

**Notice of Meeting for the  
Planning and Zoning Commission P&Z Training/Workshop  
of the City of Georgetown  
April 6, 2021 at 5:00 PM  
at Virtual**

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.

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### **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 The workshop will convene at 5:00 p.m. on April 6, 2021 via teleconference. To participate, please copy and paste the following weblink into your browser:

Weblink: <https://bit.ly/3sINNBP>

Webinar ID: 968 1367 8552

Password: 031357

To participate by phone:

Call in numbers: (346)248-7799 or Toll-Free: 833-548-0282

Password: 031357

Citizen comments are accepted in three different formats:

1. Submit written comments to [planning@georgetown.org](mailto:planning@georgetown.org) by 5:00p.m. on the date of the meeting and the Recording Secretary will read your comments into the recording during the item that is being discussed.
2. Log onto the meeting at the link above and "raise your hand" during the item
3. Use your home/mobile phone to call the toll-free number

To join a Zoom meeting, click on the link provided and join as an attendee. You will be asked to enter your name and email address (this is so we can identify you when you are called upon). To speak on an item, click on the "Raise your Hand" option at the bottom of the Zoom meeting webpage once that item has opened. When you are called upon by the Recording Secretary, your device will be remotely unmuted by the Administrator and you may speak for three minutes. Please state your name clearly, and when your time is over, your device will be muted again.

Use of profanity, threatening language, slanderous remarks or threats of harm are not allowed and will result in you being immediately removed from the meeting.

- B Presentation and discussion on the role and procedures of the Planning and Zoning Commission, components and overview of the development process, and development applications considered by the Planning and Zoning Commission -- Andreina Dávila-Quintero, AICP, Current Planning Manager

### **Certificate of Posting**

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary

**City of Georgetown, Texas  
Planning and Zoning  
April 6, 2021**

**SUBJECT:**

Presentation and discussion on the role and procedures of the Planning and Zoning Commission, components and overview of the development process, and development applications considered by the Planning and Zoning Commission -- Andreina Dávila-Quintero, AICP, Current Planning Manager

**ITEM SUMMARY:**

The purpose of this item is to review with the Planning and Zoning Commission their roles and responsibilities, development review process, and the most common applications considered by the Commission. In addition, this item will provide an opportunity for existing members to share their experience with new board members.

**FINANCIAL IMPACT:**

N/A

**SUBMITTED BY:**

Andreina Dávila-Quintero, AICP, Current Planning Manager

**ATTACHMENTS:**

Description	Type
 P&Z Training Presentation	Presentation

# Planning & Zoning Commission Training



# Table of Contents

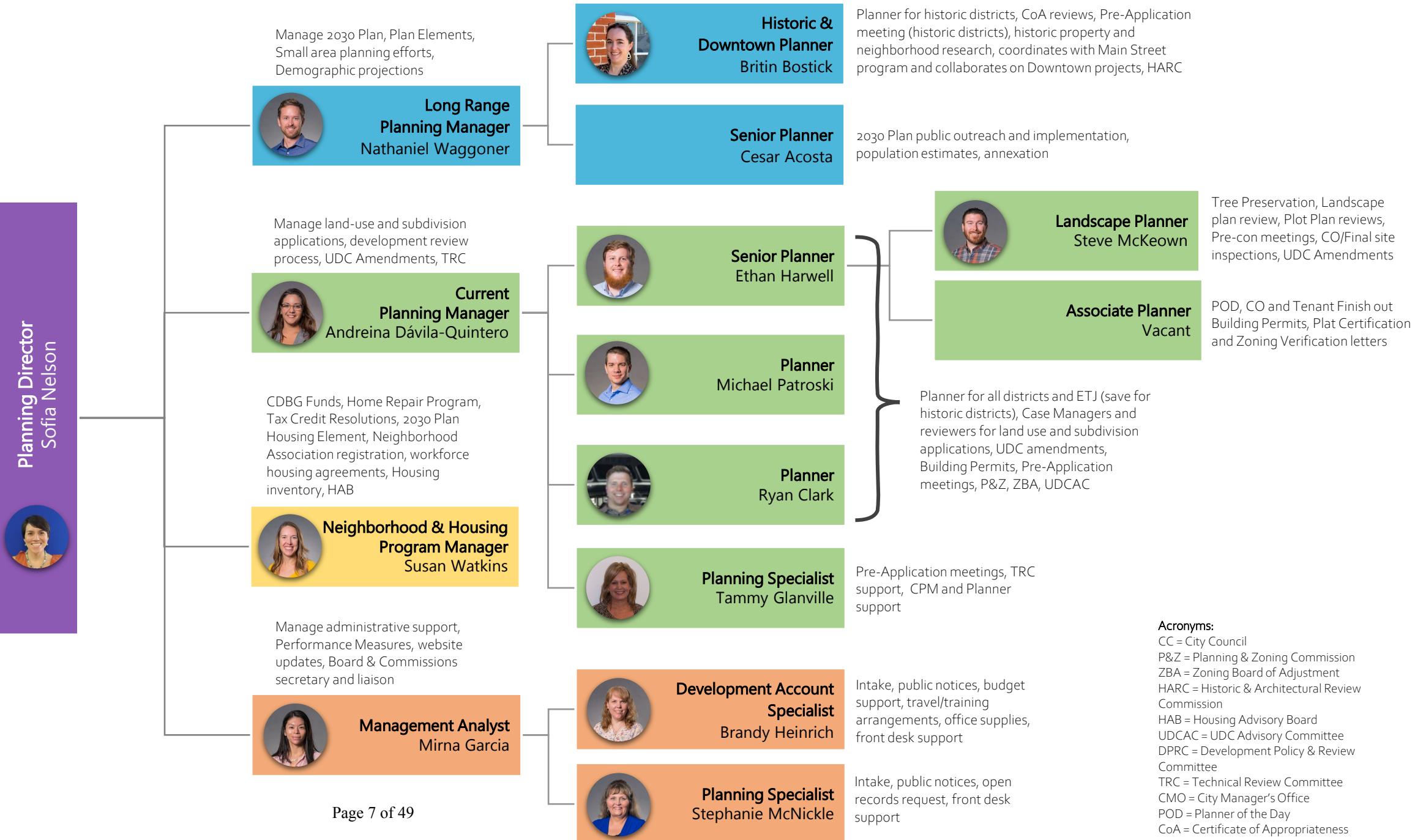
- Introduction to Planning Team & Mission of the Department
- Commission Bylaws and Meeting Procedures
- Components of the UDC and Overview of the Development Process
- Comprehensive Plans and Future Land Use Map
- Zoning
- Subdivision
- Site Development



# Planning Department Mission

The Georgetown Planning Department is committed to actively preserving the community's heritage, and shaping its future by implementing the City's adopted vision and promoting a high quality built environment.

Coordinates efforts across the Department, directly supports the CMO and CC, DPRC





# Bylaws & Meeting Procedures

# Bylaws

- Meets twice monthly (1st and 3rd Tuesdays)
- Seven (7) members four (4) alternate members appointed by City Council for two-year terms, eligible for two (2) terms
- Officers serve one (1) year terms
- Chair may call special meetings
- May form subcommittees, may include non-members with City Council consent

# Responsibilities

## Final approval body for:

- Subdivision plats
- Subdivision variance
- Floodplain, stormwater and water quality (spring and stream buffers) variances
- Site Development Plans
- Construction plans
- Stormwater permits
- Driveway permits
- Traffic Impact Analysis (TIA)
- Heritage Tree Removal/Pruning

## Recommending body for:

- Zoning Map Amendments
- Special Use Permits
- Comprehensive Plan Amendments
- UDC Text Amendments
- 2030 Plan Elements
- Development Agreements (land use)

# Public Hearing Procedures

Staff makes presentation to Commission

Chair invites Applicant and/or Representative to address the Commission

The Commission asks questions of both Staff and applicant/representative

Public Hearing

Chair and/or commission can ask questions, clarifications of Staff, Applicant and/or Representative

# Public Signed Up to Speak

- Speaker registration forms should be turned into the Board Liaison and/or Chairman prior to the start of the meeting.
  - Speakers limited to 3 minutes unless an additional 3 minutes have been ceded to speaker. A speaker may only have up to 6 minutes.
- Chair reminds speaker of their 3 minutes and they are on the clock.
  - 3 minute time limit – Board liaison will notify speaker, time is up. If, speaker continues, it's the discretion of the chair to allow extended time.

