

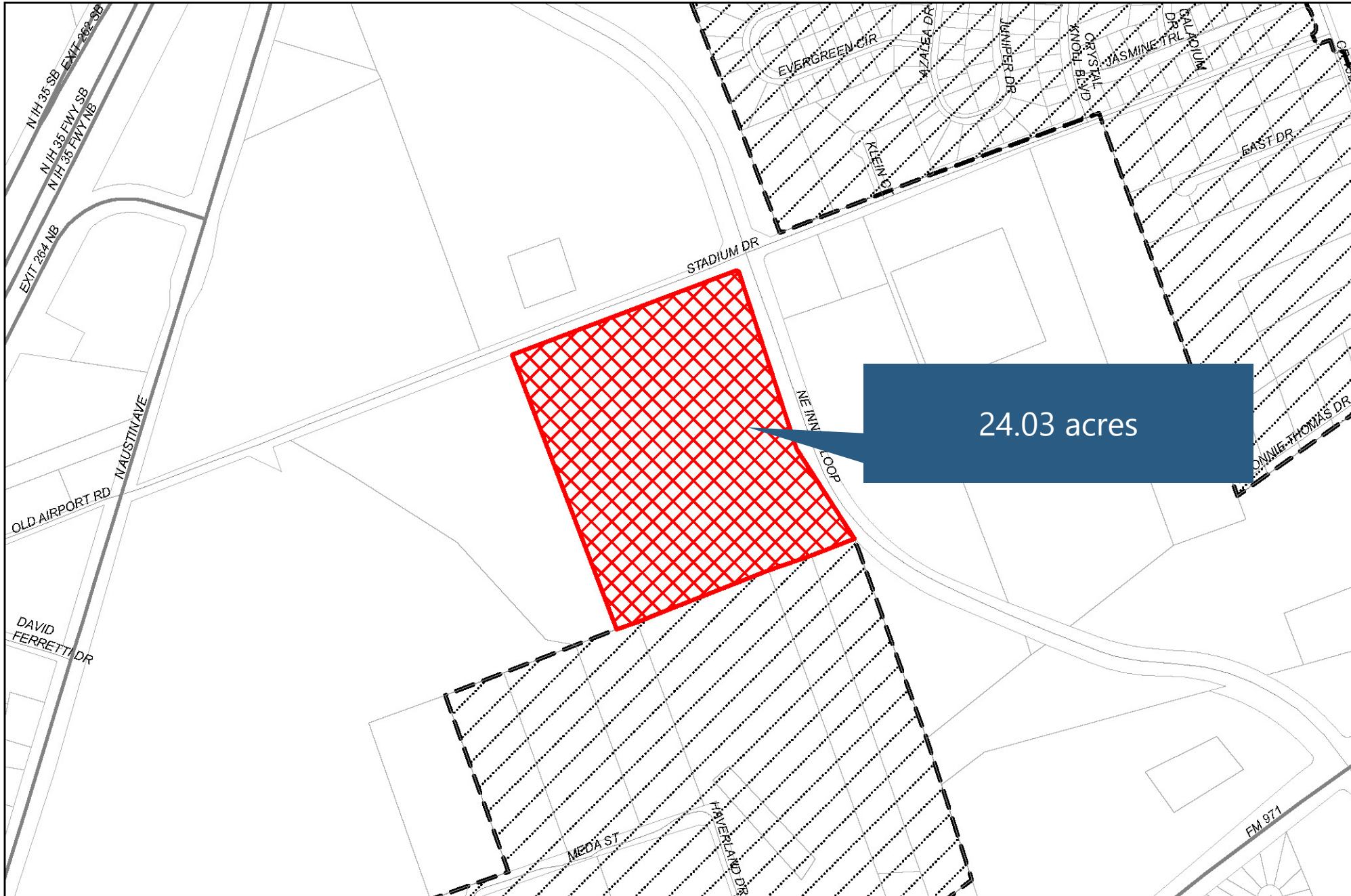
LCRA Gabriel Substation 2021-1-DA

City Council
May 11, 2021

Item Under Consideration

2021-1-DA

Second Reading of an Ordinance approving a Development Agreement for the LCRA TSC Gabriel Substation, pertaining to a proposed expansion of an existing electric substation on approximately 24.03 acres generally located at 400 Stadium Drive



