

Notice of Meeting of the Governing Body of the City of Georgetown, Texas April 27, 2021

The Georgetown City Council will meet on April 27, 2021 at 2:00 PM at Virtual Meeting

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

To join from a PC, Mac, iPad, iPhone or Android device please click this URL:

[https://georgetowntx.zoom.us/j/98994860335?](https://georgetowntx.zoom.us/j/98994860335?pwd=VHVNcXR4dHhlcExFaXhwSGxxcmM5dz09)

[pwd=VHVNcXR4dHhlcExFaXhwSGxxcmM5dz09](https://georgetowntx.zoom.us/j/98994860335?pwd=VHVNcXR4dHhlcExFaXhwSGxxcmM5dz09)

Webinar ID: 989 9486 0335

Passcode: 029101

Or join by phone dial:

(346)248-7799 OR (669)900-6833 OR (253)215-8782 OR (929)205-6099

OR (301)715-8592 OR (312)626-6799

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Webinar ID: 989 9486 0335

Passcode: 029101

Citizen comments are accepted in three different formats:

Submit the following form by 12:00 p.m. on the date of the meeting and the City Secretary will read your comments into the recording during the item that is being discussed –

<https://records.georgetown.org/Forms/AddressCouncil>

You may log onto the meeting, at the link above, and “raise your hand” during the item. If you are unsure if your device has a microphone please use your home or mobile phone to dial the toll free number. To Join a Zoom Meeting, click on the link and join as an attendee. You will be asked

to enter your name and email address – this is so we can identify you when you are called upon. At the bottom of the webpage of the Zoom Meeting, there is an option to Raise your Hand. To speak on an item, simply click on that Raise Your Hand option once the item you wish to speak on has opened. When you are called upon by the Mayor, your device will be remotely un-muted by the Administrator and you may speak for three minutes. Please state your name clearly upon being allowed to speak. When your time is over, your device will be muted again.

City Council Chamber will be open to the public and a member of the public may make a comment on an agenda item in the Chambers. Social Distancing will be strictly enforced. Audience capacity is limited to 41 attendees. Face masks are required and will be provided onsite. Use of profanity, threatening language, slanderous remarks or threats of harm are not allowed and will result in you being immediately removed from the meeting.

If you have questions or need assistance, please contact the City Secretary's office at cs@georgetown.org or at 512-930-3651.

Policy Development/Review Workshop -

- A Overview, discussion and direction from City Council regarding the possible creation of an Extraterritorial Jurisdiction (ETJ) Municipal Utility District (MUD) for the proposed Avery Bost Development -- Wayne Reed, Assistant City Manager
- B Presentation, update and discussion regarding amendments to the Shadow Canyon MUD (a.k.a. Williamson County Municipal Utility District #34 or WCMUD #34) Amended Consent Agreement and water services agreement -- Wayne Reed, Assistant City Manager
- C Presentation and discussion regarding short term rentals and potential regulation -- Michaela Dollar, Economic Development Director; Jackson Daly, Community Services Director; and Cari Miller, Tourism & CVB Manager
- D Presentation by Williamson Central Appraisal District Chief Appraiser Alvin Lankford regarding growth trends in assessed value and an overview of the WCAD budget and services provided -- Leigh Wallace, Finance Director

Executive Session

In compliance with the Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the items listed below will be discussed in closed session and are subject to action in the regular session.

- E **Sec. 551.071: Consultation with Attorney**
Advice from attorney about pending or contemplated litigation and other matters on which the attorney has a duty to advise the City Council, including agenda items
 - Litigation Update
- Sec. 551.086: Certain Public Power Utilities: Competitive Matters**
 - Competitive Matters – Purchased Power Update
- Sec. 551.087: Deliberation Regarding Economic Development Negotiations**
 - Project Access

- Project Zeus
- Sec. 551.074: Personnel Matters**
- City Manager

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2021, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
City Council Workshop
April 27, 2021

SUBJECT:

Overview, discussion and direction from City Council regarding the possible creation of an Extraterritorial Jurisdiction (ETJ) Municipal Utility District (MUD) for the proposed Avery Bost Development -- Wayne Reed, Assistant City Manager

ITEM SUMMARY:

The City has received a request to create a new ETJ Municipal Utility District (MUD). We are seeking Council's preliminary direction on whether the request conforms to the City's MUD Policy, the terms currently under discussion between City staff and the Developer are satisfactory, and/or there are specific elements or focus areas you would like to be addressed in a Consent Agreement or any other agreement related to the proposed project.

Background

DR Horton is currently negotiating the purchase of approximately 422 acres of land located in the southeast quadrant of the City's ETJ, just west of SH130 and bordered by CR 105, CR 110, and CR 107. The land is **not** contiguous to the city limits of Georgetown as you will see in the presentation.

If DR Horton acquires the land, DR Horton intends to develop the property as a mixed-use development as shown on the attached Concept Plan (see Attachment 1). DR Horton proposes approximately 1,336 residential units along with 21 acres of commercial/retail development, 21 acres of public parkland, a private amenity center, and additional open space. In addition, DR Horton is working with Georgetown ISD on a site for an elementary school. The residential portion of the development will include a mix of housing including up to 839 single-family homes, 159 duplexes, and 338 detached rear-load homes. This mix of uses is consistent with the City's Future Land Use Plan (see Attachment 2).

MUD Policy Evaluation

The purpose of this presentation is to discuss whether or how DR Horton's request for a MUD comports with the City's July 24, 018 MUD Policy and whether the City Council believes that staff should move forward to negotiate a Consent Agreement and other agreements related to the proposed project.

POLICY 1: Basic Requirements for Creation of MUDs

This policy states, " ... *Before consenting to the creation of a district, the City Council should consider whether the creation of the district is feasible, practicable, and necessary for the provision of the proposed services and would be a benefit to the land, and therefore warrants the City's consent, consistent with the other considerations in this policy.*

A . The City's **basic requirements** for creation of a MUD are generally as follows, and discussed in more detail below:

1. Quality Development.
2. Extraordinary Benefits.
3. Enhance Public Service and Safety.
4. City Exclusive Provider.
5. Fiscally Responsible.
6. Finance Plan.
7. Annexation.

