

_____

_____

_____

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

City of Georgetown, Texas
Planning and Zoning Commission
December 1, 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:
Applicant 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 – Rezoning, as outlined in the attached Staff Report.

Public Comment: 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

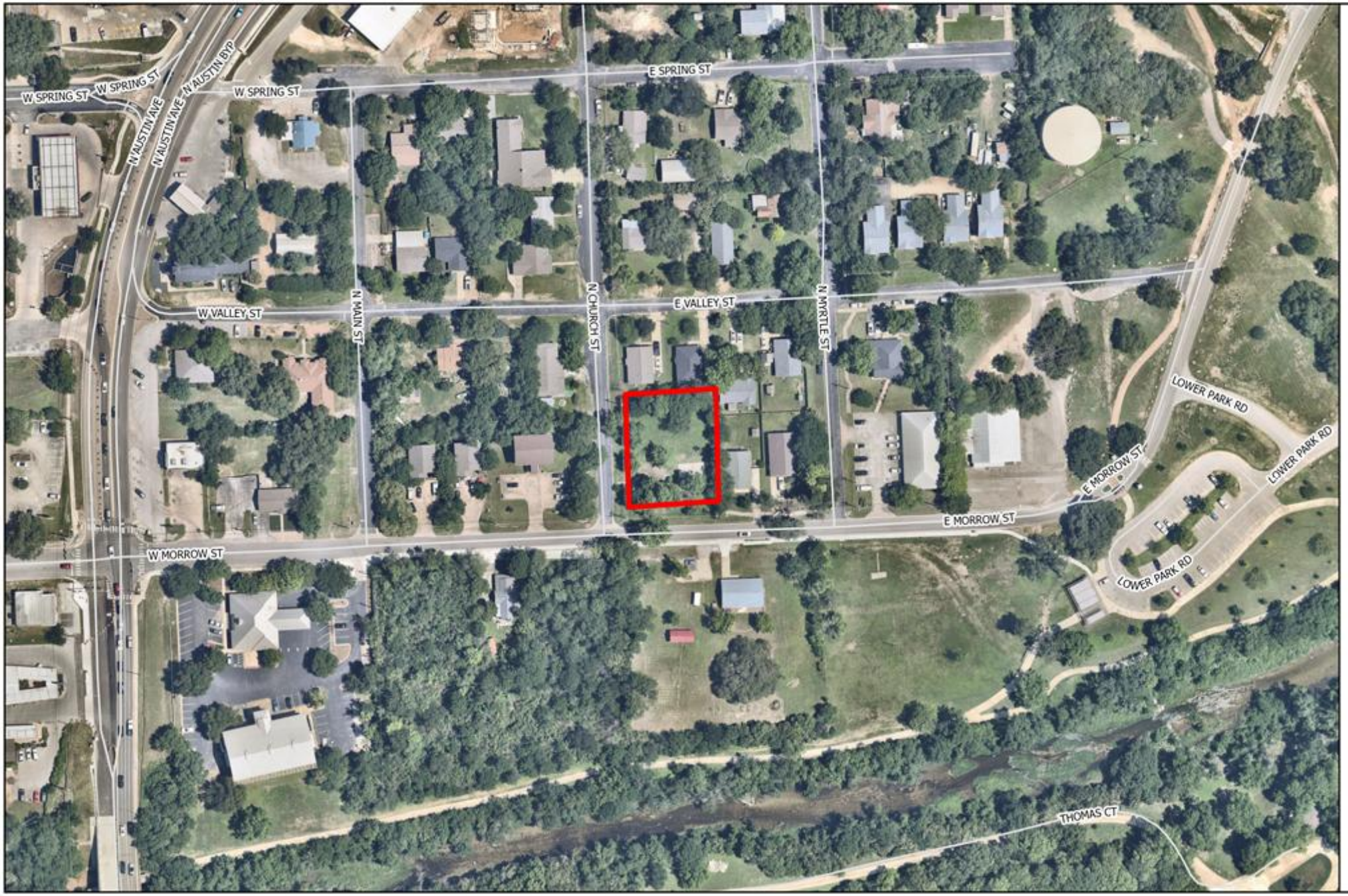
601 N. Church Street
2026-10-REZ

12.01.2026 | 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



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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
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MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
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LOWER PARK RD
THOMAS CT
C-3
MF-1
RS
C-1
PF
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LOWER PARK RD
E MORROW ST
E MORROW ST
LOWER PARK RD
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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Feet

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

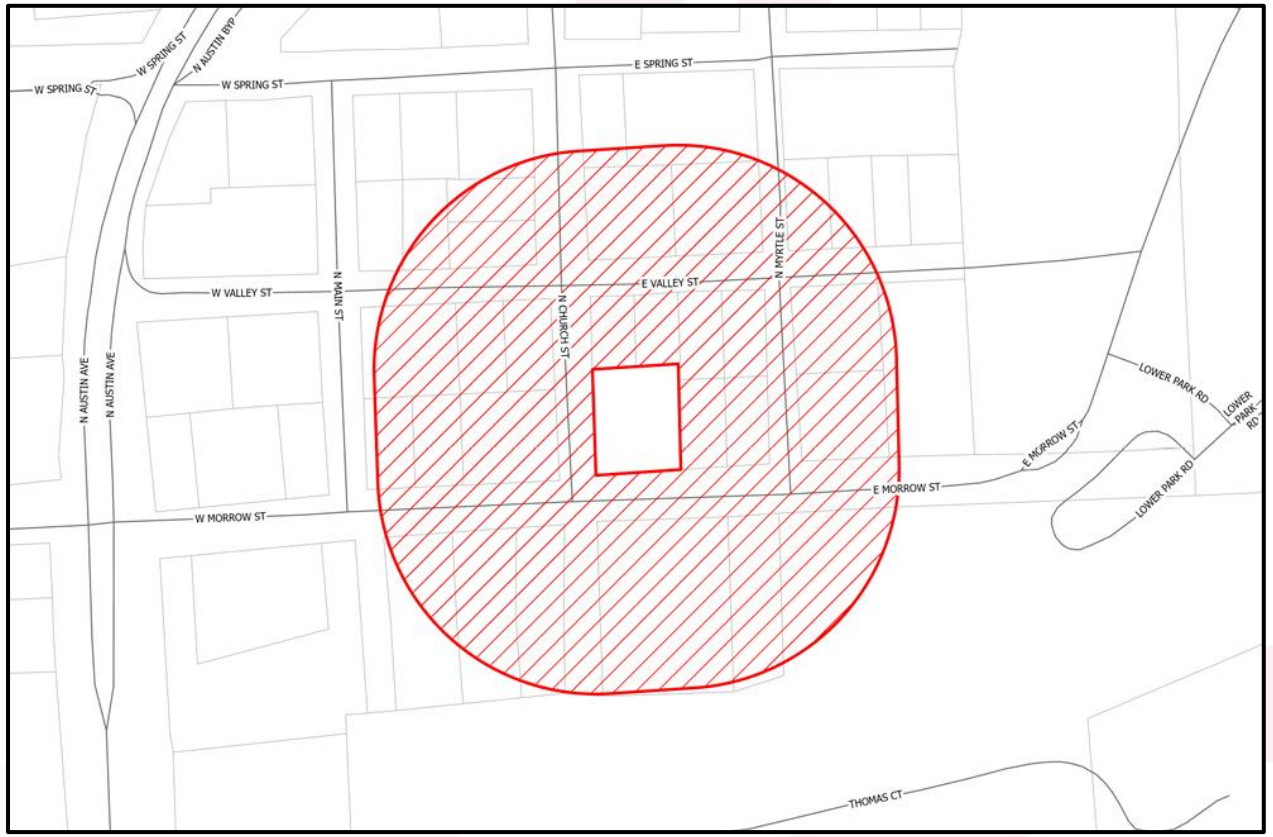
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is consistent with the density, primary and secondary uses, and target ratios outlined for Future Land Use Plan District.	X		
The zoning change implements the policies of the Comprehensive Plan and any applicable Small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

Approval Criteria – UDC Section 3.07.030

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		
The subject property has sufficient size, shape, and topography to accommodate for uses and development standards permitted by the proposed amendment	X		
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:
  - 2 written comments IN FAVOR
  - 3 written comments 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: 11/20/2026

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, 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 2 written comments in favor, and 3 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 Residential Mix 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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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

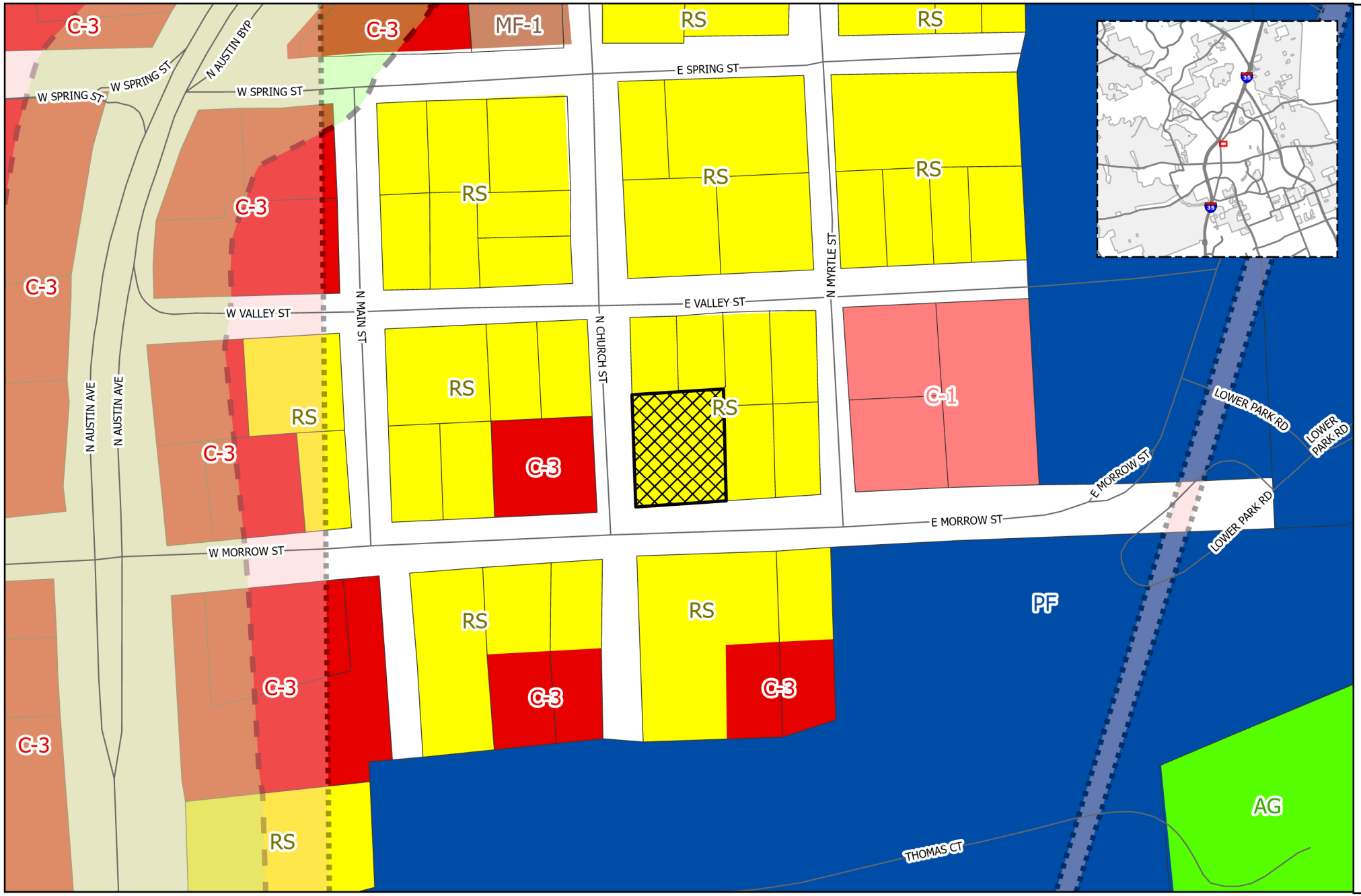
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

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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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

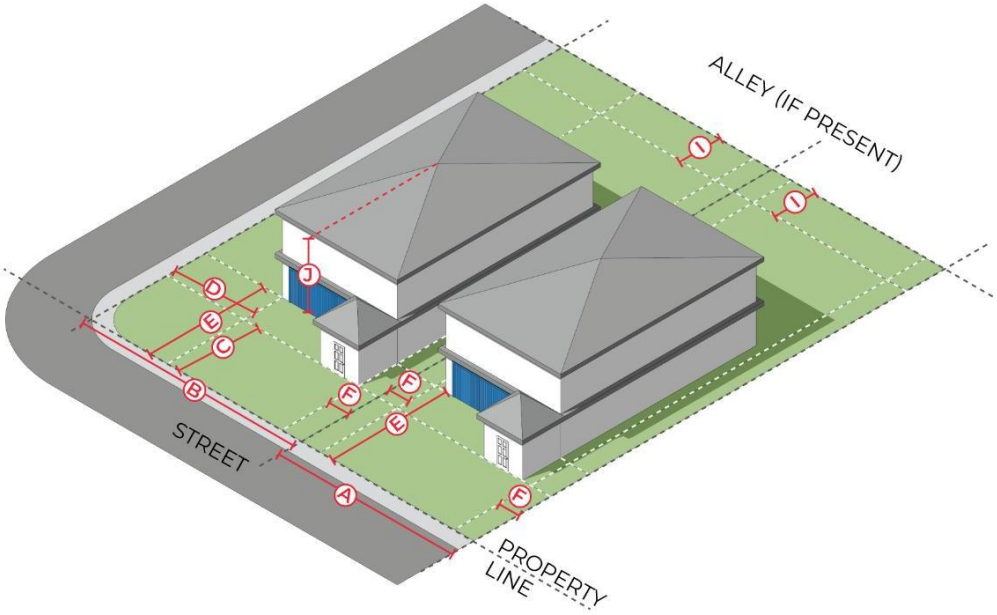
	Lot Type	**Single-Family, Detached**		**Single-Family, Attached**		**Two-Family, Duplex**		**Townhouse**	
	Garage/Parking Access	**Front**	**Alley**	**Front**	**Alley**	**Front**	**Alley**	**Front**	**Alley**
	Lot size, minimum square feet	4,400	4,000	2,700	2,200	6,000	5,000	1,500	1,300
A	Lot width, 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**.

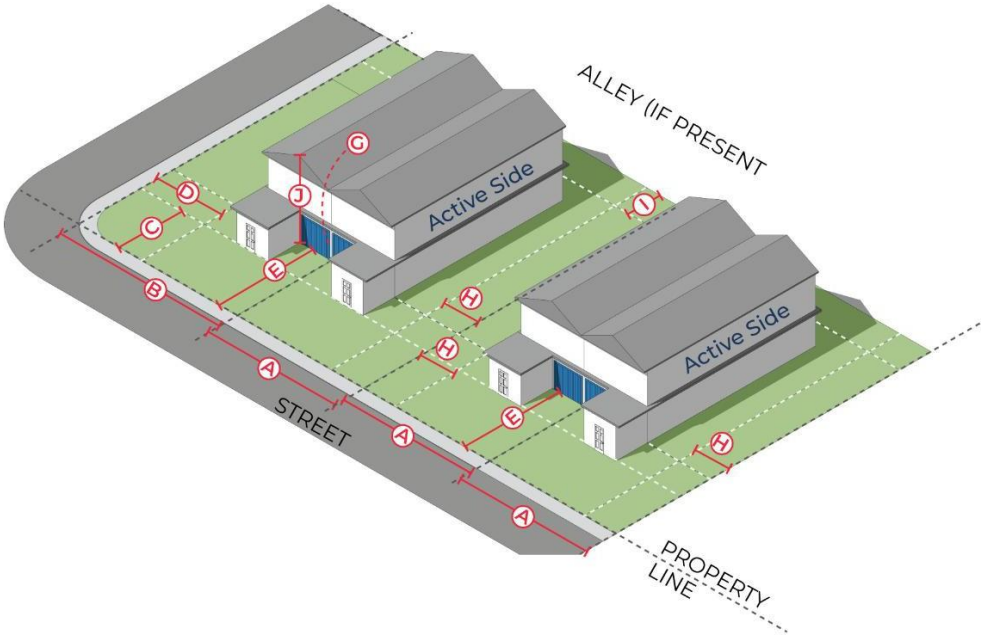
[2] The spacing of driveways from intersections is subject to the driveway spacing requirements in **Section 14.08**.

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

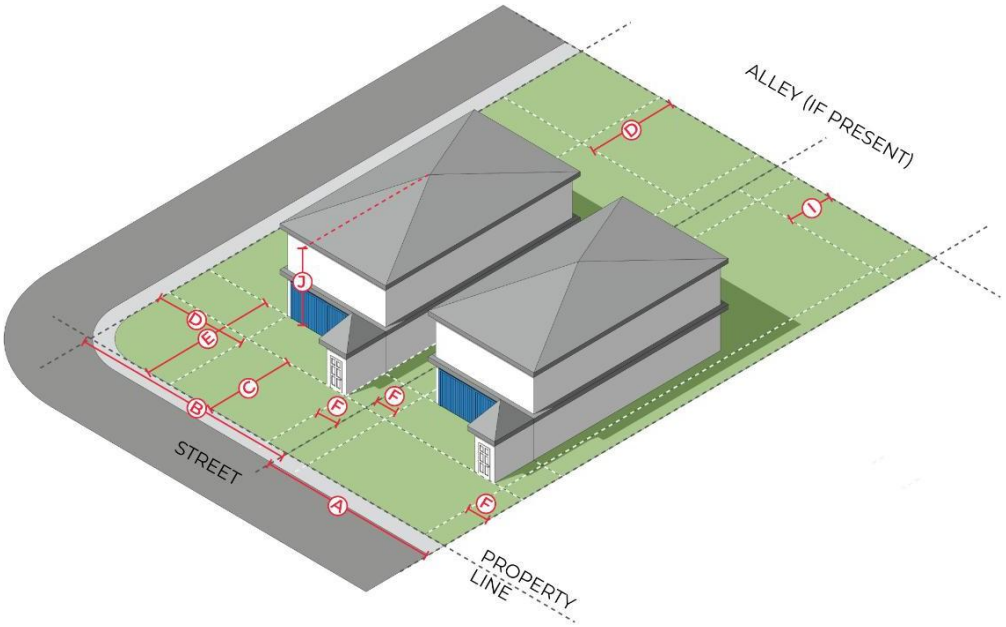
Single-Family, Detached Dimensional Graphic



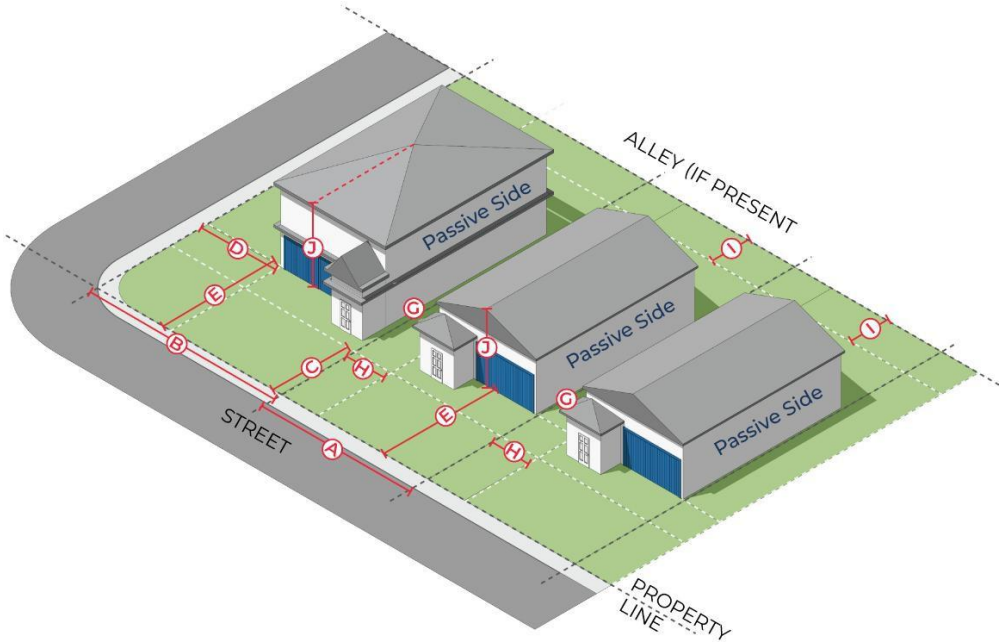
Single-Family, Attached Dimensional Graphic



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.

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: JEN BRADAC
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 106 E SPRING ST
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

I AM NOT OPPOSED TO x3 DETACHED HOMES ON THIS PROPERTY. MY CONCERN IS WHETHER RT ZONING GRANTS BROADER DEVELOPMENT RIGHTS THAN NECESSARY TO ACCOMPLISH THAT GOAL, PARTICULARLY GIVEN EXISTING NEIGHBORHOOD DRAINAGE AND PARKING CONCERNS ON NARROW STREETS.

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

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
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Project Name/Address: 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."

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: Richard Crowley
(Please print name)

Signature of Respondent: Richard Crowley
(Signature required for protest)

Address of Respondent: 709 N. Church St. Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓ (conditional)

Additional Comments:

Can this lot be re-platted-vs-a zoning change?
Replatted to 3 seperate addresses / lots -vs- a zoning change.

"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."

Sofia Wagner

From: Cynthia Conomos [redacted]
Sent: Tuesday, November 17, 2026 10:16 AM
To: Sofia Wagner
Subject: [EXTERNAL] Fwd: 2026-10-REZ - 601 N Church Street

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

Hello Ms. Wagner,

Please see my message below regarding the item you are presenting at the P&Z meeting today.

Thank you,

Cynthia Conomos

---------- Forwarded message ---------
From: **Cynthia Conomos** <[redacted]
Date: Tue, Nov 17, 2026 at 9:53 AM
Subject: 2026-10-REZ - 601 N Church Street
To: <planning@georgetowntexas.gov>

Hello,

I am a homeowner in the neighborhood where a zoning change is being proposed for 601 N Church Street.

My understanding is that the owner wants to build:

- Three separate single-family homes facing Church Street.
- One shared driveway off Morrow Street, with garages behind the homes (alley driveway like the brown houses on E Valley St)
- Likely two stories, although nothing has been designed yet.

I don't really have a problem with this concept, but I don't think that the zoning should be changed to RM (Residential Mix). That change would allow duplexes and/or townhomes and I don't think that would be a good thing for our neighborhood. Regardless of the current owner's proposed plan, a zoning change would allow future owners to be able to build duplexes/townhomes.

Additionally, I ask that you consider the design of the homes so that they fit into the current neighborhood.

I hope you will consider working with the new property owner within the current zoning designation and requirements.

Thank you for your time,

Cynthia Conomos

GEORGETOWN
TEXAS

RECEIVED
NOV 09 REC'D
CITY OF GEORGETOWN PLANNING DEPARTMENT

CITY OF GEORGETOWN PLANNING DEPARTMENT
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: Anderson Price, Hawkins Family Partners
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: ~~[illegible]~~ 1305 E. Morrow St.
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

_____

_____

_____

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

Scanned with CamScanner

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

SUBJECT:
2026-7-ANX,113 Serenada Drive

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 4.113 acres of land out of the D. Wright Survey, Abstract No. 13, as the Residential Estate (RE) zoning district, for the property generally located at 113 Serenada Drive (2026-7-ANX). Madison Garcia, Planner

ITEM SUMMARY:
Overview of Applicant's Request: Applicant is requesting to annex into city limits with an initial zoning district of Residential Estate (RE).

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 4 out of 6 of the criteria and partially complies with 2 out of the 6 criteria established in UDC Section 3.06.040 for rezoning, 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 22 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:
2026-7-ANX - Staff Report.pdf
2026-7-ANX - Staff Presentation.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and Development Standards.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis.pdf

Planning Department Staff Report

Report Date: December 1, 2026
Case Number: 2026-7-ANX

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 4.113 acres of land out of the D. Wright Survey, Abstract No. 13, as the Residential Estate (RE) zoning district, for the property generally located at 113 Serenada Drive (2026-7-ANX).

AGENDA ITEM DETAILS

Project Name: 113 Serenada Drive

Applicant: Amy Gantt, Davilla Design and Development

Property Owner: John & Jameela Howell

Property Address: 113 Serenada Drive

Legal Description: 4.113 acres of land out of the D. Wright Survey, Abstract No. 13

Current Zoning: ETJ

Current Use: Single-Family Residential

APPLICANT'S REQUEST

The applicant is requesting annexation with a base zoning district of Residential Estate (RE) for this property.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located on Serenada Drive, which has access to Williams Drive. The street consists of multi-acre lots that are all single-family homes. The property adjacent was previously annexed into the Residential Estate zoning district and the neighborhood behind the property is zoned Residential Single-Family.

Zoning Trends:

In terms of zoning, behind the property is the Estrella Planned Unit Development (PUD) and has a base zoning district of Residential Single-Family (RS). The neighboring property is zoned Residential Estate (RE). The Future Land Use Map has the area as Mixed-Density Neighborhood.

Present Property Description:

The property is a 4.113-acre single-family homestead. The property has one primary residential home, one guest home, and a pool house. Throughout the property there are many trees that keep the property concealed from street view.

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. While the Residential Estate zoning district can be seen as not dense enough for MDNs, the annexation would preserve the character of the surrounding area. The zoning district would follow development pattern that is appropriate for the surrounding area.

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

Staff reviewed the proposed rezoning request and found it complies with six out of the six 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 annexation and initial zoning request (22 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. 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 Residential Estate (RE) Zoning District
Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis

SUBMITTED BY

Madison Garcia, Planner

113 Serenada Drive
2026-7-ANX

Planning & Zoning Commission

12.08.2026

Item Under Consideration

2026-7-ANX – ZONING ONLY

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 4.113 acres of land out of the D. Wright Survey, Abstract No. 13, as the Residential Estate (RE) zoning district, for the property generally located at 113 Serenada Drive (2026-7-ANX)-- Madison Garcia, Planner


GEORGETOWN
TEXAS
more than welcome
Aerial
2026-7-ANX
Site
City Limits
Georgetown ETJ
2026-7-ANX
WHITE HERON DR
LUCINDA TER
MALAGA DR
LUCINDA TER
W SEQUOIA TRL
ESTRELLA XING
SERENADA DR
KING AIR CV
FLINTSTONE DR
ALGERITA DR
FOUST TRL
HEDGEWOOD DR
WILLIAMS DR
WILLIAMS DR
BUFFALO SPRINGS TRL
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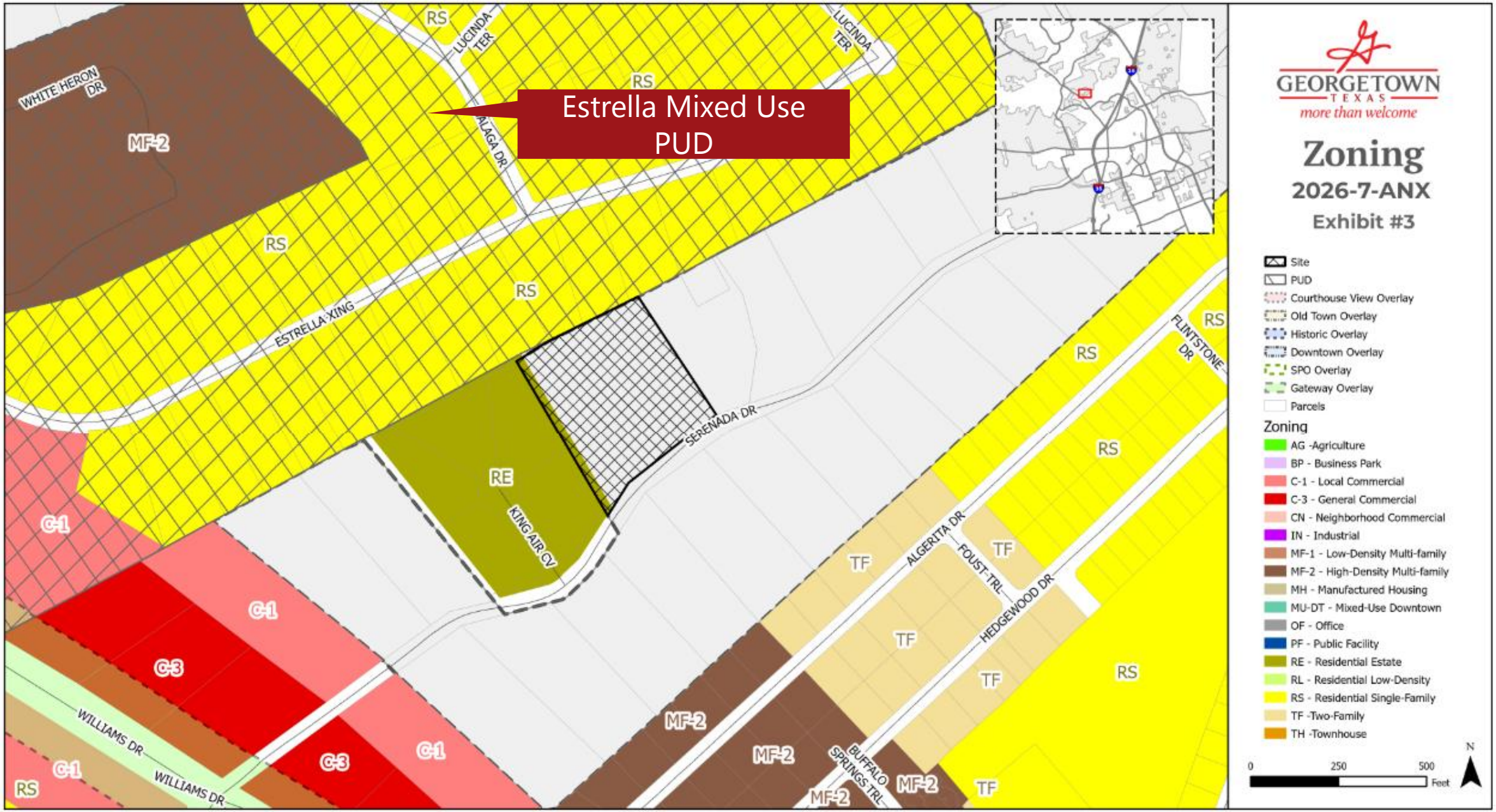
Estrella Mixed Use
PUD
GEORGETOWN
TEXAS
more than welcome
Zoning
2026-7-ANX
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
SPO Overlay
Gateway Overlay
Parcels
Zoning
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - 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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250
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Feet
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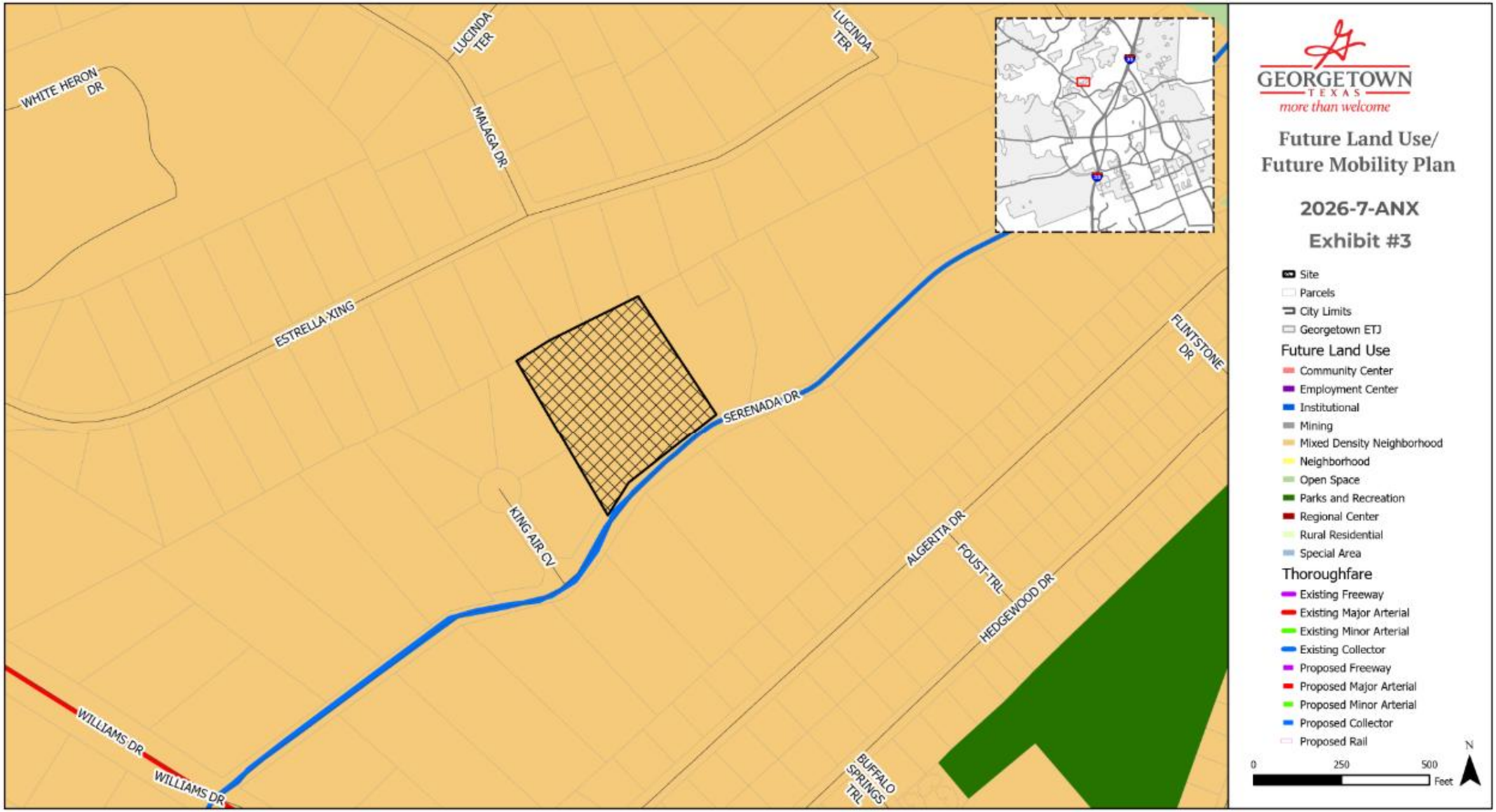
WHITE HERON DR
LUCINDA TER
ALAGA DR
ESTRELLA XING
SERENADA DR
KING AIR CV
FLINTSTONE DR
ALGERITA DR
FOUST TRL
HEDGEWOOD DR
BUFFALO SPRINGS TRL
WILLIAMS DR
RS
RE
MF-2
TF
C-1
C-3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WHITE HERON DR
MALAGA DR
ESTRELLA XING
SERENADA DR
FLINTSTONE DR
KING AIR CV
ALGERITA DR
FOUST TRL
HEDGEWOOD DR
WILLIAMS DR
WILLIAMS DR
BUFFALO SPRINGS TRL
GEORGETOWN TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
2026-7-ANX
Exhibit #3
Site
Parcels
City Limits
Georgetown ETJ
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation
Regional Center
Rural Residential
Special Area
Thoroughfare
Existing Freeway
Existing Major Arterial
Existing Minor Arterial
Existing Collector
Proposed Freeway
Proposed Major Arterial
Proposed Minor Arterial
Proposed Collector
Proposed Rail
N
0
250
500
Feet

Residential Estate (RE)

- Large lot, low density residential development
- Preserves rural character
- Single-Family Homes

Dimensional Standards

- Max building height = 35’
- Front setback = 25’
- Side setback = 10’
- Rear setback = 20’
- Lot size minimum = 1 acre
- Lot width minimum = 100’
- Impervious Cover = 40%

Zoning District Residential Estate (RE)

11.01.2026 UDC | 171 use categories reviewed

Permitted by Right (3)	Permitted with Limitations (21)		Permitted with a SUP (8)
Single-Family, Detached	Accessory Dwelling Unit	Wireless Transmission Facility, 40' or less	Halfway House
Group Home (6 residents or less)	Home-Based Business	Agricultural Operation	Hospice Facility
Utility Services, Minor	Day Care, Residential Home	Seasonal Product Sales	Day Care, Group
	School, Elementary	Concrete Products, Temporary	School, Middle
	Religious Assembly Facilities	Construction Field Office	Activity Center, Youth or Senior
	Religious Assembly Facilities with Columbaria	Construction Staging, Off-site	Emergency Services Station
	Golf Course	Parking Lot, Temporary	Bed and Breakfast
	Nature Preserve or Community Garden	Portable Classrooms	Bed and Breakfast with Events
	Neighborhood Amenity, Activity, or Recreation Center	Residential Sales Offices/Model Homes	
	Public Park, Neighborhood	All Other Uses as Determined by the Director	
	Utility Services, Intermediate		

Approval Criteria – UDC Section 3.06.040

Criteria for Annexation	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; and	X		
The annexation promotes fiscally responsible, safe, orderly, and healthful development of the City; and	X		
The City has the capacity and ability to serve the area with City utilities and services; and	X		
The annexation is consistent with the City's adopted long-range plans and annexation policies.	X		

Approval Criteria – UDC Section 3.07.030

Criteria for Zoning Map Amendment	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		
The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans;	X		
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		

Approval Criteria – UDC Section 3.07.030

Criteria for Zoning Map Amendment	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		
The subject property has sufficient size, shape, and topography to accommodate for uses and development standards permitted by the proposed amendment.; and	X		
The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan.	X		

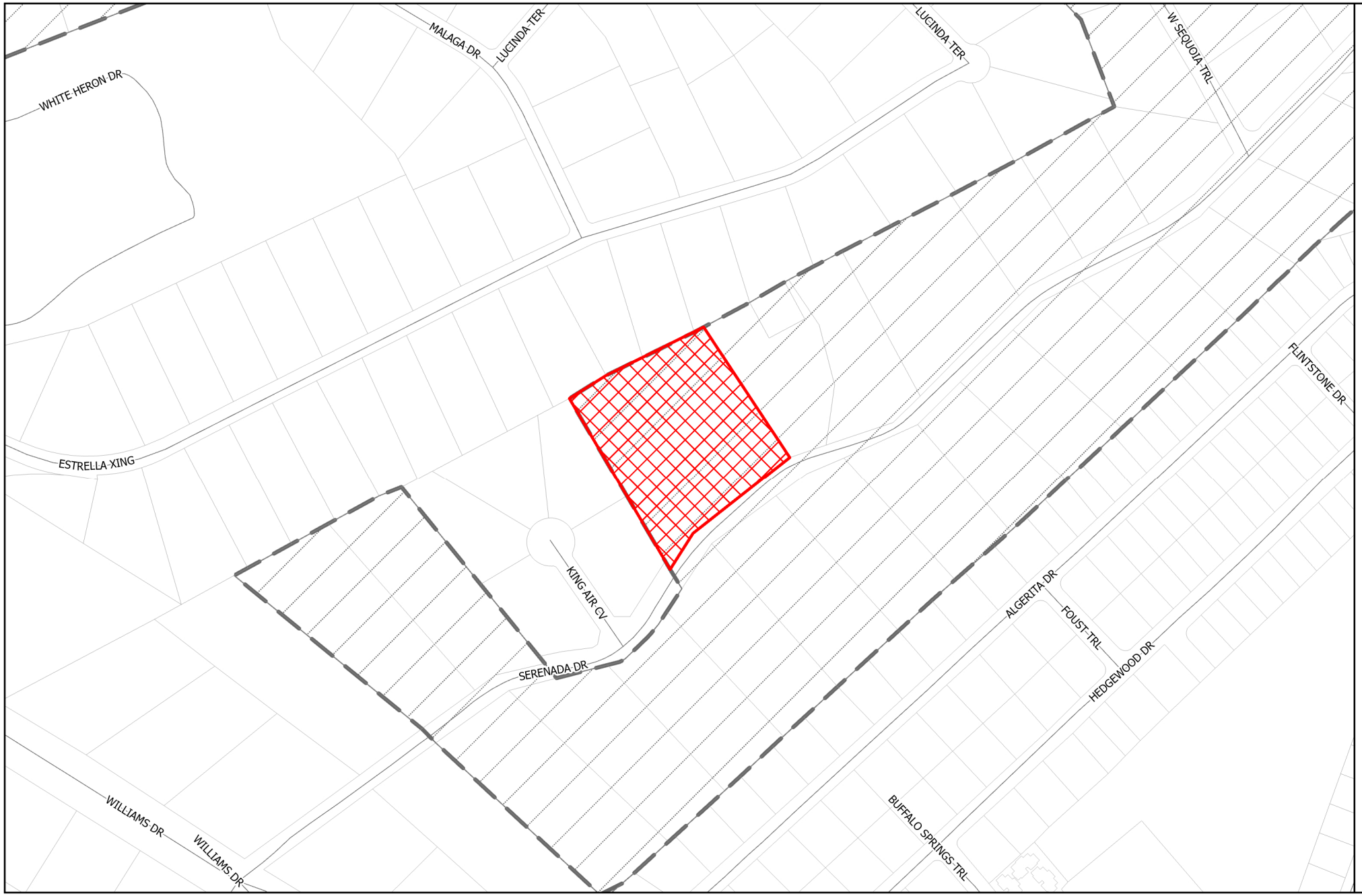
Public Notifications

- 22 property owners within the 300’ buffer
- Notice in Sun News on 11/1/2026
- Signs posted on the property
- To date, staff has not received any public comments



