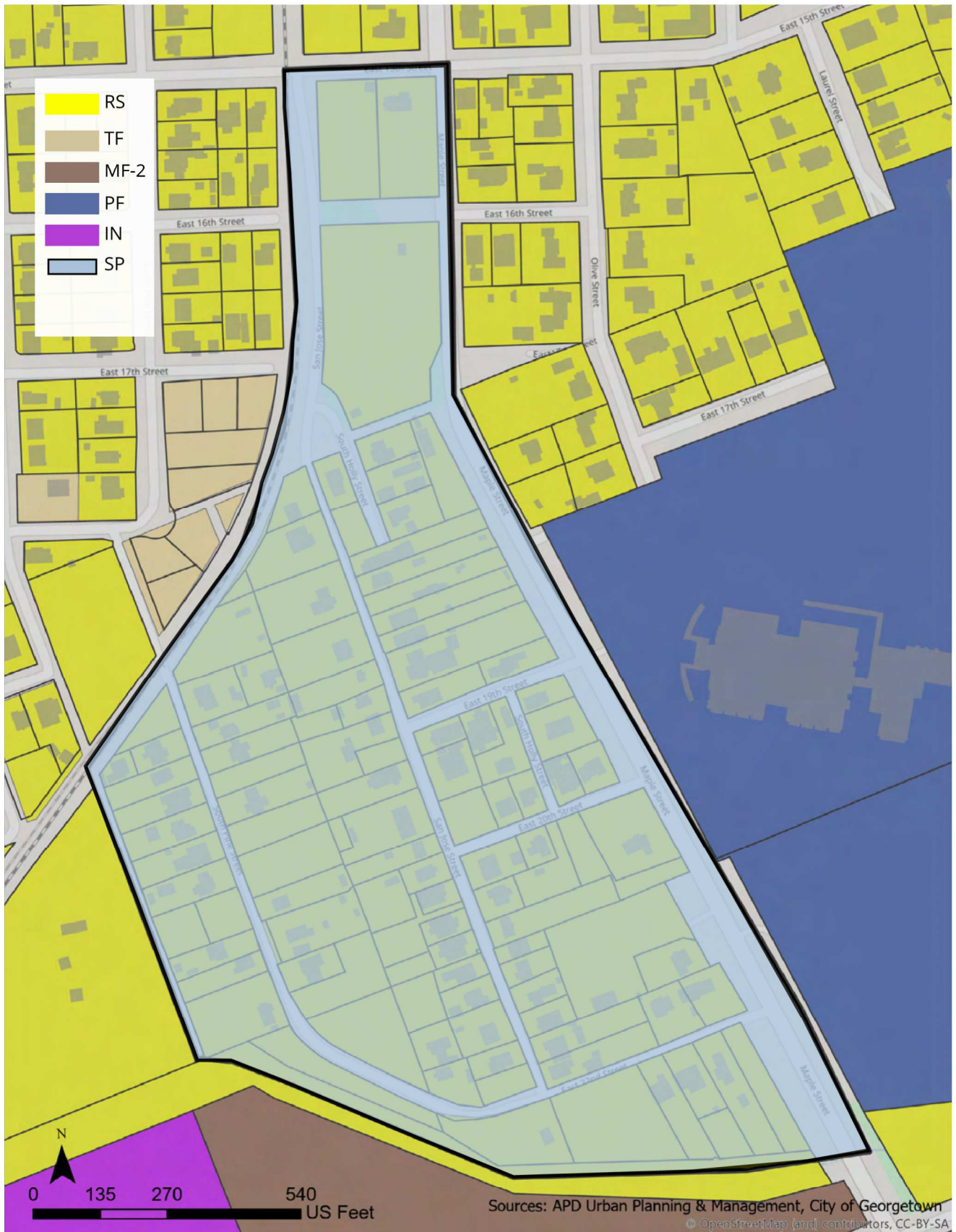


Establish A San José Overlay District

Figure 67: Proposed Zoning Map



San José Neighborhood Conservation Overlay

The following are specific design goals for the San José Neighborhood Conservation Overlay.