POLICY 2: Provide examples of "unique factors justifying [MUD] creation or amendments" to guide determinations made in the UDC

- DR Horton is proposing to construct an oversized wastewater interceptor line at no cost to the City. The larger wastewater interceptor line would serve other tracts east of SH 130. The estimated total cost of the larger wastewater interceptor line is \$14M
- DR Horton is agreeing to signalize future intersections on CR 105 (Westinghouse Road) & CR 110 at their sole

cost

POLICY 3: Address provision of public services, and address public safety matters in the Consent Agreement

Water = Jonah SUD

Wastewater = City

Electric = Oncor

Solid Waste = City

POLICY 4: Address utility service issues, and include those utility service provisions in the Consent Agreement

- See “Policy No. 2” regarding wastewater
- See “Policy No. 3” regarding which utility services the City is authorized to provide to this area

POLICY 5: Specify the amount of debt intended to be issued, the purpose of the debt, and the debt service schedule, and include those financial provisions in the Consent Agreement

- Bonds to be Issued (Maximum Amount) – \$120,000,000
- Bond Maturity (Maximum) – 25 years [MUD Policy guide is 25 years]
- Bond Issuance Period (from first to last bonds issued) – 10 years [MUD Policy guide is 10 years]
- District Only Tax Rate (Maximum) – \$0.95/\$100 assessed valuation

POLICY 6: Address future municipal annexation of the MUD, when located in the ETJ.

- The land is not contiguous to the City and so cannot be annexed for full purposes, however staff recommends that the land be annexed for limited purposes through a Strategic Partnership Agreement between the City and the future MUD.
- DR Horton has agreed that the future MUD consent to limited purpose annexation of the land through a Strategic Partnership Agreement.
- Limited purpose annexation allows the City to impose its imposition and collection of sales taxes, and applying planning, zoning, health and safety ordinances in the area.
- With regard to sales and use taxes, it is proposed that, similar to other such agreements, revenue from the City’s 1% General Sales and Use Tax to be split between the City and DR Horton (e.g., 80% city/20% Developer) as City Council directs and the MUD agrees.

POLICY 7: Require development in a MUD to exceed minimum UDC land use and development standards, and address the land use provisions in the Consent Agreement or related agreement

- Residential development be subject to enhanced architectural features over and above City requirements, including exterior finishes having 85% masonry finishes of brick, stone, and/or stucco (exclusive of roofs, eaves, dormers soffits, windows, doors, gables, garage doors, decorative trim and trim work). All walls must include materials and design characteristics consistent with those on the front. Lesser quality materials or details for side or rear walls are prohibited;
- Nonresidential development shall be subject to architectural standards consistent with UDC;
- Developer committed to providing higher standards in streetscape, parks and landscape design; and
- Design and construct a minimum of one private amenity center that will contain a clubhouse and pool for District residents use only. The private amenity center will be owned and maintained by the Community homeowner’s association

POLICY 8: Require development in a MUD to exceed UDC parkland requirements (not just meet UDC standards or less than UDC standards), and address parkland provisions in the Consent Agreement

- Provide approximately 20 acres for neighborhood parkland and develop the site for trails, recreational, and playground features

POLICY 9: Address transportation issues and include transportation provisions in the Consent Agreement

- Fully fund the design and construction for multiple traffic signals located on CR 105 & CR 110

POLICY 10: City Operations Compensation Fee

- No City Operation Compensation Fee for the following two reasons:
 - a. Developer has agreed to fully cover the cost to oversize the wastewater interceptor line and to locate it on the City's preferred alignment to the future Mankins WWTP site
 - b. Developer supports a Strategic Partnership Agreement (SPA) with the City to allow the City to impose and collect its sales and use tax as described earlier

In consideration of the creation of the District, DR Horton is supportive of following public improvements and/or contributions:

Requested Feedback from the Council:

1. Does Council support an ETJ MUD (roughly 420 acres) under terms as presented?
2. If Council supports an ETJ MUD, does Council support a Strategic Partnership Agreement (SPA) to impose and collect the City's sales tax in an ETJ development with sales tax revenue to be divided between the City and the Developer on terms approved by City Council (e.g., 80% City/20% Developer)
3. Does Council have comments on the proposed Land Use Plan?

FINANCIAL IMPACT:

Proposed Financial Terms (based on estimated assessed values)

Facilities Bonds may be issued to finance: Water, Wastewater, Drainage, Roads, Recreational Facilities, and associated fees

SUBMITTED BY:

Wayne Reed, Assistant City Manager

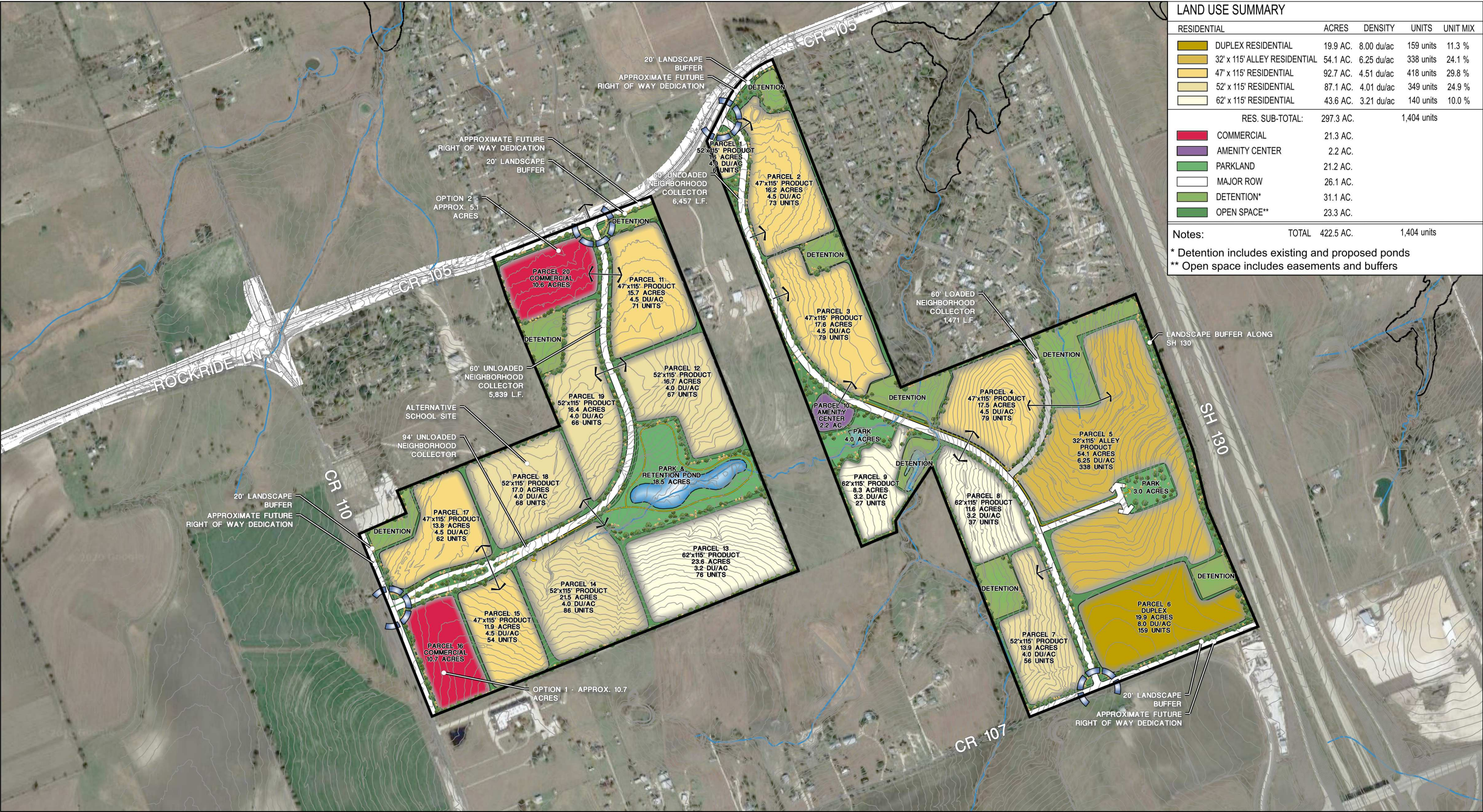
ATTACHMENTS:

Draft Concept Plan ("Land Use Plan")

City's Future Land Use Plan

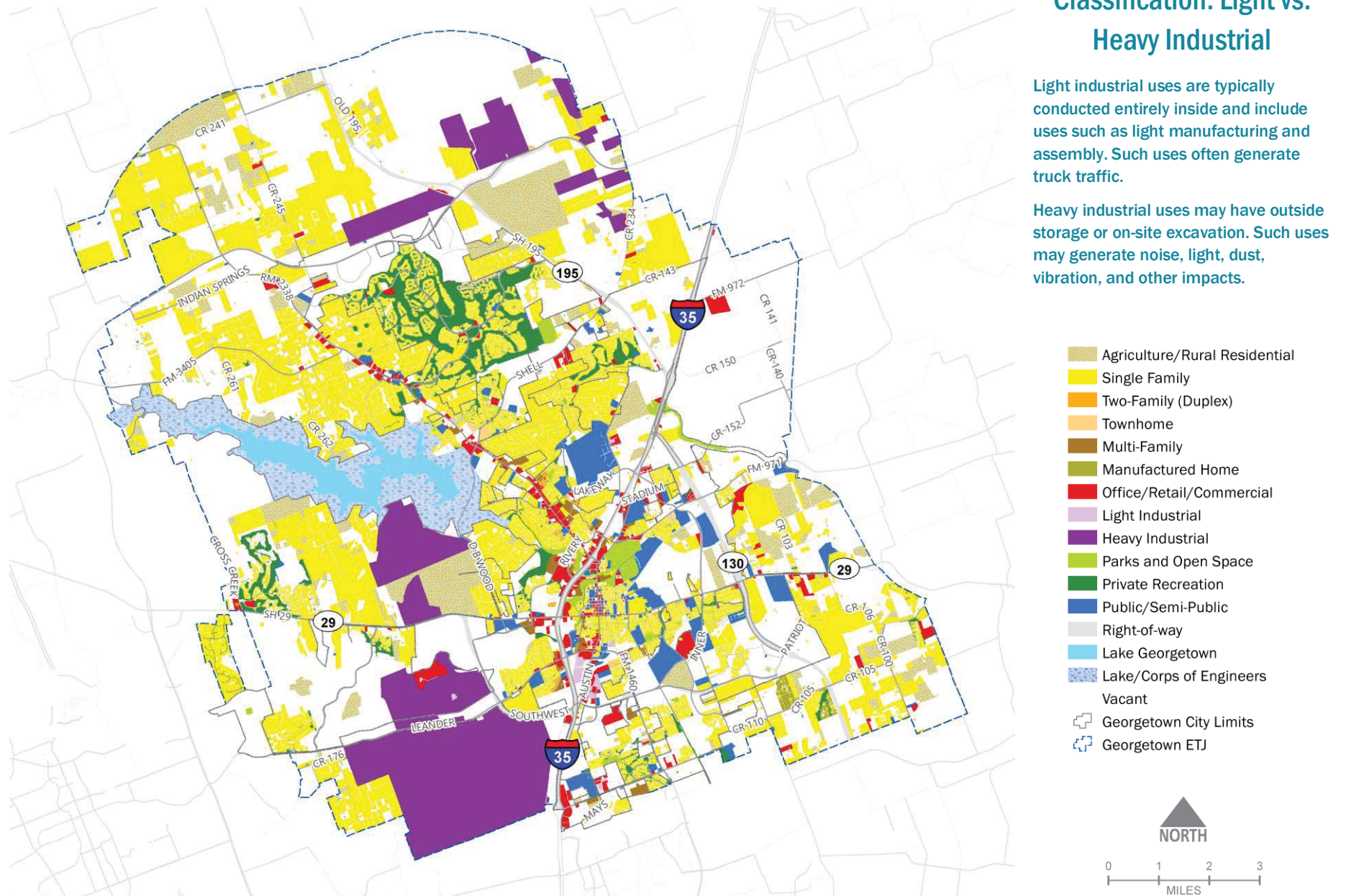
DR Horton Wastewater Interceptor Line Map