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 4.113 acres of land out of the D. Wright Survey, Abstract No. 13, as the Residential Estate (RE) zoning district, for the property generally located at 113 Serenada Drive (2026-7-ANX)-- Madison Garcia, Planner



GEORGETOWN
TEXAS
more than welcome

Location

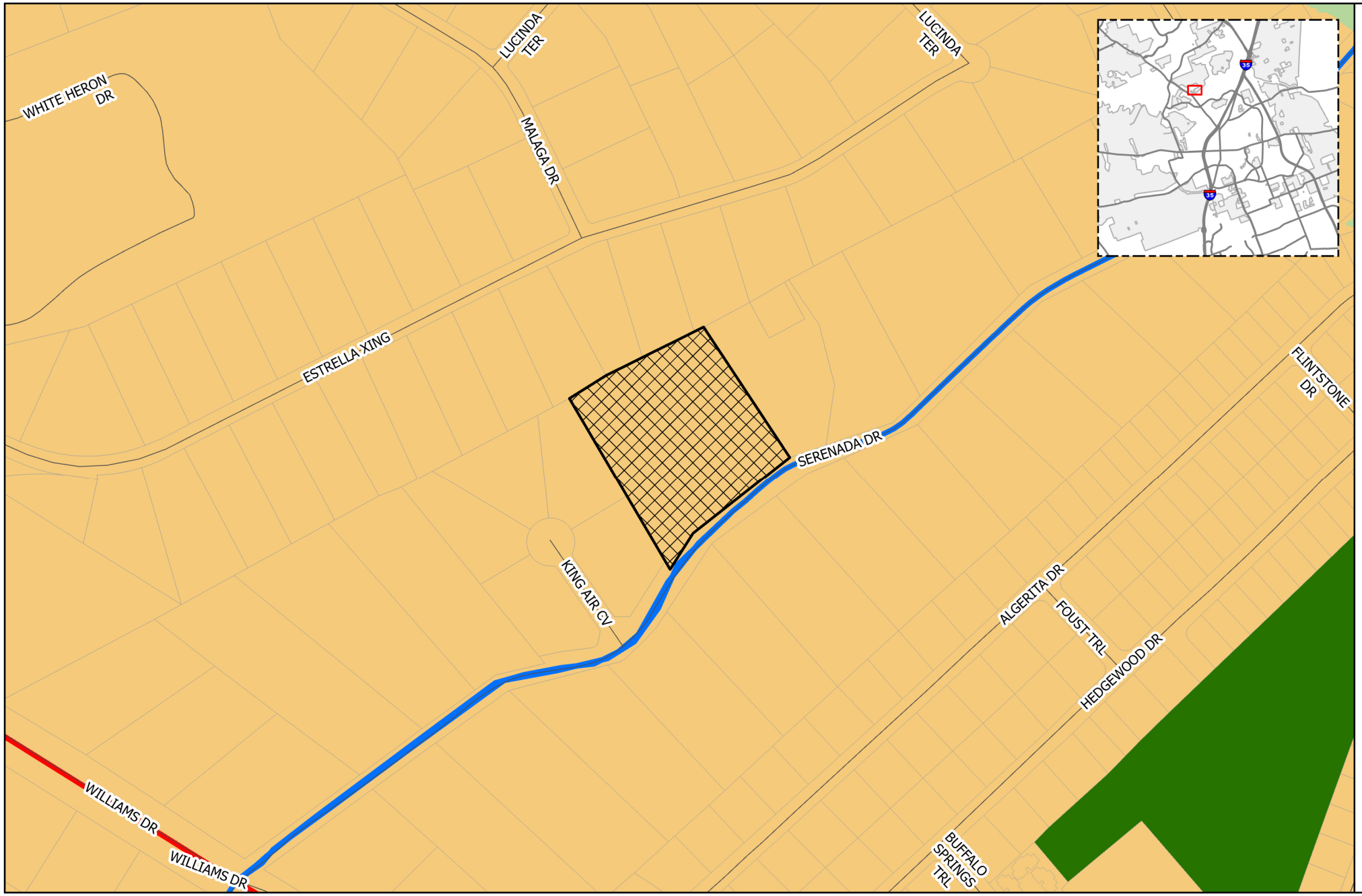
2026-7-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-7-ANX

Exhibit #3

- Site
- Parcels
- City Limits
- Georgetown ETJ

Future Land Use

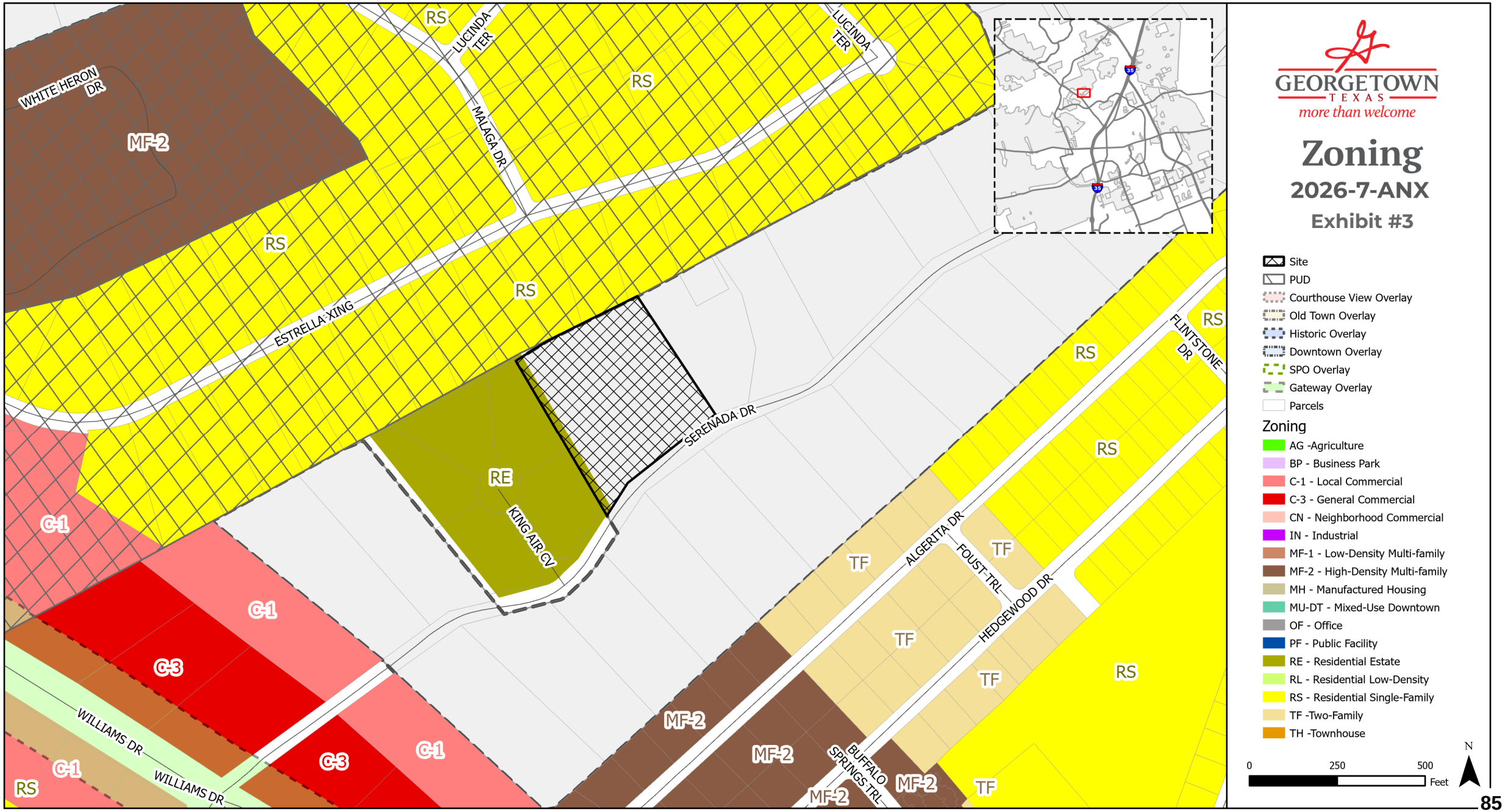
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

N

0 250 500 Feet


GEORGETOWN
TEXAS
more than welcome
Zoning
2026-7-ANX
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
SPO Overlay
Gateway Overlay
Parcels
Zoning
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
0
250
500
Feet
N
WHITE HERON DR
LUCINDA TER
MALAGA DR
ESTRELLA XING
SERENADA DR
KING AIR CV
FLINTSTONE DR
ALGERITA DR
FOUST TRL
HEDGEWOOD DR
WILLIAMS DR
BUFFALO SPRINGS TRL

RE Residential Estate

Residential Uses	Sec. 6.02
Permitted by Right	Single-family (Detached), Group Home (6 residents or less), Orphanage
Permitted with Limitations	Home-Based Business, Accessory Dwelling Unit, Second Dwelling Unit
Special Use Permit Required	Halfway House, Hospice Facility

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

Commercial Uses	Sec. 6.02.040
Special Use Permit Required	Bed and Breakfast (inc. with Events)

Transportation & Utility Uses	Sec. 6.02.030
Permitted by Right	Utility Services (Minor)
Permitted with Limitations	Utility Services (Intermediate), Wireless Transmission Facility (≤40' tall)

Temporary Uses	Sec. 6.02.070
Permitted with Limitations	Concrete Products, Construction Field Office, Construction Staging (off-site), Parking lot, Portable Classrooms, Residential Sales Office/Model Homes, Seasonal Product Sales, All Other Uses Determined by the Director

Dimensional Standards: Sec. 7.02.030	**Feet**
Minimum Lot Width	100
Minimum Lot Size	1 acre
Minimum Corner Lot Width	100
Front setback	25
Side Setback	10
Side/Rear Street Setback	25
Rear Setback	20
Street Facing Garage Setback	25
Maximum Building Height	35
Maximum Impervious Cover – Sec. 13.02	40%
Dimensional Interpretations and Exceptions – Sec. 7.03	-
Bufferyard: UDC Sec. 9.03.070	-
Landscaping: UDC Sec. 9.01	-
Tree Preservation and Protection – Sec. 10.01	-

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

LETTER OF INTENT (Voluntary Annexation)

Date:
August 10, 2026

To:
City of Georgetown – Development Services Department
Attn: Planning Department
300-1 Industrial Avenue
Georgetown, TX 78626

Re: Letter of Intent – Voluntary Annexation- the annexation request to include annexing with the zoning district of residential estate.
113 Serenada Drive, Georgetown, TX 78628 (Approx. 4.12 acres)

R347473

Dear Planning Staff:

We, Jameela and John Howell, are the owners of the property located at 113 Serenada Drive, Georgetown, TX 78628, comprising approximately 4.12 acres.

1. **Contiguity and acreage**
   The subject property is contiguous to the current City of Georgetown city limits, and the total acreage of the subject property is approximately 4.12 acres.

2. **Current use and purpose of request**
   The subject property is currently developed as a single-family residential homestead served by an on-site septic system. Our objective in pursuing voluntary annexation is to remove the existing septic system and connect (tap) the property to the existing City of Georgetown sanitary sewer line located along the rear (back) of the property, so that wastewater service is provided by the City's public sewer system.

3. **How the request meets UDC Section 3.25.030 approval criteria**

- The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.
- The annexation promotes the health, safety, and general welfare of the City and the safe, orderly, and healthful development of the City, by eliminating an aging on-site septic system and replacing it with centralized sewer service that meets City standards.

- The annexation is consistent with the City's adopted long-range plans and annexation policies, including the extension of municipal services to contiguous properties within the City's growth area and the orderly conversion of properties from on-site wastewater treatment to City sewer service where infrastructure is available.

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

With this signed petition for voluntary annexation, for the zoning district of residential estate, the landowner understands that construction of any capital improvements necessary for development on the property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.

We appreciate your consideration of this voluntary annexation request and look forward to working with City staff to complete the review process.

Sincerely,

_____

John Howell, Owner

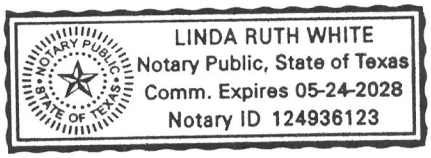
_____

Jameela Howell, Owner

State of Texas
County of Williamson

Subscribed and sworn to before me on this 20th day of July, 2026, by John Howell and Jameela Howell.

Notary Public, State of Texas



My commission expires: May 24, 2028

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 annexation of the subject property under the proposed Residential Estate zoning district will enable the subject property to develop with a higher density of single-family homes that is more in line with the recommendations for the Mixed Density Neighborhood Future Land Use. Allowing for the Residential Estate permits 1 acre or larger lots on the site and allows it to access City Wastewater Services which are available directly north of the site. The annexation allows for denser development than could be possible if it were to remain in the ETJ while also ensuring it is not overly dense in comparison to properties around it.	
2. The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans	**Complies**
This annexation and initial zoning will enable the subject property to redevelop in the future with a denser development pattern of 1 acre lots through the access to wastewater service. It aligns with the Comprehensive Plans recommendation for a gradual transition in land uses per Land Use Policy 1, while still increasing density in line with what is recommended by the Future Land Use map and placing the property under the City's full zoning regulations and property tax roll.	
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**
This rezoning would improve the public health of the residents because it would provide safer and more organized access to essential services. It would reduce the risk of environmental hazards and comply with health and safety standards. This rezoning would also require the property to align with the use limitations and zoning standards of the City.	
4. The zoning change is compatible with the present zoning and conforming uses and with the character of the surrounding properties	**Complies**
The zoning change is compatible with the surrounding areas zoning because it is surrounded by Residential Single-Family and Residential Estate. It reflects the same general land-use and provides consistent development.	
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 is over four acres and can accommodate potential subdivision to up to four one acre lots for single-family homes.	
6. The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan	**Complies**
Annexing the property maintains the goals of the Economic Development Strategic Plan. Annexation supports fiscal growth through the ability to collect property taxes for an already developed property adjacent to City limits. The property already has adequate access to requested facilities, so it requires minimal new infrastructure investment and will tap on to the wastewater line along the north side of the property.	

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

SUBJECT:
2026-9-PUD 3701, Buffalo Trail Park

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 2.72 acres of land in the David Wright Survey, Abstract No. 13, from the Two-Family (TF) and Residential Single-Family (RS) zoning districts to the Planned Unit Development (PUD) zoning district with a base zoning district of Medium Density Multifamily Residential, for the property generally located at 3701 Buffalo Springs Trail (2026-9-PUD). -- Preston Gunn, Planner

ITEM SUMMARY:
Overview of Applicant's Request: The applicant is requesting a Planned Unit Development with a base zoning of Planned Unit Development (PUD) zoning district with a base zoning district of Medium Density Multifamily Residential (MF-1) to develop the site with multifamily detached.

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 6 and partially meets 1 of the 6 rezoning criteria established in UDC Section 3.07.030. For the Planned Unit Development Criteria, staff has found that it meets 6 of the 6 criteria established in UDC Section 3.11.030

Public Comments: As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (40 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 15th, 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 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-PUD Presentation.pdf
2026-9-PUD Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 4 -PUD Development Plan.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 5 -Letter of Intent.pdf
Exhibit 6 â€“ Criteria Analysis.pdf

3701 Buffalo Trail Park 2026-9-PUD

Planning & Zoning Commission

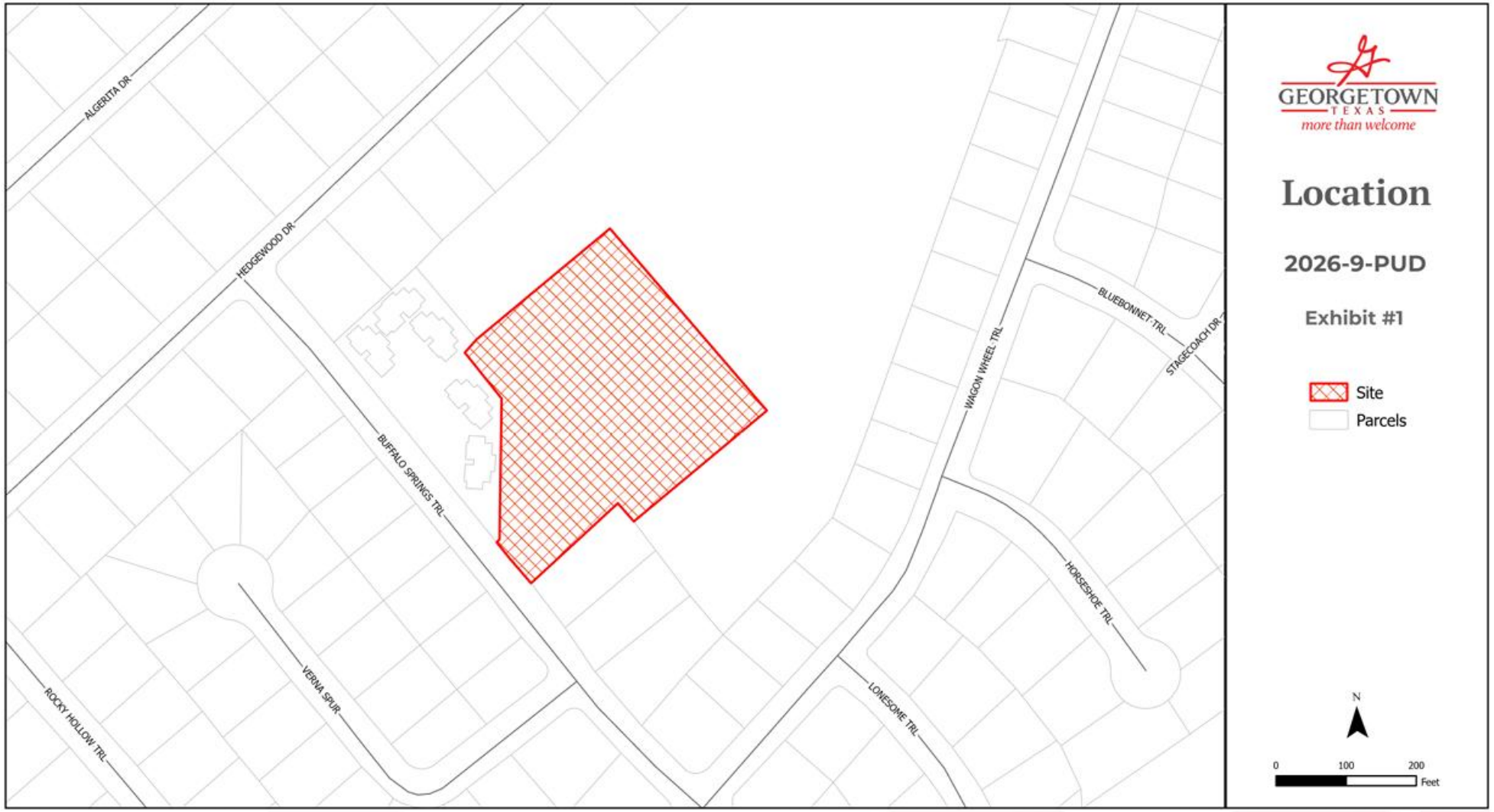
December 1st, 2026

GEORGETOWN TEXAS

Item Under Consideration

2026-9-PUD

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 2.72 acres of land in the David Wright Survey, Abstract No. 13, from the Two-Family (TF) and Residential Single-Family (RS) zoning districts to the Planned Unit Development (PUD) zoning district with a base zoning district of Medium Density Multifamily Residential, for the property generally located at 3701 Buffalo Springs Trail (2026-9-PUD). -- Preston Gunn, Planner

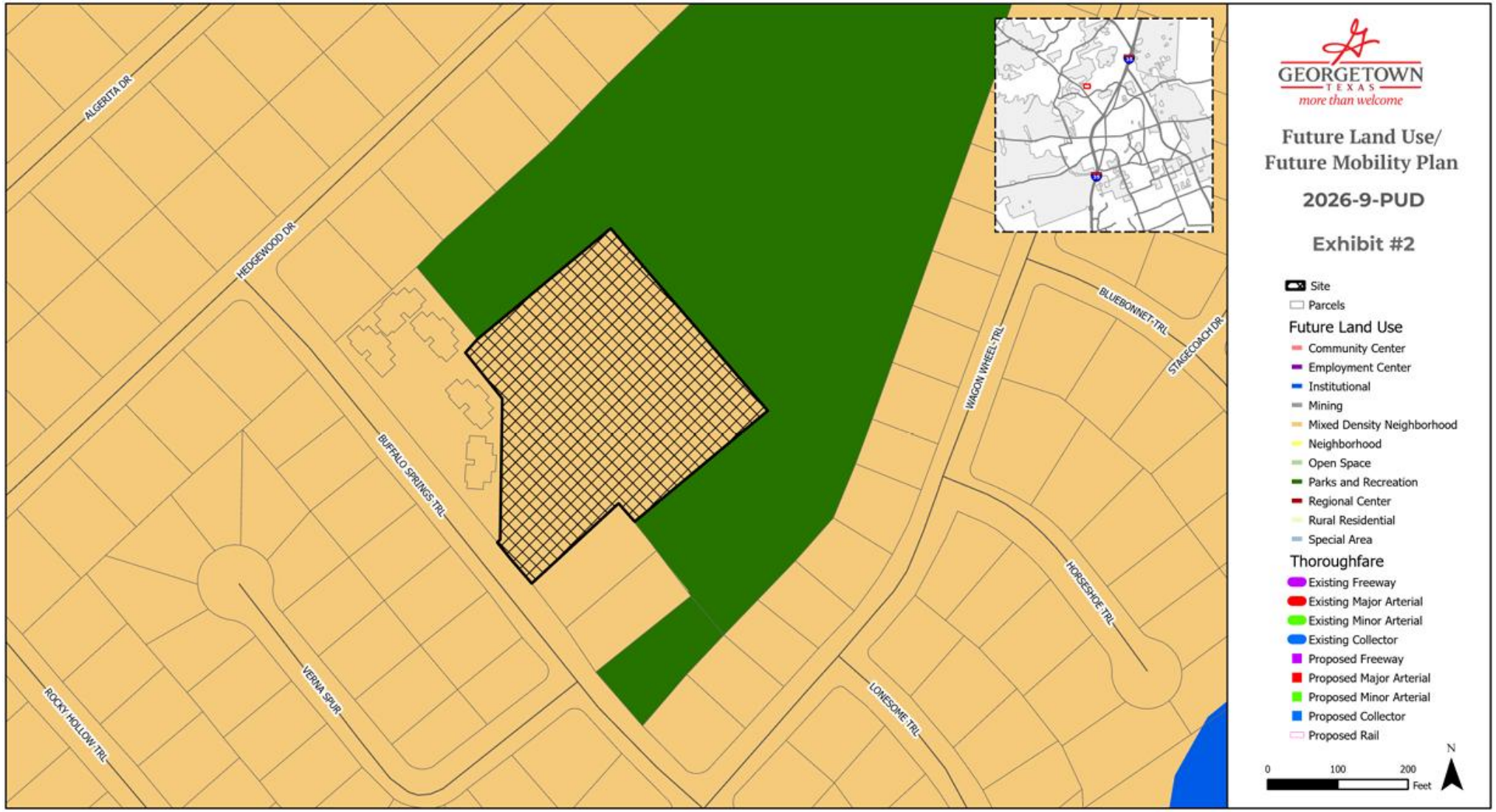

ALGERITA DR
HEDGEWOOD DR
BUFFALO SPRINGS TRL
VERNA SPUR
ROCKY HOLLOW TRL
WAGON WHEEL TRL
BLUEBONNET TRL
STAGECOACH DR
HORSESHOE TRL
LONESOME TRL
GEORGETOWN
TEXAS
more than welcome
Location
2026-9-PUD
Exhibit #1
Site
Parcels
N
0
100
200
Feet


ALGERITA DR
HEDGEWOOD DR
BLUEBONNET TRL
STAGECOACH DR
HORSESHOE TRL
WAGON WHEEL TRL
LONESOME TRL
BUFFALO SPRINGS TRL
ROCKY HOLLOW TRL
VERNA SPUR
GEORGETOWN
TEXAS
more than welcome
Aerial
2026-9-PUD
Site
N
0
100
200
Feet

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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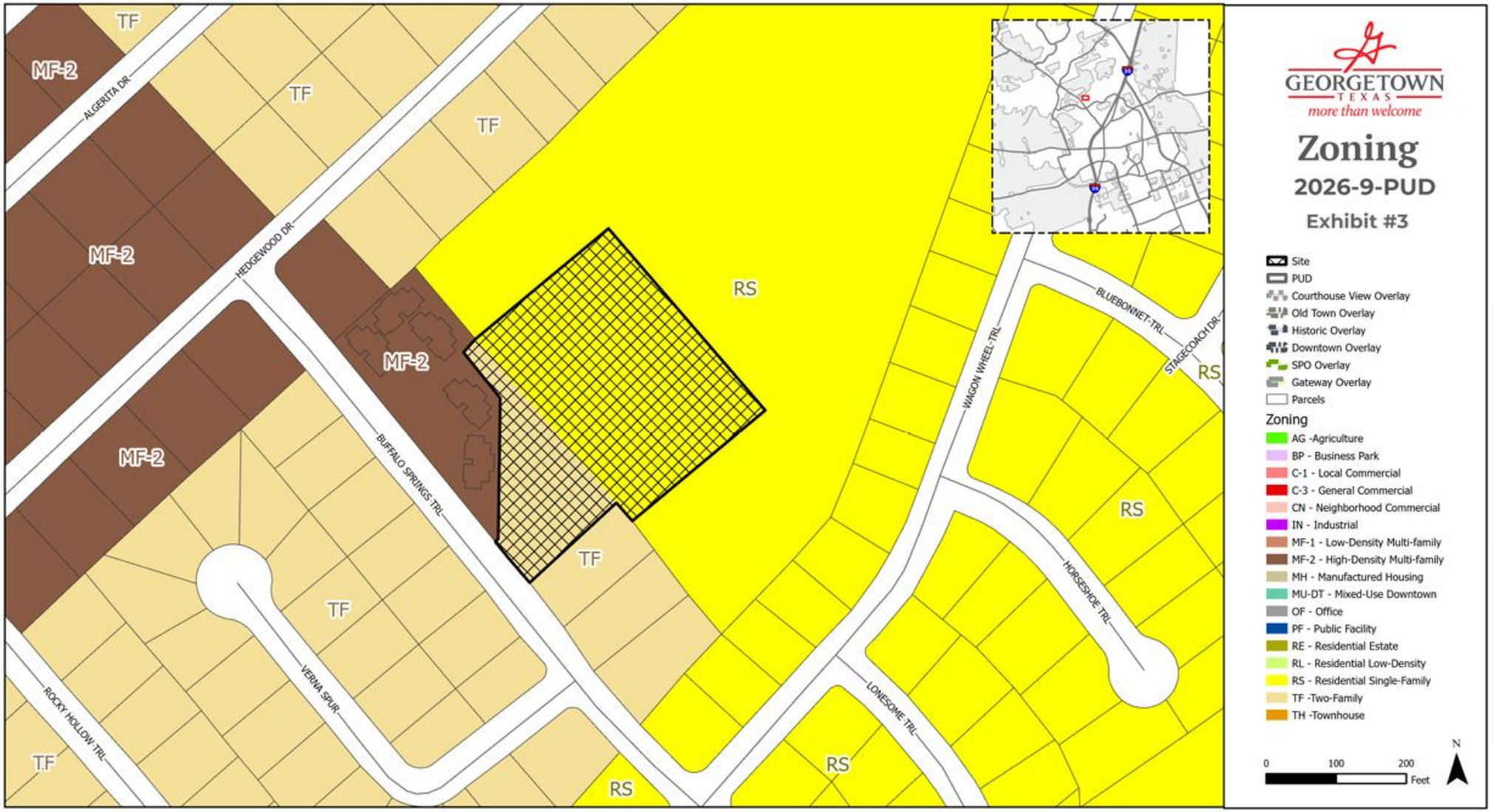
WAGON WHEEL TRL
BLUEBONNET TRL
STAGECOACH DR
HORSESHOE TRL
LONESOME TRL
GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
2026-9-PUD
Exhibit #2
Site
Parcels
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
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

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


TF
MF-2
ALGERITA DR
HEDGEWOOD DR
RS
BLUEBONNET TRL
STAGECOACH DR
WAGON WHEEL TRL
BUFFALO SPRINGS TRL
HORSESHOE TRL
VERNA SPUR
ROCKY HOLLOW TRL
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SPO Overlay
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MH - Manufactured Housing
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OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
N
0
100
200
Feet


The Property
Non-opaque fencing & access gate
8-foot landscape buffer
BUFFALO SPRINGS TRAIL

Deviations from UDC Standards

UDC Standard	Proposed PUD Standard
Sec. 5.02.010: Permitted Uses	Only Detached Dwelling Units
Table 11.02.010.B: Impervious Cover maximum of 50%	Increase the maximum to 60%
6.02.080: Front setback of 20ft	Unless oriented towards the northeast property line, any front entry to a building shall have a maximum fifteen (15) foot setback from the vehicular driveway
6.02.080.C: minimum building separation of 12 feet is required between all buildings on the site.	The building separation shall be a minimum of 10', so long as all applicable fire codes are met.

Deviations from UDC Standards

UDC Standard	Proposed PUD Standard
7.03.050.C: Articulation (Footprint) would be exempt under C.	A minimum of two wall planes per unit on the front elevation, offset a minimum of 18 inches shall be provided.
7.03.050.C: all building walls shall incorporate at least three of the architectural features listed in Subsections 1. and 2. below. 1. Awnings, canopies, arcades, alcoves, windows, projections, recessed entries ornamental cornices, pillar posts, decorative light features, variation in building wall materials, integrated planters or water features or other similar building element features as approved by the Director or their designee. 2. Offsets, covered porches, stepped-back heights, porticos, varied wall surfaces, or other similar building elements as approved by the Director or their designee.	For any residential unit facing a private drive way, one of the following entry features must be provided on the front facade: ▪ Bay window ▪ Font porch that is a minimum width of 40% of the front façade width, not including the garage façade. ▪ Awning or shade structure, ▪ Enhanced window details such as shutters, window planters, awnings, or window trim. ▪ Any other option approved by the Planning Director or their designee.

Deviations from UDC Standards

UDC Standard	Proposed PUD Standard
Sec. 13.08.030: Fee in fee-in-lieu	The parkland obligations shall be satisfied through the construction of a walking path from the Property to an existing walking trail in Emerald Springs Park and shall be constructed with similar materials to the existing trail in Emerald Springs Park. If the City does not approve of the walking trail described in G.1.b above, then the Parkland obligations shall be satisfied through fee-in-lieu per UDC Section 13.08 Parkland


The Property
Non-opaque fencing & access gate
8-foot landscape buffer
BUFFALO SPRINGS TRAIL

PUD Enhancements

Proposed PUD Standard	Proposed PUD Standard
One tree for every two residential units is required to be planted on the Property. Existing trees may be preserved to fulfill this requirement	The maximum dwelling units per acre shall be 10.
An eight (8) foot buffer yard shall be provided along the southeast property line	front elevation, offset a minimum of 18 inches shall be provided
Visitor parking shall be prohibited between residential uses and any property line shared with Emerald Springs Park.	The proposed building shall differ from other applicable buildings in at least two of the following criteria: ▪ Variation in roof types, ▪ Different number of full stories, ▪ Variation in exterior materials (either in type or location), ▪ Variation in color (either in type or location), ▪ Variation in front façade.

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		
The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans	X		
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 park	X		

Approval Criteria – UDC Section 3.07.030

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	
The subject property has sufficient size, shape, and topography to accommodate for uses and development standards permitted by the proposed amendment.; and	X		
The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan.	X		

Approval Criteria – UDC Section 3.11.030

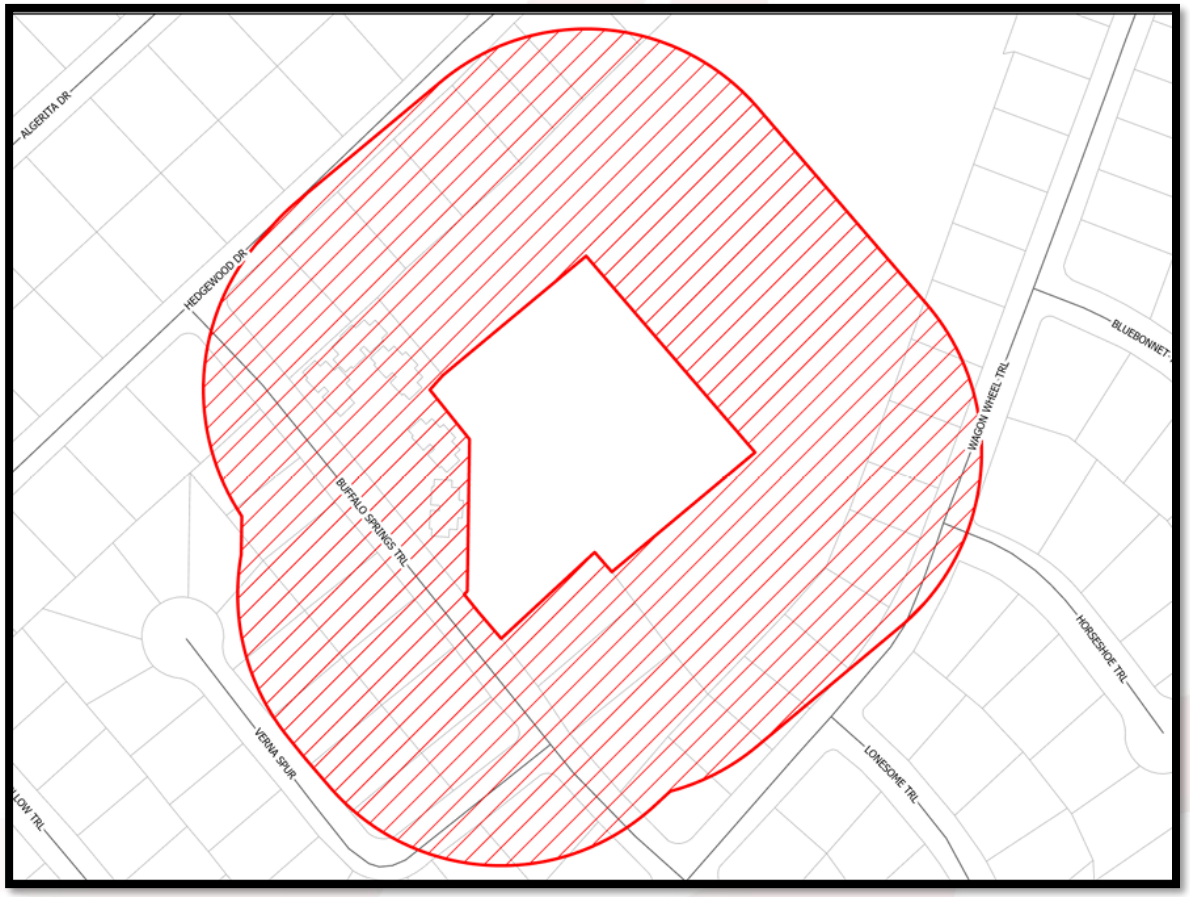
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced City.	X		
An orderly and/or creative arrangement of all land uses with respect to each other and to the entire City	X		
A planned and integrated 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 3.11.030

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The location of general building envelopes to take maximum advantage of the natural and built environment; and	X		
The staging of development in a manner that can be accommodated by the timely provision of public utilities, facilities, and services.	X		

Public Notifications

- 40 property owners within the 300' buffer
- Notice in Sun News on November 15th, 2026
- 1 Sign 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 2.72 acres of land in the David Wright Survey, Abstract No. 13, from the Two-Family (TF) and Residential Single-Family (RS) zoning districts to the Planned Unit Development (PUD) zoning district with a base zoning district of Medium Density Multifamily Residential, for the property generally located at 3701 Buffalo Springs Trail (2026-9-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 24, 2026
Case Number: 2026-9-PUD
Case Manager: Preston Gunn, Planner

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 2.72 acres of land in the David Wright Survey, Abstract No. 13, from the Two-Family (TF) and Residential Single-Family (RS) zoning districts to the Planned Unit Development (PUD) zoning district with a base zoning district of Medium Density Multifamily Residential (MF-1), for the property generally located at 3701 Buffalo Springs Trail (2026-9-PUD). -- Preston Gunn, Planner

AGENDA ITEM DETAILS

Project Name:	3701 Buffalo Trail Park
Applicant:	H.D. Brown Consulting, Amanda Brown
Property Owner:	Max Acuna
Property Address:	3701 Buffalo Springs Trail
Legal Description:	2.72 acres of land in the David Wright Survey, Abstract No. 13
Current Zoning:	Two-Family (TF) and Residential Single-Family (RS) zoning districts

APPLICANT'S REQUEST

The applicant is requesting a Planned Unit Development with a base zoning of Planned Unit Development (PUD) zoning district with a base zoning district of Medium Density Multifamily Residential (MF-1) to develop the site with multifamily detached.

PROPERTY CONTEXT

Neighborhood Character:

The surrounding properties include Emeral Springs Park to the west, north and east, multi-family and single-family residences to the south and multi-family residences to the west. The property is also near Frost Elementary School.

Zoning Trends:

The area has a mix of density residential zoning as it contains Residential Mix (RM), High Density Multifamily Residential (MF-1), and Residential Single Family (RS).

Present Property Description:

The property is relatively flat with many large trees on the central and northern portions of the site. The east and southern portions of the property are cleared of trees. There is currently a single-family residence and two accessory structures.

STAFF ANALYSIS

Technical Review:

The Future Land use of the property is Mixed Density Neighborhood (MDN). MDNs have an intended density of 5 or more dwelling units an acre or more. The Future Land use intends the area to have 45% moderate density residential such as townhomes, duplexes, and cottages courts. The established neighborhood this PUD is proposed in is already generally in alignment with the intended uses and density of the MDN FLU, with existing ,two-family, single family, and multifamily uses.

The PUD would allow for the redevelopment of a unique lot with standards congruous with the character and density of adject developments. The PUD also proposes a non-opaque fencing and access to Emerald Park while creating standards to maintain the existing trees to provide additional buffering to the existing multifamily, which is not normally required by the UDC.

It should be noted that MF-1 is intended to have convenient access to major thoroughfares and arterial streets. The property would not have direct access to a major thoroughfare. The subject property is connected by 0.35 miles of local streets) to Williams Drive and ~0.66 miles to Northwest Boulevard.