- To rehabilitate existing homes rather than construct new buildings;
- To respect the existing design of residential properties with any new additions or alterations;
- To respect the residential character of the district;
- To continue the use of vernacular San José building materials, documented in the Existing Conditions section of this report;
- To maintain the massing and scale of buildings fronting the street; and
- To maintain a landscaped front yard.

Recommendations are based upon the [Existing Conditions](#) documented within the San José neighborhood and feedback from the San José community. The recommendations are categorized for the San José Overlay. Preferred elements are illustrated within each category, with examples for clarification.

Overall, San José residents prefer single story ranch, traditional, and craftsman style homes, similar to the existing housing in the neighborhood.

Renovations and new construction should adhere to the provisions outlined in the San José Neighborhood Conservation Overlay, including the desired level of design quality. However, flexibility is necessary and encouraged to achieve design excellence.

Roof Style

The recommended primary roof form is a gable end that faces the street or a cross gable that runs parallel to the street. Gable, hipped, pyramidal, and gambrel roofs are all appropriate.

Building Height

Building massing should be consistent or complementary to nearby buildings. Dwelling units may be one or one and one half stories to fit the context of the existing neighborhood.

Parking

Off-street parking should be created where feasible. Both attached and detached garages are acceptable, as well as carports. Tandem parking is also permissible.

Driveways are typically single-width in San José. New driveways should be single width at the curb cut and continue at a single width until one reaches a length suitable for one car to park in front of each garage door or carport space.

New garages or carports must be compatible in architectural style, materials, scale, roof profile, and detail with the principal building on the lot.

Setbacks and Orientation

Consistent building setbacks create a clear sense of enclosure to the public realm, enabling public space to function as an outdoor room. Where infill buildings are constructed adjacent to existing structures, the setback shall adhere to that of neighborhood properties along the block face.

Minimum Lot Sizes

The minimum lot size should be reviewed as part of establishing an Overlay for San José. A smaller minimum lot size allows for the development of smaller homes and supports a range of housing at varying price points, and potentially homeownership.

Figure 68: Building Heights



One Floor



One and a Half Floors

Figure 69: Parking Options



Attached



Carport



Detached



Tandem Parking

Accessory Dwelling Units (ADUs) or Casitas

Accessory dwelling units (ADUs) are smaller independent residential units located on the same lot as a detached single-family home. ADUs can improve housing affordability for families by supporting multiple generations of families living separately on one lot. They can also provide a place for seniors to age in place, close to their families.

In San José, ADUs should not exceed 600 square feet and should be located to the rear of the primary structure and detached, or over the garage. Where the unit is above the garage, the entrance should be on the side or back of the structure, to maintain the appearance of a single-family dwelling.

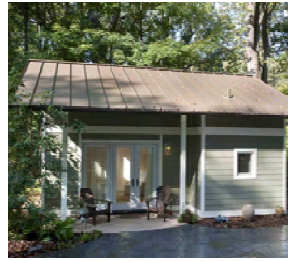
ADUs should be in a similar architectural style to the primary dwelling and subordinate to it.

One off-street parking space should be provided per ADU unit.

Additional Considerations

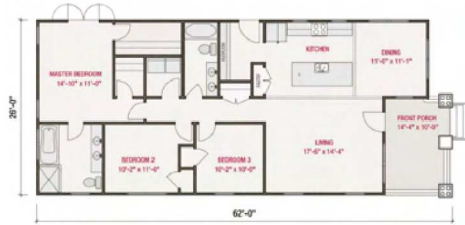
- Construct right of way improvements, such as sidewalks and curb and gutter, where needed; and
- Improve pedestrian crossing points, particularly around San José Park and Purl Elementary School.

Figure 70: Accessory Dwelling Unit Examples



Conceptual Housing Designs

Several conceptual housing designs illustrate the types of housing San José residents prefer.



- 1,300-1,400 square feet;
- 3 bedrooms;
- 2 bathrooms;
- One story;
- Covered front porch;
- Raised foundation; and
- Gable roof.



- 1,000-1,200 square feet;
- 2 bedrooms;
- 2 bathrooms;
- One story;
- Covered front porch;
- Slab on stem wall; and
- Cross gable roof.