# Motions & Deliberations

- **MOTION** is made and seconded (Chair should not make the motion)
- Chair will ask comments from Commission – (Deliberate on **MOTION**). Chair may choose to structure comments so they move across the dais either left to right or right to left with each Commissioner speaking, commenting or questioning once and then moving on to the next.
- **VOTE** is taken on the motion presented - Chair clearly states who made the motion and Second. Chair will ask for a show of hands, then states the vote for the record (i.e. unanimous, 5 – 2, etc.)

# Commission Action

- On most cases the Commission will...
  - Approve
  - Deny
  - Continue action to another meeting. This can be done if the Commission has a valid reason not to take action.
- On some cases the Commission can make a recommendation to the Council to modify the approval with conditions – PUDs, SUPs, Development Agreements.
- Subdivision plats, SDPs, and other subdivision related applications should be approved unless the Commission can point to a specific UDC requirement where the application is non-compliant.

# Commission Action

- Approval typically requires a simple majority to approve
- Subdivision Variances require a super majority (3/4) to approve.
  - A motion to approve that does not receive a super majority = denial.
- Failure to approve a motion to approve = denial, per 2.24.140 (H) Boards and Commission ordinance
- Applicant may still take a recommendation for denial to City Council
  - Requires Council to approve with a super majority vote.

# Questions to Applicants

## Appropriate:

- Land use impact
- Compatibility
- Infrastructure
- Consistency with 2030 Plan
- Consistency with adjacent zoning
- Connectivity with subdivisions/streets

## Inappropriate:

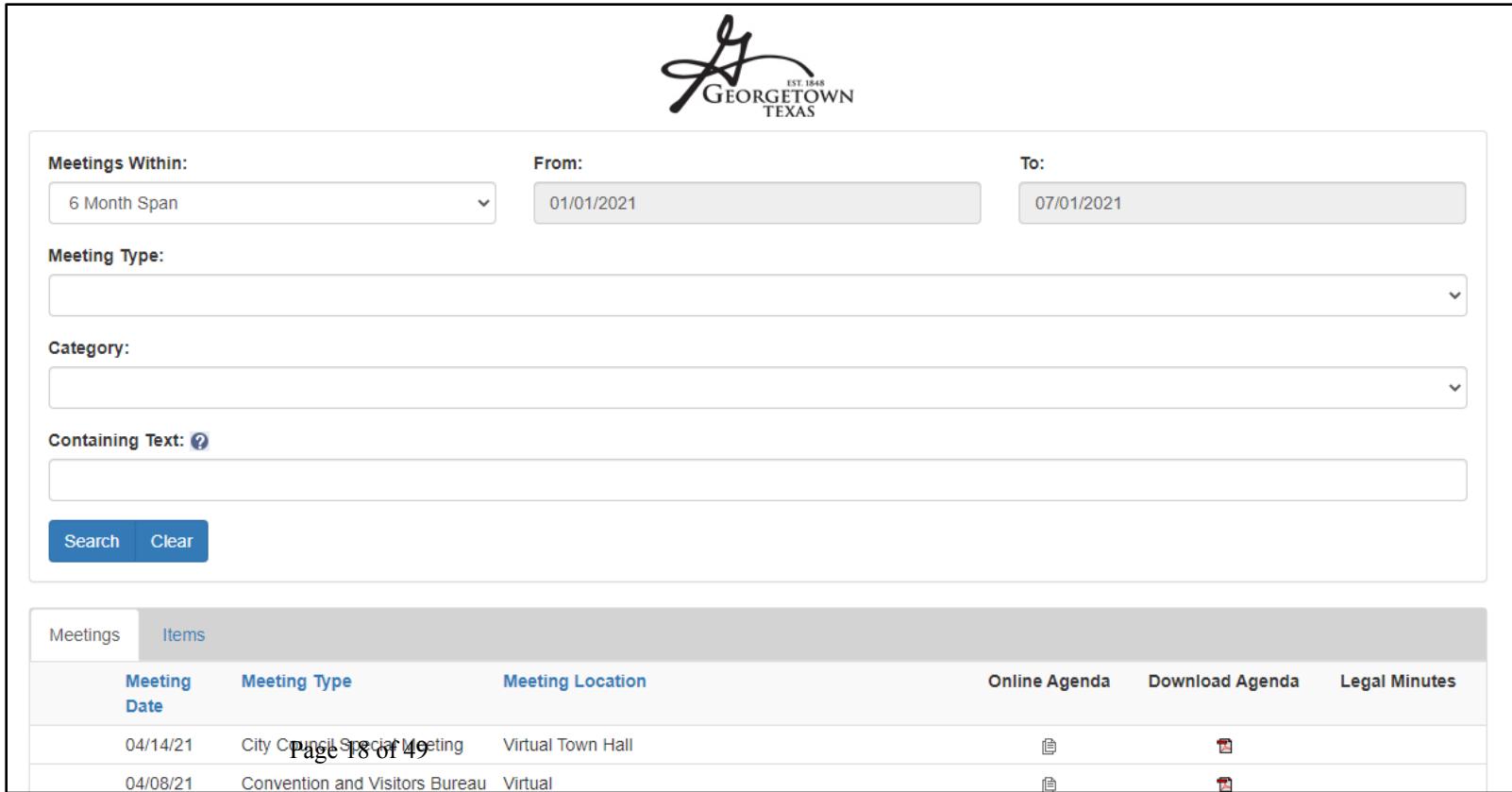
- Forms of ownership, occupancy tenure
- Financial status of applicant or tenants
- Singling out a particular use if a zoning district allows multiple uses

# Attendance

- Alternate members are welcome to sit anywhere in the audience but asked to check in with the Board Liaisons prior to the start of meeting.
- City Council policy requires each member to attend a minimum of 75% of regularly scheduled meetings, including subcommittee meetings.
- Commissioners are encouraged to notify the Board Liaisons and Chair if they are unable to attend *prior* to the meeting.

# Agendas and Staff Reports

- The agenda, along with staff reports, will be available online at [agendas.georgetown.org](http://agendas.georgetown.org) after 5:00 p.m. the Friday before the meeting.



The screenshot shows the search interface for agendas.georgetown.org. At the top is the Georgetown Texas logo. Below it are search filters for 'Meetings Within' (set to '6 Month Span' from '01/01/2021' to '07/01/2021'), 'Meeting Type' (a dropdown menu), 'Category' (a dropdown menu), and 'Containing Text' (a text input field). At the bottom of the search area are 'Search' and 'Clear' buttons. Below the search bar is a navigation bar with tabs for 'Meetings' (which is selected) and 'Items'. Underneath is a table with columns: Meeting Date, Meeting Type, Meeting Location, Online Agenda, Download Agenda, and Legal Minutes. Two rows of data are visible: one for a City Council Special Meeting on 04/14/21 at Virtual Town Hall, and another for the Convention and Visitors Bureau on 04/08/21 at Virtual.

Meeting Date	Meeting Type	Meeting Location	Online Agenda	Download Agenda	Legal Minutes
04/14/21	City Council Special Meeting	Virtual Town Hall			
04/08/21	Convention and Visitors Bureau	Virtual			

# Staff Reports

- Overview of Applicant's Request
- Site Information
- Comprehensive Plan Guidance
- Utility Information
- Transportation Information
- Requested district, designation or use
- Approval Criteria
- Meeting Schedule
- Public Notification

# Conflict of Interest Basics

# Conflict of Interest

- Ordinance
- Fill out forms prior each meeting, if there is a conflict of interest.



# Development Process

# Unified Development Code (UDC)

[udc.georgetown.org](http://udc.georgetown.org)

- Adopted March 11, 2003
- Primary tool to regulate land development
- Applies to all development in City limits and ETJ
- Establishes procedures for development review
- Governed by multiple departments

Unified Development  
Code  
=  
Zoning Ordinance  
+  
Subdivision Ordinance  
+  
Sign Ordinance

# UDC Elements

- Procedures for development
- Zoning districts
- Land uses
- Historic preservation
- Subdivision design
- Setbacks & height
- Building design
- Lighting
- Tree preservation
- Landscaping
- Buffering & screening
- Fencing
- Parking
- Signage
- Impervious cover
- Stormwater management
- Streets & sidewalks
- Driveway access
- Parkland dedication
- Water & wastewater

# UDC Amendments

- Annual update process
- Unified Development Code Advisory Committee (UDCAC)
- General Amendments
- Executive Amendments

# Development Process Overview

Entitlements (Zoning, Development Agreements)

Subdivision

Site Development

Building Permit

# 2030 Plan

## Elements

- Future Land Use
- Downtown Master Plan
- Transportation (OTP, Sidewalks, and Bike Masterplan)
- Parks & Trails Master Plan
- Economic Development
- Public Safety
- Utilities
- Citizen Participation
- Housing
- Airport



**DOWNTOWN MASTER PLAN UPDATE**

CITY OF GEORGETOWN, TX  
FINAL PLAN | MARCH, 2014

**Building a Legacy with Our Parks**

Georgetown Parks, Recreation and Trails Master Plan

June 2009

GEOGETOWN SIDEWALK MASTER PLAN

**EXISTING CONDITIONS ANALYSIS**

The process of evaluating existing sidewalk infrastructure conditions provided crucial insight into the current state of Georgetown's pedestrian network. Existing design deficiencies and infrastructure gaps compromise connectivity, pedestrian safety and ultimately mobility in the City. The comprehensive evaluation process determined where resources should be focused for improvements and new facilities.

