

**Notice of Meeting for the
Planning and Zoning Commission
of the City of Georgetown
January 18, 2022 at 6:00 PM
at City Council Chambers - 510 West 9th Street, Georgetown, TX 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.

This Commission is now meeting in-person with a quorum present and public is welcome to attend. If special accommodations are needed, please reach out to the staff liaison, Mirna Garcia, at mirna.garcia@georgetown.org or (512)930-3575 for assistance.

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 at the Board meeting. Clearly print your name, the letter of the item on which you wish to speak, and present it to the Staff Liaison, preferably prior to the start of the meeting. You will be called forward to speak when the Board considers that item.

On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker's name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please logon to <http://government.georgetown.org/category/boards-commissions/>.

A At the time of posting, no persons had signed up to address the Board.

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 Agenda.

- B Consideration and possible action to approve the minutes from the January 4, 2022 regular meeting of the Planning and Zoning Commission -- Mirna Garcia, Program Manager
- C Consideration and possible action to **disapprove for the reasons set forth in the item** application for a **Traffic Impact Analysis**, consisting of approximately 40.086 acres in the Joseph Fish Survey, Abstract No. 232, generally located at SE Corner of CR 105 and CR 110 to be known as Avery Bost Traffic Impact Analysis (2021-10-TIA) – David Munk, PE, and Lua Saluone, Utility Engineering
- D Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Preliminary Plat**, consisting of approximately 57.47 acres in the **Isaac Donagan Survey, Abstract No. 178**, generally located at 3313 and 3321 SH 29 W to be known as Scott Felder Homes -

Riverstone (2021-15-PP) – Travis Baird, Asst. Planning Dir.-Current Planning

- E Consideration and possible action to **approve** an application for a **Preliminary Plat**, consisting of approximately **62.048 acres** in the John T. Church Survey, Abstract No. 140 and the Key West Irrigation Company Survey, Abstract No. 711, generally located southwest of the intersection of RM 2243 and CR 176, to be known as Parkside Peninsula (2021-17-PP) -- Grant White, Associate Planner
- F Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Preliminary Plat**, consisting of approximately **3.389 acres in the Nicholas Porter Survey, Abstract No. 497**, generally located at 206 E Janis Dr to be known as Rivery Crossing (2020-23-PP) – Travis Baird, Assistant Planning Director
- G Consideration and possible action to **approve** an application for a **Preliminary Plat**, consisting of approximately 224.705 acres in the Williams Roberts Survey, Abstract No. 524, generally located at 4805 N IH 35 to be known as Jackson Shaw Georgetown (2021-26-PP) -- Ethan Harwell, Senior Planner
- H Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Preliminary Plat Amendment**, consisting of approximately **113.138 acres in the D. Wright Survey, Abstract No. 13 and J. Berry Survey, Abstract No. 51**, generally located approximately 1,000-feet south of the junction of IH-35 and SH 130 Toll to be known as Gateway 35 Amendment (2021-30-PP) -- Ethan Harwell, Senior Planner
- I Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Preliminary Plat**, consisting of approximately 134.3 acres in the 134.3 acres in the F. Foy Survey, Abstract No. 229, generally located at 30501 Ronald Reagan Blvd. to be known as Somerset Hills Parcel 5 (2021-34-PP) – Ryan Clark, Planner
- J Consideration and possible action to **approve** application for **Construction Plans**, consisting of approximately 22.26 acres in the Issac Donagan Survey, Abs No. 172, generally located at the south end of Crescent Bluff Dr. to be known as Crescent Bluff Section 4 (2021-5-CON) – David Munk, PE, and Lua Saluone, Utility Engineering
- K Consideration and possible action to **disapprove for the reasons set forth in the item** application for **Construction Plans**, consisting of approximately **6.916 acres in the Addison, Wm. Sur. AW0021**, generally located at 2321 Southwestern Blvd to be known as Davidson Ranch Two Family Phase 2 (2021-17-CON) – David Munk, PE, and Lua Saluone, Utility Engineering
- L Consideration and possible action to **approve** application for **Construction Plans**, consisting of approximately **47.91 acres in the J. Thompson Survey, Abs No. 608**, generally located at Greenview Parkway to be known as Parkside on the River Phase 2 Sections 4 and 7 (2021-24-CON) – David Munk, PE, and Lua Saluone, Utility
- M Consideration and possible action to **approve** application for **Construction Plans**, consisting of approximately **252.9 acres in the Northcross, J. Sur. AW0478**, generally located at 3060 CR 255 to be known as Daniels Mountain (2021-39-CON) – David Munk, PE, and Lua Saluone, Utility Engineering
- N Consideration and possible action to **disapprove for the reasons set forth in the item** application for **Construction Plans**, consisting of approximately **70 acres in the Lewis P. Dyches Sur, Abstract No.171**, generally located at 1008 Rocky Hollow Creek Dr to be known as Sun City Neighborhood 66 and 92 (2021-42-CON) – David Munk, PE, and Lua Saluone, Utility Engineering
- O Consideration and possible action to **disapprove for the reasons set forth in the item** application for **Construction Plans**, consisting of approximately **15.933 acres in the Low B.C. Sur. AW0385**, generally located at 1300 Westinghouse Rd to be known as Freehill Subdivision Improvements Plan (2021-46-CON) – David Munk, PE, and Lua Saluone, Utility Engineering
- P Consideration and possible action to **disapprove for the reasons set forth in the item** application for **Construction Plans**, consisting of approximately **47.83 acres in the Lewis P. Dyches Sur. Abstract No. 171**, generally located at 7811 Ranch Road 2338 to be known as Broken Oak Subdivision (2021-48-CON) – David Munk, PE, and Lua Saluone, Utility Engineering