- 1,300-1,400 square feet;
- 3 bedrooms;
- 2 bathrooms;
- One story;
- Covered front porch;
- Covered back porch;
- Slab on stem wall; and
- Cross gable roof.

All conceptual housing designs are from houseplans.com.

Marketing and Branding Plan

Goals

The goals of the Marketing and Branding Plan are twofold: to determine the best strategies to share the history and Hispanic culture of the San José neighborhood and to build a unique sense of place and identity. San José possesses a unique history to share with the City of Georgetown and create a positive perception of the neighborhood.

Story

The information shared through signage and public art should highlight the unique history and Hispanic culture of San José. Specific aspects of the neighborhood to be shared include the original development pattern of the neighborhood, with local grocery stores, important people from the neighborhood and their contributions to Georgetown, and the multi-generational homeownership in the area that fostered a strong sense of community.

Target Audience

The target audience for marketing and branding includes residents of both the San José neighborhood and the City of Georgetown. Most residents of San José are aware of the unique history of the neighborhood. A specific marketing and branding strategy shares the history and culture of the neighborhood with the larger Georgetown community. Residents of Georgetown visit San José Park, an excellent location to share San José's history with the larger community. In addition, Georgetown residents could walk through San José once the recommended trail in the Parks and Recreation Master Plan is built to connect the Georgetown Municipal Complex to San José Park.

Action Steps

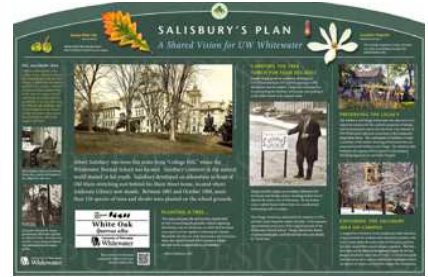
- Create a San José neighborhood logo;
- Collect written and oral history of the San José neighborhood and incorporate into local history signage;
- Collect historic images of the neighborhood to incorporate into local history signage;
- Establish consistent formatting and layout guidelines for all neighborhood signage;
- Design and install gateway signage at neighborhood entrances;
- Create and install local history signage;
- Focus on creating public art that highlights the history and Hispanic culture of the neighborhood. This can include tactical urbanism strategies such as painting existing sidewalks;
- Design and install street sign toppers for all street signs within San José; and
- Design unique neighborhood signage that can be placed on home exteriors.



Gateway Signage



Neighborhood Signage



Local History Signage



Street Sign Toppers



Local Public Art



Local Public Art

Funding and Financial Strategies

Funding sources will be required to fully implement the San José Neighborhood Plan. A list of potential funding sources is included below, along with a brief summary, source and goals and a link to additional information where applicable.

1. Telling the Full History Preservation Fund

Philanthropic Funding: National Trust for Historic Preservation

Summary: Supports the research, planning and implementation of interpretation programs.

Goals: To preserve the history of places of importance in underrepresented communities.

[Click Here to Learn More](#)

2. Historic Resource Survey & Oral History

Philanthropic Funding: Texas Historical Commission

Summary: Funds architectural and archaeological surveys in communities.

Goals: To document and preserve historic and cultural resources across communities in Texas.

[Click Here to Learn More](#)

3. Community Reinvestment Act

Philanthropic Funding: Local Banks

Summary: Encourage banks to help rebuild and revitalize communities.

Goals: To ensure banks meet the credit needs of communities where they do business.

[Click Here to Learn More](#)

4. City of Georgetown Energy Efficiency and Water Conservation Fund

Public Funding: City of Georgetown

Summary: Dedicated to energy efficiency and water conservation programs and projects.

Goals: Enhance quality of life and eliminate conditions detrimental to public health and safety.

5. Stormwater Fund

Public Funding: City of Georgetown

Summary: A fund for the operating and maintenance activities in the City's drainage system.

Goals: Continued maintenance and improvements.

6. 2021 Road Bond

Public Funding: City of Georgetown

Summary: The bond proposition on the May 1 election authorized \$90 million for various street and transportation infrastructure projects.

