

**Notice of Meeting for the
Planning and Zoning Commission Special Called meeting of the Planning and Zoning
Commission
of the City of Georgetown
April 22, 2019 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.

Legislative Regular Agenda

- A Consideration and possible action on a request to rezone approximately 308.58 acres out of the William Roberts League, Abstract No. 524, and the Joseph Fish Survey, Abstract No. 232, generally located along Shell Road, north of intersection of Bellaire Drive and extending east and west of Shell Road to the terminus of the city limits, from the Agriculture (AG) and Planned Unit Development (PUD) zoning districts to the Planned Unit Development (PUD) zoning district to be known as the Shell Road Planned Unit Development (PUD-2018-002). Sofia Nelson, CNU-A, Planning Director

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 at all times, on the _____ day of _____, 2019, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Planning and Zoning
April 22, 2019

SUBJECT:

Consideration and possible action on a request to rezone approximately 308.58 acres out of the William Roberts League, Abstract No. 524, and the Joseph Fish Survey, Abstract No. 232, generally located along Shell Road, north of intersection of Bellaire Drive and extending east and west of Shell Road to the terminus of the city limits, from the Agriculture (AG) and Planned Unit Development (PUD) zoning districts to the Planned Unit Development (PUD) zoning district to be known as the Shell Road Planned Unit Development (PUD-2018-002). Sofia Nelson, CNU-A, Planning Director

ITEM SUMMARY:

Background:

The subject property was annexed into the City on March 26, 2019. The boundaries of the PUD consist of 308.58 acres. The Project is planned as a mixed use, master planned community with a variety of residential lot sizes and product types, commercial and office uses and preserved open space.

Land Use:

The Conceptual Land Plan identifies a number of areas for the different uses and activities which would typically occur within a traditional neighborhood. The following more clearly describes each of these areas and the allowed uses within each zoning category:

Description	Zoning District
Single-family detached residential. Minimum 4,500 sf lots without alley. 3,600 sf lots with alleys. Accessory Dwelling Units allowed.	RS
Townhouse District.	TH
Multi-family detached residential. Multi-family attached residential. Condominiums.	MF-1
Multi family attached residential.	MF-2
Commercial. Office.	C-3

The Conceptual Land Plan identifies a mix of product types and lot sizes. In order to maintain a level of flexibility, certain parcels within the Conceptual Plan are identified with a dual use of RS, MF-1 or TH. At the time of development for those dual use designated parcels, a specific category (RS, MF-1 or TH) will be declared and the parcel will be developed under those standards. In order to ensure a mix of product types while maintaining flexibility in the location of certain products, the following unit type parameters have been defined for the project:

1. Maximum number of total units allowed within the concept plan parcels labeled as RS and RS/MF-1/TH parcels: 1,047 units.
2. The maximum number of total units in all categories shall not exceed 1,513.
3. Maximum number of total units allowed within the MF1/MF-2 parcel: 466 units.
4. Maximum number of MF-2 units permitted is 220
5. Minimum number of single family detached lots 60 feet wide or wider: 10% of the total of the Single Family Detached RS Lot.
6. Maximum number of lots less than 45 feet wide: 35% of the total of the Single Family Detached RS lots.
7. Minimum acres of commercial (C3) development is 13.1 acres
8. Single Family Detached RS lots less than 45 feet wide shall be limited to: Parcels 1, 3, 5, 6, 7, 8, 9 as labeled on the concept plan.

ARCHITECTURAL REQUIREMENTS:

The following architectural criteria shall apply:

- All Single family detached dwellings shall contain a minimum of 1,200 square feet of enclosed living space, exclusive of porches, decks, garages
- The façades of all residential elevations that are visible from a public or private street or park shall be a minimum of 85% brick, stone, stucco or (exclusive of roofs, eaves, dormers, soffits, windows, doors, gables, garage doors, decorative trim and trimwork). All walls must include materials and design characteristics consistent with those on the front. Lesser quality materials or details for side or rear walls are prohibited
- The exterior of all buildings on non-residential lots shall be constructed of 100% brick, stone or stucco (exclusive of roofs, eaves, soffits, windows, doors, gables and frame work).

PARKLAND AND COMMON AMENITY AREA:

Developer has agreed to preserve 26 acres of parkland that will be spread across the project to serve the planned residential neighborhood located on the north and south sides of Shell Road with equal levels of service.

FINANCIAL IMPACT:

n/a

SUBMITTED BY:

Sofia Nelson, Planning Director

ATTACHMENTS:

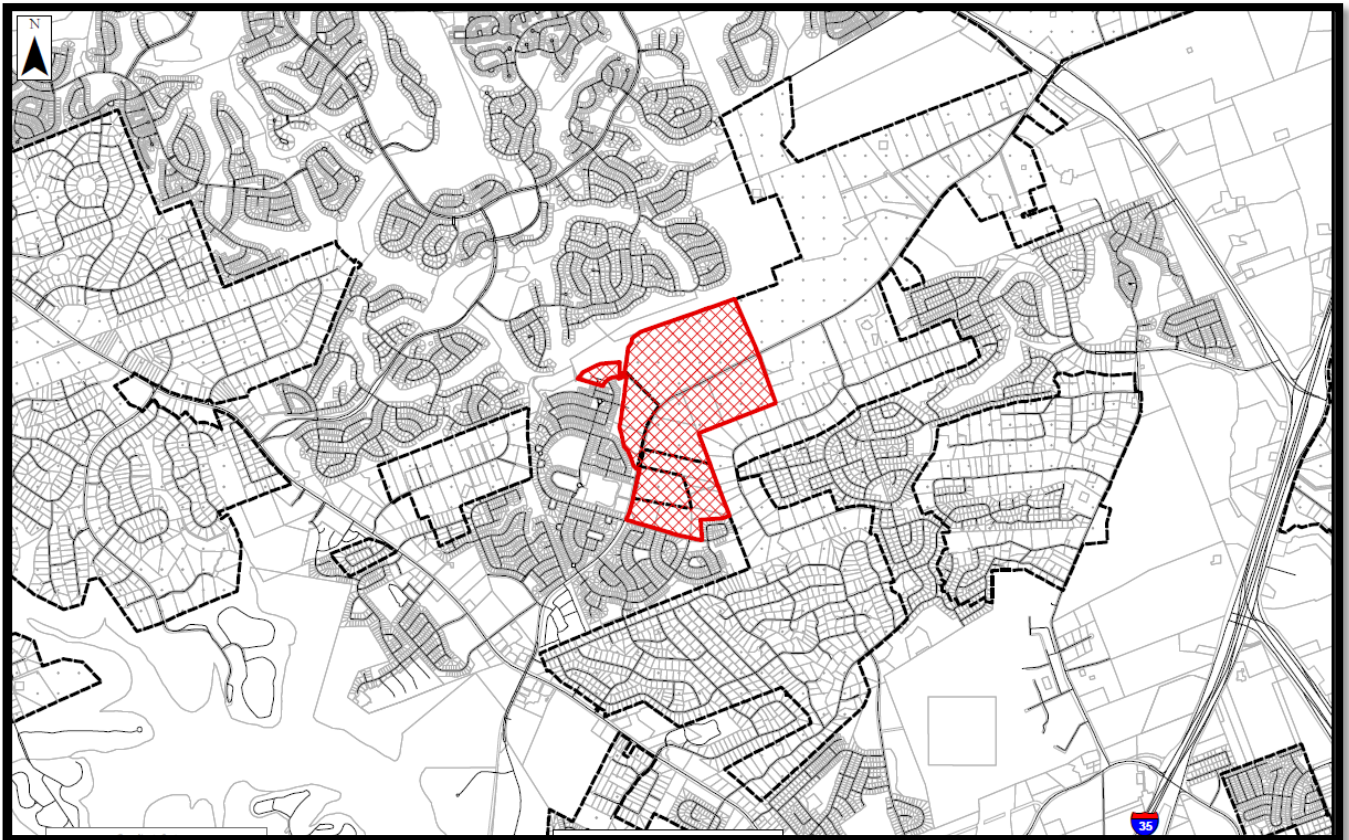
Description	Type
☐ staff report	Cover Memo
☐ Public comment	Cover Memo
☐ Location Map	Cover Memo
☐ Future Land Use Map	Cover Memo
☐ Zoning Map	Cover Memo
☐ PUD Development Standards	Cover Memo
☐ Concept plan	Cover Memo
☐ Parks Plan	Cover Memo
☐ Signage Plan	Cover Memo

