

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone an approximately 68.4-acre tract of land out of and part of the Addison Wm. Survey, Abstract No. 21, from the Residential Single-Family (RS) District to the Planned Unit Development (PUD) district with a base of Residential Single-Family (RS), to be known as Carlson South Tract PUD.; 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"):

68.4 acres, more or less, situated in the Addison Wm. Survey, Abstract No. 21, being a portion of a 76.8568-acre tract described in Document No. 2016005383 and more specifically described in Exhibit "B", 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 August 20, 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 September 10, 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 PUD Development Plan for the Carlson South Planned Unit Development (PUD) is hereby established in accordance with the attached PUD Development Plan, identified as Exhibits A-D, incorporated herein by reference.

Ordinance Number: _____

Page 1 of 2

Description: Carlson South PUD

Case File Number: 2019-1-PUD

Date Approved: _____

Exhibits A-D 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 10th day of September, 2019.

APPROVED AND ADOPTED on Second Reading on the 24th day of September, 2019.

THE CITY OF GEORGETOWN:

ATTEST:

Dale Ross
Mayor

Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Charlie McNabb
City Attorney

Ordinance Number: _____

Description: Carlson South PUD

Date Approved: _____

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Case File Number: 2019-1-PUD

Exhibits A-D Attached

EXHIBIT A
to PUD Ordinance

Development Plan

Carlson South Tract Planned Unit Development (the “PUD”)

I. Purpose and Intent

The boundaries of the PUD consist of 67.9 acres described in **Exhibit B, Field Notes** (“Property”), attached to the PUD Ordinance. The Project is planned as a residential use community with a mix of residential product types.

The contents of this Development Plan explain and illustrate the overall appearance and function desired for the Property.

II. Applicability and Base Zoning

The development of the Property shall comply with the version of the Georgetown Unified Development Code (UDC) in effect as of January 29, 2019 and other applicable provisions in the City’s Code of Ordinances, except as modified within this Development Plan or the Exhibits attached to the PUD Ordinance.

The Base Zoning District for the Property is:

- RS – Residential Single Family

All development within the Property must comply with this Development Plan. If this Development Plan does not specifically address a development requirement, the Georgetown UDC shall apply. In the event of a conflict between this Development Plan and the Base Zoning District, this Development Plan shall control.

III. Conceptual Land Use Plan

Exhibit C, Conceptual Land Use Plan for the Property is attached to the PUD Ordinance. The property development will occur in phases over a number of years and modifications to the Conceptual Land Use Plan may become desirable due to changes in market conditions or other factors. The Property owner may request modifications to the Conceptual Land Use Plan.

Modifications of the Conceptual Land Use Plan pertaining to; (a) changes in the density of specific sections or phases shown on the Conceptual Land Use Plan that do not increase the overall density of development on the Land, and (b) changes of less than 20 percent (20%) in the size of any section or phase shown on the Conceptual Land Use Plan, shall be considered “Minor Modifications” over which the City’s Planning Director has final review and decision-making authority.

All other changes to the Conceptual Land Use Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Conceptual Land Use Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Conceptual Land Use Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Conceptual Land Use Plan shall mean and refer to the then most current approved and recorded Conceptual Land Use Plan.

Minor Modifications to the Conceptual Land Use Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Conceptual Land Use Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required.

IV. Allowable / Prohibited Uses

The uses allowed within the Carlson South PUD shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Table 5.02.010 for the RS Base District.

V. Residential Private Homeowners Association

One or more private Homeowners Associations (HOA’s) will be established for the maintenance of private landscape areas, private amenity centers and all community signage, screen walls and common open space.

VI. Residential Development Standards

The residential areas within the Property shall be developed according to the following standards.

A. Minimum Residential Density

1. The Property may be developed at a gross density not to exceed five (5) dwelling units per acre.

B. Residential Lot Size

1. Residential lots within the Property shall comply with the UDC Residential Development Standards with the following exceptions:

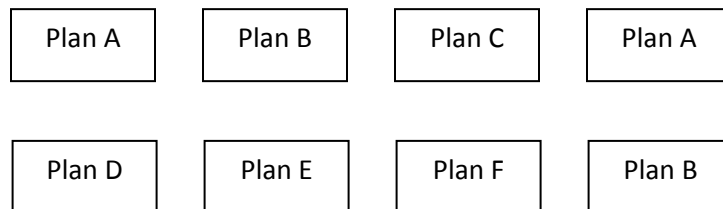
- a. Minimum lot width: 42 feet
- b. Minimum lot depth: 125 feet
- c. Minimum lot size: 5,000 square feet.