Goals: Sidewalks and bike improvements are eligible projects.

[Click Here to Learn More](#)

7. 2015 Road Bond

Public Funding: City of Georgetown

Summary: Bond financing through the City of Georgetown.

Goals: Supports infrastructure improvements, such as sidewalks along Maple Street and 15th Street.

[Click Here to Learn More](#)

8. Community Development Block Grants

Public Funding: Williamson County

Summary: Federal CDGB and HOME funds managed by Williamson County.

Goals: Supports community development and affordable housing efforts. Funding can also support flood mitigation efforts.

[Click Here to Learn More](#)

9. Recreational Trails Program

Public Funding: U.S. Department of Transportation

Summary: Provides funds to develop and maintain recreational trails.

Goals: Supports improved access to outdoor recreational amenities.

[Click Here to Learn More](#)

10. Community Development Financial Institutions (CDFI)

Private Funding

Summary: CDFI's provide capital in low wealth communities.

Goals: Offers affordable finance options for individuals and small businesses.

[Click Here to Learn More](#)

11. National Philanthropic Funding

Public Funding: Foundations and Endowments

Summary: Endowments that focus on housing, youth recreation and economic development.

Goals: Supports community development, affordable housing, youth recreation, capacity building.

12. Georgetown Arts and Culture Grants

Philanthropic Funding: City of Georgetown

Summary: Grant funding that supports arts and culture development in Georgetown.

Goals: Support the development of arts and cultural heritage events and programs in the City.

[Click Here to Learn More](#)

13. Trail Grants

Philanthropic Funding: Rails to Trails Conservancy

Summary: Provides grants to support trail development.

Goals: Supports local organizations dedicated to creating and maintaining trails.

[Click Here to Learn More](#)

14. Local Philanthropic Funding

Public Funding: Foundations and Endowments

Summary: Local non-profits and foundations that focus on housing, recreation and youth programming.

Goals: Supports community retention, development and capacity building.

15. Weatherization Assistance Program

Philanthropic Funding: Texas Department of Housing and Community Affairs

Summary: Funds to support weatherization improvements.

Goals: Reduce the energy cost burden of low income households.

[Click Here to Learn More](#)

Financial Analysis Models

Included below are high-level cost estimates associated with housing recommendations and community retention. These estimates will require further refinement during implementation, however they illustrate a broad estimate of the financial commitment required to address the needs of existing residents in San José.

Home Repair Program

11

The number of single-family homes in San José with deferred maintenance issues, according to the windshield survey completed in May 2021.

\$11,000

The average amount spent per home in the City of Georgetown Home Repair Program in 2020. This average includes the value of volunteer hours and other discounts and donations.

\$121,000

The estimated cost to address the deferred maintenance issues for the eleven homes in San José.

Property Tax Assistance

45

The number of homeowners in San José with a current Homestead Exemption.

\$1,768

The average total property tax increase expected for homeowners with a Homestead Exemption in San José by 2026.

\$79,569

The total estimated tax increase for all homeowners in San José with a Homestead Exemption by 2026.

Civic Engagement Recommendations

Continued engagement with stakeholders and the larger community during implementation is critical. Engagement will build excitement and momentum as progress is made, and will ensure the vision and goals of the San José neighborhood continue to guide plan implementation. At the third public meeting for the San José Neighborhood Plan attendees were asked how they would like to continue to be engaged during the implementation phase. According to attendees, the two most preferred ways to keep the neighborhood informed are:

- An annual meeting with Steering Committee Members; and
- The creation of a Neighborhood Association. The City of Georgetown currently offers specific guidance on how to start a neighborhood association, and can be found on the [City's Website](#).

Continued, organized engagement at the neighborhood level is a critical component of any neighborhood planning process, to champion the plan and liaise between the City and neighborhood residents.

Community engagement with stakeholders and residents should follow the four steps outlined below to ensure that all engagement is transparent and empowering.

