

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 0.141 acres out of the Nicholas Porter Survey, Abstract No. 497, generally located at 206 E Janis Drive, from Townhouse (TH) to Residential Single-Family (RS) zoning district; 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"):

0.141 acres out of the Nicholas Porter Survey, Abstract No. 497, generally located at 206 E Janis Drive, as recorded in Document Number 2020010587 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 6, 2021, 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 27, 2021, 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 Townhouse (TH) zoning district to the Residential Single-Family (RS) zoning district, in accordance with the attached *Exhibit A* (Location Map) and *Exhibit B* (Legal Description) and incorporated herein by reference.

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in

Ordinance Number: _____

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Description: Rivery Crossing

Case File Number: 2021-2-REZ

Date Approved: May 11, 2021

Exhibits A-B Attached

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 27 day of April, 2021.

APPROVED AND ADOPTED on Second Reading on the 11 day of May, 2021.

THE CITY OF GEORGETOWN:

ATTEST:

Josh Schroeder
Mayor

Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Skye Masson
City Attorney

Ordinance Number: _____

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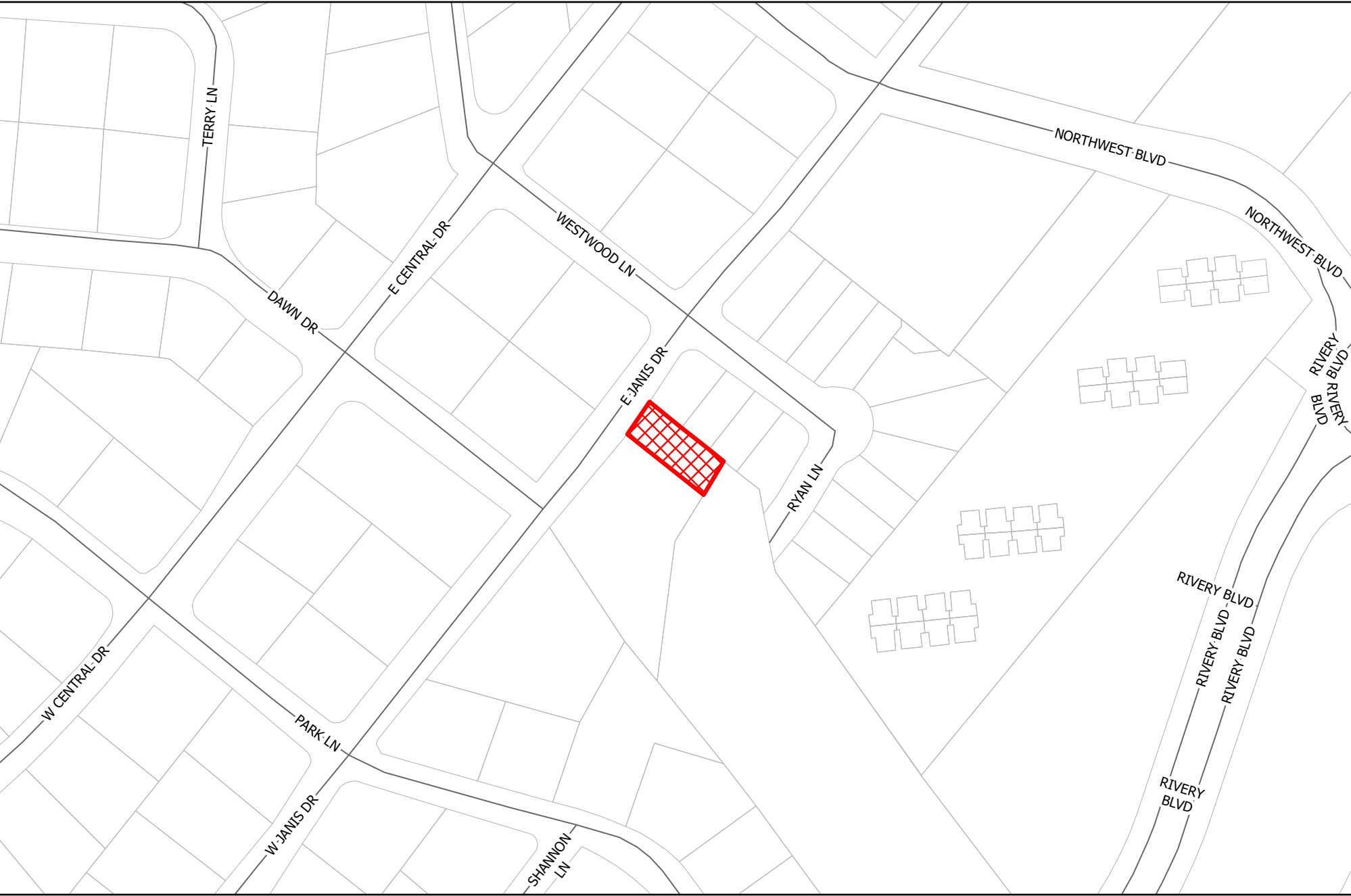
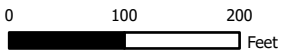