- Q Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Preliminary Final Plat Combo**, consisting of approximately **15.933 acres in the Barney C. Low Survey, Abstract No. 385**, generally located at 1300 Westinghouse Rd to be known as DG Westinghouse Addition (2021-21-PFP) – Travis Baird, Assistant Planning Director
- R Consideration and possible action to **approve** an application for a **Replat**, consisting of approximately 10.298 acres of Lot 10A of the Amended Plat Lake Georgetown Estates II, generally located at 1720 CR 262 to be known as Lot 10A of the Amended Plat Lake Georgetown Estates II (2021-2-FP) -- Grant White, Associate Planner
- S Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Final Plat**, consisting of approximately **52.038 acres in the Hudson Survey, Abstract No. 295, J.S. Patterson Survey, Abstract No. 502, WM Addison Survey, Abstract No. 21, and Joseph Robertson Survey, Abstract No. 545**, generally located at 2211 Westinghouse to be known as Oasis at Georgetown (2021-79-FP) -- Grant White, Associate Planner
- T Consideration and possible action to **approve** an application for a **Amending Plat**, consisting of approximately **11.67 acres in the A.H. Porter Survey, Abstract No. 490**, generally located at 305 & 309 Indigo Ln and 108 & 112 Oak Trail Dr to be known as Amended Plat of Cimarron Hills Phase 3, Section, Lots 1-2 Block A; Lots 41-42 Block A (2021-82-FP) -- Grant White, Associate Planner
- U Consideration and possible action to **approve with the conditions set forth in the item** an application for a **Final Plat**, consisting of approximately **74.199 acres in the L.P. Dyches Survey, Abstract No. 171**, generally located at 8400 RM 2338 to be known as Highland Village Phase II (2021-83-FP) – Ryan Clark, Planner
- V Consideration and possible action to **approve with the conditions set forth in the item** an application for a **Final Plat**, consisting of approximately **14.843 acres in the L.P. Dyches Survey, Abstract No. 171**, generally located at 8400 RM 2338 to be known as Highland Village Phase II Section II (2021-84-FP) – Ryan Clark, Planner
- W Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Final Plat**, consisting of approximately 24.066 acres in the William Addison Survey, Abstract No. 21, generally located at 2321 Southwestern Blvd to be known as High Crest Meadows Subdivision, Phase One (2021-90-FP) – Ryan Clark, Planner
- X Consideration and possible action to **approve with the conditions set forth in the item** an application for a **Final Plat**, consisting of approximately 2.358 acres in the Burrell Eaves Survey, Abstract No. 216, generally located at 2451 State Highway 195 Georgetown, TX 78633 to be known as Berry Creek Highlands Phase 2A (2021-91-FP) – Ryan Clark, Planner
- Y Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Final Plat**, consisting of approximately 18.026 acres in the Burrell Eaves Survey, Abstract No. 216, generally located at 2451 State Highway 195, to be known as Berry Creek Highlands Phase 2B (2021-93-FP) – Ryan Clark, Planner
- Z Consideration and possible action to **disapprove with the reasons set forth in the item** an application for a **Final Plat**, consisting of approximately **18.396 acres in the Francis A Hudson Survey, Abstract 295**, generally located at the northwest corner of Commerce Blvd. and Blue Ridge Drive to be known as Windmill Hill Phase 4, Lot 1, Block B, (2021-94-FP) – Travis Baird, Assistant Planning Director
- AA Consideration and possible action to **disapprove for the reasons set forth in the item** for an application for a **Final Plat**, consisting of approximately **19.997 acre tract of land located in the Francis A. Hudson Survey, Abstract No. 295**, generally located northeast of Commerce Blvd. and Blue Ridge Drive, to be known as Windmill Hill Phase 5, Lot 1, Block C (2021-95-FP) – Travis Baird, Assistant Planning Director
- AB Consideration and possible action to **disapprove for the reasons set forth in the item** an application

