

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 0.93 acres out of the Antonio Flores Survey, Abstract No. 235, located at 2535 FM 971, from the Agriculture (AG) zoning district to the Local Commercial (C-1) zoning district to be known as Soul Fighters Brazilian Jiu-Jitsu and After School Program; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, an application has been made to the City for the purpose of amending the Official Zoning Map, adopted on the 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

0.93 acres out of the Antonio Flores Survey, Abstract No. 235, of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property"; and

Whereas, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

Whereas, the Planning and Zoning Commission, at a meeting on April 2, 2019, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

Whereas, the City Council, at a meeting on April 23, 2019, held an additional public hearing prior to taking action on the requested rezoning of the Property.

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Section 2. The Official Zoning Map, as well as the Zoning District classification(s) for the Property is hereby amended from the Agriculture District (AG) to the Local Commercial District (C-1), in accordance with the attached *Exhibit A* (Location Map) and *Exhibit B* (Legal Description) and incorporated herein by reference.

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Description: Soul Fighters Brazilian Jiu Jitsu & After School Program

Case File Number: 2019-2-REZ

Date Approved: May 14, 2019

Exhibits A-B Attached

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 4. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 5. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 23rd day of April, 2019.

APPROVED AND ADOPTED on Second Reading on the 14th day of May, 2019.

THE CITY OF GEORGETOWN:

ATTEST:

Dale Ross
Mayor

Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Charlie McNabb
City Attorney

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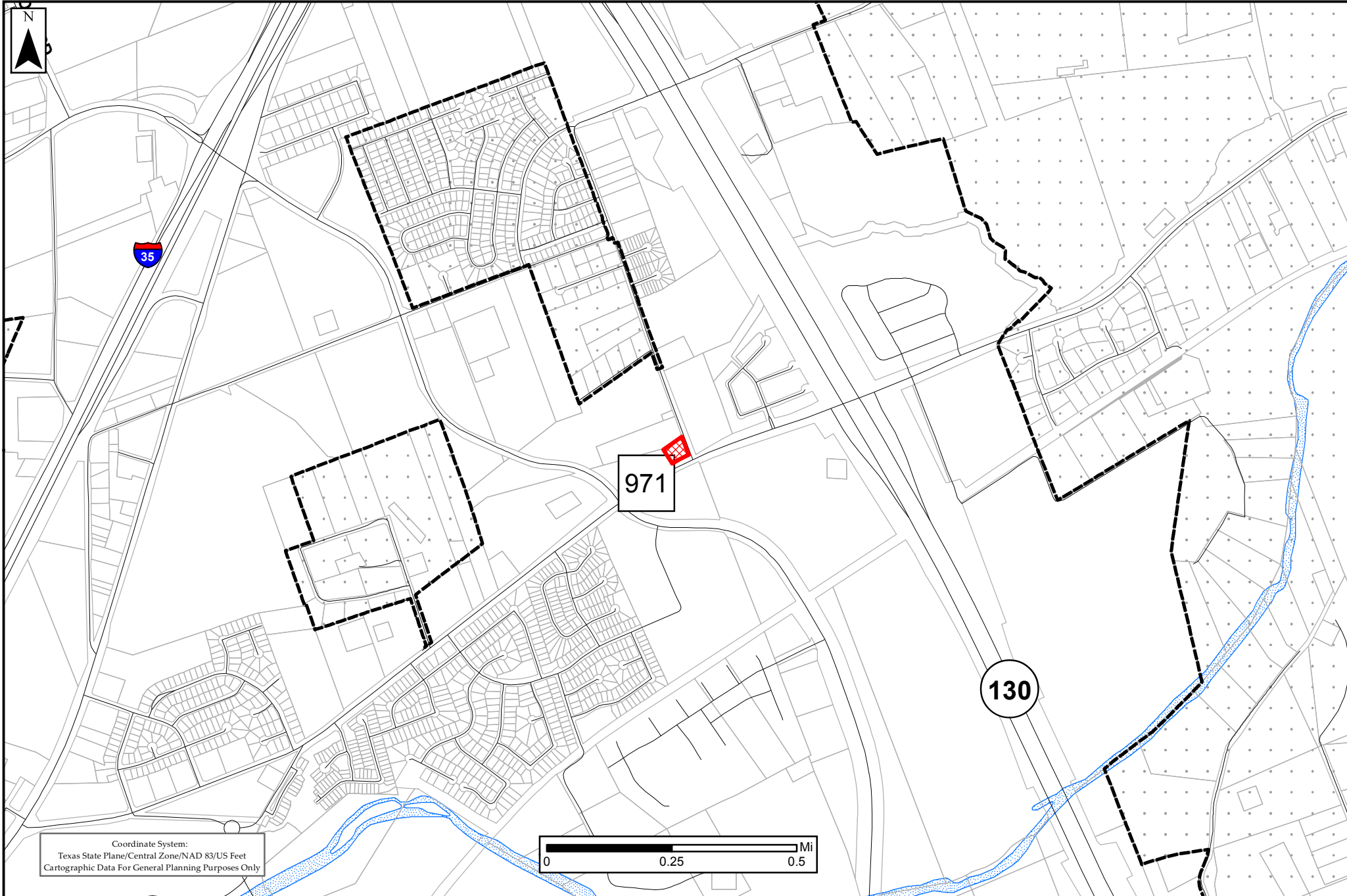
Exhibits A-B Attached

