

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone a 48.644-acre tract of land located in the Antonio Flores Survey, Abstract No. 235, patented in conflict with the Orville Perry Survey, Abstract 10, Williamson County, Texas, generally located at the western corner of North College Street and W L Walden Drive, from the Residential Single-Family (RS) and Public Facility (PF) zoning districts to the Public Facility (PF) and Industrial (IN) zoning districts; 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"):

a 48.644-acre tract of land located in the Antonio Flores Survey, Abstract No. 235, patented in conflict with the Orville Perry Survey, Abstract 10, Williamson County, Texas, generally located at the western corner of North College Street and W L Walden Drive, as described in detail 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 April 20, 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.

Ordinance Number: _____

Page 1 of 2

Description: Transfer Station Rezone

Case File Number: 2021-4-REZ

Date Approved:

Exhibits A-B Attached

Section 2. The Official Zoning Map, as well as the Zoning District classification(s) for the Property is hereby amended from the Residential Single-Family (RS) and Public Facility (PF) to the Public Facility (PF) and Industrial (IN) zoning districts, 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 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: _____

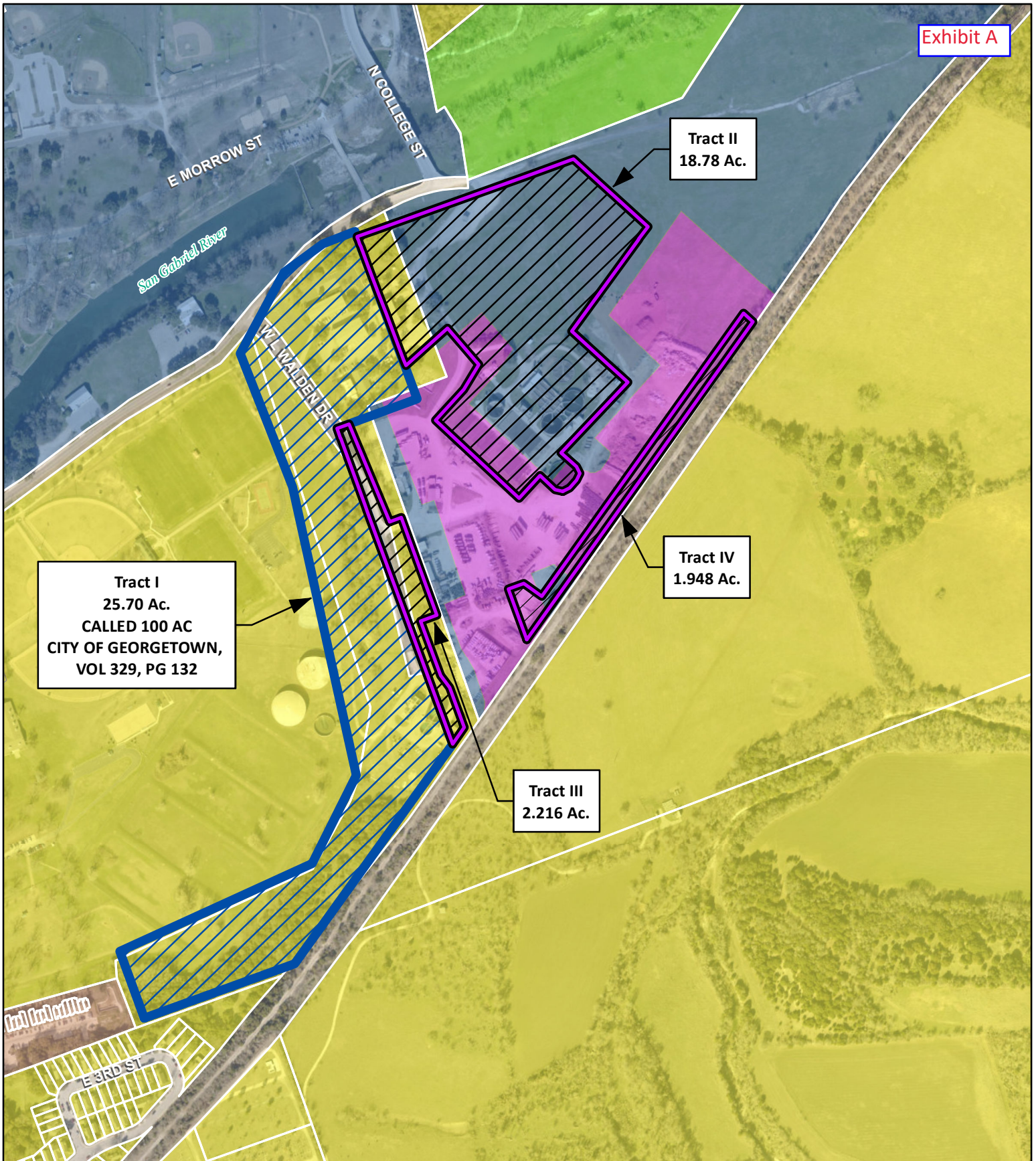
Description: Transfer Station Rezone

Date Approved:

Page 2 of 2

Case File Number: 2021-4-REZ

Exhibits A-B Attached



Rezoning Location Map: WL Walden Drive

City of Georgetown, TX

STEEGER BIZZELL



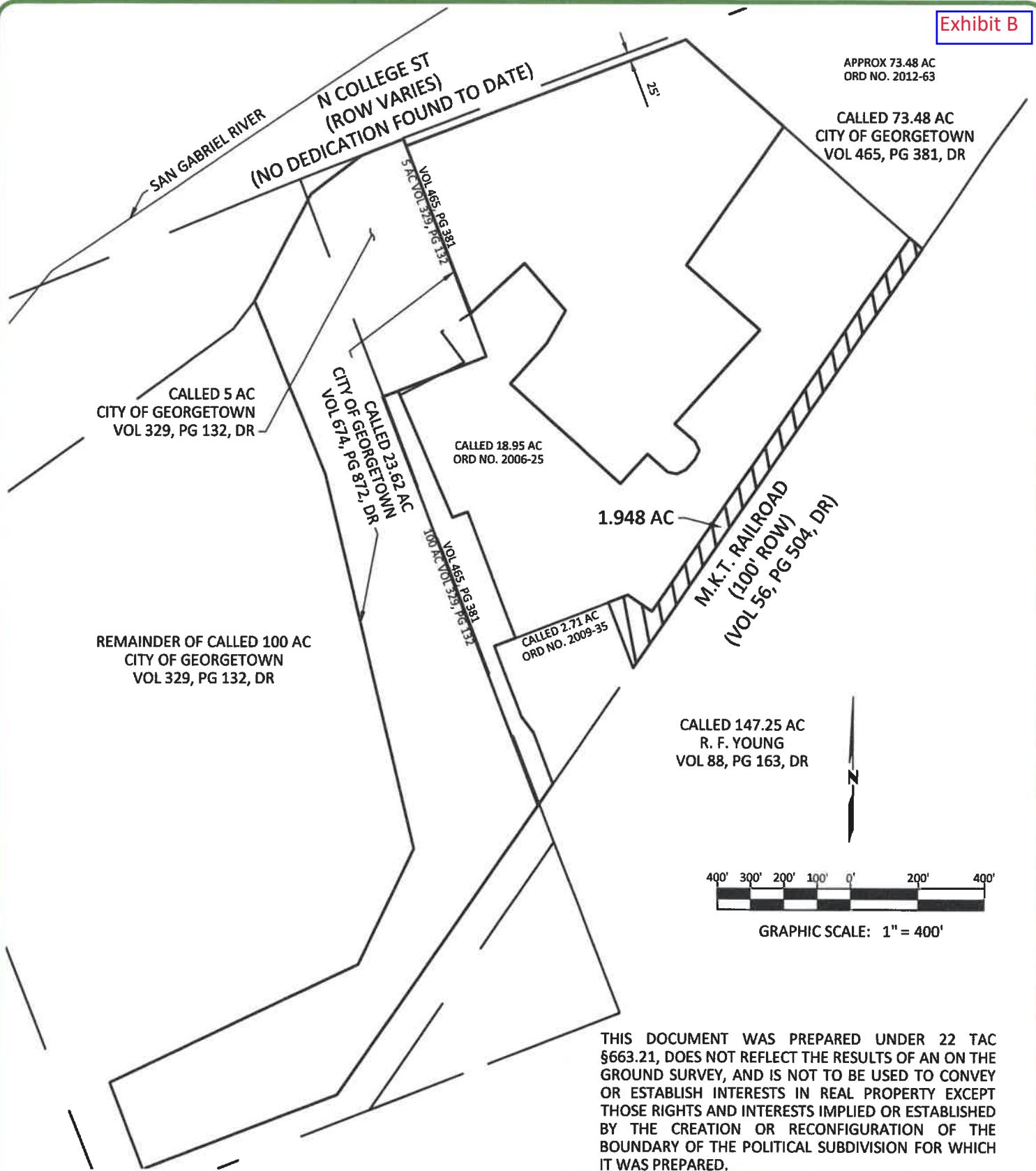
0 125 250 500 750 1,000 Feet

MAP DATE: 02-12-21

- Tract I - Proposed Zoning Amendment Boundary
- Tract II, III, IV - Proposed Zoning Amendment Boundary