1. Inform
2. Consult
3. Involve
4. Collaborate

Inform

This step identifies who should be included in ongoing engagement efforts, notifies stakeholders and residents of the intent to continue engagement, and provides necessary background information on the Plan, Plan partners, or any other relevant background information. This approach to engagement is appropriate during implementation, where extensive feedback is not required. For example, it is appropriate to inform residents of San José when a meeting on plan implementation is scheduled with the City of Georgetown. There are several outreach methods that can be used to inform residents about ongoing engagement efforts, as shown below.

Potential Tools to Inform

- Fliers;
- Postcards;
- Yard signs;
- Email announcements;
- Phone calls or text messages;
- Social media posts; and
- Door to door outreach.



Consult

Consult focuses on gathering additional information to better define issues and gather additional information. Consultations with small groups and stakeholders can be useful to confirm the initial data and issues in the neighborhood. Consultations throughout the implementation phase also allow for a continued understanding of any specific internal or organizational issues that need to be addressed. Consultations should occur in locations, and at times, convenient to the target audience. The consult phase is appropriate when feedback from residents is required to better understand their desired outcomes and priorities. For example, consultations are appropriate to gain additional community feedback during safety studies that are conducted for Plan implementation. Potential methods to consult with stakeholders are included below.

Potential Tools to Consult

- Community workshops;
- Community open houses;
- Community mapping activities; and
- Focus groups.

Involve and Collaborate

The involve and collaborate steps focus on creating solutions to issues, and implementing decisions. Involving stakeholders and the general public through the implementation phase affords them opportunity for input. Continued input from interested parties often leads to more thorough and practical recommendations. Continued engagement also allows the public to confirm their concerns and priorities are reflected in the implementation strategies, builds public support for the San José Neighborhood Plan. This level of engagement is appropriate when residents should play a significant role in the decision-making process. It is appropriate where potential impacts to the neighborhood are significant, such as during the design and implementation of the San José Neighborhood Conservation Overlay. The neighborhood should voice what is included in this Overlay and should be trained to understand how the overlay district works.

Potential Tools to Consult

- A Steering Committee or neighborhood association; and
- Technical trainings.

Other Considerations

- All future outreach conducted with the San José neighborhood should be completed in both English and Spanish. Bilingual materials will ensure that all residents in San José can understand the recommendations and potential programs to address their needs and concerns.
- According to the initial survey conducted by the City of Georgetown, the best way to reach residents is by either email or text messages/phone calls.
- Incorporate capacity building training into future engagement with the neighborhood.
- Continued engagement with San José residents should be in person, which is the neighborhood's preference.
- A communication schedule with stakeholders and neighborhood residents should be established. Regular communication, beyond when participation is needed, allows for accomplishments and other implementation goals to be shared. Regular contact also provides an avenue to mention challenging issues and answer difficult questions during implementation.

San José Implementation Plan

Partnerships

Partnerships are critical to implement the San José Neighborhood Plan. The list of partners included below are organizations involved in the planning process. Although partner organizations will play an essential role in implementation, San José residents will play a critical role in championing the Plan. Organized and engaged residents will ensure implementation stays on track and in line with their priorities.

- Boys and Girls Club;
- Catholic Charities of Central Texas;
- City of Georgetown;
- Habitat for Humanity;
- Georgetown Health Foundation;
- Georgetown Housing Initiative;
- Georgetown Public Library;
- Georgetown Independent School District;
- San José Steering Committee/ Neighborhood Association;
- Texas Historical Commission;
- The Caring Place;
- The Georgetown Project;
- Williamson County;
- Williamson Central Appraisal District; and
- YMCA.

Potential partners that may assist in implementing the San José Neighborhood Plan include:

- Additional faith-based institutions;
- Additional local non-profits;
- Local developers; and
- Local banks.

Implementation Matrices

The following pages include implementation matrices to guide the implementation of the San José Neighborhood Plan. Each matrix includes:

- The priority of the action item;
- A timeframe for implementation for each action item;
- The potential cost for each action item; and
- Potential partners who can assist with implementing of the action.

Implementation matrices serve as a general guide for what actions must happen to implement the San José Plan recommendations. The matrices do not include all of the information required to implement the recommendation but, include items that should be considered, who should be responsible for specific action items, and the potential cost. As the Neighborhood Plan moves into implementation, additional analysis or detail may be required along with a change in partners and costs.