Planning and Zoning Commission Planning Department Staff Report

Report Date: April 12, 2019
Case No: PUD-2018-002
Project Planner: Sofia Nelson, Planning Director

Item Details

Project Name: Shell Road PUD
Project Location: Generally located along Shell Road, north of intersection of Bellaire Drive and extending east and west of Shell Road to the terminus of the city limits
Total Acreage: 308.58 acres
Applicant: Gary Newman
Property Owner: Green Builders, Inc.
Request: Zoning Map Amendment to rezone the subject property from **Agriculture (AG) and Planned Unit Development (PUD)** to a **Planned Unit Development (PUD)**.
Case History: A public hearing on this item was held on April 2, 2019.



Location Map

Planning Department Staff Report

Overview of Applicant's Request

The Project is planned as a mixed use, master planned community with a variety of residential lot sizes and product types, commercial and office uses and preserved open space. The contents of this Development Plan explain and illustrate the overall appearance and function desired for the Property.

The base zoning classifications, within the Planned Unit Development zoning district for the Property are: Residential Single Family (RS), Townhouse (TH), Low Density Multi Family (MF-1), High Density Multi Family (MF-2), and General Commercial (C-3).

Site Information

Future Land Use and Zoning Designations:

The subject property has a Future Land Use Designation of Moderate Density Residential with a node of Mixed Use community near the intersection of Shell Road and Sycamore.

The *Moderate Density Residential* category is described in the 2030 Comprehensive Plan as comprising single family neighborhoods that can be accommodated at a density ranging between 3.1 and 6 dwelling units per gross acre, with housing types including small-lot detached and attached single-family dwellings (such as townhomes). This category may also support complementary non-residential uses along major roadways such as neighborhood-serving retail, office, institutional, and civic uses, although such uses may not be depicted on the Future Land Use Map.

The *Mixed Use Neighborhood Center* projects compact centers with limited retail goods and services for a local customer base. The Mixed Use Neighborhood Center applies to smaller areas of mixed commercial use within existing and new neighborhoods. These areas are primarily proposed adjacent to, or as part of, larger residential neighborhoods. Neighborhood-serving mixed-use areas abut roadway corridors or are located at key intersections.

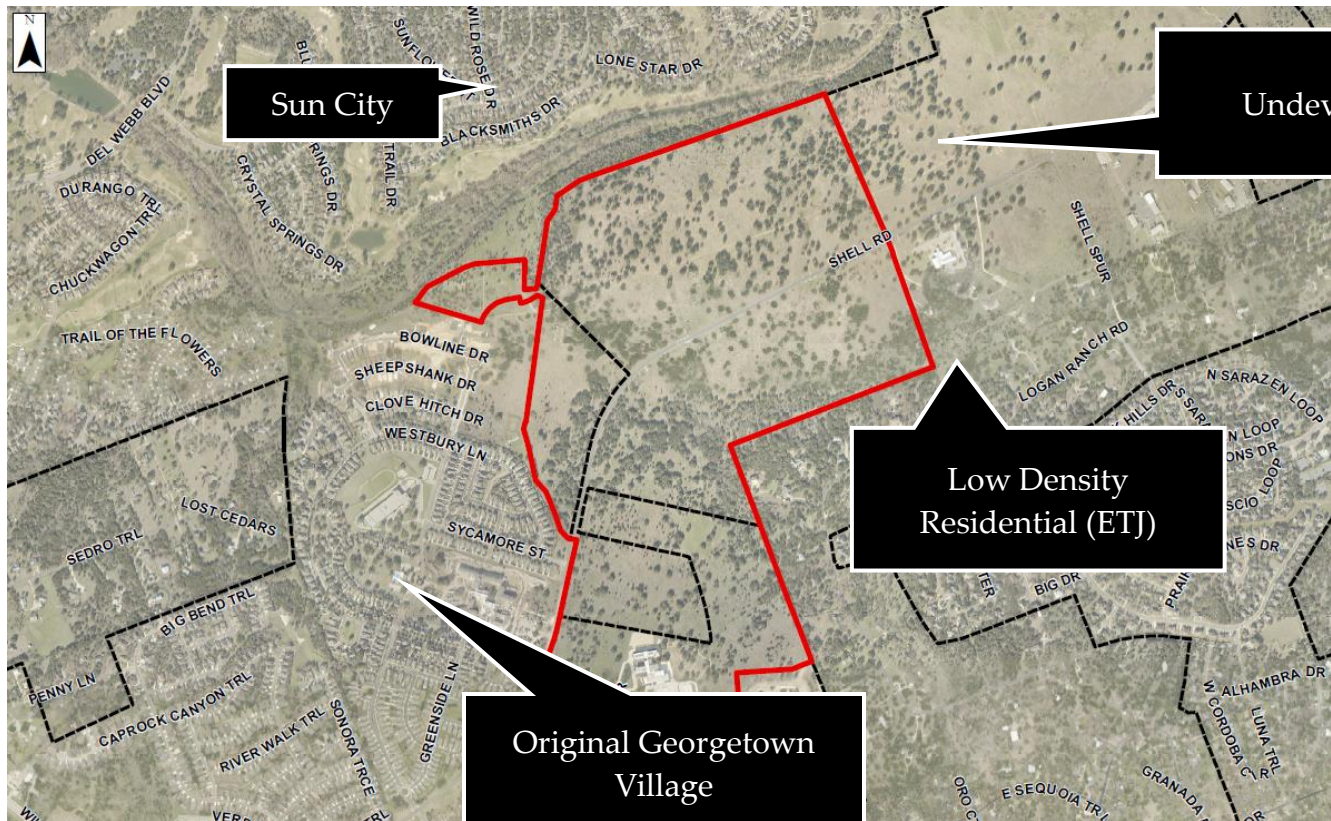
In addition, this designation may accommodate (but does not require) mixed-use buildings with neighborhood-serving retail, service, and other uses on the ground floor, and offices or residential units above. Uses in these areas might include a corner store, small grocery, coffee shops, hair salons, dry cleaners and other personal services, as well as small professional offices and upper story apartments. They may also include noncommercial uses such as churches, schools, or small parks. In new neighborhoods, in particular, the exact size, location, and design of these areas should be subject to a more specific approval process, to ensure an appropriate fit with the surrounding residential pattern.

Surrounding Properties:

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

Planning Department Staff Report

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	RS- Sun City PUD	Moderate Density Residential and Open Space	Sun City Development
South	Outside the City Limits	Low Density Residential	Residential
East	Outside the City Limits	Moderate Density Residential	Undeveloped
West	RS- Georgetown Village PUD	Moderate Density Residential	Residential



Aerial Map

Property History:

The subject property was annexed in March of 2019. The applicant is proceeding concurrently with a request for a Municipal Utility District (MUD).

Utilities

The subject property is located within the City's service area for water and wastewater. The Developer is responsible for standard utility extension to serve the development, including constructing water and wastewater infrastructure consistent with City's utility master plans.

