

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

**An Ordinance of the City Council of the City of Georgetown, Texas, conditionally granting a Special Use Permit for the specific use of "Fuel Sales" within the Local Commercial (C-1) zoning district, for the property located at 1910 Northeast Inner Loop, bearing the legal description of Lot 2, Amended Plat of Katy School Subdivision; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.**

Whereas, an application has been made from UCI Property LLC to the City for the purpose of allowing a Fuel Sales special use of the following described real property ("The Property"):

Lot 2, Amended Plat of Katy School Subdivision, as recorded in Document Number 2003047111 of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property"; and

Whereas, the Property is within the Local Commercial (C-1) zoning district, and the applicant requests to place the Fuel Sales use on the property; and

Whereas, the Unified Development Code allows Fuel Sales with a Special Use Permit approved by Council; and

Whereas, the City Council may approve an application for a Special Use Permit where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the general public. The City Council shall consider the following criteria in its review:

1. The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.
2. The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.
3. The proposed use does not negatively impact existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection and the ability of existing infrastructure and services to adequately provide services.
4. The proposed use does not negatively impact existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impact; and

Whereas, public notice of such hearing was accomplished in accordance with State Law

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**Description:** 1910 NE Inner Loop Fuel Sales SUP

**Case File Number:** 2022-6-SUP

**Date Approved:** \_\_\_\_\_

**Exhibits A Attached**

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 16, 2022, held the required public hearing and submitted a recommendation of approval to the City Council for the requested special use of the Property with the following conditions:

1. The proposed retail buildings as shown on the conceptual plan shall be included in the same Site Development Plan Application as the Fuel Sales

Whereas, the City Council, at a meeting on August 23, held an additional public hearing prior to taking action on the requested special use 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 Zoning District for the Property shall remain Local Commercial and the Ordinance allowing for the special use of Fuel Sales on the property is hereby adopted, if developed in accordance with the attached *Exhibit A* (Conceptual Site Plan) and the following conditions:

1. The proposed retail buildings as shown on the conceptual plan shall be included in the same Site Development Plan Application as the Fuel Sales

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.

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APPROVED on First Reading on the 23<sup>rd</sup> of August 2022.

APPROVED AND ADOPTED on Second Reading on the 13<sup>th</sup> of September 2022.

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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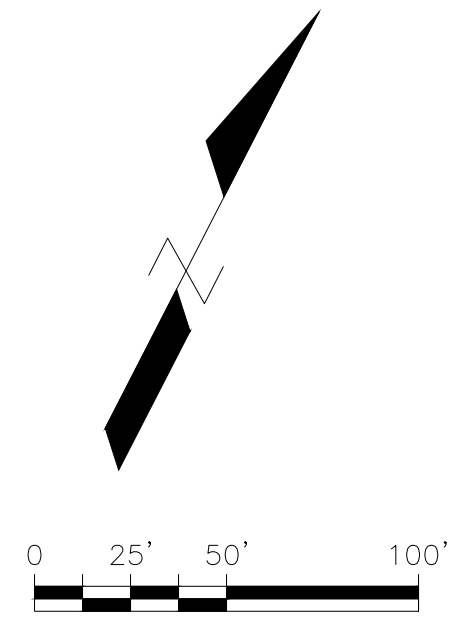
**Date Approved:** \_\_\_\_\_

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**SITE DATA**

**ADDRESS:** 1910 NE INNER LOOP  
GEORGETOWN, TX 78626

**SITE ACREAGE:** 7.96 Ac.

**ZONING DISTRICT:** C-1

**IMPERVIOUS AREA:** 58%

**TREES**  
NO EXISTING TREES

PARKING TABLE				
	USE	SF	PARKING CODE	REQUIRED SPACES
BUILDING A	RETAIL	7800	1 per 250 GFA	32
BUILDING B	RETAIL	14000	1 per 250 GFA	56
BUILDING C	RETAIL	5600	1 per 250 GFA	23
BUILDING D	RETAIL	9600	1 per 250 GFA	39
CAR WASH		1000	1 per 200 GFA + 2	7
<b>Total Amount of Parking Spaces Required</b>				<b>157</b>
<b>Total Amount of Parking Spaces Provided</b>				<b>216</b>

**UP**  
**ENGINEERING**  
**+ SURVEYING**

11903 JONES MALSERBERG ROAD, SUITE 102  
SAN ANTONIO, TX 78216 TEL 210-774-5504  
WWW.UPEAGENCY.COM EPLS F-17992

**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING, OR PERMIT  
PURPOSES.

PREPARED UNDER THE  
SUPERVISION OF  
REGISTERED PROFESSIONAL  
ENGINEER #59503, CN,  
P.E. #59503, CN,  
May 27, 2022

**UCI PROPERTY LLC**  
**5805 CALLAGHAN RD, SUITE 100**  
**SAN ANTONIO, TEXAS 78228**

**7.96 AC TRACT**  
**GEORGETOWN DEVELOPMENT**

**PRELIMINARY LAND PLAN**

REV	DATE	DESCRIPTION	BY

DESIGNED BY: WPF  
DRAFTED BY: JWH  
CHECKED BY: NFU

Date: May 27, 2022, 4:30pm User: D:\Engineering\Projects\7.96 AC Tract\7.96 AC Tract.dwg  
 Title: 7.96 AC TRACT - Georgetown Development - Georgetown C-Store Concept Plan.dwg