

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone three (3) tracts of land described as 43.012-acre tract of land situated in the William Roberts Survey, Abstract No. 524, a 24.312-acre tract of land situated in the William Roberts Survey, Abstract No. 524, and a 157.551-acre tract of land situated in the William Roberts Survey, Abstract No. 524 generally located at 4801, 4805, and 5401 IH-35 North from the Agriculture (AG) zoning district to the General Commercial (C-3), Multi-Family 2 (MF-2), 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"):

43.012-acre tract of land situated in the William Roberts Survey, Abstract No. 524, a 24.312-acre tract of land situated in the William Roberts Survey, Abstract No. 524, and a 157.551-acre tract of land situated in the William Roberts Survey, Abstract No. 524, generally located at 4801, 4805, and 5401 IH-35 North , as recorded in volume 545, Page 392 of said Deed Records; Document Number 2008016952 and document number 2008000666 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 September 7, 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.

Ordinance Number: _____

Page 1 of 2

Description: Jackson Shaw

Case File Number: 2021-14-REZ

Date Approved: September 14, 2021

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 Agriculture (AG) zoning district to the, High Density Multi-family (MF-2), General Commercial (C-3) , and 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 14th day of September 2021.

APPROVED AND ADOPTED on Second Reading on the 28th 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

Ordinance Number: _____

Description: Jackson Shaw

Date Approved: September 14, 2021

Page 2 of 2

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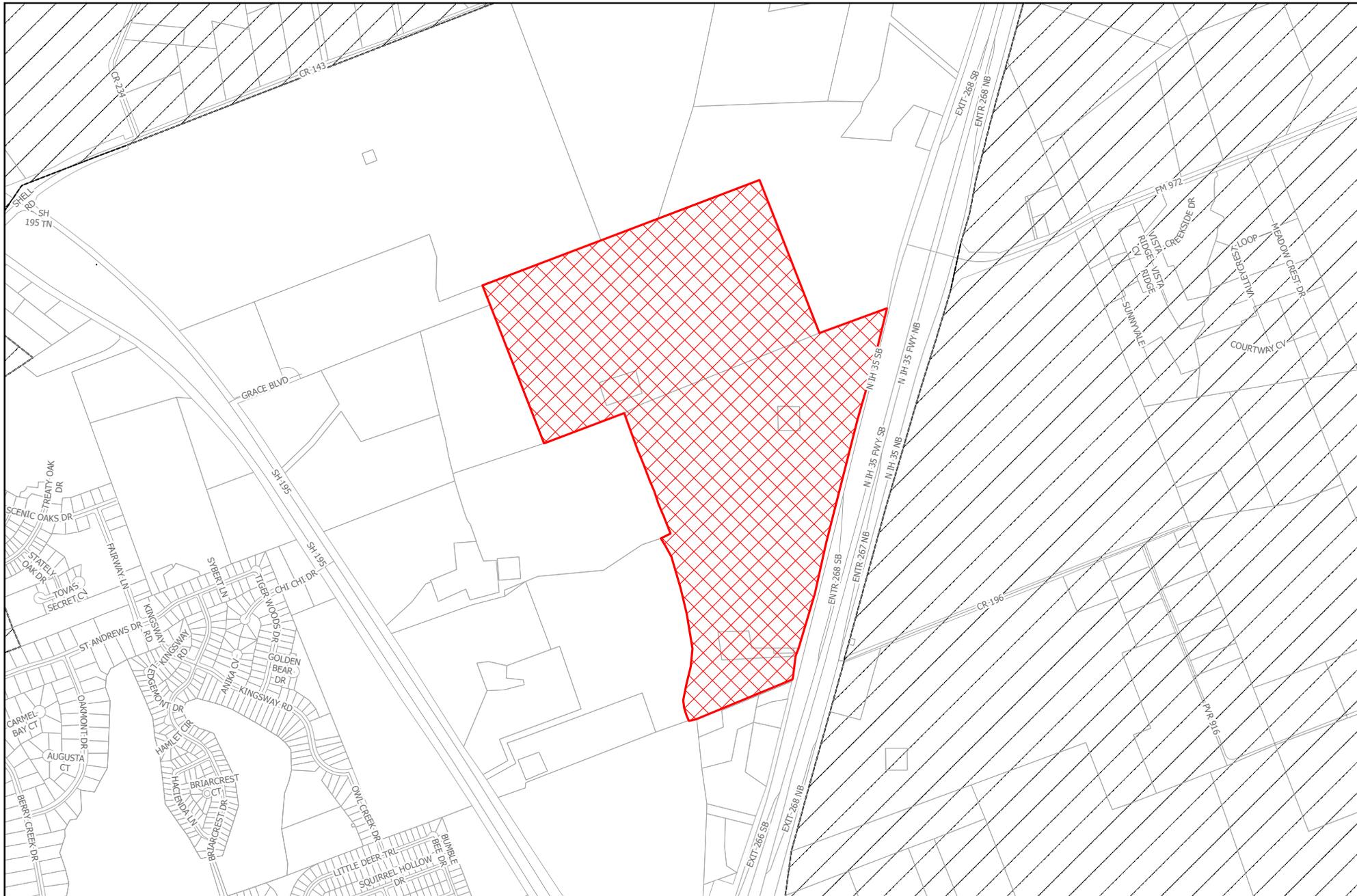
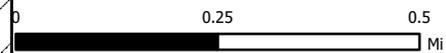


