

City of Georgetown, Texas
Planning and Zoning Commission
December 20, 2022

SUBJECT:

2022-75-SDP- Georgetown Living Building 3

SUGGESTED ACTION:

Consideration and possible action to disapprove for the reasons set forth in the item an application for a Site Development Plan, consisting of approximately 20 acres in the Master Shell Road Condo, Unit 3, 16.67 Common Area Interest, generally located at 2700 Shell Rd to be known as Georgetown Living Building 3 (2022-75-SDP) -- Grant White, Planner

ITEM SUMMARY:

Project Information:

Project Name: Georgetown Living Building 3

Project Location: 2700 Shell Rd, within City Council district No. 5.

Legal Description: Master Shell Road Condo, Unit 3, 16.67% Common Area Interest

Zoning District: Neighborhood Commercial (CN)

Applicant: Matkin Hoover Engineering & Survey, c/o Ross Wagliardo

Property Owner: Yanchi Hu Family Trust, c/o Ping Ping Hu

Case History: This is the first 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 Site Development Plan 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 3.09.030, a Site Development Plan

shall be approved if it is in compliance with the following criteria:

Approval Criteria	Complies	Conditionally Complies	Does Not Comply
A. A complete application and fee have been submitted.	X		
B. The application and content of the application are consistent with the provisions of this Unified Development Code (UDC), the Comprehensive Plan, and any other applicable City regulations.			X
C. The application and content of the application are consistent with the UDC Development Manual, City's Construction Specifications and Standards Manual, this Code and any written interpretations of this Code.	X		
D. Site Development Plans may not be approved on any parcel of land not otherwise in conformance with Section 3.08 of Chapter 3 of the UDC.	X		
E. Compliance with any approved plat, Development Agreement or other agreement or ordinance governing the parcel of land to which the Site Development Plan is related.	X		
F. Compliance with any additional Site Development Plan approval criteria required for Overlay Districts or any Site Development Plan approval criteria adopted as part of a special area plan.	X		
G. Prior to final approval of any plan within the City Limits, the applicant must certify to the Drainage Engineer that all City Drainage Manual requirements for a Stormwater Permit are met by the Site Development Plan. Approval of the Site Development Plan constitutes approval of the Stormwater Permit.			X
H. The Site Development Plan shall conform to standard engineering practices and must be sealed by a Professional Engineer licensed in the State of Texas, except as otherwise provided for in this Section.	X		

I. The materials, embedment, and testing of all private main utility lines six inches and above in diameter shall meet the requirements of the City's Construction Specifications and Standards Manual and/or the approved City Building Codes.	X		
K. An Electric Utility Services Availability Letter, as defined in the UDC, has been submitted to the City.			X

FINANCIAL IMPACT:

SUBMITTED BY:

Courtney Hanson, Planning Department

ATTACHMENTS:

[Exhibit A - Review comment checklist.pdf](#)

[Exhibit B - Submitted Plans.pdf](#)