Transportation

As a result of the MUD negotiated deal points the Developer/District will be required to dedicate right of way and contribute \$2.5 million toward the expansion of Shell Road, as well as enhanced landscaping

Planning Department Staff Report

along the portion of Shell Road in the district. Additionally the Developer/District will be responsible for designing, funding, and constructing an approximately 4,700 linear feet trail (10' wide) along Berry Creek with the opportunity to connect to future trails and the City's proposed West Side Park.

Proposed Zoning District

The proposed zoning district is a Planned Unit Development (PUD) district. The PUD is a special purpose zoning district intended to allow flexibility in planning and designing for unique or environmentally sensitive properties and that are to be developed in accordance with a common development scheme. PUD zoning is designed to accommodate various types of development, including multiple housing types, neighborhood and community retail, professional and administrative areas, industrial and business parks, and other uses or a combination thereof. A PUD may be used to permit new or innovative concepts in land use and standards not permitted by zoning or the standards of this Code.

The Conceptual Land Plan depicts land uses, primary circulation patterns, open spaces and amenities that may be developed in phases, provided the minimum requirements of the PUD district are met. The proposed development is designed to locate residences, shops and work places in closer proximity to each other. The residential areas contain a diverse range of lot sizes, typically smaller in size than what has traditionally developed in Georgetown. The residential product is permitted to incorporate the use of alleys and is required when lots between 45 and 35' in width are developed. Collectively, these characteristics will create a compact community which promotes a pedestrian environment.

The proposed PUD incorporates the following development standards that enhance the overall development but that differ from the straight UDC requirements:

- Minimum masonry requirements have been established for single family residential development.
- Enhanced masonry requirements have been committed to for the non-residential development.
- Flexibility to develop single family residential or multi-family residential on identified parcels.
- Specific locations where lots smaller than 45' in width will be located, joined with a requirement that smaller lots must be alley loaded.
- Incorporation of commercial development to meet the intent of the mixed use commercial node.
- Planned parkland and open space have been incorporated.

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.

Approval Criteria

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

Planning Department Staff Report

REZONING APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
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	This application was reviewed by staff and deemed to be complete.
2. The zoning change is consistent with the Comprehensive Plan.	Complies	The proposed use provides for residential, commercial and open space consistent with the comprehensive master plan.
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 mix of residential, open space and reservation of open space will support the health, safety and general welfare of the community.
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Complies	The proposed PUD contains the following specific regulations to create a zoning district that is compatible with the existing Georgetown Village community: <ul style="list-style-type: none"> - Residential design standards - Street and connectivity requirements of the UDC - Open space and amenities - Incorporation of neighborhood commercial uses that will allow for retail services.
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies	The PUD allows for appropriate expansion of the current uses and the addition of commercial uses.

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request **complies** the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined below:

PUD CRITERIA	FINDINGS	STAFF COMMENTS
1. A variety of housing types,	Complies	The proposed PUD supports residential

Planning Department Staff Report

employment opportunities, or commercial services to achieve a balanced community.		products that range from traditional single family, townhomes, and multi-family.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	Complies	The proposed uses are compatible with the surrounding area and focuses the higher intensity uses along Shell Road.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.	Complies	The proposed PUD prioritizes street connectivity, incorporation of pedestrian connectivity, and improvements to Shell Road.
4. The provisions of cultural or recreational facilities for all segments of the community.	Complies	This PUD has incorporated an open space plan into the overall concept plan.
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	Complies	The site design takes the natural landscaping into consideration and leaves a large amount of open space. The placement of the existing and proposed commercial locations and smaller residential lots allows for transitions between higher intensity uses and traditional single family development.
6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	Complies	All adequate utilities are required to be in place prior to development in order to support the development.

Meetings Schedule

April 16, 2019 – Planning and Zoning Commission
April 23, 2019 – City Council First Reading of the Ordinance
May 14, 2019 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request, a

Planning Department Staff Report

legal notice advertising the public hearing was placed in the Sun Newspaper and signs were posted on-site. To date, staff has received two objections.

Attachments

- Exhibit 1 – Location Map
- Exhibit 2 – Future Land Use Map
- Exhibit 3 – Zoning Map
- Exhibit 4 – PUD Document



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments From Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Shell Road PUD

Project Case Number: PUD-2018-002 P&Z Date: April 2, 2019 Case Manager: Sofia Nelson

Name of Respondent: CHRISTIAN FACCHINI
(Please print name)

Signature of Respondent: [Signature]
(Signature required for protest)

Address of Respondent: 805 Westbury Lane Georgetown, TX 78633
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments From Neighboring Property Owners

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Project Name/Address: Shell Road PUD

Project Case Number: PUD-2018-002 P&Z Date: April 2, 2019 Case Manager: Sofia Nelson

Name of Respondent: Jenny Dombroski
(Please print name)

Signature of Respondent: [Signature]
(Signature required for protest)

Address of Respondent: 1061 Bowline Drive, Georgetown, TX 78633
(Address required for protest)

I am in FAVOR: _____

I OBJECT: ✓

Additional Comments:

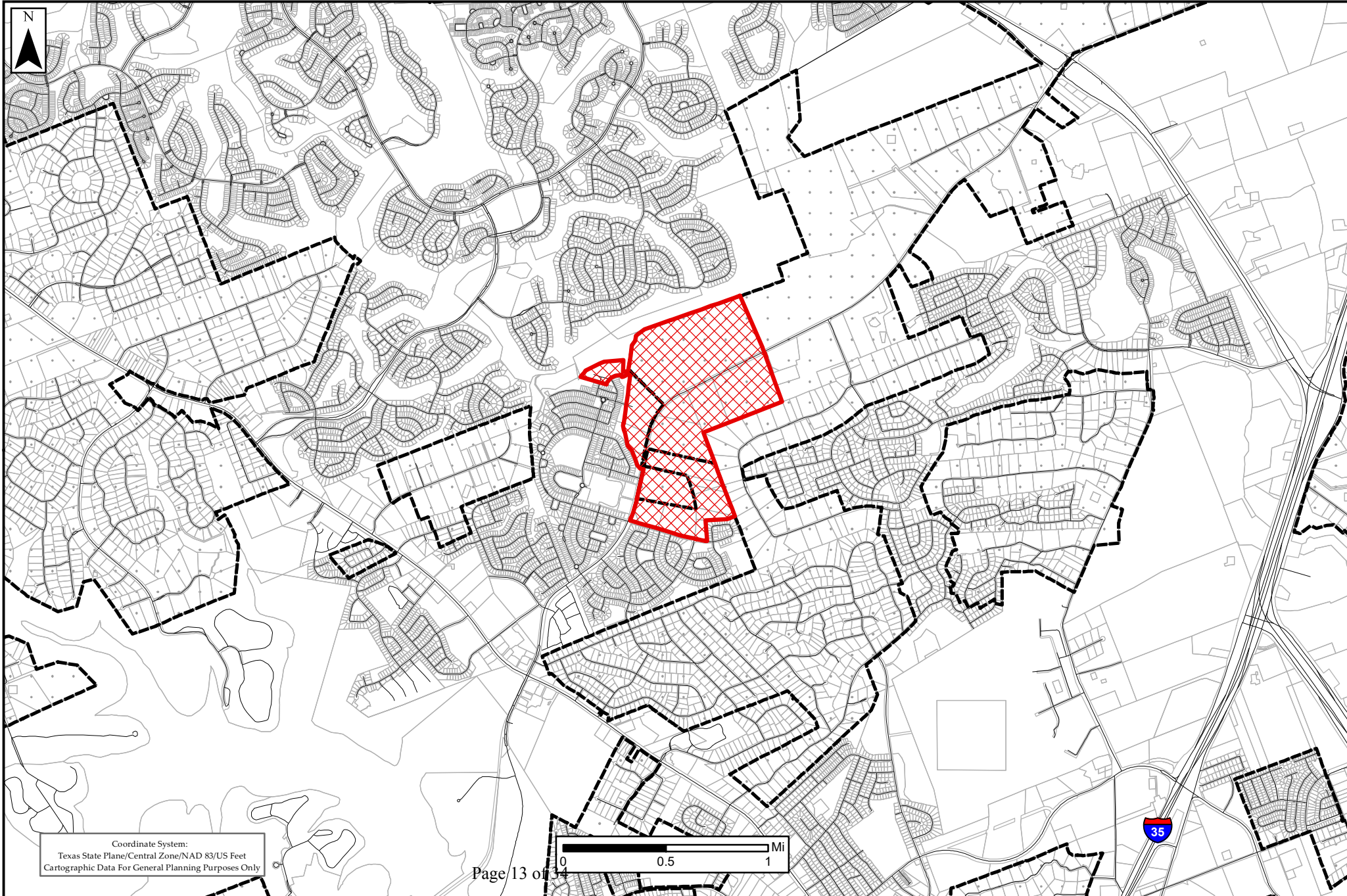
I object due to several issues, not limited to, infrastructure issues, tax on school resources, trafficking environmental issues (several species call the greenbelt home).