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 6 and partially meets 1 of the 6 rezoning criteria established in UDC Section 3.07.030. For the Planned Unit Development Criteria, staff has found that it meets 6 of the 6 criteria established in UDC Section 3.11.030

PUBLIC NOTIFICATION

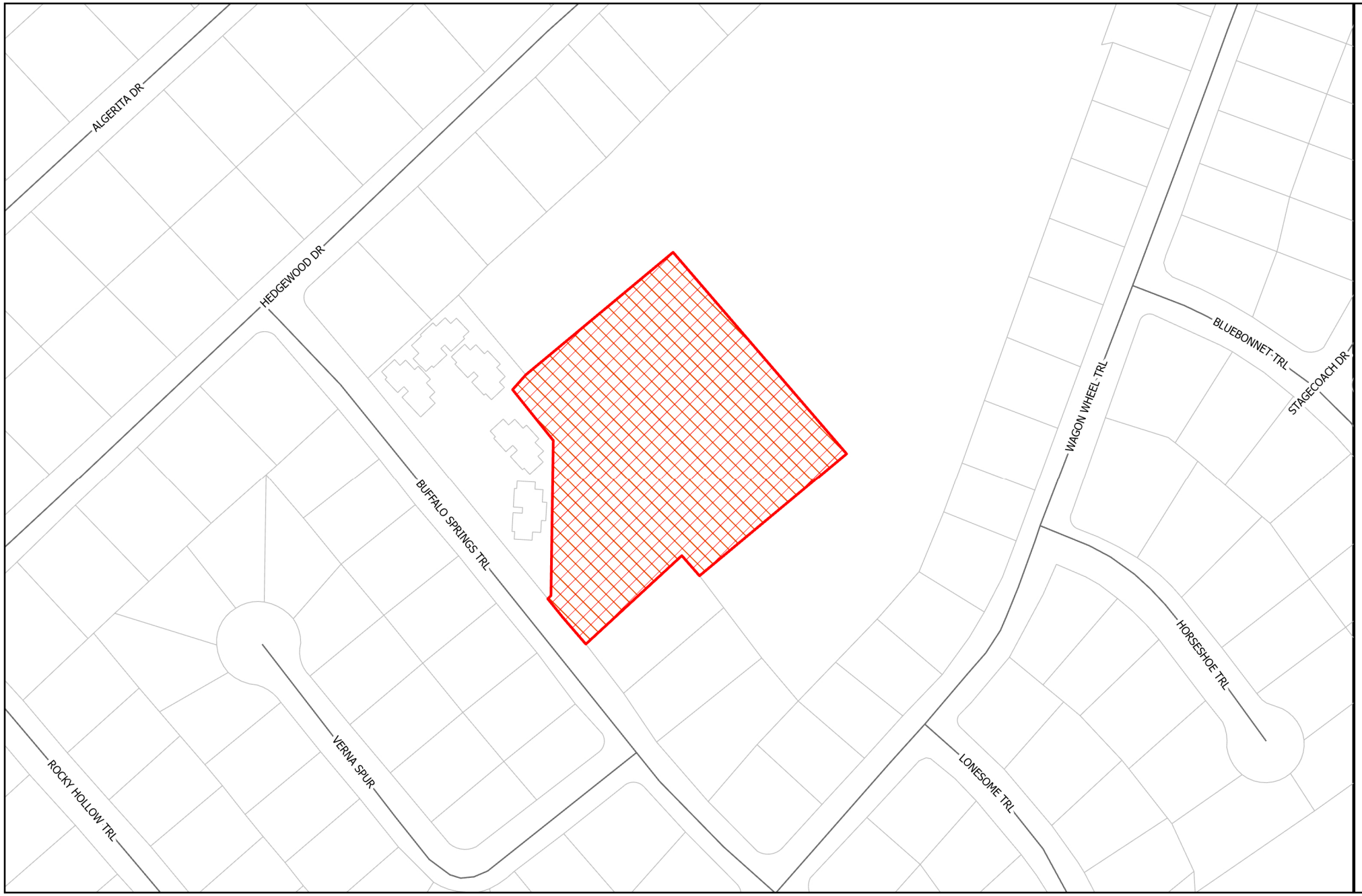
As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (40 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 15th, 2026) and 1 sign was posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

ATTACHMENTS

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

SUBMITTED BY

Preston Gunn, Planner



GEORGETOWN TEXAS
more than welcome

Location

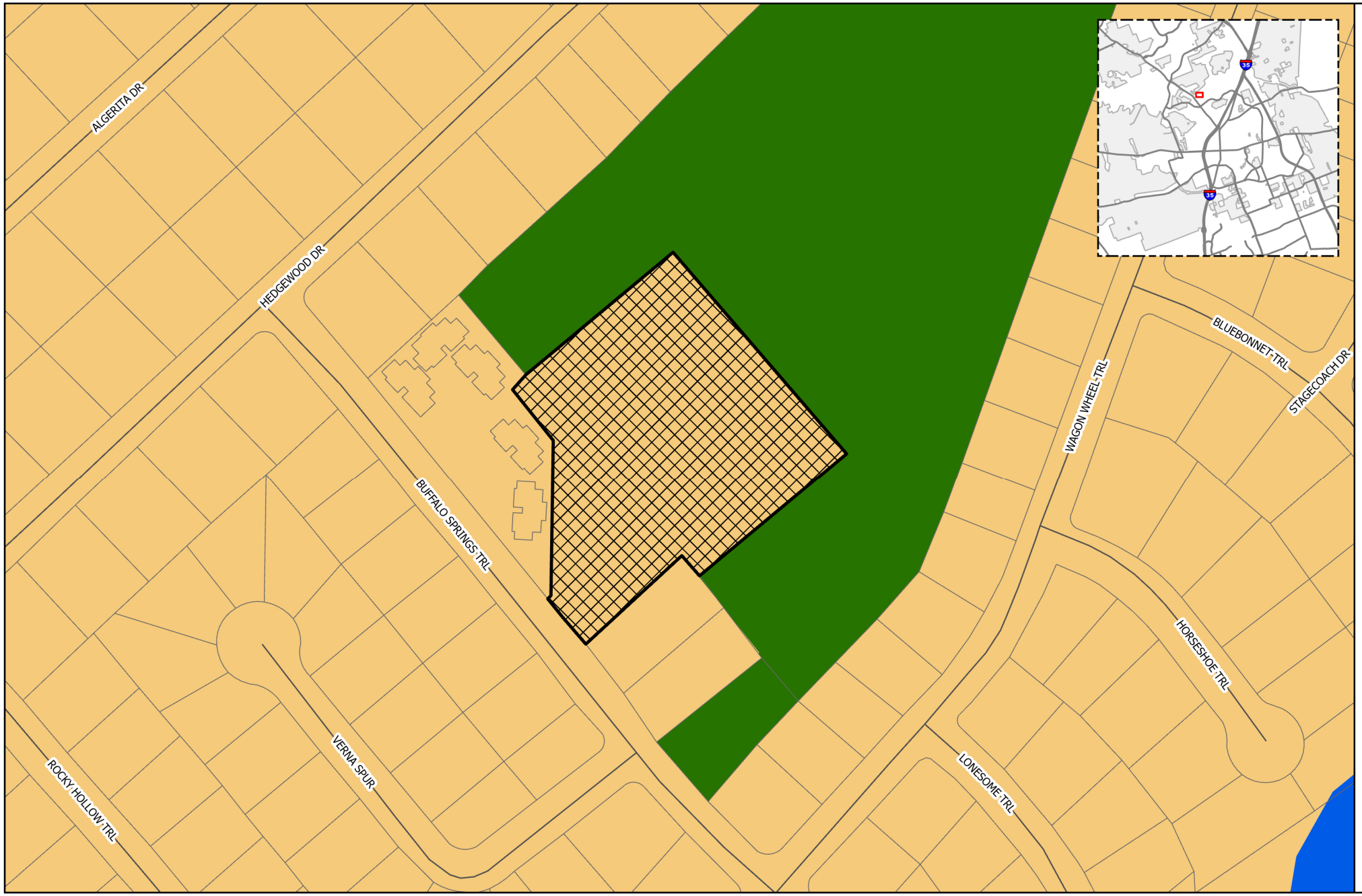
2026-9-PUD

Exhibit #1

Site
Parcels

N

0 100 200 Feet



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-9-PUD

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

3701 Buffalo Trail Park
Planned Unit Development
Development Plan

A. PROPERTY

The Buffalo Trail Planned Unit Development (PUD) District is located in at 3701 Buffalo Springs Trail in Georgetown, Texas.. Approximately 2.72 acres of land Legally described as .72 acres out of the Hallow Estates Unit II, Block B, Lot 4 and 2 acres our of David Wright Survey, abstract number 13, Williamson County, Texas, being those tracts called tracts 1-3 as conveyed to Max L. Acuna, by Deed Recorded in Document No. 2008000662 as described in **Exhibit B, Survey/Field Notes**, herein defined as "Property".

B. PURPOSE

The purpose and intent of the PUD zoning district is to develop a residential community to compliment the fabric of the surrounding community and incorporate the adjacent Emerald Springs Park into the overall design. This PUD serves to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) in order to implement the vision for the Property and insure a cohesive, quality development not otherwise achieved solely by the underlying base zoning district. In accordance with UDC Section 4.06.010.C "Development Plan Required", this Development Plan titled Exhibit A is a summary of the development and design standards for the property.

C. APPLICABILITY AND BASE ZONING

In accordance with UDC Section 4.06.010.A "Compatibility with Base Zoning District", all development of the property shall conform to the base zoning district of the Low Density Multi-family District (MF-1). Except for those requirements specifically deviated by this Development Plan, all development standards established in the UDC in place at time of the acceptance of the PUD applicationshall be applicable.

In the case that this PUD does not address a specific City requirement, the City of Georgetown UDC and other Ordinances noted above shall apply. In the event of a conflict between the regulations of this PUD and the regulations of the base zoning district, the PUD shall control.

D. CONCEPTUAL LAND PLAN

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

E. DEVELOPMENT STANDARDS

1. **Permitted Land Uses:**
   - **a.** The following land uses shall be permitted within the PUD:
     i. Multifamily, Detached Dwelling Units

2. **Impervious Cover:**

   - **a.** The impervious cover limit for the MF-1 residential portion of the Property is set at 60 percent (60%) impervious coverage.

3. **Density**
   - **a.** The maximum dwelling units per acre shall be 10.

4. **Height**
   - **a.** The maximum height is limited to a maximum of two stories, not to exceed 35 feet. .
5. **Building Design Standards:**

   All new structures within this Development shall be in conformance with the applicable provisions in UDC Chapter 6 and 7 with the following amendments:

   - **a. Building Placement**
     i. Unless oriented towards the northeast property line, any front entry to a building shall have a maximum fifteen (15) foot setback from the vehicular driveway.

   - **b. Building Separation**
     i. The building separation shall be a minimum of 10', so long as all applicable fire codes are met.

c. Residential Design Standards: The project shall comply with the following residential design standards:

i. Residential units may not be vertically stacked and each unit must have a ground-floor entrance.

ii. A minimum of two wall planes per unit on the front elevation, offset a minimum of 18 inches shall be provided.

iii. No new building that is similar in appearance to a neighboring building is permitted. The proposed building shall differ from other applicable buildings in at least two of the following criteria:

- Variation in roof types,
- Different number of full stories,
- Variation in exterior materials (either in type or location),
- Variation in color (either in type or location),
- Variation in front façade.

iv. Flat roofs are prohibited.

v. Attached garages shall be setback from the front façade of the home by two (2) feet.

vi. For any residential unit facing a private drive way, one of the following entry features must be provided on the front facade:

- Bay window
- Font porch that is a minimum width of 40% of the front façade width, not including the garage façade.
- Awning or shade structure,
- Enhanced window details such as shutters, window planters, awnings, or window trim.
- Any other option approved by the Planning Director or their designee.

d. Parking

i. Visitor parking shall be prohibited between residential uses and any property line shared with Emerald Springs Park..

F. LANDSCAPING AND BUFFERYARD

Landscaping and Tree Preservation for this Development shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan.

1. Bufferyard: The following bufferyard, which is not otherwise required by the UDC shall be provided:

a. An eight (8) foot bufferyard shall be provided along the southeast property line as shown on Exhibit C.

b. The bufferyard shall be planted with an ornamental tree every 50 linear feet.

c. Existing plantings may serve to comply with the bufferyard planting requirement.

2. **Fencing:**
    a. Non-opaque fencing shall be provided along the northeast property line of the Property, as shown on Exhibit C.
3. **Tree requirements: In addition to the Tree Preservation requirements in Chapter 8 of the UDC, the following plantings shall be required:**
    a. One tree for every two residential units is required to be planted on the Property. Existing trees may be preserved to fulfill this requirement.

G. PARKLAND AND COMMON AMENITY AREA

1. **Parkland:**
    a. The parkland obligations shall be satisfied through the construction of a walking path from the Property to an existing walking trail in Emerald Springs Park and shall be constructed with similar materials to the existing trail in Emerald Springs Park.
    b. If the City does not approve of the walking trail described in G.1.b above, then the Parkland obligations shall be satisfied through fee-in-lieu per UDC Section 13.08 Parkland
    c.

2. **Common Amenity Requirements: The PUD shall provide the following common amenities:**
    a. An access gate shall be provided on the northeast property line to provide access to Emerald Springs Park, approximately shown on Exhibit C.
    b. An internal five (5) foot walkway shall be provided to connect the residential community to an access gate on the northeastern property line as shown on Exhibit C.
    c. A landscaped seating area, with a minimum of two benches, either in an organized grouping or dispersed throughout the development.

H. PHASING

a. The Property shall be developed in one (1) phase.

I. PUD MODIFICATIONS

In conformance with section 4.06.010.d.3 of the UDC, modifications to this development plan shall require city council approval of an amendment to this PUD processed pursuant to section 3.06 of the UDC, except, where the director of planning determines such modifications to be minor, the director may authorize such modifications. Minor modifications may include changes to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or to applicable provisions of the UDC and any other applicable regulations.

J. LIST OF EXHIBITS

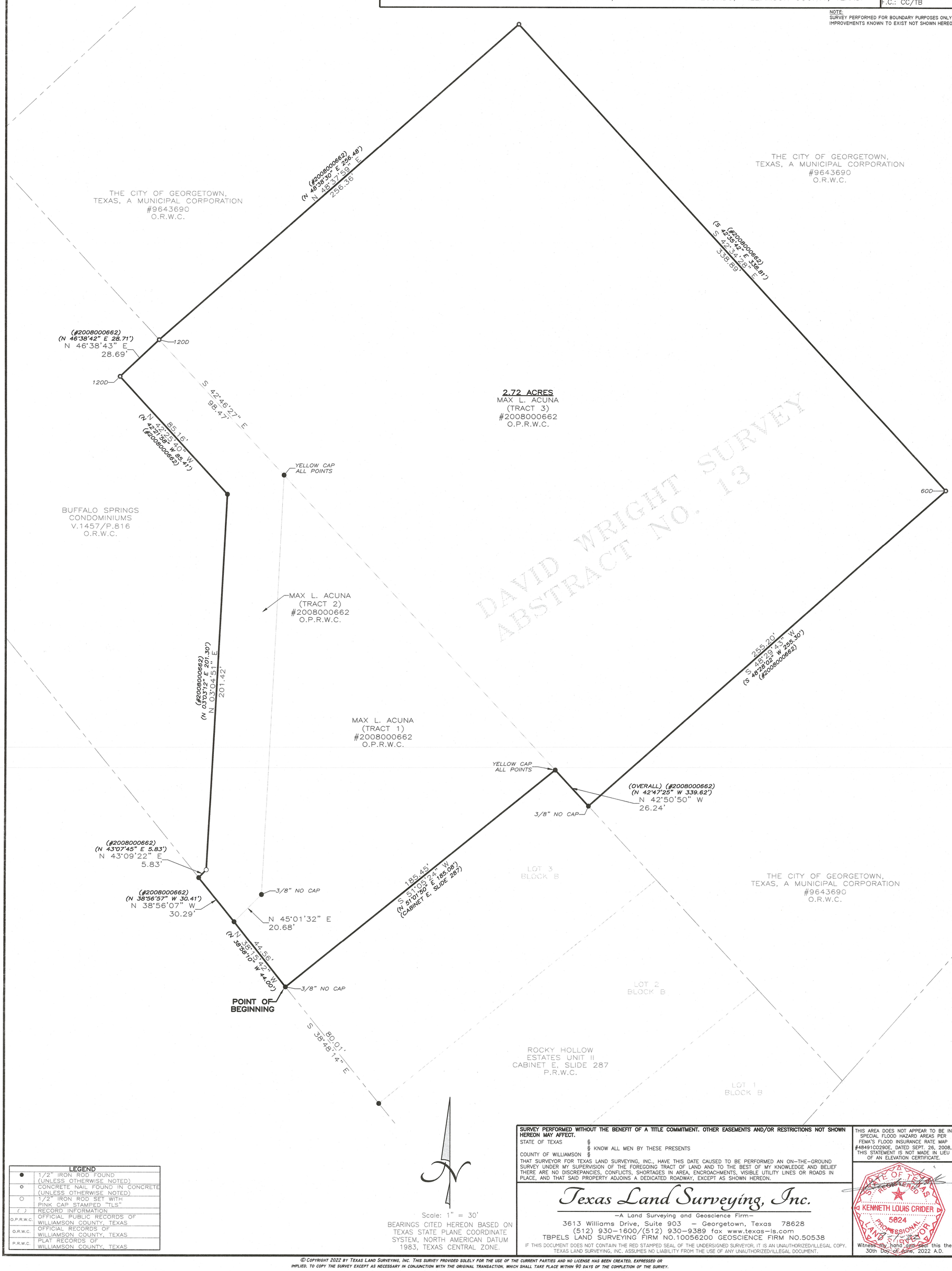
- **Exhibit A** – PUD Development Plan
- **Exhibit B** – Legal Description
- **Exhibit C** – Conceptual Land Plan

EXHIBIT TO ACCOMPANY FIELD NOTES

BEING 2.72 ACRES OF LAND, MORE OR LESS, OUT OF THE DAVID WRIGHT SURVEY, ABSTRACT NO. 13, WILLIAMSON COUNTY, TEXAS, BEING THOSE TRACTS CALLED TRACTS 1–3 AS CONVEYED TO MAX L. ACUNA, BY DEED RECORDED IN DOCUMENT NO. 2008000662, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO:	221149
DRAWN:	RCG
F.C.:	CC/TB

NOTE:
SURVEY PERFORMED FOR BOUNDARY PURPOSES ONLY.
IMPROVEMENTS KNOWN TO EXIST NOT SHOWN HEREON.



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
o	CONCRETE NAIL FOUND IN CONCRETE (UNLESS OTHERWISE NOTED)
O	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
( )	RECORD INFORMATION
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

Scale: 1" = 30'

BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON MAY AFFECT.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0290E, DATED SEPT. 26, 2008. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

Texas Land Surveying, Inc.
–A Land Surveying and Geoscience Firm–
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930–1600/(512) 930–9389 fax www.texas–ls.com
TBPELS LAND SURVEYING FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

STATE OF TEXAS
KENNETH LOUIS CRIDER
5824
REGISTERED PROFESSIONAL LAND SURVEYOR

Witness my hand and seal this the 30th Day of June, 2022 A.D.

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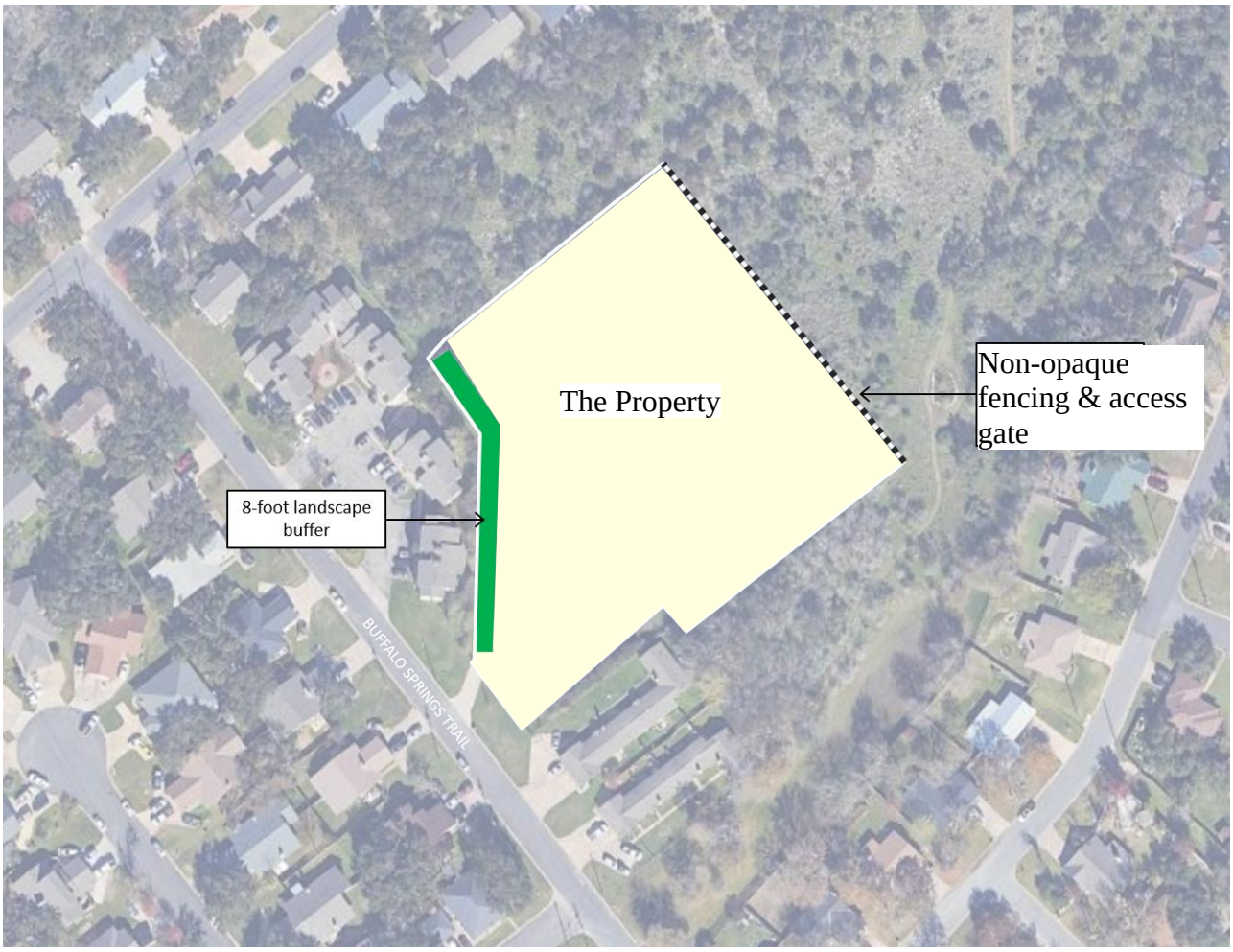
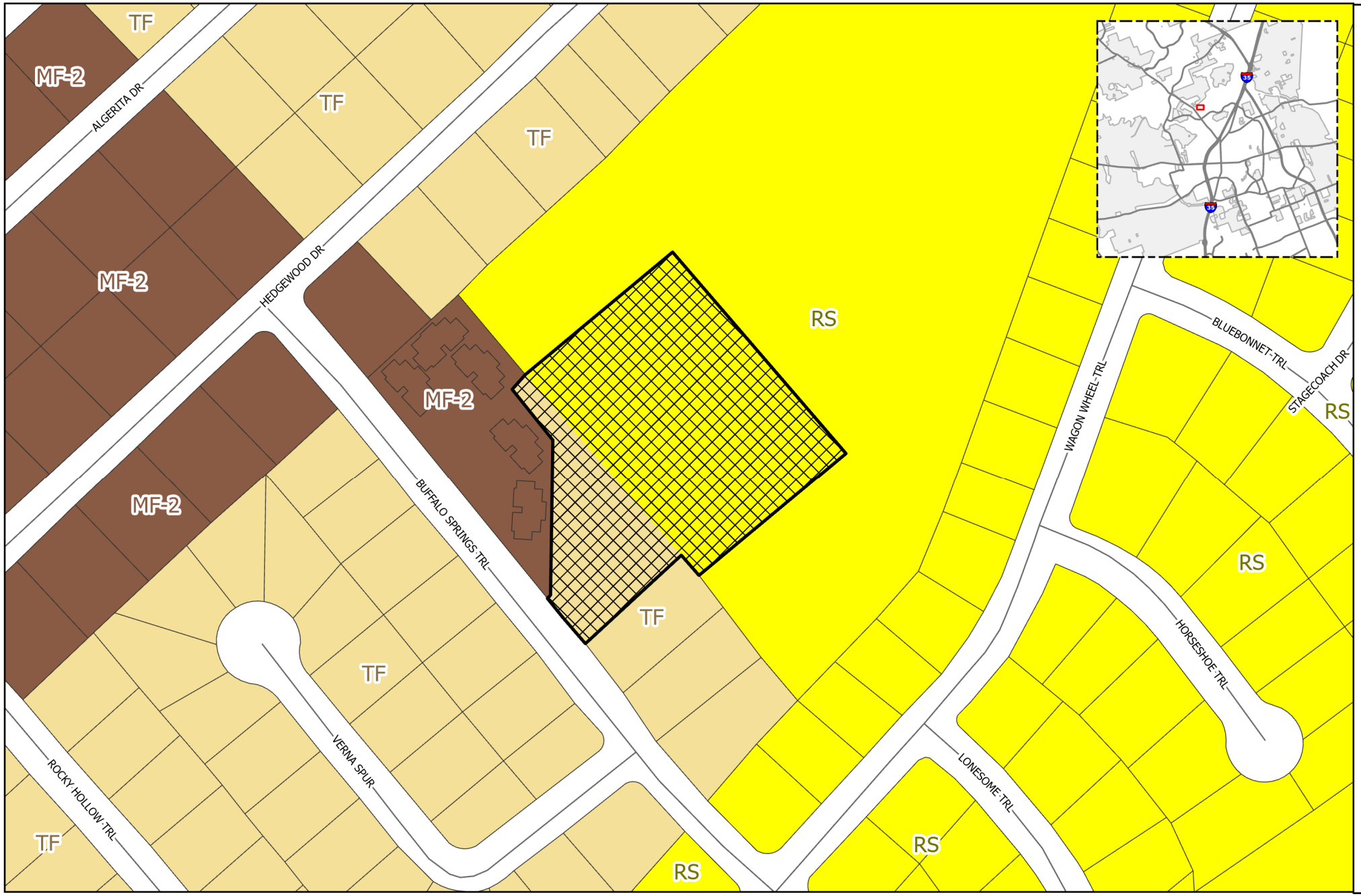
Exhibit B

3701 Buffalo Trail Park
Planned Unit Development
Conceptual Land Use Plan



Legend

Northeast property line shared with Emerald Springs Park .....



GEORGETOWN
TEXAS
more than welcome

Zoning

2026-9-PUD

Exhibit #3

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

Zoning

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

N

0 100 200 Feet

H D | B R O W N

September 9, 2026

Edgar Garcia
Planning Director
City of Georgetown Planning Department
809 Martin Luther King Jr Street
Georgetown, TX 78626

RE: Comment response and update #1 for application #2026-9-PUD; Request for rezoning with an associated Planned Unit Development (PUD) Agreement; +2.73 acres located at 3701 Buffalo Springs Trail (WCAD Parcel R038756 (the "Property"))

Dear Mr. Garcia,

As representative of the owner of the above stated Property, we respectfully submit the attached updated PUD document and associated comment responses (Exhibit A). We have addressed comments from staff received on August 11, 2026.

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

Attachments:

Exhibit A: Code Comparison Table

3701 Buffalo Springs Trail
Comment Response Matrix

21 Comments
0% Closed

No.	Review Document	Scope, section, or Page	UDC Ref section	Reviewer	Comment	Response 9/4/2026
1	PUD Development Plan	Landscape	1.11	Landscape Dept	Provide a tree survey by an RPLS with the date of work (UDC 1.11)	As dicussed in the in-review meeting, a tree survey is not required as no modificatoins to the tree requirements are proposed.
2	PUD Development Plan	Electric	?	Electric Dept	Within CoG Electric's territory, customer will need to submit a line extension application for service on www.mgoconnect.org for the project and upload an engineering load analysis form for said project.	Noted, thank you.
3	PUD Development Plan	A. Property	N/A		Provide a Legal Description and the document number for deed of property where the extent of the property is described	Requested information has been added to Section A of the PUD.
4	PUD Development Plan	B. Purpose	N/A		Second paragraph referencing Exhibit C, Conceptual Land Use Plan, should be in section D.	Section has been removed as it was duplicative.
5	PUD Development Plan	B. Purpose	4.06.010.C		Add in the City Standard language for referencing the Exhibit A "In accordance with UDC Section 4.06.010.C "In accordance with UDC Section 4.06.010.C "Development Plan Required", this Development Plan titled Exhibit A is a summary of the development and design standards for the property "	Requested language has been incorporated.
6	PUD Development Plan	C. Applicability and Base Zoning	4.06.010.A		This language is typical for a development that request annexation and a PUD, use the following language for the in-city PUD request "In accordance with UDC Section 4.06.010.A "Compatibility with Base Zoning District", all development of the property shall conform to the base zoning district of [proposed zoning base district]. Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the UDC at time of development shall be applicable, including amendments or ordinances adopted after the date of this PUD"	Requested language has been incorporated and modified to allow for the code in place at the time the application was accepted to apply. The PUD provisions are based on the current code and I am concernded itt would be difficult to apply the PUD provisions to the recently adopted UDC. Please advise.
7	PUD Development Plan	E. Development Standards			Propose a list of permitted uses or state that you are deferring to the UDC on permitted uses	A permitted use list has been provided to exclude Multifamily, Attached Dwelling Units. This will allow for detached single-family homes and duplexes under Multifamily, Detached Dwelling Units.

3701 Buffalo Springs Trail
Comment Response Matrix

21 Comments
0% Closed

No.	Review Document	Scope, section, or Page	UDC Ref section	Reviewer	Comment	Response 9/4/2026
8	PUD Development Plan	E. Development Standards			Consider reducing the proposed density to be more in line with detached single-family development, which is described as 5-7 DUA in the Mixed-Density Neighborhood Future Land Use category. This property previously requested MF-1 and was denied due to a proposed density of approximately 10 DUA (29 units total). During that rezoning process, there was a stated preference for development that more closely aligns with single-family patterns, partially because multi-family is not a primary or secondary recommended use within Mixed-Density Neighborhoods.Additional, keep in mind that a lower DUA for MF-1 is in the Final Draft of the new UDC (New UDC§7.02.070) where only one large large multi family structure per lot with a maximum of 12 dwellings is permitted. From a staff prospective we could not recommend the currently proposed amount of density in this PUD as it does not meet the intent of the future land use in the comprehensive plan. It is recommended that you adjust your standards to meet a lower DUA. For reference: City Council Meeting on Mar 12, 2024, item 6.B, project 2023-16-REZ. You can watch the recording here: https://www.georgetowntexas.gov/government/city_council/meeting_agendas/gtv.php UDC final Draft: https://cms3.revize.com/revize/georgetowntx/UDC%20Final%20Draft%20-%20Published%20June%2023,%202026.pdf?t=20260623174759	The height has been restricted in Section E.4 and the DUA's have been reduced to 10 in sectoin E.3.
9	PUD Development Plan	3.c.iii Residential Design Standards	7.03		As written C.iii is less descriptive than the current articulation section and thus less restrictive than 7.03. PUD standards should be greater than/beyond the minimum requirements of the code. If additional standards are proposed for articulation, please describe these standard. Update this language so that articulation is at minimum the same as UDC	7.03 are design standards intended for a traditional, vertically stacked multi-family buidling and commercial buildings. The intent of this section is to require buidling standards that align more with a single-family home, which is proposed for this site. The PUD section C are design standards pulled from Chapter 6-Residential Design standards. This is intended as a betterment as many of the buidling design standards in 7.03 would not apply because of the small scale of the buidlings. For example, Section 7.03.050(C)(1)(b) states that articulation is not required if the wall length is less than 60'. As no structure will be longer than 60', no requirement would apply. Additional entry features have been required in Section 5.c.v. per our in-review meeting.
10	PUD Development Plan	F. Vehicular Access	12.080.020	Engineering Dept	The driveway spacing does not meet UDC 12.08.020 minimum requirements. A variance will be required to get a full access driveway at this location. This PUD can be used as a mechanism for that variance but it will be noted in our staff analysis as a potential point of concern.	Per discussion with staff an administrative variance will be granted for the existing driveway to remain. This provision has been removed from the PUD document as Commission approval is not required.

3701 Buffalo Springs Trail
Comment Response Matrix

21 Comments
0% Closed

No.	Review Document	Scope, section, or Page	UDC Ref section	Reviewer	Comment	Response 9/4/2026
11	PUD Development Plan	F. Vehicular Access	12.05.010.B	Engineering Dept	UDC 12.05.010.B requires two connections to existing or future streets for developments proposing over 5 units. A variance will be required to vary from this requirement. This PUD can be used as a mechanism for that variance but it will be noted in our staff analysis as a potential point of concern.	Per discussion with transportation review staff, this comment is not applicable.
12	PUD Development Plan	3.c.iiv			"No other residential design standards shall be required": Remove this language or provide stricter residential design standards. PUD standards should be greater than/beyond the minimum requirements of the code. As proposed Staff would be unable to support the request. Design elements should be incorporated that ensure the MF aligns with the neighborhood character. These can be things like requirements for: 1. Only first floor external entry to units 2. Larger front porches for each building 3. only sloped roofs, with gables or other architectural elements that achieve a more traditional single-family home aesthetic. 4. parking design restrictions, such as utilizing garages, well landscaped parking lots, only two rows of parking on a particular side of the buildings (no large multi-row parking lot), to avoid an apartment complex type of site design	Flat roofs have been prhohibited in Section 5.c.iv; garage positioning is included in section 5.c.ii; visitor parking restrictions have been provided in Section 5.d.i.; vertically stacked units are prohibited in section 5.c.i; additional architectural features have been required in section 5.c.vi.
13	PUD Development Plan	G.1.a Bufferyard	8.04.060.B.1.c	Landscape Dept	If you are providing buffer it should at least meet the medium level buffer yard requirements [UDC 8.04.060.B.1.c	This is intended to be a betterment as no bufferyard is require in this area.
14	PUD Development Plan	G.1.b Bufferyard			Create more landscaping requirements for the internal site. Look at standards for landscaping for each building and for common areas (parking, amenity spots, etc) rather than just for the perimeter.	Per our in-review meeting, on-site trees are now required in section G.3.
15	PUD Development Plan	G.1.c Bufferyard		Landscape Dept	These (existing) trees should be shown on the required tree survey with Tag numbers, CRZ, half CRZ, and a tree schedule (with an excel copy). And may be used if they meet protected and preserved criteria.	As dicussed in the in-review meeting, a tree survey is not required as no modifications to the tree requirements are proposed.
16	PUD Development Plan	H.2.a Common Amenity Requirements	7.05.020.H.2.a		Access gate: As proposed the amenity does increase connectivity to the Park for residence of the Development but not the entire community. Consider a public access easement to provide connectivity to Emerald Spring Park. This would better meet the intent of the New UDC and Visions for the City, see section 7.05.020.H.2.a Link to final draft of the UDC: https://cms3.revize.com/revize/georgetowntx/UDC%20Final%20Draft%20-%20Published%20June%2023,%202026.pdf?t=20260623174759O	The Emerald Springs Park property extends to Buffalo Springs Trail which provides pubic access. An additional public access through the PUD would be duplicative.
17	PUD Development Plan	H.2.b Common Amenity Requirements	6.06.020.D.3		Internal walkway: As proposed the amenity does meet the intent of 6.06.020.D.3 as it does not indicate going around the perimeter. Perhaps add additional amenities like a picnic area or seating to meet the common amenity requirement [6.06.020]	An additional requirement for landscaped seating area has been included. Since it is proposed that this will be detached single family homes the requirement for one bench per buidling, which is intended for vertically stacked apartment complexes with many units per buidling, has been reduced.
18	PUD Development Plan	I. Utility Provision, Water Meter	??	Engineering Dept	We cannot allow a master meter for this location without more documentation on the types of residential units proposed. We require individual meters for condominiums, duplexes, town homes, etc.	This provision has been removed.

3701 Buffalo Springs Trail
Comment Response Matrix

21 Comments
0% Closed

No.	Review Document	Scope, section, or Page	UDC Ref section	Reviewer	Comment	Response 9/4/2026
19	Exhibit C, Conceptual Land Use Plan				Provide a conceptual plan with to include a possible building, parking, and amenity layout	As discussed, a site layout has not yet been developed. Parking, building placement and amenity layout will comply with all requirements of the UDC and/ or PUD.
20	Exhibit C, Conceptual Land Use Plan				Provide standards in your fence section that would provide non-opaque fencing here	Section has been revised.
21	Exhibit C, Conceptual Land Use Plan		8.04.060.B		Medium level bufferyard is required here adjoining two-family zoning and single-family zoned park. 8.04.060.B	The proposed buffer yard is not required along the western property line as the adjacent zoining is MF. This bufferyard is proposed as above and beyond the requirements of code and is in place to ensure the existing tree line remains in place.

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 Future Land Use of the property is Mixed Density Neighborhood (MDN). MDN has an intended density of 5 or more dwelling units an acre. The Future Land use intends the area to have 45% moderate density residential such as townhomes, duplexes, and cottages courts. The proposed restriction to detached multifamily and the limitation to 10 Dwelling Units an Acre (DUA) would align with the recommended density and the existing character of the multifamily to the west and east of the property. These properties have a respective density of 12.5 and 10 dwelling units an acre.	
2. The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans	**Complies**
The Planned Unit Development (PUD) meets Land Use Policies 1 and 2. The PUD proposes multifamily detached dwelling units at a density that is aligned with the recommendations for MDN. The rezoning will allow for additional housing units adjacent to a park while aligning with the present character of the area.	

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 park	**Complies**
The property is already served by existing public facilities.	
4. The zoning change is compatible with the present zoning and conforming uses and with the character of the surrounding properties.	**Partially Complies**
The zoning change is compatible with the zoning and uses of nearby properties. The area has a mix of medium density residential zoning as it contains Two Family (TF), High Density Multifamily Residential (MF-1), and Residential Single Family (RS). However, it should be noted that MF-1 is intended to have convenient access to major thoroughfares and arterial streets. The traffic created by MF-1 should not route traffic through lower density residential areas. The property does not have direct frontage onto a major thoroughfare and is connected to a local street network that is ~0.35 miles to Williams Drive and ~0.66 miles to Northwest Boulevard.	
5. The subject property has sufficient size, shape, and topography to accommodate for uses and development standards permitted by the proposed amendment.; and	**Complies**

The property is of sufficient size and shape to develop the property as multifamily detached. It is not encumbered by a unique topography or floodplain.

6. The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan.	**Complies**
The proposed PUD maintains and does not hinder the goals of the Economic Development Strategic Plan.	

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced City.	**Complies**
The PUD provides Multifamily detached in an area that contains single-family detached housing, two-family duplexes and attached multi-family. The density proposed is consistent with the future land use of Mixed-Density Neighborhood. The immediate vicinity does not have any detached multi-family such as what is proposed, and so the proposed PUD increases the variety of housing types in the immediate area.	
2. An orderly and/or creative arrangement of all land uses with respect to each other and to the entire City	**Complies**
The configuration and location of the subject property has limited circulation options while in a medium density area next to a park that could support additional housing opportunities. The property is like a peninsula surrounded by a public park. The PUD proposed standards such as prohibiting parking between the residences and the parkland and higher articulation standards to avoid negatively impacting the aesthetic quality of the park.	
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 PUD would follow the UDC standards for transportation and Pedestrian connection. The PUD additionally requires a pedestrian connection to the public park as one of their amenities.	
4. The location of general building envelopes to take maximum advantage of the natural and built environment; and	**Complies**
The PUD proposes a non-opaque fence with access to Emerald Park. it also will maintain the existing trees as a buffer to the adjacent multifamily. The PUD looks to take maximum advantage of the existing environment.	
5. The staging of development in a manner that can be	**Complies**

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
accommodated by the timely provision of public utilities, facilities, and services.	
The Development is proposed in one phase and will utilize or improve existing public utilities as applicable.	