LOCATION

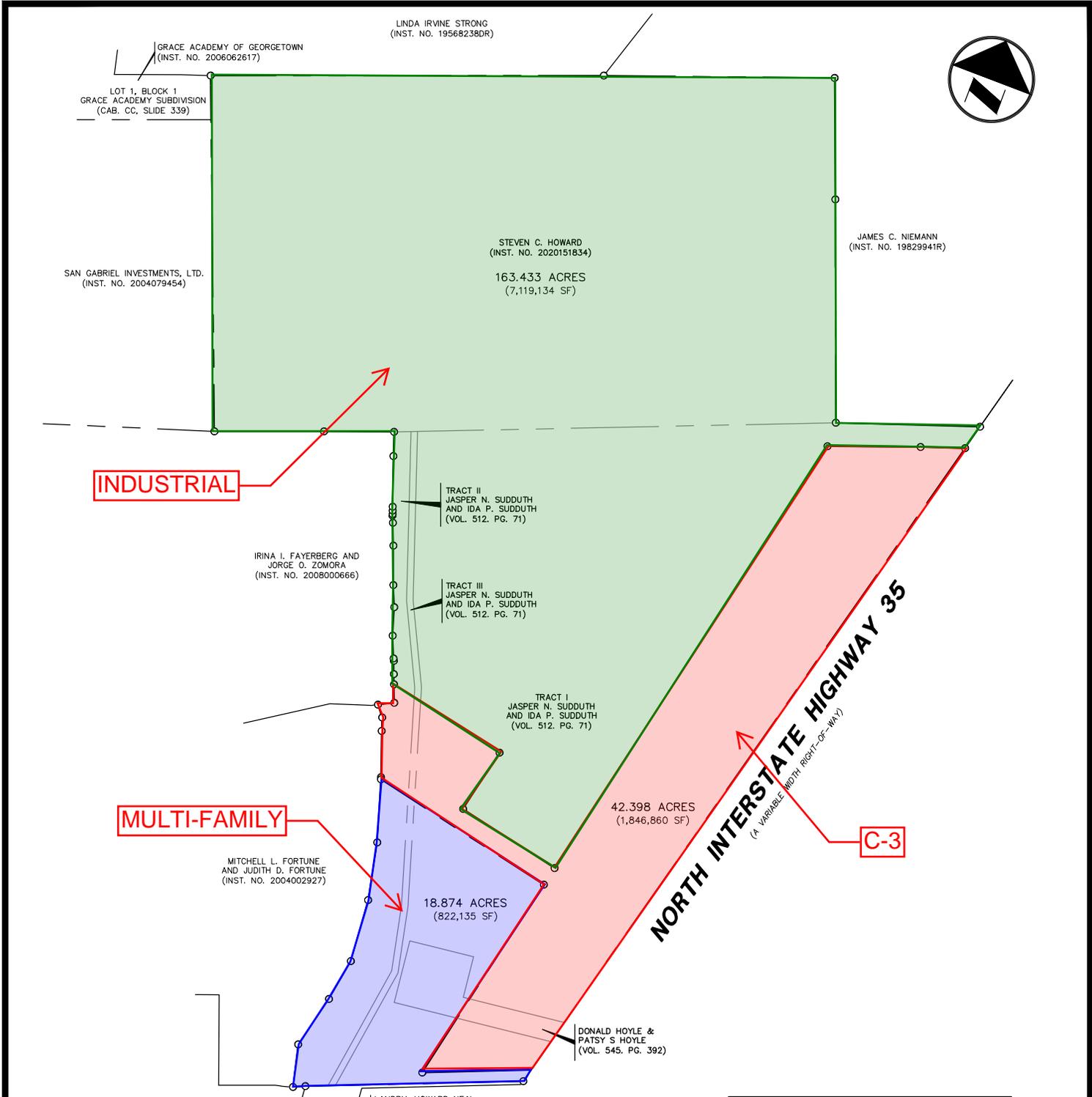
2021-14-REZ

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



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NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4203. Distances