

GEORGETOWN CITY Reporter



VOL. 6 • NO. 1

A Publication of the City of Georgetown

January 2008

New Developments Feature Town Centers and Green Space



Rendering of the town square in the Goodwater development.

Georgetown's growing population in has resulted in an unprecedented level of new construction. In 2007, new developments were announced in all sectors of town. This issue of the Georgetown City Reporter profiles some of the larger new housing developments and commercial projects that have been announced or are in the early stages of construction.

Some of the planned housing developments will feature nature preserves, parkland, and walking trails. A number of these developments also will include town centers with neighborhood shops

and village greens. These traditional neighborhood designs with big front porches and shared open space seek to create places where residents can easily congregate and socialize.

While projections can change, the developments below represent 13,782 housing units for an estimated 31,700 new residents at full build-out. The projects will be built in phases over a number of years. City planners estimate that Georgetown's population in November was 46,812, and by 2015 is projected to exceed 83,000.

Residential and Mixed-use Projects

1. Gaddy Parcel

Developer: Betz Company
83 acres at CR 110 and SE Inner Loop
Retail, town homes, and multi-family
Status: zoning approved

2. Goodwater

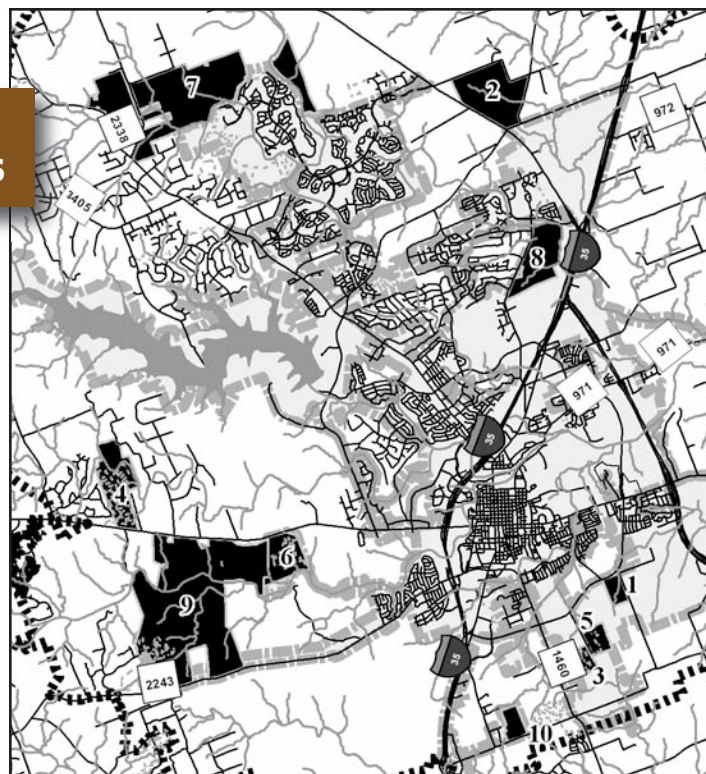
Developer: Southwest Land Services,
www.GoodWaterTx.com
600 acres at Texas 195 and Shell Road
Retail, hotel, mixed-use & town centers
2,500 homes, lofts, and town homes in a tradition neighborhood development
80-acre park with 40-acre lake, several pocket parks
Status: presentation to City Council and Planning and Zoning Commission in summer 2007

3. La Conterra

Developer: Forestar Real Estate Group, a Temple-Inland Company,
www.ForestarGroup.com
183 acres at FM 1460 and Maple Street south of SE inner Loop
509 single-family homes
Status: phase 1 under construction

4. Oaks at San Gabriel

Developer: Oaks at San Gabriel, LLC
397 acres on west Texas 29 east of Cimarron Hills
848 single-family homes
160 acres of parks and preserves



Status: land use plan amendments and development agreement complete, plat is in-process

5. Pinnacle

Developer: Main Street Homes,
www.MainStreetHomes.com
100 acres at SE Inner Loop and Maple Street
450 single-family homes
Status: 100 homes completed

6. Shadow Canyon

Developer: Land Strategies,
www.LandStrat.com
307 acres at 2951 W. Texas 29
675 homes, 430 multifamily units, community center
84 acres of parks and nature preserves
Status: zoning, annexation, and initial platting complete

7. Somerset Hills

Developer: Waterstone Development,
www.WaterstoneDevelopment.com

1,500 acres at Ronald Reagan Boulevard and Williams Drive
Retail and mixed-use areas
3,700 single-family homes and other residential units
Plan includes one fire station and one elementary school
Status: land use plan amendments completed

8. Three Forks

Developer: Waterstone Development,
www.WaterstoneDevelopment.com
353 acres on Airport Road along Berry Creek
Town center, commercial, mixed-use, and office areas
280 single-family homes and 490 multi-family units in traditional neighborhood development
Status: zoning in-process

9. Water Oak at San Gabriel

Developer: Galo Properties,
www.GaloProperties.com
1,900 acres on RM 2243 and Texas 29 five miles west of I-35
Commercial, retail & mixed-use areas
4,000 single-family homes
700 acres of parks and nature preserves
Plan includes two fire stations and one elementary school
Status: platting in-process

10. Wheeler Tract

Developer: Ralph Reed and John Avery, Jr.
54 acres at FM 1460 and Westinghouse Road
Mixed-use with retail and offices
830 multi-family units
Status: zoning in-process