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.

Location Map PUD-2018-002 Exhibit #1

Legend

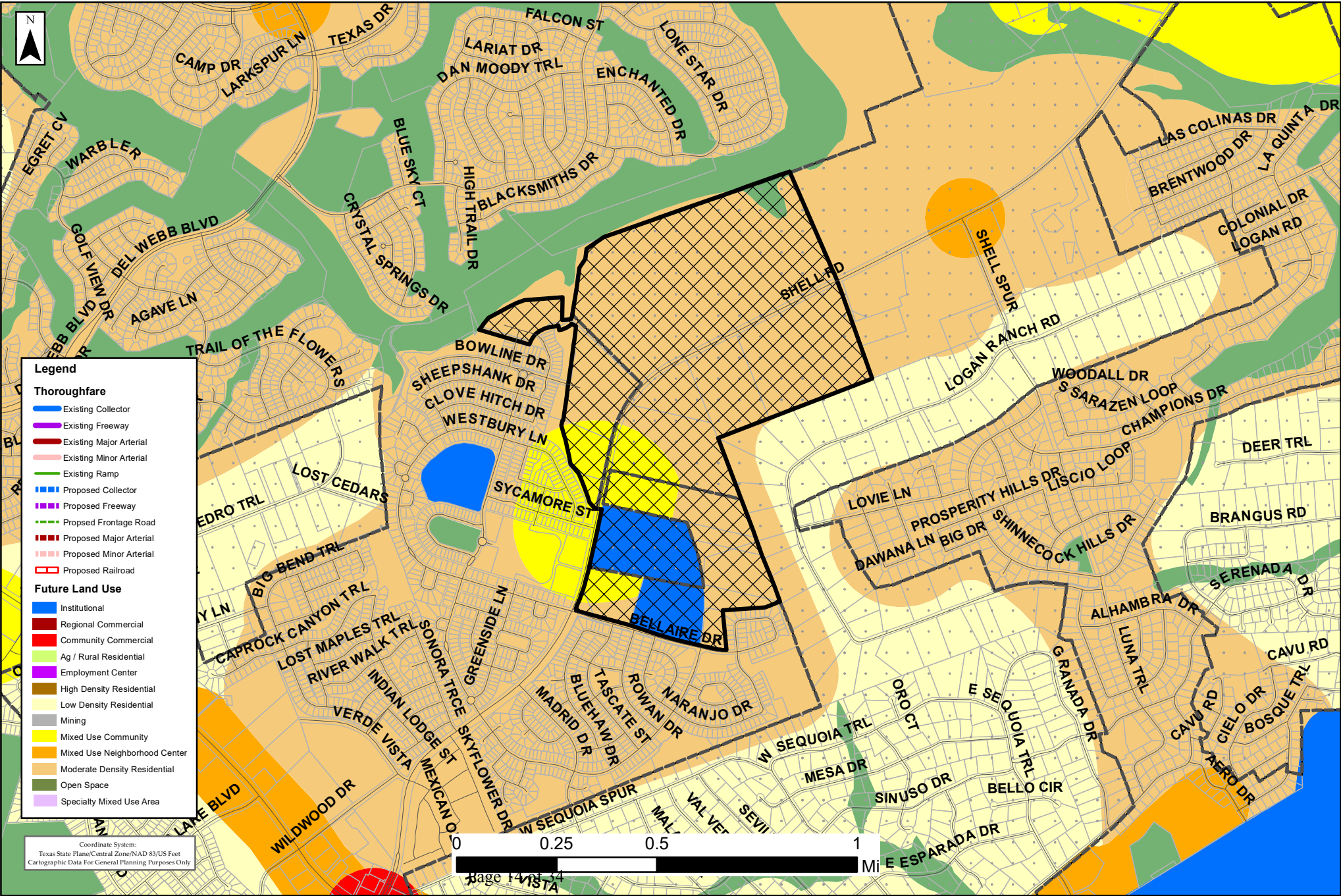
-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



Coordinate System:
Texas State Plane/Central Zone/NAD 83/US Feet
Cartographic Data For General Planning Purposes Only

