

**Minutes of a Meeting of the  
Governing Body of the  
City of Georgetown, Texas  
Tuesday, June 14, 2016**

The Georgetown City Council will meet on Tuesday, June 14, 2016 at 6:00 PM at the Council Chambers at 101 E. 7<sup>th</sup> St., Georgetown, Texas

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 four (4) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 113 East 8<sup>th</sup> Street for additional information; TTY users route through Relay Texas at 711.

Mayor Ross called the meeting to order at 6:01 PM. All Councilmembers were in attendance, with the exception of Ty Gipson, Councilmember District 5.

### **Regular Session**

(This Regular session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

#### **A. Call to Order**

##### **Invocation**

##### **Pledge of Allegiance**

##### **Comments from the Mayor**

Mayor Ross said that he had no comments to share, but would like to welcome Assistant City Manager, Laurie Brewer. Brewer is sitting in for City Manager, David Morgan, who is on vacation.

##### **City Council Regional Board Reports**

##### **Campo Boards meeting Monday regarding lone star rail**

##### **Announcements**

- Summer Fan Drive
- Music on the Square Concerts
- Dive-In Movie

##### **Action from Executive Session**

Mayor Pro Tem, Steve Fought, said that there was no action to be taken 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 Agenda.

- B. Consideration and possible action to approve the **minutes** of the Special Meeting held May 18, 2016 and the **minutes** of the Workshop and Regular Meeting held on Tuesday, May 24, 2016 -- Shelley Nowling, City Secretary
- C. **Forwarded from the General Government and Finance Advisory Board (GGAF):**  
Consideration and possible action to approve an appropriation of \$91,006.32 to Infor Public Sector, Incorporated for annual maintenance on the Infor Enterprise Asset Management software system -- Chris Bryce, Information T Director
- D. **Forwarded from the General Government and Finance Advisory Board (GGAF):**  
Consideration and possible action to approve a contract with Suddenlink Communications to provide dedicated Internet services for a total of \$160,380.00 over three years -- Greg Berglund, Assistant IT Director

- E. **Forwarded from the General Government and Finance Advisory Board (GGAF):**  
Consideration and possible action to recommend contracting with DecorIQ of Fate, Texas, pending City Council appropriation in the FY2017 budget, in the amount not to exceed \$87,400.00 for the leasing, installation, maintenance, and removal of the 2016 holiday lights, the installation and maintenance of the building cornice lights, and the installation and removal of the holiday wreaths and tree -- Jack Daly, Assistant to the City Manager

Councilmember Hesser asked to have Item E moved to the Legislative Regular Agenda.

Motion by Fought, second by Brainard to approve the Statutory Consent Agenda in its entirety, with exception of Item E, which will be brought to the Legislative Regular Agenda.

**Approved: 6-0 (Gipson absent)**

## **Legislative Regular Agenda**

- E. **Forwarded from the General Government and Finance Advisory Board (GGAF):**  
Consideration and possible action to recommend contracting with DecorIQ of Fate, Texas, pending City Council appropriation in the FY2017 budget, in the amount not to exceed \$87,400.00 for the leasing, installation, maintenance, and removal of the 2016 holiday lights, the installation and maintenance of the building cornice lights, and the installation and removal of the holiday wreaths and tree -- Jack Daly, Assistant to the City Manager

Item E was moved from the Statutory Consent Agenda at the request of Councilmember Hesser.

Councilmember Hesser asked for clarification on the funding sources for the holiday lights.

Jack Daly, the Assistant to the City Manager, said that even though it seems extremely early to be talking about Christmas lights, it is necessary to secure the renewal early. The funding will be pending in the 2017 budget which will be discussed at length throughout the summer.

Hesser asked about a plan for the distribution of funding. Daly said the base budget funding will be \$49,000, paid for by the Utility System. Daly explained that the County would pay \$2,000. He went on to explain that the town square building facade lights, which are displayed all year round, cost approximately \$21,000. Daly said that the Convention and Visitors Bureau pays \$4,200 for the installation of wreaths and the Christmas tree in front of the courthouse. Daly explained that this year's plan and funding is identical to last year's plan.