C. Residential Product Mix

1. The residential product shall include a mixture of residential lot widths to create a varied streetscape. The anticipated residential lot mixture shall be a mixture of forty-two feet (42') and forty-seven feet (47') wide residential lots. The product mix shall be a fifty percent (50%) mix evenly distributed throughout the PUD as generally depicted on **Exhibit C**. The mix may vary by up to five (5) percentage points as a result of addressing City comments received during platting and engineering review.

D. Plan Repetition

1. Due to the single family detached scale of the Project, house plan repetition standards of UDC Section 6.02.050.C.1 shall apply. Generally, the various plan and elevation combinations shall be distributed throughout the residential tract, with no discernible repetition in any streetscape. A plan can be repeated every third building pad (Example: Plan A, Plan B, Plan C, Plan A), although the elevation shall be different on the two lots.



E. Residential Impervious Cover

1. The impervious cover limit for the Property shall be 60 percent (60%) on a per residential lot basis.

F. Maximum Number of Residential Units

1. The residential unit count on the Property shall not exceed 339 units.

VII. Vehicular Circulation

A. Street Intersections

1. Local Street intersection spacing requirements shall be waived along the northern and southern boundaries of this PUD. The northern boundary is Property retained by the seller and bisected by the floodplain. Access to the Property is provided as illustrated on **Exhibit C**. The Property south of this PUD is a platted subdivision as depicted on **Exhibit C**. The plat does not offer opportunities to provide street access to this Project.

VIII. Parkland/Trails/Open Space

Per UDC Section 13.05.010, B, Formula for Calculating Area of Parkland, the acreage contributed for parkland shall be pro-rata in an amount equal to one (1) acre for each 50 new dwelling units. Based on the above-mentioned formula and the PUD residential cap of 339 units, the Property is required to dedicate 6.8 acres of parkland to the City.

As illustrated on **Exhibit D, Parks Plan** to the PUD Ordinance, the Conceptual Land Use Plan provides approximately 6.0 acres to be dedicated to the City as public parkland along with 1.0 acres of private open space.

A 6.0 acre public Neighborhood Park shall be provided along Wey Hill Road. The Neighborhood Park shall contain on-street parallel parking as well as approximately 800 linear feet of six feet (6') wide concrete sidewalk connecting the park to the existing public park on the adjoining Project, Carlson Place. Additionally, two (2) benches, each with an accompanying trash receptacle, shall be placed along the trail.

Additionally, a 1.0 acre private amenity center shall be located as identified on **Exhibit D**. A swimming pool, pool building and associated off street parking shall be constructed on the amenity center tract.

Maintenance of the public park area shall be the responsibility of the private community HOA.

IX. Utilities

A utility evaluation will be performed at the time of the first preliminary plat submittal for any portion of land within this PUD boundary. Such evaluation shall be based upon the maximum development densities established within this PUD.

X. Miscellaneous Provisions

Amendments: Except as otherwise provided herein, Amendments to this PUD shall follow the amendment process outlined in the UDC.

Exhibits. All exhibits described herein and attached to the PUD Ordinance are fully incorporated into this Development Plan by this reference for all purposes.

LIST OF EXHIBITS

Exhibit A – Planned Unit Development (PUD)

Exhibit B – Field Notes

Exhibit C – Conceptual Land Use Plan

Exhibit D – Parks Plan

EXHIBIT B
Field Notes

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Proj No. 22402
August 22, 2018

67.889 Acres
W. Addison Survey
Abstract No. 21
Williamson County, Texas

DESCRIPTION

DESCRIPTION OF A 67.889 ACRE TRACT OF LAND SITUATED IN THE W. ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 76.8568 ACRE TRACT OF LAND DESCRIBED IN A PARTITION WARRANTY DEED TO DAYNE M. CARLSON, ET UX, RECORDED IN DOCUMENT NO. 2016005383 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 67.889 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rebar found in the northeast line of the remainder portion of a called 103.5913 acre tract of land described in a Special Warranty Deed to the County of Williamson, Texas, recorded in Volume 2332, Page 141 of the Official Records, Williamson County, Texas, for the southwest corner of a 67.864 acre tract of land conveyed to Pulte Homes of Texas, LP in a Special Warranty Deed of record in Document No. 2017040015, said Official Public Records, being the southwest corner of proposed Carlson Place, Phase D, unrecorded to date, being the northwest corner of said 76.8568 acre tract of land, for a northwest corner of herein described tract;

THENCE, with the northwest line of said 76.8568 acre tract, the following two (2) courses and distances:

1. North 70°19'12" East, with the southeast line of said 67.864 acre tract, passing a 1/2-inch iron rebar found disturbed for a south corner of said 67.864 acre tract at 644.79 feet, continuing with a remainder tract of 82.8544 acres described in a Partition Warranty Deed to Beverly C. Thompson, et vir, recorded in Document No. 2016005382, said Official Public Records, a total distance of 779.97 feet, to a 1/2-inch iron rebar with cap stamped "RPLS 5784" found;
2. North 33°26'25" East, a distance of 31.07 feet, to a 1/2-inch iron rod with cap stamped "STEGE BIZZELL" set;

THENCE, leaving southeast line of said 82.8544 acre tract, over and across said 76.8568 acre tract, the following two (2) courses and distances:

1. North 68°28'38" East, a distance of 1056.78 feet, to a 1/2-inch iron rod with cap stamped "STEGE BIZZELL" set;
2. North 21°31'28" West, a distance of 740.97 feet, to a 1/2-inch iron rod with cap stamped "STEGE BIZZELL" set, in the northwest line of said 76.8568 acre tract, being the southeast line of said 82.8544 acre tract, being the southeast line of said 67.864 acre tract;

MAC
08/22/2018

STEGE BIZZELL
1978 S. Austin Ave
Georgetown, TX 78626

THENCE, with the southeast line of said 67.864 acre tract, being the northwest line of said 76.8568 acre tract, the following two (2) courses and distances:

1. North 33°26'25" East, a distance of 394.04 feet, to a 1/2-inch iron rebar with cap stamped "RPLS 5784" found;
2. North 61°31'15" East, a distance of 382.81 feet, to a 1/2-inch iron rebar with cap stamped "RPLS 5784" found on or near the east line of the W. Addison Survey, Abstract No. 21, and the west line of the W. Stubblefield Survey, Abstract No. 556, being in the southwest line of a remainder portion of a called 50.56 acre tract of land described in a Special Warranty Deed to the City of Georgetown, recorded in Volume 2142, Page 384, of said Official Records, for the southeast corner of said 67.864 acre tract, being the northeast corner of said 76.8568 acre tract, for the northeast corner of the herein described tract;

THENCE, along, or near the said east line of the W. Addison Survey, Abstract No. 21 and said west line of W. Stubblefield Survey, Abstract No. 556, with the northeast line of said 76.8568 acre tract, being the southwest line of said remainder portion of 50.56 acre City of Georgetown tract, and the southwest lines of Tracts I and II described to Yuh-Jaan Wey in a Warranty Deed of record in Volume 2573, Page 905, said Official Records (both Tracts I and II conveyed to Zennie Lien-Fang Wey in Document No. 2012098012, said Official Public Records), the following three (3) courses and distances:

1. South 21°17'06" East, a distance of 207.42 feet, to a 1/2-inch iron rebar found for the southwest corner of said remainder portion of 50.56 acre City of Georgetown tract, being the northwest corner of said Yuh-Jaan Wey Tract II, from which a 1/2-inch iron rebar found at a fence corner bears North 19°41'28" East, a distance of 21.79 feet;
2. South 21°13'46" East, a distance of 480.31 feet, to a 60D nail found in the west line of said Yuh-Jaan Wey, Tract I;
3. South 21°11'14" East, a distance of 1251.66 feet, to a 1/2-inch iron rebar found with illegible cap, for the northeast corner of a tract called 256-2/3 acres to Woodhull Family Partners described in a Warranty Deed in Volume 2442, Page 243, said Official Records, being southeast corner of said 76.8568 acre tract and being the southeast corner of the herein described tract, from which a 3/8-inch iron rebar found, bears South 21°34'19" East, a distance of 294.87 feet;

THENCE, South 69°27'01" West, with the southeast line of said 76.8568 acre tract and the northwest line of said 256-2/3 acres, a distance of 2555.95 feet, to a 3/8-inch iron rebar found for the northeast corner of a 2.692 acre tract conveyed to Paul Stephens by Warranty Deed with Vendor's Lien with Mineral Reservations, of record in Document No. 2017044481, said Official

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08/22/2018

STEGE BIZZELL
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67.889 Acres
W. Addison Survey
Abstract No. 21
Williamson County, Texas

Public Records, also being the southeast corner of said 103.5913 acre tract, being southwest corner of said 76.8568 acre tract, and being the southwest corner of the herein described tract, from which a mag nail with washer stamped "PAPE DAWSON" found bears South 20°18'40" East, a distance of 12.32 feet, for the northwest corner of SADDLE CREEK PHASE 2E, a subdivision of record in Document No. 2018046487, said Official Public Records;

THENCE, North 21°24'13" West, with the east line of said 103.5913 acre tract and the west line of said 76.8568 acre tract, a distance of 889.64 feet, to the **POINT OF BEGINNING**, and containing 67.889 acres of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD_83 (2011)). All distances shown hereon are surface values represented in U.S. Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.99987081.