LOCATION

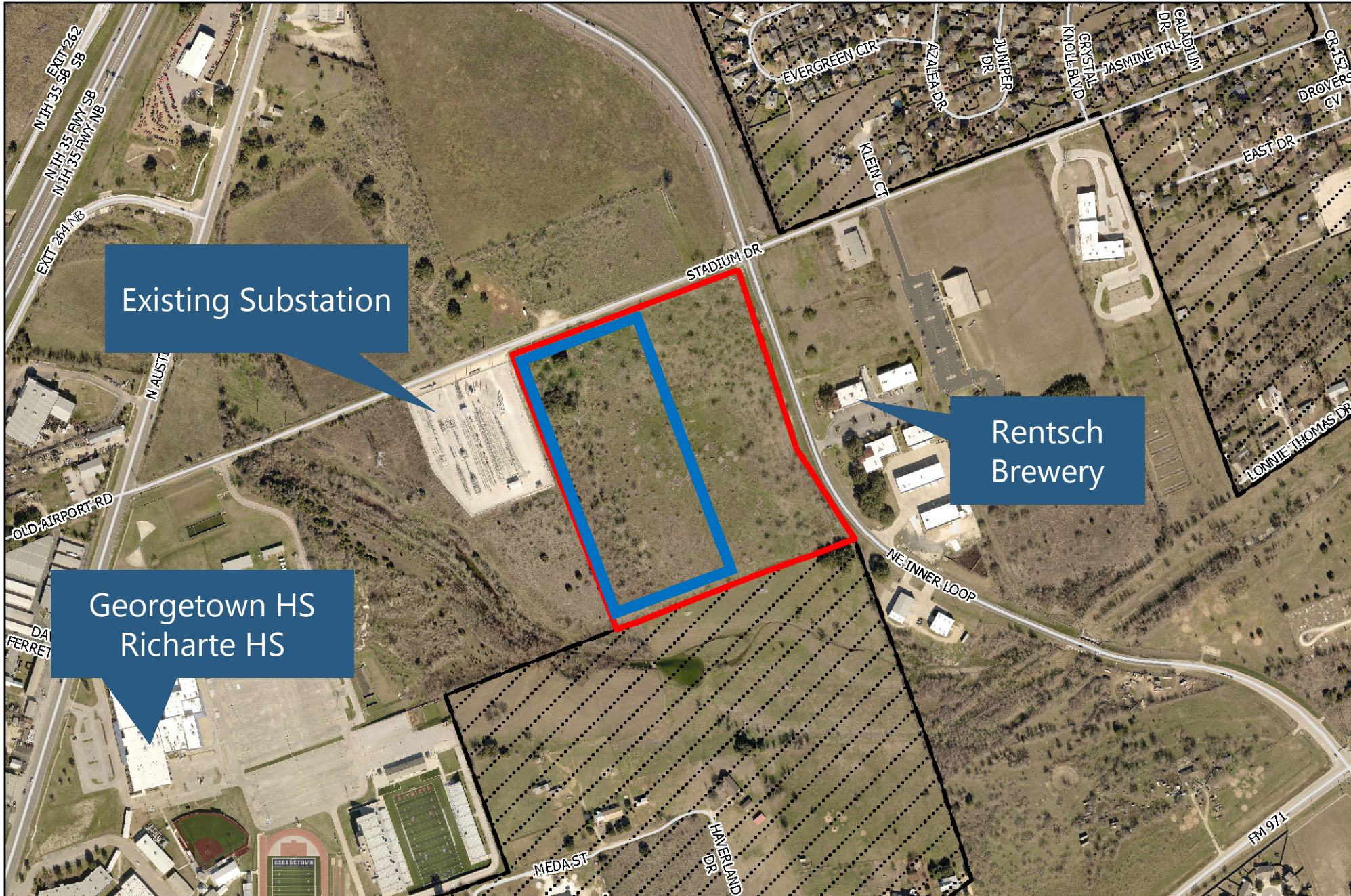
2021-1-DA

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



0 250 500
Feet



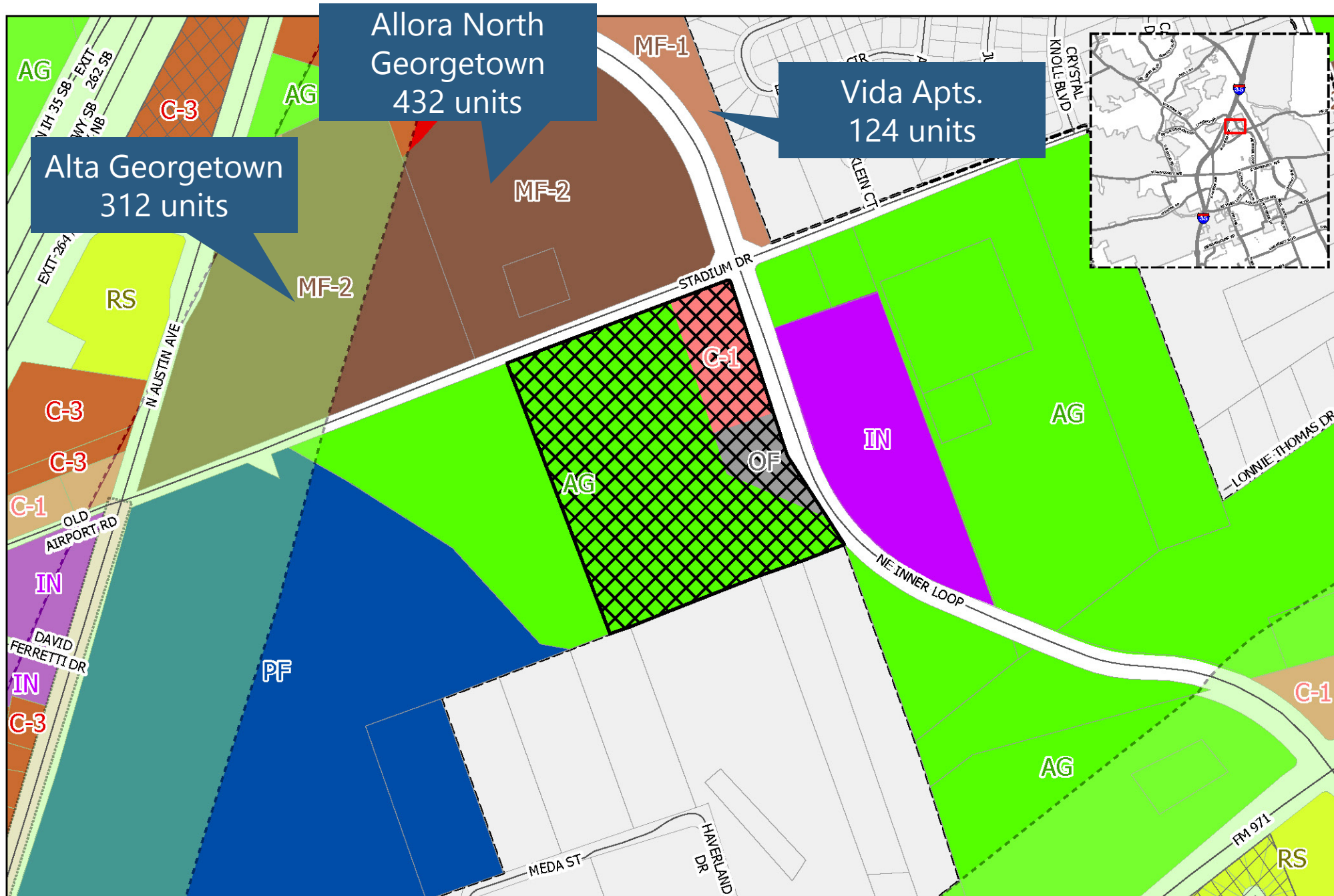
AERIAL

2021-1-DA

-  Site
-  City Limits
-  Georgetown ETJ



0 250 500
Feet



ZONING

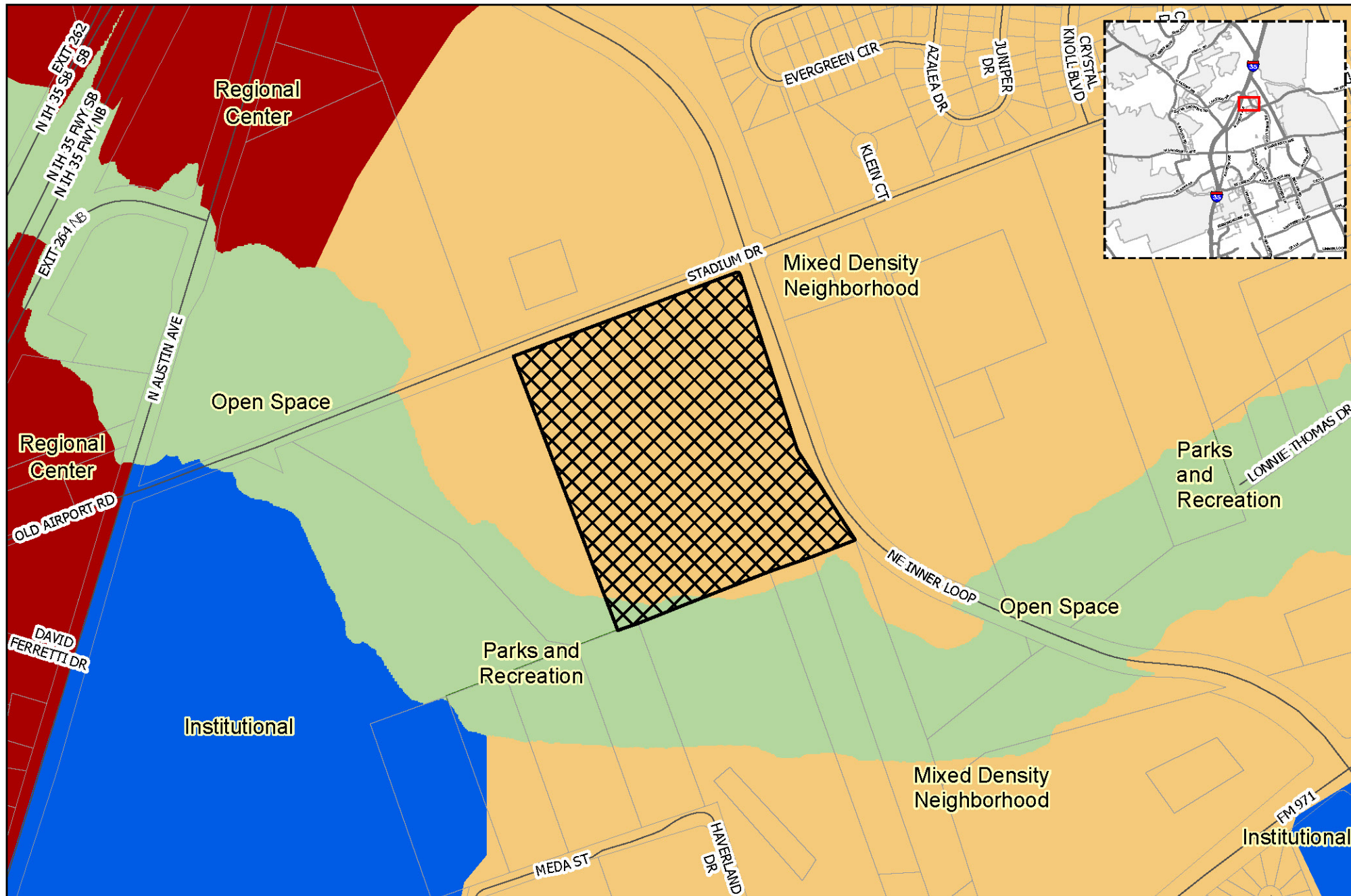
2021-1-DA

Exhibit #3

- Site
 - PUD
 - City Limits
 - Courthouse View Overlay
 - Old Town Overlay
 - Historic Overlay
 - Downtown Overlay
 - SPO Overlay
 - Gateway Overlay
 - Parcels
 - Georgetown ETJ
- Zoning**
- AG - Agriculture
 - BP - Business Park
 - C-1 - Local Commercial
 - C-3 - General Commercial
 - CN - Neighborhood Commercial
 - IN - Industrial
 - MF-1 - Low-Density Multi-family
 - MF-2 - High-Density Multi-family
 - MH - Manufactured Housing
 - MU-DT - Mixed-Use Downtown
 - OF - Office
 - PF - Public Facility
 - RE - Residential Estate
 - RL - Residential Low-Density
 - RS - Residential Single-Family
 - TF - Two-Family
 - TH - Townhouse

0 250 500 Feet

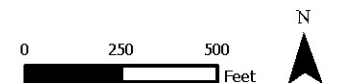




FUTURE LAND USE/ OVERALL TRANSPORTATION PLAN

2021-1-DA
Exhibit #2

- Site
- Parcels
- ▬ City Limits
- ▬ Georgetown ETJ
- Future Land Use
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Thoroughfare
- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

