

ORDINANCE NO. \_\_\_\_\_

**An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 24.326 acres in the Lewis J. Dyches Survey No.2 , Abstract No. 180, generally located at east of I-35, west of Austin Ave, north of Georgetown Station and the Inner Loop (near the intersection of Austin Avenue and Cooperative Way), from the Residential Single Family (RS) zoning district to the Industrial (IN) 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 12<sup>th</sup> day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

24.326 acres in J. Dyches Survey No.2 , Abstract No. 180 generally located east of I-35, west of Austin Ave, north of Georgetown Station and the Inner Loop (near the intersection of Austin Avenue and Cooperative Way), as recorded in Document Number 2009064863 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 August 17, 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 September 14, 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 for the Property is hereby amended from the Residential Single Family (RS) zoning district to the

**Ordinance Number:** \_\_\_\_\_

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**Description:** Loram Technologies

**Case File Number:** 2021-16-REZ

**Date Approved:** September 28, 2021

**Exhibits A-B Attached**

Industrial (IN) 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 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 14<sup>th</sup> day of September 2021.

APPROVED AND ADOPTED on Second Reading on the 28<sup>th</sup> day of September 2021.

THE CITY OF GEORGETOWN:

ATTEST:

\_\_\_\_\_  
Josh Schroeder  
Mayor

\_\_\_\_\_  
Robyn Densmore, TRMC  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Skye Masson  
City Attorney

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**Exhibits A-B Attached**



# LOCATION

2021-16-REZ

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ

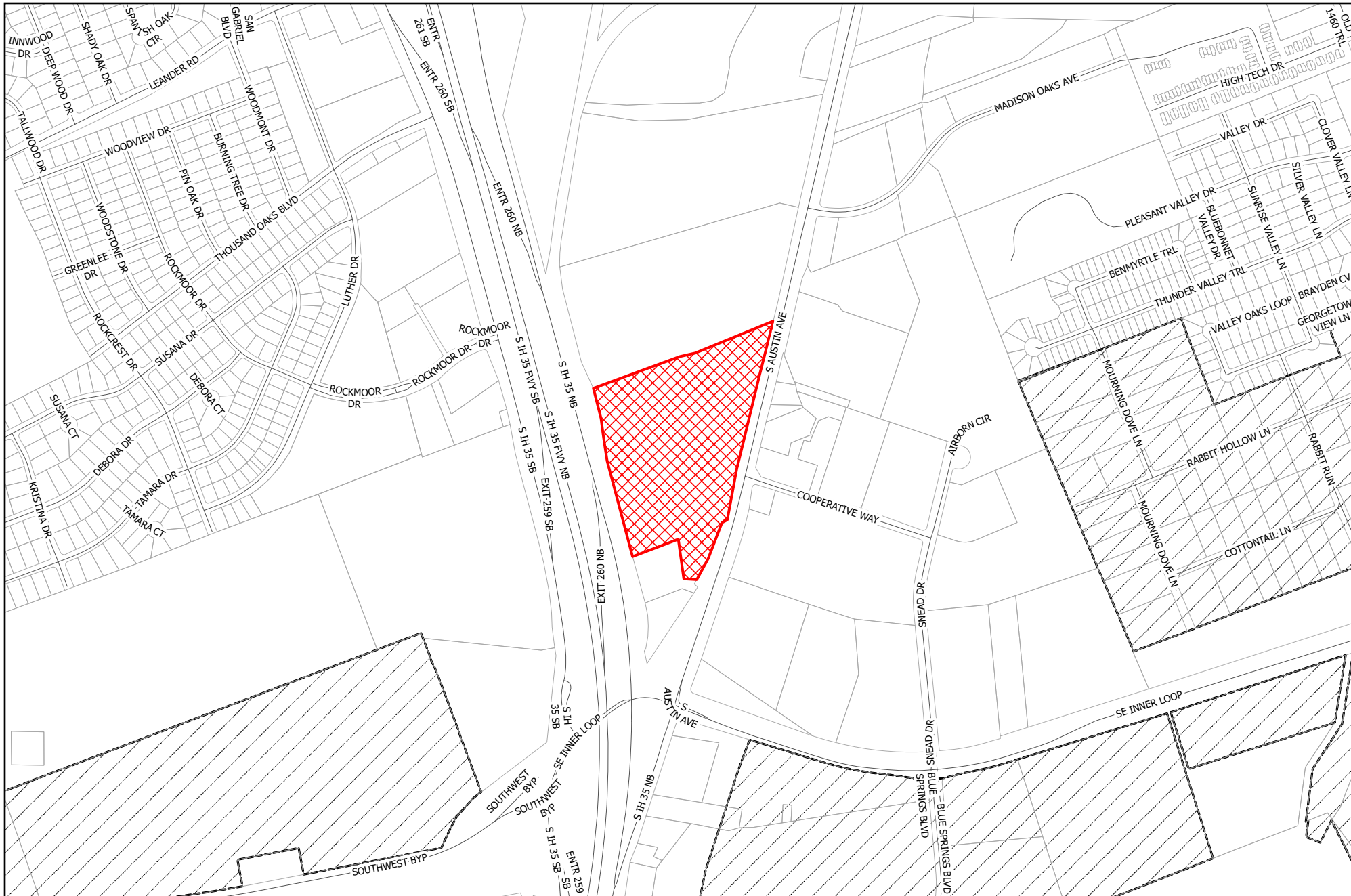
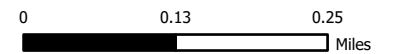