Future Land Use / Overall Transportation Plan
PUD-2018-002
Exhibit #2

- Legend
- Site
 - Parcels
 - City Limits
 - Georgetown ETJ

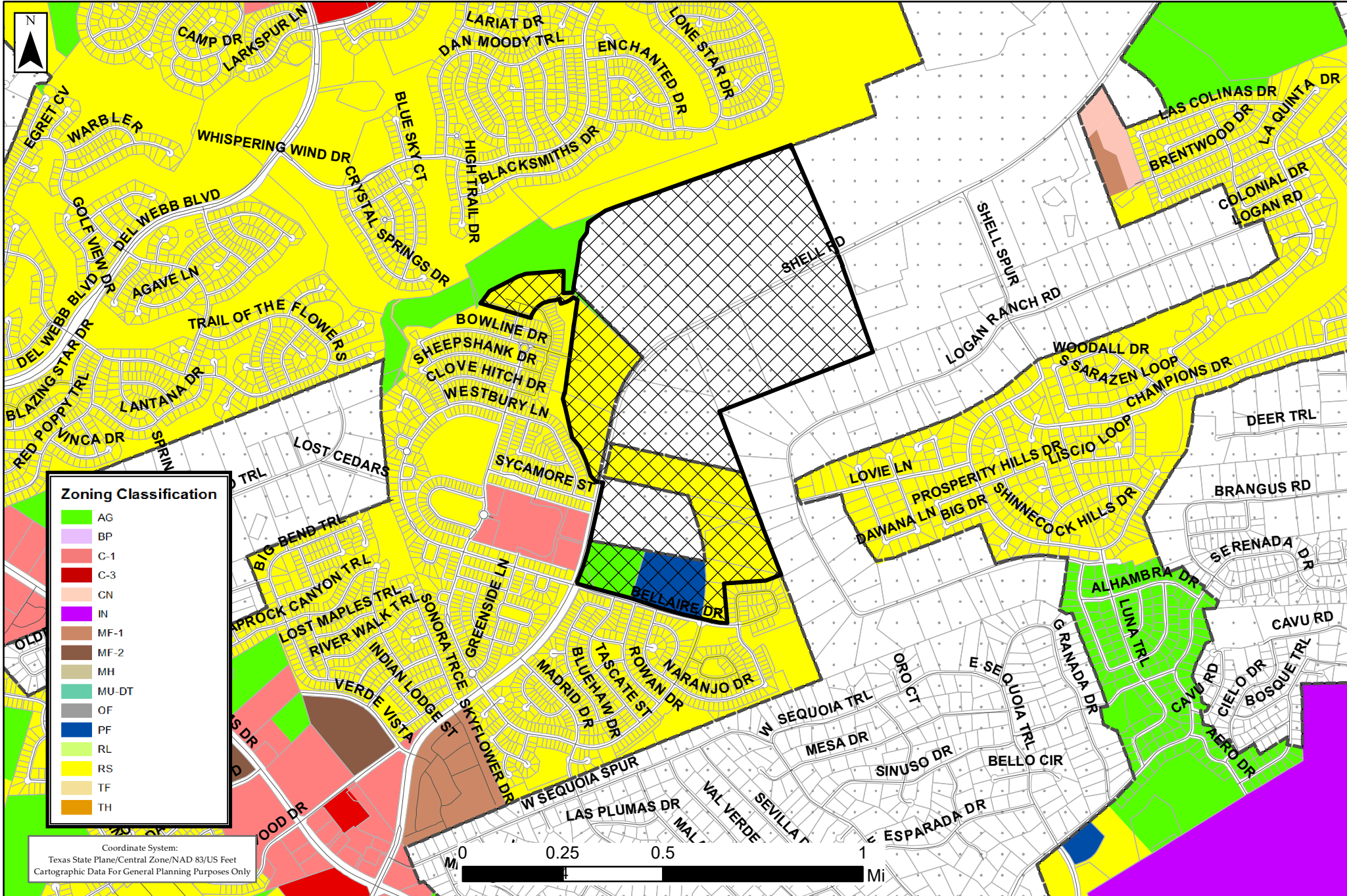


Zoning Information

PUD-2018-002

Exhibit #3

- Legend
- Site
 - Parcels
 - City Limits
 - Georgetown ETJ



GEORGETOWN VILLAGE

**City of Georgetown, Texas
Shell Road Planned Unit Development**



Shell Road Planned Unit Development Development Plan

Applicant: Green Builders, Inc

3613 Williams Drive, Suite 206

Georgetown, TX 78627

A. **PROPERTY**

The subject Property consists of approximately 308.58 acres, as shown in **Exhibit A** (the “Property”).

B. **PURPOSE AND INTENT**

The boundaries of the PUD consist of 308.58 acres described in **Exhibit A** (Field Notes) (the “Property”), attached to the PUD Ordinance. The Project is planned as a mixed use, master planned community with a variety of residential lot sizes and product types, commercial and office uses and preserved open space.

The contents of this Development Plan explain and illustrate the overall appearance and function desired for the Property.

C. **APPLICABILITY AND BASE ZONING**

The development of the Property shall comply with the version of the Georgetown Unified Development Code (UDC) in effect at the time of approval, and other applicable provisions in the City’s Code of Ordinances, except as modified within this Development Plan or the Exhibits attached to the PUD Ordinance.

The base zoning classifications, within the Planned Unit Development zoning district for the Property are: Residential Single Family (RS), Townhouse (TH), Low Density Multi Family (MF-1), High Density Multi Family (MF-2) and General Commercial (C-3).

D. **THE PROJECT** (attached as **Exhibit B**).

The owner of the SRPUD is planning to develop the Project as a master planned community on the Property and in conjunction therewith is proposing to subdivide the Property through a series of subdivision plats and to obtain additional land use approvals for the Property.

E. **CONCEPTUAL LAND PLAN**

The City hereby authorizes the construction and development of the residential and commercial uses together with support facilities for recreational, social, maintenance, and related uses substantially, as shown in **Exhibit B**.

A Conceptual Land Plan, has been attached to this Development Plan as **Exhibit B** to illustrate the land use and design intent for the Property. The Conceptual Land Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. The Conceptual Land Plan depicts land uses, primary circulation patterns, open spaces and amenities that may be developed in phases, provided the minimum requirements of the PUD district are met. Approval of this PUD, Development Plan, and Conceptual Land Plan does not constitute approval of a Site Plan per Section 3.09 of the UDC.

1. **Development Characteristics:** The Conceptual Land Plan, is based on the following characteristics and planning principles:

- a) The planned uses include residences, retail shops, civic uses, and open spaces located in close proximity to each other, designed and laid out to be compatible with each other.
 - b) Local streets are to be sized, detailed and organized to provide for the functional needs of both the automobile and the pedestrian.
 - c) Civic uses, open spaces and landscaped streets are to be designed to provide purposeful places for social activity, recreation, and to reinforce the identity of the community.
 - d) Buildings are to be sized and located to spatially delineate the streets, squares and other open spaces.
2. Lot Characteristics: The proposed development is designed to locate residences, shops and work places in closer proximity to each other to encourage a physical environment promoting social activity, community interaction and a collective security. The residential areas contain a diverse range of lot sizes, typically smaller in size than suburban lots, have a minimum front yard to encourage homes and businesses to address the street. Residential product may incorporate the use of alleys in select situations. Collectively, these characteristics will create a compact community which promotes a pedestrian environment.

F. LAND USES

The Conceptual Land Plan identifies a number of areas for the different uses and activities which would typically occur within a traditional neighborhood. The following more clearly describes each of these areas and the allowed uses within each zoning category:

TABLE F1

Description	Zoning District
Single-family detached residential. Minimum 4,500 sf lots without alley. 3,600 sf lots with alleys. Accessory Dwelling Units allowed.	RS
Townhouse District.	TH
Multi-family detached residential. Multi-family attached residential. Condominiums.	MF-1
Multi family attached residential.	MF-2
Commercial. Office.	C-3

G. RESIDENTIAL PRODUCT LOT STANDARDS

The Conceptual Land Plan identifies a mix of product types and lot sizes. In order to maintain a level of flexibility, certain parcels within the Conceptual Plan are identified with a dual use of RS, MF-1 or TH. At the time of development for those dual use designated parcels, a specific category (RS, MF-1 or TH) will be declared and the parcel will be developed under those standards. In order to ensure a mix of product types while maintaining flexibility in the location of certain products, the following unit type parameters have been defined for the project:

1. Maximum number of total units allowed within the concept plan parcels labeled as RS and RS/MF-1/TH parcels: 1,047 units.
2. The maximum number of total units in all categories shall not exceed 1,513.
3. Maximum number of total units allowed within the MF1/MF-2 parcel: 466 units.
4. Maximum number of MF-2 units permitted is 220
5. Minimum number of single family detached lots 60 feet wide or wider: 10% of the total of the Single Family Detached RS Lots.
6. Maximum number of lots less than 45 feet wide: 35% of the total of the Single Family Detached RS lots.
7. Single Family Detached RS lots less than 45 feet wide shall be limited to: Parcels 1, 3, 5, 6, 7, 8, 9 as labeled on Exhibit B.
8. Minimum acres of commercial (C3) development is 13.1 acres

H. DEVELOPMENT STANDARDS

TABLE H1

Development Standards	RS¹	TH	MF-1	MF-2	C-3
Front Setback (feet)	15	15	15	25	25
Side Setback (feet)	5	5	5	5	15
Street Side Setback (feet)	15	15	15	25	25
Garage Setback (feet)	20	20	N/A	N/A	N/A
Rear Setback (feet)	10	15	20	20	20
Setback adjacent to RS District (feet)	N/A	N/A	20	20	20
Building Height (feet)	35	35	35	50	40
Building Separation (feet)	10	10	10	15	10
Residential Units per Building	N/A	6	6	24	N/A
Residential Units per Acre	N/A	N/A	14	24	N/A
Min. Lot Width – Front-loaded	45	22	50	50	50
Min. Lot Width – Alley-loaded	35	22	N/A	N/A	N/A
Min. Lot Size (sq. feet)	3600	2,000	N/A	N/A	N/A
Allowed Impervious Cover	50% ²	50%	50%	50%	70%

¹ lots smaller than 45' in width will be required to be rear loaded with driveway access permitted through alley's constructed to city standards.