**DATA COLLECTION PROCESS**

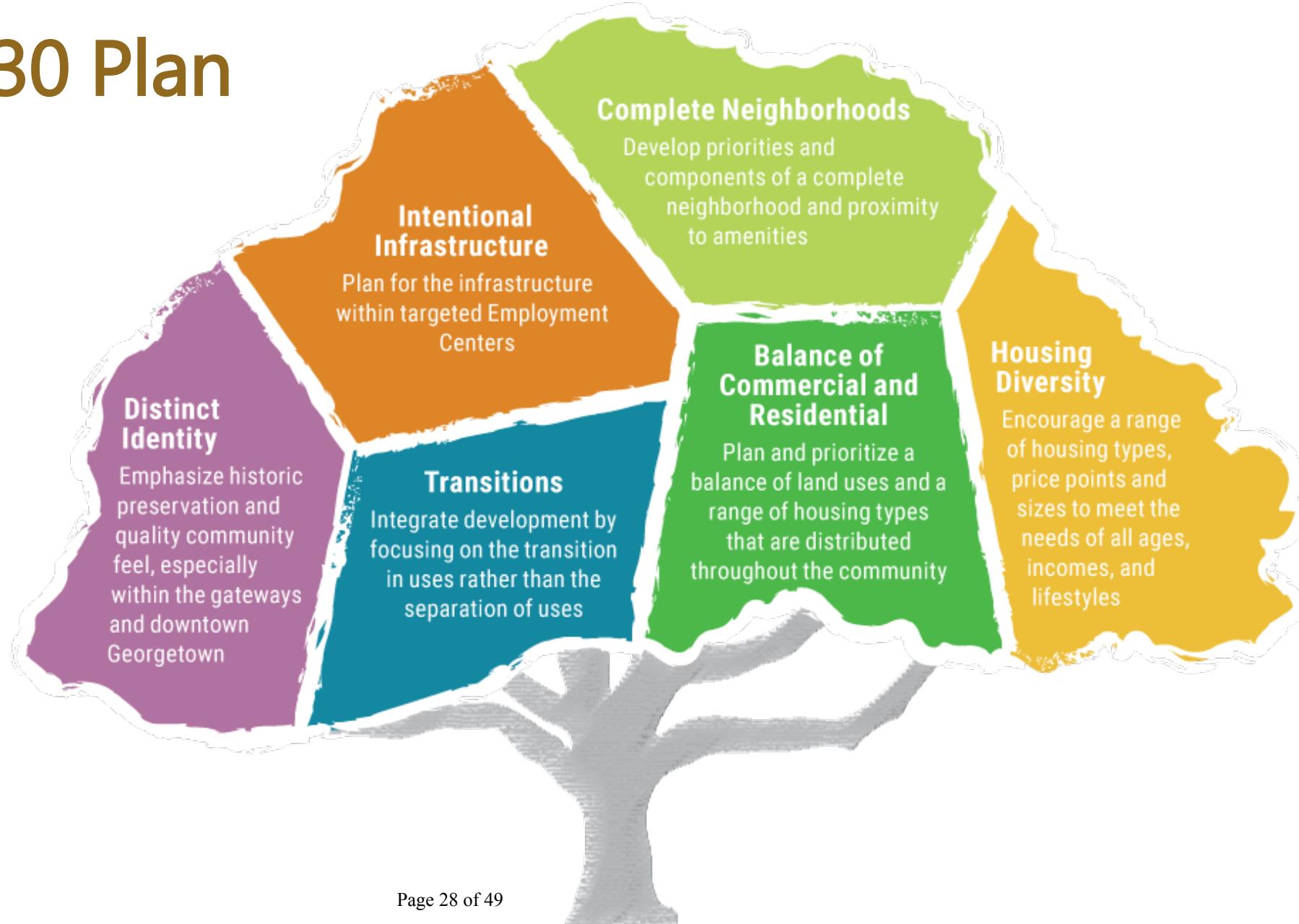
To develop a complete sidewalk inventory, the project team integrated Google Earth Imagery, City aerial photography and existing City GIS data prior to on-site field analysis. The citywide inventory encompassed a drive-by review of all

existing sidewalk, curb ramp and crosswalk facilities outside the Downtown Overlay District. Pedestrian infrastructure in the Downtown Overlay District was evaluated in greater detail with in-depth inspection and measurement of all pedestrian elements to determine ADA compliance.

4

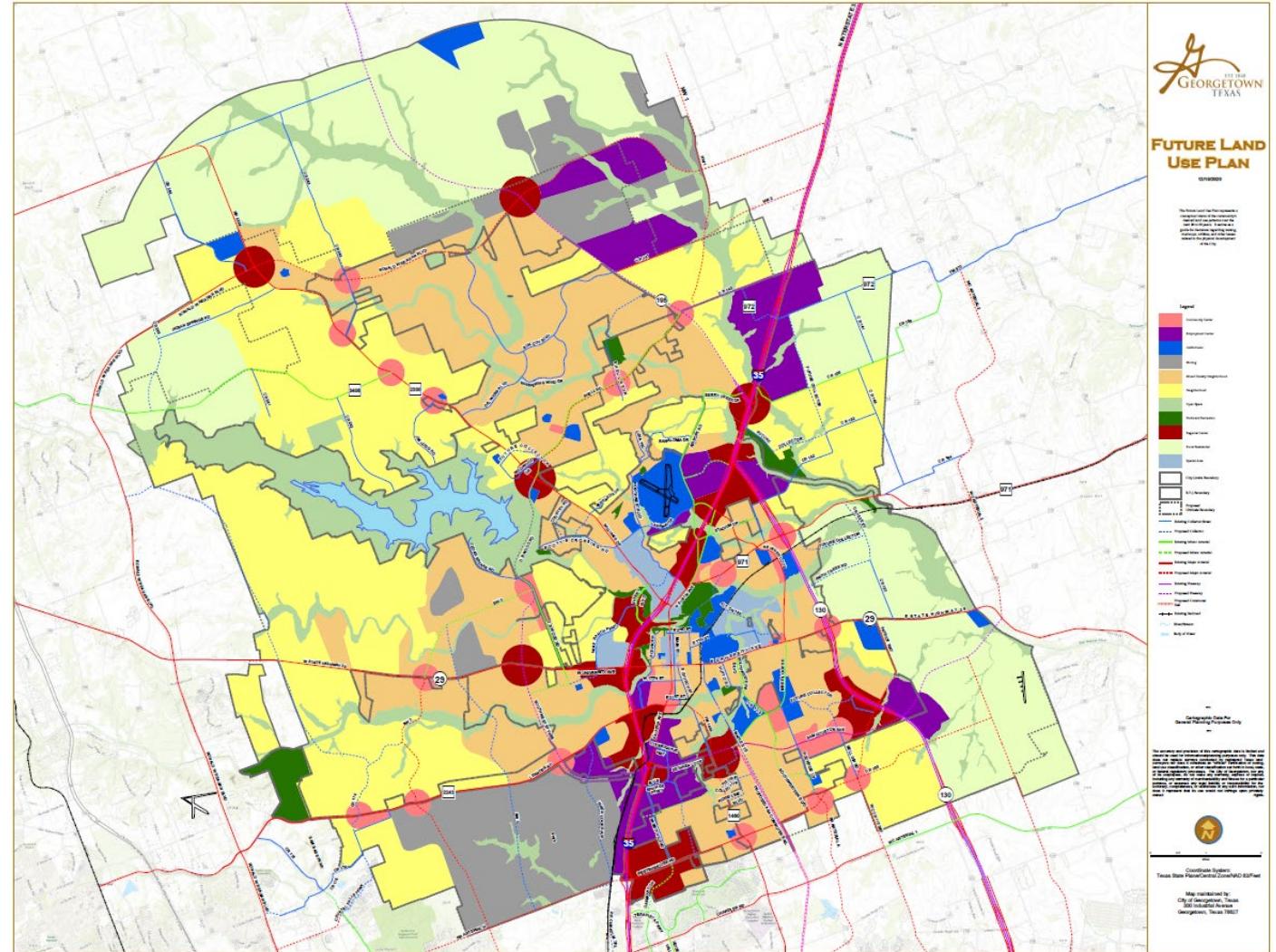
City of Georgetown

# 2030 Plan



# 2030 Plan

- Planning Area = City + Extraterritorial Jurisdiction
- 11 Future Land Use areas establish a vision for development.
  - Development Type
  - Product Type
  - Configuration of uses
  - Land Use Ratio
  - *NOT ZONING*