Zoning Legend

- Agriculture
- Industrial
- Low-Density Multifamily
- Public Facility
- Residential Single-Family



THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**EXHIBIT FOR
1.948 AC
REZONING
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS**

STEGER BIZZELL

| | | |
|------------|------------------------------------|--------------------------|
| ADDRESS | 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626 |
| PHONE | 512.930.9412 | TEBPLS FIRM No. 10003700 |
| WEBSITE | STEBERBIZZELL.COM | |
| PROFESSION | >>ENGINEERS >>PLANNERS >>SURVEYORS | |

DATE 2-8-2021 JOB NO. 22783

DESCRIPTION OF

DESCRIPTION OF A 1.948 ACRE TRACT OF LAND LOCATED IN THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 73.48 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GEORGETOWN BY DEED OF RECORD IN VOLUME 465, PAGE 381, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.948 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the north right-of-way line of M.K.T. Railroad, a 100 foot right-of-way as dedicated in Volume 56, Page 504, said Deed Records, same point being the south boundary line of said 73.48 acre tract of land, for the southeast corner of that certain called 2.71 ac tract of land described in City of Georgetown Ordinance No. 2009-35, for the southwest corner of the herein described tract;

THENCE, North 21°03'08" West, over and across said 73.48 acre tract, with the east boundary line of said 2.71 acre tract of land, a distance of 209.37 feet, to a point on the south boundary line of that certain called 18.95 acre tract of land described in City of Georgetown Ordinance No. 2006-25, for the northeast corner of said 2.71 acre tract of land, and for the northwest corner of the herein described tract;

THENCE, over and across said 73.48 acre tract, with the south boundary line of said 18.95 acre tract of land, the following three (3) courses and distances:

1. North 69°03'16" East, a distance of 63.29 feet, to a point;
2. South 55°34'40" East, a distance of 87.27 feet, to a point for an interior ell corner of the herein described tract;
3. North 34°25'20" East, a distance of 1352.99 feet, to a point for the southeast corner of said 18.95 acre tract of land, and for the northeast corner of the herein described tract;

THENCE, South 48°48'34" East, continuing over and across said 73.48 acre tract, a distance of 50 feet, to a point in the common boundary line of said M.K.T. Railroad and said 73.48 acre tract;

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02/10/2021


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Georgetown, TX 78626

THENCE, South 34°25'35" West, with the common boundary line of said M.K.T. Railroad and said 73.48 acre tract, a distance of 1517.87 feet, to the **POINT OF BEGINNING**, and containing 1.948 acres of land, more or less, within these metes and bounds.

This document was prepared under 22 tac §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Steger & Bizzell Engineering Inc.