reported have been scaled by applying the Williamson County Texas Department of Transportation surface adjustment factor of 1.00012.

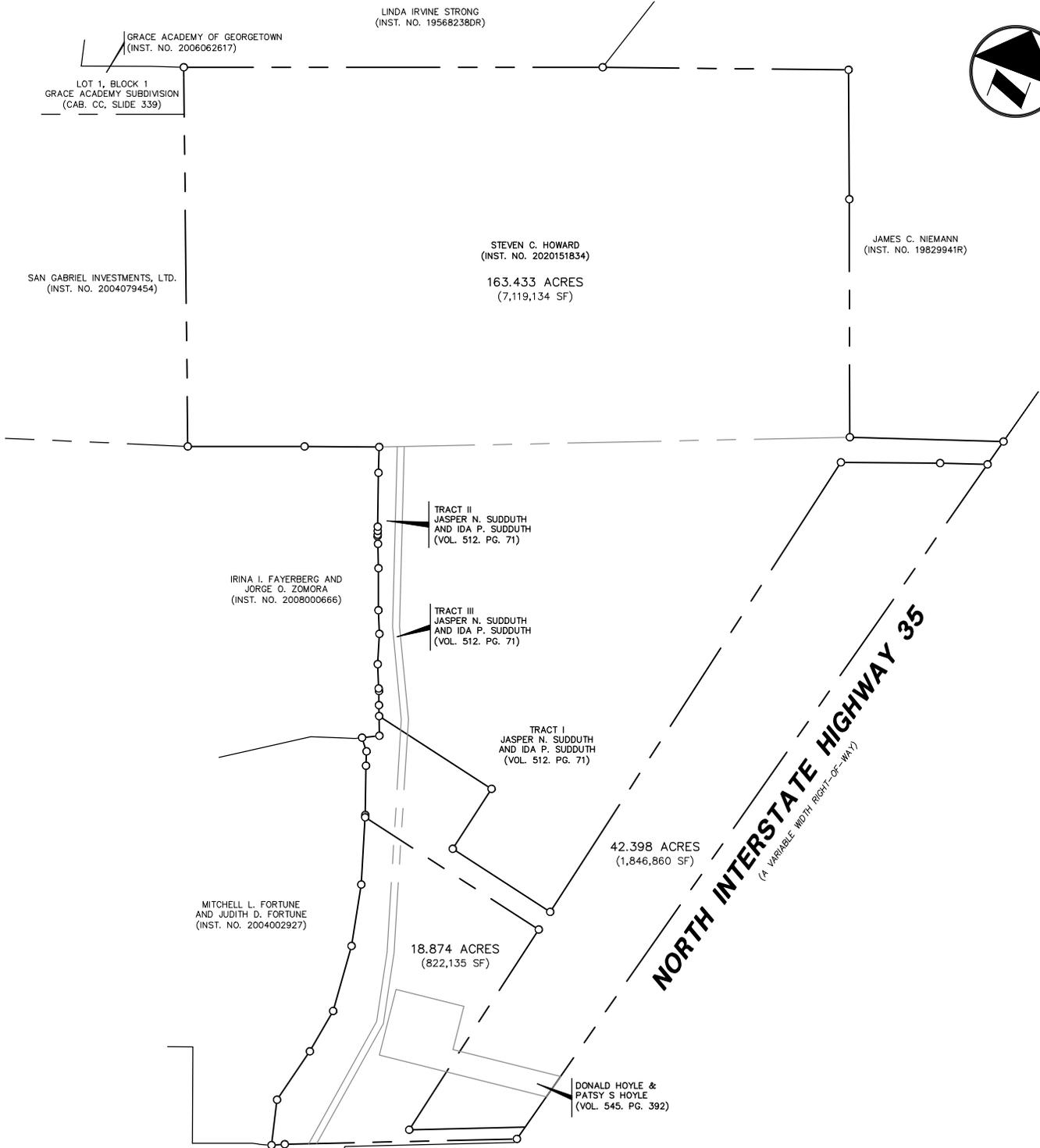
LEGEND	
---	PROPERTY LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