Motion by Jonrowe, second by Hesser to approve item E.

**Approved: 6-0 (Gipson absent)**

- F. **Forwarded from the Georgetown Economic Development Corporation (GEDCO):**  
**First Reading of an Ordinance amending the 2016 Georgetown Economic Development Corporation ("GEDCO") Budget for the Retail Strategy and Recruitment Plan -- Leigh Wallace, Finance Director (action required)**

Leigh Wallace, the City's Finance Director, spoke on the proposed amendments to the GEDCO Budget for Retail Strategy and a Recruitment Plan. She explained that the ordinance is a formality to appropriate the monies that Council has previously approved.

Wallace read the caption.

Motion by Jonrowe, second by Brainard to approve Item F.

**Approved: 6-0 (Gipson absent)**

- G. **Public Hearing and First Reading of an Ordinance to rezone 11.168 acres of the John Sutherland Survey, located at 4950 Jim Hogg Road, from the Agriculture (AG) District to the Local Commercial (C-1) District -- Sofia Nelson, CNU-A, Planning Director (action required)**

Sofia Nelson, the City's Planning Director explained the rezoning request. She explained the location and described the property. Nelson then showed an aerial view of the property and the future land use map. Nelson described the intersection and collector road. Nelson explained that a signal with many capabilities for future use had been installed at this intersection.

Nelson presented a slide showing C-1 Local Commercial:



## C-1 Local Commercial

The Local Commercial District (C-1) is intended to provide areas for commercial and retail activities that primarily serve residential areas.

- Maximum Building Height- 35 feet
- Minimum Front/Street Setback- 25 feet
  - Gateway Landscape- 25 feet
- Maximum Impervious Cover- 70%
- Maximum Floor Area Ratio- 0.5



Nelson said the Planning Department had received public comments of concern regarding connectivity and the timing and study requirements of the Traffic Impact Analysis (TIA).

Nelson said there are two important things to keep in mind. She explained that the connectivity concern exists with or without the rezoning of this property and should not be a criteria for the rezoning. Nelson reminded Council that there was a workshop from the UDC on connectivity requirements in April of this year.

Nelson explained the timing and study of the TIA. She noted that this would be at the site development stage. Nelson said the item tonight is at the zoning stage. The TIA is done at the development stage and the TIA is currently under review. Nelson said that the Planning & Zoning Commission had recommended approval with a 6-1 vote and that staff is also recommending approval.

Nelson read the ordinance caption.

Mayor Ross called the Public Hearing at 6.20 PM. Persons signed up to speak on Item G included William McGavran, David Mann, Beth Purcell, Patricia Cocker, Debbie Sanders, Kevin Locke and Marshall Friedman.

Comments and Concerns voiced by the speakers included the following:

Does not oppose development of the super market  
Adds to the traffic  
Only egress to 619 homes  
City and County can't agree  
Major safety concern  
Congested traffic  
Developer is studying recommendations  
City and County representatives recognize the need  
Solutions must take place prior to the development  
Not against rezoning, just concerned with safety  
Need more connectivity  
Safety issues are huge  
Need connection to Williams Drive  
Wants grocery store  
Store would relieve congestion on Williams and DB wood  
Extension of Highland Springs to Williams should be necessary  
Need for alternate route  
Planning needs to take place  
Safety compromised  
C-1 instead of C-3 zoning questioned  
Guarantees of Highland Springs – is it really going to happen?  
3 gas stations in 1 mile radius

Slides were shown of the Oak Meadows Site, the Jim Hogg Traffic Flow and Solutions. Solutions included connector roads and traffic signals.

Mayor Ross closed the public hearing at 6.35 PM.

Motion by Fought, second by Hesser to approve Item G.



Fought thanked the citizens for their thoughts. He said Williams Drive will be developed and that Council would like to shift the tax burden of the area to commercial instead of all residential. He explained that many people voice a need for another grocery store.

