

**Notice of Meeting for the
Planning and Zoning Commission
of the City of Georgetown
February 1, 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.

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 18, 2022 regular meeting of the Planning and Zoning Commission -- Mirna Garcia, Program Manager](#)
- C [Consideration and possible action to **approve** 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](#)
- D [Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Preliminary Plat**, consisting of approximately **1.361 acres** in the J.P. Pulsifer Survey, Abstract No. 498, generally located at 301 Bella Lago Drive to be known as Wolf Lakes Village, Section 6 \(2021-32-PP\) -- Ethan Harwell, Senior Planner](#)
- E [Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Preliminary Plat**, consisting of approximately 34.15 acres in the Thompson, J. Sur., Abstract No. 608 generally located at FM 2243 to be known as Wolf Ranch West, Section 4G \(2021-33-PP\) – Ryan Clark, Planner](#)
- F [Consideration and possible action to **approve** application for **Construction Plans**, consisting of approximately 62.048 acres in the John T. Church Sur, Abs No. 140, generally located at RM 2243 and Cypress Paul St. to be known as Parkside Peninsula Sections 1 and 2 \(2021-23-CON\) – David Munk, PE, and Lua Saluone, Utility Engineering](#)
- G [Consideration and possible action to **approve** application for **Construction Plans**, consisting of approximately 23.986 acres in the J. Thompson Survey, Abstract No. 608, generally located at Greenview Parkway to be known as Parkside on the River Phase 2 Section 3 \(2021-28-CON\) – David Munk, PE, and Lua Saluone, Utility Engineering](#)
- H [Consideration and possible action to **approve** application for **Construction Plans**, consisting of approximately 39.506 acres in the Robert Wm Sur., Abstract No. 524, generally located at 3103 Shell Rd to be known as Hope Ranch \(2021-29-CON\) – David Munk, PE, and Lua Saluone, Utility Engineering](#)
- I [Consideration and possible action to **disapprove for the reasons set forth in the item** application for **Construction Plans**, consisting of approximately 56.47 acres in the Isaac Donagan Survey, Abs No. 178, generally located at 3301 W SH 29 to be known as Heights of San Gabriel \(Phase 1\) \(2021-31-CON\) – David Munk, PE, and Lua Saluone, Utility Engineering](#)

- J [Consideration and possible action to **disapprove for the reasons set forth in the item** application for **Construction Plans**, consisting of approximately 29.9 acres in the Charles H. Delaney Sur, Abstract No. 181, generally located at 10128 RM 2338 to be known as Parmer Ranch Boulevard Phase 2 \(2021-36-CON\) – 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 59.0 acres in the Chas H. Delaney Sur., Abstract No. 181, generally located at 10128 RM 2338 to be known as Parmer Ranch Phases 5A, 6 and 7 \(2021-44-CON\) – David Munk, PE, and Lua Saluone, Utility Engineering](#)
- L [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. Abstract No. 385, 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](#)
- M [Consideration and possible action to **disapprove for the reasons set forth in the item** application for **Construction Plans**, consisting of approximately 77.83 acres in the Woodruff Stubblefield Sur. Abstract No. 556, generally located at Bell Gin and Sam Houston to be known as Lawhon Tract \(2021-47-CON\) – David Munk, PE, and Lua Saluone, Utility Engineering](#)
- N [Consideration and possible action to **disapprove** an application for a **Preliminary Final Plat** application, consisting of approximately 3.136 acres in the Burrell Eaves Survey, Abstract No. 216, generally located at 1501 BCH Way to be known as Berry Creek Highlands Amenity Center \(2021-11-PFP\) – Travis Baird, Assistant Planning Director](#)
- O [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 47.519 acres in the David Wright Survey, Abstract No. 13, generally located at 1800 Aviation Drive to be known as Georgetown Logistics \(2021-12-PFP\) -- Ethan Harwell, Senior Planner](#)
- P [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 43.418 acres in L. J. Dyches Survey, Abstract No. 180, generally located at 610 Blue Springs Blvd. to be known as Blue Springs Business Park, LLC \(2021-19-PFP\) – Travis Baird, Assistant Planning Director](#)
- 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 4.31 acres of and out of the Frederick Foy Survey, Abstract No. 229, also being Lot 10, Block One, Section E, Northlake Estates, generally located at 201 Meadow Drive to be known as Boyd Subdivision \(2021-20-PFP\) – Travis Baird, Assistant Planning Director](#)