The action items in the implementation table with dotted boxes around them are currently in progress.

Potential funding sources from the [Funding and Financial Strategies](#) report section on page 124 and 125, are also included in the implementation table, where applicable.

Table 21: San José Implementation Table

Key: ● = Highest Priority ■ =Priority

Implementation Strategies			Time Frame (Years)					Implementation Partners	
Conservation Strategies			<1	1-5	5-10	Funding Contribution	Potential Funding	Public/ NP	Previous Plans
Strategy	Action Item	Priority							
Housing	CS1. Increase funding for the existing Home Repair Program	●		■		\$\$	8,14,15	CoG, WC,H, LB	SJNSR, GT2030, CSGCV
	CS2. Complete a feasibility study for the creation of an Anti-Displacement Tax Relief Fund	●		■		\$	3,11,14	CoG, GHI, SJSC, LB	SJNSR, GT2030
	CS3. Establish a program to assist homeowners with the creation of a will	■		■		\$	3,8,11,14	CoG,CCCT	SJNSR, GT2030
	CS4. Provide education to homeowners on existing housing programs in the City of Georgetown	●	■			\$	14	CoG, SJSC, GHI	CSGCV
	CS5. Educate residents on what improvements impact property assessments	●	■			\$	N/A	CoG, WCAD, H, SJSC, PO	CSGCV
	CS6. Establish a San José Neighborhood Association	●	■			\$	11,14	SJSC,CoG, PO	CPP
	CS7. Hold an annual meeting with the Steering Committee on implementation efforts	■	■	■	■	\$	N/A	SJSC,CoG, GHI	CPP
	CS8. Provide capacity building training for San José residents	■				\$	11,14	SJSC,CoG	
Historic Preservation	CS9. Complete a historic resource survey, including oral history	●		■		\$\$	1,2	CoG, THC	SJNSR, GT2030
	CS10. Examine the possibility of a local landmark status for San José	■		■		\$	N/A	CoG	SJNSR
	CS11. Design and implement a cultural heritage trail to provide residents and tourists with an easy to follow path of neighborhood landmarks	■		■		\$\$\$	1	CoG, SJSC	SJNSR
	CS12. Follow the process outlined by the City Council to incorporate neighborhood history into the naming of the recommended trail from Heritage Gardens to San José Park	●		■		\$	N/A	CoG, SJSC	SJNSR
	CS13. Create signs for neighborhood entryways that align with the established marketing and branding strategy	■		■		\$	N/A	CoG, SJSC	SJNSR
	CS14. Design and install street sign toppers	●		■		\$	N/A	CoG,SJSC	SJNSR
	CS15. Create a San José Neighborhood logo	■	■			\$	N/A	SJSC	SJNSR
	CS16. Design unique neighborhood signage that can be placed on home exteriors	●	■			\$	12	SJSC	
	CS17. Create public art that highlights the history and Hispanic culture of the neighborhood	●		■		\$	12	SJSC,CoG	SJNSR
	CS18. Create exhibits highlighting the neighborhoods history in San José Park	■		■		\$	12	CoG,SJSC	SJNSR

Cost Legend
 \$ Less than \$100k
 \$\$ \$101k-\$250k
 \$\$\$ \$250K-\$500k
 \$\$\$\$ \$501k-1M
 \$\$\$\$\$ Greater than \$1M

Partners Legend
Public
 CoG- City of Georgetown
 GISD-Georgetown Independent School District
 GPL-Georgetown Public Library
 SJSC- San José Steering Committee
 THC- Texas Historical Commission
 WC-Williamson County

WCAD - Williamson Central Appraisal District
Nonprofits/Faith-Based
 BGC- Boys and Girls Club
 GHF-Georgetown Health Foundation
 CCCT-Catholic Charities of Central Texas
 GHI-Georgetown Housing Initiative
 H-Habitat for Humanity
 TCP-The Caring Place

TGP-The Georgetown Project
 Y-YMCA
Private
 LB - Local Banks
 PO - Property Owners
 PD - Private Developers