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

SUBJECT:
2026-5-PUD and 2026-11-ANX, Yearwood

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 726.1862 acres in the Lemuel S. Walters Survey, Abstract 282, and the Frederick Foy Survey, Abstract 229, including 33.0317 acres of right-of-way for Ronald Reagan Boulevard and Rattlesnake Road, as the Planned Unit Development (PUD) zoning district, for the property generally located at 5951 Rattlesnake Road. Sofia Wagner, Planning Manager

ITEM SUMMARY:
Overview of Applicant's Request: The applicant is requesting to annex 726.1862 acres of land into City Limits with a Planned Unit Development (PUD) zoning district with base zoning of Residential Suburban (RS), Regional Commercial (C-2), and Public Facilities (PF). The Planned Unit Development (PUD) zoning district proposes a wide range of residential and commercial uses along with parkland, open spaces, and public facilities. The property is currently used for mining operations. The applicant's request is associated with the proposed Consent Agreement dated September 22, 2026, which establishes additional development requirements for the property.

Staff Analysis: Staff have reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff have determined that the proposed request complies with Section 3.06.040 for Annexation, Section 3.07.030 for Zoning Map Amendment, and complies with five and partially complies with one of the six criteria set in Section 3.11.030 for Planned Unit Development (PUD), as outlined in the attached Staff Report.[RC1.1]

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 (33 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 15, 2026) and signs were posted on-site. As of the publication date of this report, staff has not received any public comments.

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

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
2026-5-PUD and 2026-11-ANX - Staff Presentation.pdf
2026-5-PUD and 2026-11-ANX P&Z - 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 - Letter of Intent.pdf
Exhibit 6 - Criteria Analysis.pdf

Yearwood
2026-5-PUD and 2026-11-ANX

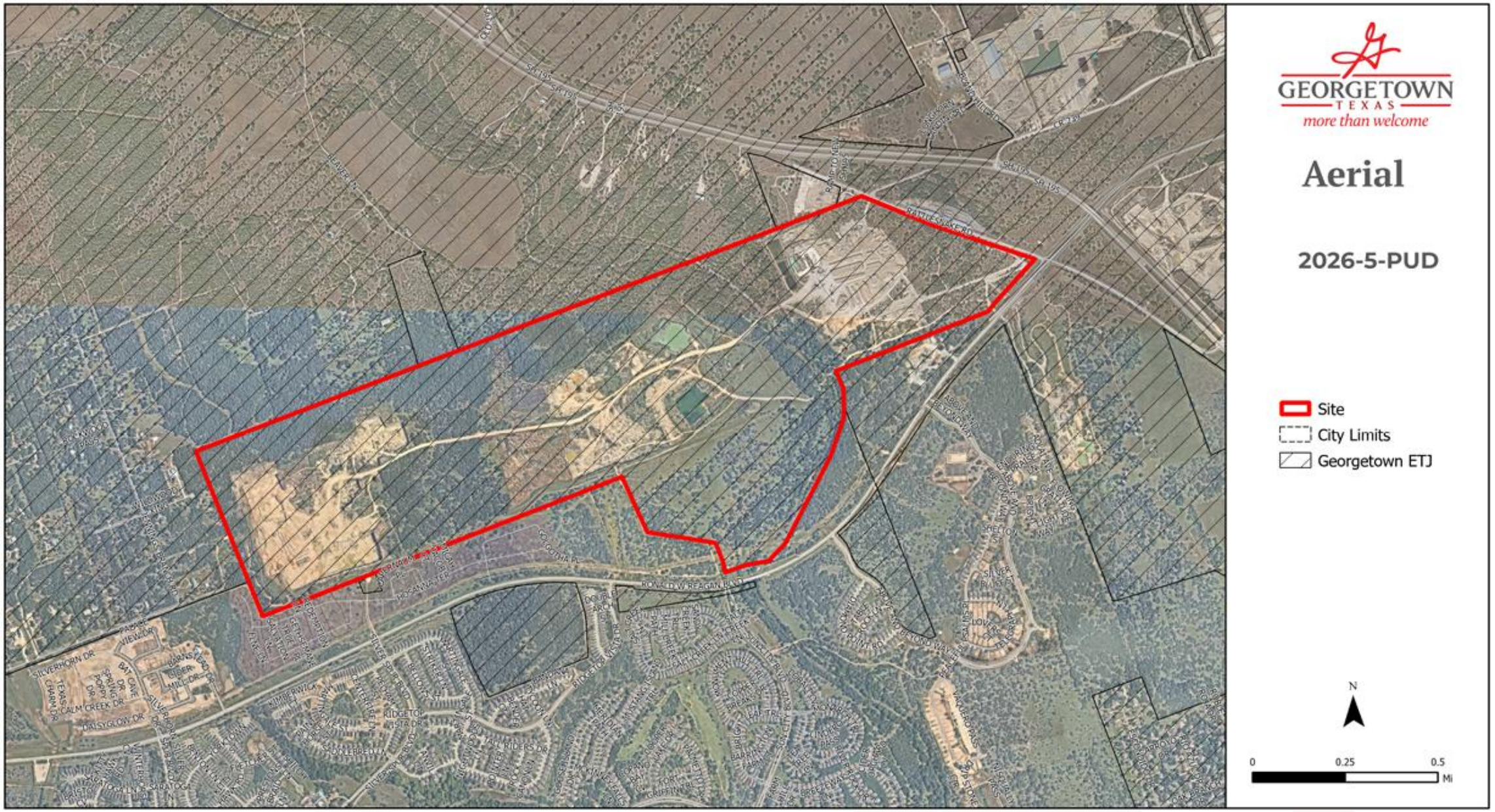
December 1st, 2026 | Planning & Zoning Commission

GEORGETOWN TEXAS

Item Under Consideration

2026-5-PUD and 2026-11-ANX

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 726.1862 acres in the Lemuel S. Walters Survey, Abstract 282, and the Frederick Foy Survey, Abstract 229, including 33.0317 acres of right-of-way for Ronald Reagan Boulevard, and Rattlesnake Road, as the Planned Unit Development (PUD) zoning district, for the property generally located at 5951 Rattlesnake Road (2026-5-PUD and 2026-11-ANX). Sofia Wagner, Planning Manager


GEORGETOWN
TEXAS
more than welcome
Aerial
2026-5-PUD
Site
City Limits
Georgetown ETJ
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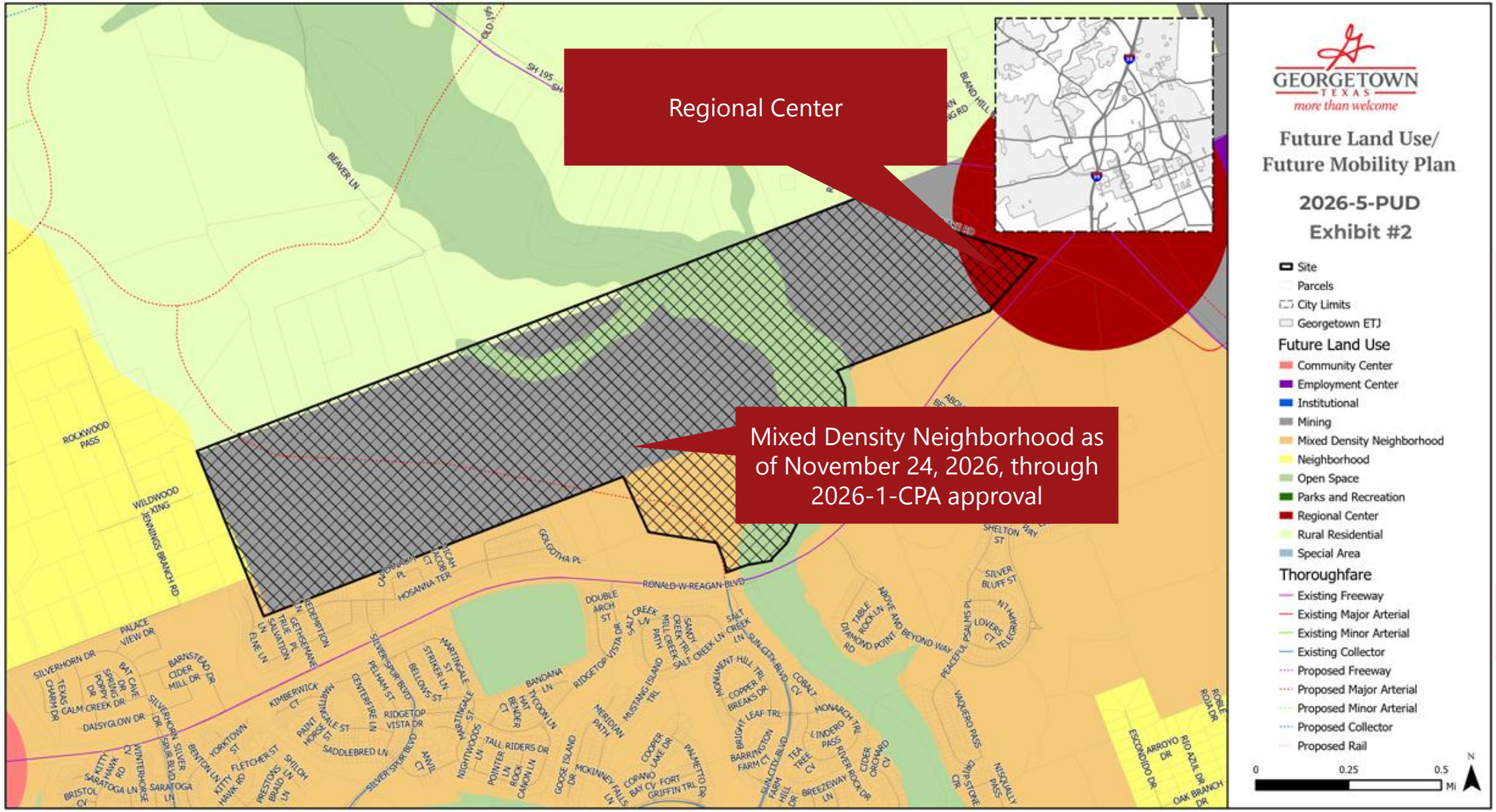
Regional Center
Mixed Density Neighborhood as of November 24, 2026, through 2026-1-CPA approval
GEORGETOWN TEXAS
more than welcome
Future Land Use/ Future Mobility Plan
2026-5-PUD
Exhibit #2
Site
Parcels
City Limits
Georgetown ETJ
Future Land Use
Community Center
Employment Center
Institutional
Mining
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
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Mixed Density Neighborhood (MDN)

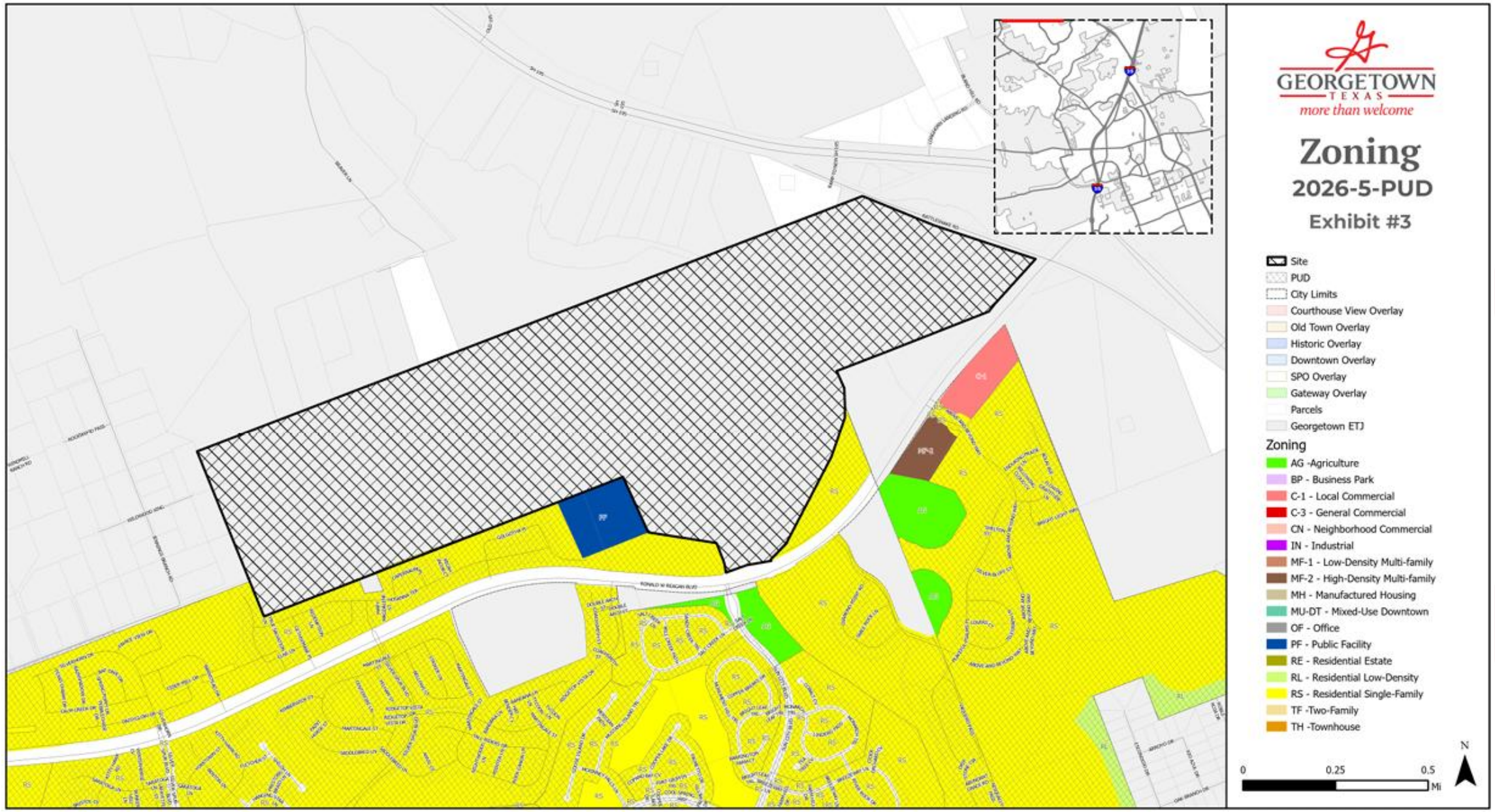
- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
- Consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
- Compatibility between housing types can be achieved through development standards 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

Regional Center (RC)

- Located around high-volume intersections and arterial/highway roads
- Major shopping centers, large scale mixed-use developments, and supporting flex office and warehouse space
- Context sensitive & quality site design and pedestrian access are encouraged to ensure compatibility with adjacent land uses
- Residential uses should be well integrated with non-residential uses, and standalone multifamily is not a supported use

- **DUA:** ≥ 18
- **Target Ratio:**
  - 75% nonresidential
  - 25% vertical mixed-use multifamily
- **Primary Use:** Large retailers, urban residential, hotels, corporate office, restaurants, multi-tenant commercial, big box commercial, live/work/shop units
- **Secondary Uses:** Mixed use, high density residential, specialty retailers, professional office, civic & institutional uses


GEORGETOWN
TEXAS
more than welcome
Zoning
2026-5-PUD
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
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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

Residential Suburban (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 = 5’
- Rear setback = 10’
- Side/rear street setback = 15’
- Street facing garage setback = 25’

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

Public Facilities (PF)

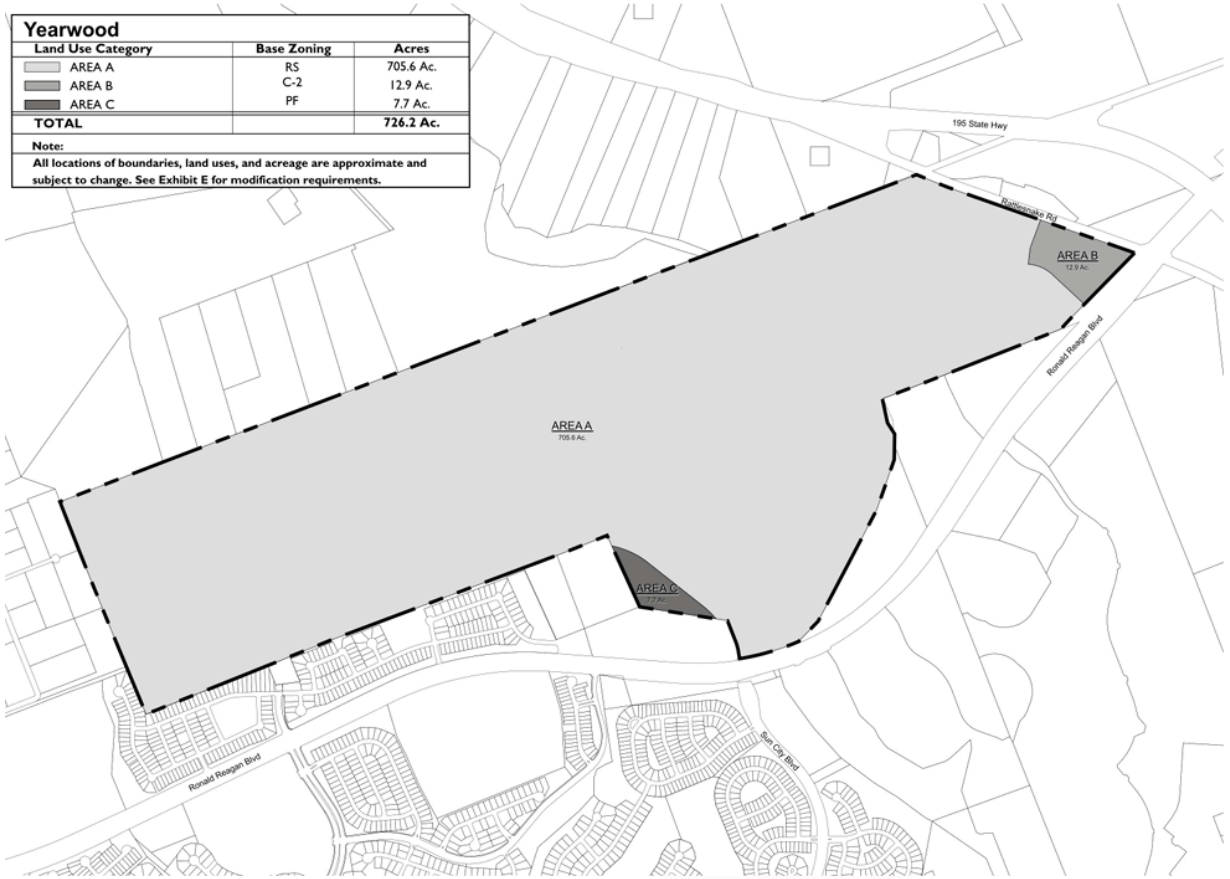
- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

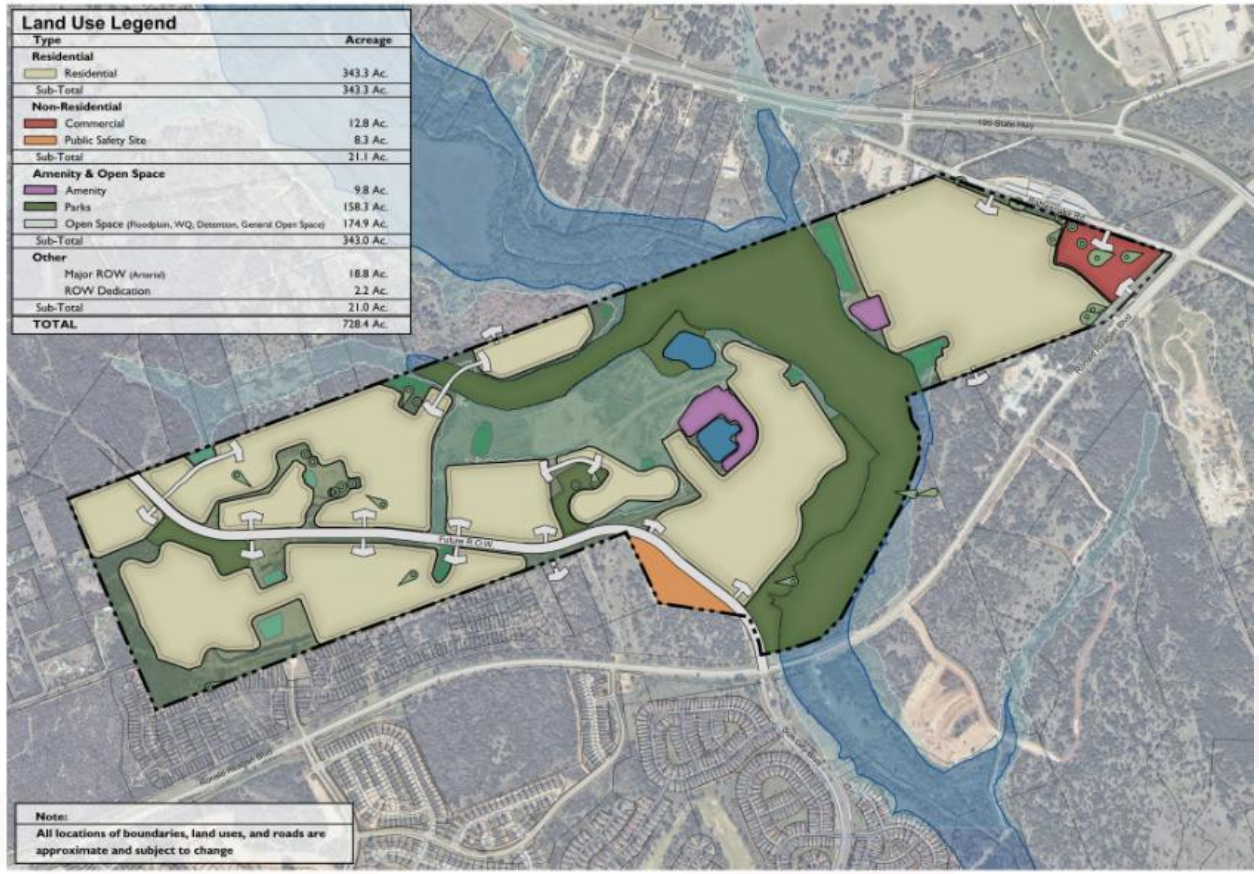
Dimensional Standards

- Max building height = 60’
- Front setback = 20’
- Side setback = 5’
- Rear setback = 0’
- Side Setback to Residential = 15’
- Rear Setback to Residential = 25’
- 15’ bufferyard when adjacent to residential

Yearwood

- Consistent with approved Consent Agreement
- 726.1862 acres, separated into three areas:
  - Area A (RS) 705.6 acres
  - Area B (C-2) 12.9 acres
  - Area C (PF) 7.7 acres
- Up to 1,894 residential dwelling units
- 2 community parks, additional open space, and trail connections
- Anticipated to occur in multiple phases


Yearwood
Land Use Category | Base Zoning | Acres
AREA A | RS | 705.6 Ac.
AREA B | C-2 | 12.9 Ac.
AREA C | PF | 7.7 Ac.
TOTAL | | 726.2 Ac.
Note:
All locations of boundaries, land uses, and acreage are approximate and subject to change. See Exhibit E for modification requirements.
195 State Hwy
Rattlesnake Rd
AREA B
12.9 Ac.
Ronald Reagan Blvd
AREA A
705.6 Ac.
AREA C
7.7 Ac.
Ronald Reagan Blvd
Sun City Blvd


Land Use Legend
Type | Acreage
Residential
Residential 343.3 Ac.
Sub-Total 343.3 Ac.
Non-Residential
Commercial 12.8 Ac.
Public Safety Site 8.3 Ac.
Sub-Total 21.1 Ac.
Amenity & Open Space
Amenity 9.8 Ac.
Parks 158.3 Ac.
Open Space (Floodplain, WQ, Detention, General Open Space) 174.9 Ac.
Sub-Total 343.0 Ac.
Other
Major ROW (Arterial) 18.8 Ac.
ROW Dedication 2.2 Ac.
Sub-Total 21.0 Ac.
TOTAL 728.4 Ac.
Note:
All locations of boundaries, land uses, and roads are approximate and subject to change

Deviations from UDC Standards

UDC Standard	Proposed PUD Standard
6.02.010: Uses and Standards	Other specific uses that would otherwise be allowed with limitations, allowed only with a Special Use Permit, or not allowed, are now permitted
7.02.050 and 7.02.060: Lot and Dimensional Standards	Single-family detached, single-family attached, and townhome specific standards
9.03.070: A high level bufferyard is required between RS and C-2	Only require a medium level bufferyard between RS and C-2 when separated by ROW; A high level bufferyard is only required when sharing a common property line
13.02.010: Impervious Cover	Impervious coverage on the residential area will be calculated across "Area A" as a whole, rather than separately for each lot
14.05.020(b): Mid-block pedestrian connections: Where intersection spacing is 1,000 feet or greater in length, a minimum 15-ft-wide pass-through lot shall be required near the mid-point of the block	Mid-block crossing is not required in Phase 1
14.05.020(c): Cul-de-sac length and lot frontage requirements: A residential cul-de-sac shall not exceed 20 total lots or 500 ft in length, whichever is less	Two cul-de-sacs may exceed the length and lot frontage requirements due to quarry and floodplain constraints

Area A – Residential Suburban (RS)

1. **Other Permitted Uses ("P"):**
   - Home-Based Business
   - Single-Family Attached
   - Townhouse
   - Two-Family
2. **Prohibited Uses ("—"):**
   - Group Home (6 Residents or Less)
   - Halfway House
   - Hospice Facility
   - Rooming or Boarding House

Area B – Regional Commercial (C2)

1. **Other Permitted Uses ("P"):**
   - Fuel Sales
   - Fuel Sales with more than ten
2. **Prohibited Uses ("—"):**
   - Self-Storage
   - Hotel, Extended Stay
   - Hotel
   - Motel

UNIT MIX	
Housing Type/Lot Size	**Required Percentage (out of maximum of 1,894 Dwelling Units)**
Duplex/Townhome	0-15%
45′ Wide Single Family Lots	15% - 40%
50′ to 55′ Wide Single Family Lots	35% to 45%
60′+ Wide Single Family Lots	15% to 35%

Development Standards	**RS** (Single Family, Detached)	**RM** (Single Family, Attached)	**RM** (Townhome)	
Access	Front	Front	Front	Alley
Lot Size, Minimum Square Feet	5,100	3,000	2,240	1,300
Lot Width, Minimum	45'	30'	22'	18'
Corner/End lot width, minimum	55'	40'	32'	28'
Front/primary street setback, minimum	20'	20'	15'	10'
Corner side/secondary street setback, minimum	15'	15'	15'	10'
Street-facing garage setback, minimum	20'	20'	20'	N/A
Side setback, minimum	5'	5'	N/A	N/A
Shared/Passive wall side setback, minimum	N/A	N/A	0	0
Non-shared/Active wall side setback, minimum	N/A	N/A	5'	5'
Rear setback, minimum	10'	10'	10'	10'
Building height, maximum	35'	35'	35'	35'
Front Porch Setback	15'	15'	N/A	N/A

Approval Criteria – UDC Section 3.06.040

Criteria for Annexation	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 annexation promotes fiscally responsible, safe, orderly, and healthful development of the City;	X		
The City has the capacity and ability to serve the area with City utilities and services;	X		
The annexation is consistent with the City's adopted long-range plans and annexation policies	X		

Approval Criteria – UDC Section 3.07.030

Criteria for Zoning Map Amendment	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		
The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans;	X		
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		

Approval Criteria – UDC Section 3.07.030

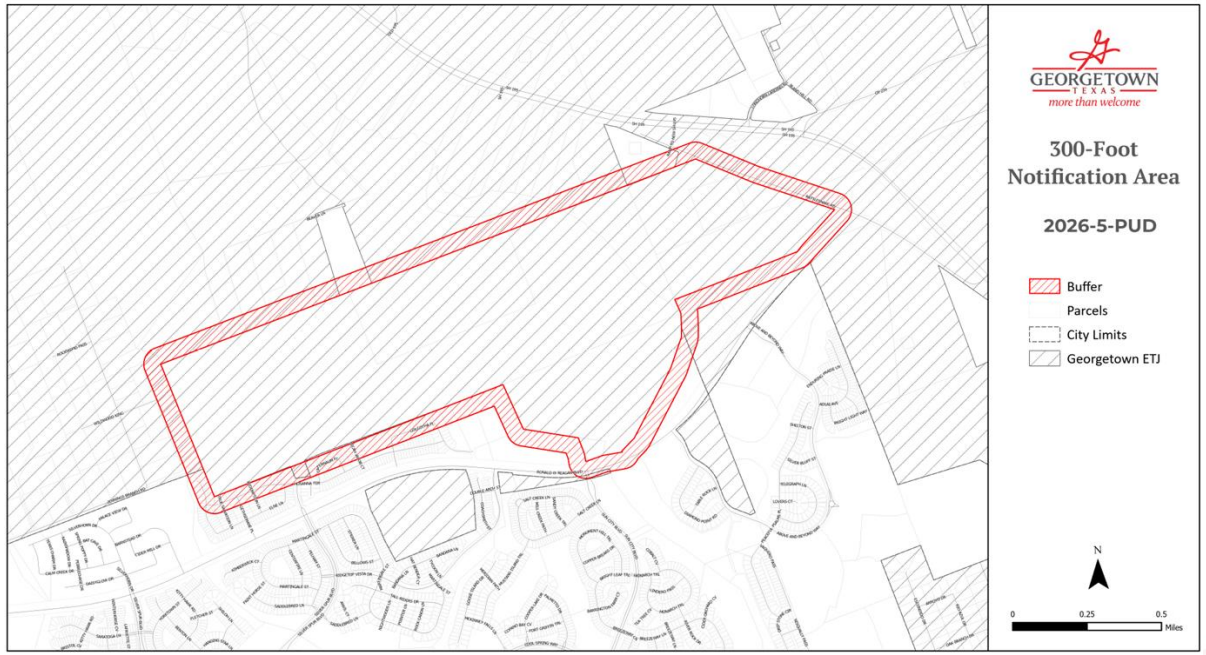
Criteria for Zoning Map Amendment	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses and with the character of the surrounding properties;	X		
The subject property has sufficient size, shape, and topography to accommodate for uses and development standards permitted by the proposed amendment;	X		
The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan	X		

Approval Criteria – UDC Section 3.11.030

Criteria for Planned Unit Development	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced City;		X	
An orderly and/or creative arrangement of all land uses with respect to each other and to the entire City;	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		
The location of general building envelopes to take maximum advantage of the natural and built environment;	X		
The staging of development in a manner that can be accommodated by the timely provision of public utilities, facilities, and services	X		

Public Notifications

- 33 property owners within the 300’ buffer
- Notice in Sun News on 11/15/2026
- 3 signs posted on the property
- To date, staff has not received any public comments



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 726.1862 acres in the Lemuel S. Walters Survey, Abstract 282, and the Frederick Foy Survey, Abstract 229, including 33.0317 acres of right-of-way for Ronald Reagan Boulevard, and Rattlesnake Road, as the Planned Unit Development (PUD) zoning district, for the property generally located at 5951 Rattlesnake Road (2026-5-PUD and 2026-11-ANX).
- Per UDC Section 3.06.030.B, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.

Planning Department Staff Report

Report Date: 11/23/2026

Case Number: 2026-5-PUD and 2026-11-ANX

AGENDA ITEM DESCRIPTION

Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 726.1862 acres in the Lemuel S. Walters Survey, Abstract 282, and the Frederick Foy Survey, Abstract 229, including 33.0317 acres of right-of-way for Ronald Reagan Boulevard and Rattlesnake Road, as the Planned Unit Development (PUD) zoning district, for the property generally located at 5951 Rattlesnake Road (2026-5-PUD and 2026-11-ANX) -- Sofia Wagner, Planning Manager

AGENDA ITEM DETAILS

Project Name: Yearwood

Applicant: Freehold Communities c/o Aaron Corn

Property Owner: PLI I-D, L.P.

Property Address: 5951 Rattlesnake Road, Georgetown, TX 78633

Legal Description: Approximately 726.1862 acres in the Lemuel S. Walters Survey, Abstract 282, and the Frederick Foy Survey, Abstract 229

Current Zoning: N/A – Located in City's Extraterritorial Jurisdiction (ETJ)

Current Use: Mining operations

APPLICANT'S REQUEST

The applicant is requesting to annex 726.1862 acres of land into City Limits with a Planned Unit Development (PUD) zoning district with base zoning of Residential Suburban (RS), Regional Commercial (C-2), and Public Facilities (PF). The Planned Unit Development (PUD) zoning district proposes a wide range of residential and commercial uses along with parkland, open spaces, and public facilities. The property is currently used for mining operations. The applicant's request is associated with the approved Consent Agreement dated September 22, 2026, which establishes additional development requirements for the property.

RECOMMENDATION

Staff recommends approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located at the northwest corner of Ronald Reagan Boulevard and Rattlesnake Road, and consists of approximately 726.1862 acres currently located within the City's ETJ. The

surrounding area is characterized predominantly by residential uses and large rural tracts. To the south, the property is adjacent to the Sommerset residential development, while properties to the north and west are large rural tracts that remain within the ETJ.

Zoning Trends:
The subject property is currently located within the City's ETJ and does not have an established zoning district designation. The proposed Planned Unit Development (PUD) establishes three base zoning districts: Residential Suburban (RS), Regional Commercial (C-2), and Public Facilities (PF). The proposed Residential Suburban (RS) component is intended to provide residential development that is generally consistent with the surrounding residential character, including the platted single-family development to the south (Sommerset) and large rural tracts to the north and west. The Regional Commercial (C-2) component will be located near the intersection of Ronald Reagan Boulevard and Rattlesnake Road, accommodating a limited commercial development. The Public Facilities (PF) component will provide an area for public facilities.

Present Property Description:
The subject property consists of approximately 726.1862 acres, located at the northwest corner of Ronald Reagan Boulevard and Rattlesnake Road. The property is currently located within the City's ETJ and used as an active mining operation.

STAFF ANALYSIS

Technical Review:
The subject property has the existing Future Land Use designations of Mixed Density and Regional Center. The Mixed Density Neighborhood designation supports a variety of residential housing types, including single family detached homes, townhomes, and duplexes, while allowing service uses, such as office, civic, institutional, parks and open space. The Regional Center designation is intended to accommodate commercial development at significant intersections and along major transportation corridors.
The proposed PUD generally aligns with the intent of the future land use designations by providing a predominantly residential development with a limited commercial component located near the intersection of Ronald Reagan Boulevard and Rattlesnake Road. The proposed Public Facilities area provides additional opportunities to support the future community. The development represents an opportunity to transition from an existing mining property to a master-planned community that incorporates a mix of residential, commercial, public facilities, parks and open space.

The applicant is proposing specific development standards intended to guide the overall layout of the development. These standards include minimum lot sizes and widths, setbacks, building heights, landscape and buffer requirements, signage, impervious coverage, and parkland dedication, in

accordance with the PUD and the associated Consent Agreement. The residential development portion, encompassing 705.6 acres, establishes a maximum development of 1,894 residential dwelling units. This is consistent with the surrounding residential character, including the platted small-lot single-family development to the south (Sommerset). The 12.9 acres of commercial development are set to be located near the intersection of two major roadways, providing an opportunity for commercial services to support the proposed residential community and surrounding area, while public facilities encompass the remaining 7.74 acres.

Additionally, the request aligns with Georgetown's Comprehensive Plan Land Use policies #1, #3, and #10. Policy #1 encourages a balanced mix of residential, commercial, and employment uses at varying densities to reflect a gradual transition from to suburban to rural development. The proposed PUD supports this policy by providing predominantly residential development, a designated commercial area near the major intersection, and public facilities. Policy #3 promotes development of complete neighborhoods across Georgetown, emphasizing that these may include critical components, such as open space and parks, as well as retail and services. Policy #10 supports the City's growth and development through decisions made by City Council to expand its boundaries into adjacent areas that are not already incorporated through the annexation process.

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. Staff have worked with the property owner and developer on compliance with the City's infrastructure plans, which were covered heavily in the consent agreement approved by Council.

Staff have reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff have determined that the proposed request complies with Section 3.06.040 for Annexation, Section 3.07.030 for Zoning Map Amendment, and complies with five and partially complies with one of the six criteria set in Section 3.11.030 for Planned Unit Development (PUD), as outlined in Exhibit 6.