- for an **Amending Plat**, consisting of approximately 29.04 acres in the Frederick Foy Survey, Abstract No. 229, generally located at 804 Martingale St to be known as Amending Plat Sun City Neighborhood Seventy-Eight (2021-96-FP) – Ryan Clark, Planner
- AC Consideration and possible action to **approve** an application for an **Amending Plat**, consisting of approximately 1.8 acres in the W Addison Survey, Abstract No. 21, generally located at 420 Black Alder St to be known as Amending Plat Lots 30-33, and 57 Block X, Carlson Place, Phase G (2021-97-FP) – Ryan Clark, Planner
- AD Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Final Plat**, consisting of approximately 2.942 acres in the Isaac Donagan Survey, Abstract No. 178, generally located at Wolf Canyon Rd to be known as Wolf Ranch West, Section 8, Phase 1 (2021-98-FP) – Ryan Clark, Planner
- AE Consideration and possible action to **disapprove for the reasons set forth in the item** application for a **Stormwater Permit**, consisting of **18.622 acres in the Joseph Fish Sur. Abstract No. 232**, generally located at 1010 Crockett Gardens Rd to be known as Southlake Water Treatment Plant (2021-31-SWP) – David Munk, PE, and Lua Saluone, Utility Engineering
- AF Consideration and possible action to **disapprove for the reasons set forth in the item** application for a **Stormwater Permit**, consisting of **4.9471 acres in the Resource Commercial Park Lot 12**, generally located at 181 Market St. to be known as Market Street Industrial (2021-32-SWP) – David Munk, PE, and Lua Saluone, Utility Engineering
- AG Consideration and possible action to **disapprove for the reasons set forth in the item** application for a **Stormwater Permit**, consisting of Shell West reserve Lot 1B, generally located at 3305 Shell Rd to be known as Shell West Reserve Lot 1B (2021-33-SWP) – David Munk, PE, and Lua Saluone, Utility Engineering
- AH Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, consisting of approximately 0.22 acres out of Lot 2A, Block A, Amending Plat of Summit at Rivery Park Lot 2 & 16, Block A and Lot 1, Block E Phase 5 & 6, generally located at 101 Hintz Road to be known as Rivery Cafe (2021-51-SDP) -- Ethan Harwell, Senior Planner
- AI Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, consisting of approximately 20.26 acres in the Isaac Donagan Survey, Abstract No. 178, generally located at 3701 W SH 29 to be known as The Preserve at Water Oak (2020-56-SDP) -- Ethan Harwell, Senior Planner
- AJ Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, consisting of approximately **6.079 acres in the C. Stubblefield Survey, Abstract No 558**, generally located at 934 West University to be known as Hotel Development (2021-66-SDP) – Ryan Clark, Planner
- AK Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, consisting of approximately **85.734 acres in the David Wright Survey, Abstract No. 13 and the John Berry Survey, Abstract No. 51**, generally located at 2550 N. IH 35 to be known as 2250 N IH-35 Distribution Facility (2021-69-SDP) – Ethan Harwell, Senior Planner
- AL Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, consisting of approximately **42.52 acres in the David Wright Survey, Abstract No. 13**, generally located at 1800 Aviation Dr. to be known as Georgetown Logistics (2021-70-SDP) – Ryan Clark, Planner
- AM Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, consisting of approximately **1.62 acres in the Georgetown Village PUD**, generally located at Shell Road and Village Commons Blvd/Westbury Ln to be known as Georgetown Village PID - Shell Road Improvements (2021-82-SDP) – Ryan Clark, Planner
- AN Consideration and possible action to **disapprove for the reasons set forth in the item** an application