Previous Plans Legend
 PTMP - Parks and Trails Master Plan
 SBWMP-Smith Branch Watershed Master Plan
 SMP-Sidewalks Master Plan
 OTP-Overall Transportation Plan

CSGCV-Centering Southeast Georgetown Community Voices
 SJNSR-San José Neighborhood Plan Survey Report
 GT2030-Georgetown 2030 Plan

Table 22: San José Implementation Table

Key: ● = Highest Priority ■ = Priority

Implementation Strategies									
Accessibility Strategies			Time Frame (Years)				Implementation Partners		
Strategy	Action Item	Priority	<1	1-5	5-10	Funding Contribution	Potential Funding	Public/NP	Previous Plans
Youth Programming	AS1. Partner with Georgetown Public Library or technical colleges to support literacy education and college preparedness	■	■			\$	11,14	CoG	SGCV
	AS2. Outdoor recreation opportunities, including outdoor educational opportunities	■		■		\$	11,14	CoG,Y,BGC, GISD	CSGCV
	AS3. Examine the feasibility of deploying mobile strategies to provide youth programming at San José Park	■	■			\$\$	14	CoG,Y,BGC	CSGCV
	AS4. Social gatherings focused on youth	■	■			\$	14	SJSC,Y,BGC, GISD,TGP	CSGCV
	AS5. Provide additional youth soccer recreation opportunities in the neighborhood, including possible soccer leagues	■		■		\$	11,14	CoG,Y,SJSC	CSGCV
Transportation	AS6. Perform a traffic study to confirm appropriate physical improvements	●		■		\$	6	CoG	SJNSR
	AS7. Install speed awareness and educational signage	●		■		\$	N/A	CoG	SJNSR
	AS8. Increase police enforcement	■	■			\$	N/A	CoG	
	AS9. Physically protected bike lane along Maple Street	■			■	\$\$\$	6	CoG	OTP
	AS10. Perform a safety study to confirm appropriate enhancements to Pedestrian Crossings	●		■		\$	N/A	CoG	
	AS11. Design and construct sidewalks along Maple Street	●		■		\$\$\$\$	7	CoG	SMP
	AS12. Design and construct sidewalks from 15th Street to San José Park	●		■		\$\$\$\$	7	CoG	SMP
	AS13. Ensure safe and adequate movement of fire trucks and apparatus along San José and 19th Streets	●	■			\$	N/A	CoG	
Stormwater Infrastructure	AS14. Work with Purl Elementary for awareness/education of pick up procedures	●	■			\$	N/A	CoG,GISD, SJSC	SJNSR
	AS15. Increased maintenance	●	■			\$	5	CoG	SBWMP
	AS16. Install curb and gutter	■			■	\$\$\$\$\$	5	CoG	SJNSR
	AS17. Road resurfacing	■			■	\$\$\$\$\$	6	CoG	SJNSR
	AS18. Pursue CDBG/Hazard Mitigation Funds for flood planning, engineering and construction	●		■		\$	5,8	CoG, WC	
	AS19. Drainage study	■		■		\$\$	5	CoG	
	AS20. A passive recreation trail between Geneva Park and 22nd Street. The trail can include benches and dog waste stations	■		■		\$\$\$\$	13	CoG	

Cost Legend
 \$ Less than \$100k
 \$\$ \$101k-\$250k
 \$\$\$ \$250K-\$500k
 \$\$\$\$ \$501k-1M
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Partners Legend
Public
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 WC-Williamson County

WCAD - Williamson Central Appraisal District
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 GHI-Georgetown Housing Initiative
 H-Habitat for Humanity

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 TGP-The Georgetown Project
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Previous Plans Legend
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 SBWMP-Smith Branch Watershed Master Plan
 SMP-Sidewalks Master Plan
 OTP-Overall Transportation Plan

CPP-Citizen Participation Plan
 CSGCV-Centering Southeast Georgetown Community Voices
 SJNSR-San José Neighborhood Plan Survey Report
 G2030-Georgetown 2030 Plan