Commercial Projects

11. Inner Loop at SH 29

Developer: New America – Georgetown
100 acres at Inner Loop and Texas 29
Retail and commercial
Status: zoning approved

12. Summit at Rivery Park

Developer: LedgeStone Group,
www.LedgeStoneGroup.com
32 acres at Rivery Boulevard and Wolf Ranch Parkway
Hotel, conference center, office tower, restaurants,
and retail
Status: zoning in-process

Downtown Redevelopment Update

13. River Place

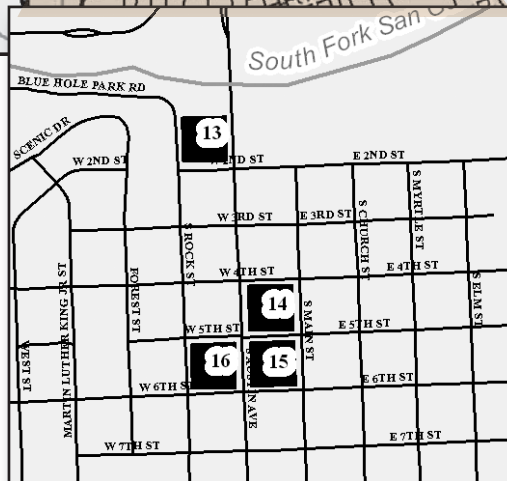
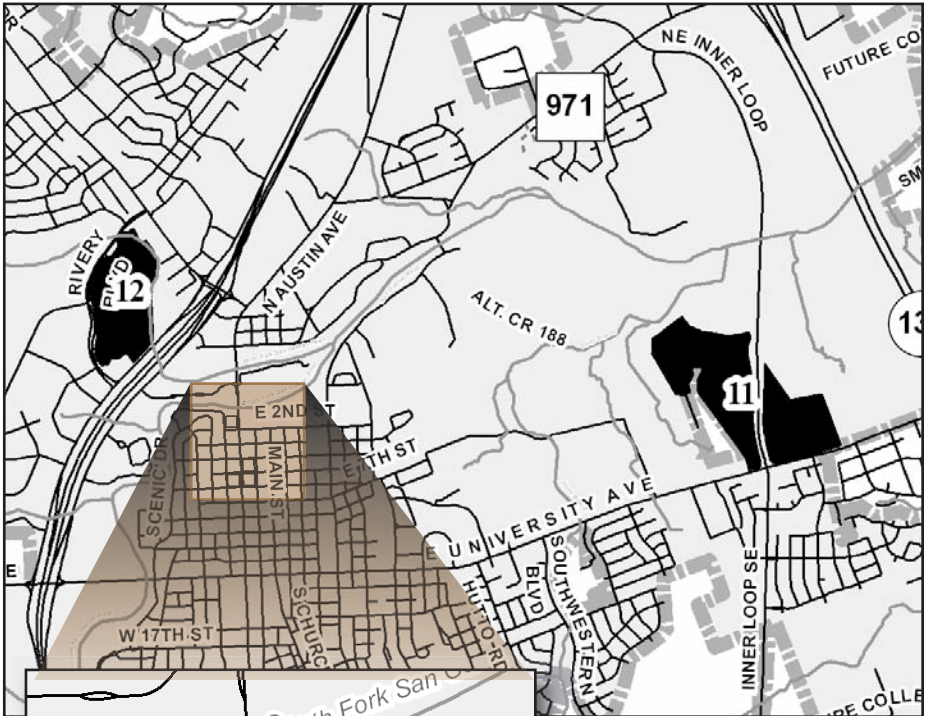
www.RiverPlaceGeorgetown.com
Restaurant, retail, and office project in west 100 block on S. Austin Avenue
Status: Developer seeking an anchor restaurant

14. 400 Main Street

Residential and commercial project in east 400 block on S. Austin Avenue
Status: Eight residential units on Main Street completed in 2005. A second phase including a commercial building is planned.

15. Tamiro Plaza

www.TamiroVentures.com
Retail, residential, and medical office project in east 500 block on S. Austin Avenue
Status: Construction on phase one has begun. Phase two is being planned.



16. Monument Cafe

www.TheMonumentCafe.com
Relocation of Monument Cafe and other office and retail buildings in the west 500 block on S. Austin Avenue
Status: Construction on phase one, which is the Monument Cafe building, projected to begin by early 2008

Downtown Happenings

The Palace Theater

A Funny Thing Happened on the Way to the Forum, weekends
Jan. 11 – Feb. 10

Details at
www.TheGeorgetownPalace.org,
or call (512) 869-7469.

First Friday, January 4

Downtown shops, galleries, and
restaurants open 6 – 8 p.m.

Holiday Closings

City offices closed
Jan. 1, New Year's Day
Jan. 21, MLK Day

No trash pickup
on Tuesday, Jan 1, 2008
(Collection slides one day
for remainder of week.)

Regular trash pickup
on Monday
Jan 21, 2008



Phase 1 of Tamiro Plaza now under construction.

The *Georgetown City Reporter* is a publication of the City of Georgetown Public Information Office located in City Hall, 113 E. Eighth Street, Georgetown, Texas, 78626. For questions or comments, contact Keith Hutchinson, Public Information Officer for the City of Georgetown at (512) 930-3690, or by email at pio@georgetowntx.org.

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