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

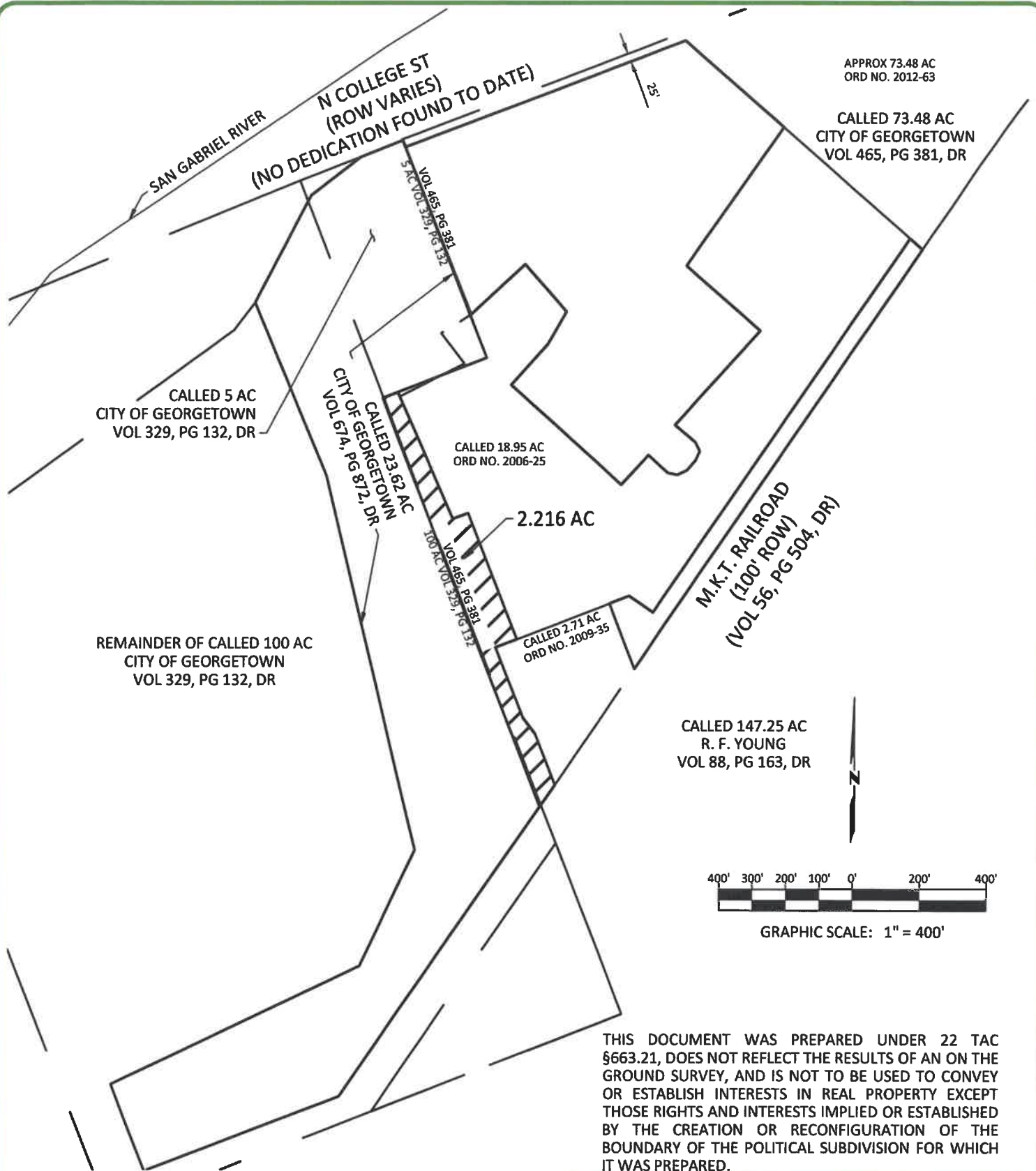


P:\22000-22999\22783-WL Walden Dr Zoning Map\Survey Data\Descriptions\22783-1.948 AC-M&B.docx

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Georgetown, TX 78626

\\22000-22999\22783-WL Walden Dr Zoning Map\Survey Data\CAD\22783-zoning.dwg



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**EXHIBIT FOR
2.216 AC
REZONING
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS**

STEGER BIZZELL

| | | |
|------------------------------------|-----------------------|--|
| ADDRESS | 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626 |
| PHONE | 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10003700 |
| WEBSITE | STEGERBIZZELL.COM | |
| >>ENGINEERS >>PLANNERS >>SURVEYORS | | |

DATE 2-8-2021 JOB NO. 22783

DESCRIPTION OF

DESCRIPTION OF A 2.216 ACRE TRACT OF LAND LOCATED IN THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 73.48 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GEORGETOWN BY DEED OF RECORD IN VOLUME 465, PAGE 381, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.216 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the east boundary line of that certain called 100 acre tract of land conveyed to the City of Georgetown by Deed of record in Volume 329, Page 132, said Deed Records, for the southwest corner of that certain called 5 acre tract of land conveyed to the City of Georgetown by Deed of record in Volume 329, Page 132, said Deed Records, for a northwest corner of said 73.48 acre tract, for the northwest corner of the herein described tract;

THENCE, North 68°45'35" East, with the south boundary line of said 5 acre tract, same being a north boundary line of said 73.48 acre tract, a distance of 49.06 feet, to a point for the western most northwest corner of that certain called 18.95 acre tract of land described in City of Georgetown Ordinance No. 2006-25, for the northeast corner of the herein described tract;

THENCE, over and across said 73.48 acre tract of land, with the west boundary line of said 18.95 acre tract of land, the following three (3) courses and distances:

1. South 23°34'48" East, a distance of 411.83 feet, to a point for an interior ell corner of the herein described tract;
2. North 69°31'08" East, a distance of 48.33 feet, to a point for a northeast corner of the herein described tract;
3. South 21°04'01" East, a distance of 403.92 feet, to a point on the north boundary line of that certain called 2.71 ac tract of land described in City of Georgetown Ordinance No. 2009-35, for the eastern most southeast corner of the herein described tract;

