

City of Georgetown, Texas
Planning and Zoning Commission Meeting
Minutes
Tuesday, March 1, 2022 at 6:00 p.m.
Courts and Council Building, located at 510 W. 9th Street, Georgetown, TX 78626

Commissioners Present: Scott Allen; Steve Dickey, Tim Haynie, Chere Heintzmann; Colin McGahey, Doug Noble; Travis Perthuis; and Chris Stanley
Commissioners Absent: Jim Salyer; Mike Price; Mike Tiland

Staff Present: Travis Baird, Assistant Director; Ethan Harwell, Senior Planner; David Munk, Utility Engineer; Ryan Clark, Planner; Grant White, Associate Planner;; Karen Frost, Assistant City Secretary; and Steve McKeown, Landscape Planner

Chair Perthuis called the meeting to order at 6:00 pm.

Public Wishing to Address the Board

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

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. Nomination and selection of Vice-chair and Secretary for the 2022-2023 P&Z Commission -- Karen Frost, Assistant City Secretary

Nomination of Chere Heintzmann as Vice Chair by Chair Perthuis. Second by Tim Haynie. Approved 6 – 0.

Self-nomination of Steve Dickey as Secretary. 2nd by Tim Haynie. Approved 6 -0.

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 February 15, 2022 regular meeting of the Planning and Zoning Commission -- Karen Frost, Assistant City Secretary
- 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 approve an application for a Preliminary Plat, consisting of approximately 100.390 acres tract situated in the Isaac Donagan Survey, Abstract Number 178, generally located at 4901 West Highway 29 to be known as Cole Estates Subdivision (2021-22-PP) – Travis Baird, Assistant Planning Director
- E. Consideration and possible action to disapprove for the reasons set forth in the item an application for a Preliminary Plat, consisting of approximately 293.6 acres in the William Roberts Survey, Abstract No. 524, generally located on the North and south sides of Shell Road between Sycamore St. and Shell Spur to be known as Woodfield Preserve (2021-28-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 90.737 acres in the A.H. Porter Survey, Abstract No. 490, generally located at Hwy 29 to be known as Cimarron Hills Country Club Phase 3 (2021-31-PP) – Ryan Clark, Planner
- G. Consideration and possible action to approve 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
- H. Consideration and possible action to approve application for Construction Plans, consisting of approximately 100.39 acre tract situated in the Isaac Donagan Survey, Abstract No. 178, generally located at 4901 HWY 29 to be known as Cole Estates (2019-64-CON) – David Munk, PE, and Lua Saluone, Utility Engineering
- I. Consideration and possible action to approve application for Construction Plans, consisting of approximately 5.53 acres in the Joseph P. Pulsifer Survey, Abstract No. 498, generally located at Wolf Ranch Parkway and Legacy Crossing to be known as Wolf Lakes Village Offsite Utilities (2021-16-CON) – David Munk, PE, and Lua Saluone, Utility Engineering
- J. Consideration and possible action to approve 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 approve application for Construction Plans, consisting of approximately 5.53 acres in the Joseph P. Pulsifer Survey, Abstract No. 498, generally located at Wolf Ranch Parkway and Sunset Vista to be known as Wolf Lakes Village Section 1 Phase 3 (2021-37-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 34.42 acres in the J. Thompson Survey, Abs No. 608, the I.&G.N. R.R. CO. Survey, Abstract No. 744, the W.E. Pate Survey, Abs No. 836, and the J.D. Johns Survey, Abstract No. 365, generally located at Parkside Parkway Sweet Pea Ln to be known as Parkside on the River Phase 3 Sections 4, 7A & 7B (2021-38-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 approve with the conditions set forth in the item an application for a Preliminary Final Plat Combo, consisting of approximately 10.539 acres in the Lewis P. Dyches Survey, Abstract No. 171, generally located at 7900 RM 2338 to be known as Furman Tierra Subdivision (2021-10-PFP) – Ryan Clark, Planner
- O. Consideration and possible action to approve 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 35.856 acres in the Francis A Hudson Survey, Section No.1, Abstract No. 295, John Powell Survey, Abstract No. 491 and James Patterson Survey, Abstract No. 502, generally located at 401 Westinghouse Rd to be known as Chapel Hill Subdivision, Section Two (2021-15-PFP) – Ryan Clark, Planner
- Q. Consideration and possible action to approve with the conditions set forth in the item an application for a Preliminary Final Plat Combo, consisting of approximately 45.668 acres in the 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) -- Grant White, Associate Planner
- R. Consideration and possible action to disapprove for the reasons set forth in the item an application for a Final Plat, consisting of approximately 34.64 acres in the Joseph Thompson Survey, Abstract No. 608, generally located at 1333 W University Ave to be known as First Baptist Georgetown (2021-16-FP) – Travis Baird, Assistant Planning Director
- S. Consideration and possible action to disapprove for the reasons set forth in the item an application for a Final Plat, consisting of approximately 22.081 acres in the David Wright Survey, Abstract No. 13, generally located at 1805 Aviation Dr. to be known as Titan NorthPark 35 II, Phase 1 (2021-68-FP) – Travis Baird, Assistant Planning Director

Travis Baird presented this item. It was originally presented as disapproved because the fiscal surety had not been submitted. He reported this item had been presented to the city and so the recommendation by staff is to approve this item.