- R [Consideration and possible action to **approve with the conditions set forth in the item** an application for a **Final Plat**, consisting of approximately 31.638 acres in the I. Donagan Survey, Abstract No. 178, generally located at SH 29 and Parkside Parkway to be known as Water Oak North, Section 6 \(2021-12-FP\) – Travis Baird, Assistant Planning Director-Current Planning](#)
- S [Consideration and possible action to **approve** an application for a **Minor Plat**, consisting of approximately 16.737 acres in the Burrell Eaves Survey, Abstract No. 216, generally located at west side of SH 195 and north of Shell Rd to be known as Alta Berry Creek Multifamily \(2021-27-FP\) – Travis Baird, Assistant Planning Director](#)
- T [Consideration and possible action to **approve** an application for a **Replat**, consisting of approximately 2.049 acres being Lot 2A, Block A, Amending Plat of The Summit at Rivery Park Phase 5 and 6, generally located at 101 Hintz to be known as Replat of Lot 2A, Block A, The Summit at Rivery Park Phase 5 and 6 \(2021-36-FP\) -- Ethan Harwell, Senior Planner](#)
- U [Consideration and possible action to **approve** an application for a **Final Plat**, consisting of approximately 26.241 acres in the A.H. Porter Survey, Abstract No. 490, generally located at the North end of the Highland Ridge Road and Rocky River Road intersection, to be known as Oaks at San Gabriel Sec 11 & 12 \(2020-48-FP\) -- Grant White, Associate Planner](#)
- V [Consideration and possible action to **approve** an application for a **Final Plat**, consisting of approximately 26.216 acres in the A.H. Porter Survey, Abstract No. 490, generally located at 266 feet north of Pheasant Hill Lane and Ambling Trail to be known as Oaks at San Gabriel, Section 13 \(2020-50-FP\) -- Grant White, Associate Planner](#)
- W [Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Replat**, consisting of approximately 5 acres in the Fredrick Foy Survey, Abstract No. 229, generally located at 1101 Wildwood Xing to be known as Lot 4, Block Two, Whisper Wood I \(2021-51-FP\) – 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 34.81 acres in the Frederick Foy Survey, Abstract No. 229, generally located at 300 Tall Riders Drive to be known as Final Plat Sun City Neighborhood 77 \(2021-57-FP\) – 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 56.565 acres in the Isaac Donagan Survey, Abstract No. 178, generally located at 3301 W SH 29 to be known as Heights of San Gabriel Phase 1 \(2021-61-FP\) --Travis Baird, Assistant Planning Director](#)
- Z [Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Final Plat**, consisting of approximately 1.596 acres in the 1.596 acres out of the Burrell Eaves Survey, Abstract No. 216, generally located at 2451 SH 195 to be known as Berry Creek Highlands Phase 4b \(2021-62-FP\) – Travis Baird, Assistant Planning Director](#)
- AA [Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Final Plat**, consisting of approximately 61.715 acres in the William Roberts Survey, Abstract No. 524, generally located at 4805 N IH 35 to be known as Jackson Shaw Georgetown Phase 1 \(2021-76-FP\) – Travis Baird, Assistant Planning Director](#)
- AB [Consideration and possible action to **approve** an application for a **Final Plat**, consisting of approximately 56.071 acres in the David Wright Survey, Abstract No. 13, generally located at 2250 N IH 35 to be known as Titan Gateway 35 Phase 3 \(2021-77-FP\) -- Ethan Harwell, Senior Planner](#)
- AC [Consideration and possible action to **disapprove for the reasons set forth in the item** an application for an **Amending Plat**, consisting of approximately 15.117 acres in the Joseph Fish Survey, Abstract No. 232, generally located at Williams Drive between Cedar Lake Blvd & Wildwood to be known as Georgetown Retail Land III lots 1, 2, and 4 \(2021-80-FP\) – Travis Baird, Assistant Planning Director](#)
- AD [Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Final Plat**, consisting of approximately 1.650 acres in the Joseph P. Pulsifer Survey, Abstract No. 498, generally located at 1701 Wolf Ranch Parkway to be known as Wolf Lakes Village, Section 1, Phase 3 \(2021-81-FP\) -- Ethan Harwell, Senior Planner](#)
- AE [Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Final Plat**, consisting of approximately **27.404** acres in the David Wright Survey, Abstract No. 13 and the John Berry Survey, Abstract No. 51, generally located at 500 SH 130 Toll to be known as Gateway 35, Phase 3 \(2021-88-FP\) -- Ethan Harwell, Senior Planner](#)
- AF [Consideration and possible action to **approve with the conditions 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](#)

