

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map for approximately 164-acres of land in the J.P. Pulsifer Survey, Abstract No. 498 and the C. Stubblefield Survey, Abstract No. 558, generally located on the north side of W. University Avenue between IH-35 and Wolf Ranch Parkway, to amend the existing Wolf Lakes Village Planned Unit Development (PUD), to revise the standards relating to architectural design, street character zones, open space and amenities, parking lots, utility screening, signage, and the terms for modification; 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"):

Approximately 164-acres of land in the J.P. Pulsifer Survey, Abstract No. 498, generally located on the north side of W. University Avenue between IH-35 and Wolf Ranch Parkway, as recorded in Document Number 2013096286 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 May 4, 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 May 11, 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. Articles IV, V, VII, X, XI, XII and XIV of the Development Plan of the Planned Unit Development (PUD) District for the Wolf Lakes Village PUD as attached to Ord. 2021-09 are hereby amended as shown in Exhibit C (PUD Development Plan), 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 11th day of May, 2021.

APPROVED AND ADOPTED on Second Reading on the 25th 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: _____

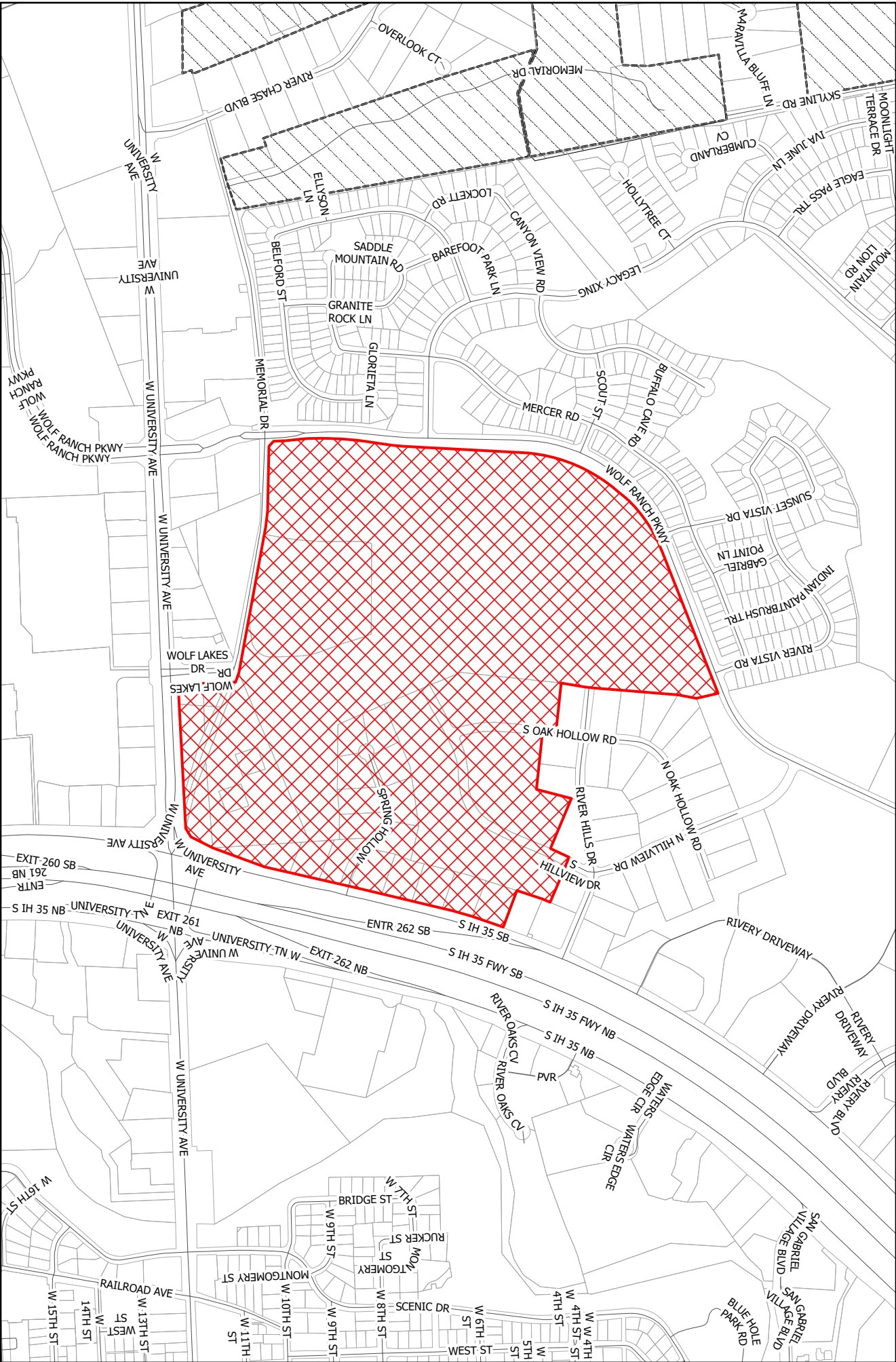
Description: Wolf Lakes Village PUD Amendment No. 2