²Impervious cover shall be measured across the gross site area of all RS designated land. When calculating the total impervious cover for RS areas, all open space and parks shall be included in the gross acreage.

I. ARCHITECTURAL REQUIREMENTS

1. The following architectural criteria shall apply:

- a) All Single family detached dwellings shall contain a minimum of 1,200 square feet of enclosed living space, exclusive of porches, decks, garages.
- b) All residential homes shall have a minimum roof pitch of 6:12, except secondary architectural features including but limited to roofs over garages, entryways, or porch coverings. which may have a roof pitch of less than 6:12.
- c) Roofs on buildings on Non-Residential lots may be of pitched roof design or flat roof design. Roof materials shall be asphalt, shingles, tiles or slate. Metal roofs must have a non-reflective finish. Any mechanical equipment placed on the roof, such as vents, air conditioning equipment, and the like, must be screened to not be visible from the ground floor level of the building.
- d) The façades of all residential elevations that are visible from a public or private street or park shall be a minimum of 85% brick, stone, stucco or (exclusive of roofs, eaves, dormers, soffits, windows, doors, gables, garage doors, decorative trim and trimwork). All walls must include materials and design characteristics consistent with those on the front. Lesser quality materials or details for side or rear walls are prohibited.
- e) The exterior of all buildings on non-residential lots shall be constructed of 100% brick, stone or stucco (exclusive of roofs, eaves, soffits, windows, doors, gables and frame work).
- f) The front elevation of all homes shall contain wall plane articulation. No elevations shall be a single wall plane across the entire width of the front elevation. Each front elevation shall contain two or more masonry finishes to complement the architectural style of the home. Additionally, the home must include a minimum of two of the following elements, to be identified on the architectural plans submitted for building permit:
 - i. A minimum of two wall planes on the front elevation, offset a minimum of 8 inches.
 - ii. Covered front porch or patio with a minimum size of 60 square feet.
 - iii. A side-entry or swing-in garage entry (for garage doors that do not face the front street).

- iv. A garage door recessed from the primary front façade a minimum of four feet (for garage doors that face the front street).
- v. Enhanced garage door materials (wood, ornamental metal, decorative door, window inserts and hardware, painted or stained to match house).
- vi. Shed roof or trellis (at least 18" deep) above garage door for additional architectural detail.
- vii. A combination of at least two roof types (e.g., hip and gable) or two different roof planes of varying height and/or direction.
- viii. The addition of one or more dormers on the front elevation to complement the architectural style of the home.

J. STREETS AND PARKING

1. **Street System:** The streets will be designed to accommodate a variety of transportation modes compatible with a neighborhood environment, including automobiles, bicycles and pedestrians. The street system will include a variety of street designs to lend character to the neighborhood, to contribute to the enhancement of the streetscape, to increase the efficiency of traffic circulations, and to moderate vehicular speed within the community. The street system is planned to be interconnected with multiple travel routes with shorter travel distances to effectively disperse automobile traffic, resulting in less traffic volume on individual streets and less traffic congestion overall in the community. This traffic pattern keeps local traffic off regional roads and through-traffic off the streets within the SR PUD. Streets and associated elements shall be designed in accordance with the **Exhibit C** and this Development Plan.
2. **Street Lighting:** Street lighting may be provided by alternative street lighting poles and fixtures that meet the ballast and luminary requirements of the City on the date of approval of the SRPUD.
3. **Traffic Calming Measures:** These are planned as elements intended to moderate the speed of vehicular traffic within the community. Traffic calming measures are physical design controls intended to equalize the use of neighborhood streets between automobiles, pedestrians, bicyclists and playing children. Traffic calming measures planned at street intersections include roundabouts, traffic circles, gateways and neck-downs. Planned mid-block street section traffic calming measures include throttles, chicanes and protected on-street parking. Streets may be designed, at the developer's discretion, with a 470-foot radius on collector streets and 180-foot radii on local streets. All traffic calming measures are to be designed to meet the edition of the American Association of State Highway and

Transportation Officials (AASHTO) policy on Geometric Design of Highways and Streets on the date of the approval of the SRPUD.

4. On-Street Parking: On-street parking shall be according to **Exhibit C**, Street Cross-Sections.
5. Off-Street Parking: Off-street parking will be in compliance with Chapter 9 of the UDC on the date of the approval of the SRPUD.
6. Driveway Access: Consistent with the historical build-out pattern in Georgetown Village, residential driveways are allowed on designated Residential Collectors. Minimum driveway spacing on such Residential Collectors will be fifty-five (55) feet. Applicable streets are designated on **Exhibit C**, Street Cross-Sections.
7. Transportation Improvements:
 - a) Developer has agreed to contribute a maximum of \$2,500,000 to the construction and paving of two additional lanes of Shell Road, in addition to dedicating the right-of-way. Any costs over and above \$2,500,000 related to the two lanes, turning lanes, and or traffic signalization will be paid by the City.
 - b) In order to satisfy the contribution of \$2,500,000, the Developer will pay a supplemental transportation fee of \$1,650 per residential unit (includes single family and multi family) at the time of platting. The City will be responsible for designing, bidding, and building the expansion of Shell Road.
 - c) Developer will not need to conduct a TIA consistent with UDC requirements, agrees to dedicate right-of-way consistent with OTP and UDC standards (unless otherwise negotiated with PUD) as well as consent to connectivity to adjacent properties as reflected on the PUD Concept Plan. Developer will comply with the City's water quality and storm water best management practices.
 - d) Developer shall not contribute to off-site transportation improvements which could be listed in a future TIA, including contributions to Shell Road. Sidewalks on both sides of Shell Road will be required and are not included within the contribution of \$2.5 million for transportation improvements to Shell Road.
 - e) Developer will design and construct a) all internal, on-site streets to UDC standards (unless otherwise negotiated as part of the PUD), b)

and provide street access to the public parkland trailhead parking lot.

K. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping on the Property shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan.

1. Shell Road Landscape Buffer: A minimum 25 foot wide landscape lot will be incorporated adjacent to the right of way of Shell Road. The landscape lot shall be planted with one (1) shade tree, minimum 3 inch caliper and five (5), five (5) gallon shrubs for every 1,000 square feet of landscape easement area, exclusive of utility easements.
2. Major Collector Landscape Buffer: A minimum 10 foot wide landscape lot will be incorporated adjacent to the right of way for Major Collectors. The landscape lot shall be planted with one (1) shade tree, minimum 3 inch caliper and five (5), five (5) gallon shrubs for every 1,000 square feet of landscape easement area. Common area landscaping shall be owned and maintained by a community homeowner's association.
3. Trees: New tree plantings will occur throughout the project, including open spaces and street yards. Street Trees within the public right-of-way, between the curb and sidewalk, are not allowed and trees located within the front yards of residential lots will be installed no closer than 3 feet behind the sidewalk to lessen damage to sidewalk and underground utilities.
4. Single Family RS Planting Requirement: One (1) tree will be planted for every single family residential lot that is less than fifty (50) feet wide. Two (2) trees will be planted for every single family residential lot that is fifty (50) feet or wider. Trees must be a minimum of three (3) inch caliper.
5. Commercial and Multi Family: City of Georgetown Tree Ordinances, rules and regulations addressing and concerning tree preservation and mitigation in effect at the time of approval of a site development plan shall apply to all Commercial and MF parcels.
6. Boundary Walls: Boundary walls will be located where residential development is adjacent to Shell road or a major collector. Boundary walls will be constructed of masonry such as stone or concrete fence panels.