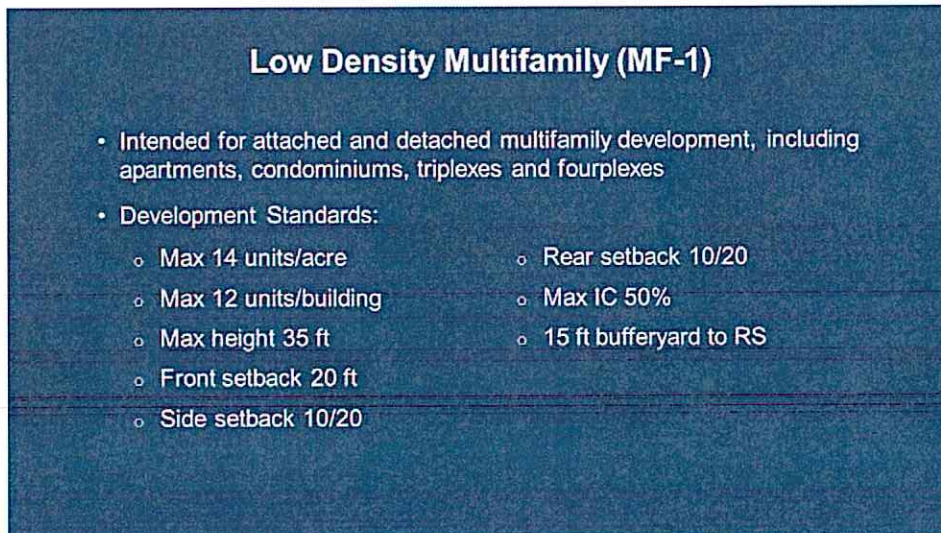
**Approved: 6-0 (Gipson absent)**

- H. **Public Hearing and First Reading** of an Ordinance to **rezone** approximately **3.093 acres** of the N. Porter Survey, located at **206 E. Janis Drive**, from the Residential Single-Family (RS) District to the Low Density Multifamily (MF-1) District -- Sofia Nelson, CNU-A, Planning Director (**action required**)

Sofia Nelson, the City's Planning Director, explained the rezoning request. She presented an exhibit of the property, described the zoning request and showed a map of the area. Nelson then described surrounding properties with images of the same. Nelson said that the area is predominantly single family attached homes. Nelson described the future land use criteria. She then described the mixed use designation and the development. Nelson explained that the City has other mixed use areas including walkable areas and retail and commercial uses.

Nelson showed images and described the Williams Drive Gateway Redevelopment Plan. She explained that the area is subject to the Rivery Blvd. Extension and that the City is currently in the final design stage of this roadway. Nelson said it is estimated to be complete in approximately 12 more months.

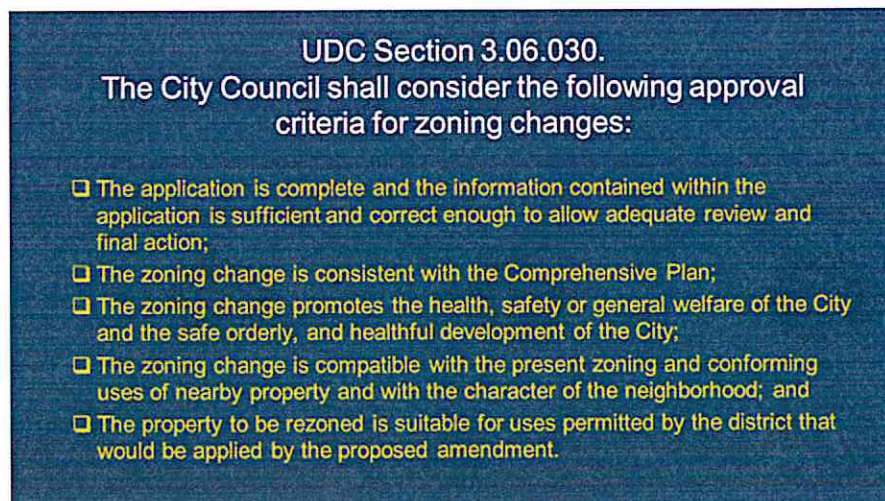
Nelson displayed and explained a slide on Low Density Multifamily Development Standards (MF-1).