Avery Bost Presentation

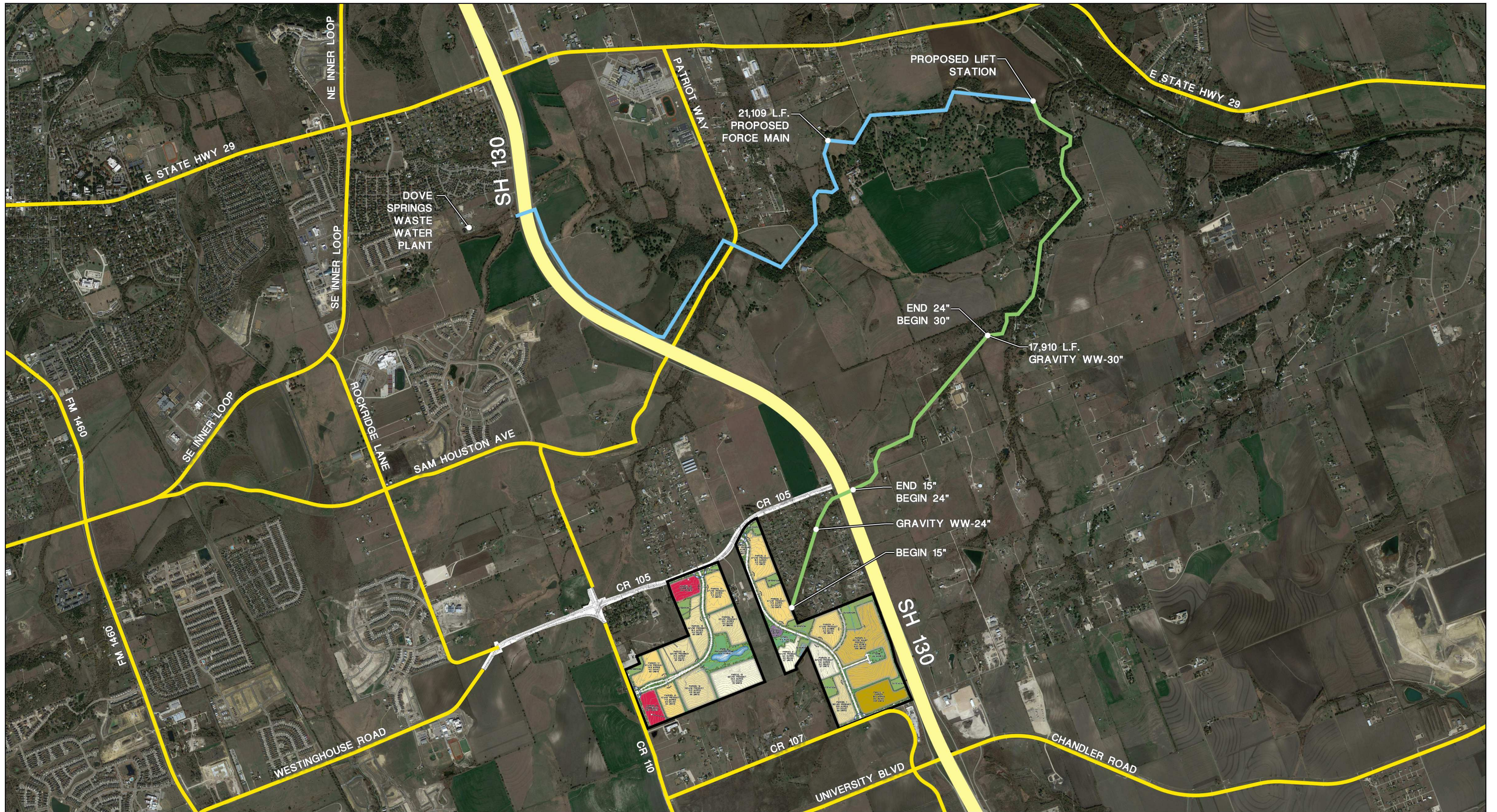


LAND USE SUMMARY				
RESIDENTIAL	ACRES	DENSITY	UNITS	UNIT MIX
DUPLEX RESIDENTIAL	19.9 AC.	8.00 du/ac	159 units	11.3 %
32' x 115' ALLEY RESIDENTIAL	54.1 AC.	6.25 du/ac	338 units	24.1 %
47' x 115' RESIDENTIAL	92.7 AC.	4.51 du/ac	418 units	29.8 %
52' x 115' RESIDENTIAL	87.1 AC.	4.01 du/ac	349 units	24.9 %
62' x 115' RESIDENTIAL	43.6 AC.	3.21 du/ac	140 units	10.0 %
RES. SUB-TOTAL:			1,404 units	
COMMERCIAL	21.3 AC.			
AMENITY CENTER	2.2 AC.			
PARKLAND	21.2 AC.			
MAJOR ROW	26.1 AC.			
DETENTION*	31.1 AC.			
OPEN SPACE**	23.3 AC.			
Notes:			TOTAL 422.5 AC.	1,404 units
* Detention includes existing and proposed ponds				
** Open space includes easements and buffers				

Figure 21. Existing Land Use Map (as of 1/22/2020)



Source: Williamson County Appraisal District



SEC Planning, LLC
 Land Planning + Landscape Architecture + Community Branding
 AUSTIN, TEXAS
 t 512.246.7003
 www.secplanning.com + info@secplanning.com

UTILITY CONTEXT MAP AVERY/BOST TRACT GEORGETOWN, TEXAS



North

0 1,250 2,500 5,000

Scale: 1" = 2,500'
 Date: March 17, 2021

SHEET FILE: V:\200083-HORT\Cadfiles\PLANNING\Exhibits\Utility Context Map.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Avery Bost MUD

Potential Creation of a New ETJ MUD, Strategic Partnership Agreement, and Land Use Plan

Presented by
Wayne Reed, Assistant City Manager

Overview

- Purpose of Presentation
- Avery Bost Land Use Plan (draft)
- MUD Policy Basic Requirements
- MUD Policy Analysis to Proposal
- Feedback and Direction
- Next Steps