Date Approved: May 25, 2021

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Case File Number: 2020-9-PUD

Exhibits A, B, C Attached



Page 1 of 4
Proj No. 22506
May 1, 2017
Exhibit A

Approx. 164 Acres
J.P. Pulsifer Survey, A-498
C. Stubblefield Survey, A-558
Williamson County, Texas

DESCRIPTION OF WOLF LAKES P.U.D.

DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE JOSEPH P. PULSIFER SURVEY, ABSTRACT 498 (PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT 10) AND THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT 558, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THOSE TRACTS OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WOLF LAKES, LP, OF RECORD IN DOCUMENT NO. 2013096286, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the north right-of-way line of County Road 265, a variable width roadway, as dedicated in Document No. 2005080398, of the Official Public Records of Williamson County, Texas, at its intersection with the east right-of-way line of Wolf Ranch Parkway, a variable width roadway, as dedicated in Document No. 2005082790, said Official Public Records, said Wolf Ranch Parkway being that certain 5.772 acre tract of land described as Tract Five, Parcel One, Save and Except A, in said Document No. 2013096286, for the southwest corner of the herein described parcel;

THENCE, in a northerly and easterly direction, with said east right-of-way line of Wolf Ranch Parkway, crossing those certain 202.149 acre and 2.0 acre tracts of land described in Volume 1997, Page 953, of the Deed Records of Williamson County, Texas, said 202.149 acre and 2.0 acre tracts of land being described as part of Tract Five, Parcel One, in said Document No. 2013096286, to its intersection with the east boundary line of said 202.149 acre tract of land, same line being the west line of THE RIVERY PHASE ONE Subdivision, a map of which is recorded in Cabinet X, Slide 193, of the Plat Records of Williamson County, Texas, for the northwest corner of Lot 1, Block C, said THE RIVERY PHASE ONE Subdivision, same point being the northern most northeast corner of the herein described parcel;

THENCE, in a southerly direction, with an east line of said 202.149 acre tract of land, same line being the western boundary line of said THE RIVERY PHASE ONE Subdivision, to a point for the southwest corner of said THE RIVERY PHASE ONE Subdivision, same point being the northwest corner of RIVER HILLS SECTION ONE Subdivision, a map of which is recorded in Cabinet D, Slide 304, said Plat Records;

THENCE, in a southerly direction, with an east line of said 202.149 acre tract of land, same line being the western boundary line of said RIVER HILLS SECTION ONE Subdivision, to the southwest corner of said RIVER HILLS SECTION ONE Subdivision, same point being the northwest corner of RIVER HILLS SECTION TWO Subdivision, a map of which is recorded in Cabinet E, Slide 65, said Plat Records, said RIVER HILLS SECTION TWO being that certain 27.69 acre tract of land described as Tract Four, Parcel Three, in said Document No. 2013096286, for an interior corner of the herein described tract;

THENCE, in an easterly direction, with the common line of RIVER HILLS SECTION ONE and RIVER HILLS SECTION TWO, the following nine (9) courses and distances:

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1. With the common line of Lot 6, Block B, RIVER HILLS SECTION ONE, and Lot 5, Block B, RIVER HILLS SECTION TWO, crossing Oak Hollow Road, a 60 foot wide roadway dedicated on both RIVER HILLS SECTIONS ONE and RIVER HILLS SECTION TWO, to a point on the east right-of-way line of Oak Hollow Road, same line being the west boundary line of Lot 4, Block C, RIVER HILLS SECTION ONE;
2. With the common line of said Lot 4, Block C, and the east right-of-way line of Oak Hollow Road, to a point for the southwest corner of said Lot 4, Block C, same point being the northwest corner of Lot 3, Block C, RIVER HILLS SECTION TWO;
3. With the common line of said Lot 3, Block C and said Lot 4, Block C, and continuing with the common line of said Lot 3, Block C, and Lot 5, Block C, RIVER HILLS SECTION ONE, to a point on the west boundary line of Lot 8, Block C, RIVER HILLS SECTION TWO, same point being the northeast corner of said Lot 3, Block C, and the southeast corner of Lot 5, Block C;
4. With the common line of said Lot 5, Block C, and said Lot 8, Block C, and continuing with the common line of said Lot 5, Block C, and Lot 7, Block C, RIVER HILLS SECTION TWO, to a point for the northwest corner of said Lot 7, Block C, same point being the southwest corner of Lot 6, Block C, RIVER HILLS SECTION ONE;
5. With the common line of said Lot 6, Block C, and said Lot 7, Block C, to a point on the west right-of-way line of Hillview Drive, a 60 foot wide roadway dedicated on both RIVER HILLS SECTION ONE and RIVER HILLS SECTION TWO;
6. With the common line of said Lot 6, Block C, and said west right-of-way line of Hillview Drive, to a point at the intersection of the projected common line of Lot 20, Block A, RIVER HILLS SECTION ONE, and Lot 21, Block A, RIVER HILLS SECTION TWO;
7. Crossing said Hillview Drive, and continuing with said common line of Lot 20, Block A, and Lot 21, Block A, to a point on the west boundary line of Lot 19, Block A, RIVER HILLS SECTION ONE, same point being the southeast corner of said Lot 20, Block A, and the northeast corner of said Lot 21, Block A;
8. With the common line of said Lot 19, Block A, and said Lot 21, Block A, continuing with the common line of said Lot 21, Block A, and Lot 18, Block A, RIVER HILLS SECTION ONE, and continuing with the common line of said Lot 18, Block A, and Lot 22, Block A, RIVER HILLS SECTION TWO, to a point for the southwest corner of said Lot 18, Block A, same point being the northwest corner of Lot 17, Block A, RIVER HILLS SECTION TWO;
9. With the common line of said Lot 17, Block A, and said Lot 18, Block A, to a point on the west right-of-way line of Interstate Highway No. 35 ("IH 35"), a variable width public roadway, same point being the northeast corner of said Lot 17, Block A, and the southeast corner of said Lot 18, Block A, for the eastern most northeast corner of the herein described tract;

THENCE, in a southerly direction, with said west right-of-way line of IH 35, as dedicated in Volume 463, Page 339, Deed Records of Williamson County, Texas, and continuing with the west right-of-way line of IH 35, as dedicated in Volume 460, Page 386, said Deed Records, the following five (5) courses and distances:

1. With a circular curve to the left same line being the east boundary line of RIVER HILLS SECTION ONE, to a point in the east boundary line of Lot 15, Block A, RIVER HILLS SECTION ONE, for the point of tangency of said curve to the left;

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2. Continuing with the east boundary line of RIVER HILLS SECTION ONE, to a point on the north right-of-way line of Spring Hollow, a roadway dedicated on said RIVER HILLS SECTION ONE, for the eastern most southeast corner of Lot 13, Block A, RIVER HILLS SECTION ONE;
3. Crossing said Spring Hollow, to a point on the south right-of-way line of Spring Hollow, for the eastern most northeast corner of Lot 3, Block A, RIVER HILLS SECTION ONE;
4. Continuing with said east boundary line of RIVER HILLS SECTION ONE, to a point for the south corner of Lot 1, Block A, RIVER HILLS SECTION ONE, same point being a corner of said 202.149 acre tract of land;
5. With the east boundary line of said 202.149 acre tract of land, to a point on the north right-of-way line of State Highway No. 29 ("SH 29"), same point being the eastern most corner of that certain 0.68 acre tract of land described in Document No. 2006063018, said Official Public Records, said 0.68 being described as part of Tract Five, Parcel One, in said Document No. 2013096286, for the southeast corner of the herein described tract;

THENCE, with the north right-of-way line of SH 29, the following four (4) courses and distances;