**Low Density Multifamily (MF-1)**

- Intended for attached and detached multifamily development, including apartments, condominiums, triplexes and fourplexes
- Development Standards:
  - Max 14 units/acre
  - Max 12 units/building
  - Max height 35 ft
  - Front setback 20 ft
  - Side setback 10/20
  - Rear setback 10/20
  - Max IC 50%
  - 15 ft bufferyard to RS

Nelson spoke on the UDC Section 3.06.030 and what the City Council shall consider as approval criteria for zoning changes:



**UDC Section 3.06.030.**  
**The City Council shall consider the following approval criteria for zoning changes:**

- ☐ The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;
- ☐ The zoning change is consistent with the Comprehensive Plan;
- ☐ The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;
- ☐ The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and
- ☐ The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.



Nelson then spoke on the Staff Analysis with Criteria established.

Consistent	Inconsistent	Criteria For Rezoning
X		The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;
	X	The zoning change is consistent with the Comprehensive Plan
	X	The zoning change promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City;
X	X	The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood, and
	X	The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.

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Nelson presented the Staff Recommendations.

**Staff Recommendation:**

**Staff is recommending denial of the application based on the following:**

- Consistency with the land use designation and goals of the 2030 Plan
- Current street connectivity and its affect on the adjacent residences
- Pending projects that may affect the development envisioned in this area

Nelson read the ordinance caption.

Mayor Ross called the Public Hearing at 6.50 PM. Persons signed up to speak on Item H included Barbara Grergen for Betsey Mahoney, Mark Kimball, Joseph Thompson, Melissa Thompson, Marshall Friedman, Elizabeth Mahoney and Tim Haney.

Comments and Concerns from the speakers included:

Best use for property is single residential

Street does not have sidewalks

Walkers are not safe

Entrance from Janis is only 47 feet wide

Restrictions from City should call for a minimum of 50 feet

Drainage will be a problem

188 unit apartment building was opened last year causing traffic congestion already

No green space in area

Highly concentrated population

Low income areas with high concentrations increase crime

Traffic

Crime

Extension of Rivery will establish more residential living areas

Area close to jobs

Good concept for the area

New construction must be thoughtfully considered

Not beneficial to already established residents

Privately owned homes better – take pride in ownership

Access to Rivery Blvd. would be best  
Drive by shooting off of Janis in April  
Crime is increasing  
Safety must be considered  
Thought to multifamily is because of where property is sandwiched  
Only logical land use  
Single family – not adequate room to build  
Will not be a low income rental, it will be a condominium development

Mayor Ross closed the public hearing at 7.05 PM. He then reopened with another speaker at 7.06 PM and closed the hearing again at 7.07 PM.

Motion by Gonzalez, second by Hesser to approve Item H.

Brainard said he will vote against this rezoning request because the opening on Janis Drive is not good for the existing neighbors. He said he would reconsider when Rivery Blvd. opens and Council is able to see how it all works.

Ross asked Nelson where Rivery Blvd. comes through to Williams Drive. Nelson said Rivery will touch the eastern tip of this property. Ross asked if that would be a traffic change later. Nelson said staff will need to review the comprehensive plan with the new arterial. Ross asked if that would lead to possible restrictions for access. Nelson said if the property is developed before Rivery is completed, it would limit the current access.

Hesser said he attended the Planning & Zoning Commission meeting when this was approved. He asked Nelson about the density. Nelson said 14 units per acre, which would allow 42 units. The developer spoke and said because the property is long and narrow, density will only be 24 or 25 units. He said it would not be practical to do more. Nelson said minimums and maximums are reviewed by policy by staff and are not reviewed by development specifics.

**Failed: 2-4 (Brainard, Fought, Eby, Jonrowe opposed, Gipson absent)**

- I. Discussion and possible **direction** regarding **new signage** for the Downtown and Old Town Overlay Districts --  
Matt Synatschk, Historic Planner

Matt Synatschk, the City's Historic Planner, presented the proposed new signage for the Downtown and Old Town Overlay Districts. He described the intention of the new signage to differentiate the districts of the City and explained that this would help with tourism and enhance the historic properties.