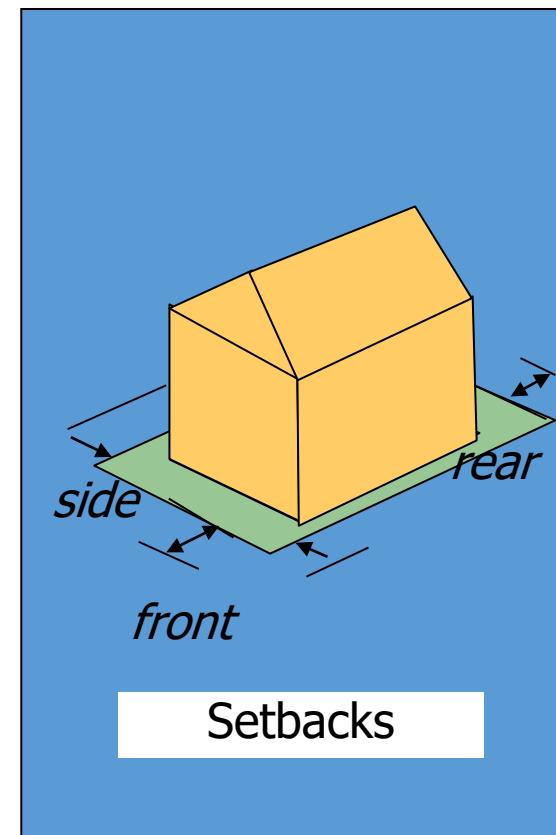
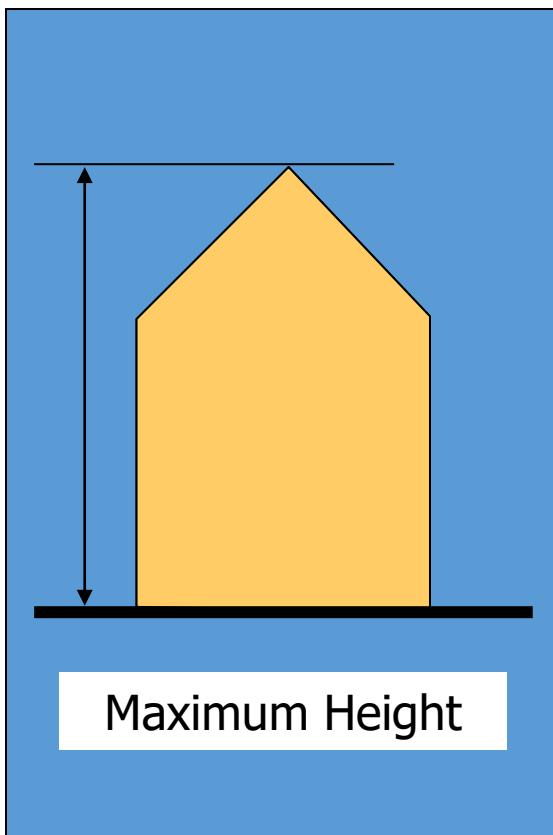
# Comprehensive Plan Amendments (CPA)

- 2030 Plan Amendments (CPAs)
  - Facilitate a proposed zoning change
  - Development trends unanticipated by plan
  - Annual cycle or supermajority vote
- 5-10 Year Revision
  - Keep the goals/objectives fresh
  - Re-commit or redo
- Update codes and open the toolbox
- Realistic goals affirmed by the community

# Zoning

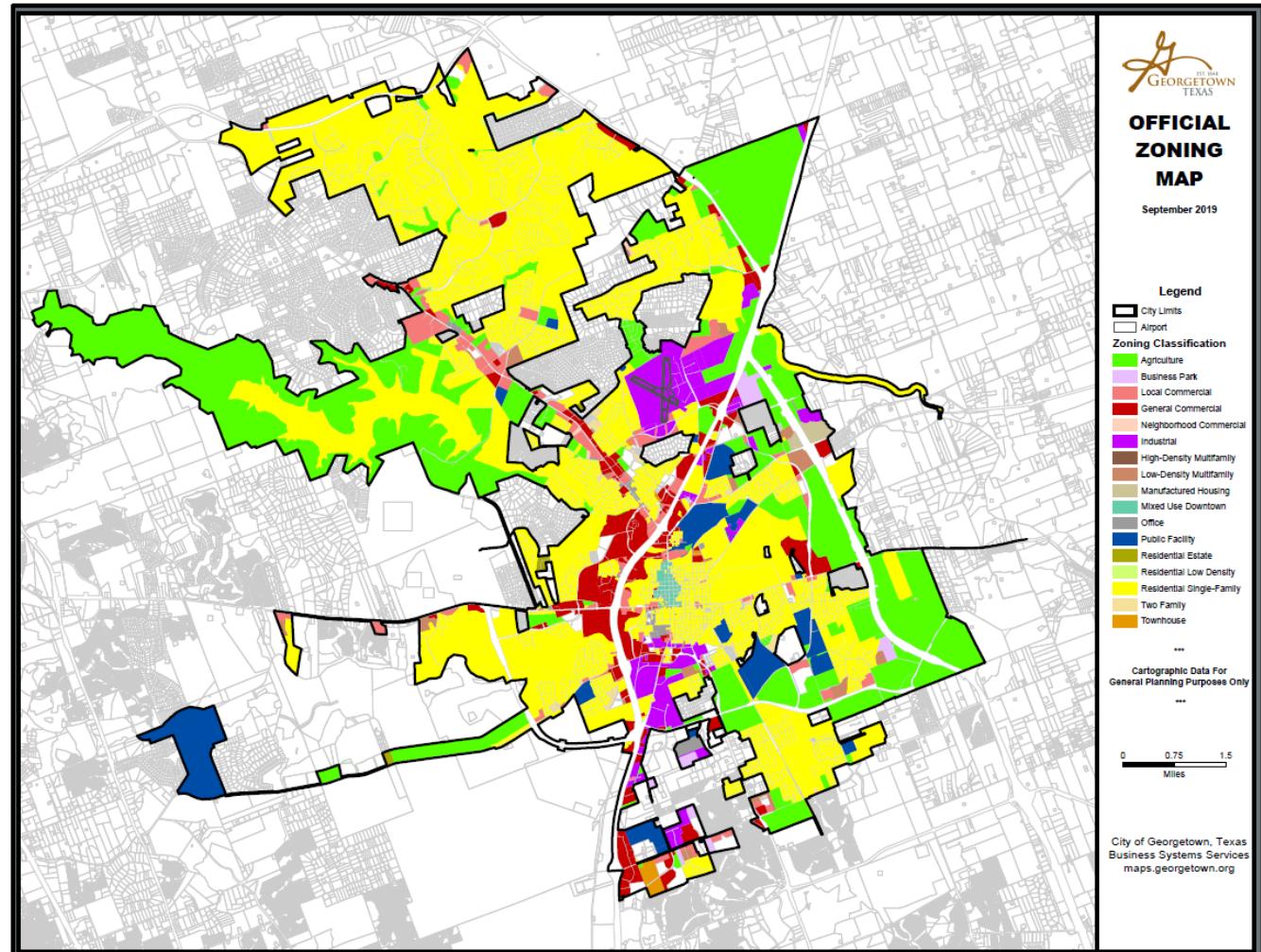
- Establishes standards for development and the allowable uses
  - Location, size, bulk, or height of buildings, other structures, yards, open spaces
  - Lot coverage
  - Population Density
  - Alterations, reconstruction, razing of historic buildings/structures
- In some cases, sets required parking, landscaping, lighting, fencing, etc.
- Zoning regulations are comprised of two components:
  - The zoning text establishes zoning districts and sets forth development regulations.
  - The zoning map shows the adopted locations of the zoning districts.