Location Map

2019-2-REZ

Exhibit A

- Legend
-  Site
 -  Parcels
 -  City Limits
 -  Georgetown ETJ



FIELD NOTES FOR RANDALL CORY YOUNG

BEING 0.93 of an acre of land, situated in the Antonio Flores Survey, Abstract No. 235, in Williamson County, Texas, said land being that certain tract of land, called 0.93 of an acre, as conveyed to Ronald Creek and Nancy Creek by deed as recorded in Volume 949, Page 78, of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of October, 1995, under the supervision of Charles H. Steger, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found at a fence corner marking the Northwest corner of the above-referenced Creek tract, being the Northeast corner of that certain Tract No. 3, called 3.8 acres, as conveyed to James L. Perkins and wife, Peggy Walker Perkins, by deed as recorded in Volume 484, Page 153, of the Deed Records of Williamson County, Texas, being a southwesterly corner of that certain tract of land, called 5 acres, as conveyed to Georgetown Memorial Cemetery Association by deed as recorded in Volume 524, Page 47, of the Deed Records of Williamson County, Texas, for the Northwest corner hereof;

THENCE, N 55° 18' E, 240.57 feet to an iron pin found on the west line of County Road No. 152, marking the Northeast corner of the said Creek tract, being the Southeast corner of the said Georgetown Memorial Cemetery Association tract, for the Northeast corner hereof;

THENCE, along the said west line of County Road No. 152, S 18° 58' 30" E, 206.20 feet to an iron pin set at the intersection of the said west line of County Road No. 152, and the north line of Farm to Market Highway No. 971, for the Southeast corner of the said Creek tract, for the Southeast corner hereof;

THENCE, along the said north line of F.M. No. 971, along a curve to the left, (Radius = 3,859.83 feet, Long Chord bears S 62° 42' 30" W, 196.39 feet), an arc distance of 196.41 feet to an iron pin found marking the Southwest corner of the said Creek tract, being the Southeast corner of the said Perkins tract, for the Southwest corner hereof;

THENCE, N 31° 22' 30" W, 173.45 feet to the Place of BEGINNING and containing 0.93 of an acre of land.

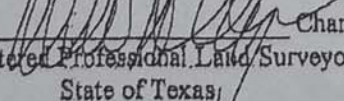
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, Charles H. Steger, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that said property has access to and from a dedicated roadway, to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 26th day of October, 1995, A. D.


Charles H. Steger
Registered Professional Land Surveyor, No. 2468
State of Texas

17769fn



Steger & Bizzell Engineering, Inc.
Consulting Engineers
P. O. Box 1158
Georgetown, Texas 78627