LOCATION

2021-2-REZ

Exhibit #1

-  Site
-  Parcels

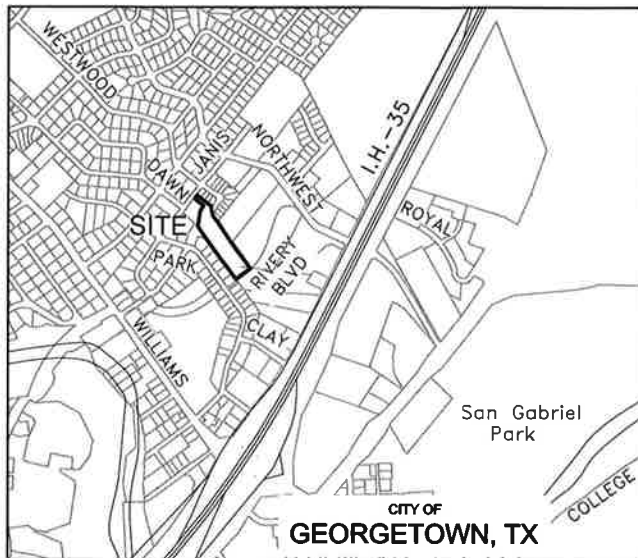


ZONING EXHIBIT 'A'

0.141 ACRE (6,160 SQ. FT.), OUT OF THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 497,
GEORGETOWN, WILLIAMSON COUNTY, TEXAS.
TO ACCOMPANY FIELD NOTES