# Zoning



# Zoning Map

- Property owners may request rezoning
- When a request does not conform to the comprehensive plan, a property owner has three options:
  - Amend the zoning request to a request that is consistent with the plan
  - Request a Comp. Plan Amendment
  - Withdraw the request and develop in accordance with the existing zoning



# Rezoning Process (Zoning Map Amendment)



# Rezoning Process (Zoning Map Amendment)

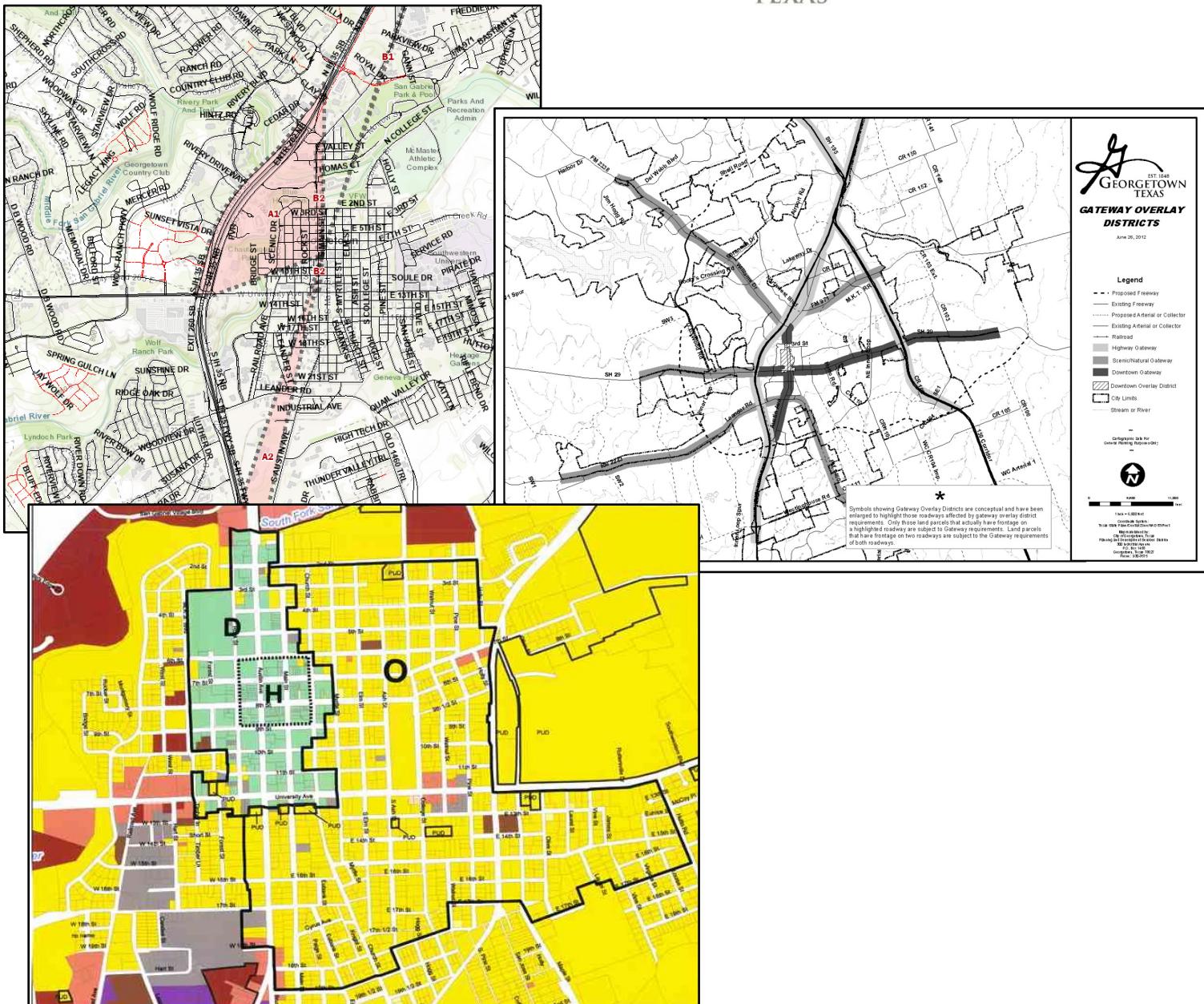
- Your vote on a rezoning case is a recommendation to City Council
- Some of the factors to take into consideration:
  - Consistency with 2030 Plan
  - Land use/development pattern in area
  - Impact on adjacent properties
  - Vacancy/current utilization of site
  - Alternatives
  - Traffic, parking and infrastructure
  - Consistency ("spot zoning")
  - Health, safety and welfare of the community

# Common Types of Rezoning

- **Change of base zoning**
  - Example: Agriculture (AG) to Local Commercial (C-1)
  - No site plan required
  - Allows all uses in the new district requested
- **Planned Unit Development (PUD)**
  - Project specific. Tied to a development plan.
  - Expected to not fit within standard districts or provide additional benefit.
  - Examples: Wolf Ranch, Georgetown Village,
- **Special Use Permit (SUP)**
  - Allows a use where otherwise not permitted by right
  - Allows opportunity to consider specific conditions around a certain use at a specific location
  - Usually tied to a site plan
- **Change of zoning with a Comprehensive Plan Amendment**
  - P&Z must act on the CPA prior to the rezone request
  - Not a common submittal

# Overlay Districts

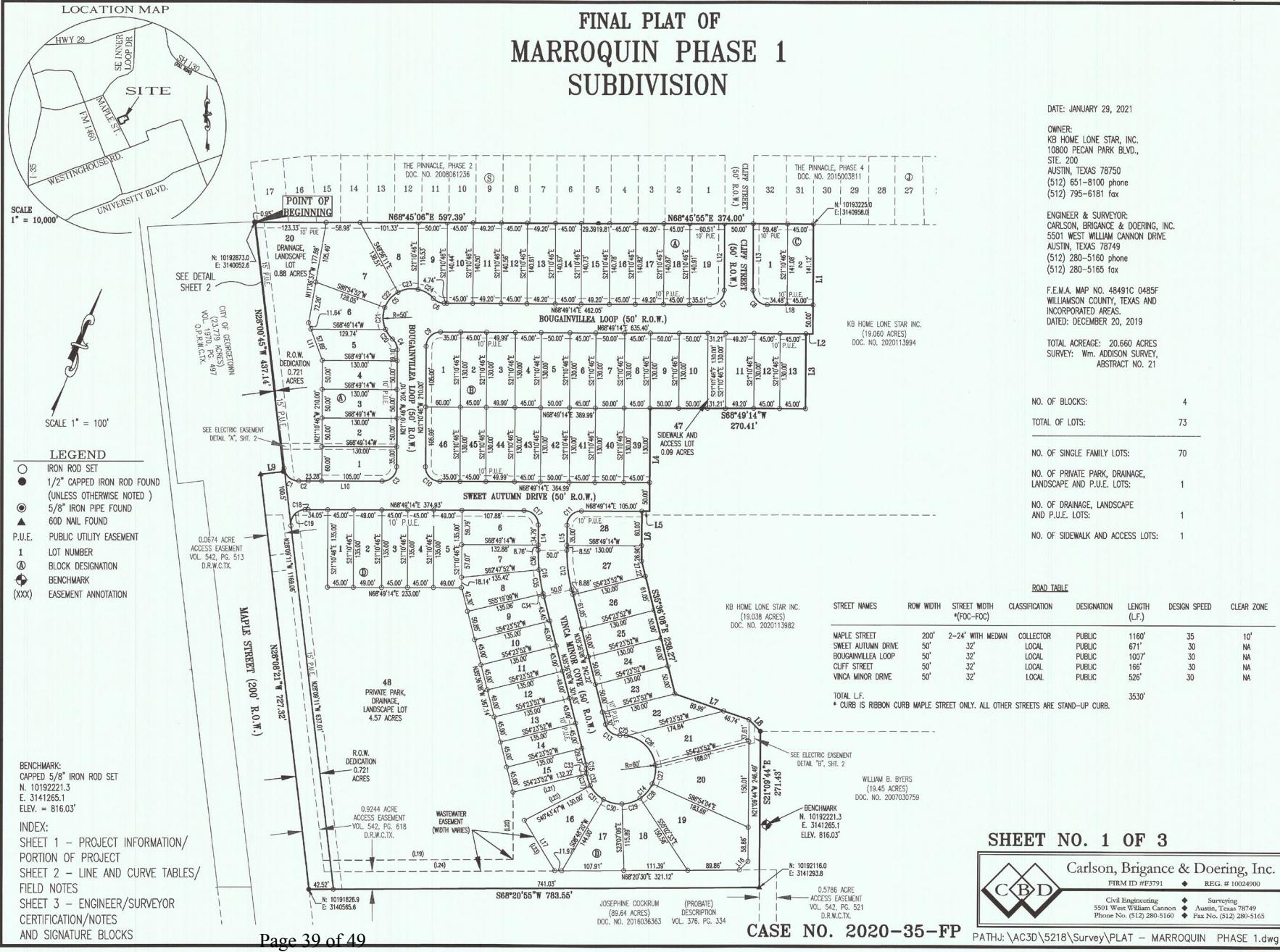
- Historic Districts
  - Downtown
  - Old Town
  - \*Nat'l. Register Districts are NOT zoning
- Gateway Overlays
  - Highway
  - Scenic/Natural
  - Downtown
- Courthouse View Overlay



