

**Notice of Meeting for the
Planning and Zoning Commission Joint Planning and Zoning workshop
of the City of Georgetown
September 28, 2021 at 2:00 PM
at Georgetown Public Library, 402 West 8th Street, Hewlett Room**

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 Joint Planning and Zoning Workshop

Presentation and Discussion regarding City Council Goals and Unified Development Code (UDC)
Diagnostic -- David Morgan, City Manager and Sofia Nelson, Planning Director

This is a work session only and no official action will be taken.

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 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.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Planning and Zoning
September 28, 2021

SUBJECT:

Joint Planning and Zoning Workshop

Presentation and Discussion regarding City Council Goals and Unified Development Code (UDC) Diagnostic -- David Morgan, City Manager and Sofia Nelson, Planning Director

This is a work session only and no official action will be taken.

ITEM SUMMARY:

Purpose of Workshop

The City Council goals are directly linked to the work of the Planning and Zoning Commission. The intent of this workshop is to build awareness of the City Council goals, specifically discuss the Unified Development Code (UDC) Diagnostic, and identify qualities of a high performing/ effective UDC.

By the end of the meeting there should be a shared understanding of experience with the UDC and what success is for a UDC diagnostic.

Workshop Agenda

- Welcome, take seats, roll call
- Presentation and discussion on City Council Goals.
- Presentation on UDC Diagnostic process.
- Discussion:
 - What development discussion(s)/ case(s) from this past 2 years stand out as being challenging.
 - What tools (Review criteria, development standards etc.) in the UDC supported your review of cases?
 - What experiences have been frustrating?
 - What other areas do we need to consider focusing on as we prepare a UDC diagnostic ?
 - What issues need to be addresses in order for the diagnostic to be successful?

FINANCIAL IMPACT:

n/a

SUBMITTED BY:

Mirna Garcia, Program Manager

ATTACHMENTS:

	Description	Type
☐	CC and P&Z Joint Workshop Presentation	Presentation

City Council and Planning & Zoning Commission

**Joint Workshop
September 28, 2021**

Workshop Agenda

I. Overview of City Council Goals

II. Comprehensive Plan Guidance

III. Overview of UDC Diagnostic and Comprehensive Edit Process

IV. Discussion: What are qualities of a high quality and effective UDC for Georgetown ?

I. City Council Goals

An aerial night photograph of a city. The central focus is a large, classical-style building with a prominent dome, likely a city hall or government building. The building is illuminated from within, and its roof is lit up. Surrounding the building are various other buildings, some with decorative light strings along their edges. The streets are lit with streetlights, and there are several cars visible on the roads, their headlights and taillights creating streaks of light. The background shows a vast expanse of city lights stretching to the horizon under a dark sky.