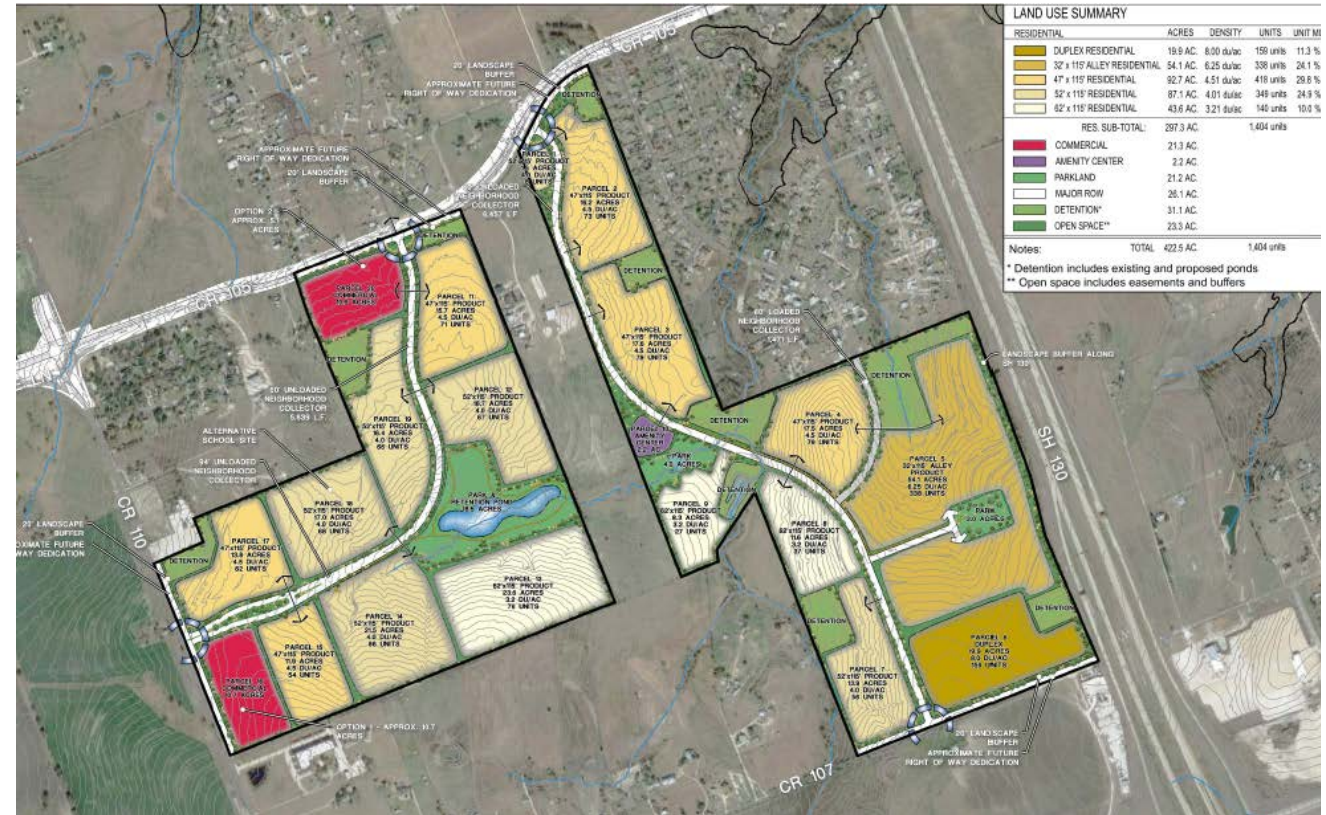
Purpose

Staff is seeking Council's feedback and direction on whether to pursue an ETJ Municipal Utility District (MUD) for the development currently known as Avery Bost, and if so, whether to also negotiate a Strategic Partnership Agreement (SPA).

- Does Council support an ETJ MUD (roughly 420 acres) under terms as presented?
- If Council supports an ETJ MUD, does Council support an SPA to impose and collect the City's sales tax in an ETJ development with sales tax revenue to be divided between the City and the Developer on terms approved by City Council (e.g., 80% City/20% Developer)?
- Does Council have comments on the proposed Land Use Plan?

Avery Bost Land Use Plan

- 422.5 total acres
 - 23.3 acres of open space
 - 21.2 acres of parkland
- 1,336 SF Lots (max) w/ school site
 - 10% minimum 60' lots
 - 10% minimum Townhome/Duplex/Attached
 - Maximum 25% less than 45' (alley load only)
 - Maximum 30% between 45' and 50'
- 1,404 SF Lots w/o school site
- 21.3 acres commercial



MUD Policy

(Approved July 2018)

Purpose

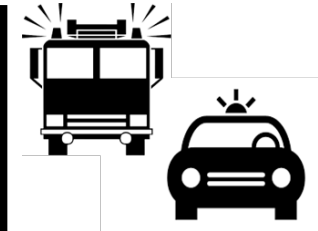
The City of Georgetown finds that the purpose of a Municipal Utility District (MUD) is to assist in closing the financial gap when a development is seeking to exceed minimum City standards, provide a robust program of amenities, and/or where substantial off-site infrastructure improvements are required that would serve the MUD and surrounding properties.