THENCE, South 69°05'08" West, continuing over and across said 73.48 acre tract of land, with the north boundary line of said 2.71 acre tract of land, a distance of 67.26 feet, to a point for the northwest corner of said 2.71 acre tract of land, and for an interior corner of the herein described tract;

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02/10/2021

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Georgetown, TX 78626

THENCE, over and across said 73.48 acre tract of land, with the west boundary line of said 2.71 acre tract of land, the following three (3) courses and distances:


1. South 21°11'51" East, a distance of 225.48 feet, to a point;
2. South 37°38'06" East, a distance of 59.10 feet, to a point;
3. South 21°02'33" East, a distance of 165.43 feet, to a point in the south boundary line of said 73.48, same line being the north right-of-way line of M.K.T. Railroad, a 100 foot right-of-way as dedicated in Volume 56, Page 504, said Deed Records, for the southernmost southeast corner of the herein described tract;

THENCE, South 34°33'42" West, with the common line of said 73.48 acre tract and said M.K.T. Railroad, a distance of 78.38 feet, to a point in the east boundary line of said 100 acre tract, same point being the south corner of said 73.48 acre tract;

THENCE, North 21°06'06" West, with the east boundary line of said 100 acre tract, same being a west boundary line of said 73.48 acre tract, a distance of 1307.33 feet, to the **POINT OF BEGINNING**, and containing 2.216 of land, more or less, within these metes and bounds.

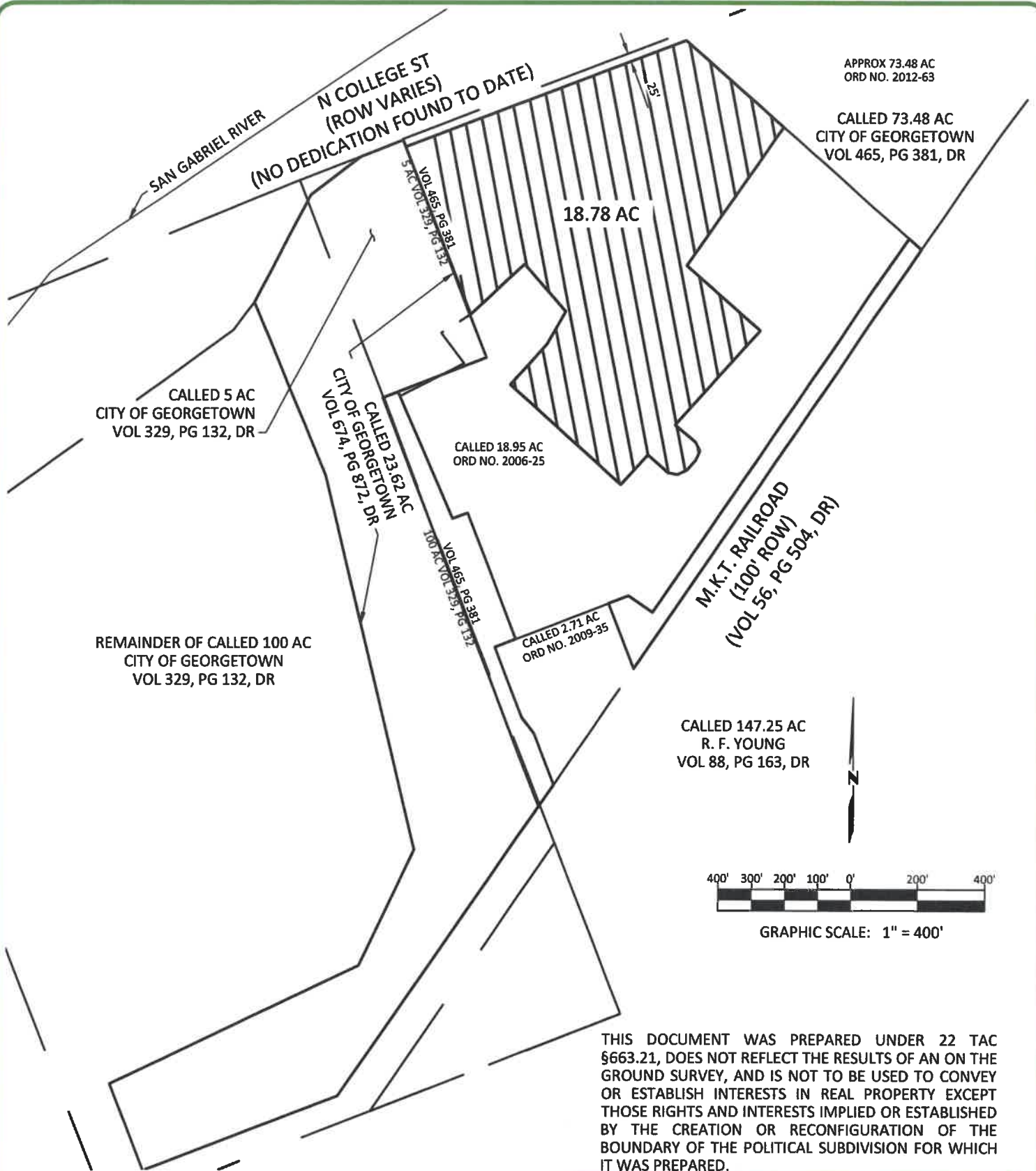
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Steger & Bizzell Engineering Inc.