COUNCIL GOALS

AREAS OF EMPHASIS



Governance



Growth



Housing



Economic Development



Downtown

AGENDA

One Agenda &
Streamline
Consent

COUNCIL

Annual Council
Visioning/Quarterly
Study Sessions

CITIZENS

Develop 311 "like" system

Town Halls to cover
special interest
topics

GOVERNANCE

PRIORITIZED ACTIONS

UDC

Diagnostic

Comprehensive
Edit

INFRASTRUCTURE

Implement Master Plans

Implementation of CIP

Research grants and
loans

Resource evaluation with
BRA and partners

INTERNAL

Maintain competitive
compensation & benefits
program

GROWTH

2030 PLAN

Enhance
guidelines on
multi-family

INFRASTRUCTURE

Determine where
infrastructure is needed to
promote development

HOUSING

Define executive housing
and analyze demand

HOUSING

PRIORITIZED ACTIONS

PARTNER

Increase support for vocational programs through partnerships

SITES

Work with developers to create shovel ready sites

UDC

Review UDC for barriers of industrial development

ECONOMIC DEVELOPMENT

PRIORITIZED ACTIONS

MASTER PLAN

Update Downtown
Master Plan

Evaluate Sidewalk Master
Plan for Downtown
improvements

DOWNTOWN

Implement enhanced trash
collection

PLANNING

Complete parking study and
implement

Short/Long-term facility
planning dialogue with
County

DOWNTOWN

PRIORITIZED ACTIONS

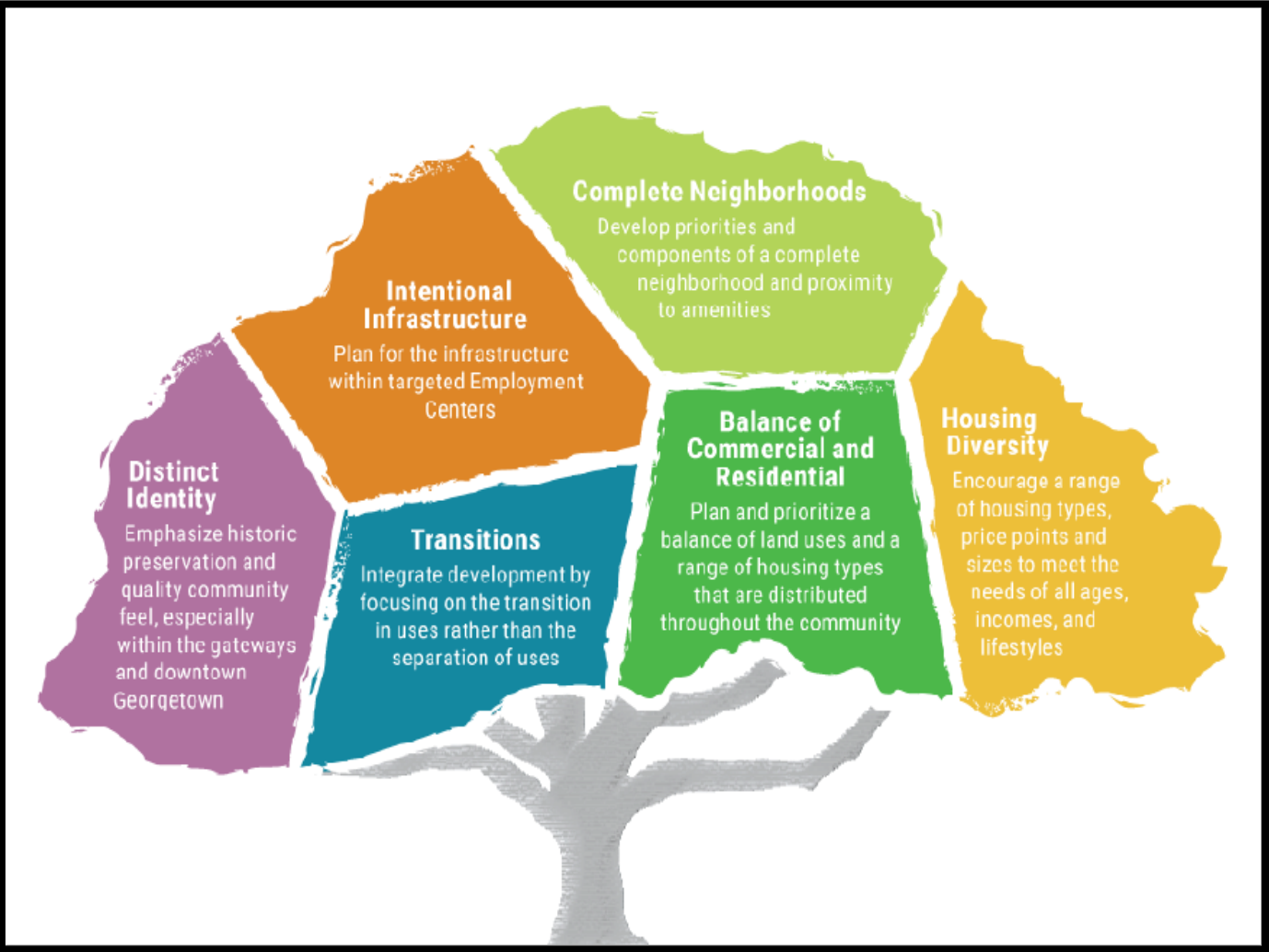
II. Background. Comprehensive Plan Guidance

Background- How did we get here?

