

City of Georgetown, Texas
Planning and Zoning Commission
March 7, 2023

SUBJECT:

2022-72-FP - Parkside on the River Phase 2, Section 5 & 6

SUGGESTED ACTION:

Consideration and possible action to disapprove for the reasons set forth in the item an application for a Final Plat, consisting of approximately 179 acres in the Joseph Thompson Survey, Abstract Number 608, generally located at Greenview Parkway to be known as Parkside on the River Phase 2 Section 5 & 6 (2022-72-FP) - Travis Baird, Assistant Planning Director, Current Planning

ITEM SUMMARY:

Project Information:

Project Name: Parkside on the River Phase 2 Section 5 & 6

Project Location: Greenview Parkway, within the extraterritorial jurisdiction (ETJ)

Legal Description: Joseph Thompson Survey, Abstract Number 608

Zoning District: N/A

Applicant: HR Green Development TX, LLC, c/o Shervin Nooshin

Property Owner: HM Parkside Development, Inc, c/o Blake Magee

Case History: This is the second consideration of this request.

Recommended Action: Disapproval based on the findings that the request does not meet the City of Georgetown ordinances, rules and regulations identified below and more specifically listed in the attached Exhibits

Intergovernmental and Interdepartmental Review:

The submitted Final Plat was reviewed by the applicable City departments. These applications are reviewed to ensure consistency with the development standards of the Unified Development Code (UDC) and other applicable codes. Staff has determined that the request does not comply with the ordinances, rules and regulations identified below and more specifically listed in the attached Exhibits.

In accordance with Unified Development Code (UDC) Section 3.08.080.B.2, a Final Plat shall not be considered for final action until the Planning and Zoning Commission has determined the following:

Approval Criteria	Complies	Conditionally Complies	Does Not Comply
a. The Final Plat is acceptable for consideration, meaning the application is complete and the information contained within the application is correct and sufficient to allow adequate consideration and final action.	X		
b. The Final Plat is consistent with an approved Preliminary Plat, except as provided for in Subsection 3.08.080.B.1.			X

c. The Final Plat is consistent with any City-approved Construction Plans for any required or agreed improvements.			X
d. The Final Plat meets any subdivision design and improvement standards adopted by the City pursuant to Texas Local Government Code § 212.002 or § 212.044, governing plats and subdivision of land within the City's jurisdiction to promote the health, safety, morals, or general welfare of the City and the safe, orderly, and healthful development of the City.			X
e. The tract of land subject to the application is adequately served by public improvements and infrastructure, including water and wastewater, or will be adequately served upon completion by the applicant of required improvements.			X

FINANCIAL IMPACT:

SUBMITTED BY:

Courtney Hanson, Planning Department

ATTACHMENTS:

[Exhibit A - Review Comments Checklist](#)

[Exhibit B - Submitted Plans](#)