Miguel A. Escobar, LSLS, RPLS
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Georgetown, Texas 78626
(512) 930-9412
TBPELS Firm No. 10003700



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CALLLED 5 AC
CITY OF GEORGETOWN
VOL 329, PG 132, DR

REMAINDER OF CALLED 100 AC
CITY OF GEORGETOWN
VOL 329, PG 132, DR

N COLLEGE ST
(ROW VARIES)
(NO DEDICATION FOUND TO DATE)

CALLLED 23.62 AC
CITY OF GEORGETOWN
VOL 674, PG 872, DR

CALLLED 18.95 AC
ORD NO. 2006-25

100 AC VOL 329, PG 132
VOL 465, PG 381

CALLLED 2.71 AC
ORD NO. 2009-35

18.78 AC

M.K.T. RAILROAD
(100' ROW)
(VOL 56, PG 504, DR)

CALLLED 147.25 AC
R. F. YOUNG
VOL 88, PG 163, DR

APPROX 73.48 AC
ORD NO. 2012-63

CALLLED 73.48 AC
CITY OF GEORGETOWN
VOL 465, PG 381, DR



GRAPHIC SCALE: 1" = 400'

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**EXHIBIT FOR
18.78 AC
REZONING
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS**

STEGER BIZZELL

| | | |
|----------|------------------------------------|---|
| ADDRESS | 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626 |
| METRO | 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 |
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DATE 2-8-2021 JOB NO. 22783

DESCRIPTION OF

DESCRIPTION OF A 18.78 ACRE TRACT OF LAND LOCATED IN THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 73.48 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GEORGETOWN BY DEED OF RECORD IN VOLUME 465, PAGE 381, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 18.78 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a point in the south right-of-way line of N. College Street, a variable width roadway, no dedication found to date, for the northeast corner of that certain called 5 acre tract of land conveyed to the City of Georgetown by Deed of record in Volume 329, Page 132, said Deed Records, same point being the northern most northwest corner of said 73.48 acre tract,

THENCE, South 21°42'23" East, with the common boundary line of said 5 acre tract of land and said 73.48 acre tract of land, a distance of 25.00 feet to a point for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 69°15'50" East, over and across said 73.48 acre tract of land, parallel with and 25 feet distant therefrom the north boundary line of said 73.48 acre tract, a distance of 894.67 feet, to a point for the northeast corner of the herein described tract;

THENCE, South 48°48'34" East, continuing over and across said 73.48 acre tract of land, a distance of 390.39 feet, to a point for the eastern most northeast corner of that certain called 18.95 acre tract of land described in City of Georgetown Ordinance No. 2006-25, for the easternmost southeast corner of the herein described tract;

THENCE, continuing over and across said 73.48 acre tract of land, with the north boundary line of said 18.95 acre tract of land, the following sixteen (16) courses and distances:

1. South 34°56'34" West, a distance of 503.81 feet, to a point for an interior ell corner of the herein described tract;
2. South 48°48'34" East, a distance of 293.35 feet, to a point for the southern most southeast corner of the herein described tract;
3. South 42°04'30" West, a distance of 378.69 feet, to a point for an interior ell corner of the herein described tract;
4. South 49°48'36" East, a distance of 79.81 feet, to a point;
5. South 26°26'50" East, a distance of 30.08 feet, to a point;
6. South 25°36'58" West, a distance of 29.73 feet, to a point;