The forgoing metes and bounds description and survey on which it is based is accompanied by and a part of survey map of the subject tract.

I certify that this description was prepared from a survey made on the ground in July and August, 2018, under my supervision.

Steger & Bizzell Engineering Inc.


Miguel A. Escobar, LSLS, RPLS
Texas Reg. No. 5630
1978 South Austin Avenue
Georgetown, Texas 78626
(512) 930-9412
TBPLS Firm No. 10003700

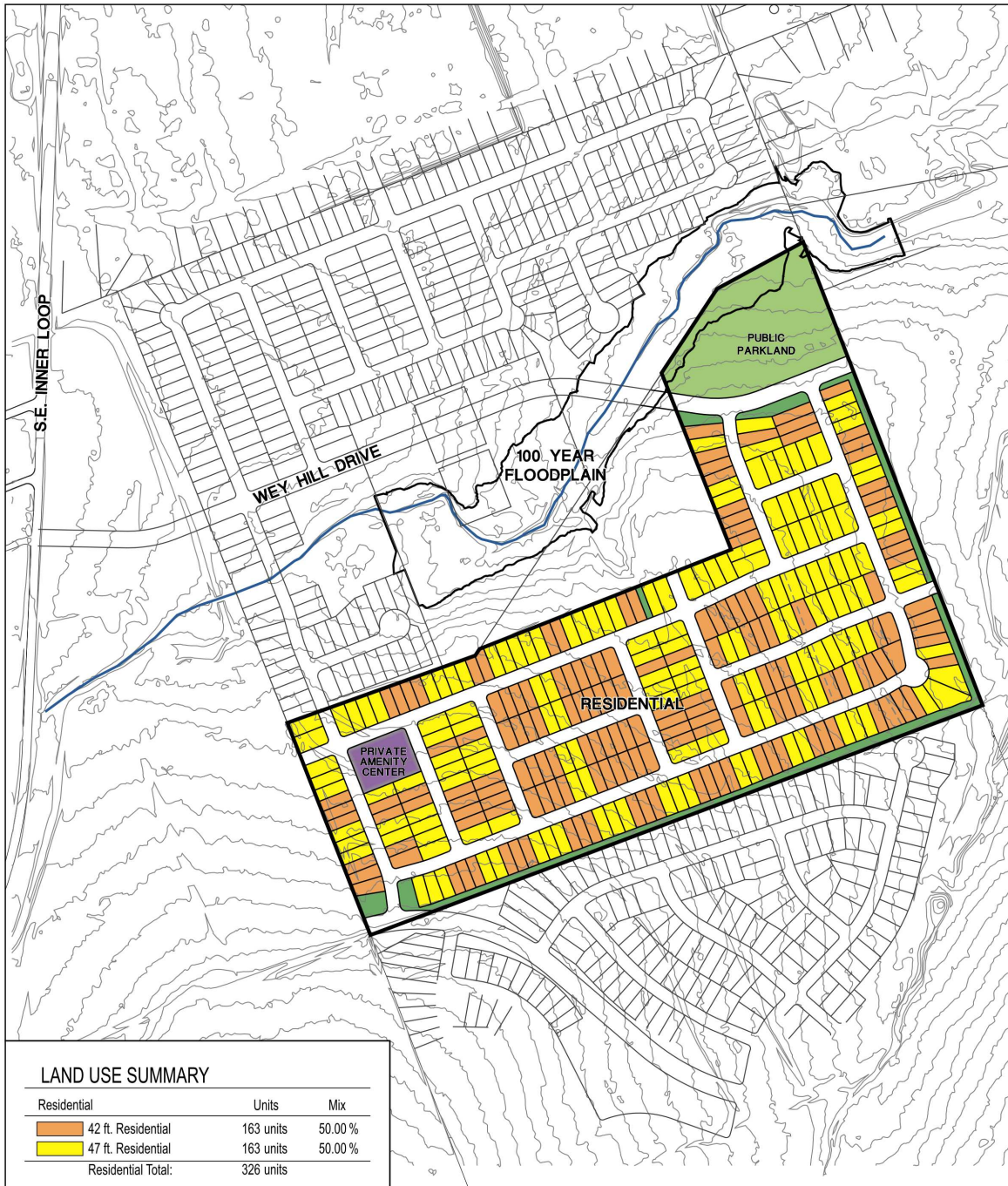
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STEGER BIZZELL
1978 S. Austin Ave
Georgetown, TX 78626