1. With the eastern most south boundary line of said 0.68 acre tract of land, to a point for the south corner of said 0.68 acre tract of land, same point being the east corner of that certain 0.49 acre tract of land described in Document No. 2006063019, said Official Public Records, said 0.49 acres being described as Tract Two, in said Document No. 2013096286,
2. With the eastern most south boundary line of said 0.49 acre tract of land, to a point at its intersection with the northeast boundary line of that certain called 1.89 acre tract of land described in 2003124147, said Official Public Records, said 1.89 acre tract of land being described as Tract One, in said Document No. 2013096286, same line being the south boundary line of said 0.49 acre tract of land, same point being the northeast corner of that certain 0.506 acre tract of land described in Document No. 2004068073, said Official Public Records, said 0.506 acre tract of land being described as Tract One, Save and Except;
3. With the north boundary line of said 0.506 acre tract, over and across said 1.89 acre tract, to a point on the west boundary line of said 1.89 acre tract of land, same line being the east boundary line of that certain called 1.78 acre tract of land described in Document No. 2003053281, said Official Public Records, said 1.78 acre tract being described as Tract Three, Parcel Two, in said Document No. 2013096286, for the northwest corner of said 0.506 acre tract of land, same point being the eastern most northeast corner of that certain 0.307 acre tract of land described in Document No. 2004068070, said 0.307 acre tract of land being described as Tract Three, Parcel Two, Save and Except, in said Document No. 2013096286;
4. With the north boundary line of said 0.307 acre tract of land, over and across said 1.78 acre tract of land, to a point on the east boundary line of Simon Road, a variable width roadway, as dedicated in Document No. 2004068070, said Official Public Records, said Simon Road being that certain 0.634 acre tract of land described as Tract Three, Parcel Two, Further Save Except, in said Document No. 2013096286, for the northern most northeast corner of said 0.307 acre tract of land, same point being the southeast corner of said 0.634 acre tract of land;

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Exhibit A

Approx. 164 Acres
J.P. Pulsifer Survey, A-498
C. Stubblefield Survey, A-558
Williamson County, Texas

THENCE, with the east right-of-way line of Simon Road, crossing said 1.78 acre tract of land, to a point at its intersection with the south right-of-way line of aforementioned County Road 265, same line being the north boundary line of said 1.78 acre tract of land for the northeast corner of said 0.634 acre tract of land, same point being the southwest corner of that certain 0.11 acre tract of land, described in Document No. 2006063017, said Official Public Records, said 0.11 acre tract of land being described as Tract Three, Parcel One, in said Document No. 2013096286;

THENCE, with the west boundary line of said 0.11 acre tract of land, crossing said County Road 265, to a point for the northwest corner of said 0.11 acre tract of land, same point being the southwest corner of aforementioned 0.68 acre tract of land;


THENCE, with the west boundary line of said 0.68 acre tract of land, continuing to cross said County Road 265, to a point on the north right-of-way line of said County Road 265, same line being the south boundary line of aforementioned 202.149 acre tract of land, for the northwest corner of said 0.68 acre tract of land;

THENCE, with said north right-of-way line of County Road 265, same line being the south boundary line of said 202.149 acre tract of land, to the **POINT OF BEGINNING**, and containing approximately 164 acres of land, more or less, within these metes and bounds.

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

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.


