

Notice of Meeting of the City Council of the City of Georgetown, Texas April 9, 2026

The Georgetown City Council will meet on April 9, 2026 at 2:30 PM at 402 West 8th Street, Georgetown Public Library - Hewlett Room, 78626.

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.

Agenda Notice

Agenda Notice - 04.09.2026 Special Council Meeting

This is a special-called meeting of the City Council to review the current draft of the Unified Development Code (UDC). Members of the Unified Development Code Steering Committee (UDCSC), Unified Development Code Advisory Committee (UDCAC), and Planning and Zoning Commission (P&Z) have been invited to attend.

Public Wishing to Address Council

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 City Secretary, prior to the start of the meeting. You will be called forward to speak when the Council 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.

Regular Session

1.a UDC Draft Overview and Discussion

Presentation and discussion regarding the current draft of the UDC, major code changes, and remaining testing -- Zane Brown, Development Support Manager

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 _____, 2025, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
City Council
April 9, 2026

SUBJECT:

UDC Draft Overview and Discussion

SUGGESTED ACTION:

Presentation and discussion regarding the current draft of the UDC, major code changes, and remaining testing -- Zane Brown, Development Support Manager

ITEM SUMMARY:

The second draft of the updated Unified Development Code (UDC) was published on February 20th, 2026, and draft Chapter 17, Enforcement, was published on April 2nd, 2026. The published draft content represents the culmination of more than 75 UDC Advisory and Steering Committee meetings and City Council workshops guiding the project as well as edits resulting from both internal and external code testing which has been ongoing since November of 2025.

Members of the Planning and Zoning Commission (P&Z), UDC Steering Committee, and UDC Advisory Committee will be invited to attend this City Council Work Session and may be able to answer questions related to the work they have done and the guidance they have provided throughout the course of the UDC Update project.

Purpose:

The purpose of this item is to provide City Council and the invited Commission and Committees a high level overview of the major changes in the updated UDC, the testing adjustments that have been made so far, and a preview of areas still needing testing and policy direction, and to provide City Council an opportunity to ask questions related to the project or to identify areas of focus for remaining testing efforts.

The meeting will be structured as a high level presentation by staff, followed by an opportunity for public comment before opening to questions and discussion with City Council. In addition to answering any questions City Council may have about the project, the major changes outlined, or the work that led to the changes, staff will ask Council the following discussion questions:

- Are there sections that should be the focus of additional testing?
- Are there any topics Council would like more detailed information on?

Here is a link to the UDC Update Project Draft Content -

https://www.georgetowntexas.gov/development_services/planning/unified_development_code/udc_

FINANCIAL IMPACT:

SUBMITTED BY:

Robyn Densmore, Planning Department

ATTACHMENTS:

[Joint Session Presentation 04.2026.pdf](#)

UDC Update

April 9, 2026 | UDC Joint Session 1

Meeting Purpose

1. Review major revisions to the UDC
2. Discuss feedback and consider additional revisions

Are additional revisions needed before the draft UDC moves forward to public hearings?

Meeting Outline

- I. Purpose and Project Background
- II. Overview of the Draft UDC Structure
- III. New Districts and Tools
- IV. Environmental and Infrastructure Updates
- V. Additional testing Phase Updates
- VI. Key Themes and Takeaways
- VII. Testing
- VIII. Discussion and Next Steps

Purpose and Background

Why Update the UDC?

- Regulates how land is developed and used across Georgetown
- Governs zoning, subdivisions, building form, mobility, and environmental standards
- The last full update occurred over two decades ago
- Ensures the code reflects current plans, laws, and community priorities

UDC Update Process

Oct.
2022

Apr.
2023

Phase 1: Diagnostic Evaluation

- Review of existing plans and codes
- Interviews with ~25 internal code users and ~40 external code users
- Community events: State of the City, quarterly neighborhood update, Gather Round Georgetown
- 2 Steering Committee meetings
- City Council workshop
- Diagnostic Report to identify issues and propose solutions

UDC Update Process

Oct.
2022

Apr.
2023

Sept.
2025

Phase 1: Diagnostic Evaluation

- Review of existing plans and codes
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Phase 2: Code Drafting

- Drafting individual chapters of the updated UDC
- 25 Steering Committee meetings
- Various City Council and Joint Workshop updates
- Monthly or biweekly status calls and monthly status reports to City (throughout project)

UDC Update Process



Timeline

- City Council Workshop ----- February 24th
- State of Our City ----- March 12th
- Planning & Zoning Workshop ----- April 7th
- [Joint Workshop](#) ----- April 9th
- **Additional Testing, Stakeholder Engagement** ----- April, May
- **Mail Notice** ----- May 4th
- [Joint Workshop](#) ----- June 8th
- City Council Workshop ----- June 23rd
- Planning & Zoning Hearing and Final Report ----- July 21st
- City Council 1st Reading ----- July 28th
- City Council 2nd Reading (Code Adopted) ----- August 11th
- Code Effective ----- November 1st

Overview of the Draft UDC Structure

Overview of the Draft UDC Structure

- Organized into **18 chapters** (previously 16)
- Clear progression from administration to design to infrastructure
- Consistent formatting, definitions, and tables throughout
- Includes **flowcharts, cross-references, and summary tables**

Overview of the Draft UDC Structure

Key Components:

- Administration & Procedures – roles, applications, and review authorities
- Zoning Districts & Uses – residential, mixed-use, and nonresidential standards; freestanding downtown/old town code chapter
- Development Standards – landscaping, trees, signage, lighting, and parking
- Infrastructure & Environment – stormwater, connectivity, and utilities
- Definitions & Interpretation – consistent terminology for all users

1. General Provisions
2. Review Authority
3. Applications and Permits
4. Zoning Districts
5. Downtown and Old Town Code
6. Zoning Use Regulations
7. Residential Development Standards
8. Non-Residential Development Standards
9. Landscaping and Fencing
10. Tree Preservation
11. Off-Street Parking, Circulation, and Loading
12. Sign Standards
13. Drainage and Environmental Protection
14. Pedestrian and Vehicle Circulation
15. Infrastructure and Public Improvements
16. Nonconformities
17. Enforcement
18. Definitions

General Provisions, Review Authorities, Applications and Permits

- Enabling of additional policies and manuals, with evergreen provision
- Legislative-prompted updates regarding notices
- Shift towards administrative approval where possible for ministerial applications
- Clarification of criteria in some historic-related processing scenarios/authorities

Application	Planning Director	Building Official	Development Engineer	Landscape Planner	Historic Preservation Officer	HARC	ZBA	P&Z	City Council
	R - Recommendation	FA-Final Action Authority	A - Appeal Authority	< > - Public Hearing					
Abandonment									FA
Administrative Exception	FA						A*		A*
Administrative Plat (minor or amend plat)	FA							A	
Annexation									<FA>
Appeal of Administrative Decision							<FA>		
Artificial Turf	FA								
Certificate of Appropriateness (Administrative Approval)					FA	A			
Certificate of Appropriateness (HARC approval)						<FA>			A
Comprehensive Plan Amendment								<R>	<FA>
Construction Plans			FA					A	

New Districts and Tools

Variable Dimensional Std. by Lot Type

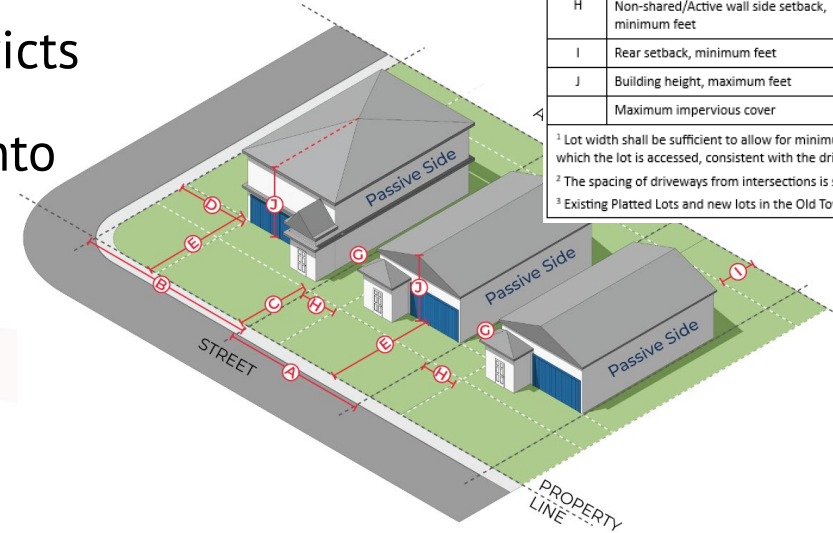
- Addresses variability of standards by parking access (front vs. alley)
- Structured to offset cost of alley development with adjustments to increase lot yield and number of lots per linear foot of infrastructure
- Consistent treatment of lot types across districts
- Text-based language and standards shifted into tables to extent practical
- Table metrics tied to graphics to clarify applicability in different circumstances

	Lot Type	Single-Family, Detached		Single-Family, Attached		Two-Family, Duplex		Townhouse	
		Front	Alley	Front	Alley	Front	Alley	Front	Alley
	Garage/Parking Access								
	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.



New Residential Mix (RM) District

- Introduces a “missing-middle” housing option between single-family and multifamily zones
- Allows duplexes, townhomes and courtyard homes in addition to single-family
- Designed for infill and transition areas near existing neighborhoods
- Focuses on form and scale rather than unit count to ensure compatibility
- Establishes clear lot size, height, and open space standards for neighborhood fit
- Diversity in lot types required as acreage increases (recognizing greenfield scenarios)
- Supports housing diversity and affordability goals in the 2030 Comprehensive Plan



Updated Medium Density Multi-Family (MF-1) District

- Establishes a mid-range multifamily option between RM and MF-2 districts
- Intended for smaller-scale apartment communities (1 structure/lot, 12 units max)
- Provides height limits to maintain compatibility with nearby residential areas
- Requires enhanced landscaping, screening and pedestrian connectivity
- Expands housing diversity while protecting the scale of existing neighborhoods



Updated High Density Multi-Family (MF-2) District

- Shifts MF-2 into an urban-scale multifamily district
- Intended for “wrapped” multifamily products in a unified structure, rather than garden-style
- Lot standards adjusted to provide performance pathway for development proformas
- Adjacency compatibility still applies
- Other enhanced design requirements to reflect desired design outcome



New Neighborhood Conservation Overlay District

- Enables the creation of future districts (evergreen)
- Provides a tool for established neighborhoods to maintain their existing character
- Allows residents to define custom design standards such as setbacks, height, and lot coverage
- Requires an adopted neighborhood plan or at least 51% property owner support to initiate designation
- Applies context-based standards without regulating building materials, consistent with state law
- Administered through a City Council-approved overlay linked to the base zoning district
- Balances neighborhood preservation with flexibility for reinvestment and infill



Restructured Industrial Districts I-1 and new I-2

- Recognizes that IN (Industrial) and BP (Business Park) have similar attributes, consolidating them into I-1 as Flex Industrial while separating more intense uses
- I-2 created to address higher impact industrial uses requiring larger sites like manufacturing, processing, assembly, etc. that have much different impact profiles than light industrial and business parks
- Several of the most intense uses in I-2 still prompt a SUP



Environmental and Infrastructure Updates

Tree Preservation

- Integrates recent amendments/direction
- Relocates Tree Preservation into new Chapter 10
- Defines protected and heritage trees
- Includes mitigation, replacement, and permit processes
- Applicable to City limits and ETJ
- References UDC Development Manual, which includes templates for tree surveys, tree preservation plans, landscape and tree calculations, and other information relevant to site plans



Environmental Standards

- Impervious Cover and Stormwater Controls
- Introduces numeric impervious cover thresholds reformatted for readability, adjusted for front vs. alley access
- Aligns with Edwards Aquifer and water quality standards
- Enhances consistency with Drainage Criteria Manual and Water Quality Plan

Creating a Connected Street Network

- Updates to inter-parcel connectivity and mid-block crossings and addition of administrative exception provisions
- Defines block length, intersection spacing, and pedestrian connections
- Updates street cross-sections consistent with the Future Mobility Plan
- Encourages walkable, multimodal, and context-sensitive design

Additional Testing Phase Updates

Additional Updates

- Chapter 5 consolidation
- Cleanup of references/links
- Adjusted triggers for Minor SDP Amendments
- Wording changes for clarity
- Inclusion of chapters 16 and 17
- Inclusion of new condo platting language
- Definitions updated and formatting improved

Key Themes and Takeaways

Major Outcomes of the UDC Update

- **Clarity** – Easier to navigate and interpret
- **Housing Diversity** – More tools for infill and missing-middle housing
- **Environmental Stewardship** – Measurable protection for trees and water quality
- **Mobility** – Quantifiable connectivity and multimodal standards
- **Predictability** – Transparent, consistent review processes
- **Implementation-Ready** – Integrates existing manuals for flexible updates

Testing

Testing

- Internal
 - Planning
 - Building Permits and Inspections
 - Fire
 - Water
 - Development Engineering
 - Legal
- External
 - NAIOP
 - HBA
 - UDCSC
 - UDCAC

Discussion and Next Steps

Preview of Next Steps

- Upcoming workshops
 - MU-DT
 - Water
 - Landscaping
 - Infill
- Mailed Notice
- Joint Session 2

Discussion

- Are there sections that should be the focus of additional testing?
- Are there any topics Council would like more detailed information on?

Thank You!