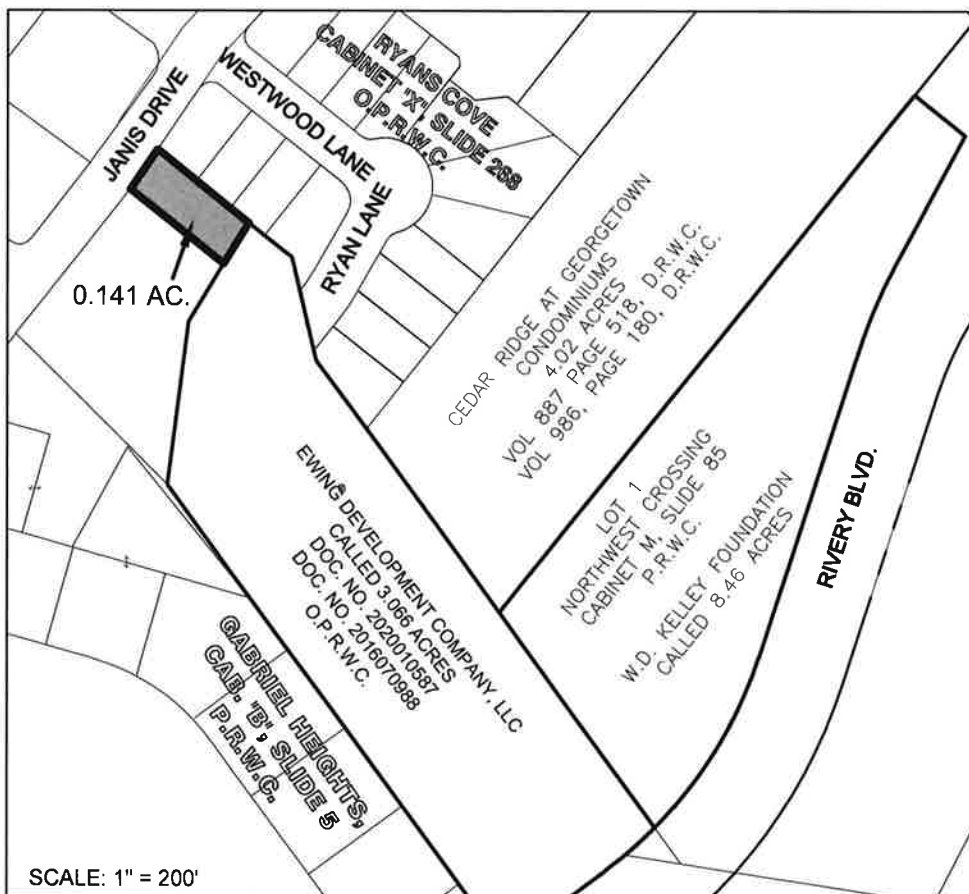
Jan 29, 2021



LOCATION MAP
SCALE: 1" = 2,000'

ADDRESS: 206 E. JANIS DRIVE
GEORGETOWN, TEXAS 78628

OWNER: EWING DEVELOPMENT COMPANY, LLC
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: (512) 837-2446
EMAIL: tehaynie@haynieconsulting.com



SURVEY NOTES:

1. COORDINATES ARE BASED ON THE CITY OF GEORGETOWN CONTROL NETWORK.
2. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99986856.
3. PARENTHEICAL BEARINGS AND DISTANCES INDICATE PARENT TRACT RECORD INFORMATION WHERE IT DIFFERS FROM MEASURED.



**HAYNIE
CONSULTING, INC.**

Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

ZONING EXHIBIT A

METES AND BOUNDS DESCRIPTION

BEING 0.141 ACRE (6,160 SQ. FT.) OF LAND OUT OF THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 497, GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 3.066 ACRE TRACT CONVEYED TO EWING DEVELOPMENT COMPANY, L.L.C. AS TRACT 1 IN DOCUMENT NO. 2020010587 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.), ALSO DESCRIBED IN A CORRECTION AFFIDAVIT IN DOCUMENT NO. 2016070988, O.P.R.W.C.; SAID 0.141 ACRE TRACT OF LAND BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS; (BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS; DISTANCES EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99986856; PARENTHEICAL BEARINGS AND DISTANCES REFER TO PARENT TRACT RECORD INFORMATION WHERE IT DIFFERS FROM MEASURED):

BEGINNING at a 1/2 inch iron rod found in the Southerly right-of-way line of Janis Drive (50' ROW), at the Westernmost corner of Lot 1, Block A, of "Ryan's Cove", a subdivision recorded in Cabinet X, Slide 268, O.P.R.W.C., being the North corner of said called 3.066 acre tract, and being the North corner and **POINT OF BEGINNING** of this tract,

THENCE, S51°25'40"E, (S51°25'29"E), a distance of 122.41 feet to a calculated point in the Southwest boundary line of Lot 3, Block A of said "Ryan's Cove" for the East corner of this tract;

THENCE, S31°28'00"W, over and across said called 3.066 acre tract, a distance of 49.84 feet to a 1/2 inch iron rod found at the most Northeastern corner of a called 0.74 acre tract described in a deed to Melissa W. Thompson, recorded in Document No. 2003053386, O.P.R.W.C., for the South corner of this tract;

THENCE, N51°44'32"W, (N51°44'32"W), with the Northeast boundary line of said called 0.74 acre tract, a distance of 125.03 feet to a 1/2 inch iron rod found in the Southerly right-of-way line of said Janis Drive, at the Northernmost corner of said 0.74 acre tract, for the West corner of this tract;

