

Planning 101



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.

How big IS Georgetown?

Population, Jan 2017:

| | |
|-------------------|--------|
| City Limits | 59,541 |
| City Limits & ETJ | 82,673 |
| Growth Rate: | 3.3% |

Planning Area:

| | |
|-------------------|------------------|
| City Limits | 55.78 sq. miles |
| City Limits & ETJ | 179.99 sq. miles |

Residential lots platted in 2016

Residential Subdivisions platted in 2016:

- Sun City – 300+ lots platted
- Teravista, Section 401 – 186 lots
- Creekside at Georgetown Village – 52 lots
- Wolf Ranch – Hillwood – 220 lots
- Deer Haven – 71 lots
- Lakeside – 113 lots
- Georgetown Village Section 9 – 70 lots
- Sage Creek – 30 lots
- Water Oak North – 56 lots
- The Summit at Rivery Park Ph 7 – 14 lots
- Sage Creek – 30 lots
- Highland Estates – 25 lots

Contact Information

City of Georgetown Planning Department
406 W. 8th Street
Georgetown, TX 78626
Telephone: 512-930-3575
Email: planning@georgetown.org
Web: <https://planning.georgetown.org>

Overview

The Planning Department coordinates the development review process in accordance with City Council policies adopted through the City's 2030 Comprehensive Plan and the Unified Development Code (UDC). The Department reviews and develops recommendations on annexations and development applications, prepares reports, participates in meetings of the City Council, and is the primary support for the Planning and Zoning Commission (P&Z), UDC Advisory Committee and Board of Adjustment. The Department provides significant program support and staff resources for the Historic and Architectural Review Committee and the City's Housing Program. To carry out these duties, Planning serves as the first point of public contact for the City of Georgetown and must provide information on past, present, and future development conditions; demographic information, population projections, development trends and concern for infrastructure and quality of life impacts.

Apartments under development

Apartments being developed in 2016 – 2017:

- Holly Street Townhomes – 24 units
- Creekside – 4 quadrplexes
- Gardens at Verde Vista – 160 condominiums
- Gatlin Creek – 72 condominiums
- Old Mill Crossing – 99 condominiums
- Wolf Ranch Hillwood #1 – 331 apartments
- Retreat at Wolf Ranch – 303 apartments
- Third and Rock Court – 12 apartments
- Carroll at Rivery Ranch – 272 apartments
- Mansions of Georgetown – 438 apartments
- Villas of Georgetown – 264 apartments
- Kaia Pointe – 102 apartments
- Merritt Heritage – 244 apartments
- Live Oak – 108 apartments

Question of the Day

Q: Why does my tax assessment from the WCAD have me in a different zoning category than the official City of Georgetown Zoning Map?

A. The WCAD and Georgetown zoning categories are not the same. WCAD labels property for the purpose of tax assessment. Their determination is based on what they believe to be the property's **current use**. Zoning District categories with the City of Georgetown are used to determine what specific land uses **can** be developed on a piece of property and which development guidelines need to be followed.

Frequently Used Links in the Planning Department

There's a Map for that! <https://maps.georgetown.org/interactive-maps/> This page opens up a whole new world with maps included for zoning districts, city limits, parks and trails, future land use, utility information, fire service districts, flood zones, historic resources and districts, and economic development information.

Address Checker! Located at <https://planning.georgetown.org> Type in an address and the application tells whether a property is in the city limits or not. If it is in the city limits, it even indicates the zoning district classification! It also indicates whether it is in a PUD or a Historic District, indicating special regulations.

And the Unified Development Code – the answer to (almost) all development questions:
<https://udc.georgetown.org/>

Frequently Used Terms in the Planning Department

As-builts: Plans and specifications that clearly denote all final construction.

Certificate of Appropriateness: A certificate documenting approval by the Historic and Architectural Review Commission (HARC) or the Historic Preservation Officer to construct, re-construct, alter, restore, remove, or demolish any exterior building or site features including but not limited to architectural elements, signage, and landscaping based on the historic significance of the structure.

Site Development Plans: The maps, drawings and specifications indicating the proposed location and design of improvements to be installed in a subdivision or site.

Floodplain: Any land area susceptible to being inundated by water from any source, including, but not limited to flooding. The floodplain is defined by the Federal Emergency Management Agency (FEMA).

Impervious Cover: Any hard-surfaced, man-made area that does not readily absorb water, including, but not limited to building roofs, parking and driveway areas, pavement, graveled areas, sidewalks and paved recreation areas.

Legal Lot: Either a lot recorded in the Williamson County Plat Records under the applicable subdivision regulations at the time of its creation or an unplatted tract of land having existed in its present configuration prior to May 1, 1977.

Planned Unit Development: A customizable zoning district, represented through an adopted development plan, per the regulations of the UDC, which may provide for one or more main uses or structures on a single parcel or contiguous parcels of land, and which permits flexibility from specific Code provisions related to land uses, dimensional requirements, landscaping, design, and other similar regulations in return for assurances of a comprehensive plan for overall innovation and/or quality of development.

Plat, Preliminary and Final: A document that is prepared in compliance with the UDC that delineates certain features required by State law and UDC, including but not limited to, property lines, lot and block dimensions, geometric layout, streets, monuments, and other landmarks for identifying the property.

Site Plan: A detailed site layout plan containing sufficient information to evaluate the land use, construction plans and architectural harmony of the proposed development. This is different from a plot plan, which is a depiction of a residential lot showing the lot size and the footprint of any impervious cover items on that lot, i.e. house, driveway, accessory structures, etc.

Use: The purpose or activity for which land or any structure on the land, is designed, arranged or intended, or for which it is occupied or maintained.

Variance: A grant of relief to a person from the Zoning requirements of the UDC when the specific application