# Subdivision (Platting)

- Regulated by Chapter 212 of the Texas Local Government Code
- A plat is a complete and exact map representing a tract of land, indicating boundaries, location of lots, easements and streets.
- Serves as:
  1. Permanent Property Record
  2. Dedicatory Instrument – ROW, Public Utility Easements, Restrictions
  3. Permit to Subdivide and Construct Public Improvements
    - Dimensional standards of zoning district
    - Utility requirements

**FINAL PLAT OF  
MARROQUIN PHASE 1  
SUBDIVISION**



**FINAL PLAT OF  
MARROQUIN PHASE 1  
SUBDIVISION**

## FIELD NOTES

BEING ALL OF THAT CERTAIN 20.660 ACRE TRACT OR PARCEL OF LAND OUT OF THE WILLIAM ADDISON SURVEY, ABSTRACT NUMBER 21, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.060 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR INC., IN DOCUMENT NUMBER 2020113994 AND BEING ALSO A PORTION OF A CALLED 19.038 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR INC., IN DOCUMENT NUMBER 2020113982, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.X.), SAID 20.660 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPEX 1/8" IRON ROD FOUND STAMPED "WABA", BEING THE NORTHWESTERN CORNER OF SAID 19.060 ACRE TRACT, SAME BEING A POINT ON AN EASTERN RIGHT-OF-WAY LINE OF MAPLE STREET (R.O.W. VARIES), BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 19.060 ACRE TRACT, SAID MAPLE STREET, THE PINNACLE, PHASE 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2008061238 (O.P.R.W.C.T.X.), AND THE PINNACLE, PHASE 4, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2015003311 (O.P.R.W.C.T.X.), THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. N89°45'01"E, A DISTANCE OF 597.39 FEET TO A CAPEX 1/8" IRON ROD FOUND, AND

2. N89°45'55"E, A DISTANCE OF 374.09 FEET TO A CAPEX 1/8" IRON ROD SET STAMPED "CSD SETSTONE", BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 19.060 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHERN BOUNDARY LINE OF LOT 30, BLOCK J OF SAID PINNACLE, PHASE 4, THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, CROSSING SAID 19.060 ACRE TRACT AND SAID 19.038, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

1. S27°10'46"E, A DISTANCE OF 191.12 FEET TO A CAPEX 1/8" IRON ROD SET STAMPED "CSD SETSTONE",

2. S88°49'14"W, A DISTANCE OF 12.03 FEET TO A CAPEX 1/8" IRON ROD SET STAMPED "CSD SETSTONE",

3. S88°49'14"W, A DISTANCE OF 4.60 FEET TO A CAPEX 1/8" IRON ROD SET STAMPED "CSD SETSTONE",

4. S88°49'14"W, A DISTANCE OF 270.41 FEET TO A CAPEX 1/8" IRON ROD SET STAMPED "CSD SETSTONE",

5. S27°10'46"E, A DISTANCE OF 180.20 FEET TO A CAPEX 1/8" IRON ROD SET STAMPED "CSD SETSTONE",

6. S88°49'14"W, A DISTANCE OF 13.34 FEET TO A CAPEX 1/8" IRON ROD SET STAMPED "CSD SETSTONE",

7. S27°10'46"E, A DISTANCE OF 86.90 FEET TO A CAPEX 1/8" IRON ROD SET STAMPED "CSD SETSTONE",

8. S35°35'08"S, A DISTANCE OF 238.27 FEET TO A CAPEX 1/8" IRON ROD SET STAMPED "CSD SETSTONE",

9. N88°09'10"E, A DISTANCE OF 136.73 FEET TO A CAPEX 1/8" IRON ROD SET STAMPED "CSD SETSTONE", AND

10. S66°18'20"E, A DISTANCE OF 28.21 FEET TO A CAPEX 1/8" IRON ROD FOUND, BEING A SOUTHEASTERN CORNER OF SAID 19.038 ACRE TRACT AND BEING ALSO

A NORTHWESTERN CORNER OF A CALLED 19.45 ACRE TRACT OF LAND CONVEYED TO WILLIAM B. BYERS IN DOCUMENT NUMBER 2007030759 (O.P.R.W.C.T.X.).

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 19.038 ACRE TRACT AND SAID 19.45 ACRE TRACT, S27°09'44"E, A DISTANCE OF 271.43 FEET TO A 600 NAIL FOUND, BEING A SOUTHWESTERN CORNER OF SAID 19.038 ACRE TRACT, SAME BEING A POINT ON A WESTERN BOUNDARY LINE OF SAID 19.45 ACRE TRACT AND BEING ALSO A NORTHEASTERN CORNER OF A CALLED 88.64 ACRE TRACT OF LAND CONVEYED TO JOSEPHINE CODROM IN DOCUMENT NUMBER 2016036363 (O.P.R.W.C.T.X.).

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 19.038 ACRE TRACT AND SAID 88.64 ACRE TRACT, S88°20'55"W, A DISTANCE OF 783.55 FEET TO A 1/8" IRON ROD FOUND, BEING THE SOUTHWESTERN CORNER OF SAID 19.038 ACRE TRACT, SAME BEING A NORTHEASTERN CORNER OF SAID 88.64 ACRE TRACT, AND BEING ALSO A POINT ON AN EASTERN RIGHT-OF-WAY LINE OF SAID MAPLE STREET, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 19.038 ACRE TRACT, SAID MAPLE STREET AND SAID 19.060 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. N28°08'21"W, A DISTANCE OF 727.32 FEET TO A 600 NAIL FOUND,  
2. N61°59'57"E, A DISTANCE OF 40.05 FEET TO AN ALUMINUM CAPEX IRON ROD FOUND STAMPED "B243", AND  
3. N28°00'45"W, A DISTANCE OF 437.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.660 ACRES OF LAND.

## LOT SQUARE FOOTAGE LIST

## LOT SQUARE FOOTAGE LIST

## LOT SQUARE FOOTAGE LIST

BLOCK	LOT	SD. FT.	BLOCK	LOT	SD. FT.	BLOCK	LOT	SD. FT.
A 1	7,666	5,850	D 22	8,186		D 23	6,500	
A 2	6,400	8,500	D 39			D 24	6,500	
A 3	6,500	5,850	D 41			D 25	6,500	
A 4	6,500	5,850	D 42			D 26	6,500	
A 5	7,276		D 43			D 27	9,124	
A 6	7,697	B 44	6,498	D 27	9,124			
A 7	13,212	B 45	5,850	D 28	7,666			
A 8	8,103	B 46	7,666	D 48	209,374			
A 9	6,494	B 47	8,114					
A 10	6,321							
A 11	6,914	C 1	8,256					
A 12	6,326	C 2	6,350					
A 13	6,919							
A 14	6,331	D 1	6,075					
A 15	6,925	D 2	6,615					
A 16	6,338	D 3	6,075					
A 17	6,030	D 4	6,075					
A 18	6,340	D 5	6,615					
A 19	8,394	D 6	7,811					
A 20	38,194	D 7	6,672					
B 1	7,666	D 8	6,987					
B 2	5,850	D 9	6,717					
B 3	6,499	D 10	6,075					
B 4	5,850	D 11	6,075					
B 5	6,500	D 12	6,075					
B 6	5,850	D 13	6,075					
B 7	6,500	D 14	6,075					
B 8	5,850	D 15	6,055					
B 9	6,500	D 16	9,770					
B 10	6,500	D 17	8,484					
B 11	6,396	D 18	8,496					
B 12	5,850	D 19	16,296					
B 13	5,850	D 20	15,066					
		D 21	10,933					

## Easement Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	Delta
(C37)	22.11	60.00	S38°42'43"E	21.99	11.18	21°07'01"
(C38)	10.08	60.00	N28°47'20"W	10.07	5.05	9°37'43"