EXHIBIT C



Carlson South Tract Planned Unit Development

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
1.817.248.7001
www.secplanning.com • info@secplanning.com



NORTH

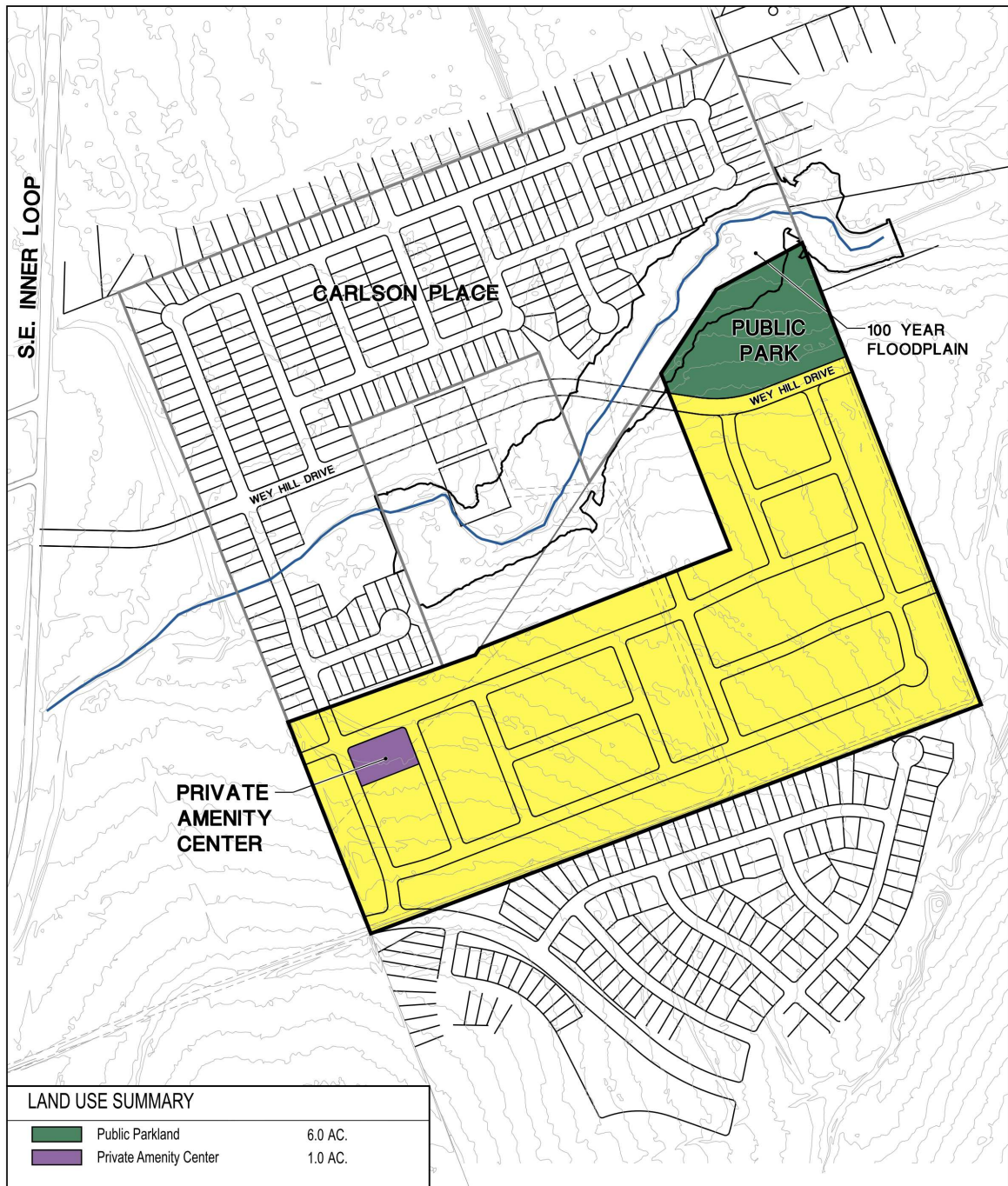
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Date: April 24, 2019

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Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT D



Carlson South Tract Planned Unit Development

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
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Date: April 24, 2019

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Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.