PUBLIC NOTIFICATION

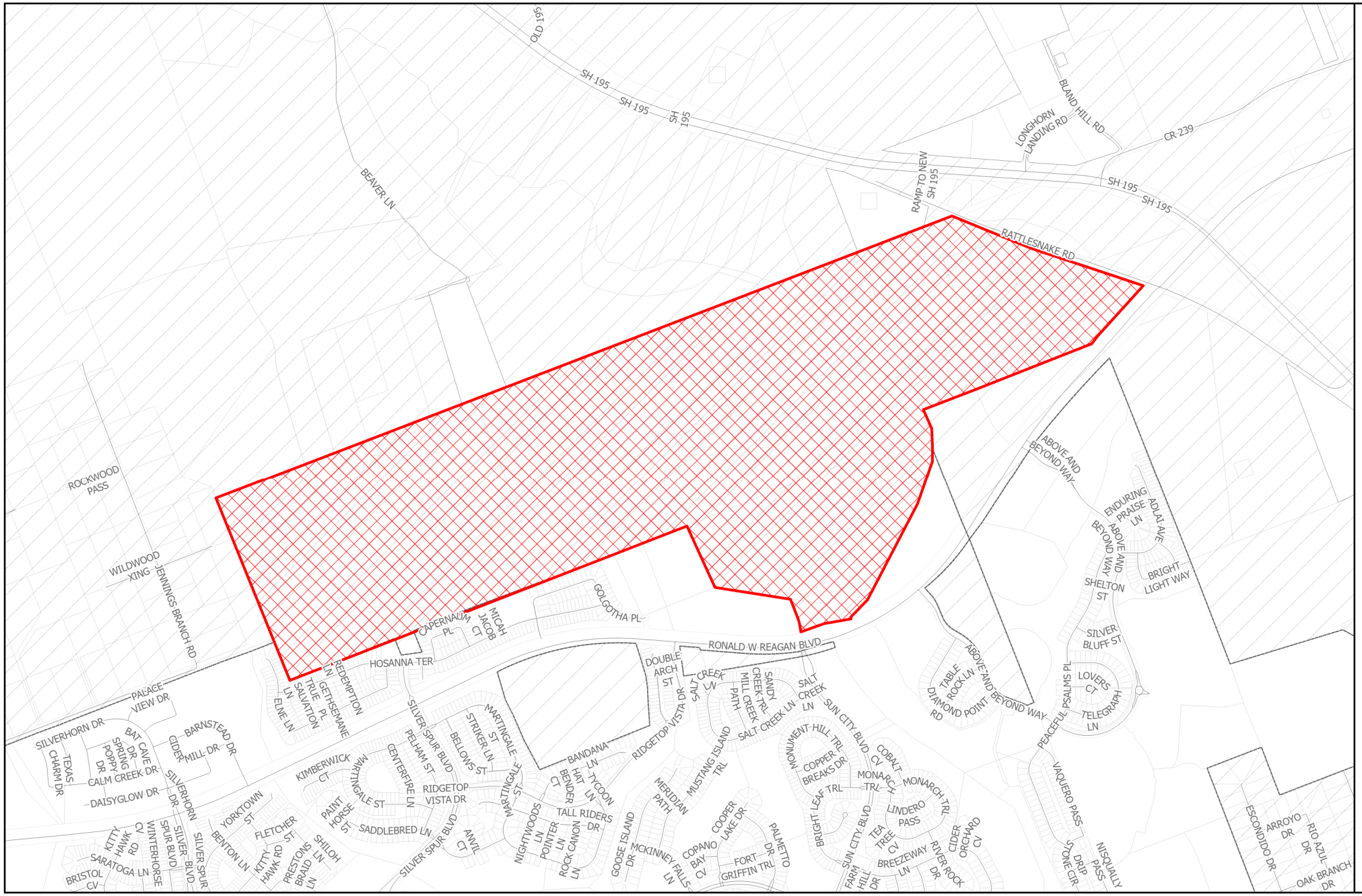
As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the annexation and initial zoning request (33 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 15, 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 – PUD Development Plan
Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis

SUBMITTED BY

Sofia Wagner, Planning Manager



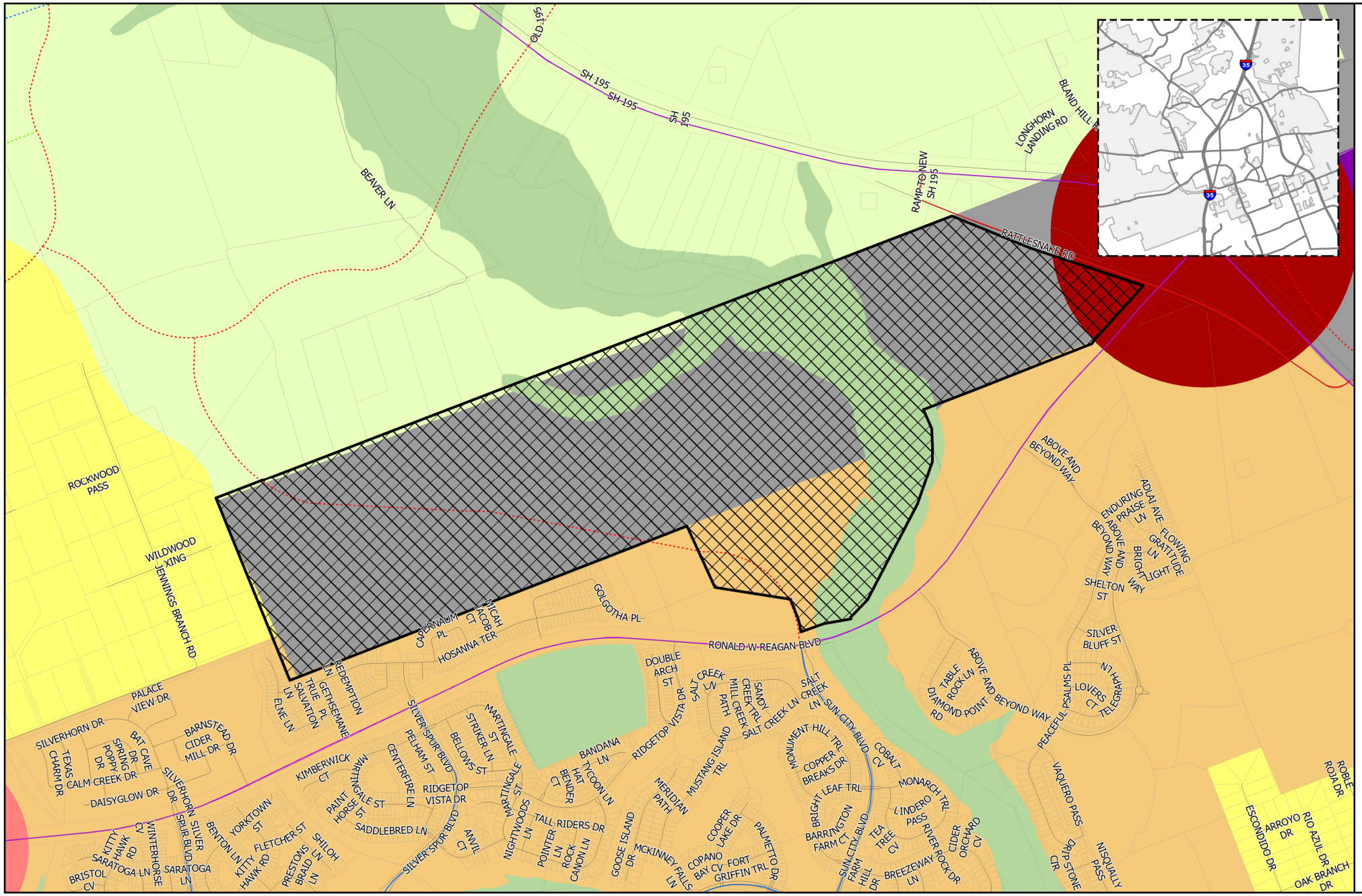
GEORGETOWN TEXAS
more than welcome

Location

2026-5-PUD

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-5-PUD
Exhibit #2

- 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

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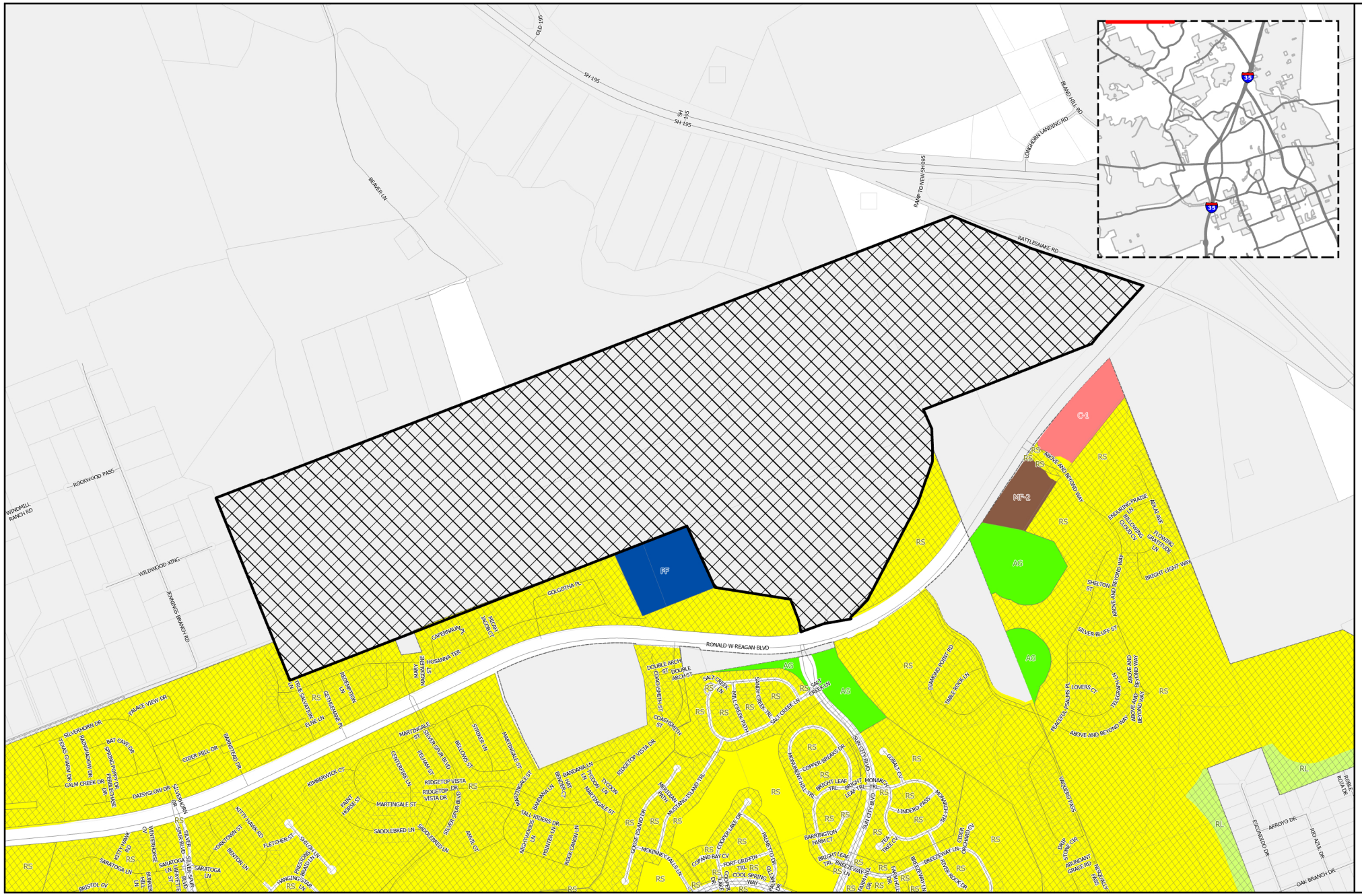

Zoning

2026-5-PUD

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

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Yearwood
Planned Unit Development
Development Plan

A. PROPERTY

The Yearwood Planned Unit Development District (the "PUD") is located at the northwest corner of Ronald Reagan Boulevard and Rattlesnake Road, as generally depicted on **Exhibit A**, and encompasses 726.1862 acres of land, more or less, being more particularly described by metes and bounds on **Exhibit B**, and referred to herein as the "Property".

B. PURPOSE

The purpose of the PUD is to create a residential development with a small portion of cohesive commercial development at the intersection of Ronald Reagan Boulevard and Rattlesnake Road on the Property (the "Development"), consistent in all material respects with the terms and provisions of the Consent Agreement for the Property, dated September 22, 2026 and recorded as Document No. 2026082159 (O.P.R.C.T.), as it may be amended and/or assigned from time to time (the "Consent Agreement"). Much of the content that would ordinarily be included in the PUD is located in the Consent Agreement. In the event of a conflict between the Consent Agreement, on one hand, and the PUD, this Development Plan, and the exhibits hereto, on the other hand, the terms and provisions of the Consent Agreement shall control.

The Development, while separated into three areas, is designed to meet the intent of a Residential Suburban (RS) District, with a limited two-family component, and small areas of Regional Commercial (C-2) District and Public Facilities (PF) District. The proposed uses are consistent with the City's proposed Future Land Use Map amendment showing Mixed Density Neighborhood throughout the majority of the Property and a Regional Center located at the intersection of Ronald Reagan Boulevard and Rattlesnake Road.

The Residential Suburban (RS) District is consistent with the neighboring residential zones of platted small lot single-family development to the south (Sommerset), and larger rural lots to the north and west.

The Property shall be subject to the Unified Development Code approved by the City Council of the City of Georgetown on August 11, 2026 pursuant to Ordinance No. 2026-39, and effective on November 1, 2026 (the "UDC"). Notwithstanding the foregoing, the developer(s) of the Development may elect, in its sole discretion, to comply with later adopted versions of, or amendments to, the City's Unified Development Code. The PUD serves to augment and/or modify the standards for development outlined in the UDC to implement the vision for the Development and ensure a cohesive, quality project not otherwise permitted by the underlying base zoning districts.

In accordance with UDC Section 4.06.010.C "Development Plan Required", this Development Plan is a summary of the development and design standards for the Property. See Sections D through I.

C. APPLICABILITY AND BASE ZONING

All aspects of the Development shall comply with the UDC and other applicable provisions in the City's Code of Ordinances, except as modified by the PUD, this Development Plan, or the exhibits hereto. In the event of a conflict between the UDC and other applicable provisions in the City's Code of Ordinances, on one hand, and the PUD, this Development Plan, and the exhibits hereto, on the other hand, the terms and provisions of the PUD, this Development Plan, and the exhibits hereto shall control.

Base Zoning

The PUD will have three base zoning districts, as shown on **Exhibit C**, and as described below:

- Area A - Residential Suburban (RS)
- Area B - Regional Commercial (C2)
- Area C - Public Facilities (PF)

Phasing

The Development is anticipated to be developed in multiple phases with phasing being subject to change based on market conditions. Area B may be developed at any time and in no instance shall any permit or approval for any component of Area A be withheld due to the progress or status of Area B.

D. LAND USES

Notwithstanding any contrary designation in the UDC Zoning Use Figures and Tables or any other provision of the UDC: (i) the following "Other Permitted Uses" are additional permitted land uses that would otherwise be allowed with limitations ("L"), allowed with a Special Use Permit ("S"), or not allowed ("—"), within the applicable area; and (ii) the following "Prohibited Uses" are prohibited land uses that would otherwise be allowed ("P"), allowed with limitations ("L"), or allowed only with a Special Use Permit ("S"), within the applicable area:

Area A – Residential Suburban (RS)

1. **Other Permitted Uses ("P"):**
   - Home-Based Business
   - Single-Family Attached
   - Townhouse
   - Two-Family
2. **Prohibited Uses ("—"):**
   - Group Home (6 Residents or Less)
   - Halfway House
   - Hospice Facility

- Rooming or Boarding House

Area B – Regional Commercial (C2)

1. **Other Permitted Uses ("P"):**
   - Fuel Sales
   - Fuel Sales with more than ten
2. **Prohibited Uses ("—"):**
   - Self-Storage
   - Hotel, Extended Stay
   - Hotel
   - Motel

E. DESIGN STANDARDS

1. **Density.** The maximum number of residential dwelling units within the Development shall not exceed 1,894. Each of the Preliminary Plat(s) and Final Plats of the Property shall contain a table with a running total of residential dwelling units.
2. **Building Setbacks.** The building setbacks on the Property shall comply with the UDC, as modified by **Exhibit D**.
3. **Building Height.** The maximum building heights on the Property shall comply with the UDC, as modified by **Exhibit D**.
4. **Flag Lots.** Flag lots shall be allowed within the Development as shown in **Exhibit H**. No parking will be allowed on shared access driveways.

F. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping within the Development shall comply with Chapter 9 of the UDC, except Bufferyards between Area A and Area B shall comply with the following: (i) where the areas share a common property line, a High Level Bufferyard shall be required; and (ii) where the areas are separated by a public right-of-way, a Medium Level Bufferyard shall be permitted.

G. SIGNAGE

Signage within the Development shall comply with Chapter 12 of the UDC, except as follows: (i) Proposed Signage, illustrated on **Exhibit E**, shall be permitted within the Development; and (ii) Temporary Signage, illustrated on **Exhibit F**, shall be permitted within the Development.

H. IMPERVIOUS COVERAGE

Impervious cover within the Development shall comply with Chapter 13 of the UDC, except where UDC Section 13.02.010.A.2.b and Table 13.02.010-2 (RS — all types, front-access) provide that the maximum impervious cover shall be sixty percent (60%), calculated on a "per subdivision basis". Area A as a whole, as depicted on **Exhibit C,** shall constitute a single "subdivision". For clarity, within Area A, the

amount of impervious cover on any lot may exceed sixty percent (60%), provided that the overall impervious cover within Area A does not exceed the sixty percent (60%) maximum.

I. PARKLAND

The parkland dedication requirements for the Development under Section 15.08 of the UDC shall be met by the dedication and development of Public Parkland depicted on **Exhibit G** and described in the Consent Agreement, Article 7, Parkland Open, Space, & Amenity Centers.

J. PUD MODIFICATIONS

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

K. LIST OF EXHIBITS

The following exhibits are attached hereto and incorporated herein for all purposes:

Exhibit A – Location Map

Exhibit B – Metes & Bounds

Exhibit C – Base Zoning Districts

Exhibit D – Design Standards Table

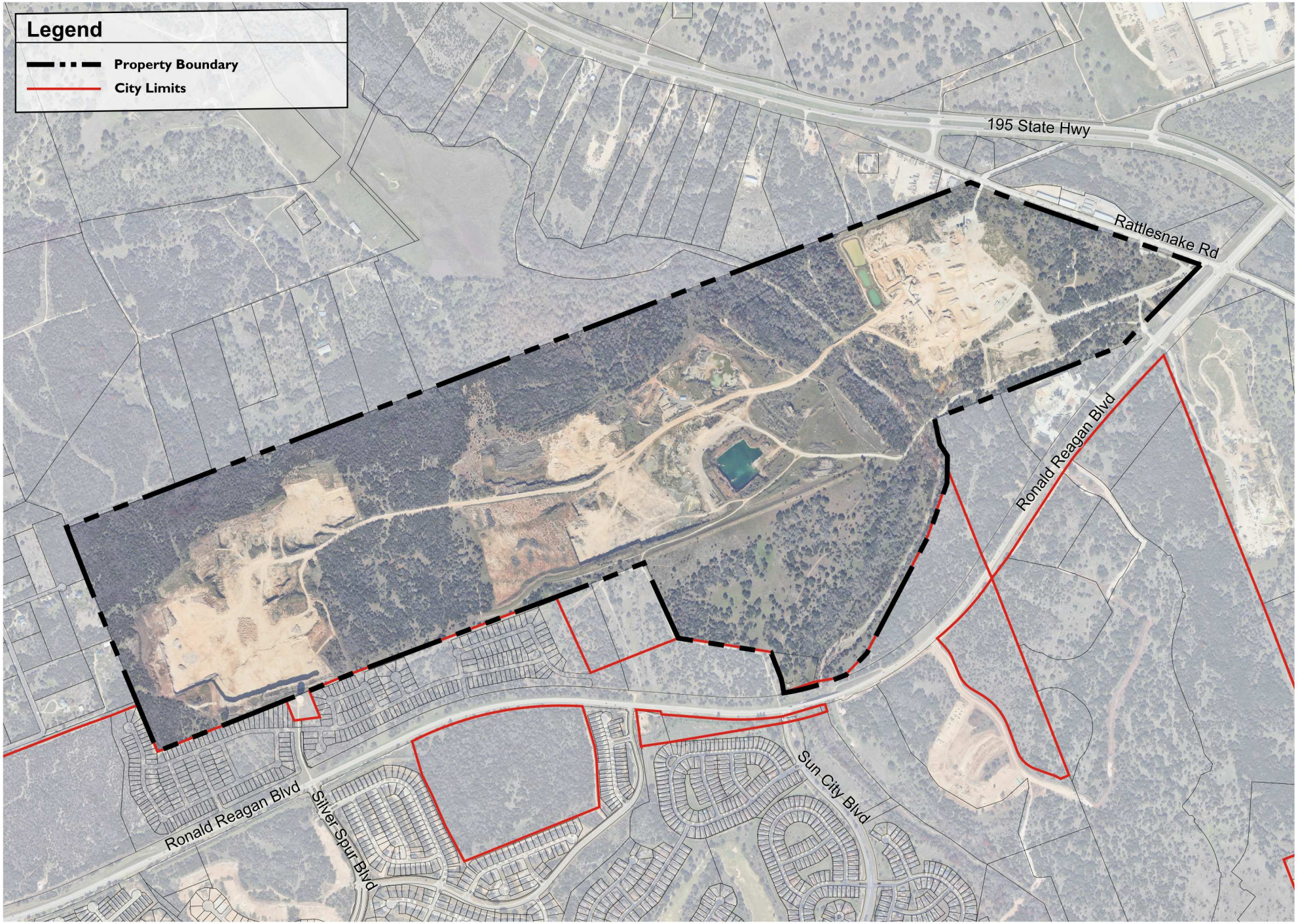
Exhibit E – Conceptual Entry & Monumentation Plan

Exhibit F – Conceptual Marketing & Directional Plan

Exhibit G – Conceptual Parks & Open Space Plan

Exhibit H – Flag Lots

EXHIBIT A



YEARWOOD • **AREA MAP**

Scale: 1" = 1/4 Mile

PROPRIETARY & CONFIDENTIAL INFORMATION
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, is change, and does not represent any regu approval
L:\2024\24009807 Yearwood Parcel\05 P PUD\Exhibits\Area Map\Aera Map.dwg

EXHIBIT "__B__"

Lemuel S. Walters Survey No. 6, Abstract No. 282,
Frederick Foy Survey, Abstract No. 229

CAPITAL SURVEYING
925 Capital of Texas Hwy
B-115, Austin, TX 78746
(512) 327-4006
fperez@capitalsurveying.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 726.1862 ACRES (31,632,669 SQUARE FEET) OF LAND, MORE OR LESS, SITUATED IN THE LEMUEL S. WALTERS SURVEY, ABSTRACT NO. 282 AND THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, BOTH OF WHICH IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 99.60 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" CONVEYED TO PIA CAPITAL, LLC – SERIES TRACT I IN DOCUMENT NO. 2020163208, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), BEING ALL OF A CALLED 532.54 ACRE TRACT OF LAND DESCRIBED AS "TRACT II" CONVEYED TO PIA CAPITAL, LLC – SERIES TRACT II IN DOCUMENT NO. 2020163208 (O.P.R.W.C.T.) SAVE AND EXCEPT A CALLED 2.166 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES IN DOCUMENT NO. 2026066827, (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 96.40 ACRE TRACT OF LAND DESCRIBED AS "TRACT 4" CONVEYED TO JOHN F. YEARWOOD AND PRISCILLA S. YEARWOOD IN DOCUMENT NO. 2020163061 (O.P.R.W.C.T.), SAID 726.1862 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod with "5784" cap found at the intersection of the southwest right-of-way line of Rattlesnake Road (right-of-way varies), and the northwest right-of-way line of Ronald Reagan Boulevard (right-of-way varies), being the northwest corner of a called 5.94 acre tract of land conveyed to Williamson County, Texas in Document No. 2008057931 (O.P.R.W.C.T.), being the easternmost corner of said 532.54 acre tract, and being the easternmost corner of said 2.166 acre tract;

THENCE, with the southwest right-of-way line of said Rattlesnake Road, the northeast line of said 2.166 acre tract and the east line of said 532.54 acre tract, N70°40'44"W, a distance of 85.41 feet to a calculated point for the northwest corner of said 2.166 acre tract and easternmost corner and **POINT OF BEGINNING** hereof, from which a 5/8-inch iron rod with a "Williamson County" aluminum cap found bears, S44°22'51"W, a distance of 0.80 feet;

THENCE, leaving the southwest right-of-way line of said Rattlesnake Road, with the west line of said 2.166 acre tract, the following two (2) courses and distances:

1) **S44°22'51"W**, a distance of **927.15** feet to a 5/8-inch iron rod with a "Williamson County" aluminum cap found for a point of curvature hereof;
2) Along the arc of a curve to the left, whose radius is **5,026.50** feet, whose arc length is **248.64** feet and whose chord bears **S42°58'17"W**, a distance of **248.62** feet to a calculated point in the south line of said 532.54 acre tract and the north line of a called 14.521 acre tract of land conveyed to Five Star Concrete, LLC in Document No. 2022199489 (O.P.R.W.C.T.) for the southwest corner of said 2.166 acre tract, for an angle point hereof, from which a 5/8-inch iron rod with a "Williamson County" aluminum cap found bears N41°34'04"E, a distance of 2.36 feet;

THENCE, in part with the common line of said 532.54 acre tract, said 14.521 acre tract and the remainder of a called 36.909 acre tract conveyed to Grace Eva Properties, LLC in Document No. 2021050701 (O.P.R.W.C.T.), the following six (6) courses and distances:

1) **S68°30'13"W**, a distance of **162.39** feet to a 1/2-inch iron rod with an illegible cap found for an angle point hereof;
2) **S68°35'07"W**, a distance of **511.56** feet to a 1/2-inch iron rod with an illegible cap found for an angle point hereof;
3) **S68°34'03"W**, passing at a distance of 130.56 feet, a 1/2-inch iron rod with "Maples RPLS 5043" cap found, passing at a distance of 410.83 feet, a 1/2-inch iron rod with "Maples RPLS 5043" cap found, passing at a distance of 712.16 feet, a 1/2-inch iron rod with "5367" cap found for the common north corner of said 14.521 acre tract and said remainder of a called 36.909 acre tract, continuing in all a distance of **890.61** feet to a 1/2-inch iron rod with an illegible cap found for an angle point hereof;
4) **S69°07'45"W**, a distance of **548.04** feet to a 1/2-inch iron rod with "5043" cap found for an angle point hereof;
5) **S47°49'17"W**, a distance of **10.47** feet to a 1/2-inch iron rod with "1847" cap found for an angle point hereof;
6) **S12°05'08"E**, a distance of **269.18** feet to a 1/2-inch iron rod with an illegible cap found for and angle point in the south line of said 532.54 acre tract, being an angle point in the west line of said remainder of a called 36.909 acre tract, being the northeast corner of said 99.60 acre tract, for an angle point hereof;

THENCE, in part with the common line of said 99.60 acre tract, said remainder of a called 36.909 acre tract, and a called 19.766 acre tract of land described as "Tract 2" conveyed to Cook Tierra LLC in Document No. 2025103471 (O.P.R.W.C.T.), the following five (5) courses and distances:

1) **S32°33'43"E**, a distance of **147.28** feet to a cotton spindle found for an angle point hereof;
2) **S00°54'14"W**, passing at a distance of 116.57 feet, a 1/2-inch iron rod found for an angle point in the west line of said remainder of a called 36.909 acre tract, for the northeast corner of said 19.766 acre tract, continuing in all a distance of **284.20** feet to a 1/2-inch iron rod found for an angle point hereof;
3) **S19°14'33"W**, a distance of **582.83** feet to a 60D nail found for an angle point hereof;
4) **S27°43'45"W**, a distance of **1,397.53** feet to a calculated point for an angle point of a 50' Gas pipeline easement dedicated in Document No. 2024033023 (O.P.R.W.C.T.) and falls on the east side of the gate of a wire fence for an angle point hereof;
5) **S43°53'34"W**, a distance of **313.90** feet to a 1/2-inch iron rod found for an angle point in north right-of-way line of said Ronald Reagan Boulevard, being an angle point in the west line of said 19.766 acre tract, being an angle point in the north line of a called 11.33 acre tract of land conveyed to Williamson County, Texas and described in "Exhibit 3" in Document No. 2010006962 (O.P.R.W.C.T.), also being an angle point in the south line of said 99.60 acre tract, for a non-tangent point of curvature and southeast corner hereof;

THENCE, in part with the common line of said 99.60 acre tract, said 11.33 acre tract, a called 10.8151 acre tract of land described in "Exhibit D" conveyed to Williamson County, Texas in Document No. 2010006962 (O.P.R.W.C.T.), and the north right-of-way line of said Ronald Reagan Boulevard, along the arc of a curve to the right, whose radius is **2,870.00** feet, passing at an arc length of 1.75 feet, a 1/2-inch iron rod with "McKim & Creed" cap found for the common north corner of said 11.33 acre tract and said 10.8151 acre tract, continuing along the arc of a curve to the right whose total arc length is **682.15** feet and whose chord bears **S73°47'55"W**, a distance of **680.55** feet to a 1/2-inch iron rod with "Forest RPLS 1847" cap found for the common south corner of said 99.60 acre tract and a called 20.57 acre tract of land

described as “Tract 1” conveyed to Cook Tierra LLC in Document No. 2025103471 (O.P.R.W.C.T.), for an angle point hereof;

THENCE, leaving the north right-of-way line of said Ronald Reagan Boulevard, with the common line of said 99.60 acre tract and said 20.57 acre tract, the following four (4) courses and distances:

1) **N09°25'19"W**, a distance of **88.76** feet to a 3/4” bolt found for a non-tangent point of curvature hereof;
2) Along the arc of a curve to the left, whose radius is **470.00** feet, whose arc length is **98.40** feet and whose chord bears **N15°21'06"W**, a distance of **98.22** feet to a 3/4” bolt found for an angle point hereof;
3) **N21°23'04"W**, a distance of **257.24** feet to a 1/2-inch iron rod with “Forest RPLS 1847” cap found for an angle point hereof;
4) **N81°06'53"W**, a distance of **984.27** feet to a 1/2-inch iron rod with “Forest RPLS 1847” cap found for the southeast corner of a called 12.7586 acre tract of land described in “Exhibit B” conveyed to the City of Georgetown, Texas in Document No. 2009060884 (O.P.R.W.C.T.), for an angle point hereof;

THENCE, with the common line of said 99.60 acre tract and said 12.7586 acre tract, **N24°33'34"W**, a distance of **869.44** feet to a 1/2-inch iron rod found in the south line of said 532.54 acre tract, for the common north corner of said 99.60 acre tract and said 12.7856 acre tract, for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract, said 12.7586 acre tract, the following three (3) courses and distances:

1) **S67°59'41"W**, a distance of **94.57** feet to a 1/2-inch iron rod with an illegible cap found for an angle point hereof;
2) **S68°12'21"W**, a distance of **373.69** feet to a 1/2-inch iron rod with an illegible cap found for an angle point hereof;
3) **S69°20'13"W**, a distance of **142.62** feet to a 1/2-inch iron rod found for the common north corner of said 12.7586 and a called 7.2414 acre tract described in “Exhibit A” conveyed to the City of Georgetown, Texas in Document No. 2009060884 (O.P.R.W.C.T.) for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said 7.2414 acre tract, **S69°26'25"W**, a distance of **392.49** feet to a 1/2-inch iron rod with an illegible cap found for the common north corner of said 7.2414 acre tract and Lot 103, Block A, Somerset Hills Phase B, Final Plat, a subdivision in Williamson County, Texas recorded in Document No. 2025044853 (O.P.R.W.C.T.) for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said Lot 103, the following three (3) courses and distances:

1) **S69°25'55"W**, a distance of **1,232.39** feet to a 1/2-inch iron rod found for an angle point hereof;
2) **S69°26'39"W**, a distance of **1,038.69** feet to a 60D nail found for an angle point hereof;
3) **S68°07'57"W**, a distance of **486.46** feet to a 1/2-inch iron rod with an illegible cap found for the common north corner of said Lot 103, and a called 1.1616 acre tract of land conveyed to the City of Georgetown in Document No. 2003110378 (O.P.R.W.C.T.) for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said 1.1616 acre tract, the following two (2) courses and distances:

1) **S67°15'39"W**, a distance of **118.60** feet to a 60D nail found for an angle point hereof;

2) **S68°46'43"W**, a distance of **146.55** feet to a 1/2-inch iron rod with "Survcon Inc" cap found for the common north corner of said 1.1616 acre tract and Lot 69, Block A, Replat of Somerset Hills Phase A, a subdivision in Williamson County, Texas in Document No. 2025044670 (O.P.R.W.C.T.) for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said Block A, Replat of Somerset Hills Phase A, the following three (3) courses and distances:

1) **S68°00'23"W**, a distance of **347.61** feet to a 60D nail found for an angle point hereof;
2) **S68°15'20"W**, a distance of **1,104.06** feet to a 60D nail found in the top center of a 14" Cedar post found for the southwest corner hereof;
3) **N22°33'39"W**, a distance of **531.36** feet to a 40D nail found for the common east corner of Lot 35 of said Block A, Replat of Somerset Hills Phase A, and a called 1.409 acre tract of land conveyed to the City of Georgetown in Document No. 2004025917 (O.P.R.W.C.T.), for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said 1.409 acre tract, **N22°17'48"W**, a distance of **23.49** feet to a 1/2- inch iron rod found for the common east corner of said 1.409 acre tract and Lot 3, Block Two, Whisper Wood I, a subdivision in Williamson County, Texas recorded in Cabinet I, Slides 102-103, Plat Records of Williamson County, Texas (P.R.W.C.T.), for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said Block Two, Whisper Wood I, the following seven (7) courses and distances:

1) **N22°34'19"W**, a distance of **320.73** feet to a 1/2-inch iron rod found for an angle point hereof;
2) **N22°13'25"W**, a distance of **403.32** feet to a 1/2-inch iron rod found for the common east corner of Lot 3 and Lot 6, said Block Two, Whisper Wood I, for an angle point hereof;
3) **N20°28'53"W**, a distance of **13.84** feet to a 40D nail found for an angle point hereof;
4) **N22°05'48"W**, a distance of **331.32** feet to a 1/2-inch iron rod found for an angle point hereof;
5) **N21°52'18"W**, a distance of **305.88** feet to a 1/2-inch iron rod found for an angle point hereof;
6) **N21°21'21"W**, a distance of **39.18** feet to a 1/2-inch iron rod found for the common east corner of Lot 6 and Lot 9, said Block Two, Whisper Wood I, for an angle point hereof;
7) **N21°29'48"W**, a distance of **569.71** feet to a 60D nail found in the east line of Lot 9, said Block Two, Whisper Wood I, being the southwest corner of a portion of a called 381.90 acre tract conveyed to RBR Family Partnership, LTD. In Document No. 2012106795 (O.P.R.W.C.T.) for the northwest corner of said 532.54 acre tract and for the northwest corner hereof;

THENCE, with the common line of said 532.54 acre tract and said portion of a called 381.90 acre tract, the following two (2) courses and distances:

1) **N68°57'44"E**, a distance of **615.56** feet to a 1/2-inch iron rod found for an angle point hereof;
2) **N68°57'27"E**, a distance of **614.72** feet to a 1/2-inch iron rod found for the common south corner of said portion of a called 381.90 acre tract and a called 14.97 acre tract of land conveyed to RBR Family Partnership, LTD. in Document No. 2012106795 (O.P.R.W.C.T.), for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said 14.97 acre tract, the following two (2) courses and distances:

1) **N69°06'12"E**, a distance of **354.73** feet to a 1/2-inch iron rod with "5781" cap found for an angle point hereof;
2) **N69°07'02"E**, a distance of **80.03** feet to a 5/8-inch iron rod found for the common south corner of said 14.97 acre tract and a called 15.00 acre tract of land described in "Exhibit A" conveyed to Richard J. Hinds and Betty A. Hinds in Document No. 2010055992 (O.P.R.W.C.T.) for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said 15.00 acre tract, **N69°10'32"E**, a distance of **435.80** feet to a 5/8-inch iron rod found for the common south corner of said 15.00 acre tract and a called 20.00 acre tract of land conveyed to Jose E. Sanchez and Patricia Tello in Document No. 2023076488 (O.P.R.W.C.T.) for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said 20.00 acre tract, the following three (3) courses and distances:

1) **N69°10'26"E**, a distance of **435.53** feet to a 1/2-inch iron rod found for an angle point hereof;
2) **N69°00'21"E**, a distance of **58.03** feet to a 1/2-inch iron rod found for an angle point hereof;
3) **N69°05'25"E**, a distance of **377.06** feet to a 5/8-inch iron rod found for the common south corner of said 20.00 acre tract and a called 15.00 acre tract of land described in "Exhibit A" conveyed to Marion Eugene Lamkin and Katherine L. Arnold in Document No. 2007026088 (O.P.R.W.C.T.) for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said 15.00 acre Lamkin and Arnold tract, **N69°10'03"E**, a distance of **435.41** feet to a 1/2-inch iron rod found for the common south corner of said Lamkin and Arnold tract and a called 19.3052 acre tract of land conveyed to Alexander Rankin McMillon in Document No. 2013113652 (O.P.R.W.C.T.) for an angle point hereof

THENCE, in part with the common line of said 532.54 acre tract, said 96.40 acre Yearwood tract, said 19.3052 acre tract, and a called 122.13 acre tract of land conveyed to Jay L. Willman and Catherine M. Willman in Document No. 2023070705 (O.P.R.W.C.T.), the following nine (9) courses and distances:

1) **N69°08'40"E**, a distance of **187.55** feet to a 1/2-inch iron rod with "Forest RPLS 1847" cap found for the northwest corner of said 96.40 acre tract, for an angle point in the north line of said 532.54 acre tract and for an angle point hereof;
2) **N69°05'44"E**, passing at a distance of 426.06 feet, a 1/2-inch iron rod with "1847" cap found for the common south corner of said 19.3052 acre tract and said 122.13 acre tract, for an angle point in the north line of said 96.40 acre tract, continuing in all a distance of **520.26** feet to a 1/2-inch iron rod found for an angle point in the common line of said 96.40 acre tract and said 122.13 acre tract for an angle point hereof;
3) **N69°00'05"E**, a distance of **615.04** feet to a 3/8-inch iron rod found for an angle point hereof;
4) **N69°05'59"E**, a distance of **1,058.95** feet to a 1/2-inch iron rod with an illegible cap found for an angle point hereof;
5) **N69°04'56"E**, a distance of **805.10** feet to a 1/2-inch iron rod with "Forest RPLS 1847" cap found in the south line of said 122.13 acre tract, for the northeast corner of said 96.40 acre tract, for an angle point in the north line of said 532.54 acre tract and for an angle point hereof;
6) **N69°09'02"E**, a distance of **216.75** feet to a 1/2-inch iron rod found for an angle point hereof;

7) **N68°37'16"E**, a distance of **216.25** feet to a 60D nail found for an angle point hereof;
8) **N68°51'08"E**, a distance of **55.44** feet to a 60D nail found for an angle point hereof;
9) **N69°35'50"E**, a distance of **600.51** feet to a 1/2-inch iron rod found for an angle point hereof;

THENCE, in part with the common line of said 532.54 acre tract, said 122.13 acre tract, a called 12.99 acre tract of land described as "Tract 1" conveyed to 95 Florence Properties, LLC in Document No. 2023064289 (O.P.R.W.C.T.), a called 10.00 acre tract of land described as "Tract 13" conveyed to Rodrigo's Custom Homes, LLC in Document No. 2024019270 (O.P.R.W.C.T.), and a called 10.00 acre tract of land described as "Tract 14" conveyed to Rodrigo's Custom Homes, LLC in Document No. 2024019270 (O.P.R.W.C.T.), **N69°09'28"E**, passing at a distance of 51.46 feet, a 1/2-inch iron rod found for the common south corner of said 122.13 acre tract, and said 12.99 acre tract, passing at a distance of 417.64 feet a cotton spindle found for the common south corner of said 12.99 acre tract and said 10.00 acre "Tract 13", passing at a distance of 758.95 feet, a cotton spindle found for the common south corner of said 10.00 acre "Tract 13" and said 10.00 acre "Tract 14", continuing in all a distance of **1,171.15** feet to a 1/2-inch iron rod found for the common south corner of said 10.00 acre "Tract 14" and a called 17.24 acre tract of land conveyed to Patrick E. Hillary Jr. in Document No. 2020041857 (O.P.R.W.C.T.), for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said 17.24 acre tract of land, the following two (2) courses and distances:

1) **N69°07'06"E**, a distance of **331.27** feet to a 1/2-inch iron rod found for an angle point hereof;
2) **N69°08'46"E**, a distance of **577.66** feet to a 1/2-inch iron rod found for the common south corner of said 17.24 acre tract and The Amended Liquor Place, a subdivision in Williamson County, Texas recorded in Cabinet M, Slide 168 (P.R.W.C.T.), for an angle point hereof;

THENCE, with the common line of said 532.54 acre tract and said The Amended Liquor Place, **N69°04'07"E**, a distance of **395.35** feet to a 1/2-inch iron rod with an illegible cap found in the southwest right-of-way line of said Rattlesnake Road, for the northernmost corner of said 532.54 acre tract and for the northernmost corner hereof;

THENCE, with the southwest right-of-way line of said Rattlesnake Road and the northeast line of said 532.54 acre tract, the following four (4) courses and distances:

1) **S67°54'10"E**, a distance of **230.36** feet to a TXDOT concrete monument found, for a non-tangent point of curvature hereof;
2) Along the arc of a curve to the left, whose radius is **5,779.58** feet, whose arc length is 285.79 feet and whose chord bears **S69°15'01"E**, a distance of **285.76** feet to a TXDOT concrete monument found for an angle point hereof;
3) **S70°40'58"E**, a distance of **1,094.05** feet to a TXDOT concrete monument found for an angle point hereof;
4) **S70°42'26"E**, a distance of **956.86** feet to the **POINT OF BEGINNING** and containing 726.1862 Acres (31,632,669 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203). See attached sketch (reference drawing: 00088-REV.dwg).

8/25/2026

Fernando Perez, RPLS #7041
Capital Surveying Company



CAPITAL SURVEYING
P.O. Box 90163
Austin, TX 78709
(512) 327-4006
fperez@capitalsurveying.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 33.0317 ACRES (1,438,859 SQUARE FEET) OF LAND, MORE OR LESS, SITUATED IN THE LEMUEL S. WALTERS SURVEY NO. 6, ABSTRACT NO. 653 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF RATTLESNAKE ROAD (RIGHT-OF-WAY VARIES), BEING A PORTION OF RONALD W. REAGAN BOULEVARD (RIGHT-OF-WAY VARIES), BEING A PORTION OF A CALLED 4.23 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. 2011003278, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), BEING ALL OF A CALLED 5.94 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. 2008057931 (O.P.R.W.C.T.), BEING ALL OF A CALLED 2.166 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. 2026066827, AND BEING ALL OF A CALLED 17.72 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. 2009083183 (O.P.R.W.C.T.), SAID 33.0317 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with an illegible cap found in the south right-of-way line of said Rattlesnake Road, for the northernmost corner of the remainder of a called 532.54 acre tract of land described as "Tract 2" and conveyed to PIA Capital, LLC in Document No. 2020163208 (O.P.R.W.C.T.), and the easternmost corner of The Amended Liquor Place, a subdivision in Williamson County, Texas according to the map or plat recorded in Cabinet M, Slide 168 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), for the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found in the northwest line of said remainder of a called 532.54 acre tract, for the southernmost corner of said The Amended Liquor Place bears, S69°04'07"W, a distance of 395.35 feet;

THENCE, over and across said Rattlesnake Road, **N62°38'14"E**, a distance of **131.70** feet to a calculated point in the north right-of-way line of said Rattlesnake Road, being the southwest terminus of County Road 239 (Right-of-way varies), and the southeast corner of a called 2.00 acre tract of land conveyed to John Frias et al. in Document No. 2024073965 (O.P.R.W.C.T.), for the northernmost corner hereof, from which a 1/2-inch iron rod found bears S68°36'31"W, a distance of 1.24 feet, also from said calculated point a 1/2-inch iron rod found for the southwest corner of said 2.00 acre tract and the southeast corner of a called 2.24 acre tract of land described as "Tract 2" and conveyed to Dos Gringos Partners, LLC in Document No. 2023077607 (O.P.R.W.C.T.) bears, N67°51'39"W, a distance of 177.16 feet;

THENCE, with the north right-of-way line of said Rattlesnake Road and the south right-of-way line of said County Road 239, **S67°51'39"E**, a distance of **93.33** feet to a calculated point for the southeast terminus of said County Road 239 and the southwest corner of the remainder of a called 133 acre tract of land conveyed to Aaron Brothers, Trustee of the Slade Sullivan Testamentary Trust in Document No. 2025099508 (O.P.R.W.C.T.), with metes and bounds described in Volume 387, Pages 513-515, of the Deed Records of Williamson County, Texas (D.R.W.C.T.), for an angle point hereof;

THENCE, in part with the north right-of-way line of said Rattlesnake Road, the southwest line of said remainder of a called 133 acre tract, the southwest line of a called 1.361 acre tract of land conveyed to Hillary Property MGT, LLC in Document No. 2016020448 (O.P.R.W.C.T.), the southwest line of a called 0.989 acre tract of land described as "Tract A" and conveyed to Hillary Property MGT, LLC in Document No. 2014093476 (O.P.R.W.C.T.), the southwest line of a called 2.34 acre tract of land described as "Tract B" and conveyed to Hillary Property MGT, LLC in Document No. 2014093476 (O.P.R.W.C.T.), and the southwest line of a called 0.174 acre tract of land described as "Tract C" and conveyed to Hillary Property MGT, LLC in Document No. 2014093476, the following four (4) courses and distances:

1) **S67°51'39"E**, a distance of **52.24** feet to a calculated point for a point of curvature hereof;
2) Along the arc of a curve to the left, whose radius is **5,679.58** feet, whose arc length is **280.16** feet and whose chord bears **S69°16'27"E**, a distance of **280.14** feet to a calculated point for a point of tangency hereof;
3) **S70°41'39"E**, passing at a distance of 1,311.16 feet, a calculated point, from which a 1/2-inch iron rod found for the northeast corner of said 0.174 acre tract, and being an angle point in the south line of said remainder of a called 133 acre tract bears, N44°33'58"E, a distance of 56.90 feet, continuing in all a distance of **1,452.79** feet to a calculated point for an angle point hereof;
4) **N68°20'39"E**, a distance of **36.44** feet to a 1/2-inch iron rod found in the east line of said remainder of a called 133 acre tract, for the southwest corner of the remainder of a called 1,441.49 acre tract of land conveyed to Austin White Lime Company in Volume 771, Pages 65-71 (D.R.W.C.T.), for an angle point hereof;

THENCE, with north right-of-way line of said Rattlesnake Road, and the southwest line of said remainder of a called 1,441.49 acre tract, the following two courses and distances:

1) **S66°18'45"E**, a distance of **312.31** feet to a 1/2-inch iron rod found for an angle point hereof;
2) **S70°42'38"E**, a distance of **343.64** feet to a 1/2-inch iron rod with "CBD Setstone" cap found at the beginning of a right-of-way transition from the north right-of-way line of said Rattlesnake Road to the west right-of-way line of Ronald W. Reagan Boulevard, for an angle point in the south line of said remainder of a called 1,441.49 acre tract, being the southwest corner of said 4.23 acre Williamson County tract, for an angle point hereof;

THENCE, with the said right-of-way transition from Rattlesnake Road to Ronald W. Reagan Boulevard, and with the common line of said remainder of a called 1,441.49 acre tract and said 4.23 acre tract, **N76°14'36"E**, a distance of **85.57** feet to a 1/2-inch iron rod found for an angle point hereof;

THENCE, over and across said Ronald W. Reagan Boulevard and said 4.23 acre tract, **S69°11'00"E**, a distance of **270.60** feet to a 1/2-inch iron rod found at the beginning of a right-of-way transition from the east right-of-way line of said Ronald W. Reagan Boulevard to the north right-of-way line of said Rattlesnake Road, being in the common line of said Ronald W. Reagan Boulevard and the said remainder of a called 1,441.49 acre tract, for an angle point in the southeast line of said 4.23 acre tract and for an angle point hereof;

THENCE, with the said right-of-way transition from Ronald W. Reagan Boulevard to Rattlesnake Road and with the common line of said 4.23 acre tract and the said remainder of a called 1,441.49 acre tract, **S12°22'38"E**, a distance of **56.24** feet to a 1/2-inch iron rod found for the southeast corner of said 4.23 acre tract, for the easternmost corner hereof, from which a TXDOT Type I concrete monument found bears, along the arc of a curve to the right, whose radius is 5,778.56 feet, whose arc length is 1,240.19 feet and whose chord bears S61°28'03"E, a distance of 1,237.81 feet;

THENCE, over and across said Rattlesnake Road, **S61°35'51"W**, a distance of **130.69** feet to a Mag Spike nail found at the intersection of the east right-of-way line of said Ronald W. Reagan Boulevard and the south right-of-way line of said Rattlesnake Road, for the northeast corner of said 5.94 acre Williamson County tract, being the northernmost corner of a called 136.89 acre tract of land described as "Tract 3" and conveyed to PIA Capital, LLC – Series Tract III in Document No. 2020163208 (O.P.R.W.C.T.), for an angle point hereof, from which a 1/2-inch iron rod found bears, along the arc of a curve to the right, whose radius is 5,641.46 feet, whose arc length is 667.22 feet and whose chord bears S65°06'47"E, a distance of 666.83 feet;

THENCE, with the common line of said Ronald W. Reagan Boulevard, said 5.94 acre tract and said 136.89 acre tract, **S43°26'54"W**, a distance of **1,093.29** feet to a 1/2-inch iron rod with "5784" cap found being the southernmost corner of said 5.94 acre tract, for the northeast corner of said 17.72 acre Williamson County tract, being the northwest corner of said 136.89 acre tract and being the northernmost corner of a portion of a called 424.43 acre tract of land described as "Tract 1" and conveyed to Peggy's Folly, L.P. Et Al. in Document No. 2020060667 (O.P.R.W.C.T.), for an angle point hereof;

THENCE, with the common line of said Ronald W. Reagan Boulevard, said 17.72 acre tract and said portion of a called 424.43 acre tract, the following four (4) courses and distances:

1) **S43°25'56"W**, a distance of **340.37** feet to a calculated point for a point of curvature hereof;
2) Along the arc of a curve to the left, whose radius is **7,870.02** feet, whose arc length is **1,451.62** feet and whose chord bears **S38°08'56"W**, a distance of **1,449.57** feet to a 1/2-inch iron rod found for an angle point hereof;
3) **S32°50'33"W**, a distance of **1,109.73** feet to a 60D nail found for a non-tangent point of curvature hereof;
4) Along the arc of a curve to the right, whose radius is **3,580.00** feet, whose arc length is **92.83** feet and whose chord bears **S33°45'13"W**, a distance of **92.83** feet to a 1/2-inch iron rod found for the southernmost corner of said 17.72 acre tract, being the northwest corner of said portion of a called 424.43 acre tract, and being the northernmost corner of a called 24.29 acre tract of land conveyed to Williamson County, Texas in Document No. 20130058351 (O.P.R.W.C.T.), for the southeast corner hereof;

THENCE, with the common line of said Ronald W. Reagan Boulevard, said 17.72 acre tract and said 24.29 acre tract, **N21°53'22"W**, a distance of **23.18** feet to a 1/2-inch iron rod with "Stanley" cap found for the northeast corner of a called 11.33 acre tract of land described in "Exhibit C" and conveyed to Williamson County, Texas in Document No. 2010006962 (O.P.R.W.C.T.), for an angle point hereof;

THENCE, over and across said Ronald W. Reagan Boulevard, with the common line of said 17.72 acre tract and said 11.33 acre tract, **N21°32'51"W**, a distance of **270.44** feet to a 1/2-inch iron rod found for the northwest corner of said 11.33 acre tract, being the easternmost corner of a called 19.766 acre tract of land conveyed to Cook Tierra LLC in Document No. 2025103471 (O.P.R.W.C.T.), being an angle point in the west right-of-way line of said Ronald W. Reagan Boulevard, and for an angle point hereof, from which a 1/2-inch iron rod found for a point of curvature in the common line of said Ronald W. Reagan Boulevard, said 11.33 acre tract and said 19.766 acre tract of land bears, S32°52'43"W, a distance of 221.61 feet;

THENCE, with the common line of said Ronald W. Reagan Boulevard, said 17.72 acre tract, and said 19.766 acre tract, **N21°32'48"W**, a distance of **24.54** feet to a 1/2-inch iron rod with an illegible cap found for an angle point in the west right-of-way line of said Ronald W. Reagan Boulevard, being in the northeast line of said 19.766 acre tract, being the southwest corner of said 17.72 acre tract, for the southernmost corner of the remainder of a called 36.909 acre tract of land conveyed to Grace Eva Properties, LLC in Document No. 2021050701 (O.P.R.W.C.T.), for the southwest corner hereof, from which a 1/2-inch iron rod found in the southwest line of said remainder of a called 36.909 acre tract bears, N21°32'48"W, a distance of 965.82 feet;

THENCE, in part with the common line of said Ronald W. Reagan Boulevard, said 17.72 acre tract, said remainder of a called 36.909 acre tract, and a called 14.521 acre tract of land conveyed to Five Star Concrete, LLC in Document No. 2022199489 (O.P.R.W.C.T.), the following three (3) courses and distances:

1) **N32°51'29"E**, a distance of **1,017.41** feet to a 1/2-inch iron rod with an illegible cap found for a point of curvature hereof;
2) Along the arc of a curve to the right, whose radius is **8,130.02** feet, passing at an arc length of 134.10 feet, a 1/2-inch iron rod with "RPLS 5367" cap found, for the common east corner of said remainder of a called 36.909 acre tract, and said 14.521 acre tract, continuing in all a total arc length of **1,499.62** feet and whose chord bears **N38°08'29"E**, a distance of **1,497.49** feet to a calculated point, for a point of tangency hereof;
3) **N43°25'29"E**, a distance of **308.57** feet to a 1/2-inch iron rod with "RPLS 5784" cap found for an angle point in the west right-of-way line of said Ronald W. Reagan Boulevard, being the northwest corner of said 17.72 acre tract, the southwest corner of said 5.94 acre tract, the southeast corner of said 2.166 acre tract, and the northeast corner of said 14.521 acre tract, for an angle point hereof;

THENCE, in part with the common line of said Ronald W. Reagan Boulevard, said 2.166 acre tract, said 14.521 acre tract, and said remainder of a called 532.54 acre tract, the following two (2) courses and distances:

1) **S61°06'16"W**, a distance of **7.41** feet to a 1/2-inch iron rod with "RPLS 5784" cap found for the southeast corner of said 532.54 acre tract, for an angle point hereof;
2) **S68°30'13"W**, a distance of **209.34** feet to a calculated point for the southwest corner of said 2.166 acre tract, for a non-tangent point of curvature hereof, from which a 5/8-inch iron rod with Williamson County aluminum cap found bears, N41°34'04"E, a distance of 2.36 feet, also from said calculated point, a 1/2-inch iron rod with an illegible cap found in the common line of said remainder of a called 532.54 acre tract and said 14.521 acre tract bears, S68°30'13"W, a distance of 162.39 feet;

THENCE, with the common line of said Ronald W. Reagan Boulevard, said 2.166 acre tract, and said remainder of a called 532.54 acre tract, the following two (2) courses and distances:

1) Along the arc of a curve to the right, whose radius is **5,026.50** feet, whose arc length is **248.64** feet and whose chord bears **N42°58'17"E**, a distance of **248.62** feet to a 5/8-inch iron rod with Williamson County aluminum cap found for a point of tangency hereof;
2) **N44°22'51"E**, a distance of **927.15** feet to a calculated point for the intersection of the west right-of-way line of said Ronald W. Reagan Boulevard and the south right-of-way line of said Rattlesnake Road, being in the northeast line of said remainder of a called 532.54 acre tract, for an angle point hereof, from which a 5/8-inch iron rod with Williamson County aluminum cap found bears, S44°22'51"W, a distance of 0.80 feet;

THENCE, with the common line of said Rattlesnake Road, and said remainder of a called 532.54 acre tract, the following four (4) courses and distances:

1) **N70°42'26"W**, a distance of **956.86** feet to a TXDOT Type I concrete monument found for an angle point hereof;
2) **N70°40'58"W**, a distance of **1,094.05** feet to a TXDOT Type I concrete monument found for a non-tangent point of curvature hereof;
3) Along the arc of a curve to the right, whose radius is **5,779.58** feet, whose arc length is **285.79** feet and whose chord bears **N69°15'01"W**, a distance of **285.76** feet to a TXDOT Type I concrete monument found for an angle point hereof;
4) **N67°54'10"W**, a distance of **230.36** feet to the **POINT OF BEGINNING** and containing 33.0317 Acres (1,438,859 Square Feet) of land, more or less.

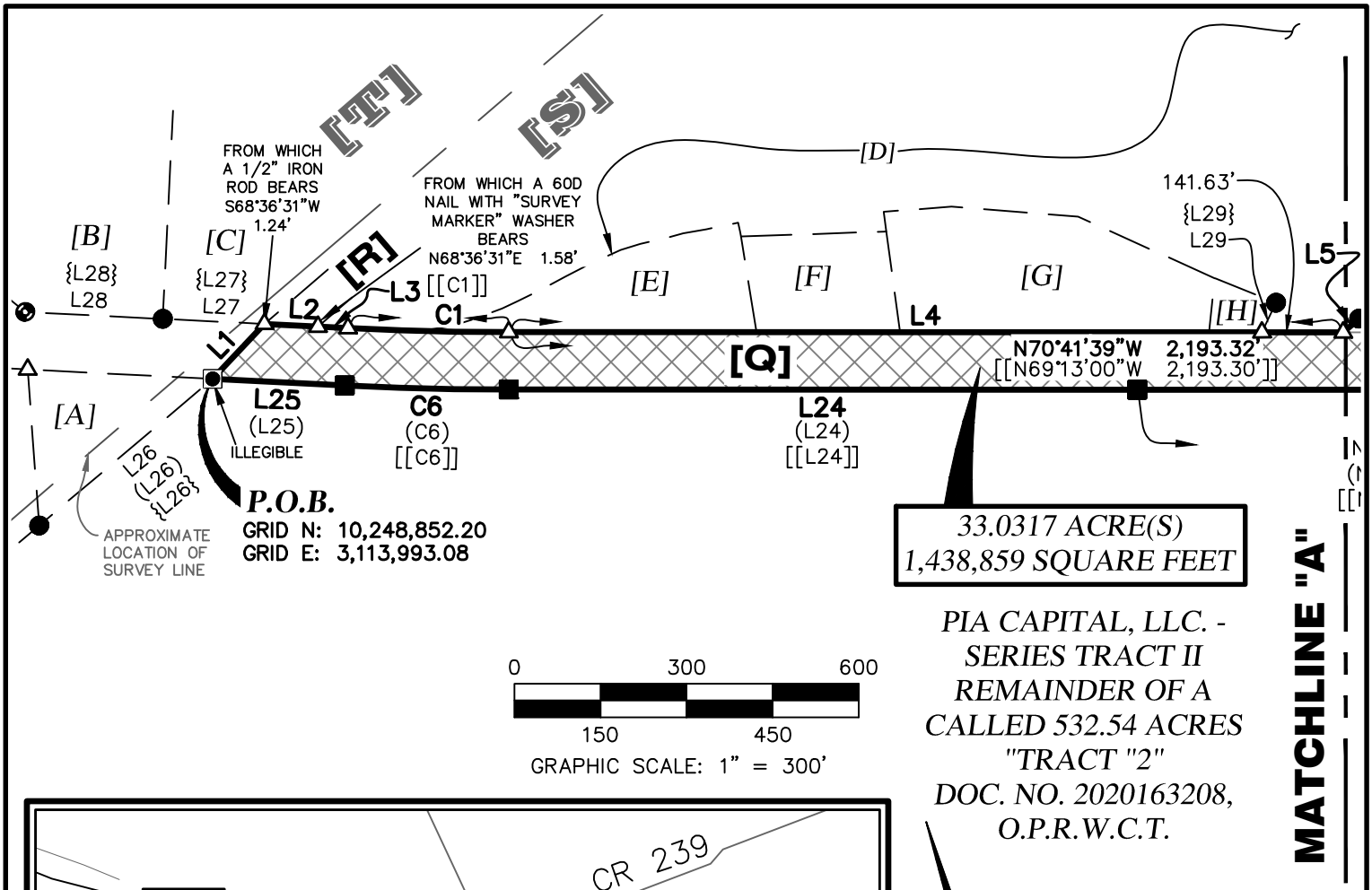
NOTE:

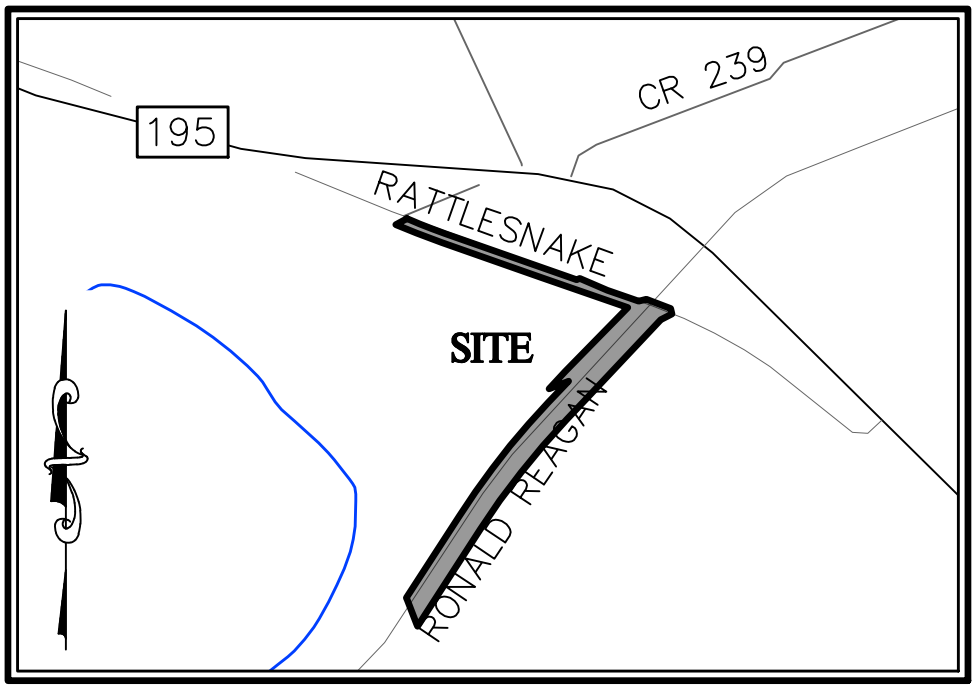
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203). See attached sketch (reference drawing: 00088-EXH1-ROW ANNEXATION.dwg).

10/23/2026

Fernando Perez, RPLS #7041
Capital Surveying Company







VICINITY MAP

SCALE: 1" = 2000'

33.0317 ACRE BOUNDARY EXHIBIT City of Georgetown ETJ, Williamson County Texas

CAPITAL SURVEYING

info@capitalsurveying.com (512) 327-4006
P.O. BOX 90163 - Austin, Texas 78709
TBPELS FIRM #10126700

Date:	10/23/2026
Project:	00088
Scale:	AS NOTED
Reviewer:	JB
Tech:	JB
Field Crew:	JZ
Sheet:	1 OF

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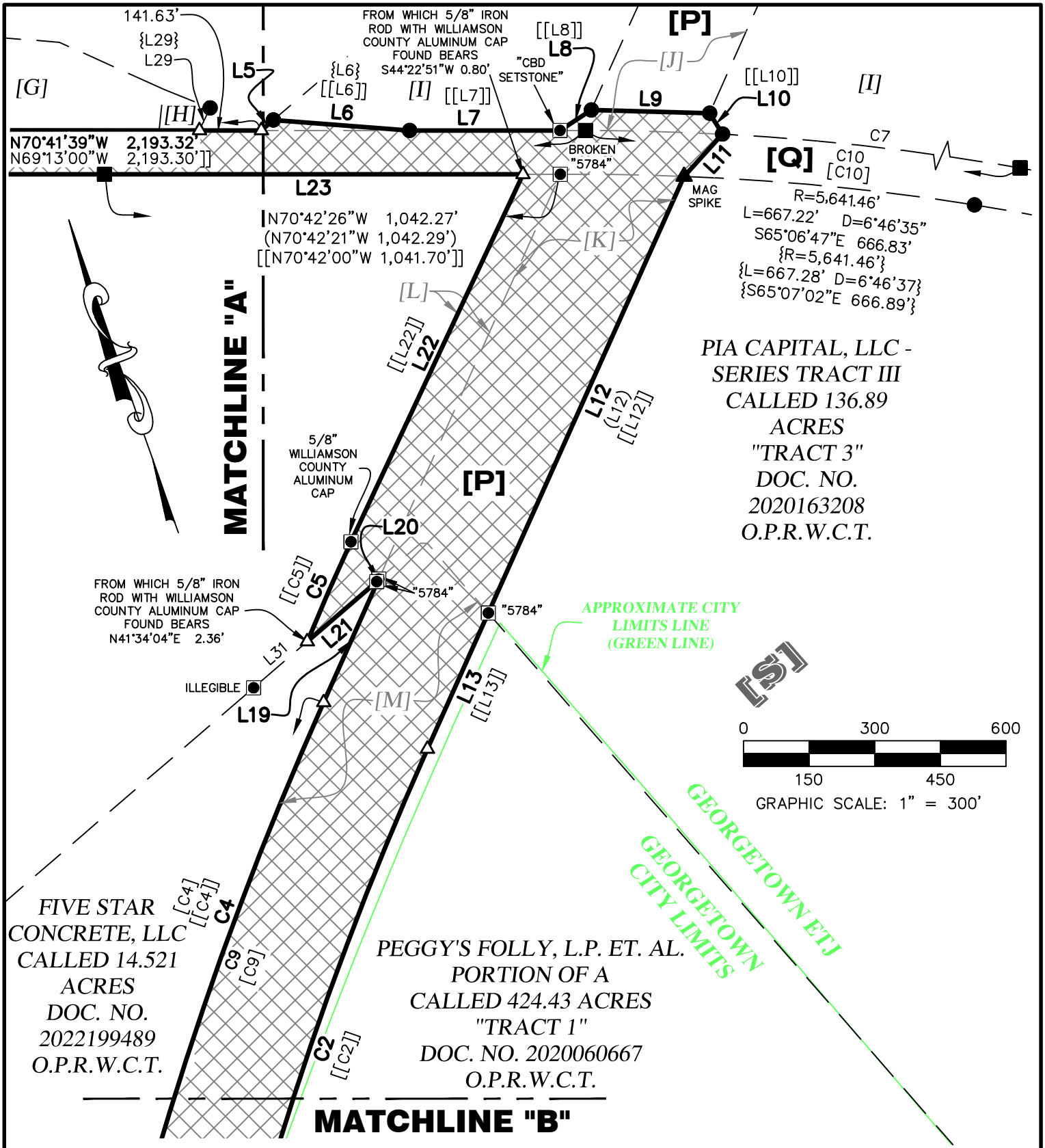

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Sheet:	2 OF

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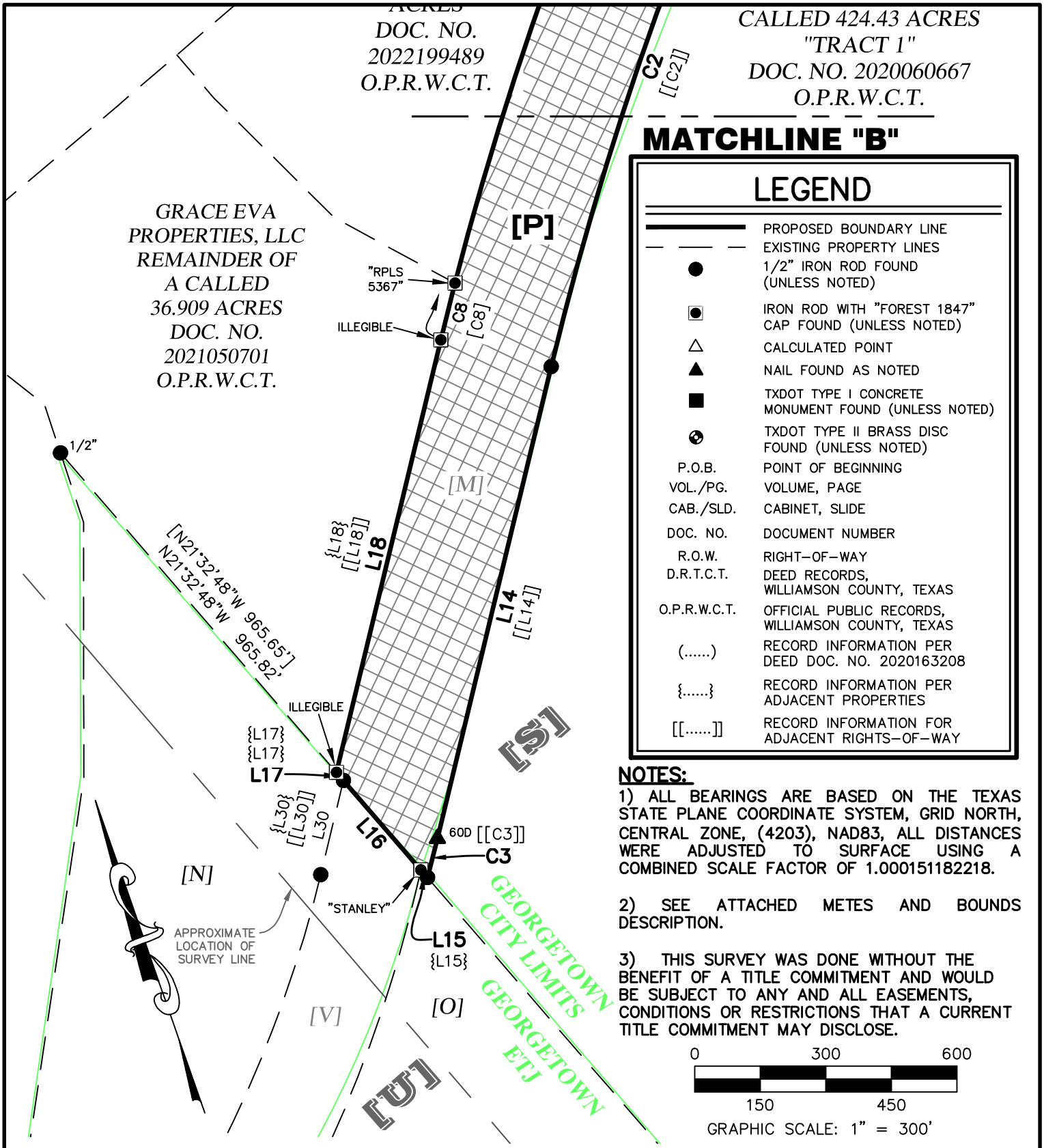

LEGEND

———	PROPOSED BOUNDARY LINE
— ——— —	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
◉	IRON ROD WITH "FOREST 1847" CAP FOUND (UNLESS NOTED)
△	CALCULATED POINT
▲	NAIL FOUND AS NOTED
■	TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
⊕	TXDOT TYPE II BRASS DISC FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
D.R.T.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2020163208
{.....}	RECORD INFORMATION PER ADJACENT PROPERTIES
[[.....]]	RECORD INFORMATION FOR ADJACENT RIGHTS-OF-WAY

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000151182218.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

0 300 600

150 450

GRAPHIC SCALE: 1" = 300'

33.0317 ACRE BOUNDARY EXHIBIT City of Georgetown ETJ, Williamson County Texas

CAPITAL SURVEYING
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P.O. BOX 90163 - Austin, Texas 78709
TBPELS FIRM #10126700

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Sheet:	3 OF

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[A]
THE AMENDED LIQUOR PLACE
CAB. M, SLD. 168
P.R.W.C.T.
OWNER: MAXCOM SECURITIES INC.,
DOC. NO. 2016071828
O.P.R.W.C.T.

[B]
DOS GRINGOS PARTNERS, LLC
CALLED 2.24 ACRES
"TRACT 2"
DOC. NO. 2023077607
O.P.R.W.C.T.

[C]
JOHN FRIAS ET AL.
CALLED 2.00 ACRES
DOC. NO. 2024073965
O.P.R.W.C.T.

[D]
AARON BROTHERS, TRUSTEE OF
THE SLADE SULLIVAN
TESTAMENTARY TRUST
REMAINDER OF A
CALLED 133 ACRES
"FIRST TRACT"
DOC. NO. 2025099508, O.P.R.W.C.T.
METES AND BOUNDS AS
DESCRIBED IN
VOL. 387, PGS. 513-515
D.R.W.C.T.

[E]
HILLARY PROPERTY MGT, LLC
CALLED 1.361 ACRES
DOC. NO. 2016020448
O.P.R.W.C.T.

[F]
HILLARY PROPERTY MGT, LLC
CALLED 0.989 ACRES
"TRACT A"
DOC. NO. 2014093476
O.P.R.W.C.T.

[G]
HILLARY PROPERTY MGT, LLC
CALLED 2.34 ACRES
"TRACT B"
DOC. NO. 2014093476
O.P.R.W.C.T.

[H]
HILLARY PROPERTY
MGT, LLC
CALLED 0.174 ACRES
"TRACT C"
DOC. NO. 2014093476
O.P.R.W.C.T.

[I]
AUSTIN WHITE LIME COMPANY
REMAINDER OF A
CALLED 1,441.49 ACRES
VOL. 771, PGS. 65-71
D.R.W.C.T.

[J]
WILLIAMSON COUNTY, TEXAS
CALLED 4.23 ACRES
DOC. NO. 2011003278
O.P.R.W.C.T.

[K]
WILLIAMSON COUNTY, TEXAS
CALLED 5.94 ACRES
DOC. NO. 2008057931
O.P.R.W.C.T.

[L]
WILLIAMSON COUNTY, TEXAS
CALLED 2.166 ACRES
DOC. NO. 2026066827
O.P.R.W.C.T.

[M]
WILLIAMSON COUNTY, TEXAS
CALLED 17.72 ACRES
DOC. NO. 2009083183
O.P.R.W.C.T.

33.0317 ACRE BOUNDARY EXHIBIT City of Georgetown ETJ, Williamson County Texas

CAPITAL SURVEYING
info@capitalsurveying.com (512) 327-4006
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Sheet:	4 OF

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[N]
COOK TIERRA LLC
CALLED 19.766 ACRES
"TRACT 2"
DOC. NO. 2025103471
O.P.R.W.C.T.

[O]
WILLIAMSON
COUNTY, TEXAS
CALLED 24.29 ACRES
DOC. NO. 20130058351
O.P.R.W.C.T.

[P]
RONALD W. REAGAN BOULEVARD (R.O.W. VARIES)

[Q]
RATTLESNAKE ROAD (R.O.W. VARIES)

[R]
C.R. 239 (R.O.W. VARIES)

[V]
WILLIAMSON COUNTY, TEXAS
CALLED 11.33 ACRES
"EXHIBIT C"
DOC. NO. 2010006962
O.P.R.W.C.T.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	5,679.58'	280.16'	2°49'35"	S69°16'27"E	280.14'
C2	7,870.02'	1,451.62'	10°34'06"	S38°08'56"W	1,449.57'
C3	3,580.00'	92.83'	1°29'08"	S33°45'13"W	92.83'
C4	8,130.02'	1,499.62'	10°34'06"	N38°08'29"E	1,497.49'
C5	5,026.50'	248.64'	2°50'03"	N42°58'17"E	248.62'
C6	5,779.58'	285.79'	2°49'59"	N69°15'01"W	285.76'
C7	5,778.56'	1,240.19'	12°17'48"	S61°28'03"E	1,237.81'
C8	8,130.02'	134.10'	0°56'42"	N33°19'47"E	134.10'
C9	8,130.02'	1,365.52'	9°37'24"	N38°36'51"E	1,363.91'
C10	5,778.56'	1,553.44'	15°24'10"	S63°01'34"E	1,548.77'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
[[C1]]	5,679.58'	280.83'	2°49'59"	S67°47'59"E	280.80'
[[C2]]	7,870.02'	1,451.51'	10°34'02"	S38°08'30"W	1,449.45'
[[C3]]	3,580.00'	92.24'	1°28'35"	S33°35'45"W	92.24'
[[C4]]	8,130.02'	1,499.45'	10°34'02"	N38°08'30"E	1,497.33'
[C4]	8,130.02'	1,499.79'	10°34'11"	N38°08'03"E	1,497.66'
[[C5]]	5,026.50'	246.23'	2°48'24"	N42°58'30"E	246.20'
(C6)	6,069.66'	285.85'	2°41'54"	N69°14'14"W	285.82'
[[C6]]	5,779.58'	285.77'	2°49'59"	N67°47'59"W	285.74'
[C8]	8,130.02'	134.08'	0°56'42"	N33°20'18"E	134.08'
[C9]	8,130.02'	1,365.71'	9°37'29"	N38°37'24"E	1364.10'
[C10]	5,778.56'	1,553.16'	12°24'0"	S61°13'00"E	1,548.49'

STATE OF TEXAS
REGISTERED
FERNANDO PEREZ
7041
PROFESSIONAL
LAND SURVEYOR

10/22/2026

33.0317 ACRE BOUNDARY EXHIBIT City of Georgetown ETJ, Williamson County Texas

CAPITAL SURVEYING
info@capitalsurveying.com (512) 327-4006
P.O. BOX 90163 - Austin, Texas 78709
TBPELS FIRM #10126700

Date:	10/23/2026
Project:	00088
Scale:	AS NOTED
Reviewer:	JB
Tech:	JB
Field Crew:	JZ
Sheet:	5 OF 183

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N62°38'14"E	131.70'
L2	S67°51'39"E	93.33'
L3	S67°51'39"E	52.24'
L4	S70°41'39"E	1,452.79'
L5	N68°20'39"E	36.44'
L6	S66°18'45"E	312.31'
L7	S70°42'38"E	343.64'
L8	N76°14'36"E	85.57'
L9	S69°11'00"E	270.60'
L10	S12°22'38"E	56.24'
L11	S61°35'51"W	130.69'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	S43°26'54"W	1,093.29'
L13	S43°25'56"W	340.37'
L14	S32°50'33"W	1,109.73'
L15	N21°53'22"W	23.18'
L16	N21°32'51"W	270.44'
L17	N21°32'48"W	24.54'
L18	N32°51'29"E	1,017.41'
L19	N43°25'29"E	308.57'
L20	S61°06'16"W	7.41'
L21	S68°30'13"W	209.34'
L22	N44°22'51"E	927.15'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	N70°42'26"W	956.86'
L24	N70°40'58"W	1,094.05'
L25	N67°54'10"W	230.36'
L26	S69°04'07"W	395.35'
L27	N67°51'39"W	177.16'
L28	N67°51'39"W	239.90'
L29	N44°33'58"E	56.90'
L30	S32°52'43"W	221.61'
L31	S68°30'13"W	162.39'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
{L6}	S64°31'00"E	312.20'
[[L6]]	S66°16'26"E	312.08'
[[L7]]	S70°40'29"E	343.63'
[[L8]]	N76°11'53"E	85.67'
[[L10]]	S12°18'29"E	56.28'
(L12)	S43°26'57"W	1,093.31'
[[L12]]	S43°25'30"W	1,093.54'
[[L13]]	S43°25'30"W	340.34'
[[L14]]	S32°51'30"W	1,110.25'
{L15}	N20°40'51"W	23.18'
[[L16]]	N21°32'53"W	270.55'
{L17}	N21°32'48"W	24.42'
{L17}	N21°21'19"W	24.57'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
{L18}	N32°51'11"E	1,017.34'
[[L18]]	N32°51'30"E	1,017.30'
{L19}	N43°24'18"E	308.34'
[[L19]]	N43°25'30"E	308.54'
[[L22]]	N44°22'42"E	926.46'
[[L24]]	N70°40'45"W	1,093.88'
(L24)	N70°41'01"W	1,094.08'
(L25)	N67°53'17"W	230.26'
(L26)	S69°00'20"W	394.78'
{L26}	N71°00'00"E	395.55'
{L27}	N66°46'30"W	176.79'
{L28}	N67°51'21"W	239.88'
{L29}	N44°19'43"E	57.03'
{L30}	S32°51'33"W	221.83'
[[L30]]	S32°51'27"W	221.78'

[S]
LEMUEL S. WALTERS SURVEY NO. 6 ABSTRACT NO. 653
[T]
J.A.F. GRAVES SURVEY NO. 7 ABSTRACT NO. 244
[U]
FREDERICK FOY SURVEY ABSTRACT NO. 229

33.0317 ACRE BOUNDARY EXHIBIT City of Georgetown ETJ, Williamson County Texas

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info@capitalsurveying.com (512) 327-4006
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Date:	10/23/2026
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Sheet:	6 OF

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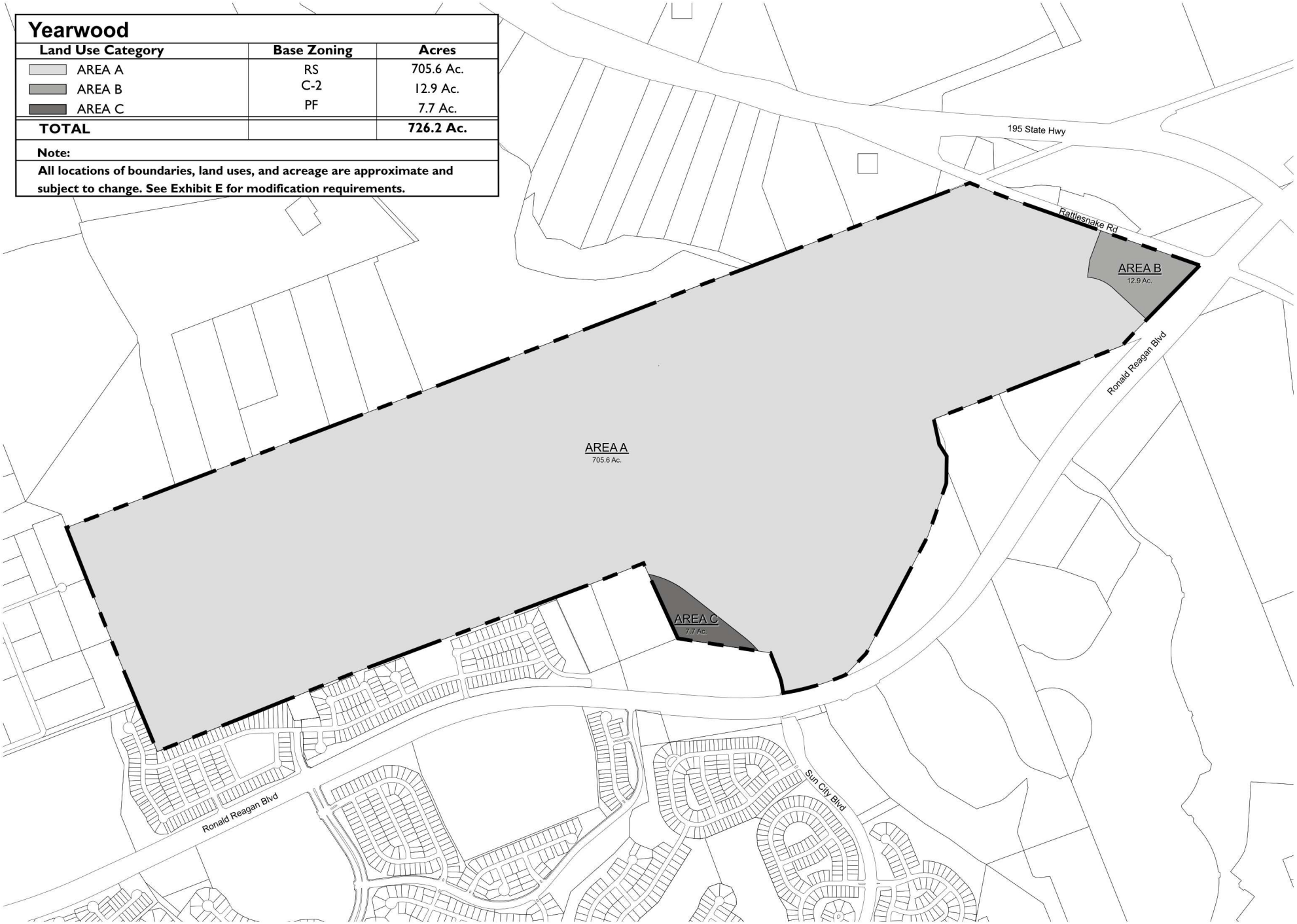
EXHIBIT C

Yearwood		
Land Use Category	**Base Zoning**	**Acres**
AREA A	RS	705.6 Ac.
AREA B	C-2	12.9 Ac.
AREA C	PF	7.7 Ac.
TOTAL		**726.2 Ac.**

Note:

All locations of boundaries, land uses, and acreage are approximate and subject to change. See Exhibit E for modification requirements.