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02/10/2021

STEGE BIZZELL

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7. South 41°12'28" West, a distance of 40.09 feet, to a point;
8. South 64°27'25" West, a distance of 30.24 feet, to a point;
9. North 79°12'25" West, a distance of 29.44 feet, to a point;
10. North 48°20'19" West, a distance of 80.26 feet, to a point for an interior corner of the herein described tract;
11. South 42°11'49" West, a distance of 119.75 feet, to a point for the south corner of the herein described tract;
12. North 47°54'02" West, a distance of 444.41 feet, to a point;
13. North 41°47'06" East, a distance of 162.12 feet, to a point;
14. North 29°42'55" East, a distance of 112.28 feet, to a point for an interior corner of the herein described tract;
15. North 41°15'06" West, a distance of 187.23 feet, to a point for an interior corner of the herein described tract;
16. South 46°58'48" West, a distance of 218.47 feet, to a point in the common boundary line of said 5 acre tract of land and said 73.48 acre tract of land, for a corner of said 18.95 acre tract of land;

THENCE, North 21°42'23" West, with the common boundary line of said 5 acre tract of land and said 73.48 acre tract of land, a distance of 535.84 feet, to the **POINT OF BEGINNING**, and containing 18.78 acres of land, more or less, within these metes and bounds.

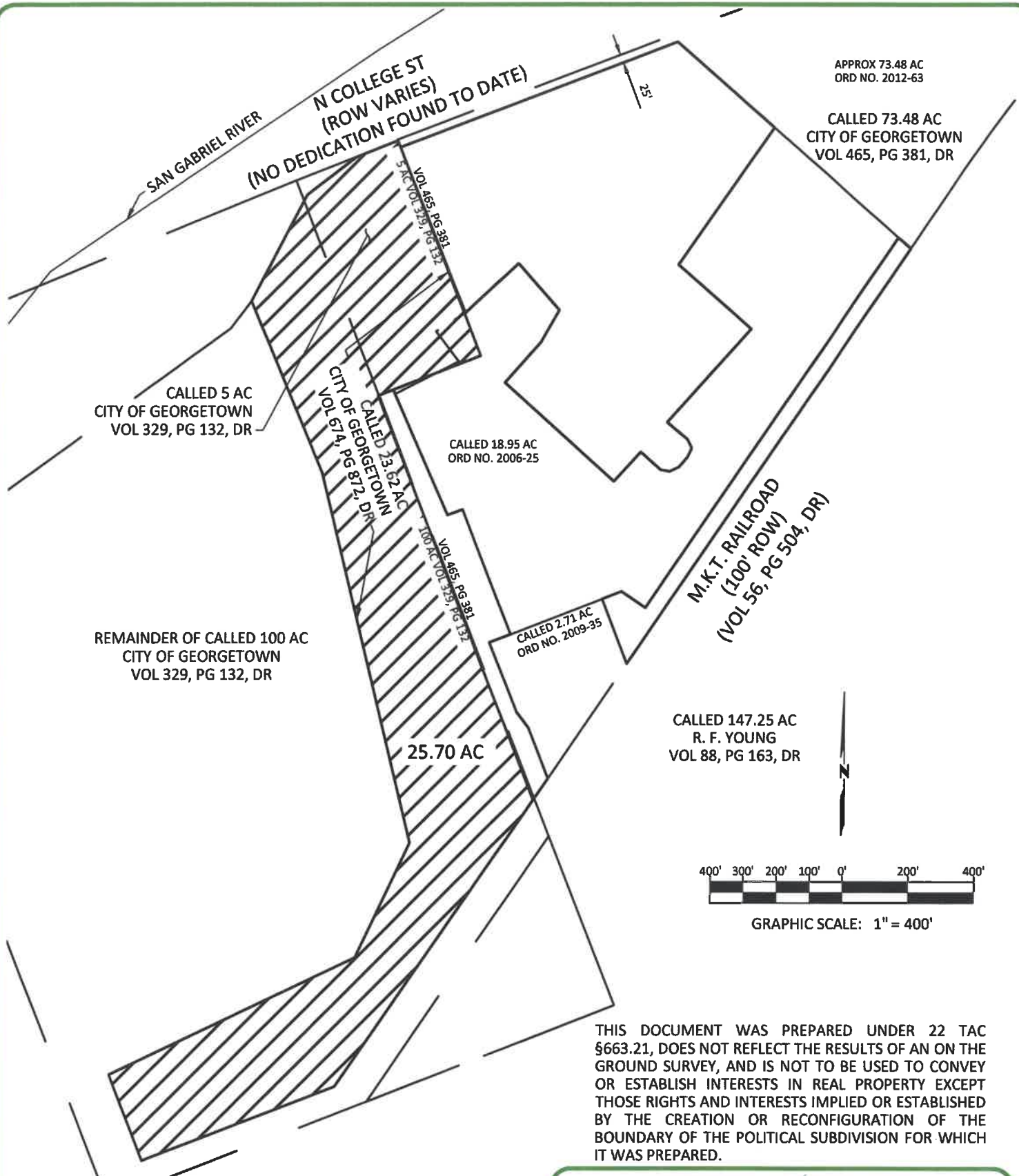
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Steger & Bizzell Engineering Inc.