Georgetown: A caring
community honoring our past
and innovating for the future



Community Conversations Input Themes



Goals



Goal 1

Balanced Land Use



Goal 2

Reinvestment



Goal 3

Development
Framework



Goal 4

Historic Preservation



Goal 5

Effective
Communication



Goal 6

Housing &
Neighborhoods



Goal 7

High Quality
Infrastructure



Goal 8

Land Use that
Enables Partnerships



Goal 9

Integrate
Greenspace &
Recreation



Goal 10

Maintain High
Quality Services
as We Grow

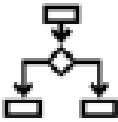
Policies

- Land Use
- Gateways
- Williams Drive
- Housing

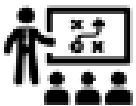
Action: Implementation Strategy



- **Regulatory Framework:** Means the “rules” for development, land , primary zoning and subdivision regulation



- **Decision Framework:** Means the criteria and processes used in the devciison making process related to land development



- **Plans, Programs, and Partnership:** Means plans that require additional work to further this 2030 Plan Update; routine activities of the City; and partnerships to maximize resources and concrete efforts.

Implementation Approach and Tools

Diversity and Density

- Update development standards to ensure compatibility of diverse uses including buffers, setbacks to reduce barriers to high density development in Community Commercial Centers & support the updated residential future land use categories
- Use tailored development standards including the use of transfer of development rights and density bonuses for key areas: Employment Centers, Regional Centers, Gateways, SE Georgetown, Williams Drive and Downtown
- Preserve and incentivize the City's historic resources and reuse existing structures through tailored, flexible development standards
- Allow a variety of housing types, and balance of amenities
- Develop incentives for inclusion of moderate density, moderately priced housing types, affordable/workforce housing creation and preservation

Implementation Approach and Tools

Land Use

- Review and update rezoning approval criteria

Gateways

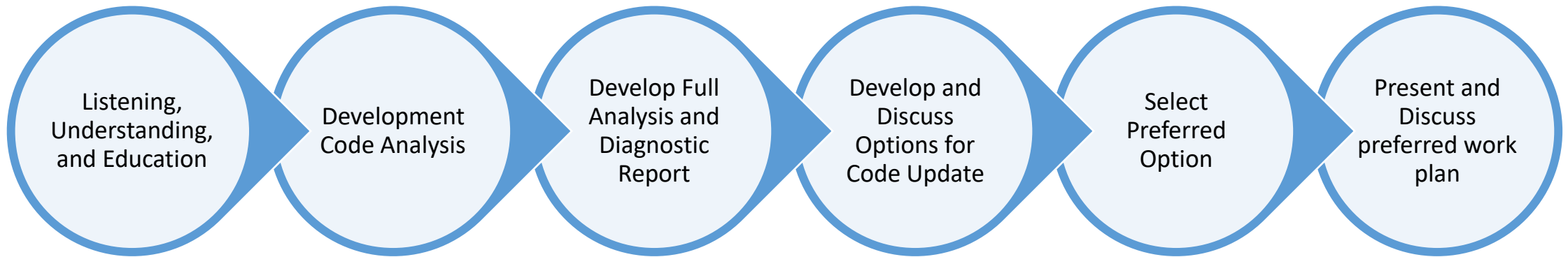
- Update development standards in gateways to reflect vision for landscaping and building types/heights.

Williams Drive Small Area Plan

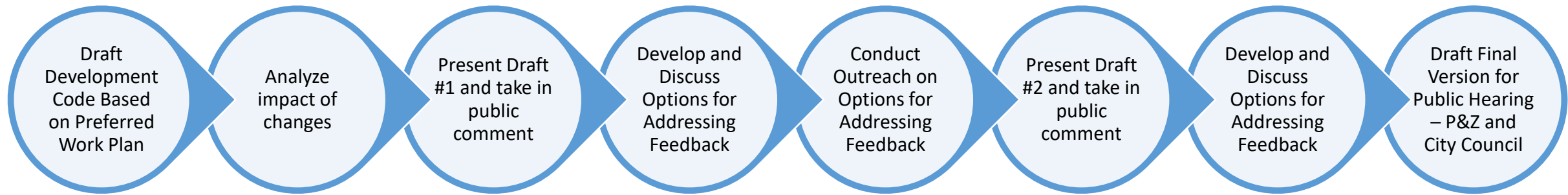
- Establish a Williams Drive special zoning district area that implements proposed mix of uses, density, and building form (setback, height, and design)

III. Overview of UDC Diagnostic and Comprehensive Edit Process

Process for UDC Diagnostic



Process for Comprehensive Plan Edit



Discussion: What are qualities of a high quality and effective UDC for Georgetown?

Thank you!