YEARWOOD • **BASE ZONING DISTRICTS**

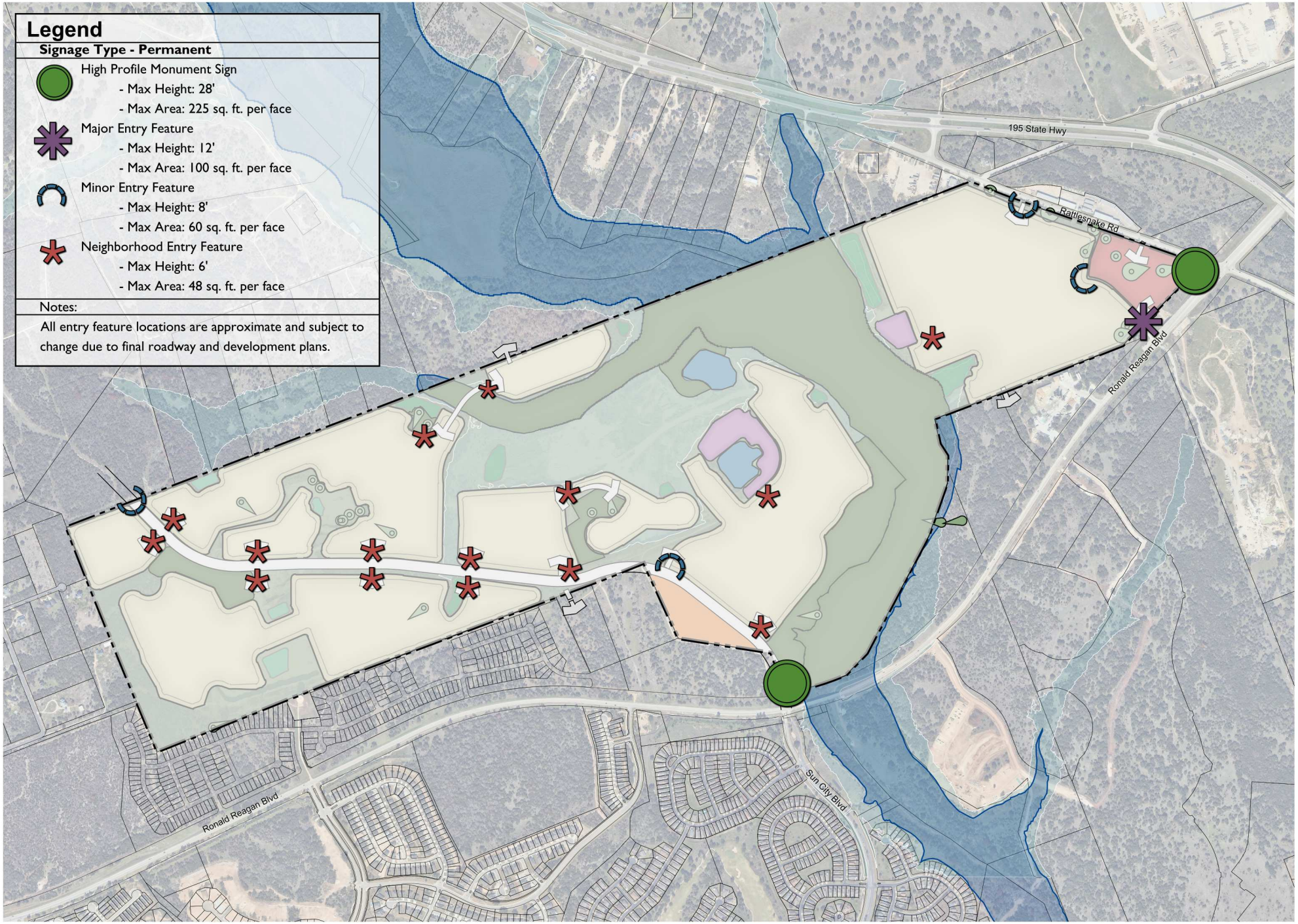
Scale: 1" = 1/4 Mile

PROPRIETARY & CONFIDENTIAL INFORMATION
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, sut change, and does not represent any regula approval.
L:\2024\24009807 Yearwood Parcel\05 PL PUD\Exhibits\Base Zoning Districts\Base Z

EXHIBIT D

Development Standards	RS (Single Family, Detached)	RM (Single Family, Attached)	RM (Townhome)	
Access	Front	Front	Front	Alley
Lot Size, Minimum Square Feet	5,100	3,000	2,240	1,300
Lot Width, Minimum	45'	30'	22'	18'
Corner/End lot width, minimum	55'	40'	32'	28'
Front/primary street setback, minimum	20'	20'	15'	10'
Corner side/secondary street setback, minimum	15'	15'	15'	10'
Street-facing garage setback, minimum	20'	20'	20'	N/A
Side setback, minimum	5'	5'	N/A	N/A
Shared/Passive wall side setback, minimum	N/A	N/A	0	0
Non-shared/Active wall side setback, minimum	N/A	N/A	5'	5'
Rear setback, minimum	10'	10'	10'	10'
Building height, maximum	35'	35'	35'	35'
Front Porch Setback	15'	15'	N/A	N/A

EXHIBIT E



YEARWOOD • **CONCEPTUAL ENTRY & MONUMENTATION PLAN**

Scale: 1" = 1/4 Mile

PROPRIETARY & CONFIDENTIAL INFORMATION
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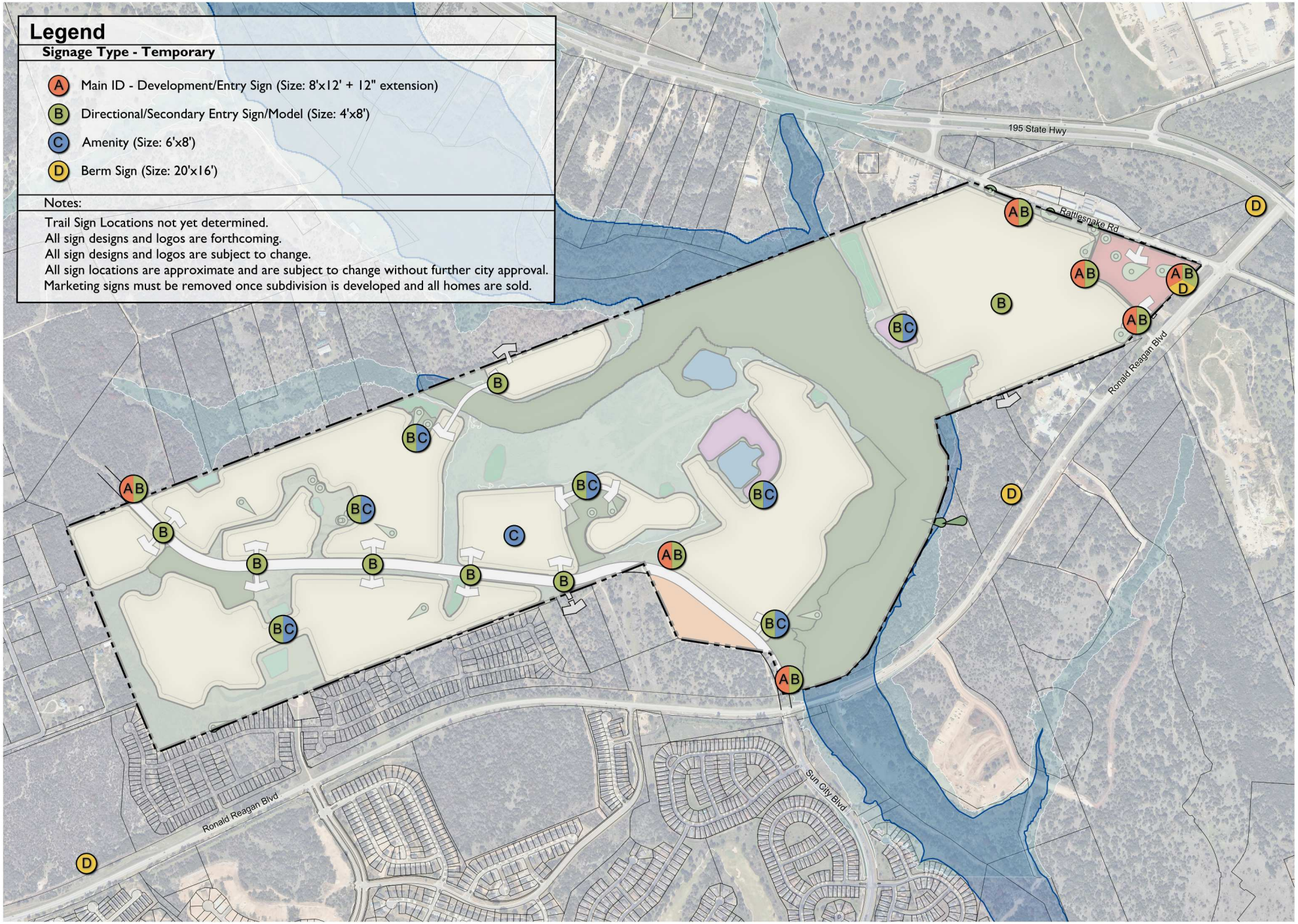
EXHIBIT F



YEARWOOD • **CONCEPTUAL MARKETING & DIRECTIONAL SIGNAGE PLAN**

Scale: 1" = 1/4 Mile

PROPRIETARY & CONFIDENTIAL INFORMATION
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EXHIBIT G

Parkland Dedication Legend

Type	Gross Acreage	Dedicated Acreage
Parkland Dedication		
(RP) Primary Parkland		
Upland	2.7 Ac.	2.7 Ac.
Floodplain (Atlas-14 & FEMA 100 Yr)	138.6 Ac.	10.1 Ac.
Sub-total	141.3 Ac.	12.8 Ac.
(CP A) Community Park A	6.3 Ac.	6.3 Ac.
(CP B) Community Park B	6.2 Ac.	6.2 Ac.
Sub-total	12.5 Ac.	12.5 Ac.
TOTAL PARKLAND DEDICATION	153.8 Ac.	25.3 Ac.

Private Park Legend

Type	Gross Acreage
Private Parks & Open Space	
Private Park	4.5 Ac.
H.O.A. Amenity	9.8 Ac.
Lakes	7.0 Ac.
Other (General Open Space, Atlas 14, WQ/Detention)	167.9 Ac.
TOTAL	**189.2 Ac.**

Legend

- Berry Creek Trail North (Including 20' Regional Trail Easement)
- Connecting Trail
- Existing Bridge over Berry Creek

Note:
All locations of boundaries, land uses, and trails are approximate and subject to change.

195 State Hwy
Rattlesnake Rd
Ronald Reagan Blvd
Future R.O.W.
Sun City Blvd
503501.53 S.F.
11.5588 AC.

RVi

YEARWOOD • **CONCEPTUAL PARKS & OPEN SPACE**

Scale: 1" = 1/4 Mile

PROPRIETARY & CONFIDENTIAL INFORMATION
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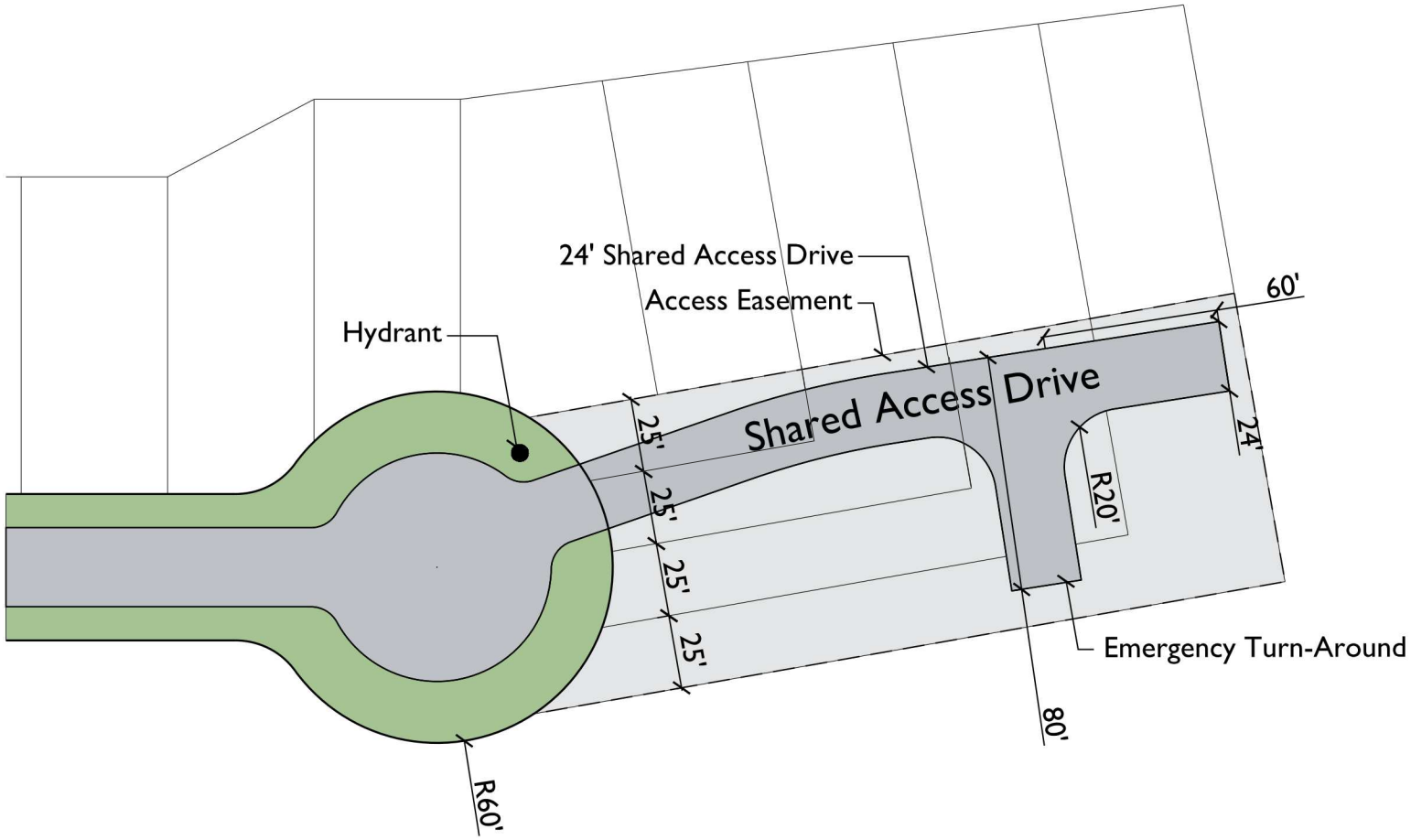
L:\2024\24009807 Yearwood Parcel\05 PL PUD\Exhibits\Parkland\Parkland.dwg

EXHIBIT H



Notes

1. No more than five flag lots allowed per access point
2. No Parking will be allowed on shared access driveways

Scale: 1" = 60'

PROPRIETARY & CONFIDENTIAL INFORMATION
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L:\2024\24009807 Yearwood Parcel\05 PL PUD\Exhibits\Flag Lots\Flag Lots.dwg

Yearwood - Voluntary Annexation
Letter of Intent

A. INTENT

Freehold Communities, on behalf of Peregrine Land Investments, is requesting the voluntary annexation of the Yearwood tract (assigned and conveyed to PLI I-D, LP as of 09/25/2026) in order to create a residential development with a cohesive commercial development at the intersection of Ronald Reagan Boulevard and Rattlesnake Road. The existing 726.1862-acre property is currently un-zoned and located in the City of Georgetown's ETJ, contiguous to the current City Limits.

This development provides the opportunity to the City of Georgetown and the surrounding area to replace an active mining operation with a vibrant master plan community comprised of residential, parks, open spaces, amenities, public facilities, and retail.

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

With this signed petition for voluntary annexation, the landowner understands that the construction of any capital improvements necessary for development on the property not already addressed in the Consent Agreement will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.

B. PROPOSED INITIAL ZONING

Concurrent to the Annexation and as prescribed in the Consent Agreement, the Property is requested to have an initial zoning designation of Planned Use District.

This Development, while separated into three areas, is designed to meet the intent of a Residential Suburban (RS) District with a limited two-family component and small areas of Regional Commercial (C-2) District and Public Facilities (PF). The proposed uses are consistent with the City's proposed Future Land Use Map amendment showing Mixed Density Neighborhood throughout the majority of the Property and a Regional Center located at the intersection of Ronald Reagan Boulevard and Rattlesnake Road.

The PUD will have three character and use zones**,** as described below:

- Area A - Residential Suburban (RS) base zoning.
- Area B - Regional Commercial (C2) base zoning.
- Area C - Public Facilities (PF) base zoning.

Land uses will vary between each area with the majority of the development encompassed by Area A, with the primary use being detached single-family residential.

The Yearwood PUD application was submitted on 6/1/2026. Please see the PUD Application for the PUD vs. UDC Comparison Chart and Development Plan.

The Alternative Tree Preservation and Mitigation Standards and the subsequent requirements have been addressed in the Yearwood Consent Agreement, dated 9/22/2026.

C. PROPERTY OWNER'S AUTHORIZATION

10/27/26

MARY KATHERINE BUTLER
Notary ID #134600396
My Commission Expires
October 11, 2027

Exhibit 6
UDC Approval Criteria Review

ANNEXATION 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**
The applicant has submitted a voluntary annexation application request, which staff has reviewed and deemed complete.	
2. The annexation promotes fiscally responsible, safe, orderly, and healthful development of the City.	**Complies**
The proposed annexation is associated with a Planned Unit Development application that is subject to an approved Consent Agreement. The agreement outlines the public improvements required for the development, including water and wastewater, roadways, parkland, and trails. It also identifies improvements to be constructed by the developer at no cost to the City, subject to the terms of the agreement. These requirements establish an orderly development of the property and growth of the City.	
3. The City has the capacity and ability to serve the area with City utilities and services.	**Complies**
The area will be served by the City for water and wastewater services, with the required improvements addressed in the approved Consent Agreement. Under the agreement, the developer is responsible for constructing the necessary infrastructure. Other City services will be coordinated as the property's development continues.	
4. The annexation is consistent with the City's adopted long-range plans and annexation policies.	**Complies**
The subject property has a Future Land Use designation of Mixed Density Neighborhood across the majority of the property, with a Regional Center designation near the intersection of Ronald Reagan Boulevard and Rattlesnake Road. The proposed annexation and associated PUD are consistent with these designations by providing for predominantly residential development with a limited commercial area near the intersection of two major roadways.	

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 Mixed Density Neighborhood across the majority of the property, with a Regional Center designation near the intersection of Ronald Reagan Boulevard and Rattlesnake Road. The Mixed Density Neighborhood designation supports a variety of residential housing types, including detached single-family homes, townhomes, and duplexes, while allowing supporting uses such as offices, civic and institutional uses, parks, and open space. The Regional Center designation is intended to accommodate commercial development at significant intersections and along major transportation corridors.

The proposed PUD aligns with these designations by establishing Residential Suburban (RS) as the primary base zoning district, with limited Regional Commercial (C-2) and Public Facilities (PF) areas. The development allows for up to 1,894 residential dwelling units across approximately 705.6 acres, along with approximately 12.9 acres of commercial development. The proposed residential component includes detached single-family homes, with additional allowances for single-family attached homes, townhomes, and two-family uses.

The proposed zoning does not provide a firm commitment to housing variety or require that 25% of the annexed area is dedicated to commercial and civic uses to fully comply with the target ratios for land uses recommended for a Mixed Density Neighborhood, but annexation into City Limits on a site that could potentially develop in the ETJ with similar or worse uses is more aligned with the City's Comprehensive Plan. Because of this, staff finds the request complies overall.

2. The zoning change implements the policies of the Comprehensive Plan and any applicable Small Area Plans.	**Complies**

The request aligns with Georgetown's Comprehensive Plan land use policies #1, #3, and #10. Policy #1 encourages a balanced mix of residential, commercial, and employment uses at varying densities to reflect a gradual transition from to suburban to rural development. The proposed PUD supports this policy by providing predominantly residential development, a designated commercial area near the major intersection of SH 195 and Ronald Reagan Boulevard, and public facilities.

Policy #3 promotes development of complete neighborhoods across Georgetown, emphasizing that these may include critical components, such as open space and parks, as well as retail and services. Policy #10 supports the City's growth and development through decisions made by City Council to expand its boundaries into adjacent areas that are not already incorporated through the annexation process.

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 PUD includes up to 1,894 residential units and is planned to develop in phases. The approved Consent Agreement addresses the infrastructure needed to serve the development, including water and wastewater improvements, internal streets, the Yearwood Minor Arterial Road, and other transportation improvements. It also includes requirements for parkland, amenity centers, and pedestrian and bicycle connections.	
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 currently located within the City's ETJ and does not have an established zoning district designation. The proposed PUD establishes three base zoning districts: Residential Suburban (RS), Regional Commercial (C-2), and Public Facilities (PF). The proposed Residential Suburban (RS) component is intended to provide residential development that is generally consistent with the surrounding residential character, including the platted single-family development to the south (Sommerset) and large rural tracts to the north and west. The Regional Commercial (C-2) component will be located near the intersection of Ronald Reagan Boulevard and Rattlesnake Road, accommodating a limited commercial development. The Public Facilities (PF) component will provide an area for public facilities. Annexation into City Limits will allow for the City to provide increased development standards that support 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 property is approximately 726.19 acres and is located at the northwest corner of Ronald Reagan Boulevard and Rattlesnake Road. The size of the property allows for the proposed residential, commercial, and public facilities areas, along with roadways, parks, trails, and open space. The PUD identifies the general location of the different areas and establishes development standards, such as setbacks, building height, landscaping, buffering, and impervious coverage. It also identifies areas for parkland and open space, including areas near Berry Creek.	
6. The proposed amendment maintains or advances the goals of the Economic Development Strategic Plan.	**Complies**
The PUD includes a small commercial area on the eastern portion of the development, near the intersection of Ronald Reagan Boulevard and Rattlesnake Road. This commercial area allows businesses and services to be located within the development and serve residents in the	

vicinity. The residential portion of the development supports the City's growth by adding housing opportunities.

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced City.	**Partially Complies**
The PUD requires a mix of a few housing types throughout the development, such as townhomes, attached and detached single-family homes. It proposes a maximum of 1,894 residential units. In addition to the residential area, the plan includes approximately 12.9 acres of commercial uses near Ronald Reagan Boulevard and Rattlesnake Road. This area will accommodate businesses and services for the residents as well as people in the surrounding area. Relative to the site's overall acreage, the proposed PUD does not provide a substantial variety to its uses, but annexation into City Limits will help support the City's ability to achieve a balanced community.	
2. An orderly and/or creative arrangement of all land uses with respect to each other and to the entire City.	**Complies**
The PUD divides the property into three areas: Area A (Residential Suburban - RS), Area B (Regional Commercial - C-2), and Area C (Public Facilities - PF). Most of the property is planned for residential development, with the commercial area located near the intersection of Ronald Reagan Boulevard and Rattlesnake Road. The PUD also sets aside areas for public facilities, parks, and open space. A key feature of this proposal is that it will convert an established quarry area into usable land for a residential neighborhood.	
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 Conceptual Transportation Plan in the approved Consent Agreement and PUD shows the proposed street network and how these will connect throughout the property. The agreement also addresses the construction of other improvements, such as a regional hike and bike trail, and internal trails connecting different areas throughout the development. These transportation improvements are intended to provide access throughout the property for both vehicles and pedestrians.	

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
4. The location of general building envelopes to take maximum advantage of the natural and built environment.	**Complies**
The PUD's base zoning exhibit shows where residential, commercial, and public facilities uses are planned within the property. It also sets standards for building setbacks, height, landscaping, buffers, and impervious coverage that will apply as the property develops. Exhibit G identifies the proposed parkland and open space areas, which are included as part of the overall site layout.	
5. The staging of development in a manner that can be accommodated by the timely provision of public utilities, facilities, and services.	**Complies**
The proposed PUD anticipates that development will occur in multiple phases, with the timing and sequence of the development based on market conditions. The commercial area will be developed at any time and in no instance shall any permit approval or component of the residential development be withheld based on the progress or status of the commercial area.	

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

SUBJECT:
2026-4-PUD, Belford

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

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

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

Public Comments: As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (64 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (October 18, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

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

SUBMITTED BY:
Hannah Breaux, Planning Department

ATTACHMENTS:
2026-4-PUD - Staff Presentation.pdf
2026-4-PUD - Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Planned Unit Development Proposal.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis .pdf
Exhibit 7 - MF-2 Development Standards_UDC 11.1.2026.pdf

Exhibit 8 - Public Comments.pdf

Belford Condominiums 2026-4-PUD

Planning & Zoning Commission

December 1, 2026

Item Under Consideration

2026-4-PUD

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

September 1st Conceptual Review

Primary Concerns

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


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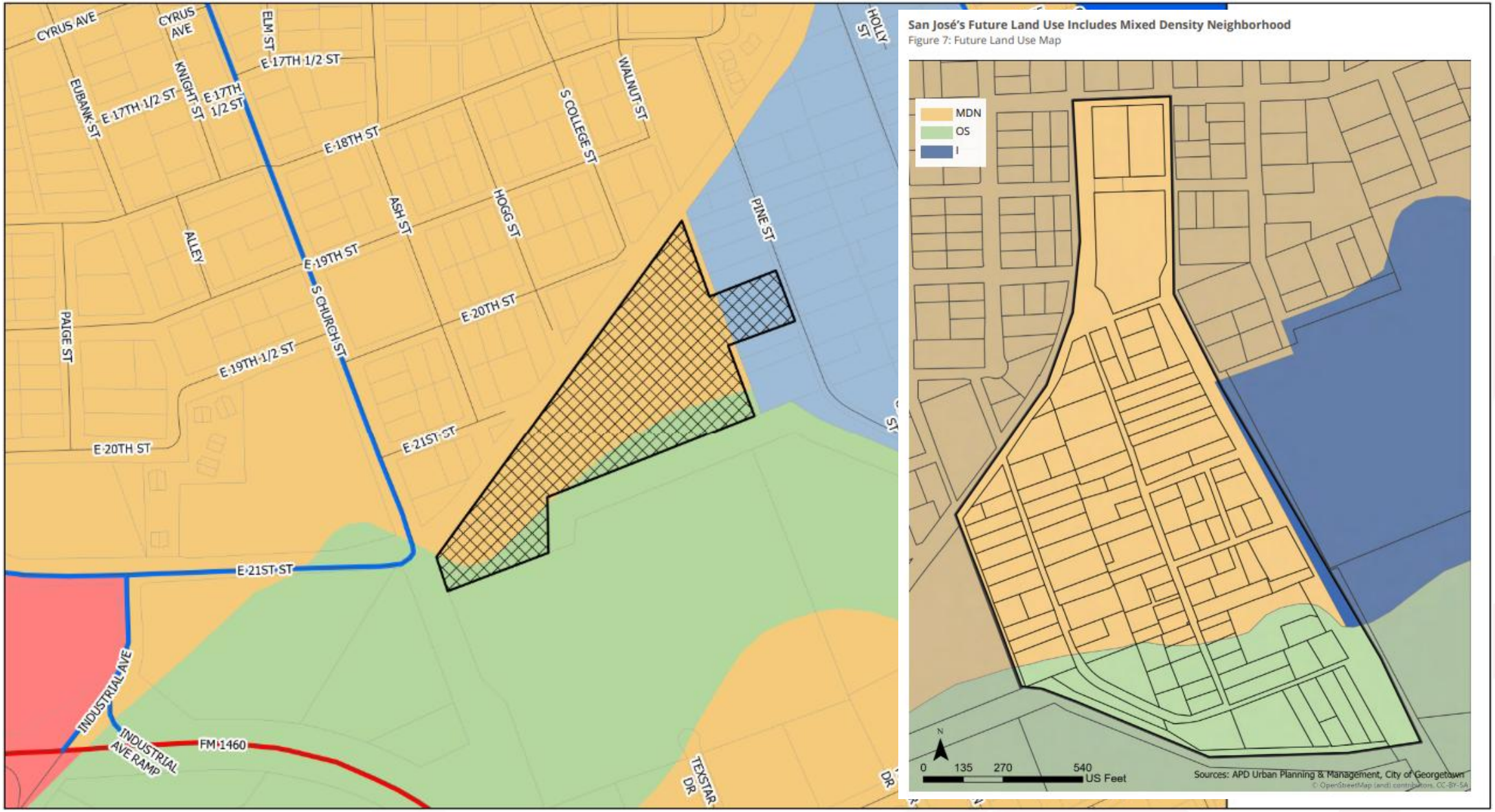
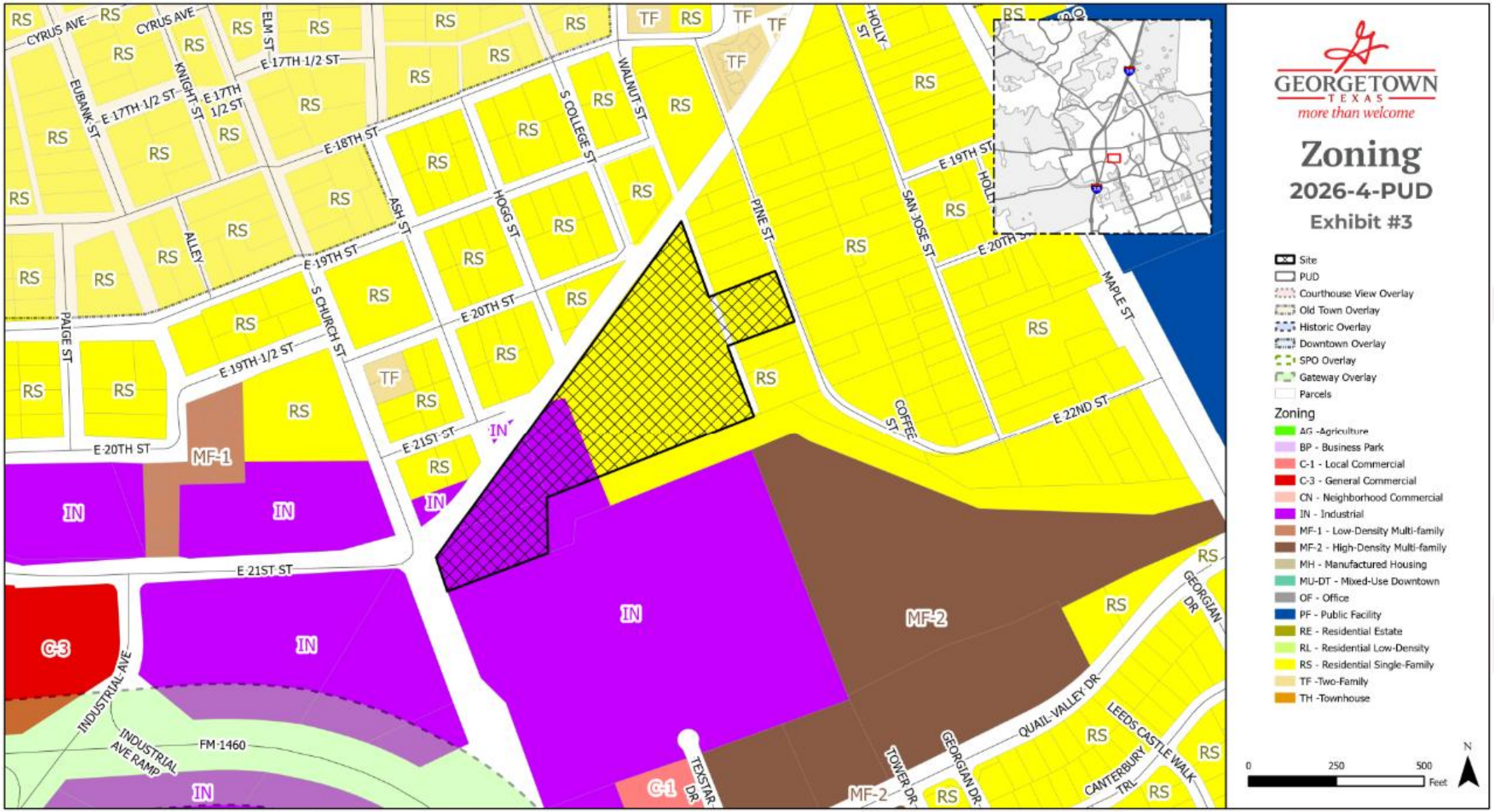
Feet



San José's Future Land Use Includes Mixed Density Neighborhood

Figure 7: Future Land Use Map


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

Mixed Density Neighborhood (MDN)

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

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

Planned Unit Development (PUD)

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

High Density Multi-Family (MF-2)

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

Dimensional Standards

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

Belford Condominiums

- 150 Dwelling Units
- Four stories, 55 feet building height
- Primary point of entry on Church Street
- Secondary egress and emergency access on Pine Street
- Plan to cross railroad along Church Street




Church St
E 20th St
E 20 ST.
Ash St
HOGG ST
PINE ST
CHURCH ST
E 21st St
E 21 ST.
THE BELFORD Building 3
4 STORY, 50 UNITS
THE BELFORD Building 2
4 STORY, 50 UNITS
THE BELFORD Building 1
4 STORY, 50 UNITS
THE BELFORD Clubhouse
EMZY TRAILS
PRIVATE CONDOMINIUM PARKING
SECONDARY EGRESS OWNERS ONLY
MAIN ENTRANCE
FUTURE STACKED DETENTION / WATER QUALITY
PROPERTY LINE


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

Deviations from UDC Standards

UDC Standard	Proposed PUD Standard
6.02.090.A: The maximum building height in the MF-2 district is 45 feet.	Maximum 55’ building height

Approval Criteria – UDC Section 3.06.030

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

Approval Criteria – UDC Section 3.06.030

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

Approval Criteria – UDC Section 3.06.040

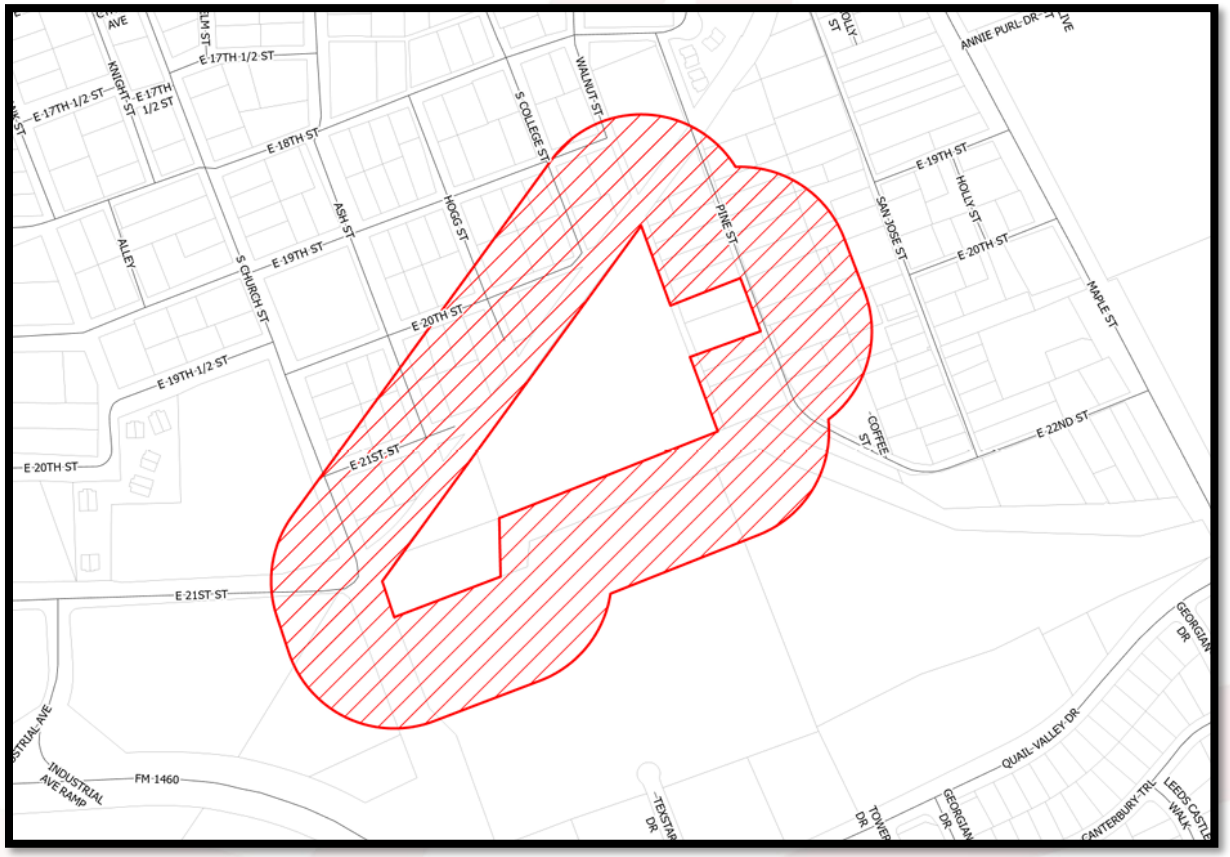
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.			X
A planned and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

Approval Criteria – UDC Section 3.06.040

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

Public Notifications

- 64 property owners within the 300’ buffer
- Notice in Sun News on November 15, 2026
- 4 Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 5 written comments OPPOSED



Summary

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

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

Planning Department Staff Report

Report Date: November 23, 2026
Case Number: 2026-4-PUD
Case Manager: Madelyn Allen, Planner

AGENDA ITEM DESCRIPTION

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

AGENDA ITEM DETAILS

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

APPLICANT'S REQUEST

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

PROPERTY CONTEXT

Neighborhood Character:

To the east of the proposed project lies the historic San Jose Neighborhood, comprised of residential, single-family homes, with Purl Elementary School located just a few blocks east. To the west of the property are also residential single-family homes. The railroad sits on the north side of the property, separating the site from single-family homes. The area surrounding the property contains a few parks

and open spaces, such as the Heritage Gardens, San Jose Park & Splash Pad, and soccer and football fields.