Chair Perthuis opened the public hearing and with no one coming forth, closed the hearing.

Motion by Noble, second by Stanley to approve Item S. Approved 6 – 0.

- T. 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

- U. Consideration and possible action to disapprove for the reasons set forth in the item an application for a Site Development Plan, consisting of approximately 2.99 acres in the Lot 1 and 2, Block 1, Wildwood at Williams Subdivision, generally located at 4601 Williams Drive to be known as 7-11 Wildwood (2020-29-SDP) -- Ryan Clark, Planner
- V. Consideration and possible action to disapprove for the reasons set forth in the item an application for a Site Development Plan, consisting of approximately 15.294 acres being Lot 1, Block A, Wolf Lakes Village Section 3, generally located at 1010 W. University to be known as HEB Georgetown 01 (AKA Wolf Lakes Village Section 3) (2021-14-SDP) -- Ethan Harwell, Senior Planner
- W. Consideration and possible action to disapprove for the reasons set forth in the item an application for a Site Development Plan, consisting of approximately 43.42 acres in the L.J. Dyches Survey, Abstract No. 180, generally located at 600 SE Inner Loop to be known as Blue Springs Business Park, LLC (2021-58-SDP) --Ethan Harwell, Senior Planner
- X. Consideration and possible action to approve 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
- Y. 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 No. 171, generally located at 29600 Ronald Reagan Blvd to be known as Highland Village Multifamily (2021-87-SDP) – Ryan Clark, Planner
- Z. 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
- AA. Consideration and possible action to disapprove for the reasons set forth in the item application for Driveway Access Permit, consisting of approximately 43.418 acres in the L.J. Dyches Survey Abstract No. 180, generally located at 600 SE Inner Loop to be known as Molto Georgetown (2021-2-DWP) – David Munk, PE, and Lua Saluone, Utility Engineering
- AB. Consideration and possible action to approve an application for a Heritage Tree Pruning Permit, for the property located at 233 South Park Vista, bearing the legal description of Lot 2, Block J, Section 1-BG, Wolf Ranch West (2022-10-HT) - Steve McKeown, Landscape Planner
- AC. Consideration and possible action to approve an application for a Heritage Tree Pruning Permit, for the property located at 237 South Park Vista, bearing the legal description of Lot 1, Block J, Section 1-BG, Wolf Ranch West (2022-11-HT) - Steve McKeown, Landscape Planner
- AD. Consideration and possible action to approve an application for a Heritage Tree Pruning Permit, for the property located at 129 Bunkerhill Lane, bearing the legal description of Lot 20, Block F, Sun City Neighborhood 68 (2022-12-HT) - Steve McKeown, Landscape Planner

AE. Consideration and possible action to approve an application for a Heritage Tree Pruning Permit, for the property located at 1105 Mulberry Oak Lane, bearing the legal description of Lot 9, Block V, Section 1, Phase 2, Parkside on the River (2022-13-HT) - Steve McKeown, Landscape Planner

McKeown reported this applicant was requesting to prune 10% of the heritage tree for the building of a new residence. Heintzmann questioned why the staff report listed over 10% was being trimmed. McKeown stated that was an oversight on the staff report and that the pruning was not to be over 10%..

Chair Perthuis opened the public hearing and with no one coming forth, closed the hearing.

Motion by Heintzmann to deny this request until the applicant can report exactly what portion of the tree they wish to cut. Second by Haynie. Denial approved 5 – 1. Noble opposed.

AF. Consideration and possible action to approve an application for a Heritage Tree Pruning Permit, for the property located at 1113 Mulberry Oak Lane, bearing the legal description of Lot 7, Block V, Section 1, Phase 2, Parkside on the River (2022-15-HT) - Steve McKeown, Landscape Planner

McKeown reported this applicant was requesting to prune more than 15% of the heritage trees for new construction. Heintzmann stated that the wording of “more than 15%” was not specific enough approve, since this was reported differently in different reports and did not match the application. McKeown and Harwell apologized for the error and said this would be reviewed further.

Chair Perthuis opened the public hearing and with no one coming forth, closed the hearing.

Motion by Heintzmann to deny this application. Second by Haynie. The Denial was approved 6 – 0.

AG. Consideration and possible action to approve an application for a Heritage Tree Pruning Permit, for the property located at 121 Green Knoll Lane, bearing the legal description of Lot 24, Block U, Section 1, Phase 2, Parkside on the River (2022-16-HT) - Steve McKeown, Landscape Planner

McKeown reported this applicant was requesting to prune more than 20% of the heritage trees for new construction. Heintzmann stated that the wording of “more than 20%” was not specific enough for her to understand the reasoning and approve.

Chair Perthuis opened the public hearing and with no one coming forth, closed the hearing.

Motion by Heintzmann to deny this application. Second by Haynie. The Denial was approved 6 – 0.