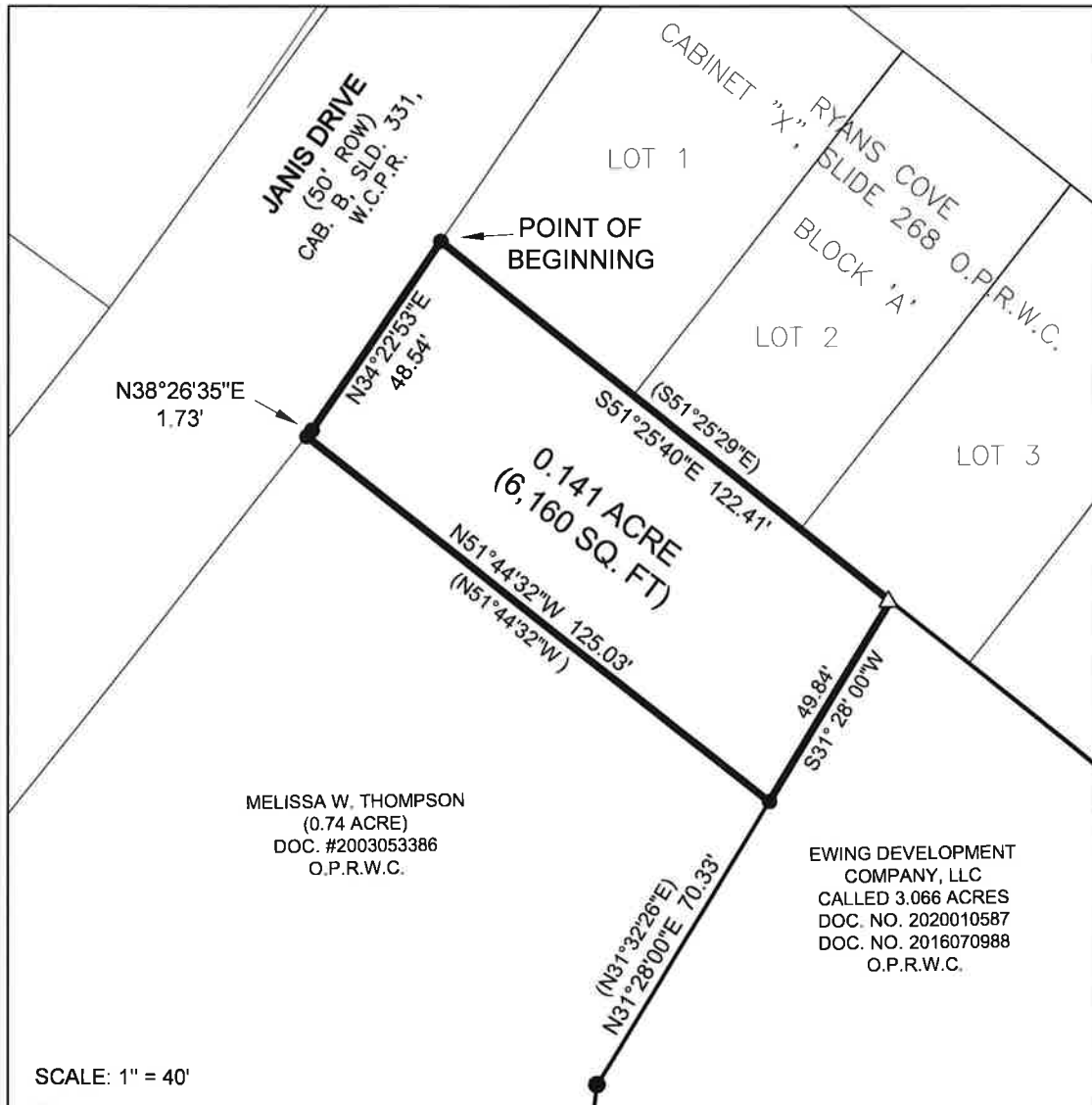
THENCE, with the Southerly right-of-way line of said Janis Drive, the following two (2) courses and distances:

1. N38°26'35"E", a distance of 1.73 feet to a 1/2 inch iron rod found at an angle point of this tract;
2. N34°22'53"E", a distance of 48.54 feet to the **POINT OF BEGINNING** and containing a computed area of 0.141 acre, (6,160 sq. ft.), of land.

THIS DESCRIPTION IS A PART OF A SKETCH BY HAYNIE CONSULTING, INC. MADE ON JANUARY 28, 2021.

ZONING EXHIBIT 'A'

0.141 ACRE (6,160 SQ. FT.), OUT OF THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 497,
GEORGETOWN, WILLIAMSON COUNTY, TEXAS.



LEGEND

- 1/2" IRON ROD FOUND (IRF)
- △ CALCULATED POINT
- () RECORD INFORMATION
- W.C.P.R. WILLIAMSON COUNTY PLAT RECORDS
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY



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