05/01/2017

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



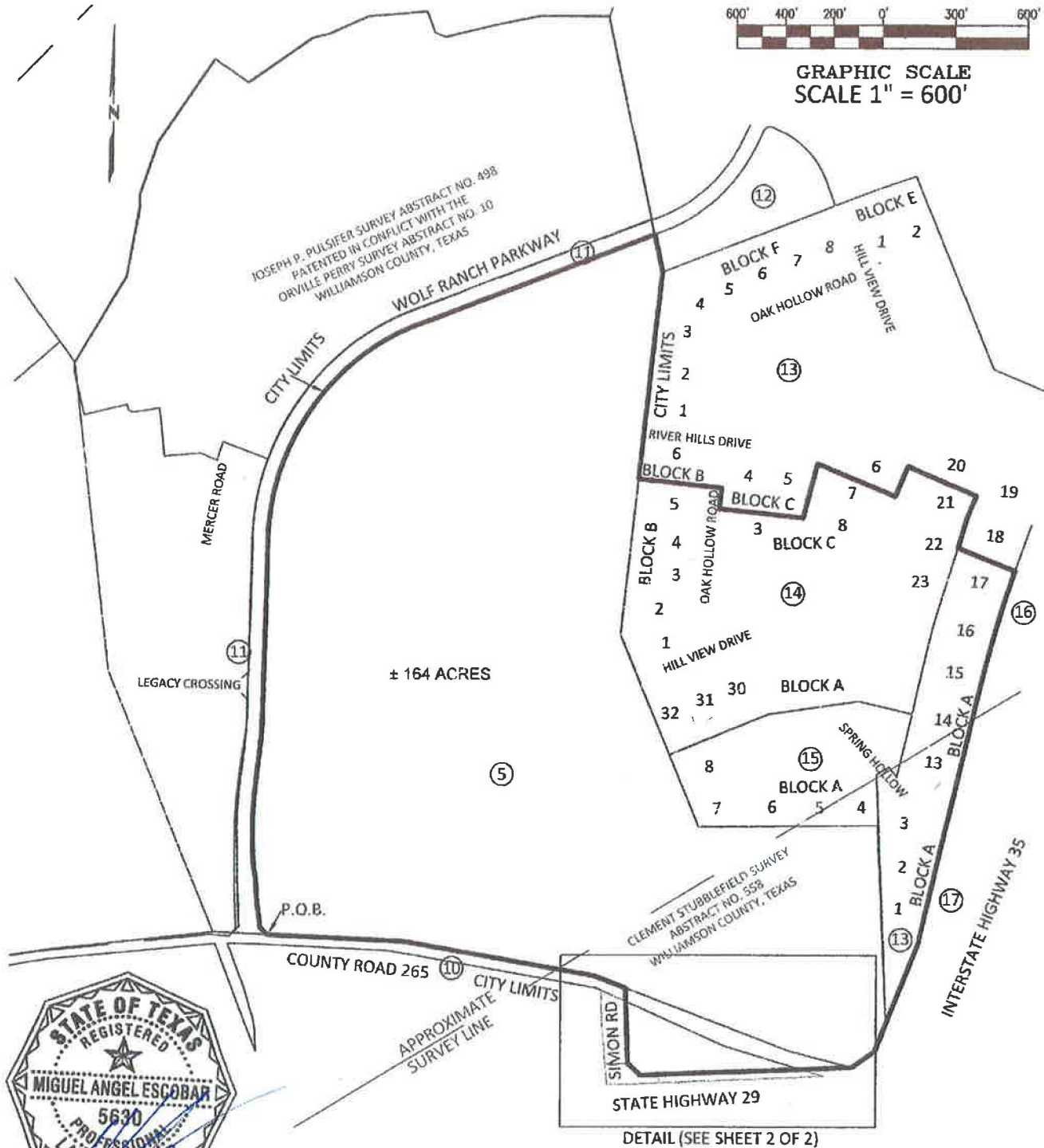
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1978 S. Austin Ave
Georgetown, TX 78626



GRAPHIC SCALE
SCALE 1" = 600'



THE FOREGOING MAP IS ACCOMPANIED BY AND APART OF A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT.

"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."

WOLF LAKES P.U.D.
EXHIBIT "B"

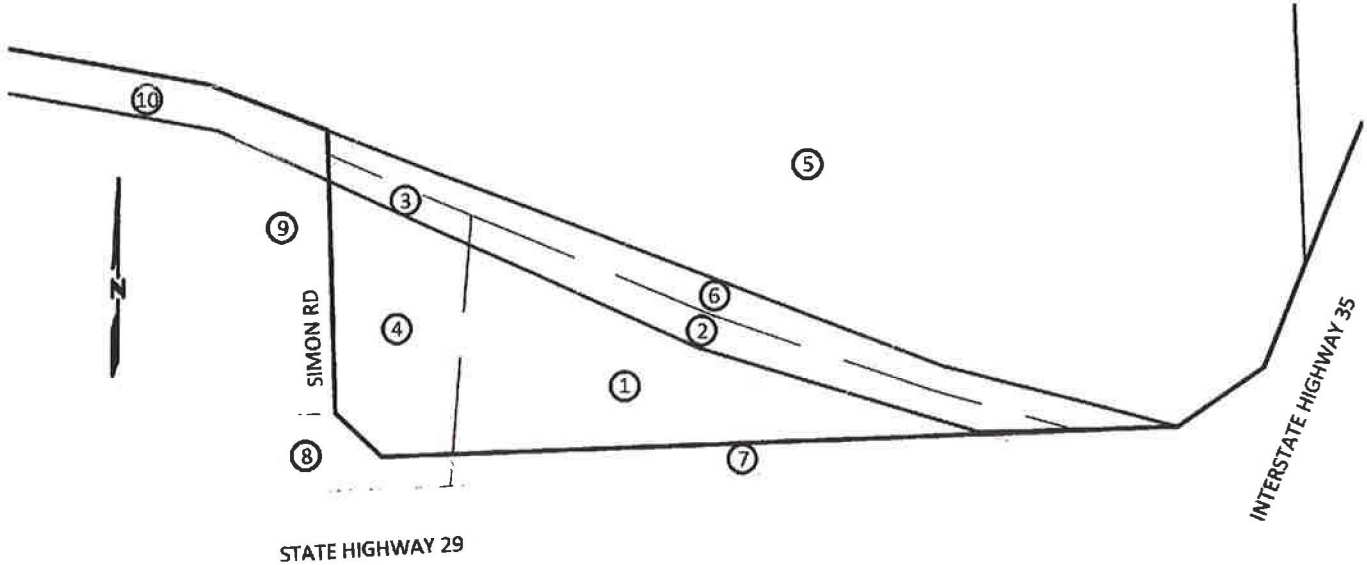
ADDRESS 1978 S. AUSTIN AVENUE		GFORGETOWN, TX 78626	
PHONE 512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TDEPLS FIRM No. 100039/00		WEBSITE STEGERBIZZELL.COM
SERVICES: >>ENGINEERS >>>PLANNERS >>>SURVEYORS			