## Line Table

## Line Table

## Line Table

## Easement Line Table

## Easement Line Table

## Easement Line Table

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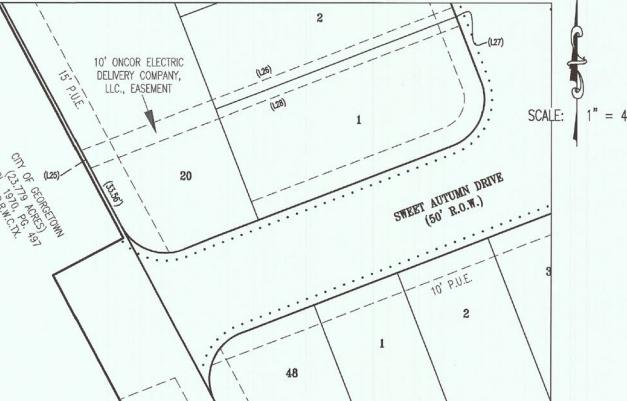
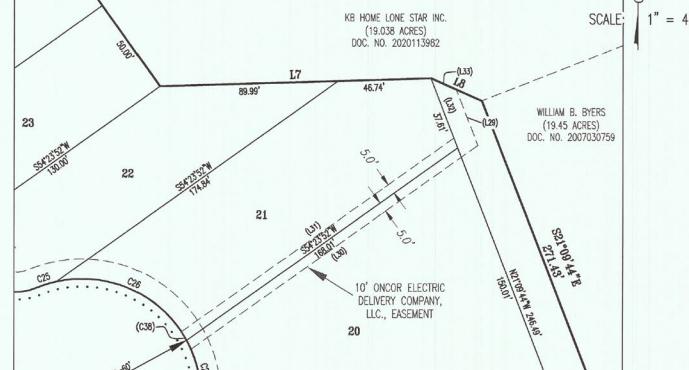
## Line Table

## Line Table

## Easement Line Table

## Line Table

## Easement Line Table

ELECTRIC EASEMENT  
DETAIL "A"ELECTRIC EASEMENT  
DETAIL "B"

PATHJ:\AC3D\5218\Survey\PLAT - MARROQUIN PHASE 1.dwg

**SHEET NO. 2 OF 3****CASE NO. 2020-35-FP**

# FINAL PLAT OF MARROQUIN PHASE 1 SUBDIVISION

**OWNER'S CERTIFICATION**

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

THAT I, HOME LONE STAR, INC., ACTING BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, SOLE OWNER OF A CALLED 19.060 ACRE TRACT OF LAND, SHOWN HERETO, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020113994 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A CALL 8.038 ACRES THEREOF, HERETO AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202113982 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVE 38.089 ACRES AS SHOWN HERON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HERON, AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, AND RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HERON FOR SUCH PUBLIC PURPOSE AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE.

TO WHOM IT MAY CONCERN:

**FINAL PLAT OF MARROQUIN PHASE 1 SUBDIVISION**TO CERTIFY WHICH, WITNESS MY HAND THIS 2<sup>nd</sup> DAY OF January, 2021.

*[Signature]*  
JOHN ZINSMEYER, Vice President  
HOME LONE STAR, INC.  
10800 PECAN PARK BLVD, SUITE 200  
AUSTIN, TEXAS 78750

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE DAY PERSONALLY APPEARED JOHN ZINSMEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9<sup>th</sup> DAY OF January, 2021.

*[Signature]*  
John Zinsmeyer  
NOTARY PUBLIC - STATE OF TEXAS  
MY COMMISSION EXPIRES ON 4/3/22



GENERAL NOTES:

1. WATER, AND WASTEWATER UTILITIES FOR THIS DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF GEORGETOWN.
2. ELECTRIC UTILITIES FOR THIS DEVELOPMENT SHALL BE PROVIDED BY Oncor.
3. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
4. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 484910485F, EFFECTIVE DATE OF DECEMBER 20, 2019.
5. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BEUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRDED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
6. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPGRADE.
7. PARKLAND DEDICATION REQUIREMENTS ARE BEING MET BY FEE-IN-LIEU OF LAND DEDICATION.
8. ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
9. A 15-FOOT PUBLIC UTILITY EASEMENT ALONG MAPLE STREET AND A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTS WITHIN THIS PLAT.
10. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVO 88.
11. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS, BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDENTIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
12. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
13. IMPERVIOUS COVER SHALL NOT EXCEED 52% FOR ANY RESIDENTIAL LOT WITHIN THE SUBDIVISION.
14. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
15. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
16. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.

**ENGINEER'S CERTIFICATION**

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

I, LEE A. WHITED, P.E., DO HEREBY CERTIFY THAT MARROQUIN, SECTION 1, IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENROACHED BY A ZONE A FLOOD AREA, AS DENOTED HERON, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL, NUMBER 484910485F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN SUBDIVISION REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 7<sup>th</sup> DAY OF January, 2021.

*[Signature]*  
Lee A. Whited  
LEE A. WHITED, P.E. NO. 102471  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
LICENSED PROFESSIONAL ENGINEER  
ID# F3791



1-7-21

DATE

SURVEYOR'S CERTIFICATION  
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON §

I, AARON V. THOMASON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 7<sup>th</sup> DAY OF Jan, 2021.

*[Signature]*  
Aaron V. Thomason  
AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6214 STATE OF TEXAS



1-7-21

DATE

THIS SUBDIVISION TO BE KNOWN AS "THE FINAL PLAT OF MARROQUIN, PHASE 1 SUBDIVISION" HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING COMMISSION ON THE 2<sup>nd</sup> DAY OF February, 2021, A.D.

*[Signature]*  
Eric E. Brashears, Chairman

2/5/21  
DATE

*[Signature]*  
Kendall McCord  
Kendall McCord  
CHIEF EXECUTIVE SECRETARY  
Sofia Nelson, Planning Director of the City of Georgetown, Texas, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2/5/21  
DATE

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFixed HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPILIES WITH THE REQUIREMENTS OF CHAPTER 15.44 FLOOD PREVENTION OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE REPLIED UPON FOR VERIFICATIONS OF FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND OTHER DOCUMENTS ASSOCIATED WITH IT.

*[Signature]*  
Glen Holcomb  
GLEN HOLCOMB, BUILDING OFFICIAL  
CITY OF GEORGETOWN, TEXAS

2/29/2021  
DATE

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 9<sup>th</sup> DAY OF February, 2021, A.D. AT 11:00 O'CLOCK A.M., AND DULY RECORDED THIS THE 9<sup>th</sup> DAY OF February, 2021, A.D. AT 11:00 O'CLOCK A.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2021020140.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK  
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