L. SIGNAGE

Signage on the Property shall be in conformance with Chapter 10 of the Unified Development Code, on the date of the approval of the SRPUD, unless otherwise stated in this Development Plan or in a Master Sign Plan for the Property. **Exhibit E** to the SRPUD illustrates the location of signage within the Property. These size modifications shall

replace the size restrictions described in Chapter 10 of the Unified Development Code. Signage shall not be located in the sight-triangle of an intersection.

1. Subdivision Entry Signs:

- a) Primary subdivision entry monument signs shall be located along Shell Road at the Collector road intersections, as illustrated on **Exhibit E** to the PUD Ordinance. The signs shall either be located in a sign easement or be located on a separate lot.
- b) The sign area including the base and sign face shall not exceed 280 square feet, or 8 feet in height and the sign face encompassing only the surface for the sign letters and logo shall not exceed 120 square feet. Surrounding architectural features such as towers and walls shall not count against the sign square footage and shall not exceed 25 feet in height.
- c) The signs shall be located a minimum of 20' from the ultimate right of way of Shell Road and 10 feet from the intersecting Collector entry road. Signage shall not block sight distance or be located in the visibility sight triangle.
- d) A minimum of 1,000 square feet of landscape plant bed shall be provided around the Subdivision Entry Signs. Plant material should be of a native and/or adapted species. Plants should be selected from the booklet titled, Native and Adapted Landscape Plants, an Earthwise guide for Central Texas, 5th Edition, 2013, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center. All signage as well as landscaping area shall be privately maintained by Property Owners Association.

2. Residential Neighborhood Monument Signs:

- a) Neighborhood signs may be located throughout the Property as noted on **Exhibit E** to the SRPUD Ordinance.
- b) The signs shall either be located in a sign easement or be located on a separate platted lot.
- c) Neighborhood signs shall not block sight distances nor be located in a public utility easement or site triangle and shall be setback a minimum of 10 feet from adjacent rights of way.
- d) The sign area including the base and sign face shall not exceed 50 square feet, or 6 feet in height and the sign face encompassing only the surface for the sign letters and logo shall not exceed 25 square feet.
- e) A minimum of 100 square feet of landscape plant bed shall be provided around each Residential Neighborhood Monument Sign. Plant material should be of a native and/or adapted species. Plants should be selected from

the booklet titled, Native and Adapted Landscape Plants, an Earthwise guide for Central Texas, 5th Edition, 2013, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center. All signage as well as landscaping area shall be privately maintained by a Property Owners Association.

M. **STORMWATER**

Stormwater management on the Property shall be in conformance with Chapter 11 of the Unified Development Code and City of Georgetown Drainage Criteria Manual, latest edition”.

N. **PARKLAND AND COMMON AMENITY AREA**

Developer has agreed to preserve 26 acres of parkland that will be spread across the project to serve the planned residential neighborhood located on the north and south sides of Shell Road with equal levels of service. The public parkland illustrated on **Exhibit D** and the associated public trail and park improvements described below, will, when dedicated and constructed, fully satisfy the City’s parkland dedication and improvement requirements for the single family development in the SRPUD.

1. **Public Park North Side of Shell Road:**

- a) One public park, a minimum of three (3) acres in size within the overall 26 acres of parkland , will be dedicated to the City and developed.
- b) The Developer will provide \$250,000 of public parkland improvements. The public park may consist of the following amenities or other amenities as approved by the City Park’s Director: Playground, Shelter, Sports Court, Trails, Site Furnishings, Trailhead, Landscape and Irrigation.
- c) The developer will construct the park improvements in accordance with materials and equipment that is acceptable to the City Park’s Director and the City will take over maintenance responsibility after dedication. The City will allow the HOA or property owners association (upon approval of agreement between the City and HOA) to provide additional maintenance in the public park to the same or better standards as the City’s standards for similar park improvements and areas.
- d) The public parkland shall be dedicated to the City by special warranty deed after all improvements have been completed and access is provided from a public road that has been accepted by the City.

2. **North Private Amenity Center:**

- a) The Developer will provide one private amenity center located on the north side of Shell Road, a minimum of two (2) acres in size, with facilities for residents of Georgetown Village only.

- b) Developer will provide private amenities with a minimum investment of 1 million dollars for the North Private Amenity Center. Amenities may include but not be limited to: Pool, restroom facility, parking lot, trailhead, open play area.
- c) The private amenity center will be owned and maintained by the community homeowner's association(s).

2. **Trails:**

- a) Developer agrees to construct a 10' foot wide concrete trail which shall be 4,700 linear feet designed with a stub at the edge of the district's easternmost boundary to provide an opportunity to connect with the City's proposed West Side Park. The Developer has no obligation to acquire easements and construct a trail outside of the SRPUD boundary.
- b) The Developer will construct the trails to City specifications and the City will take over maintenance responsibility after dedication.
- c) A trailhead parking lot will be provided in the public parkland on the north side of Shell Road which will include 15 parking spaces, including 2 designated accessible spaces in the location shown on **Exhibit D**. The developer will fund the cost of design and construction of the parking lot. This expense will be in addition to the other public park improvements described in this SRPUD. The improvement will be subject to the approval of the City Parks and Recreation Director.
- d) The trail and trailheads within the Property shall be registered with the Texas Department of Licensing and Regulation (TDLR) and designed and constructed to meet the requirements of the Texas Accessibility Standards (TAS).
- e) If topographic constraints restrict any area along the trail corridor, the U.S. Forest Service Outdoor Recreation Accessibility Guidelines (FSORAG) will be followed for the trail construction.

3. **Public Park South Side of Shell Road:**

- a) One public park, a minimum of three (3) acres in size within the 26 acres of parkland, will be dedicated to the City and developed.
- b) The Developer will provide \$250,000 of public parkland improvements. The public park may consist of the following amenities, or other amenities as approved by the City Park's Director: Playground, Shelter, Sports Court, Trails, Site Furnishings, Trailhead, Landscape and Irrigation.

- c) The developer will construct the park improvements in accordance with materials and equipment that is acceptable to the City Park's Director and the City will take over maintenance responsibility after dedication. The City will allow the HOA or property owners association (upon approval of agreement between the City and HOA) to provide additional maintenance in the public park to the same or better standards as the City's standards for similar park improvements and areas.
- d) The public parkland shall be dedicated to the City by Special Warranty Deed after all improvements have been completed and access is provided from a public road that has been accepted by the City.

4. **South Private Amenity Center:**

- a) The Developer will provide one private amenity center located on the south side of Shell Road, a minimum of two (2) acres in size, with facilities for residents of Georgetown Village only.
- b) Developer will provide private amenities with a minimum investment of 1 million dollars for the South Private Amenity Center. Amenities may include but not be limited to: Pool, restroom facility, parking lot, trailhead, open play area.
- c) The private amenity center will be owned and maintained by the community homeowner's association(s).

5. **Multi Family:**

- a) City will require all multi family to be subject to the City's parkland dedication/development fees in place at time of approval of a site development plan.