DATE 05/01/2017 JOB NO. 22506
SHEET 1 OF 2

THE FOREGOING MAP IS ACCOMPANIED BY AND APART OF A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT.

"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."

DETAIL (NOT TO SCALE)



- ① TRACT 1 (CALLED 1.89 ACRES)
WOLF LAKES, L.P.
DOC NO. 2013096286, OPR
SAME 1.89 AC IN DOC NO. 2003124147, OPR
- ② TRACT 2 (CALLED 0.49 ACRES)
WOLF LAKES, L.P.
DOC NO. 2013096286, OPR
SAME 0.49 AC IN DOC NO. 2006063019, OPR
- ③ TRACT 3, PARCEL 1 (CALLED 0.11 ACRES)
WOLF LAKES, L.P.
DOC NO. 2013096286, OPR
SAME 0.11 AC IN DOC NO. 2006063017, OPR
- ④ TRACT 3, PARCEL 2 (CALLED 1.78 ACRES)
WOLF LAKES, L.P.
DOC NO. 2013096286, OPR
SAME 1.78 AC IN DOC NO. 2003053281, OPR
- ⑤ TRACT 5, PARCEL 1
(CALLED 202.149 ACRES AND 2.0 ACRES)
WOLF LAKES, L.P.
DOC NO. 2013096286, OPR
SAME 202.149 ACRES AND 2.0 ACRES IN
VOLUME 1997, PAGE 953, DR
- ⑥ TRACT 5, PARCEL 1 (CALLED 0.68 ACRES)
WOLF LAKES, L.P.
DOC NO. 2013096286, OPR
SAME 0.68 AC IN DOC NO. 2006063018, OPR
- ⑦ 0.506 ACRES
SH 29 (R.O.W. VARIES)
DOC NO. 2004068073, OPR
- ⑧ 0.307 ACRES
SH 29 (R.O.W. VARIES)
DOC NO. 2004068070, OPR
- ⑨ 0.634 ACRES
SIMON RD (R.O.W. VARIES)
DOC NO. 2004068070, OPR

- ⑩ 5.252 ACRES
COUNTY ROAD NO. 265 (R.O.W. VARIES)
DOC NO. 2005080398, OPR
- ⑪ 5.772 ACRES
WOLF RANCH PARKWAY (R.O.W. VARIES)
DOC NO. 2005082790, OPR
- ⑫ LOT 1 BLOCK C
THE RIVERY PHASE ONE
CAB X, SLIDE 193, P.R.
- ⑬ RIVER HILLS SECTION ONE
CAB D, SLIDE 304, P.R.
- ⑭ RIVER HILLS SECTION TWO
CAB E, SLIDE 65, P.R.
- ⑮ RIVER HILLS SECTION THREE
CAB E, SLIDE 135, P.R.
- ⑯ INTERSTATE HIGHWAY NO. 35
VOL 463, PAGE 339, D.R.
- ⑰ INTERSTATE HIGHWAY NO. 35
VOL 460, PAGE 386, D.R.



WOLF LAKES P.U.D. EXHIBIT "B"

1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626	
512.930 9412	TEXAS REGISTERED ENGINEERING FIRM #181	512.930 9412	STEEGERBIZZELL.COM
TECHNICAL STAFF		PLANNING STAFF	

DATE 05/01/2017 JOB NO. 22506
SHEET 2 OF 2