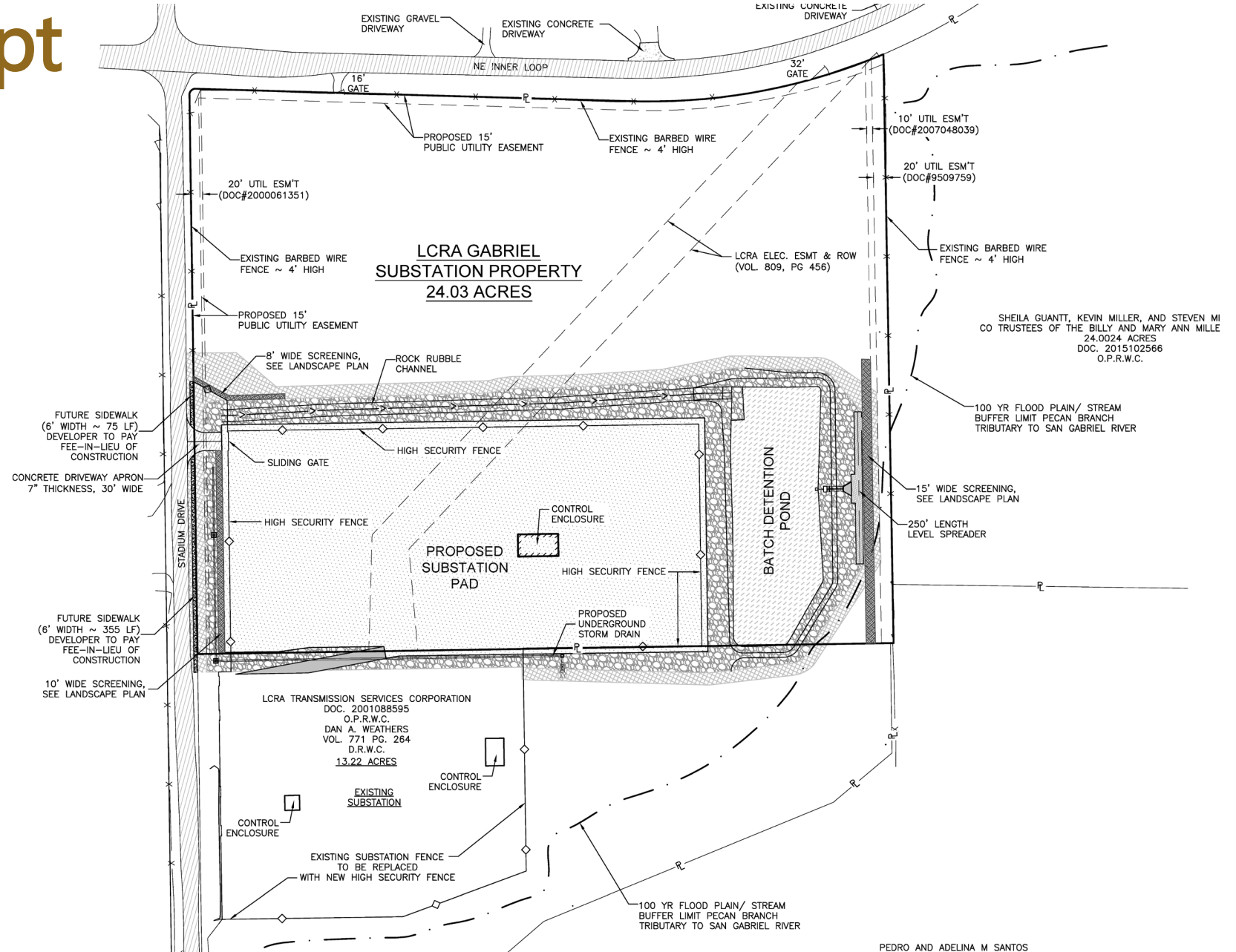


Standard UDC Limitations

Utility Services, Intermediate in the AG District

1. Any structure associated with the use shall be set back 25 feet from the property line of a residentially-zoned property.
2. An enclosed fence or wall at least six feet in height shall be constructed at the boundaries of any structure or apparatus associated with the use, consisting of:
 - a. Brick, stone, reinforced concrete or other similar masonry materials;
 - b. Redwood, cedar, preservative pressure treated wood or other similar materials; or
 - c. An alternate material approved by the Director.
3. All fence posts shall be rust-protected metal, concrete based masonry, or concrete pillars.
4. The intermediate utility use shall be screened with large evergreen shrubs planted four feet on center and staggered 30 to 36 inches, located exterior to any required fencing.
5. The facility shall be secured.