**163.433 ACRE TRACT,
 42.398 ACRE TRACT,
 & 19.874 ACRE TRACT**
 LOCATED IN THE CITY OF GEORGETOWN, TEXAS
 AND BEING OUT OF THE
 WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524,
 WILLIAMSON COUNTY, TEXAS
 PAGE 1 OF 1

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MWW	N.T.S.	AUG. 2021	4670-21.287

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MWW	N.T.S.	AUG. 2021	4670-21.287

42.398 ACRE TRACT

William Roberts Survey, Abstract Number 524
City of Georgetown, Williamson County, Texas

DESCRIPTION, of a 42.398 acre tract of land situated in the William Roberts Survey, Abstract Number 524, Williamson County, Texas; said tract being part of those certain tracts of land described as Tract I, Tract II, and Tract III in Warranty Deed to Jasper P. Sudduth and Ida P. Sudduth recorded in Volume 512, Page 71 of the Deed Records of Williamson County, Texas; said tract also being part of that certain tract of land described in Warranty Deed to Donald Hoyle and Patsy S. Hoyle recorded in Volume 545, Page 392 of said Deed Records; said 42.398 acre tract being more fully described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances reported have been scaled by applying the surface adjustment factor of 1.00012000):

COMMENCING, at a 1/2-inch iron rod with red "FOREST" cap found for corner on the northwest right-of-way line of Interstate Highway 35 (a variable width right-of-way); said point being the northeast corner of said Tract I and the southeast corner of that certain tract of land described in Warranty Deed with Vendor's Lien to James C. Nieman recorded in Volume 886, Page 335 of the Deed Records of Williamson County, Texas; from said point a 1-inch square pipe found bears South 71°24' West, a distance of 2.2 feet;

THENCE, South 13 degrees, 56 minutes, 05 seconds West, along the southeast line of said Tract I and the northwest line of said Interstate Highway 35, a distance of 119.60 feet to the **POINT OF BEGINNING**,

THENCE, South 13 degrees, 56 minutes, 05 seconds West, continuing along the said southeast line of Tract I and the northwest line of Interstate Highway 35, at a distance of 3,199.49 feet passing the easternmost northeast corner of said Hoyle tract, at a distance of 3,306.50 feet passing the easternmost southeast corner of said Hoyle tract, continuing in all a total distance of 3,464.55 feet to a point for corner;