AH. Consideration and possible action to approve an application for a Heritage Tree Pruning Permit, for the property located at 1348 Texas Ash, bearing the legal description of Lot 62, Block B, Section 1-A, Parkside on the River (2022-19-HT) - Steve McKeown, Landscape Planner

McKeown reported this application was for pruning of one heritage tree for less than 20% of the tree, which is recommended and allowed by code and would not harm the tree.

Chair Perthuis opened the public hearing and with no one coming forth, closed the hearing.

Motion by Noble to approve this application. Second by Stanley. The permit was approved 6 – 0.

Action on Consent Agenda items: Commissioner Stanley recused himself with a Conflict of Interest disclosure form filed.

Motion to approve the Consent Agenda, except for items S, AE, AF, AG, AH which were moved to the Legislative Regular Agenda for more discussion, by Commissioner Noble. Second by Commissioner Heintzmann. Approved 5-0, Stanley was recused for conflict of interest.

(pulled items are left on agenda in listed order, with actions shown for that specific item)

Legislative Regular Agenda

AI. Public Hearing and possible action on a Comprehensive Plan Amendment to amend Section 1.12.060 of the Code of Ordinances relating to the adoption of San Jose and TRG Neighborhood Plans as chapters of the Land Use Element of the 2030 Comprehensive Plan. (2022-1-CPA). - Sofia Nelson Director and Nat Waggoner, Asst. Planning Dir. - Long Range

Nat Waggoner presented the report and showed the presentation which included all the public engagement that has occurred over the past two years, and the purpose for the plan. He explained these plans comply with all the criteria of a Comprehensive Plan Amendment and will help the future development of the neighborhoods, while maintaining their individual character.

Commissioner Dickey asked who has ultimate responsibility for enforcing the plans. Waggoner explained that neighborhoods will need to support the plan and keep actively participating in assisting the city with enforcement through engagement and by following the plans. The City will take the lead on providing the infrastructure and issuing CDBG block grants to assist in development.

Chair Perthuis asked if there would be guidelines for vacant lots and what the next steps would be. Waggoner explained that the UDC will need to be updated with guidelines to meet the standard and provide decision making criteria, for staff and citizens to use. Protections can be put in place much like the historic districts currently have. These are local level design standards for historic properties which can be put in place if the neighborhoods want to explore that further.

Chair Perthuis opened the Public Hearing:

Paulette Taylor from the Track Ridge Grasshopper neighborhood spoke in favor of the plan and stated this is an important document for both communities moving forward. The plans will provide a foundation for the future based on the needs of the individual neighborhoods.

Ron Swain, also from the Track Ridge Grasshopper neighborhood and a member of the TRG planning committee said he has lived her since August 2000. He says this document will provide a future for the neighborhood while keeping the resident's history in tact.

Rick Vasquez, from the San Jose neighborhood planning committee spoke in support of the plans which he says will keep the neighborhoods sustainable.

With no other speakers coming forth, Chair Perthuis closed the public hearing.

Motion by Heintzmann to recommend to Council adoption of San Jose and TRG Neighborhood Plans as chapters of the Land Use Element of the 2030 Comprehensive Plan as presented. Second by Stanley. Approved 6 – 0.

AJ. Public Hearing and possible action on a request for a Special Use Permit (SUP) for Indoor Self-Storage in the Local Commercial (C-1) zoning district on the property located at 4402 Williams Drive, bearing the legal description of Lot 5-B1 of Amend Plat of Lot 5-A and 5-B, Eckerd's at Cedar Breaks Subdivision and Lot 6-A of Eckerd's Cedar Breaks Subdivision (2021-8-SUP). Ryan Clark, Planner

Ryan Clark presented the staff report. This request is for an indoor storage facility which is proposed to be three stories, three buildings and the large will be 39 feet tall. This application partially complies with the development criteria. The health and safety of the are is partially affected by the height of the building between a nature preserve and one-story buildings to the south and west on the adjacent properties. This is a destination use which will not have as much traffic as the existing daily uses in the area. The frontage on DB Wood is not significant since this will be the one-story building, but the three-story large building behind it will be very visible from DB Wood. Clark also explained that the indoor storage uses does not match the intent of the comprehensive plan for that area.

Commissioners asked questions about the nearby storage facilities and the impact on that area. They also verified if there would be any future access to Williams Drive from this property. Clark stated there is a possibility for future access, but it is not indicated on the plans.

Chair Perthuis opened the Public Hearing and closed it with no one coming forward.

Motion to approve Item AJ by Haynie. Second by Noble. Approved 6 – 0.

AK. 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 March 15, 2022, Planning and Zoning Commission meeting in Council Chambers located at 510 W 9th St, starting at 6:00pm.

Travis Baird presented the updates – Ethan Harwell and Steve McKeown were acknowledged, recognized, and thanked for their work. They are both leaving for other positions with private and out of state companies.

Baird also reported that Council considered the SUP for Avis Rentals, the MSA's for annexation and the GISD request to rezone Airport Rd, and all are moving forward.

Adjournment

**Motion to adjourn by Commissioner Haynie. Second by Commissioner Dickey. Approved 6-0.
Adjourned at 7:30 p.m.**

Travis Perthuis, Chair

Attest, Steve Dickey, Secretary