Synatschk spoke on the background of the project and the benefits of district signage

## Background

- Many cities utilize different street signs to indicate historic districts
- Signs are used to identify local and federally recognized districts
  - The State of Texas does not designate districts



City of Georgetown

## Signage Proposal

- Replace existing street signs in the Downtown and Old Town Districts with new signage
- Install National Register District signage on new poles at the entrances to the districts



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## Signage Proposal

- Funding approved in FY 2015 Budget
- Additional funds allocated from Downtown TIRZ account
- Current project bid
  - \$ 2,500 for final design and layout
  - \$ 35,500 for production and installation



City of Georgetown

Synatschk explained the numbers of signs and intersections:

- Downtown Historic District – 65 Total Intersections (130 signs)
- Old Town Historic District – 191 Total Intersections (382 signs)
- National Register Districts – 4 Districts, 4 Signs per district (16 signs)

Synatschk explained how the signage had been reviewed by staff and presented images of the proposed signage. He spoke on the architectural inspiration of the City buildings and the intent to carry that into the street signs.

Synatschk asked for Council direction and spoke on next steps.

Brainard thanked Synatschk and said the signs look great. He asked Synatschk to pull up the Martin Luther King Blvd. sign again. Brainard asked why one was different from the other. Synatschk explained that the rounded sign would be on top of the rectangular sign as the two streets of an intersection are labeled.

Jonrowe said these are a vast improvement over the brown signs presented previously. She said she likes the way they keep up with the historic architectural influence. Jonrowe asked Synatschk if he needed direction or approval from Council.

Mayor Ross explained that the item is not in need of a vote and that if Council has no objections, staff would be permitted to proceed with the signage project. Council had no objections.

## Project Updates

- J. Project updates and status reports regarding current and future transportation and traffic project; street, sidewalk, and other infrastructure projects; police, fire and other public safety projects; economic development projects; city facility projects; and downtown projects including parking enhancements and possible direction to city staff – Laurie Brewer, Assistant City Manager

Mayor Ross asked Assistant City Manager, Laurie Brewer, if she had any project updates to share. Brewer gave an update on the gas leak with Atmos Energy the previous day. She explained that there are only 20 homes that do not have service. These remaining homes without service are because people who have not been home, as the fix has to happen on the inside of the home. These customers will have service restored immediately as soon as they call in.

Brewer spoke on Catalyst Commercial, who has been retained to recruit business and retail for the City. They will be presenting a workshop at the library the following day at 8 AM.

## 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 Council Chamber. Clearly print your name and the letter of the item on which you wish to speak and present it to the City Secretary on the dais, preferably prior to the start of the meeting. You will be called forward to speak when the Council considers that item.

On a subject not posted on the agenda: Persons may add an item to a future City Council agenda by contacting the City Secretary no later than noon on the Wednesday prior to the Tuesday meeting, with the subject matter of the topic they would like to address and their name. The City Secretary can be reached at 512/930-3651.

K. - At the time of posting, no persons had signed up to address the City Council

### Executive Session

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

L. **Sec. 551.071: Consultation with Attorney**

- Advice from attorney about pending or contemplated litigation and other matters on which the attorney has a duty to advise the City Council, including agenda items

**Sec. 551.074: Personnel Matters**

- City Manager, City Attorney, City Secretary and Municipal Judge: Consideration of the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal

### Adjournment

Motion by Fought, second by Hesser to adjourn the meeting. Mayor Ross adjourned the meeting at 7.25 PM.

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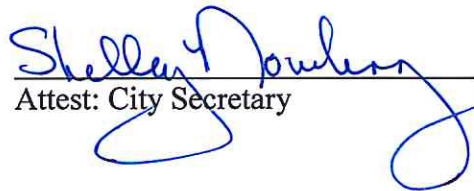
Approved by the Georgetown City Council on

6/28/2016

Date



Dale Ross, Mayor



Attest: City Secretary