EXHIBIT "A"

County: Williamson  
Project: GREX - LAUBACH  
Half AVO: 38615.002

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March 3, 2021

**METES AND BOUNDS DESCRIPTION**

**BEING 24.326 NET ACRES (APPROX. 1,059,617 SQ. FT.) OF LAND IN THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180, IN WILLIAMSON COUNTY, TEXAS, FURTHER DESCRIBED AS:**

**A GROSS 24.826 ACRE TRACT OF LAND (APPROX. 1,081,397 SQ. FT.) BEING ALL OF:**

- **A REMAINDER PORTION OF THE CALLED 127.86 ACRE TRACT OF LAND AND ALL OF THE CALLED 1.26 ACRE TRACT OF LAND DESCRIBED IN A DEED TO PAUL JOHN CHARLES LAUBACH, CHARLES HENRY MARTIN LAUBACH AND WILBURN BERNARD LAUBACH, TRUSTEES, DATED DECEMBER 5TH, 1973, RECORDED IN VOLUME 579, PAGE 118 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.) AND ALSO DESCRIBED IN A DEED TO PAUL JOHN CHARLES LAUBACH, CHARLES HENRY MARTIN LAUBACH AND WILBURN BERNARD LAUBACH, TRUSTEES DATED JANUARY 29TH, 1974, RECORDED IN VOLUME 581, PAGE 602, D.R.W.C.T., AND ALL OF THE FIRST TRACT OF THE THIRD TRACT, AND**
- **THAT AREA OF LAND WITHIN THE CALLED 14.16 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GEORGETOWN IN A DEED DATED JUNE 4TH, 1894, RECORDED IN VOLUME 68, PAGE 591, D.R.W.C.T., EAST OF THE EASTERLY LINE OF THE SAID 1.26 ACRE TRACT, AND WEST OF THE SOUTH AUSTIN AVENUE RIGHT-OF-WAY, FORMERLY U.S. HIGHWAY/STATE HIGHWAY NO. 2, AS SHOWN ON THE RIGHT OF WAY MAP OF STATE HIGHWAY NO. (2) US 81, A 100 FOOT WIDE RIGHT-OF-WAY, HAVING A TEXAS DEPARTMENT OF TRANSPORTION (TXDOT) CONTROL/SECTION/JOB (C.S.J.) NO. 15-9-2&3 AND A UNITED STATES (U.S.) PUBLIC WORKS PROJECT NO. N.R.H. 140-B-3, AND NORTH OF THE PRESENT REMAINDER OF THE SAID 14.16 ACRE CITY OF GEORGETOWN TRACT, BEING NORTH OF THE AREA OF "DEAD LANE" CLOSED IN VOLUME 14, PAGE 394 OF THE WILLIAMSON COUNTY COMMISSIONERS COURT MINUTES, AND SHOWN AS ABANDONED ON THE FINAL MAP OF INTERSTATE HIGHWAY NO. 35, WILLIAMSON COUNTY, UNDER TXDOT C.S.J. 9014-5-9;**
- **AND ALSO CONTAINING THAT AREA OF LAND WITHIN THE 32.4 ACRE TRACT OF LAND CONVEYED TO FRED ANDERSON IN VOLUME 138, PAGE 232, EAST OF THE EASTERLY LINE OF THE SAID 127.86 ACRE TRACT AS FOUND UPON THE GROUND, AND WEST OF THE SAID SOUTH AUSTIN AVENUE RIGHT-OF-WAY;**