THENCE, departing the said southeast line of Tract I and the northwest line of Interstate Highway 35, into and across said Tract I, Tract III and Tract II, the following three (3) calls:

South 67 degrees, 42 minutes, 28 seconds West, a distance of 497.50 feet to a point for corner;

North 11 degrees, 55 minutes, 43 seconds East, at a distance of 295.59 feet passing the south line of said Hoyle tract, at a distance of 401.25 feet passing the north line of said Hoyle tract, continuing in all a total distance of 1,022.80 feet to a point for corner;

North 78 degrees, 04 minutes, 17 seconds West, a distance of 885.82 feet to a point for corner; said point being the westerly line of said Tract II, the easterly line of that certain tract of land described in General Warranty Deed to Mitchell L. Fortune and Judith D. Fortune recorded in Instrument Number 2004002927 of the Official Public Records of Williamson County, Texas, and the approximate centerline of Dry Berry Creek;

THENCE, in a northerly direction along the easterly line of said Fortune Tract, the westerly line of said Tract II, and the approximate centerline of Dry Berry Creek, the following four (4) calls:

North 17 degrees, 39 minutes, 05 seconds West, a distance of 9.67 feet to a point for corner;

North 20 degrees, 11 minutes, 36 seconds West, a distance of 211.89 feet to a point for corner;

42.398 ACRE TRACT

(Continued)

North 18 degrees, 25 minutes, 19 seconds West, a distance of 61.57 feet to a point for corner;

North 39 degrees, 15 minutes, 06 seconds West, a distance of 61.71 feet to a point for corner in the southeast line of that certain tract of land described in General Warranty Deed with Vendor's Lien in Favor of Third Party to Irina I. Fayerberg and Jorge O. Zamora recorded in Instrument Number 2014088568 of said Official Public Records;

THENCE, North 62 degrees, 51 minutes, 28 seconds East, departing the said easterly line of Fortune Tract, the said westerly line of Tract II, and the approximate centerline of Dry Berry Creek, along the southeast line of said Fayerberg tract and the northwest line of said Tract II, a distance of 74.44 feet to a point for corner at the southeast corner of said Fayerberg tract; said point being a reentrant corner of said Tract II;

THENCE, North 21 degrees, 45 minutes, 10 seconds West, along the northeast line of said Fayerberg Tract and the southwest line of said Tract II, a distance of 84.50 feet to a point for corner;

THENCE, departing the northeast line of said Fayerberg Tract and the southwest line of said Tract II, into and across said Tract II, Tract III, and Tract I, the following six (6) calls:

South 78 degrees, 04 minutes, 17 seconds East, a distance of 574.20 feet to a point for corner;

South 11 degrees, 55 minutes, 43 seconds West, a distance of 306.91 feet to a point for corner;

South 78 degrees, 04 minutes, 17 seconds East, a distance of 497.32 feet to a point for corner;

North 11 degrees, 55 minutes, 43 seconds East, a distance of 2,295.81 feet to a point for corner;

North 69 degrees, 29 minutes, 28 seconds East, a distance of 425.44 feet to a point for corner;

42.398 ACRE TRACT

(Continued)

North 70 degrees, 39 minutes, 45 seconds East, a distance of 203.09 feet to the **POINT OF BEGINNING;**

CONTAINING: 1,846,860 square feet or 42.398 acres of land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract described.



8/31/2021

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



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163.433 ACRE TRACT

William Roberts Survey, Abstract Number 524
City of Georgetown, Williamson County, Texas

DESCRIPTION, of a 163.433 acre tract of land situated in the William Roberts Survey, Abstract Number 524, Williamson County, Texas; said tract being all of that certain tract of land described as Tract I and part of those certain tracts of land described as Tract II and Tract III in Warranty Deed to Jasper P. Sudduth and Ida P. Sudduth recorded in Volume 512, Page 71 of the Deed Records of Williamson County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Steven C. Howard recorded in Instrument Number 2020151834 of the Official Public Records of Williamson County, Texas; said 163.433 acre tract being more fully described as follows: (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances reported have been scaled by applying the surface adjustment factor of 1.00012000):

BEGINNING, at a 1/2-inch iron rod with red "FOREST" cap found for corner on the northwest right-of-way line of Interstate Highway 35 (a variable width right-of-way); said point being the northeast corner of said Tract I and the southeast corner of that certain tract of land described in Warranty Deed with Vendor's Lien to James C. Nieman recorded in Volume 886, Page 335 of said Deed Records; from said point a 1-inch square pipe found bears South 71°24' West, a distance of 2.2 feet;

THENCE, South 13 degrees, 56 minutes, 05 seconds West, along the southeast line of said Tract I and the northwest line of said Interstate Highway 35, a distance of 119.60 feet to a point for corner;

THENCE, departing the said southeast line of Tract I and the said northwest line of Interstate Highway 35, into and across said Tract I, Tract II, and Tract III, the following six (6) calls:

South 70 degrees, 39 minutes, 45 seconds West, a distance of 203.09 feet to a point for corner;

South 69 degrees, 29 minutes, 28 seconds West, a distance of 425.44 feet to a point for corner;

South 11 degrees, 55 minutes, 43 seconds West, a distance of 2,295.81 feet to a point for corner;

North 78 degrees, 04 minutes, 17 seconds West, a distance of 497.32 feet to a point for corner;

North 11 degrees, 55 minutes, 43 seconds East, a distance of 306.91 feet to a point for corner;

North 78 degrees, 04 minutes, 17 seconds West, a distance of 574.20 feet to a point for corner in the southwest line of said Tract II and the northeast line of that certain tract of land described in General Warranty Deed with Vendor's Lien in Favor of Third Party to Irina I. Fayerberg and Jorge O. Zamora recorded in Instrument Number 2014088568 of said Official Public Records;

THENCE, in a northerly direction, along the northeast line of said Fayerberg Tract and the southwest line of said Tract II, the following fourteen (14) calls:

163.433 ACRE TRACT

(Continued)

North 21 degrees, 45 minutes, 10 seconds West, a distance of 46.86 feet to a point for corner;

North 20 degrees, 30 minutes, 59 seconds West, a distance of 60.87 feet to a point for corner;

North 30 degrees, 43 minutes, 10 seconds West, a distance of 11.06 feet to a 1/2-inch iron rod with blue "QUICK" cap found for corner;

North 22 degrees, 54 minutes, 34 seconds West, a distance of 104.21 feet to a point for corner;

North 18 degrees, 03 minutes, 04 seconds West, a distance of 130.06 feet to a 1/2-inch iron rod found for corner;

North 23 degrees, 12 minutes, 26 seconds West, a distance of 100.96 feet to a 1/2-inch iron rod found for corner;

North 20 degrees, 47 minutes, 04 seconds West, a distance of 180.58 feet to a 1 1/2-inch iron rod with blue "QUICK" cap found for corner;

North 22 degrees, 02 minutes, 47 seconds West, a distance of 104.76 feet to a 1/2-inch iron rod with blue "QUICK" cap found for corner;

North 26 degrees, 22 minutes, 19 seconds West, a distance of 33.25 feet to a 1/2-inch iron rod with blue "QUICK" cap found for corner;

North 08 degrees, 47 minutes, 56 seconds West, a distance of 6.36 feet to a 1/2-inch iron rod with "FOREST" cap found for corner;

North 20 degrees, 14 minutes, 29 seconds West, a distance of 16.17 feet to a 1/2-inch iron rod with blue "QUICK" cap found for corner;

North 20 degrees, 03 minutes, 24 seconds West, a distance of 17.68 feet to a 1/2-inch iron rod found for corner;

North 20 degrees, 06 minutes, 09 seconds West, a distance of 231.66 feet to a 1/2-inch iron rod with blue "QUICK" cap found for corner;

North 19 degrees, 32 minutes, 37 seconds West, a distance of 110.23 feet to a 1/2-inch iron rod found for corner at the northwest corner of said Tract II; said point being the northeast corner of said Fayerberg tract, and in the southeast line of said Howard tract;

THENCE, in a southwesterly direction, along the northwest line of said Fayerberg tract and the southeast line of said Howard tract, the following two (2) calls:

South 69 degrees, 29 minutes, 28 seconds West, a distance of 320.18 feet to a 1/2-inch iron rod found for corner;

163.433 ACRE TRACT

(Continued)

South 69 degrees, 03 minutes, 33 seconds West, a distance of 499.97 feet to a 1/2-inch iron rod found for corner at the southwest corner of said Howard tract; said point being the southeast corner of that certain tract of land described in Warranty Deed to San Gabriel Investments, Ltd. recorded in Instrument Number 2004079454 of said Official Public Records, and in the northwest line of said Fayerberg tract;

THENCE, North 21 degrees, 34 minutes, 02 seconds West, departing the said northwest line of Fayerberg tract, along the southwest line of said Howard tract and the northeast line of said San Gabriel tract, at a distance of 1,424.32 passing the southeast corner of Lot 1, Block 1, Grace Academy Subdivision, an addition to the City of Georgetown, Texas according to the plat recorded in Cabinet CC, Slide 339 of the Plat Records of Williamson County, Texas, continuing along the northeast line of said Lot 1 in all a total distance of 1,626.00 feet to a 1/2-inch iron rod found for corner at the northwest corner of said San Gabriel tract; said point being the easternmost northeast corner of said Lot 1 and in the southeast line of that certain tract of land described as Tract Two in Partition Deed to Linda Irvine Strong, Jon P. Strong, and Michael Alan Strong recorded in Instrument Number 2019068288 of said Official Public Records;

THENCE, North 69 degrees, 02 minutes, 13 seconds East, along the southeast line of said Strong tract and the northwest line of said Howard tract, a distance of 1,795.33 feet to a 1/2-inch iron rod with "FOREST" cap found for corner at the southeast corner of said Strong tract; said point being the westernmost southwest corner of said Nieman tract and in the northwest line of said Howard tract;

THENCE, North 69 degrees, 38 minutes, 54 seconds East, along the northwest line of said Howard tract and the westernmost southeast line of said Nieman tract, a distance of 1,053.68 feet to a point for corner;

THENCE, along the northeast line of said Howard tract and the southwest line of said Nieman tract, the following two (2) calls:

South 21 degrees, 18 minutes, 45 seconds East, a distance of 554.83 feet to a 3/8-inch iron rod found for corner;

South 21 degrees, 05 minutes, 07 seconds East, a distance of 1,020.61 feet to a 1-inch square iron pipe found for corner at the southeast corner of said Howard tract; said point being the south corner of said Nieman tract and in the northwest line of said Tract I;

18.874 ACRE TRACT

William Roberts Survey, Abstract Number 524,
City of Georgetown, Williamson County, Texas

DESCRIPTION, of a 18.874 acre tract of land situated in the William Roberts Survey, Abstract Number 524, Williamson County, Texas; said tract being part of those certain tracts of land described as Tract I, Tract II, and Tract III in Warranty Deed to Jasper P. Sudduth and Ida P. Sudduth recorded in Volume 512, Page 71 of the Deed Records of Williamson County, Texas; said tract also being part of that certain tract of land described in Warranty Deed to Donald Hoyle and Patsy S. Hoyle recorded in Volume 545, Page 392 of said Deed Records; said 18.874 acre tract being more fully described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances reported have been scaled by applying the surface adjustment factor of 1.00012000):

COMMENCING, at a 1/2-inch iron rod with red "FOREST" cap found for corner on the northwest right-of-way line of Interstate Highway 35 (a variable width right-of-way); said point being the northeast corner of said Tract I and the southeast corner of that certain tract of land described in Warranty Deed with Vendor's Lien to James C. Nieman recorded in Volume 886, Page 335 of the Deed Records of Williamson County, Texas; from said point a 1-inch square pipe found bears South 71°24' West, a distance of 2.2 feet;

THENCE, South 13 degrees, 56 minutes, 05 seconds West, along the southeast line of said Tract I and the northwest line of said Interstate Highway 35, at a distance of 3,319.10 feet passing the easternmost northeast corner of said Hoyle tract, at a distance of 3,426.11 feet passing the easternmost southeast corner of said Hoyle tract, continuing in all a total distance of 3,584.15 feet to a point for corner in the said southeast line of Tract I and the said northwest line of Interstate Highway 35; said point being the **POINT OF BEGINNING**;

THENCE, South 13 degrees, 56 minutes, 05 seconds West, continuing along the said southeast line of Tract I and the said northwest line of Interstate Highway 35, a distance of 61.98 feet to a point for corner at the northeast corner of that certain tract of land described as Second Tract in Warranty Deed to Howard N. Landry recorded in Volume 559, Page 13 of said Deed Records; from said point a 3/8-inch iron rod found bears South 67 degrees, 41 minutes West, a distance of 0.4 feet;

THENCE, South 67 degrees, 42 minutes, 28 seconds West, departing the said northwest line of Interstate Highway 35, along a southeast line of said Tract I, Tract II, Tract III, and the northwest line of said Landry tract, a distance of 995.19 feet to a 1/2-inch iron rod with "Chaparral Boundary" cap found for corner in the southeast line of said Tract III; said point being the northwest corner of said Landry Tract and a northeast corner of that certain tract of land described in Special Warranty Deed to NWC SH195 & I35, Ltd. recorded in Instrument Number 2008000666 of the Official Public Records of Williamson County, Texas;

THENCE, South 65 degrees, 33 minutes, 50 seconds West, continuing along the said southeast line of Tract III and the northwest line of said NWC tract, a distance of 56.98 feet to a point for corner at the southeast corner of that certain tract of land described in General Warranty Deed to Mitchell L. Fortune and Judith D. Fortune recorded in Instrument Number 2004002927 of said Official Public Records; said point being in the approximate centerline of Dry Berry Creek;

THENCE, departing the northwest line of said NWC tract, in a northerly direction along the easterly line of said Fortune Tract, the westerly line of said Tract II, and the approximate centerline of Dry Berry Creek, the following six (6) calls:

North 13 degrees, 59 minutes, 58 seconds West, a distance of 196.06 feet to a point for corner;

18.874 ACRE TRACT

(Continued)

North 13 degrees, 11 minutes, 24 seconds East, a distance of 250.88 feet to a point for corner;

North 08 degrees, 51 minutes, 32 seconds East, a distance of 199.71 feet to a point for corner;

North 05 degrees, 10 minutes, 36 seconds West, a distance of 289.51 feet to a point for corner;

North 11 degrees, 52 minutes, 40 seconds West, a distance of 266.75 feet to a point for corner;

North 17 degrees, 39 minutes, 05 seconds West, a distance of 288.72 feet to a point for corner;

THENCE, departing the said easterly line of Fortune Tract, the said westerly line of Tract II, and the said approximate centerline of Dry Berry Creek, into and across said Tract II, said Tract III, and said Tract I, the following three (3) calls:

South 78 degrees, 04 minutes, 17 seconds East, a distance of 885.82 feet to a point for corner;

South 11 degrees, 55 minutes, 43 seconds West, at a distance of 621.59 feet passing the north line of said Hoyle tract, at a distance of 727.21 feet passing the south line of said Hoyle tract, continuing in all a total distance of 1,022.80 feet to a point for corner;

North 67 degrees, 42 minutes, 28 seconds East, a distance of 497.50 feet to the **POINT OF BEGINNING**;

CONTAINING: 822,135 square feet or 18.874 acres of land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract described.



Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

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Date