Quality Development



Extraordinary Benefits



Public Service/Safety



Exclusive Provider



Fiscally Responsible

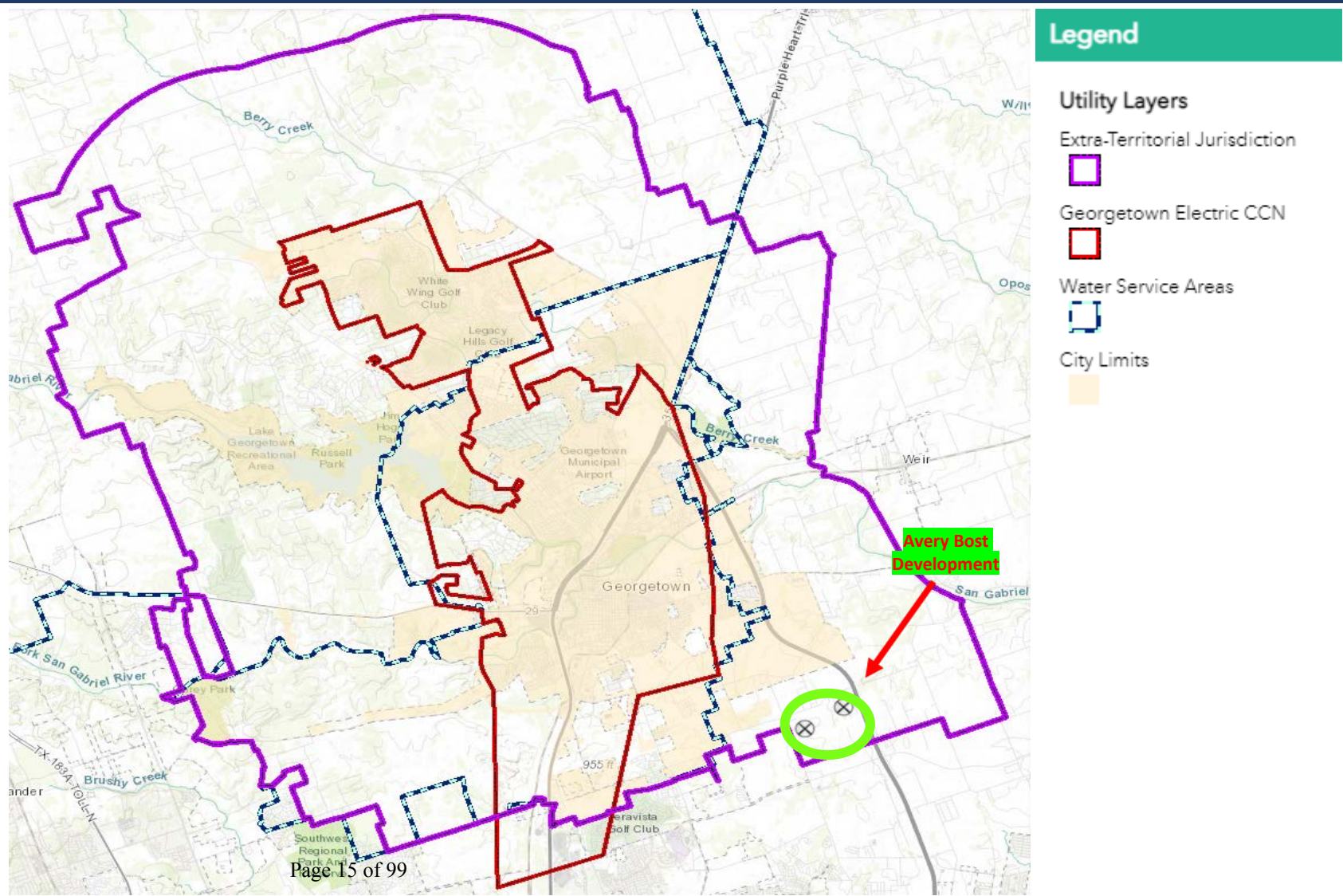


Finance Plan



Annexation

CURRENT SERVICE AREA





Quality Development. The development meets or exceeds the intent of the development, infrastructure, and design standards of City codes

- **Infrastructure.**
Developer has agreed to meet the City's infrastructure standards and will participate in the construction and funding of an estimated \$14M to promote City's long-term wastewater solution for this area of the SE Quadrant.





Quality Development. The development meets or exceeds the intent of the development, infrastructure, and design standards of City codes

- **Land Development.** Developer has agreed to meet/exceed standards in effect at the time of preliminary plat.
- **Commercial Centers.** Two neighborhood oriented commercial tracts of approximately 10 acres each.
- **Architectural Standards.** Developer has agreed to include design standards for residential development consistent with recent MUDs.





Quality Development. The development meets or exceeds the intent of the development, infrastructure, and design standards of City codes

Streetscape Enhancements



Street Trees spaced a maximum of 40 feet on center, except when in conflict with street light pole, fire hydrant, drainage inlet or other utility conflict.



Extraordinary Benefits. The development provides extraordinary public benefits that advance the vision and goals of the Comprehensive Plan.

- **Water Infrastructure.** Water provided by Jonah SUD
- **Roads.** The development is complying with the City's OTP and will contribute to roadway improvements to the boundary streets which will benefit this community as well as surrounding properties
- **Traffic Signals.** The developer is to contribute the full cost for traffic signals located on CR 105 & CR 110
- **Trails.** Developer/District to design, fund, and construct trails and trailhead and parking areas
- **Parks/Open Space.** Developer agrees to provide 21 acres of neighborhood parkland and 23.3 acres of open space



Extraordinary Benefits. The development provides extraordinary public benefits that advance the vision and goals of the Comprehensive Plan.

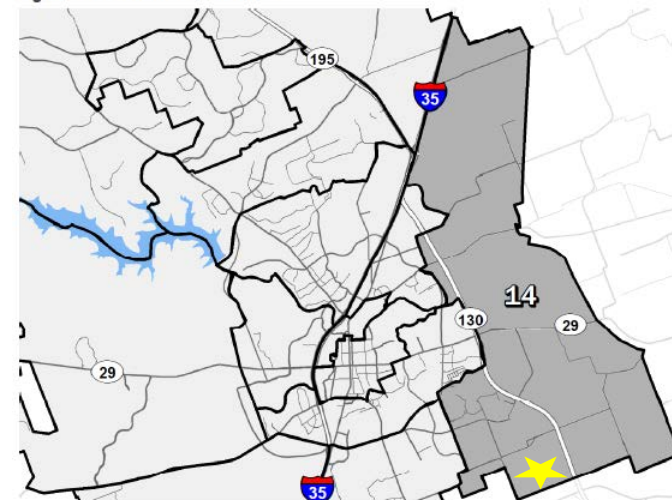
- **Diversity of Housing. Land Use Plan provides** a diversity of housing with range of single-family lots/designs, two family and alley loaded lots closest to corridor, while increasing commercial as described earlier.

Vacant Land Analysis			
Vacant acres		13,413	
Vacant acres outside floodplain		11,913	
Housing and Household Characteristics			
	Avery-Bost	Subarea	Planning Area
Single Family, detached	89%	6%	81%
Single Family, attached	11%	2%	1%
Multi-family	0%	0%	17%
Median lot size	.12	1.00	.23
Price per sq. ft.	TBD	\$143	\$146

Source: WCAD 2018 Data



Figure 134. Subarea 14 Boundaries





Enhance Public Service and Safety. The development enhances public services and optimizes service delivery through its design, dedication of sites, connectivity, and other features.

- **SIP Fee.** Developer agrees that the City can collect a Fire SIP fee of at time of application of building permit for each residential lot and commercial lot.



City Exclusive Provider. The development further promotes the City as the exclusive provider of water, sewer, solid waste, and electric utilities.

- **Exclusive Provider.** The City to be the exclusive provider of wastewater and solid waste services
- **On-site Facilities.** The Developer/District to cover the full cost of On-site Facilities (water, wastewater, drainage, road, etc....)
- **Impact Fees.** The Developer has agreed to be subject to the City's wastewater impact fee



Finance Plan. The developer(s) contributes financially to cover a portion of infrastructure expenses without reimbursement by the MUD or the City and as reflected in conditions placed on the issuance of bonds by the district.

Bond Information:

- **Maximum Amount of Bonds to be Issued:** \$120,000,000
- **Maximum Bond Maturity:** 25 years [MUD Policy guide is 25 years]
- **Bond Issuance Period:** 10 years [MUD Policy guide is 10 years]
- **Refunding Bonds:** No deviation from policy requested
- **District Only Tax Rate (Maximum):** \$0.95/\$100 in Assessed Value



Finance Plan. The developer(s) contributes financially to cover a portion of infrastructure expenses without reimbursement by the MUD or the City and as reflected in conditions placed on the issuance of bonds by the district.