**0.3280 ACRES (APPROX. 14,289 SQ. FT.) OF THE HEREIN DESCRIBED TRACT LYING EAST OF THE SAID 127.86 ACRE AND SAID 1.26 ACRE LAUBACH TRACTS AS FOUND UPON THE GROUND, OF WHICH AND 0.2681 ACRES (APPROX. 11,678 SQ. FT.) LIES IN THE REMAINING PORTION OF THE OLD GEORGETOWN TO ROUND ROCK ROAD RIGHT-OF-WAY (WIDTH VARIES, NO RECORD FOUND, SHOWN ON SAID RIGHT OF WAY MAP OF STATE HIGHWAY NO. (2) US 81 ) PARTIALLY REFERENCED IN THE "EIGHTH TRACT" IN DOCUMENT NO. 2009064863, O.P.R.W.C.T.;**

**SAVE AND EXCEPT A 0.5000 ACRE (21,780 SQ. FT.) TRACT OF LAND WITHIN THE SAID 127.86 ACRE LAUBACH TRACT, SURVEYED ON EVEN DATE AND WHOSE DESCRIPTION IS ATTACHED HEREWITH, RESULTING IN A NET AREA OF 24.326 ACRES (APPROX. 1,059,617 SQ. FT.):**

**GROSS TRACT 24.826 ACRES (APPROX. 1,081,397 SQ. FT.)**

**BEGINNING** at a 1/2-inch iron rod in the west right-of-way line of South Austin Avenue (formerly U.S. Highway No. 81/State Highway No. 2, 100 foot right-of-way as shown on Right of Way Map of State Highway No. (2) US 81 Texas Department of Transportation (TxDOT) Control Section Job (c.s.j.) 15-9-2&3, US Public Works Project No. N.R.H.140-B Part 3) at the most easterly common corner of the said 127.86 Laubach tract and the southeast corner of Tract Three of Georgetown Industrial Park South-west Phase Section One, a subdivision of record in Cabinet E, Slides 155-159 of Plat Records of Williamson County, Texas, in the general line of a wire fence;

**THENCE** South 13°06'56" West, with the west right-of-way line of South Austin Avenue, being the east line of the said 127.86 acre Laubach tract, in part being the east line of a remainder portion of the old 32.4 acre tract and old said 26.5 acre tract, at a distance of 802.58 feet passing the point at which said fence leaves the west right-of-way line at an angle point in the east line of the said 127.86 Laubach tract, continuing with the west right-of-way line of South Austin Avenue, being the east line of a remainder portion of the old 32.4 acre tract, being the east line of a remainder portion of the old 26.5 acre tract, in all, a distance of 1061.10 feet to a 1/2-inch iron rod found at the point of curvature of a curve to the right, referenced at Sta. 494+86 on said Right of Way Map of State Highway No. (2) US 81;

**THENCE** continuing with the west right-of-way line of South Austin Avenue, in part being the east line of a remainder portion of the old 32.4 acre tract, being the east line of a remainder portion of the old 26.5 acre tract and in part being the east line of a remaining portion of the said 14.16 acre tract, with a curve to the right, having a radius of 5679.57 feet, at an arc length of 104.60 feet, passing a calculated point at the intersection with the west line of the Old Georgetown to Round Rock Road Right-of-Way (no record deed/width found), shown on said Right of Way Map of State Highway No. (2) US 81, said curve having a total delta angle of 05°01'07", a total arc length of 497.49 feet, and a chord which bears South 15°39'08" West, a distance of 497.33 feet to a 1/2-inch iron rod with "Half" cap set in the calculated centerline of the Old Georgetown to Round Rock Road, in the ostensible old southeast deed line of the said 14.16 acre tract, from which, a concrete highway monument found in the east right-of-way line of said South Austin Avenue bears with a curve to the right, having a radius of 5679.57 feet, a delta angle of 00°15'12", an arc length of 25.12 feet and a chord which bears South 18°17'12" West, a distance of 25.12 feet and South 71°42'16" East, across South Austin Avenue, a distance of 100.00 feet;

**THENCE** over and across the Old Georgetown to Round Rock Road Right-of-Way, South 30°12'57" West, with the ostensible southeast line of a remainder portion of the said 14.16 acre tract, said southeast line called to be the middle of said Old Georgetown to Round Rock Road, a distance of 141.31 feet to a 1/2-inch iron rod with "Half" cap set at the intersection of the easterly projection of the southerly line of the said 1.26 acre Laubach tract, for the southeast corner of the herein described tract of land;

**THENCE** North 88°05'23" West, leaving the ostensible southeast line of a remainder portion of the said 14.16 acre tract, and the middle of said Old Georgetown to Round Rock Road, with the easterly projection of the southerly line of the said 1.26 acre Laubach tract, at a distance of 33.97 feet passing a fence post found at the most southerly corner of the said 1.26 acre Laubach tract, same being in the west right-of-way line of said Old Georgetown to Round Rock Road, continuing with the southerly line of the said 1.26 acre Laubach tract, at an additional distance of 0.37 feet a 60d nail found, in all, a distance of 113.06 feet to a fence post found for the southwest corner of the herein described tract of land, being an interior corner of the remainder of the said 14.16 acre City of Georgetown tract and southeast corner of the said 1.26 acre Laubach tract, for a corner;

**THENCE** North 08°32'58" West, with the west line of the said 1.26 acre Laubach tract, being an easterly line of the remainder of the said 14.16 acre tract, a distance of 256.94 feet to a fence post with 60d nail found at the northwest corner of the said Laubach tract, same being in the north line of the said 14.16 acre tract, in part, being the south line of the said 127.86 acre tract, at the northwest corner of the said 1.26 acre Laubach tract;

**THENCE** South 69°13'50" West, with the north line of the said 14.16 acre City of Georgetown tract, being the south line of the said 127.86 Laubach tract, a distance of 322.68 feet to a 1/2-inch iron rod with "Half" cap set in the east right-of-way line of the Georgetown Railroad, a 60 foot wide right-of-way conveyed to Georgetown Railroad Company, Inc. in deeds recorded in Volume 465, Page 33 (0.248 acres), Volume 465, Page 12 (0.433 acres), Volume 465, Page 33 (1.677 acres) and Volume 464, Page 611 (1.161 acres), at the most easterly common corner of the said 0.433 acre Georgetown Railroad Company tract and the said 1.677 acre Georgetown Railroad Company tract, at the most westerly common corner of the remainder of the said 127.86 acre Laubach tract and the remainder of the said 14.16 acre City of Georgetown tract, for the southwest corner of the herein described tract of land, from which a 1/2-inch iron rod found bears South 19°27'07" East, a distance of 4.56 feet and also from which an additional 1/2-inch iron rod found bears South 16°02'06" East, a distance of 4.69 feet, same being North 14°59'26" West, a distance of 315.14 feet from a found 1/2-inch iron rod found in the east right-of-way line of the Georgetown Railroad at the most easterly common corner of the said 0.433 acre Georgetown Railroad Company tract and the said 0.248 acre Georgetown Railroad Company tract, being the most westerly common corner of the remainder of the said City of Georgetown tract and Parcel A, a called 1.41 acre tract of land conveyed to Paul John Charles Laubach, Charles Henry Martin Laubach and Wilburn Bernard Laubach, Trustees in Vol. 929, Pg. 138, D.R.W.C.T., bears South 14°59'26" East, a distance of 315.14 feet, which is a perpendicular distance of 313.61 feet from aforementioned north line of the said 14.16 acre City of Georgetown tract (equivalent to 112.9 varas) as described in said Volume 68, Page 591;

**THENCE** with the east right-of-way line of the Georgetown Railroad, being the east lines of the said 1.677 acre Georgetown Railroad Company tract, being also the westerly line of the remainder of the said 127.86 acre tract, the following three (3) courses and distances:

1. North 15°04'31" West, a distance of 704.60 feet to a cotton spindle found;
2. North 06°32'30" West, a distance of 202.20 feet to a 1/2-inch iron rod found;
3. North 15°04'31" West, a distance of 179.62 feet to a 1/2-inch iron rod found at the most easterly common corner of the said 1.677 acre Georgetown Railroad Company tract and the said 1.161 acre Georgetown Railroad Company tract, being the most westerly common corner of the remainder of the said 127.86 acre Laubach tract and Tract Three

of said Georgetown Industrial Park South-west Phase Section One for the northwest corner of the herein described tract of land, from which a 1/2-inch iron rod found at an angle point in the east right-of-way line of the Georgetown Railroad, being the west line of Tract Three of said Georgetown Industrial Park South-west Phase Section One bears North 15°04'31" West, a distance of 17.56 feet;

**THENCE** with the common line of Tract Three of said Georgetown Industrial Park South-west Phase Section One and north line of the remainder of the said 127.86 acre Laubach tract the following six (6) courses and distances:

1. North 48°08'05" East, a distance of 48.33 feet to a 1/2-inch iron rod found;
2. North 75°31'26" East, a distance of 151.27 feet to a 1/2-inch iron rod found;
3. North 68°49'45" East, a distance of 379.90 feet to a 1/2-inch iron rod found;
4. North 76°52'47" East, a distance of 135.95 feet to a 1/2-inch iron rod found;
5. North 68°31'20" East, a distance of 149.98 feet to a 1/2-inch iron rod found;
6. North 67°20'47" East, a distance of 372.00 feet to the **POINT OF BEGINNING** and containing 24.826 acres, more or less, within these metes and bounds.

**SAVE AND EXCEPT TRACT - 0.5000 ACRE (APPROX. 21,780 SQ. FT.)**

**BEING 0.5000 ACRE (APPROX. 21,780 SQ. FT.) OF LAND IN THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 127.86 ACRE TRACT DESCRIBED IN A DEED TO PAUL JOHN CHARLES LAUBACH, CHARLES HENRY MARTIN LAUBACH AND WILBURN BERNARD LAUBACH, TRUSTEES, DATED DECEMBER 5TH, 1973, RECORDED IN VOLUME 579, PAGE 118 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);**

**COMMENCING** at 1/2-inch iron rod found in the east right-of-way line of the Georgetown Railroad (right-of-way width varies) at the most easterly common corner of the called 1.677 acre tract of land conveyed to the Georgetown Railroad Company in Volume 465, Page 33, D.R.W.C.T. and the called 1.161 acre tract of land conveyed the Georgetown Railroad Company in Volume 464, Page 611, D.R.W.C.T., being the most westerly common corner of the remainder of the said 127.86 acre Laubach tract and Tract Three of said Georgetown Industrial Park South-west Phase Section One, a subdivision of record in Cabinet E, Slides 155-159 of the Plat Records of Williamson County, Texas, from which a 1/2-inch iron rod found at an angle point in the east line of the said Georgetown Railroad, being the west line of Tract Three of said Georgetown Industrial Park South-west Phase Section One bears North 15°04'31" West, a distance of 17.56 feet;

**THENCE** South 15°04'31" West, with the east right-of-way line of the Georgetown Railroad, being the east line of the said 1.677 acre tract, also being the westerly line of the remainder of the said 127.86 acre tract, a distance of 101.63 to a 1/2-inch iron rod with "Half" cap set for the **POINT OF BEGINNING** and northwesterly corner of the herein described tract of land;

**THENCE** leaving the east right-of-way line of the Georgetown Railroad, over and across the said 127.86 acre Laubach tract, the following four (4) courses and distances:

1. North 74°55'29" East, a distance of 107.50 feet to a 1/2-inch iron rod with "Half" cap set;
2. South 15°04'31" East, a distance of 85.44 feet to a mag nail with washer set in rock;
3. South 06°32'30" East, a distance of 94.27 feet to a a mag nail with washer set in rock;
4. South 53°27'27" West, a distance of 124.03 feet to a 1/2-inch iron rod with "Half" cap set in the east right-of-way line of the Georgetown Railroad, being the east line of the said 1.677 acre Georgetown Railroad Company tract , from which a cotton spindle found at an angle point in same line bears South 06°32'30" East, a distance of 54.50 feet;

**THENCE** with the east right-of-way line of the Georgetown Railroad, being the east line of the said 1.677 acre Georgetown Railroad Company tract, being also the westerly line of the remainder of the said 127.86 acre Laubach tract, the following two (2) courses and distances:

1. North 06°32'30" West, a distance of 147.70 feet to a 1/2-inch iron rod found for angle point;
2. North 15°04'31" West, a distance of 77.99 feet to the **POINT OF BEGINNING** and containing 0.5000 acre, more or less, within these metes and bounds.

TRACT 1

GROSS AREA	24.826 ACRES (APPROX. 1,081,397 SQ. FT.)
SAVE/EXCEPT AREA	0.500 ACRES (APPROX. 21,780 SQ. FT.)
NET AREA	24.326 ACRES (APPROX. 1,059,617 SQ. FT.)

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012. Units: U.S. Survey Feet. Last Date of Field Survey: January 12, 2021.

I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

March 3, 2021

Curtis Wayne Watts, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6614  
Half Associates, Inc., TBPELS Firm No. 10029607  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729 512-777-4600

Date