- AG [Consideration and possible action to **approve** 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](#)
- AH [Consideration and possible action to **disapprove for the reasons set forth in the item** application for a **Stormwater Permit**, consisting of 4.72 acres in the Isaac Donagan Sur. Abstract No. 178, generally located at 4850 SH 29 to be known as Highway 29 C-Store \(2021-1-SWP\) – David Munk, PE, and Lua Saluone, Utility Engineering](#)
- AI [Consideration and possible action to **disapprove for the reasons set forth in the item** application for a **Stormwater Permit**, consisting of Lot 1, Windmill Ridge Subdivision in the Cabinet S, Slide 368, generally located at 3071 CR 100 to be known as SALT Light and Electric \(2021-25-SWP\) – David Munk, PE, and Lua Saluone, Utility Engineering](#)
- AJ [Consideration and possible action to **approve** application for a **Stormwater Permit**, consisting of 100.566 acres in the Wright D. Sur., Abstract No. 13, generally located at 1805 Aviation Dr to be known as Titan NorthPark35 V \(2021-29-SWP\) – David Munk, PE, and Lua Saluone, Utility Engineering](#)
- AK [Consideration and possible action to **disapprove for the reasons set forth in the item** an application for a **Site Development Plan**, being Lot 1, Block D, Dalrymple Addition, generally located at 1217 Timber Street to be known as Deluxx Lash & Browhaus \(2021-49-SDP\) -- Nat Waggoner, Asst. Planning Dir. - Long Range](#)
- AL [Consideration and possible action to **approve** an application for a **Site Development Plan**, consisting of approximately 1.45 acres in Bluebonnet Plaza, Lot 1, generally located at 1309 W. University Ave. to be known as Dutch Bros Coffee \(2021-68-SDP\) – 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 4.73 acres in the B. Eaves Survey, Abstract No. 216, generally located at 1501 Bch Way to be known as Berry Creek Amenity Center \(2021-71-SDP\) – 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 2.103 and 1.88 acres in the Shadow Canyon Commercial, Section 2, Lot 1A and Shadow Canyon Commercial, Section 1 Block 1, Lot 1, generally located at 2701 & 2801 W University Ave. to be known as Georgetown Storage \(2021-75-SDP\) – 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 **54.5** acres in the L.J. Dyches Survey, Abstract No. 180, generally located at Corner of IH 35 and SE Inner Loop to be known as Longhorn Junction Logistics Center \(2021-77-SDP\) -- Ethan Harwell, Senior Planner](#)
- AP [Consideration and possible action to **approve** an application for a **Heritage Tree Pruning Permit**, for the property located at 901 Cimarron Hill Trail, bearing the legal description of Lot 159, Blk A, Cimarron Hills Country Club Ph. 1 & 2, \(2022-1-HT\) - Steve McKeown, Landscape Planner](#)
- AQ [Consideration and possible action to **approve** an application for a **Heritage Tree Pruning Permit**, for the property located at 208 Sand Lily Lane, bearing the legal description of Lot 4, Block A, Hidden Oak, Phase 1 \(2022-2-HT\) - Steve McKeown, Landscape Planner](#)
- AR [Consideration and possible action to **approve** an application for a **Heritage Tree Removal Permit**, for the property located at 201 Sand Lily Lane, bearing the legal description of Lot 2, Block B, Hidden Oak, Phase 1 \(2022-3-HT\) - Steve McKeown, Landscape Planner](#)
- AS [Consideration and possible action to **approve** an application for a **Heritage Tree Pruning Permit**, for the property located at **113 King Thistle Court**, bearing the legal description of Lot 8, Block A, Hidden Oak, Phase 1 \(2022-4-HT\) - Steve McKeown, Landscape Planner](#)
- AT [Consideration and possible action to **approve** an application for a **Heritage Tree Pruning Permit**, for the property located at **633 Treaty Oak**, bearing the legal description of Lot 33, Block A, Hidden Oaks at Berry Creek, Phase 1 \(2022-5-HT\) - Steve McKeown, Landscape Planner](#)
- AU [Consideration and possible action to **approve** an application for a **Heritage Tree Pruning Permit**, for the property located at 1173 Silver Dollar Trail, bearing the legal description of Lot 63, Blk B, Wolf Ranch West Sec 4, \(2022-6-HT\) - Steve McKeown, Landscape Planner](#)
- AV [Consideration and possible action to **Approved** an application for a **Heritage Tree Removal Permit**, for the property located at **1204 Moonlight Terrace**, bearing the legal description of Lot 12, Blk U, Wolf Ranch West Ph 3, Sec 4 \(2022-7-HT\) - Steve McKeown, Landscape Planner](#)
- AW [Consideration and possible action to **approve** an application for a **Heritage Tree Pruning Permit**, for the property located at **3103 Shell Rd, Georgetown**, bearing the legal description of 39.506 acres in the William Roberts Survey, Abstract No. 524 \(2022-8-HT\) - Steve McKeown, Landscape Planner](#)

Legislative Regular Agenda

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 15, 2021, Planning and Zoning Commission meeting in Council Chambers located at 510 W 9th St, starting at 6:00pm.](#)

AY **Presentation and discussion of the draft San Jose and TRG Neighborhood Plans as amendments to the 2030 Comprehensive Plan - Sofia Nelson, Planning Director and Nat Waggoner, Asst. Planning Dir. - Long Range**

Adjournment