*[Signature]*  
Brenda McKenzie  
Brenda McKenzie  
DEPUTY



SHEET NO. 3 OF 3



CASE NO. 2020-35-FP

PATH: \AC3D\5218\Survey\PLAT - MARROQUIN PHASE 1.dwg

# Subdivision Regulations

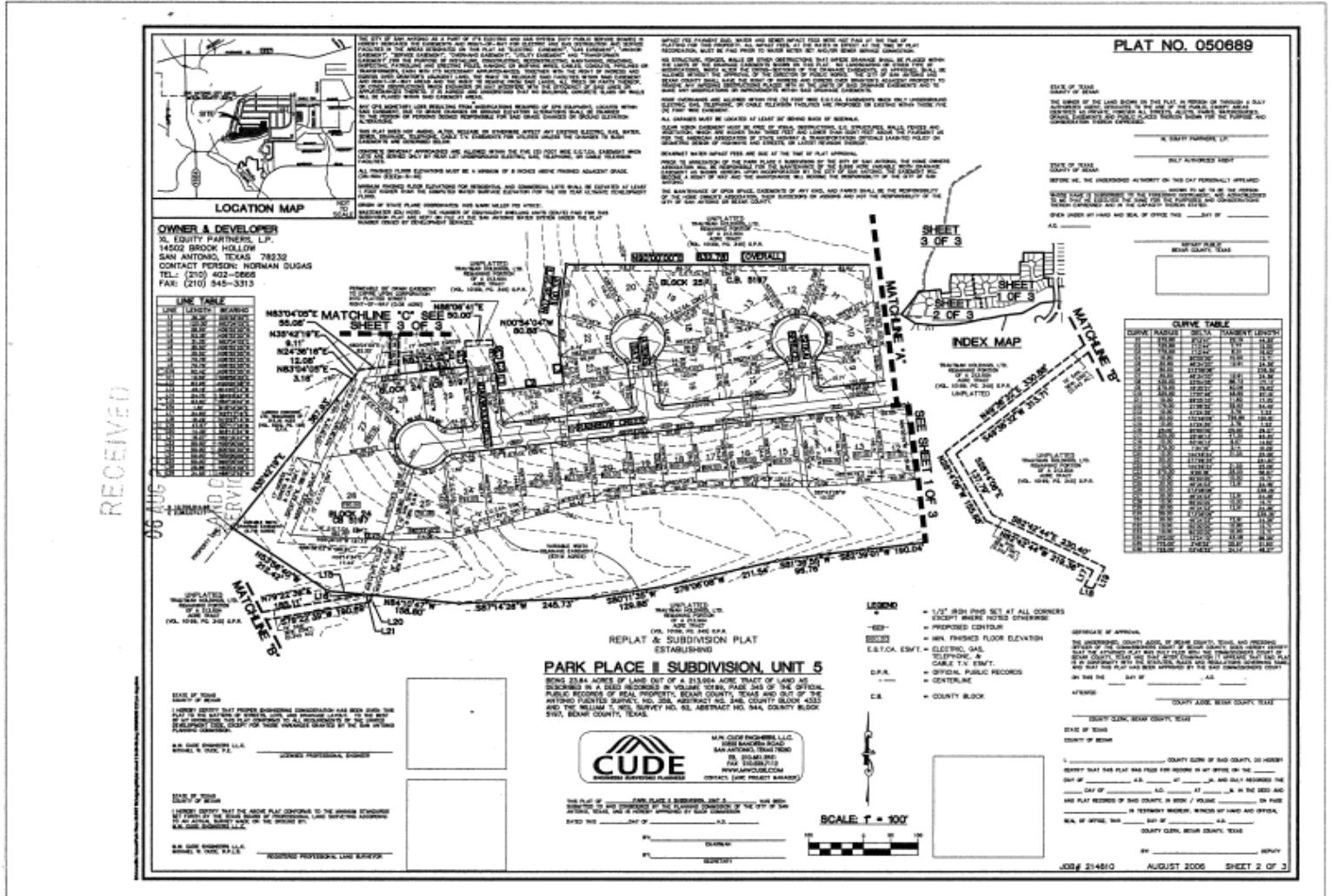
- Intended to provide an understandable public record of a property's size and shape:
  - An identification tool for real property for purposes of taxation and resale.
    - For example "Lot 1, Block 1 of the ABC subdivision" versus "0.335 acres out of the XYZ survey, Abstract #24"
- Platted lots are easily transferable between parties and provides the buyer with assurance that the property is developable for the uses allowed by the zoning.

# Subdivision Regulations

- Allows the City and County to establish standards for the construction of infrastructure facilities over which the City, County or other public entity will have the responsibility to operate and maintain.
- Protects future purchasers from inadequate emergency response access, unsafe grading and ensures sanitary living conditions due to the provision of utilities.

# Types of Plats

- Preliminary Plat
- Preliminary/Final Plat
- Final Plat
- Replat
- Amending Plat
- Minor Plat

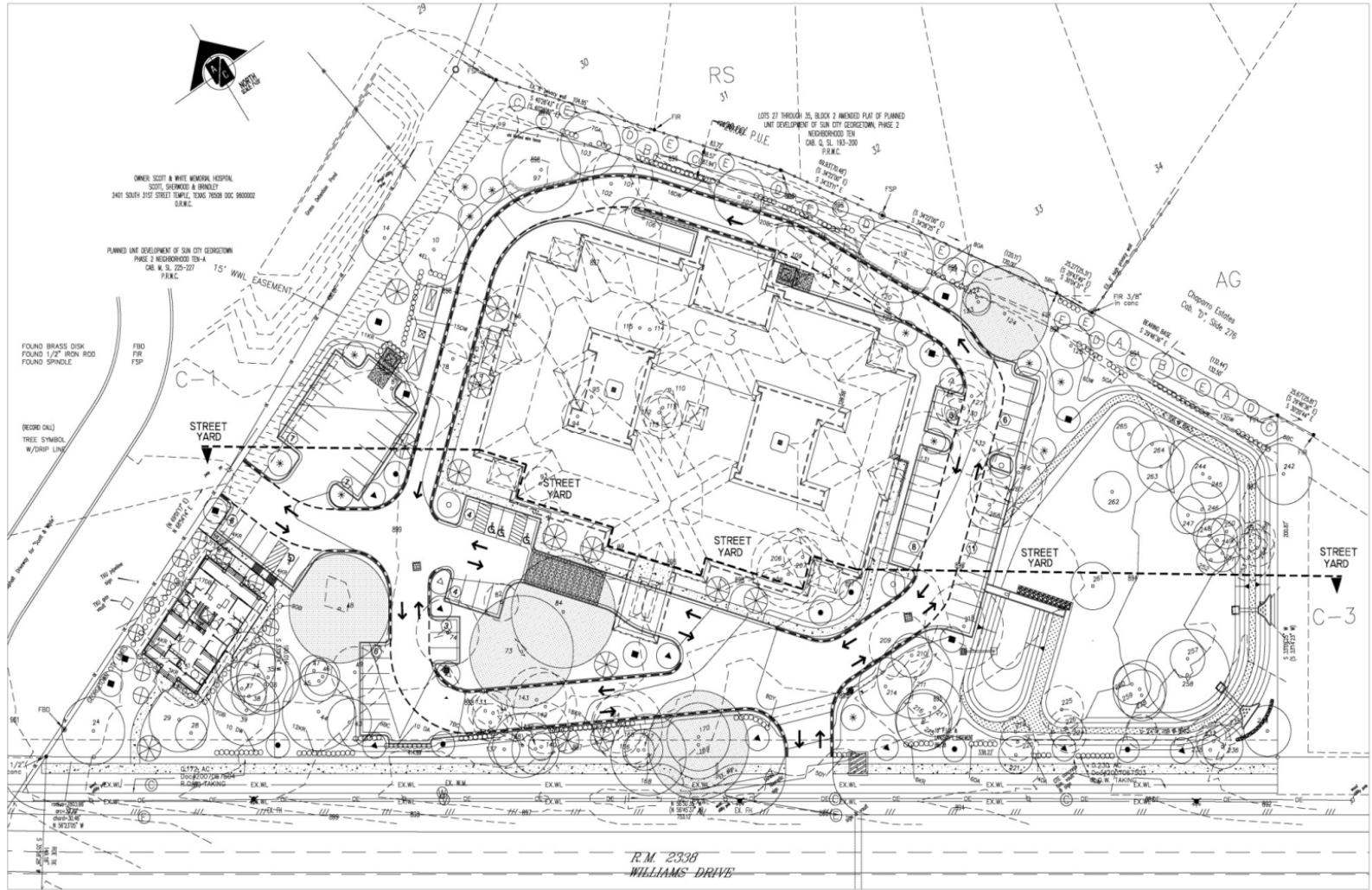


# Site Plans

- **“Skin of the building to the property boundary”**
- All non-residential development (including multi-family)
- A detailed site & design layout of project
- Required before Building Permit issuance
- Includes construction plans

# Site Plan Elements

- Site layout
- Driveways
- Parking
- Drainage
- Setbacks
- Landscaping
- Buffers
- Tree Preservation
- Architecture
- Lighting
- Utilities



# HB 3167 Applicable Development Applications

- Planning applications
  - Site Development Plans
  - Subdivision Plats (Preliminary Plat, Preliminary Final Plat Combo, Final Plat, Replat)
  - Subdivision Variance
  - Heritage Tree Removal or Pruning Permit
- Engineering applications
  - Construction Plans – Subdivision, Infrastructure
  - Stormwater Permits
  - Driveway Access Permits
  - Traffic Impact Analysis

# Approval Criteria - Land Use vs Subdivision Applications

## Land Use

- Discretionary
- Approval criteria is used for consideration and guidance when deciding
- Reasonable determination must be made when making a recommendation

## Subdivision

- Non-discretionary
- Approval criteria must be met
- Compliance with applicable standards = approval
- To disapprove a request, specific Ordinance/UDC section must be cited as reason for disapproval

# Helpful Information

## Websites

- [planning.georgetown.org](http://planning.georgetown.org)
- [maps.georgetown.org](http://maps.georgetown.org)
- [agendas.georgetown.org](http://agendas.georgetown.org)



## Contact Information

Andreina Dávila-Quintero, AICP

*Current Planning Manager*

[andreina.davila@georgetown.org](mailto:andreina.davila@georgetown.org)

512.931.7686