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(512) 930-9412
TBPELS Firm No. 10003700





**EXHIBIT FOR
25.70 AC
REZONING
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS**

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|---------|--------------------------------------|--|
| ADDRESS | 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626 |
| PHONE | 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10003700 |
| WEBSITE | STEGERBIZZELL.COM | |
| | >>ENGINEERS >>>PLANNERS >>>SURVEYORS | |

DATE 2-8-2021

JOB NO. 22783

DESCRIPTION OF

DESCRIPTION OF A 25.70 ACRE TRACT OF LAND LOCATED IN THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THOSE CERTAIN CALLED 5 ACRE AND 100 ACRE TRACTS OF LAND CONVEYED TO THE CITY OF GEORGETOWN BY DEED OF RECORD IN VOLUME 329, PAGE 132, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED TO BE 23.62 ACRES CONVEYED TO THE CITY OF GEORGETOWN BY DEED OF RECORD IN VOLUME 674, PAGE 872, SAID DEED RECORDS, SAID 25.70 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the south right-of-way line of N. College Street, a variable width roadway, no dedication found to date, for the northeast corner of said 5 acre tract of land, same point being the northernmost northwest corner of that certain called 73.48 acre tract of land conveyed to the City of Georgetown by Deed of record in Volume 465, Page 381, said Deed Records, for the northeast corner of the herein described tract;

THENCE, South 21°20'09" East, with the east boundary line of said 5 acre tract of land, same point being a west boundary line of said 73.48 acre tract of land, a distance of 695.00 feet, to a point for the southeast corner of said 5 acre tract of land, and for an interior ell corner of said 73.48 acre tract of land, for the eastern most southeast corner of the herein described tract;

THENCE, South 68°45'35" West, with the south boundary line of said 5 acre tract of land, same being a north boundary line of said 73.48 acre tract of land, a distance of 332.50 feet, to a point in the east boundary line of said 100 acre tract, for the northern most northwest corner of said 73.48 acre tract of land, same point being the southwest corner of said 5 acre tract, for an interior ell corner of the herein described tract;

THENCE, South 21°06'06" East, with the east boundary line of said 100 acre tract of land, same line being the west boundary line of said 73.48 acre tract of land, a distance of 1307.33 feet, to a point in the north right-of-way line of that certain M.K.T Railroad, a 100 foot right-of-way, as dedicated in Volume 56, Page 504, said Deed Records, for the southwest corner of said 73.48 acre tract, and for the southeast corner of the herein described tract;

THENCE, over and across said 100 acre tract, the following eight (8) courses and distances:

1. South 34°41'15" West, with the north boundary line of said M.K.T. Railroad, a distance of 1052.61 feet, to a point;

WLS
02/10/2021

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2. South 69°01'20" West, a distance of 622.22 feet, to a point for the southwest corner of the herein described tract;
3. North 20°58'40" West, a distance of 277.78 feet, to a point;
4. North 64°31'20" East, a distance of 822.22 feet, to a point;
5. North 25°31'20" East, a distance of 383.33 feet, to a point;
6. North 13°28'40" West, a distance of 1151.00 feet, to a point;
7. North 22°28'40" West, a distance of 557.00 feet, to a point in aforementioned south right-of-way line of N. College Street;
8. North 27°28'35" East, with said south right-of-way line of N. College Street, crossing the west boundary line of the aforementioned 5 acre tract, a distance of 359.47 feet, to a point;

THENCE, North 52°31'20" East, continuing with said south right-of-way line of N. College Street, over and across said 5 acre tract, a distance of 187.50 feet, to a point;

THENCE, North 68°16'29" East, with the south right-of-way line of said N. College Street, a distance of 134.55 feet, to the **POINT OF BEGINNING**, and containing 25.70 acres of land, more or less, within these metes and bounds. It is intended that this tract of land be all of that certain called 23.62 acre tract of land (which did not mathematically close) described in Volume 674, Page 872, said Deed Records.

This document was prepared under 22 tac §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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P:\22000-22999\22783-WL Walden Dr Zoning Map\Survey Data\Descriptions\22783-25.70 AC-M&B.docx

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Georgetown, TX 78626