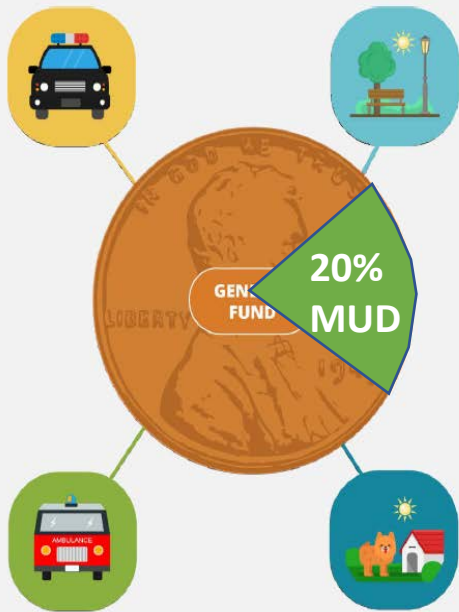
- **Infrastructure Contribution.** Master Developer has agreed to design, construct, and install an estimated \$14M of off-site wastewater infrastructure, at no cost to the City and to promote City's long-term wastewater solution for the southeast quadrant of the City's ETJ.



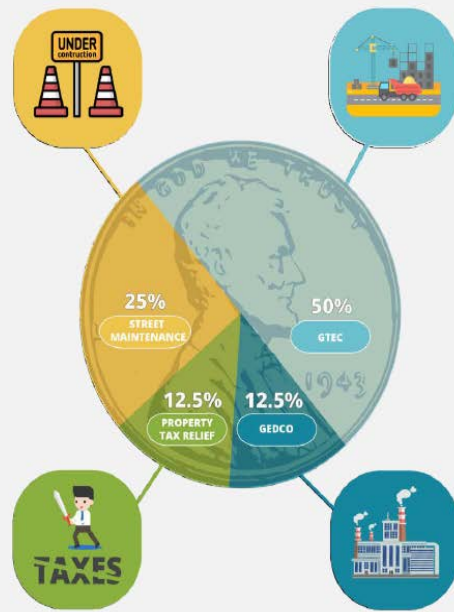
Annexation. The development will not impair the City's future annexation of the MUD or adjacent property or impose costs not mutually agreed upon.

- **Strategic Partnership Agreement (SPA).** Staff supports an SPA annexing the entire MUD for limited purposes, the limited purposes being imposition and collection of sales tax. The proposal is to:
 - MUD would receive 20% of the City's 1% general sales tax but none of the other 1 cent of dedicated sales and use taxes. (see next slide)
 - City will get 80% of the City's 1% general sales and use tax, and 100% of all other sales and use taxes.

The City of Georgetown – 2¢ Sales Tax Break Down

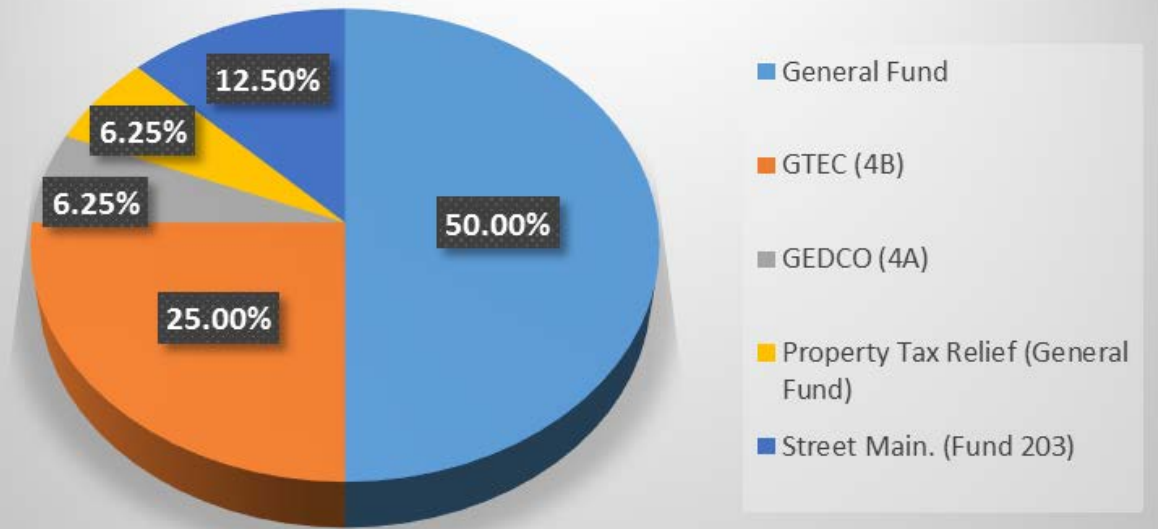


City Retains 80%



City Retains 100%

Sales Tax Breakdown





Fiscally Responsible. The development is financially feasible, doesn't impair the City's ability to provide municipal services, and would not impose a financial burden on the citizens of Georgetown in the event of annexation.

- **Estimated Sales Tax.** Scenario 1 – 3 below assume commercial absorption **over 20 years** with a Strategic Partnership Agreement with an ETJ MUD

ESTIMATE City of Georgetown			
Avery Bost MUD - DR Horton			
Strategic Partnership Agreement	SCENARIO		
	Scenario 1	Scenario 2	Scenario 3
City's Revenue: 80% of the City's 1% general sales and use tax	\$3,029,339.60	\$1,947,432.20	\$1,514,669.76
City's Revenue: 100% of "all other" sales and use taxes (listed below)	\$3,906,887	\$2,511,570	\$1,953,444
MUD would receive 20% of the 1 cent:	\$757,335	\$486,858	\$378,667

[NOTE: **Scenario 1** includes 170,400 sq ft of neighborhood commercial with construction starting in year 5 and buildout by year 10]

Feedback and Direction

Staff is seeking Council's feedback and direction on a request for creation of a new ETJ Municipal Utility District (MUD), Avery Bost, to negotiate agreement and a corresponding Land Use Plan.

- Does Council support an ETJ MUD (roughly 420 acres) under terms as presented?
- If Council supports an ETJ MUD, does Council support an SPA to impose and collect the City's sales tax in an ETJ development with sales tax revenue to be divided between the City and the Developer on terms approved by City Council (e.g., 80% City/20% Developer)?
- Does Council have comments on the proposed Land Use Plan?