Proposed Concept



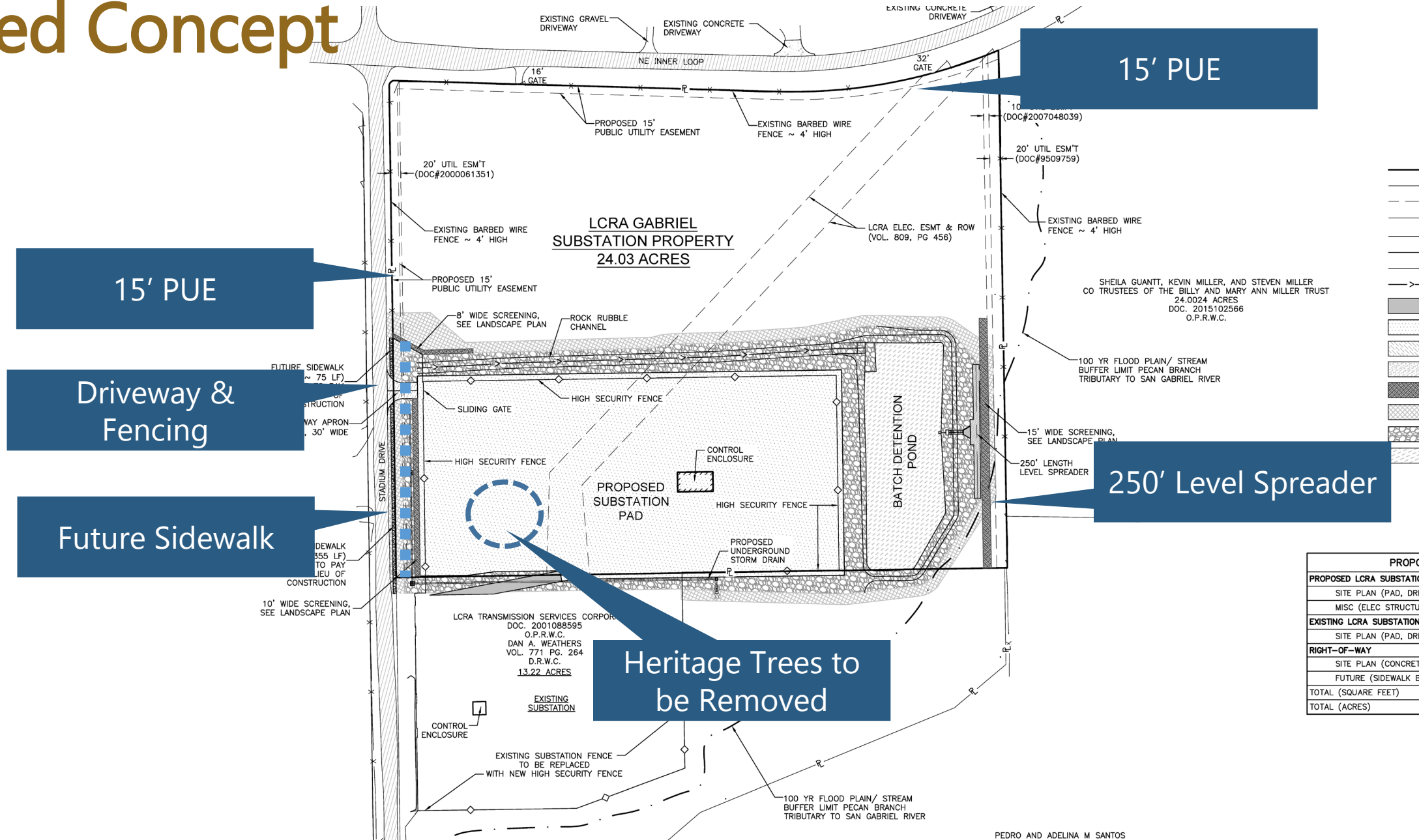
Proposed Terms

1. Construction of an enclosed fence or wall of at least 6 feet in height, but no taller than 10.5 feet, around the substation. Arms carrying barbed wire are to extend inward or straight up.
2. Installation of landscape screening on the exterior of the substation in accordance with the Alternative Landscape Plan.
3. Payment to the City of \$18,400 to mitigate the removal of Protected and Heritage Trees.
4. Installation of street yard and bufferyard landscaping and temporary, above-ground irrigation facilities in accordance with the Alternative Landscape Plan; irrigation is to be maintained for 2 years minimum.

Proposed Terms

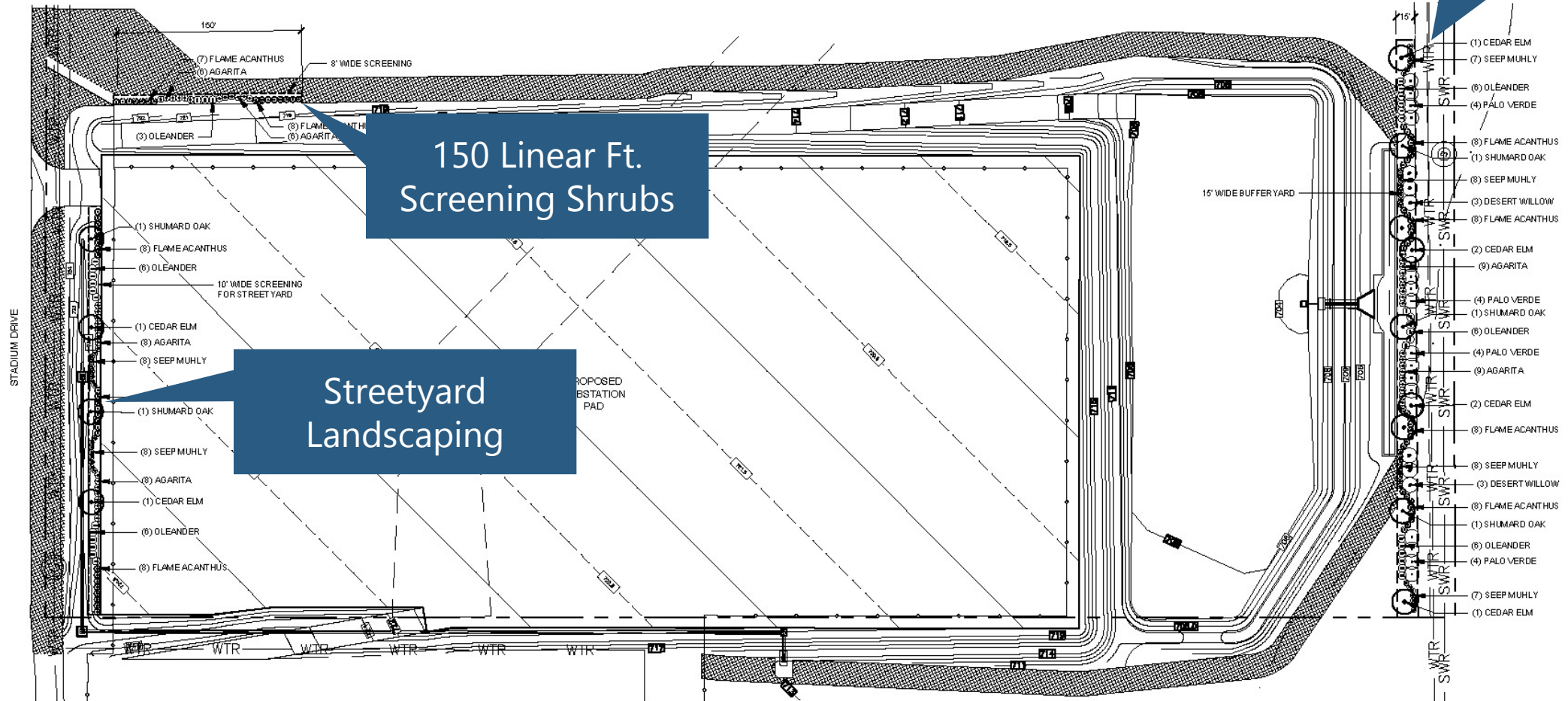
6. Dedication of a 15-foot wide Public Utility Easement (PUE) along the rights-of-way of Stadium Drive and Northeast Inner Loop.
7. Payment to the City of \$20,736 towards the future installation of a sidewalk along Stadium Drive.
8. Lengthen the detention pond level spreader to 250'
9. Construction of a driveway with a 30' radius return, thicker concrete, and expansion joints
10. Impervious cover limitation not to exceed 30% of the subject property .

Proposed Concept

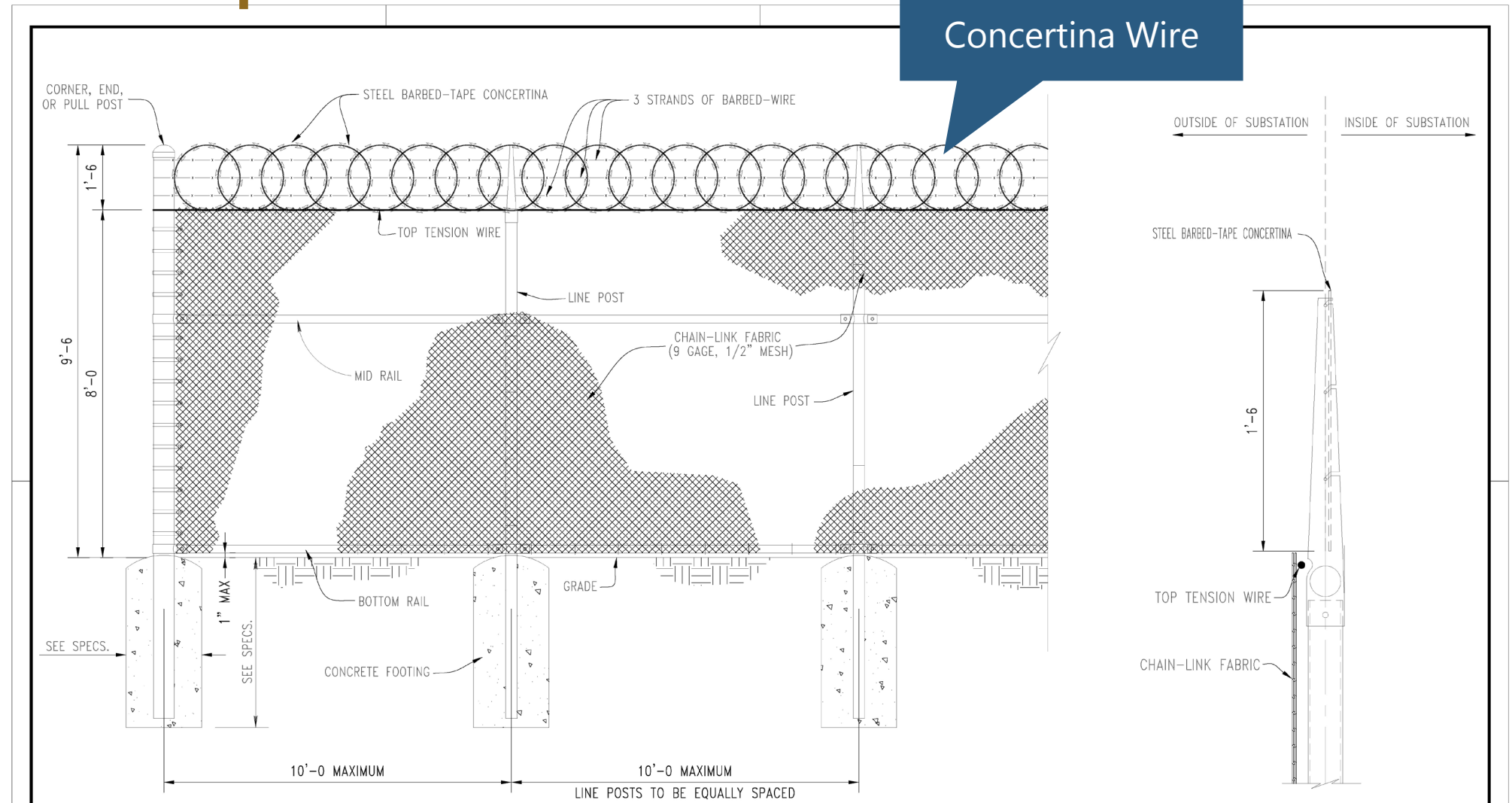


PROPOSED LCRA SUBSTATION	
SITE PLAN (PAD, DRIVEWAY, FENCE)	
MISC (ELEC STRUCTURE)	
EXISTING LCRA SUBSTATION	
SITE PLAN (PAD, DRIVEWAY, FENCE)	
RIGHT-OF-WAY	
SITE PLAN (CONCRETE DRIVEWAY, FUTURE SIDEWALK BY CONSTRUCTION)	
TOTAL (SQUARE FEET)	
TOTAL (ACRES)	

Proposed Concept – Planting Plan



Proposed Concept – Fence Detail



Concertina Wire

SUBSTATION FENCE DETAIL
 1/2"=1'-0

BARBED-TAPE MOUNTING DETAIL
 NO SCALE

Approval Criteria – UDC Section 3.20.030

Criteria for Development Agreements	Complies	Partially Complies	Does Not Comply
1. The proposed agreement promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	X		
2. The proposed agreement is consistent with the Comprehensive Plan.	X		

Planning & Zoning Commission Action

- At their April 20, 2021 meeting, the Planning & Zoning Commission recommended approval of the request (6-0).

City Council Action on First Reading

- At their April 27 meeting, the City Council approved the first reading of the ordinance (7-0).

Second Reading of an Ordinance

- An Ordinance of the City Council of the City of Georgetown, Texas approving a Development Agreement for LCRA TSC Gabriel Substation, pertaining to a proposed expansion of an existing electric substation on an approximately 24.03-acre tract of land situated in the A. Flores Survey, Abstract No. 235, of Williamson County, Texas, and generally located at 400 Stadium Drive; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.