Table 23: San José Implementation Table

Key: ● = Highest Priority ■ =Priority

Implementation Strategies										
Restoration Strategies		Time Frame (Years)							Implementation Partners	
Strategy	Action Item	Priority	<1	1-5	5-10	Funding Contribution	Potential Funding	Public/NP	Previous Plans	
Greenspace and Recreation	RS1. Support the development of a recreation trail from the Georgetown Municipal Complex to San José Park	■		■		\$\$\$\$	13	CoG	PTMP	
	RS2. Support access to an urban garden with raised beds in Heritage Gardens	■	■			\$	N/A	SJSC, CoG	PTMP	
	RS3. Additional programming at San José Park	■		■		\$	11,14	CoG,Y		
	RS4. Additional parking at San José Park, as space permits	●			■	\$\$\$\$	N/A	CoG	SJNSR	
	RS5. Support community festivals and events	■		■		\$	N/A	CoG, SJSC		
	RS6. Install additional gazebos, or other shade structures, at San José Park, as space permits	●		■		\$\$	N/A	CoG		
	RS7. Additional lighting at San José Park	●		■		\$\$\$\$	N/A	CoG		
	RS8. Install lighting along San José Park to 15th Street	●		■		\$\$\$\$	N/A	CoG		
	RS9. Install lighting around the San José Shrine	●		■		\$\$	N/A	CoG		
	RS10. Provide better lighting at 22nd Street and Maple Street	●		■		\$\$\$	N/A	CoG		
Land Use and Urban Design	RS11. Adjust the Neighborhoods Future Land Use Category to better align with existing conditions in San José	●		■		\$	N/A	CoG, PO	SJNSR, GT2030	
	RS12. Establish a San José Neighborhood Overlay	■		■		\$	N/A	CoG,SJSC, PO	SJNSR, GT2030	
	RS13. Rezone two parcels fronting 15th Street from the Old Town Overlay to the San José Neighborhood Overlay	■		■		\$	N/A	CoG, PO	GT2030	

Cost Legend
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TGP-The Georgetown Project
 Y-YMCA
Private
 LB - Local Banks
 PO - Property Owners
 PD - Private Developers

San José Neighborhood Plan Next Steps

The initial step is to have the San José Neighborhood Plan adopted by City Council. The following steps outlined below should occur after plan adoption. The following strategies and recommendations should be prioritized during the first year of transitioning the plan from adoption to implementation.

Next Steps		
Community Retention		
Goal	Action Item	Implementation Partner
Establish a San José Neighborhood Association	The San José Steering Committee and the City of Georgetown planning staff should establish a San José Neighborhood Association	City of Georgetown, San José Steering Committee
Understand what influences property assessments	Work with Williamson County to understand how property assessments are completed and what influences the assessment value	City of Georgetown, San José Steering Committee/ Neighborhood Association, Williamson Central Appraisal District
Inform San José residents on what impacts property assessments, and how to contest increased property assessments	Organize training with neighborhood residents to share what impacts property assessments and how to contest an assessment	San José Steering Committee/Neighborhood Association, Habitat for Humanity
Increase funding for the Home Repair Program	Work with local funding partners to determine ways to increase the existing Home Repair Program	City of Georgetown, Williamson County, Habitat for Humanity
Conduct a feasibility study for an Anti-Displacement Tax Relief Fund	Determine a list of potential funders willing to support the feasibility study	City of Georgetown, San José Steering Committee/ Neighborhood Association, Local non-profits, Local banks
	Develop a financial ask to complete the feasibility study	
Neighborhood Protection		
Goal	Action Item	Implementation Partner
Establish a San José Neighborhood Conservation Overlay District	Working collaboratively, determine guidelines and code language for the Overlay District	City of Georgetown, San José Steering Committee/ Neighborhood Association
Increase connectivity in the neighborhood	Install sidewalks along Maple Street and San José Street., from 15th Street to San José Park	City of Georgetown
Install additional shade structures in San José Park	Determine the feasibility of additional shade structures in San José Park	City of Georgetown, San José Steering Committee/ Neighborhood Association
Increase lighting in and around San José Park	Determine the feasibility of additional lighting structures in and around San José Park	City of Georgetown, San José Steering Committee/ Neighborhood Association

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Prepared for the City of Georgetown by:

