

# **Notice of Meeting of the Planning and Zoning Commission of the City of Georgetown, Texas January 21, 2025**

The Georgetown Planning and Zoning Commission will meet on January 21, 2025 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.

**NOTICE: Due to Inclement weather, this meeting is cancelled. This meeting may be rescheduled at a later date, to be determined. All City Offices will be closed on Tuesday, January 21, 2025.**

## **Public Wishing to Address an Advisory Board**

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

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken at this meeting.

## **Call to Order**

Pledge of Allegiance

Comments from the Chair

Announcements

Action from Executive Session

## **Statutory Consent Agenda**

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

### **1.A Meeting Minutes**

Consideration and possible action to approve the minutes from the January 7, 2025, regular meeting of the Planning & Zoning Commission -- Erica Metress, Planning

Specialist

## Regular Session

2.A **2024-14-REZ 1306 Hart St.**

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.1720 acres consisting of Lot 3, Block 1 of the Booty & Lesueur Subdivision and an abandoned 10 foot alley that abuts and joins the West line of said Lot 3, Block 1 of the Booty & Lesueur Subdivision, from the Office (OF) zoning district to the Residential Single-Family (RS) zoning district, for the property generally located at 1306 Hart Street, Georgetown, TX 78626. (2024-14-REZ) -- Haley Webre, Planner

2.B **Discussion Items**

Updates, Commissioner questions, and announcements -- Travis Baird, Assistant Planning Director – Current Planning

## 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 \_\_\_\_\_, 2024, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary

**City of Georgetown, Texas**  
**Planning and Zoning Commission**  
**January 21, 2025**

**SUBJECT:**

Meeting Minutes

**SUGGESTED ACTION:**

Consideration and possible action to approve the minutes from the January 7, 2025, regular meeting of the Planning & Zoning Commission -- Erica Metress, Planning Specialist

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Erica Metress, Planning Department

**ATTACHMENTS:**

[01.07.2025 P&Z Minutes Final.pdf](#)

# **Minutes of the Planning and Zoning Commission City of Georgetown, Texas Tuesday, January 7, 2025**

The Georgetown Planning and Zoning Commission met on Tuesday, January 7, 2025 at 6:00 PM at Council and Court Building, 510 W. 9th Street.

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

The following Members were in attendance:

Present were: Jen Bradac, Joseph D. Digiacomo, Travis Perthuis, Scott A Allen, Rueben Leslie L Rodriguez, Michael L Price, David "Alan" McDonald, Pierce P Macguire, Michael D Charles, Lance A Morgan

## **Agenda Notice**

### **Public Wishing to Address an Advisory Board**

On a subject that is posted on this agenda: Please fill out a speaker registra on form which can be found on the table at the entrance to the mee ng room. Clearly print your name and the le er of the item on which you wish to speak and present it to the Board Liaison prior to the start of the mee ng. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the mee ng 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 me to speak. No more than six minutes for a speaker may be granted. The requestor gran ng me to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this mee ng is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken at this meeting.

## **Call to Order**

Pledge of Allegiance  
Comments from the Chair  
Announcements  
Action from Executive Session

## 1. Statutory Consent Agenda

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

### 1.A Meeting Minutes

Consideration and possible action to approve the minutes from the December 3, 2024, regular meeting of the Planning & Zoning Commission -- Erica Metress, Planning Specialist

**Moved by** Lance A Morgan; seconded by Michael L Price to Approve the minutes from the December 3, 2024, regular meeting of the Planning & Zoning Commission.

**Motion** Approved: 7- 0

**Voting For:** Travis Perthuis, Scott A Allen, Michael L Price, David "Alan" McDonald, Pierce P Macguire, Michael D Charles, Lance A Morgan

**Voting Against:** None

## 2. Regular Session

### 2.A 2023-11-PUD Rockride Mixed-Use Development

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 14.99 acres in the William Addison Survey, Abstract No. 21, and 10.65 acres out of Lot 1 of the Kirschman Acres Subdivision, from the Agriculture (AG) zoning district to a Planned Unit Development zoning district with base zoning districts of Local Commercial (C-1), High Density Multi-Family (MF-2), and Low Density Multi-Family (MF-1), for the property generally located at the Southwest corner of Sam Houston Avenue and Rockride Lane. (2023-11-PUD) -- Ryan Clark, AICP, Senior Planner

Ryan Clark presented the staff report.

Commissioner Allen inquired about staff's suggested conditions for approval, more specifically about the corners of the building. Clark explained that the suggested condition for approval included the corners of the commercial use buildings along Ridgeline Boulevard.

Amanda Brown, HG Brown Consulting, approached the podium to address the commission and provided a presentation.

Chair Perthuis shared his hesitancy to have a positive recommendation to prohibit group homes.

Commissioner Price asked the applicant if the 6,000 square feet of commercial space and the 100th apartment would require a certificate of occupancy. Brown confirmed the inquiry

and explained that they are unable to receive a certificate of occupancy on the 100th apartment until at least 6,000 square feet of the commercial use has a certificate of occupancy.

Chair Perthuis opened and closed the public hearing with no speakers coming forth. Chair Perthuis asked for a motion from the dais.

**Moved by** Scott A Allen; seconded by David "Alan" McDonald to Approve with all recommended conditions for approval as presented by staff with the exception of removing limitations on group homes and halfway houses and that the 30-foot height limitation would be in the residential transition zone.

Commissioner Price shared that he understood the idea of having commercial uses on the first floor and did not agree with limiting it to the corners of the building.

With no further discussion from the dais, the commission proceeded to vote on the motion.

**Motion** Failed: 2- 5

**Voting For:** Scott A Allen, David "Alan" McDonald

**Voting Against:** Travis Perthuis, Michael L Price, Pierce P Macguire, Michael D Charles, Lance A Morgan

Due to a failed motion, Chair Perthuis asked for another motion.

**Moved by** Michael L Price; seconded by Pierce P Macguire to Approve with all recommended conditions as shown in staff's presentation on slide 50 noted as follows: limit restaurants and bar only allowed with an SUP in the MF-2 zoning district, add in the language for looming that there may be no windows placed on the second floor of the building walls in Area C that face the adjacent single-family homes, except windows that have a sill height of 65 inches or greater, the approval ordinance should require the recordation of a condominium plat in line with Texas Property Code Chapter 82, modify the building height in the MF-1 portion to be 30 feet in addition to limiting buildings to two-stories, within the 125 foot transition zone, and remove the exclusion of group home and halfway house.

**Motion** Approved: 7- 0

**Voting For:** Travis Perthuis, Scott A Allen, Michael L Price, David "Alan" McDonald, Pierce P Macguire, Michael D Charles, Lance A Morgan

**Voting Against:** None

## 2.B [2024-13-SUP Spring Valley ADU](#)

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of 'Accessory Dwelling Unit' in the Residential Single Family zoning district on the property located at 615 Spring Valley Road, Georgetown, Texas, bearing the legal description of Lot 6, Oak Crest Estates Spring Valley Unit. (2024-13-SUP) -- Colin Davidson, Planner

Colin Davidson presented the staff report.

Commissioner Allen inquired about differentiation for an Accessory Dwelling Unit standalone versus attached to an existing structure. Davidson explained that there is no differentiation and that the code requires a Special Use Permit whether the ADU is attached or detached.

Chair Perthuis asked why both structures are required to be on the same meter.

Sofia Nelson, Planning Director, approached the podium to address the commission and explained that when the ordinance was updated about 7 years ago, the commission and council deemed it important to prevent both structures from being rented out separately.

Larry Parker, owner, approached the podium to address the commission and shared that the desire was to house their daughter and grandchild.

Chair Perthuis opened and closed the public hearing with no speakers coming forth.  
Chair Perthuis opened the floor to a motion.

**Moved by** Pierce P Macguire; seconded by Scott A Allen to Approve as presented.

**Motion** Approved: 7- 0

**Voting For:** Travis Perthuis, Scott A Allen, Michael L Price, David "Alan" McDonald, Pierce P Macguire, Michael D Charles, Lance A Morgan

**Voting Against:** None

## 2.C [2024-14-SUP Pizer Family Home](#)

Public Hearing and possible action on a request for a Special Use Permit (SUP) for the specific use of Accessory Dwelling Unit in the Residential Single Family (RS) zoning district on the property located at 313 E. 8th Street, bearing the legal description of 0.165 acres out of Block 17 (E/PT) Glasscock Addition. (2024-14-SUP) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Commissioner Allen inquired about what was included in the 25% calculation that limits an ADU's size. Beams explained that the calculation included the residence, garage, and air-conditioned breezeway. Beams shared that the proposed ADU came out to be 24% of the size of those items.

Craig and Jennifer Pizer, owners, approached the podium to address the commission and shared that the reason for the request was to provide space for their adult children and mother-in-law when they visit. Mr. Pizer explained that they plan to install a two-burner stove top which requires the special use permit. Mr. Pizer shared that when they purchased the home in 2024, a detached ADU was existent, and clarified that the home is just over 2,000 square feet with the remaining noted square footage as part of the existing ADU. The Pizers removed the ADU and plan to add back the property that was purchased, but making livable. Mr. Pizer shared that the living area would not larger than the garage and suspected that the breezeway was included in the calculations.

Chair Perthuis opened and closed the public hearing with no speakers coming forth.  
Chair Perthuis opened the floor to a motion.

**Moved by** Michael L Price; seconded by Pierce P Macguire to Approve as presented.

**Motion** Approved: 7- 0

**Voting For:** Travis Perthuis, Scott A Allen, Michael L Price, David "Alan"

McDonald, Pierce P Macguire, Michael D Charles, Lance A Morgan

**Voting Against:** None

### 3. Executive Session

In compliance with the Open Meetings Act, Chapter 551, Texas Government Code, Vernon's Codes, Annotated, the items listed below will be discussed in closed session and are subject to action in the regular session.

### Adjournment

These minutes were approved at the meeting of \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Chair

Attest

**City of Georgetown, Texas**  
**Planning and Zoning Commission**  
**January 21, 2025**

**SUBJECT:**

2024-14-REZ 1306 Hart St.

**SUGGESTED ACTION:**

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.1720 acres consisting of Lot 3, Block 1 of the Booty & Lesueur Subdivision and an abandoned 10 foot alley that abuts and joins the West line of said Lot 3, Block 1 of the Booty & Lesueur Subdivision, from the Office (OF) zoning district to the Residential Single-Family (RS) zoning district, for the property generally located at 1306 Hart Street, Georgetown, TX 78626. (2024-14-REZ) -- Haley Webre, Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The applicant is requesting to rezone the subject property from Office (OF) to Residential Single-Family (RS) to align the existing use with the correct zoning district.

**Staff's Analysis:**

Staff has reviewed the proposed rezoning request and has found that it complies with 5 of the 5 criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in the attached staff report below.

**Public Comments:**

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 Zoning Map Amendment request (34 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (December 26, 2024) and signs were posted on-site. To date, staff has received 1 written comments in favor, and 0 in opposition to the request.

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Courtney Hanson, Planning Department

**ATTACHMENTS:**

[2024-14-REZ - Staff Presentation.pdf](#)

[2024-14-REZ - Staff Report.pdf](#)

[Exhibit 1 - Location Map.pdf](#)

[Exhibit 2 - Future Land Use Map.pdf](#)

[Exhibit 3 - Zoning Map.pdf](#)

[Exhibit 4 - Design and development standards of the Residential \(RS\) Zoning District.pdf](#)

[Exhibit 5 - Letter of Intent.pdf](#)



# 1306 Hart Street 2024-14-REZ

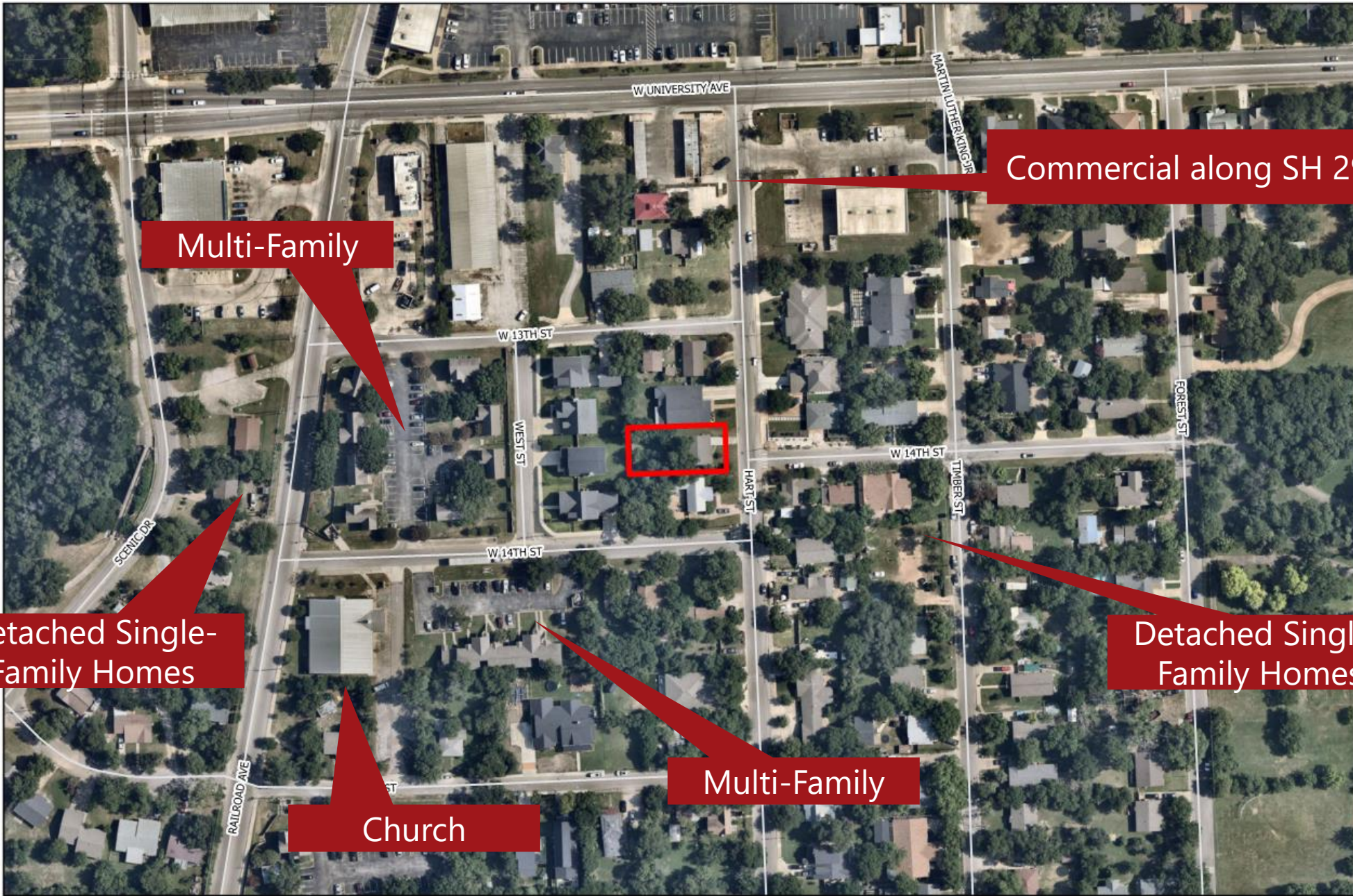
January 21, 2025 | Planning & Zoning Commission

# Item Under Consideration

## 2024-14-REZ

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.172 acres consisting of Lot 3, Block 1 of the Booty & Lesueur Subdivision and an abandoned 10-foot wide alley that abuts and joins the west line of said Lot 3, Block 1 of the Booty & Lesueur Subdivision, from the Office (OF) zoning district to the Residential Single-Family (RS) zoning district, for the property generally located at 1306 Hart Street, Georgetown, TX 78626 (2024-14-REZ). - Haley Webre, Planner





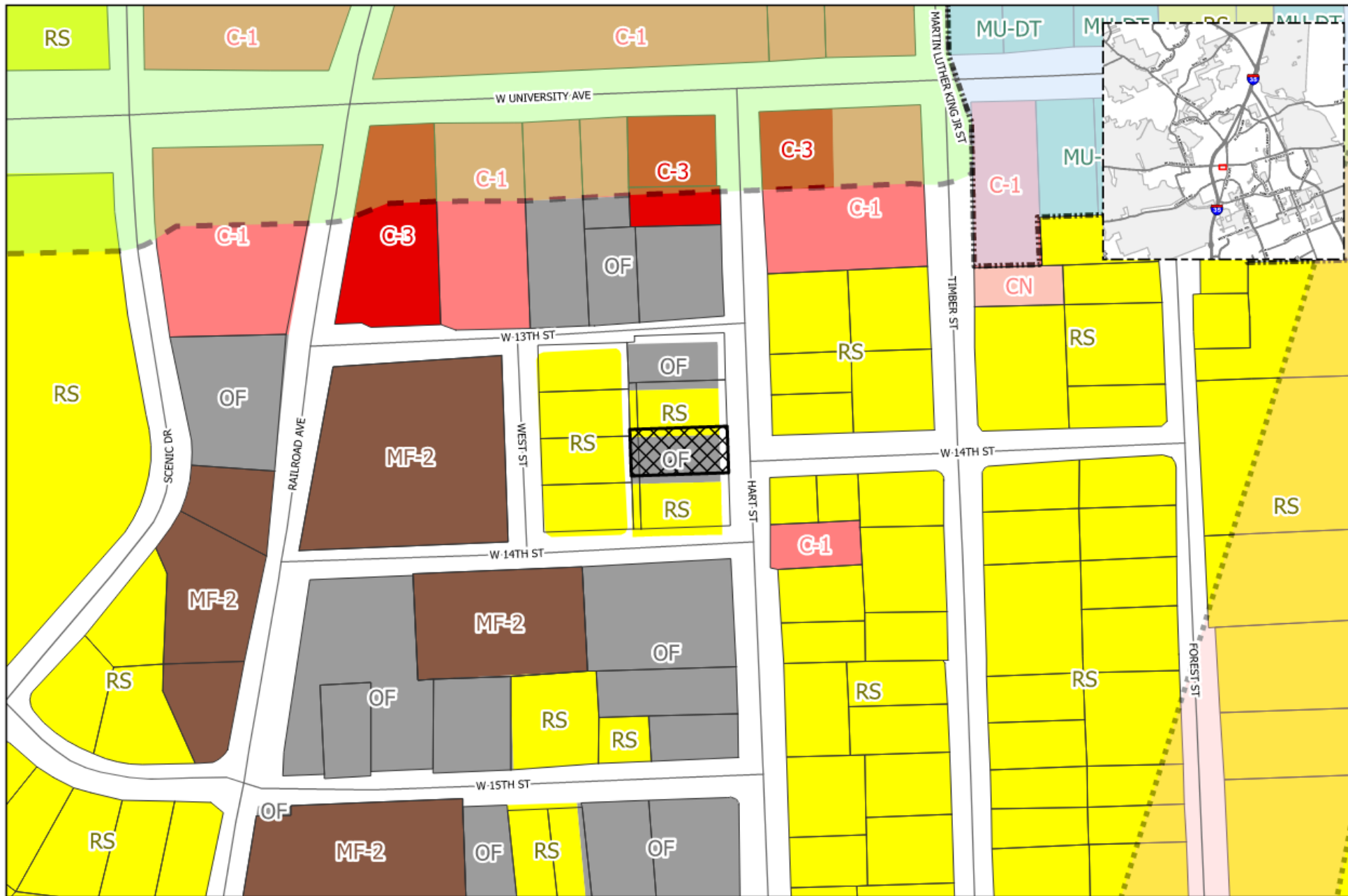
## Aerial

2024-14-REZ

 Site







# Zoning

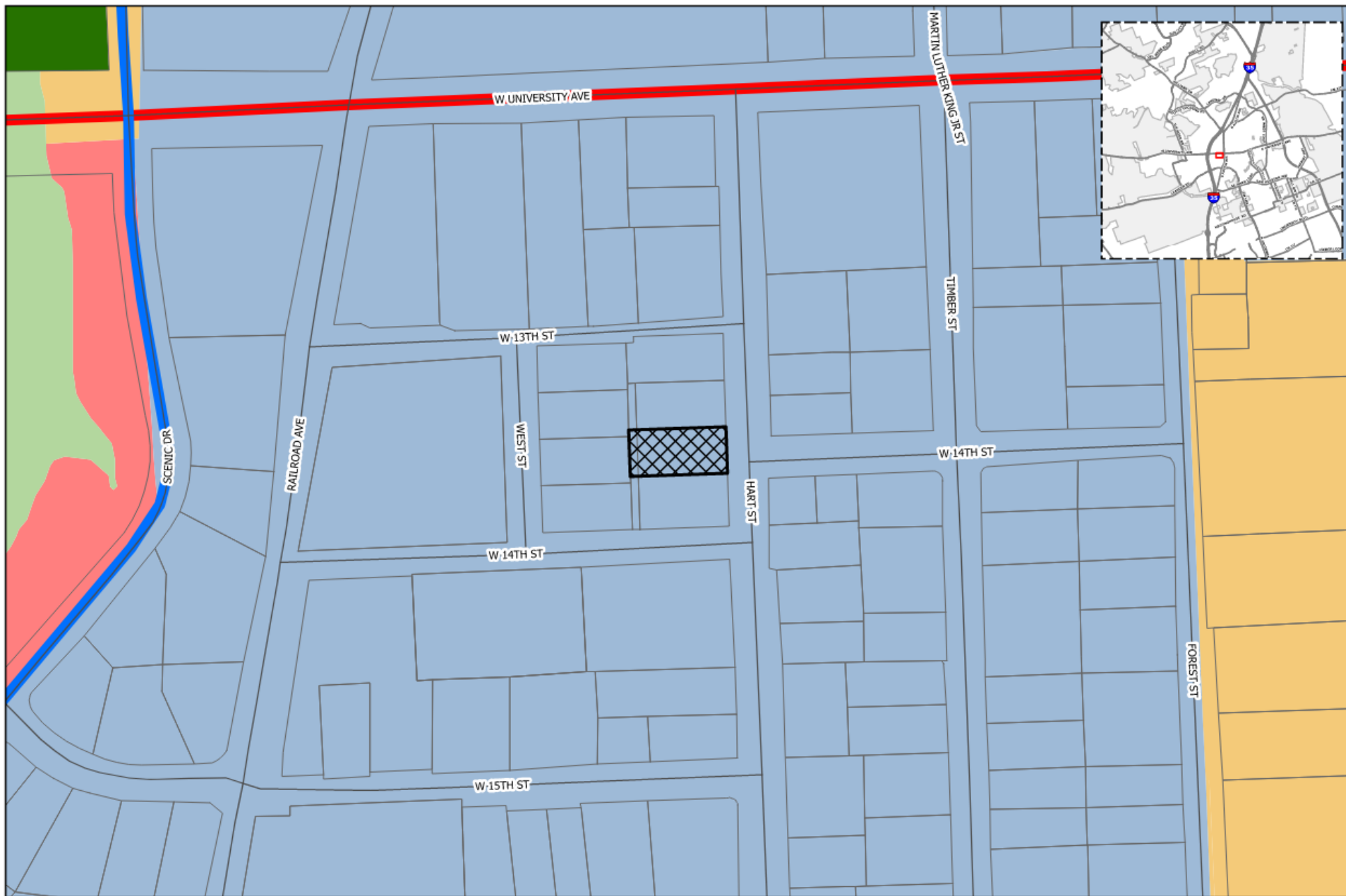
## 2024-14-REZ

### 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







**Future Land Use/  
Overall Transportation  
Plan**

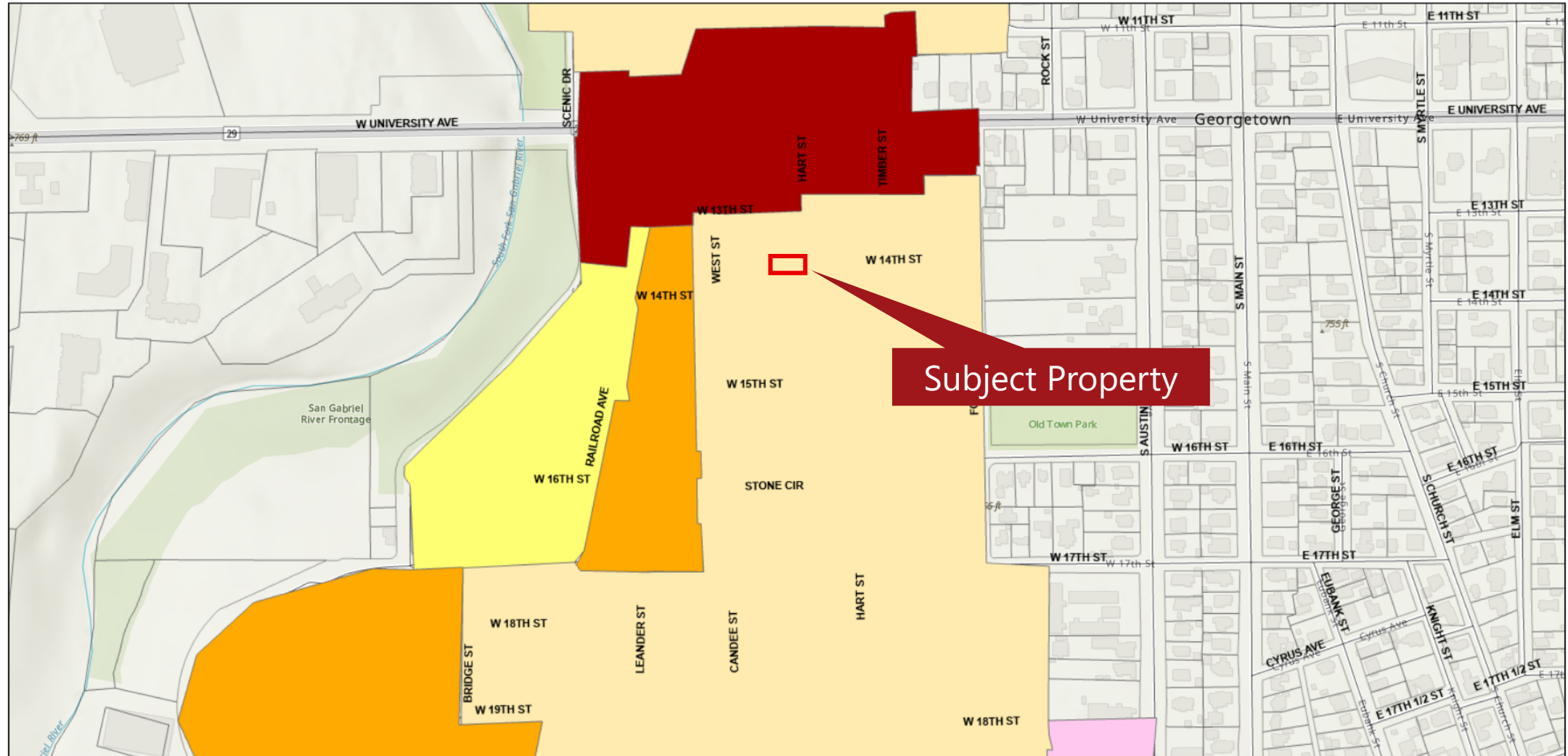
**2024-14-REZ**

**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



# TRG Land Use Designations



# TRG Small Area Plan – Medium Density Mixed Housing

- **Track Ridge Grasshopper (TRG) Vision Statement:** “The TRG neighborhood will be a safe, healthy and diverse multigenerational community that promotes and protects its rich heritage, residential character, and cultural community assets for future generations and all citizens of Georgetown.”
- Residents of TRG expressed desire to limit the encroachment of downtown commercial or higher density residential uses into the historic single-family residential core, specifically north of West 10th Street.
- Medium Density Mixed Housing - “Missing Middle” housing, compatible with traditional single-family dwellings, are appropriate for transitioning from nonresidential uses to primarily residential areas.

# 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'

# 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		

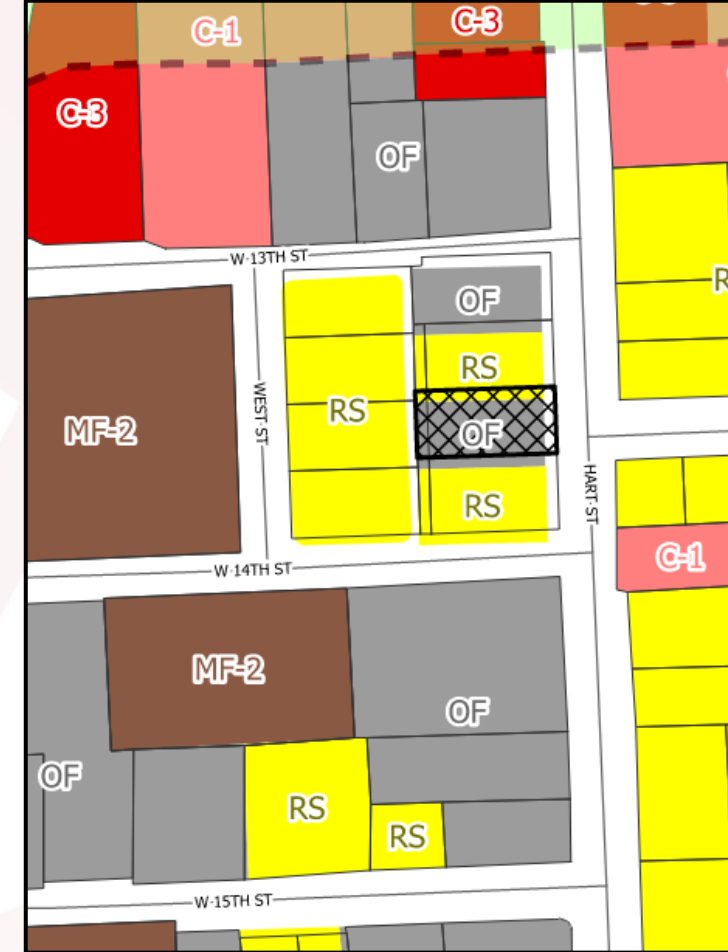
# TRG Plan and Comprehensive Plan Guidance

## TRG:

- Medium Density Mixed Housing
  - “Missing Middle” housing, compatible with traditional single-family dwellings, are appropriate for transitioning from nonresidential uses to primarily residential areas.
  - Secondary Uses: Limited neighborhood serving retail, office, institutional and civic uses
- Specific recommendation to align Office zoning with current RS uses

## Land Use Policies:

- Housing Element 2: Preserve existing neighborhoods in targeted areas



# Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
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		

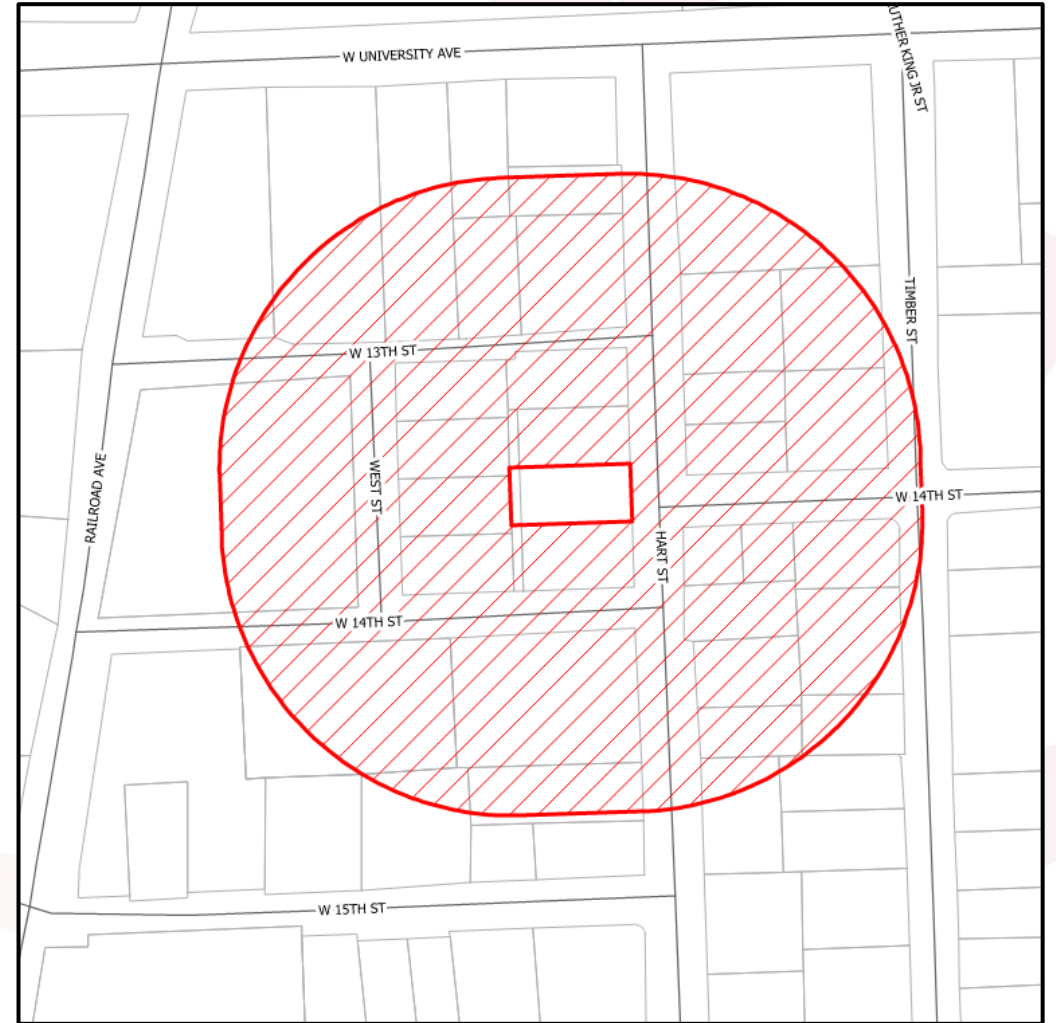


# Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

# Public Notifications

- 34 property owners within the 300' buffer
- Notice in Sun News on December 26, 2024
- Signs posted on the property
- To date, staff has received:
  - 1 written comments IN FAVOR
  - 0 written comments OPPOSED



# Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone 0.1720 acres consisting of Lot 3, Block 1 of the Booty & Lesueur Subdivision and an abandoned 10 foot alley that abuts and joins the West line of said Lot 3, Block 1 of the Booty & Lesueur Subdivision, from the Office (OF) zoning district to the Residential Single-Family (RS) zoning district, for the property generally located at 1306 Hart Street, Georgetown, TX 78626 (2024-14-REZ). - Haley Webre, 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 and Zoning Commission

## Planning Department Staff Report

**Report Date:** January 17, 2025  
**Case No:** 2024-14-REZ  
**Project Planner:** Haley Webre, Planner

### Item Details

**Project Name:** 1306 Hart Street  
**Project Location:** 1306 Hart Street, Georgetown, TX 78626, within City Council district No. 1.  
**Total Acreage:** 0.172 acres  
**Legal Description:** 0.1720 acres consisting of Lot 3, Block 1 of the Booty & Lesueur Subdivision and an abandoned 10-foot alley that abuts and joins the West line of said Lot 3, Block 1 of the Booty & Lesueur Subdivision

**Applicant:** Spivey Construction, c/o Guerin Spivey  
**Property Owner:** Margie Titus

**Request:** Zoning Map Amendment to rezone the subject property from **Office (OF)** to **Residential Single-Family (RS)**.

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



### Overview of Applicant's Request

The applicant is requesting to rezone the subject property from Office (OF) to Residential Single-Family (RS) to align the existing use with the correct zoning district.

Planning Department Staff Report

Site Information

Location:

The subject property is located at the midblock of 13<sup>th</sup> and 14<sup>th</sup> Streets. This property sits a block and a half south of State Highway 29 and is located in a predominantly residential neighborhood.

Physical and Natural Features:

The property is developed with a detached single-family home and small shed. There is also a large tree located in the rear yard of the property.

Future Land Use and Zoning Designations:

The subject property has an existing Future Land Use designation of Special Area - Track Ridge Grasshopper (TRG) Small Area Plan. Within this Small Area Plan, the subject property falls into the Medium Density Mixed Housing designation. The property is currently zoned Office (OF).

Surrounding Properties:

The surrounding properties include various zoning districts. These districts include Residential Single-Family (RS), Office (OF), Local Commercial (C-1), and Multi-family (MF-2), but all are used as residential.

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	Residential Single-Family (RS)	Mixed Density Neighborhood – TRG Plan	Detached Single-Family House
East	Residential Single-Family (RS)	Mixed Density Neighborhood – TRG Plan	Detached Single-Family House
South	Residential Single-Family (RS)	Mixed Density Neighborhood – TRG Plan	Detached Single-Family House
West	Residential Single-Family (RS)	Mixed Density Neighborhood – TRG Plan	Detached Single-Family House





## Planning Department Staff Report

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### Property History:

This property was annexed into the City Limits in 1890. Based on the 1965 Zoning Map, the property was zoned Residential. The property was later redesignated to the Residential Multi-Family (RM) zoning district in according to the 1968 Zoning Map. In 2002, the property was then redesignated to the Office and Service Use (RM-3) zoning district. And then finally, with the adoption of the 2003 Unified Development Code (UDC), the RM-3 district was recategorized to the Office (OF) zoning district which is the current zoning district of the property.

### Comprehensive Plan Guidance

#### Future Land Use Map:

#### Special Area (SA)

Special Areas are planned areas that integrate a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. These centers are unique destinations with emphasis on building design, landscaping and the inclusion of public plazas, green spaces and areas for the public to gather. 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.

**DUA:** 14 or more

**Target Ratio:** Development Specific

**Primary Use:** Mixed-use (high-density residential and retail)

**Secondary Uses:** Medium-density residential, office, commercial, recreational, and civic uses

#### Other Master Plans:

#### Track Ridge Grasshopper Small Area Plan – Medium Density Mixed Neighborhood

The property falls within the Track Ridge Grasshopper (TRG) Small Area Plan, which establishes long-range goals and objectives for the development and stabilization of the neighborhood. It provides a decision-making framework and establishes implementation strategies to direct the neighborhood towards its vision as “a safe, healthy and diverse multigenerational community that promotes and protects it’s rich and varied heritage, residential character, and cultural community assets for future generations and all citizens of Georgetown.”

The subject property falls within the Mixed Density Neighborhood Land Use Designation of the TRG Plan. This designation recommends Missing Middle Housing that is compatible with traditional single-family dwellings. This designation is appropriate for transitioning from nonresidential uses to primarily residential areas. Recommended secondary uses include limited neighborhood serving retail, office, and institutional and civic uses.

### Utilities

The subject property is located within the City’s service area for water, wastewater, and electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of site development to determine capacity and any necessary utility improvements.

Planning Department Staff Report

Transportation

Residential Lanes and Residential Local Streets

These streets are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector level streets and arterial level streets.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

Residential Single-Family (RS)

The Residential Single-Family (RS) zoning district allows for medium density and its minimum lot size is 5,500 square feet. The RS district contains standards for development that maintain single-family neighborhood characteristics. The RS district may be located within proximity of neighborhood-friendly commercial and public services and protected from incompatible uses. All housing types in the RS district shall use the lot, dimensional and design standards of the district.

Permitted land uses within the district include detached single-family homes and group homes with 6 or less residents. Attached single-family homes, churches, family home day care, and schools among other uses are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Other uses such as accessory dwelling units, bed and breakfast, group day care, general office and other similar uses may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of RS district permitted uses and development standards.

Intergovernmental and Interdepartmental Review

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 issued regarding the zoning request. (or if comments/feedback were provided by any department, include an overview of those comments here).

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with 5 of the 5 criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

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
An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	Complies

**ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA**

This property has a Future Land Use Designation of Small Area. The Small Area Designation that this property falls within is the Medium Density Mixed Housing of the Track Ridge Grasshopper (TRG) Small Area Plan which calls for “Missing Middle” housing that is compatible with traditional single-family dwellings to create an appropriate transition from nonresidential uses to primarily residential areas. Secondary uses include limited neighborhood serving retail, office, institutional, and civic uses.

While the requested zoning district of Residential Single-Family (RS) does not allow for a wide range of “Missing Middle” housing types recommended by the TRG Plan, the subject property is surrounded by single-family homes so there is no opportunity to create a transition between nonresidential and residential uses.

Further, when evaluating the neighborhood as a whole, there are several office zoning designations that are inconsistent with the existing single-family residential land uses throughout the neighborhood. The TRG Small Area Plan recognizes this misalignment and provides guidance to align those uses with compatible zoning districts (page 139 of the TRG Plan). Residents of the TRG Neighborhood also expressed their desire to limit the encroachment of downtown commercial or higher density residential uses into the historic single-family residential core. Because of this, staff believes that the request is consistent with the TRG Neighborhood Plan.

This request is also consistent with the Comprehensive Plan’s Housing Element 2 which recommends preserving “existing neighborhoods in targeted areas. Certain neighborhoods require special consideration of development impacts to ensure character and compatibility are protected”. The Comprehensive Plan states that this Housing Element Goal can be achieved through Small Area Plans such as the TRG Small Area Plan. In an effort to meet this goal, the TRG Small Area Plan was created to support the goals identified in the Georgetown 2030 Comprehensive Plan to “reinvest in Georgetown’s existing neighborhoods and commercial areas...” and “ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds, and income levels”. This rezoning request supports these goals in the 2030 Comprehensive Plan by preserving the single-family nature of the neighborhood and allowing the property to continue to be used as a residence.

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


**Complies**

The proposed zoning district promotes the health, safety and healthful development of the City by placing more restrictive development standards than those allowed by the Office (OF) zoning district, while also preserving the character of the existing single-family neighborhood in which the property is located. The OF district is a non-residential district that allows for limited commercial land uses and their accompanying building design requirements, such as greater impervious cover allowances. Further, the Residential Single Family (RS) zoning district’s standards are aimed at maintaining the character of single-family neighborhoods such as the TRG Neighborhood.

**4. The zoning change is compatible with the present zoning and conforming**

**Complies**



ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
uses of nearby property and with the character of the neighborhood.	
<p>The proposed zoning change is consistent with the immediate surrounding uses and character of the area because this property sits within an established single-family residential neighborhood. According to the Williamson County Appraisal District, the subject property has existed as a single-family home since the 1960s, well before many of the newer homes built on adjacent properties. The properties highlighted in yellow in the photo below were developed or redeveloped with single-family homes since 2008. This photo shows how the residential neighborhood has developed around the subject property and further contributed to a detached single-family home neighborhood feel since the subject property was originally developed.</p> 	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies
<p>The proposed zoning district permits single-family dwelling units by right, and the property is already developed with a single-family home. Currently, the applicant has not indicated any redevelopment of the property. If the property is redeveloped at a later date, dimensional standards of the RS zoning district will be reviewed with any required building permits.</p>	

## Planning Department Staff Report

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### Meetings Schedule

January 21, 2025 – Planning and Zoning Commission

February 11, 2025 – City Council First Reading of the Ordinance

February 25, 2025 – City Council Second Reading of the Ordinance

### 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 Zoning Map Amendment request (34 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (December 26, 2024) and signs were posted on-site. To date, staff has received 1 written comments in favor, and 0 in opposition to the request (Exhibit 6).

### Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – Design and development standards of the Residential (RS) Zoning District

Exhibit 5 – Letter of Intent

Exhibit 6 – Public Comments (if applicable)

## Location

**2024-14-REZ**

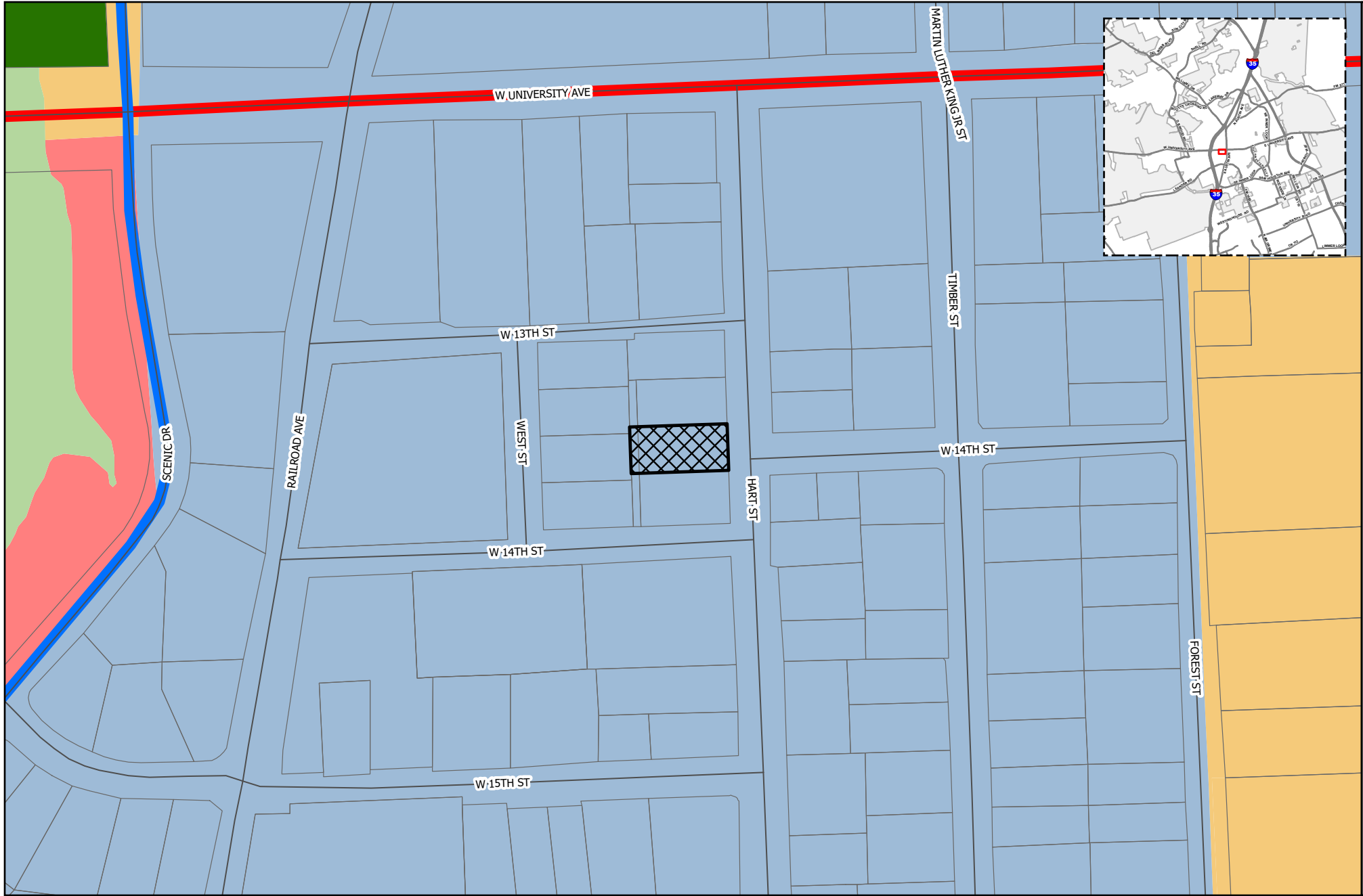
**Exhibit #1**

 Site  
 Parcels



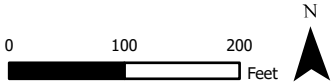
0 100 200  
Feet

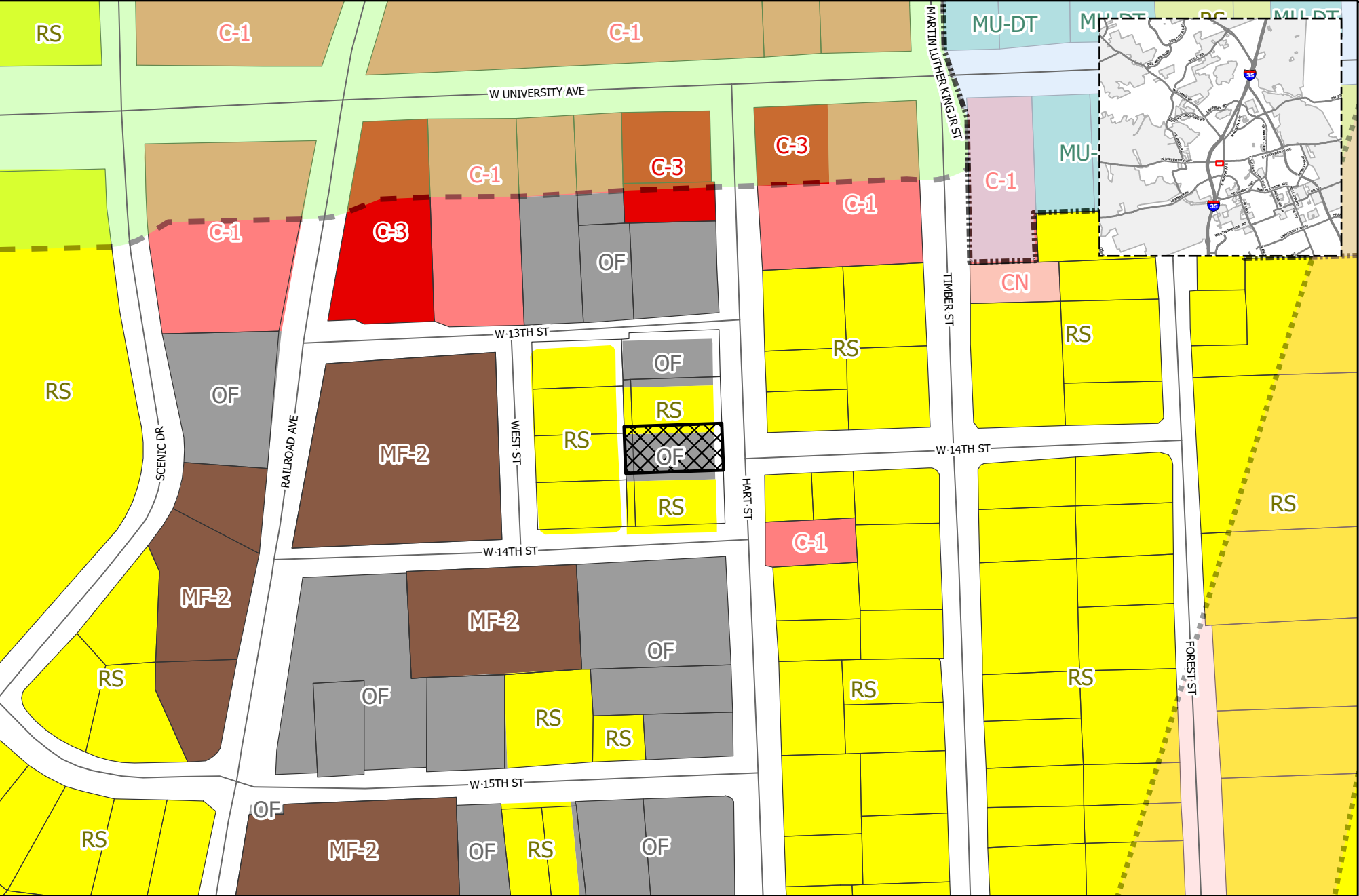




**Future Land Use/  
Overall Transportation  
Plan  
2024-14-REZ  
Exhibit #2**

-  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





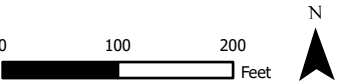
# Zoning

## 2024-14-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





<b>Residential Uses</b>	<a href="#">Sec. 5.02.010</a>
Permitted by Right	Single-family (Detached), Group Home (6 residents or less)
Permitted with Limitations	Single-family (Attached), Home-Based Business
Special Use Permit Required	Accessory Dwelling Unit, Halfway House, Hospice Facility, Rooming or Boarding House

<b>Civic Uses</b>	<a href="#">Sec. 5.03.010</a>
Permitted with Limitations	School (Elementary), Day Care (family home), 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	School (Middle), Day Care (group), Activity Center (Youth or Senior), Community Center, Emergency Services Station, Cemetery, Columbaria, Mausoleum or Memorial Park

<b>Commercial Uses</b>	<a href="#">Sec. 5.04.010</a>
Special Use Permit Required	Bed and Breakfast (inc. with Events), General Office

<b>Transportation &amp; Utility Uses</b>	<a href="#">Sec. 5.05.010</a>
Permitted by Right	Utility Services (Minor)
Permitted with Limitations	Utility Services (Intermediate), Wireless Transmission Facility ( $\leq 40'$ tall)

<b>Temporary Uses</b>	<a href="#">Sec. 5.08.010</a>
Permitted with Limitations	Seasonal Product Sales, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking lot (temporary), Portable Classrooms, Residential Sales Office/Model Homes

<b>Dimensional Standards:</b> <a href="#">Sec. 6.02.050</a>	
Minimum Lot Width	45 ft
Minimum Lot Size	5,500 sq. ft
Minimum Corner Lot Width	55 ft
Front setback	20 ft
Side Setback	6 ft
Side/Rear Street Setback	15 ft
Unloaded Street Setback	20 ft
Rear Setback	10 ft
Street Facing Garage Setback	25 ft
Maximum Building Height	35 ft
Maximum Impervious Cover – <a href="#">Sec. 11.02</a>	45%
Bufferyard: UDC <a href="#">Sec. 8.04.06</a>	-
Landscaping: UDC <a href="#">Sec. 8.01</a>	-
Tree Preservation and Protection – <a href="#">Sec. 8.02</a>	-

The full UDC document can be found online at [udc.georgetown.org](http://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](mailto:planning@georgetown.org) | (512) 930-3575

## Letter of Intent

Address: 1306 Hart Street

Location: S3219 Booty and Lesueur, Block 1, Lot 3, Acres 0.15, Zone- OF, Type Office

Request: Change Zoning to Residential RS, located in District 1

2030 Comprehensive Plan and Future Land Use Designation Special Area

Conservation: Protect legacy homeowners from displacement

Property was in probate for 2 years. The family wishes to keep it for their residential use.

Community Retention: Properties to the Left, Right, and across the street are all Residential. Owner would like to retain property as a residence.

TRG Goals

1. Home Repair Program

The home had a water loss and is in need of repairs

10. Land Use and Zoning

The property will be kept in the family and used as a residence.

Page 123 of Future Land Use Plan: Care should be taken not to disrupt the single-family nature of the neighborhood. In TRG Vision Statement: "The TRG neighborhood will be a safe, healthy and diverse multigeneration community that promotes and protects it's rich and varied heritage, residential character, and cultural community assets for future generations and all citizens of Georgetown" is a powerful Affirmation of the City of Georgetown, I have been coming to this City since a child because my paternal Grandmother lived here since 1938. Of TRG Goals in Conservation, Accessibility, Restoration, Community Retention and Neighborhood Protection; one stands out to me in the Conservation goal: Protect legacy homeowners from displacement.

2030 Plan update Future Plan Sections

LU.3- Georgetown has many well deigned and maintained neighborhood, well maintained and stable neighborhoods provide a high quality of life for residents. Complete neighborhoods include a range of housing types or may be exclusively single-family housing types. This property has been single-family housing since 1960.

LU.6- Maintaining the small-town charm of Georgetown is a theme and desire identified by the public as part of this update. The historic character of downtown and old town is a key component of preserving and strengthening the small-town charm.

Utilizing a small area plan approach to the planning of the transition zone identified on the periphery of the downtown overlay district.

How roads and utilities will serve this property

Electricity and water will be provided by the City of Georgetown

Existing roads are already serving this neighborhood. Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods.

Section 3.06.030 Approval Criteria

- A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action; Answer: Fee to be paid once application has been accepted
- B. The zoning change is consistent with the Comprehensive Plan; Answer: Yes to change back to RS
- C. The zoning change promotes the health, safety or general welfare of the City and safe orderly, and healthful development of the City; Answer: It will remain a single-family residence as it has for over 40 years
- D. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; Answer: Neighbors to the left, right and across the street are zoned RS
- E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment; Answer: The district is mixed use and can be residential.

According to the tax records 2025 Land segment, the land segment type is 1. Residential. The State Code is A1 - Residential Single-Family. The house was built in 1960, and taxes are current with payment. The property was purchased by Melza Smith on 6/10/1983 and put into the Estate of Melza Smith on 7/22/2022. Now the cousin of Melza Smith, Margie Titus has taken ownership of the property in 2024, after two years of probate.



**From:** Margie Titus [REDACTED]  
**Sent:** Friday, January 10, 2025 10:14 AM  
**To:** Georgetown Planning <Planning@georgetowntexas.gov>  
**Cc:** Margie Titus [REDACTED]; Haley Webre <haley.webre@georgetown.org>  
**Subject:** [EXTERNAL] Project Case #: 2024-14-REZ P&Z Date: 1/21/25 Case Manager: Haley Webre

**[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.

January 10, 2025

Good Morning,

My name is Margie Price Titus, owner of the property at 1306 Hart Street in Georgetown, Texas with my two siblings. We support the rezone ...**"of said Lot 3, Block 1 of the Booty & Lesueur Subdivision, from the Office (OF) zoning district to the Residential Single-family (RS) zoning district, for the property located at 1306 Hart Street, Georgetown, Texas 78626. (2024-14-REZ)"** I live in [REDACTED] and weather permitting, I am planning on attending the P&Z Commission hearing on the 21st of January, 2025.

Thanks for the Notice of the Public Hearing.

Margie Price Titus  
[REDACTED]

**City of Georgetown, Texas**  
**Planning and Zoning Commission**  
**January 21, 2025**

**SUBJECT:**

Discussion Items

**SUGGESTED ACTION:**

Updates, Commissioner questions, and announcements -- Travis Baird, Assistant Planning Director  
– Current Planning

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

**SUBMITTED BY:**

Erica Metress, Planning Department

**ATTACHMENTS:**

N/A