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

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

STAFF ANALYSIS

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

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

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

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

PUBLIC NOTIFICATION

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (64

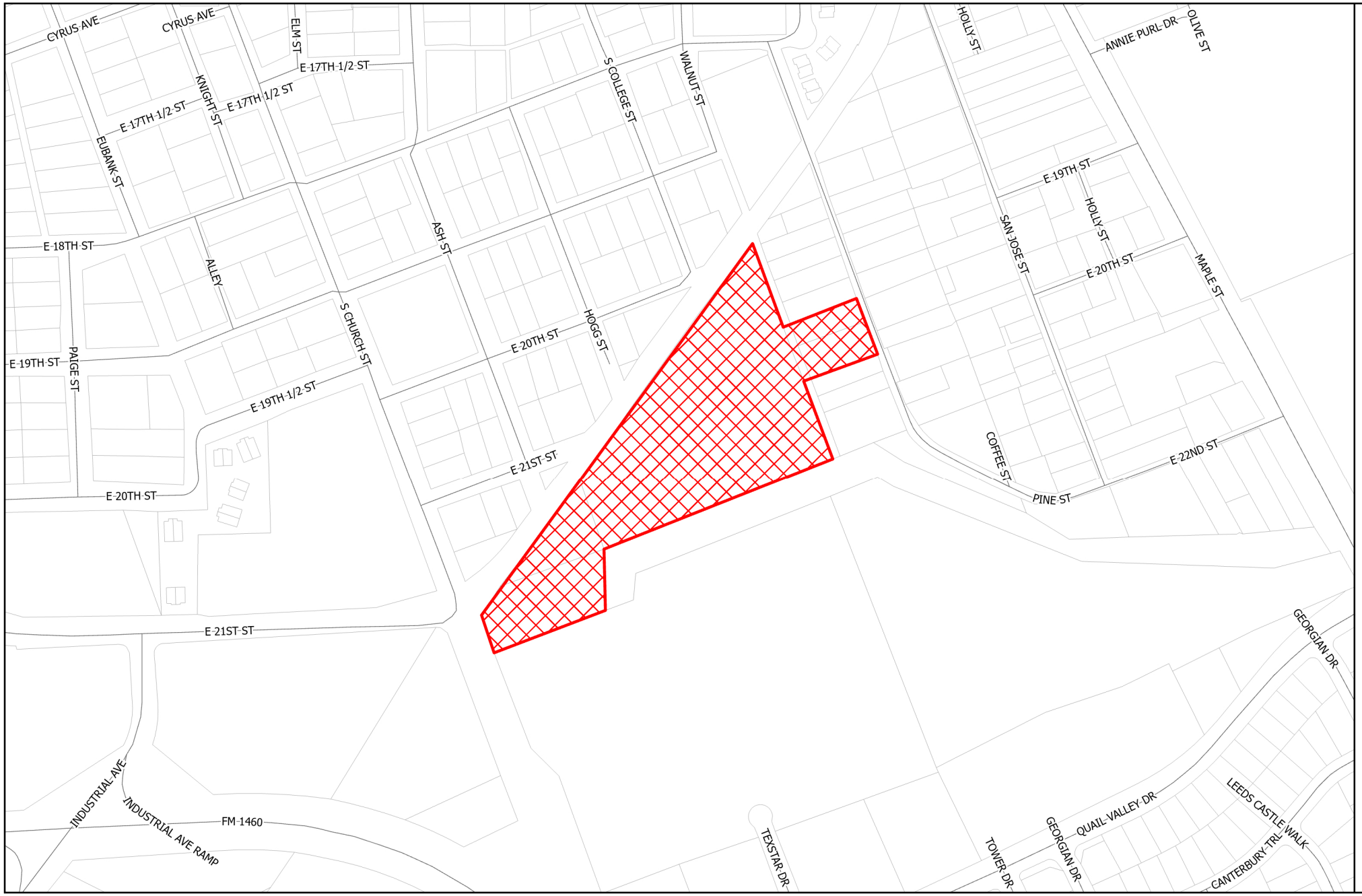
notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (November 15, 2026) and 4 signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 5 in opposition of the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Planned Unit Development Proposal
Exhibit 5 – Letter of Intent
Exhibit 6 – UDC Approval Criteria Analysis
Exhibit 7 – MF-2 Development Standards
Exhibit 8 – Public Comments

SUBMITTED BY

Madelyn Allen, Planner



GEORGETOWN
TEXAS
more than welcome

Location

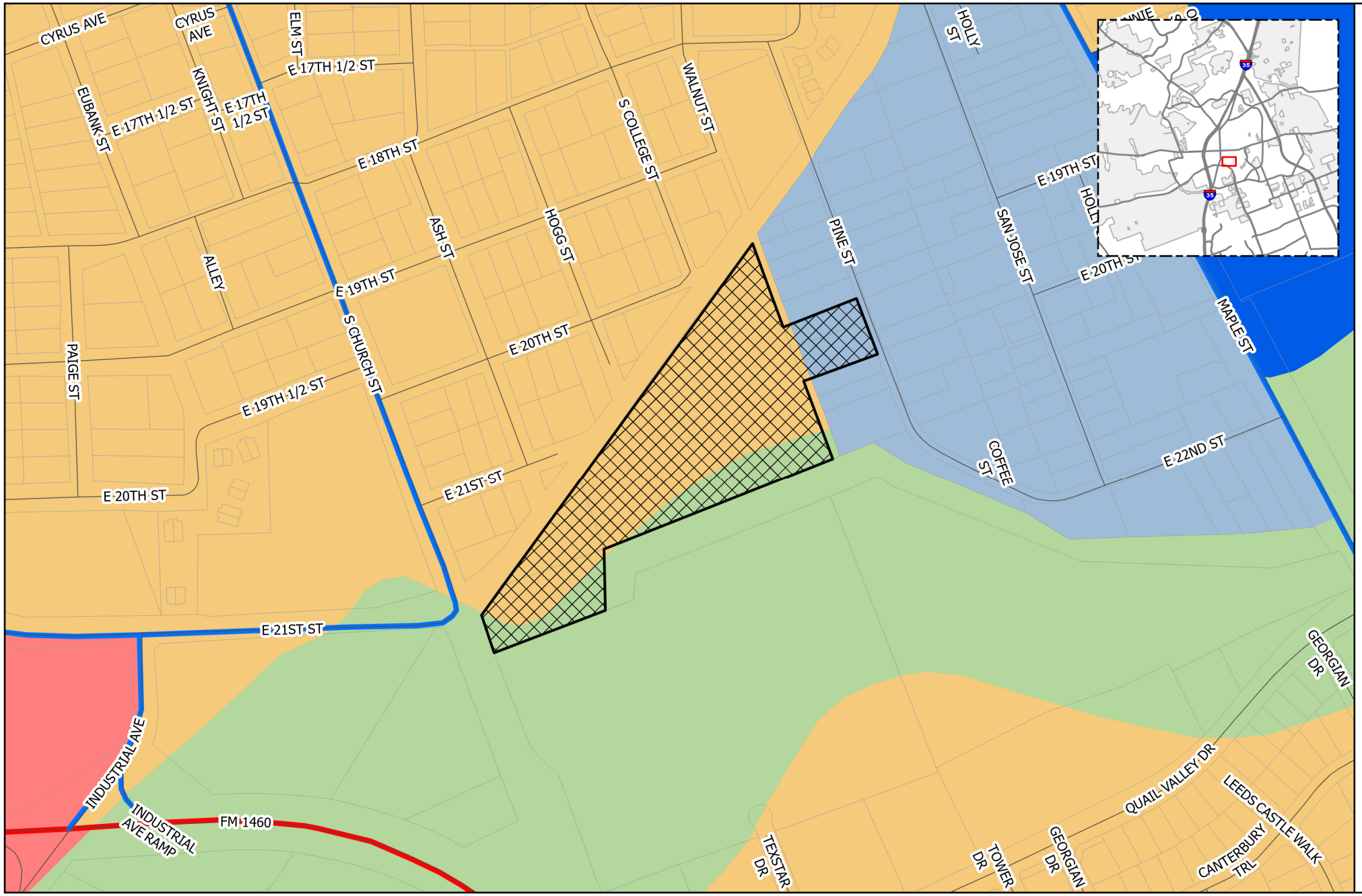
2026-4-PUD

Exhibit #1

Site
Parcels

N

0 250 500
Feet



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-4-PUD

Exhibit #3

- Site
- Parcels
- City Limits
- Georgetown ETJ

Future Land Use

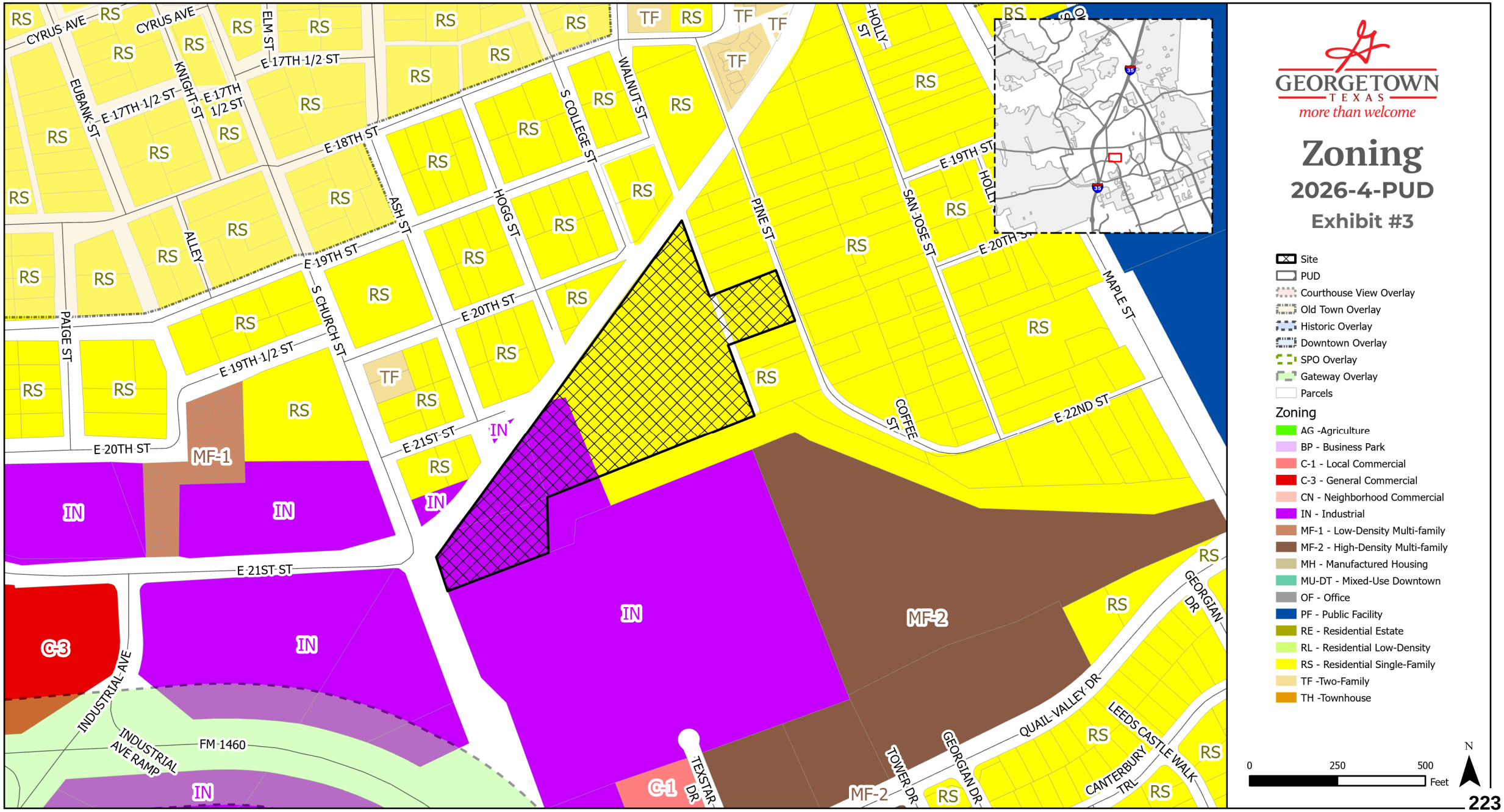
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

N

0 250 500 Feet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HOGG ST
E 19TH ST
S CHURCH ST
PAIGE ST
ALLEY
E 19TH 1/2 ST
E 20TH ST
E 21ST ST
PINE ST
HOLLY ST
SAN JOSE ST
COFFEE ST
MAPLE ST
E 22ND ST
INDUSTRIAL AVE
INDUSTRIAL AVE RAMP
FM 1460
TEXSTAR DR
TOWER DR
GEORGIAN DR
QUAIL VALLEY DR
LEEDS CASTLE WALK
CANTERBURY TRL

The Belford Condominiums
Planned Unit Development - Development Plan

Exhibit A – v2

Updated & Revised by applicant on: 10/29/2026

A. PROPERTY

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

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

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

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

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

B. PURPOSE

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

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

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

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

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

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

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

Additionally, this site sits at the intersection of a proposed future commercial district to the West and South, and the neighboring San Jose and Old Town neighborhoods. Given the size of the Property and the scale and use of the proposed development, the Belford Residences will act as

an appropriate transitional barrier between the more disparate commercial and single family uses.

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

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

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

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

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

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

C. APPLICABILITY AND BASE ZONING

In accordance with UDC Section 4.06.010.A "Compatibility with Base Zoning District", all development of the property shall conform to the base zoning district of MF-2. Except for those requirements expressly modified or deviated from by this Development Plan, all development shall conform to the standards and requirements of the current Unified Development Code (UDC) in effect at the time the Development Plan was submitted. Subsequent amendments to the UDC or ordinances adopted after approval shall not apply to development governed by this Development Plan unless expressly incorporated herein or otherwise required by applicable law.

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

shall control.

D. CONCEPTUAL LAND PLAN

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

E. LAND USES

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

F. DESIGN STANDARDS

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

Front Setback - minimum 25 feet

Side Setback - minimum 15 feet

Side Setback to Residential District - minimum 50 feet

Rear Setback - minimum 15 feet

Rear Setback to Residential District - minimum 50 feet

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

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

depicted in the attached exhibits.

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

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

   Only flat roofs with traditional parapet walls are proposed.

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

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

4. **Building Height.** There is a request for the height increase to 55-feet, which is additional height above what is currently allowed under the MF-2 zoning code. The maximum building heights on the Property shall be as follows:

Maximum Building Height	55 Feet
Occupiable Space Maximum	55 Feet

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

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

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

G. ON-SITE PARKING & SITE ACCESS

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

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

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

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

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

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

H. VEHICULAR ACCESS AND CIRCULATION

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

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

I. TREE PRESERVATION

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

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

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

J. LANDSCAPE AND BUFFER REQUIREMENTS

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

K. SIGNAGE

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

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

No additional signage is being proposed.

L. IMPERVIOUS COVERAGE

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

M. STORMWATER

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

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

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

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

Open Residents-Only Park Space,

On-Site Trails,

Swimming Pool,

Fenced Dog Park

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

consideration by City of Georgetown.

O. PUD MODIFICATIONS

In conformance with Section 4.06.010.D.3 of the UDC, modifications to this Development Plan shall require City Council approval of an amendment to this PUD processed pursuant to Section 3.06 of the UDC, except, where the Director of Planning determines such modifications to be minor, the Director may authorize such modifications. Minor modifications may include changes to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or to applicable provisions of the UDC and any other applicable regulations, prior to November 1, 2026 (reference to as old/prior UDC requirements).

P. LIST OF EXHIBITS

Exhibit A – This PUD Development Plan

Exhibit B – Property Survey w Tree Survey

Exhibit C – Conceptual Land Use Plan

Exhibit D – Comparison Chart

Exhibit E - Vision

THE BELFORD RESIDENCES

Brownstone Style Low-Rise Condominium Development

2008 Pine St, Georgetown TX



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METROPOLITAN
Development Company

WGI

THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

SUBMITTED 09-11-2026

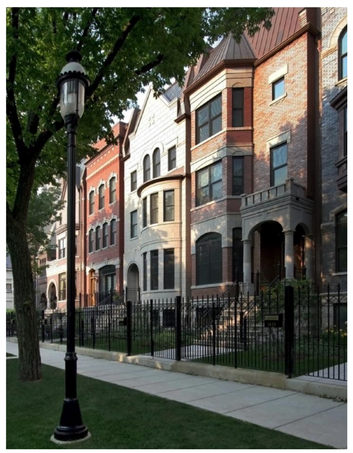
PAPPAGEORGE HAYMES

METROPOLITAN

Development Company

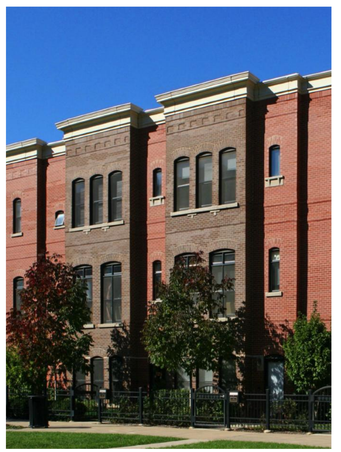
PAPPAGEORGE
HAYMES

WGI











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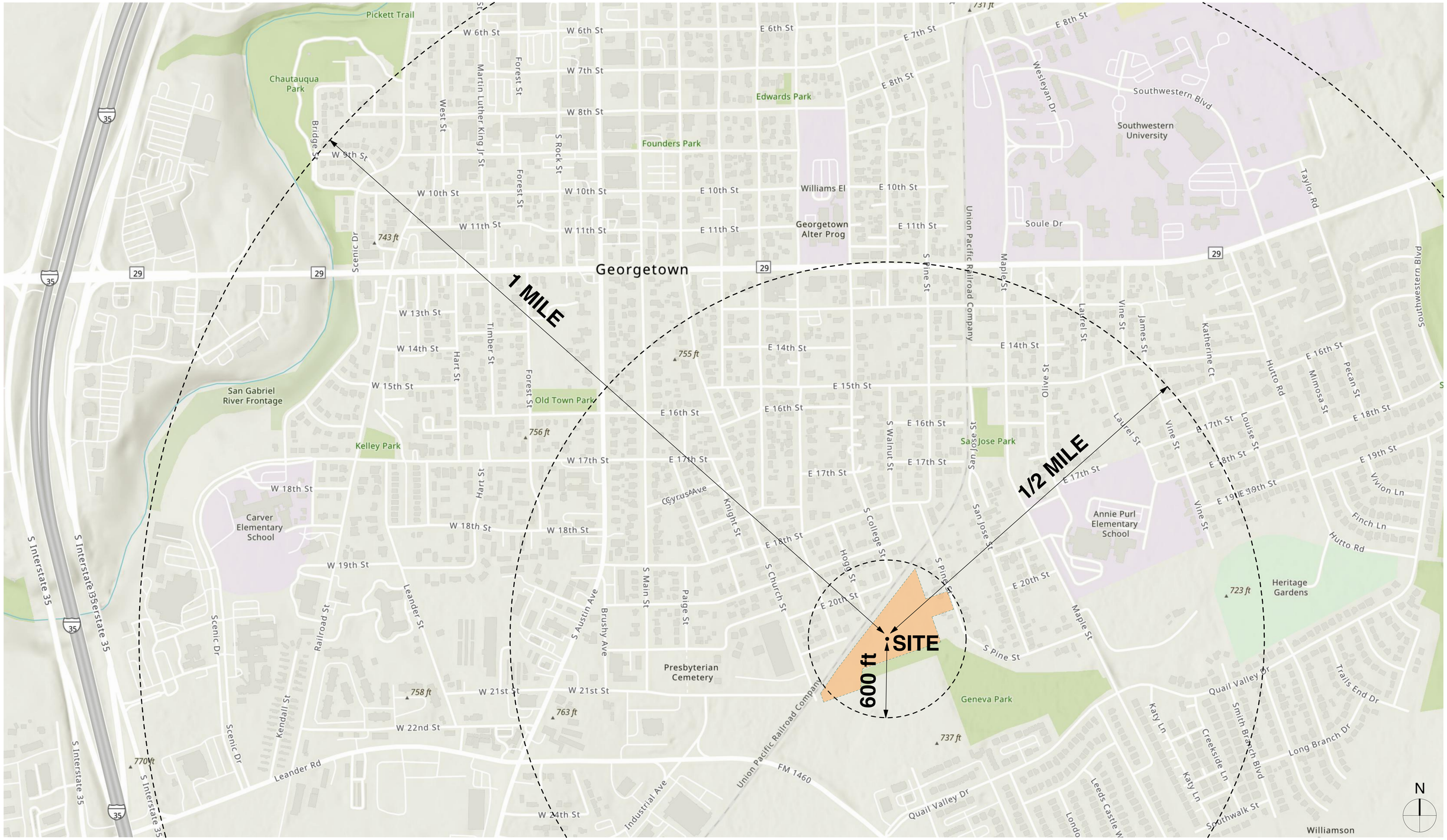

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METROPOLITAN
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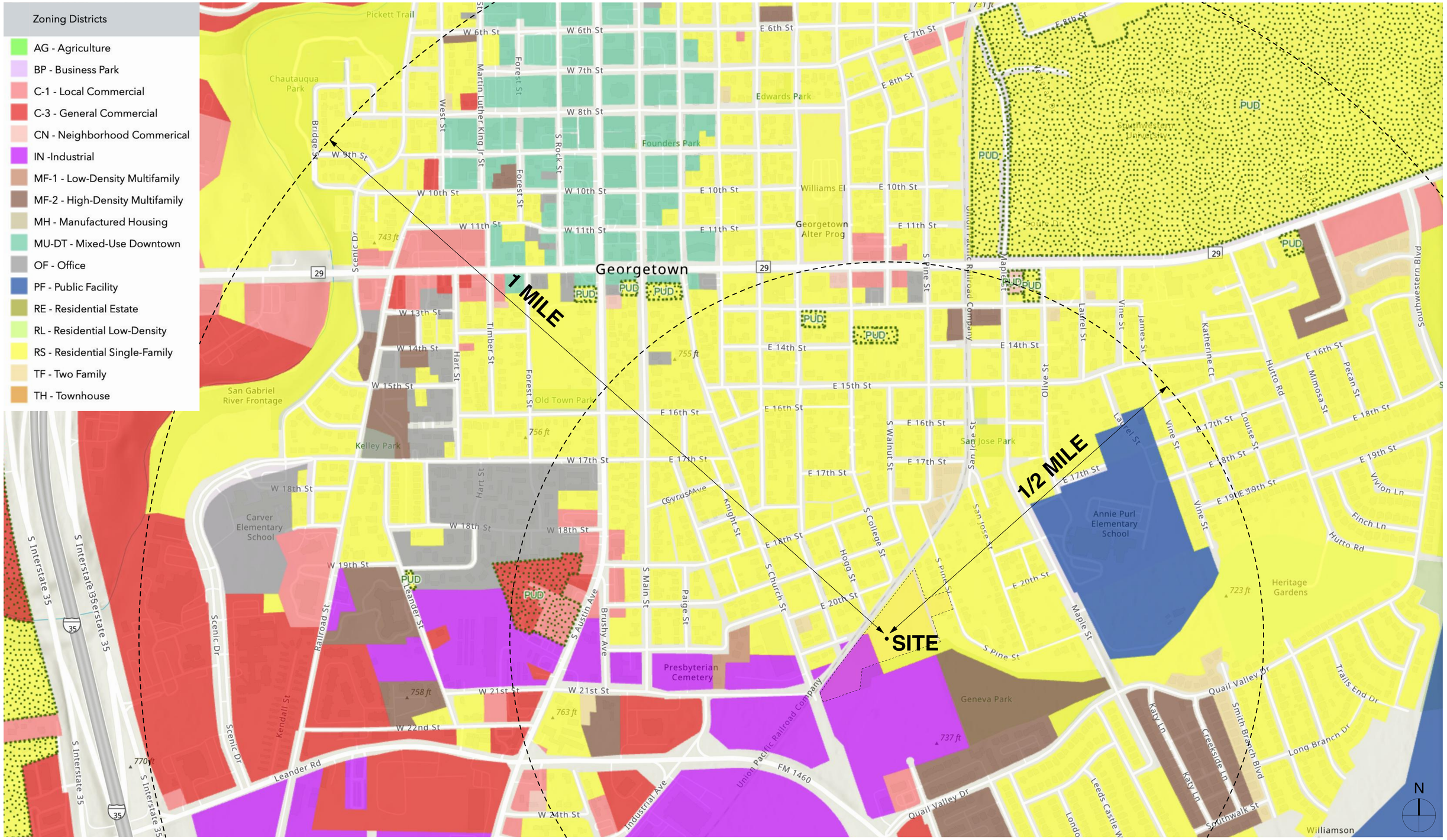
THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Proximity Map
9/11/26

PAPPAGEORGE HAYMES



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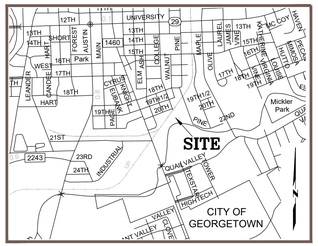
THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Existing Zoning Map
9/11/26

PAPPAGEORGE HAYMES

LOCATION MAP 1" = 2000'



LEGEND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LINK LINE R.R. RESERVATION [B]

RAILROAD TRACKS

OVERALL 8.085 ACRE(S) 352,202 SQUARE FEET

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

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

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

[1] PINE ST.

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

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

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

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

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

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

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

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

GRAPHIC SCALE: 1" = 40'

NO.	REVISION	BY	DATE

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

STEGER BIZZELL

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

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

Project No: 23135

SHEET 1 of 2

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GENERAL NOTES:

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

LEGAL DESCRIPTION:

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

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

TITLE COMMITMENT:

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

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

DELETED

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

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

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

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

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

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

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

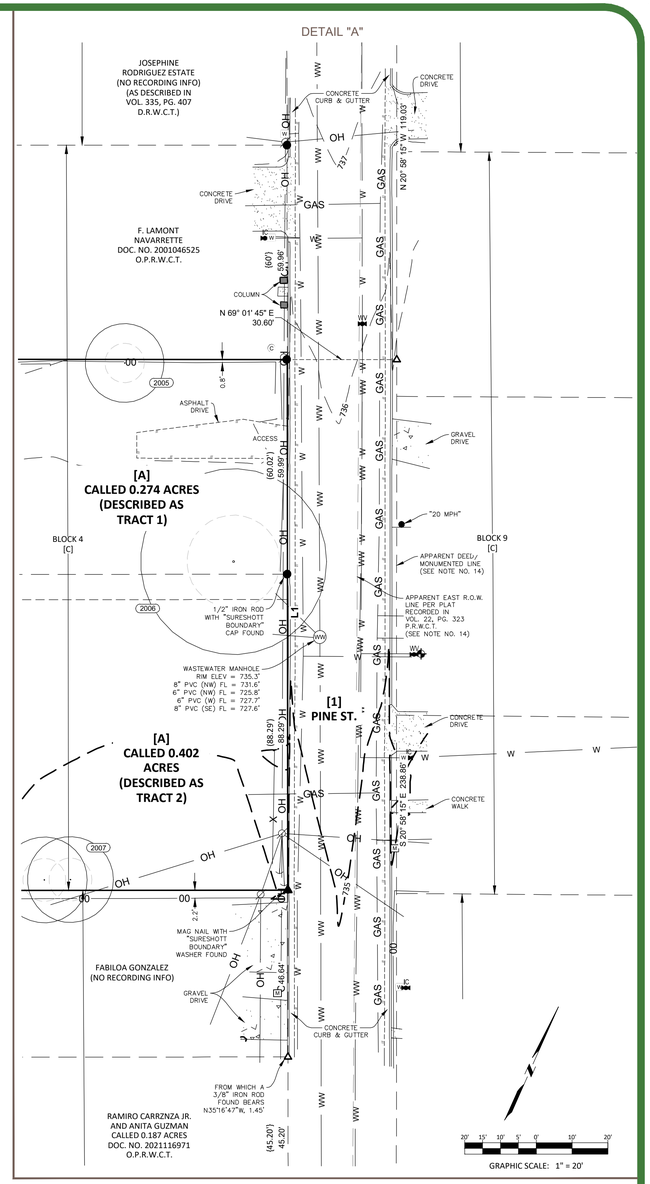
(I) EASEMENT GRANTED TO CITY OF GEORGETOWN, DATED JANUARY 16, 2005, RECORDED IN DOCUMENT NO. 2005008467, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) [SHOWN ON SURVEY]

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

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

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

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



ALTA/NSPS CERTIFICATION:

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

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

DATE OF PLAT OR MAP: AUGUST 24, 2026

STEGER BIZZELL

08/27/2026

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

NO.	REVISION	BY	DATE

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

STEGER BIZZELL

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

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

Project No: 23135

SHEET 2 of 2

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METROPOLITAN
Development Company

WGI

2008 Pine St, Georgetown TX

Preliminary Site Plan and Setbacks
9/11/26

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THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Project Overview
9/11/26

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THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 1 - Daytime
9/11/26

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THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 2 - Dusk
9/11/26

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THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 3 - Daytime
9/11/26

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THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 4 - Dusk
9/11/26

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THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 5 - Daytime
9/11/26

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THE BELFORD RESIDENCES
2008 Pine St, Georgetown TX

Perspective View 6 - Dusk
9/11/26

PAPPAGEORGE HAYMES

METROPOLITAN
Development Company

6/25/2026

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

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

To Whom It May Concern:

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

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

Project Vision Overview and Land Use Context

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

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

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

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

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

Site Design, Neighborhood Compatibility & Historical Context

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

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

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

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

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

Access, Circulation, Open Space, and Infrastructure

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

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

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

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

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

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

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

Comprehensive Plan Consistency and Approval Criteria

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

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

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

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

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

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

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

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

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

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

Sincerely,



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

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

Exhibit 6
UDC Approval Criteria Review

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

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

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

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

7.02.080. MF-2 High Density Multifamily Residential District

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

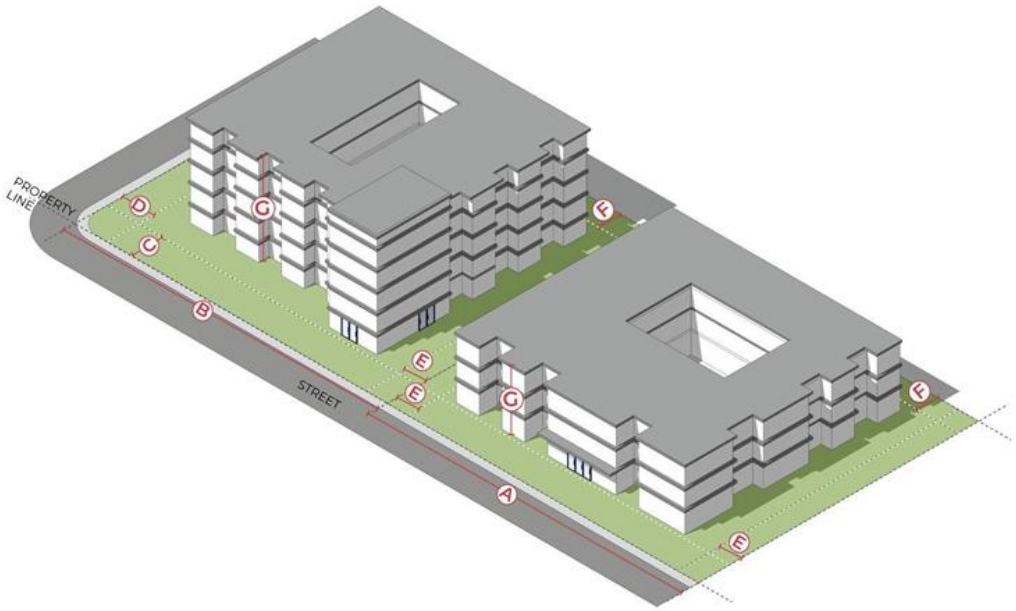
A. Lot and Dimensional Standards

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

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

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

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



B. Residential Design Standards

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

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

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

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

Outlook

[EXTERNAL] Formal Opposition: 2026-4-PUD / 2005 S COLLEGE STREET

From San Jose <sanjosegeorgetown@gmail.com>

Date Sun 11/1/2026 9:48 PM

To Georgetown Planning <planning@georgetowntexas.gov>; Madelyn Allen <Madelyn.Allen@georgetowntexas.gov>; Amanda Parr <amanda.parr@georgetowntexas.gov>; Jake French <jake.french@georgetown.org>; Ryan Clark <Ryan.Clark@georgetowntexas.gov>

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

Dear Members of the Planning Commission:

I am writing to formally oppose zoning map amendment **2026-4-PUD**, which requests rezoning approximately 8.085 acres to High Density Multifamily (MF-2).

I urge the Planning Commission to deny this request because the proposed zoning change raises serious concerns regarding neighborhood compatibility, traffic safety, infrastructure capacity, property values, and quality of life.

1. Incompatibility with Existing Neighborhoods

Introducing high-density multifamily housing near established single-family homes is incompatible with the existing residential character of the area. The increased density creates concerns involving privacy, noise, lighting, traffic, and neighborhood stability.

2. Traffic and Public Safety

The development will significantly increase vehicle traffic, placing additional pressure on existing narrow streets and intersections. This raises safety concerns for residents, pedestrians, children, and motorists.

3. Infrastructure and Drainage

The City must determine whether existing water, sewer, stormwater, utilities, and emergency services can support this level of development. Particular attention should be given to drainage, runoff, and potential flooding that will affect neighboring properties.

4. Property Values and Neighborhood Character

A substantial change to high-density multifamily zoning will negatively affect surrounding property values and the character of the neighborhood. An overlay plan was put in place to protect the neighborhood and preserve compatibility with surrounding properties. Approving this rezoning will undermine the intent and protections of that plan.

The City should respect the original purpose of the overlay plan and ensure that new development does not compromise the stability, and character of the properties established.

5. Appropriateness of MF-2 Zoning

Rezoning 8.085 acres to MF-2 represents a significant increase in permitted development intensity. The fact that portions of the property are currently industrially zoned does not automatically justify high-density multifamily zoning across the entire tract.

The City should determine whether this location is appropriate for MF-2 zoning and whether a less intensive zoning designation would provide a more compatible transition between existing land uses.

REQUEST FOR ACTION

For these reasons, I respectfully request that the Planning Commission **RECOMMEND DENIAL of zoning amendment 2026-4-PUD.**

Growth and development should benefit the entire community, not come at the expense of existing residents, public safety, property values, and neighborhood stability.

Thank you for your time and consideration.

Respectfully,

Christina Calixtro
calixtrochristina@gmail.com
(512)573-6133

Outlook

[EXTERNAL] Re: Formal Opposition: 2026-4-PUD / 2005 S COLLEGE STREET

From Glenda Harbert <ggharbert02@gmail.com>
Date Mon 11/2/2026 5:11 AM
To San Jose <sanjosegeorgetown@gmail.com>
Cc Georgetown Planning <planning@georgetowntexas.gov>; Madelyn Allen <Madelyn.Allen@georgetowntexas.gov>; Amanda Parr <amanda.parr@georgetowntexas.gov>; Jake French <jake.french@georgetown.org>; Ryan Clark <Ryan.Clark@georgetowntexas.gov>

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

I own a house at 1903 S. Pine Street and have lived there for more than ten years.
I join with other neighbors in joining with Christine Calixtro's request to ask you to deny this zoning map request.

Rev. Glenda Harbert, Presbyterian Church (U.S.A.)
Honorably Retired

"The time is always right to do what is right."
Martin Luther King, Jr.

On Sun, Nov 1, 2026 at 9:48 PM San Jose <sanjosegeorgetown@gmail.com> wrote:

> **Dear Members of the Planning Commission:**
>
> I am writing to formally oppose zoning map amendment **2026-4-PUD**, which requests rezoning approximately 8.085 acres to High Density Multifamily (MF-2).
>
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>
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>
> Introducing high-density multifamily housing near established single-family homes is incompatible with the existing residential character of the area. The increased density creates concerns involving privacy, noise, lighting, traffic, and neighborhood stability.
>
> **2. Traffic and Public Safety**

The development will significantly increase vehicle traffic, placing additional pressure on existing narrow streets and intersections. This raises safety concerns for residents, pedestrians, children, and motorists.

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5. Appropriateness of MF-2 Zoning

Rezoning 8.085 acres to MF-2 represents a significant increase in permitted development intensity. The fact that portions of the property are currently industrially zoned does not automatically justify high-density multifamily zoning across the entire tract.

The City should determine whether this location is appropriate for MF-2 zoning and whether a less intensive zoning designation would provide a more compatible transition between existing land uses.

REQUEST FOR ACTION

For these reasons, I respectfully request that the Planning Commission **RECOMMEND DENIAL of zoning amendment 2026-4-PUD.**

Growth and development should benefit the entire community, not come at the expense of existing residents, public safety, property values, and neighborhood stability.

Thank you for your time and consideration.

Respectfully,

Christina Calixtro
calixtrochristina@gmail.com
(512)573-6133

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 / 2005 S COLLEGE ST

Project Case #: 2026-4-PUD P&Z Mtg Date: 11/3/2026 Case Manager: Madelyn Allen

Name of Respondent: Enrique Marin
(Please print name)

Signature of Respondent: Enrique Marin
(Signature required for protest)

Address of Respondent: 1904 Pine St
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

Too much traffic added for our small neighborhood with very narrow streets. Maybe consider smaller scale project & only build single family residential houses on Pine Street Lots.

"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

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Project Name/Address: Planned Unit Development / 2005 S COLLEGE ST

Project Case #: 2026-4-PUD P&Z Mtg Date: 11/3/2026 Case Manager: Madelyn Allen

Name of Respondent: F. LAMONT NAVARRETE
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 2002 PINE ST.
(Address required for protest)

I ~~am in FAVOR~~: _____ I OBJECT: ✓

Additional Comments:

THESE LOTS ARE ZONED SINGLE FAMILY FOR A REASON. THE SAN JOSE NEIGHBORHOOD WAS DEEMED HISTORICAL AS HISPANIC FAMILIES HAVE BEEN HERE SINCE 1930s. IM HERE DAILY - NO DEVELOPER HAS KNOCKED ON MY DOOR & MY HOUSE IS NEXT TO THE PROPOSED PINE ST. EXIT!

"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."

See attached for my form.

Also-
My name is F Lamont Navarrette and I am the resident at 2002 Pine St.
I received the attached notice in the mail. This flyer is small and not much area to describe my objection or to provide comments.
I wanted to provide further comment for my “I Object” position.
My grandfather was part of the group of original Hispanic businessmen in early 1900s that purchased the tract that would later be known as the San Jose Neighborhood.
The neighborhood was purchased to finally give Hispanic families the ability to achieve the American dream of owning their own home and to provide for their families.
My grandfather built this house at 2002 Pine St in the late 1930s. Over 100 years of history.
My family has been here since the start. No sewer, no paved road. City neglect as this area was strictly minority,
I never claim racism but do acknowledge its existence. Im sure the early San Jose families experience it first hand.
This proposed project will take 2 of the existing Pine St properties and make them an entry/exit and parking lot for this proposed project.
These lots have been zoned single family residential for decades and it would spit in the face of the Hispanic leaders like my grandfather that fought for us to have a place to live.
I work from home most days. This developer has “NEVER” come by and knocked on my door to discuss his project. They claim that they have reached out to the neighborhood but have never reached out to me. Im here everyday and everynight. I think it is pretty obvious this type of development is not appropriate for our neighborhood with it’s limited access and crazy parking spots to apartment ratio.
I know growth is inevitable but should not be at the expense of our history.
Why make land use rules if we are not going to follow them?
Please use common sense in coming to your decisions.

Lamont Navarrette
2002 Pine St.
(512) 630-5930

Outlook

Fw: [EXTERNAL] 2005 S COLLEGE ST - #2026-4-PUD

From Georgetown Planning <planning@georgetowntexas.gov>
Date Fri 10/30/2026 3:25 PM
To Madelyn Allen <Madelyn.Allen@georgetowntexas.gov>

From: AJ Cruz <ajc7330@gmail.com>
Sent: Friday, October 30, 2026 1:48 PM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] 2005 S COLLEGE ST - #2026-4-PUD

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

I OBJECT.

This goes directly into our neighborhood. San Jose is strictly Single Family homes. Keep High Density, and else out! Sad!