6. **Construction Timing:**

- a) Public Park North of Shell Road and Trailhead parking lot:
 - i. The public parkland improvements will be subject to the approval of the City Parks and Recreation Director upon the earlier of:
 - ii. Development of an adjacent parcel; or
 - iii. When the 200th single family building permit is issued on the northern side of Shell Road, given there is road access to the park. If no road access exists at that time, the developer will post a fiscal security in the amount of 125% of the cost to construct the park and the road extension; or
 - iv. No later than 12/31/2025, as long as permitting has begun.
- b) Public Park South of Shell Road:
 - i. The public parkland improvements will be subject to the approval of the City Parks and Recreation Director upon the earlier of:
 - ii. Development of an adjacent parcel; or

- iii. When the 200th single family building permit is issued on the southern side of Shell Road, given there is road access to the park. If no road access exists at that time, the developer will post a fiscal security in the amount of 125% of the cost to construct the park and the road extension; or
 - iv. No later than 12/31/2025, as long as permitting has begun.
- c) The trails shall be constructed:
 - i. Prior to the final acceptance of any lot in Parcels 1, 3 or 4 on Exhibit D to the SRPUD; however, the trail may be completed in up to three (3) phased segments, as illustrated on **Exhibit D**.
 - ii. Final acceptance of any lot shall be defined as final acceptance of the subdivision improvements serving any part of Parcels 1, 3 or 4 as shown on **Exhibit D**.
 - iii. Should fiscal be posted to allow the recordation of the subdivision plat for one of the above-mentioned parcels, the posted fiscal instrument shall not be released until the trail is complete.
- d) Private Amenity Center on North side of Shell Road:
 - i. Developer agrees to commence construction of the North Amenity Center no later than when the 200th single family home permit is issued within the portion of the SRPUD, located on the northern side of Shell Road, and to complete such amenities within 18 months from the date of commencement of such amenity construction.
- e) Private Amenity Center on the South side of Shell Road:
 - i. Developer agrees to commence construction of the South Amenity Center no later than when the 200th single family home permit is issued within the portion of the District, located on the southern side of Shell Road, and to complete such amenities within 18 months from the date of commencement of such amenity construction.

O. PUD MODIFICATIONS

Modifications of the Concept Plan pertaining to (a) roadway and trail alignments; (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of development on the Land, and (c) changes of less than ten percent (10%) in the size of any section or phase shown on the Concept Plan, shall be considered “Minor Modifications” over which the City’s Planning Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan relating to roadway and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City’s Planning Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept Plan must be approved as an amendment to this Development Plan, PUD Ordinance, and Consent Agreement pertaining to creation of a municipal utility district on the Property by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

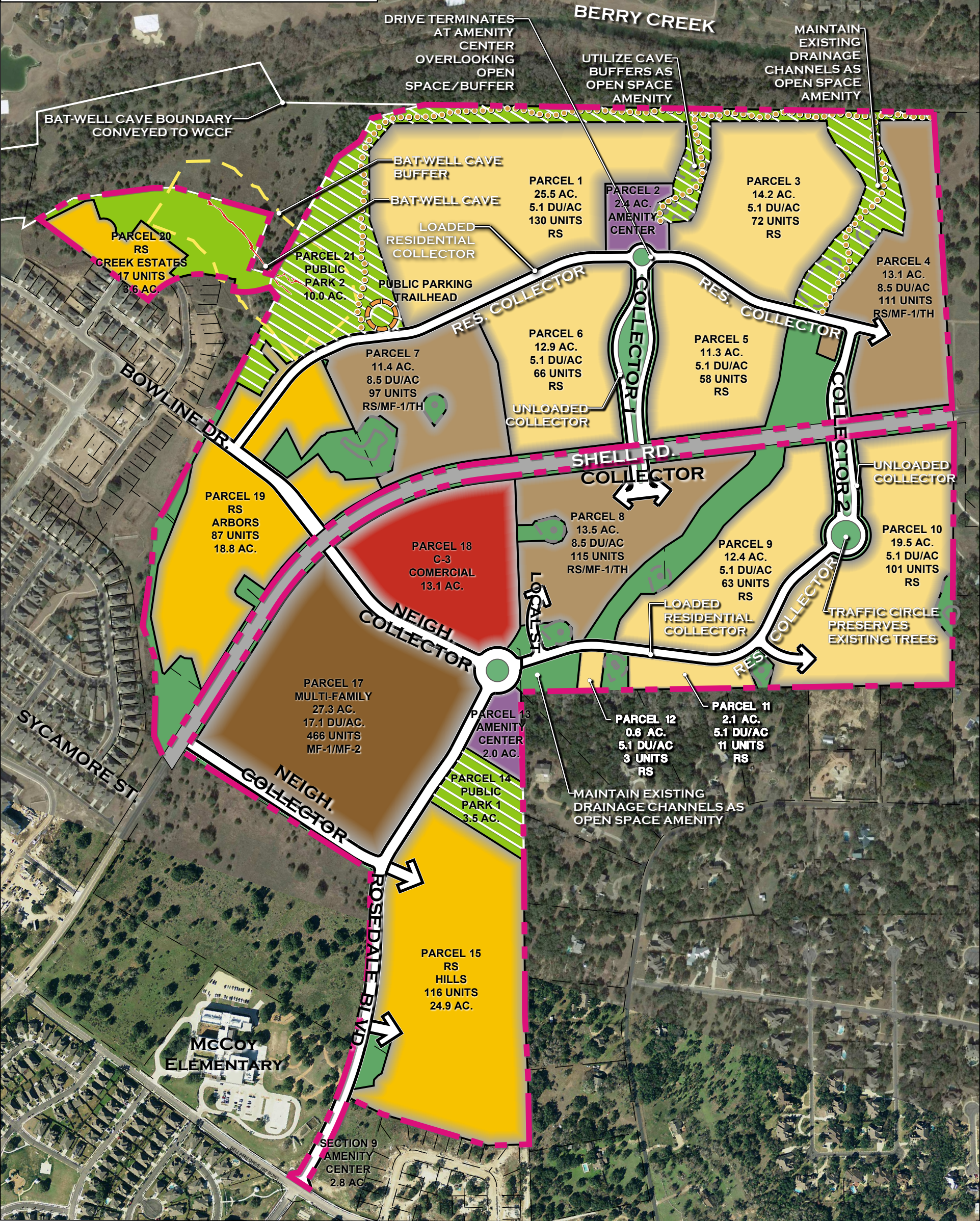
- P. LIST OF EXHIBITS
- Exhibit A** – Metes and Bounds
 - Exhibit B** – Conceptual Land Plan
 - Exhibit C** – Street Sections
 - Exhibit D** – Park Exhibit
 - Exhibit E** – Signage Exhibit






LAND USE SUMMARY				
RESIDENTIAL	ACRES	DENSITY	UNITS	UNIT MIX
RS	98.5 AC.	5.1 du/ac	504 units	33.3 %
RS/MF-1/TH	38.0 AC.	8.5 du/ac	323 units	21.3 %
MF-1/MF-2	27.3 AC.	17.1 du/ac	466 units	30.8 %
RS - PLATTED	47.3 AC.		220 units	
COMMERCIAL C-3	13.1 AC.			
PRIVATE AMENITY CENTER	4.4 AC.			
COLLECTOR R.O.W.	21.3 AC.			
OPEN SPACE*	32.6 AC.			
Dedicated Public Parkland	26.0 AC.			
TOTAL		308.58 AC.	1,513 UNITS	

Notes:

● ● ● TRAILS, TYP. PUD BOUNDARY

* Open space includes detention/water quality, parks, greenbelts, easements and buffers



PARK AND OPEN SPACE SUMMARY		
	Private Amenity Centers	4.4 AC.
	10' Trails (4,700 LF)	
	Open Space*	32.6 AC.
	Dedicated Public Parkland	26.0 AC.
	Public Parking Trailhead	
* Open space includes landscape area, greenbelts, easements, and detention		



SIGNAGE LEGEND

PRIMARY SUBDIVISION ENTRY SIGN
Freestanding Monument Sign

RESIDENTIAL NEIGHBORHOOD MONUMENT SIGNS
Freestanding Monument Sign