for a **Site Development Plan**, consisting of approximately **0.66 acre tract of land out of the W. Addison Survey, Abstract No. 21**, generally located at 1310 Maple Street to be known as 14th and Maple Multifamily (2021-83-SDP) – Ryan Clark, Planner

AO Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, consisting of approximately **18.4098 acres in the Francis A. Hudson, Abstract No. 295**, generally located at 1201 Westinghouse Road to be known as Windmill Hill Industrial (2021-84-SDP) – Ryan Clark, Planner

AP Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, consisting of approximately 0.6612 acres in the S4209 - North Georgetown Addition, BLOCK 12, Lot 1-2, 7-8, generally located at 806 E. Spring Street to be known as San Gabriel Flats (2021-86-SDP) – Ryan Clark, Planner

AQ Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, consisting of approximately 14.843 acres in the L.P. Dyches Survey, Abstract 171, generally located at 29600 Ronald Reagan Blvd to be known as Highland Village Multifamily (2021-87-SDP) – Ryan Clark, Planner

AR Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, consisting of approximately 9.974 acres in the S10574 – Rock Springs Hospital, Block A, Lot 1, generally located at 700 SE Inner Loop to be known as Rock Springs Hospital Expansion (2021-88-SDP) – Ryan Clark, Planner

Legislative Regular Agenda

AS **Public Hearing** and possible action on a **Comprehensive Plan Amendment** to amend Sections **1.12.010 and 1.12.080 of the Code of Ordinances** relating to the adoption of the **2030 Comprehensive Plan Update, including an updated Parks, Recreation, and Open Space Master Plan**, in accordance with Chapter 1.08 of the Georgetown City Charter and Functional Elements Thereof (2021-2-CPA). - Kimberly Garrett, Parks and Recreation Director and Nat Waggoner, Asst. Planning Dir. - Long Range

AT **Public Hearing** and possible action on a request for a **Zoning Map Amendment** to rezone 12.785 acres in the Isaac Donagan Survey, Abstract No. 178, from the Agriculture (AG) zoning district to the Planned Unit Development (PUD) zoning district with a base zoning of Low Density Multi-Family (MF-1), for the property generally located at 3301 W SH 29 (2021-23-PUD). Ethan Harwell, Senior Planner

AU **Public Hearing** and possible action on a **Subdivision Variance** from the minimum driveway spacing requirement for non-residential driveways pursuant to Section 12.08.020 of the Unified Development Code, for the property located at 2001 SH 195, bearing the legal description of 4.658 acre tract of land, out of the William Roberts Survey, Abstract 524 (2021-23-WAV). David Munk, P.E., Senior Utility Engineer

AV **Public Hearing** and possible action on a **Subdivision Variance** from Section from the minimum driveway spacing requirement pursuant to Section 12.08.020. of the Unified Development Code, for property located at 3113 W. SH-29, being the legal description of 0.3547 acres, 0.4915 acres, 0.54 acres, 22.54 acres, and 32.69 acres out of the Isaac Donegan Survey, Abstract No. 178 (2021-25-WAV). David Munk, P.E., Senior Utility Engineer

AW Consideration and possible action on a request for reapplication within a period of 90 days for a zoning application recommended for denial by the Planning and Zoning Commission located at at the southwest corner of the IH-35 frontage road and CR 143 (2021-9-PUD) -- Sofia Nelson, Planning Director

AX Discussion Items:

- Updates and Announcements (Sofia Nelson, Planning Director)
- Update from other Board and Commission meetings

- Questions or comments from Alternate Members about the actions and matters considered on this agenda.
- Reminder of the February 1, 2022, Planning and Zoning Commission meeting in Council Chambers located at 510 W 9th St, starting at 6:00pm.

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 14 day of January, 2022, at 4:16 pm and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Karen Frost
~~Robyn Densmore~~, City Secretary Deputy