Next Steps

- **Should Council direct staff to proceed with an ETJ MUD, the next steps would include:**
 - Initiate negotiations with Avery Bost MUD

City of Georgetown, Texas
City Council Workshop
April 27, 2021

SUBJECT:

Presentation, update and discussion regarding amendments to the Shadow Canyon MUD (a.k.a. Williamson County Municipal Utility District #34 or WCMUD #34) Amended Consent Agreement and water services agreement -- Wayne Reed, Assistant City Manager

ITEM SUMMARY:

Joe Straub on behalf of 278 Georgetown, Inc., the Owner, has requested an amendment to the Williamson County Municipal Utility District #34 Original Consent Agreement ("Consent Agreement" or "CA") and to renew a water services agreement. He is asking the City to consider an amendment to the Consent Agreement to increase bond capacity from \$19.9 million to \$26.0 million. In addition, there is a need to replace the old Water Service Agreement for this development as it was on an old form and has expired. In exchange for the amendment to the Consent Agreement Owner has agreed to incorporate architectural standards for all future homes to ensure consistency in the quality across the entire development as it builds out, covering the full cost to design and construct a traffic signal at State Highway 29 (SH 29) and River Terrace Drive when warranted, and providing a date certain for the completion of construction of the portion of the City's regional river trail that is planned for this property.

City staff supports the proposed changes.

Background

The Shadow Canyon single-family development covers approximately 278 acres and is located on the south side of SH 29 west of D.B. Wood Road and is controlled by a 2016 Consent Agreement Council approved its consent to the creation of Williamson County Municipal Utility District #34 (WCMUD #34) in May 2016.

The existing Land Plan covers 278 acres and is comprised of the following features:

- Single-family = 600 DUs;
- Amenity center
- Open space = 80 acres; and
- Regional Trail along the San Gabriel River

There are no proposed changes to the Land Plan.

A 2005 Water Services Agreement also applies to the land. The 2005 agreement is one that was assigned to Georgetown when the City acquired CTSUD. That agreement was last amended in 2013 to divide LUEs among various tracts when ownership changed hands, but it still predates the current project and some terms have expired and others no longer apply. City Staff is proposing to re-do the Water Service Agreement to be consistent with similar agreements now in use by the City in the old CTSUD water service area.

Amendments

The amendments being proposed at this time are as follows:

1. Traffic Signal

- Existing: No obligation to fund the design and construction of a traffic signal at the intersection of State Highway 29 and River Terrace Drive. Signalization of this intersection is controlled by TxDOT.
- Proposed: Owner to be obligated to conduct annually warrant studies until one shows a signal is warranted Staff has proposed to apply the same traffic signalization requirements as have been included in other agreements (e.g., the Oaks at San Gabriel) which general provide that:
 - If and when TxDOT requires construction of a traffic signalization

improvements at that intersection, the Owner will pay for and construct the required improvements; and

- To secure its obligation to construct any warranted traffic signalization improvements, the Owner must post fiscal security with either TxDOT (e.g., under the standard TxDOT -Developer agreement) or with the City (if the TxDOT-Developer agreement is not finalized within a specified timeframe).
- Staff recently received the Owner's comments on the staff proposal which are still under review.

2. Architectural Standards

- Existing: No architectural standards are contained in the Consent Agreement.
- Proposed: Developer has agreed to incorporate the architectural standards into the Consent Agreement that are consistent with the Planned Unit Development (PUD) Ordinance as well as homeowners' existing neighborhood declarations and design guidelines.

3. San Gabriel River Trail

- The Owner is also supportive of adding a date certain to the existing triggers for trail construction as contained in the current Planned Unit Development (PUD). The current PUD entitlements contemplate a 10' trail along the San Gabriel River. They have agreed to formalize a time commitment to initiate construction of the trail system by April 1, 2022 and complete construction by December 31, 2022. In addition, the Owner will provide trail enhancements, including benches, scenic overlook spurs, picnic stations and wayfinding markers, as approved by the Parks and Recreation Director.

4. Maximum Amount of Bonds to Be Issued

- Existing: Not more than \$19,900,000.
- Proposed: Developer is seeking to increase the amount to \$26,000,000, because assessed values have exceeded the original projections and this will allow for a greater recouping of eligible expenses.

5. Water Services Agreement

- Approve a new water services agreement.
- Developer has requested that the 600 LUEs of the Prior Service Commitment allocated to the Property be extended and has requested that the dollar amount of any Credited LUEs that have not been credited as of October 1, 2021 (i.e., the number of remaining Credited LUEs multiplied by \$2,900) be credited against the Impact Fees adopted by the City for lots platted after October 1, 2021 until all of the Credited LUEs have been applied and there are no remaining Credited LUEs

FINANCIAL IMPACT:

This amendment is proposing to modify the "Amount of Bonds to be Issued" while all other terms will remain the same as follows:

District Only Tax Rate (Maximum): \$0.6660 at present. [No Change]

Estimated Amount of Bonds to be Issued: Increase from \$19,900,000 to \$26,000,000 [Proposed to be modified]

Maximum Maturity of Bonds: 25 years from the date of issuance for any one series of bonds, excluding refunding Bonds. [No Change]

Refunding of Bonds: District may redeem bonds at any time beginning not later than the tenth (10th) anniversary of the

date of issuance without premium; the refunding Bonds may not extend beyond the latest maturity of the refunded Bonds. [No change]

Maximum Issuance Period between First and Last Bonds: On or before the date that is ten (10) years after the first issuance of bonds by the District, excluding refunding Bonds. [No change]

Reimbursement Agreements: District will not issue Bonds for the purposes of reimbursing the Developer for any costs or expenses paid by the Developer after the tenth (10th) anniversary of the date of the first issuance of bonds by the District. [No change]

Facilities Bonds may be Issued to Finance: including water, wastewater, drainage, organizational expenses, initial operating expenses, interest during construction, capitalized interest, refunding, roadways, and recreational facilities. [No change]

Master Development Fee. Master Development Fee equal to 10% of each net bond reimbursement received by the Owner up to \$1,500,000. [No change]

NOTE: Section 5.04 of the Original Consent Agreement, City Operations Compensation Fee (a.k.a. “Master Development Fee” of MDF), is hereby amended to clarify that the Master Development Fee to be paid to the City out of proceeds otherwise payable to Owner by the District from the issuance of Bonds by the District will be paid by the District directly to the City. Owner hereby authorizes and directs the District to pay directly to the City all sums included in or represented by the MDF, without any further consent or approval of the Owner.

The Developer is in compliance with the MDF to date.

SUBMITTED BY:

Wayne Reed, Assistant City Manager

ATTACHMENTS:

Presentation

Shadow Canyon

Proposed Amendments to the Consent Agreement
(and Related Agreements) between the City,
278 Georgetown, Inc.,
and Williamson County MUD No. 34 (a/k/a Shadow
Canyon Subdivision and/or Riverview Subdivision)

Presented by
Wayne Reed, Assistant City Manager

April 27, 2021

Overview

- Purpose of Presentation
- Project History
- Requested Amendments
- Next Steps
- Feedback and Direction

Purpose

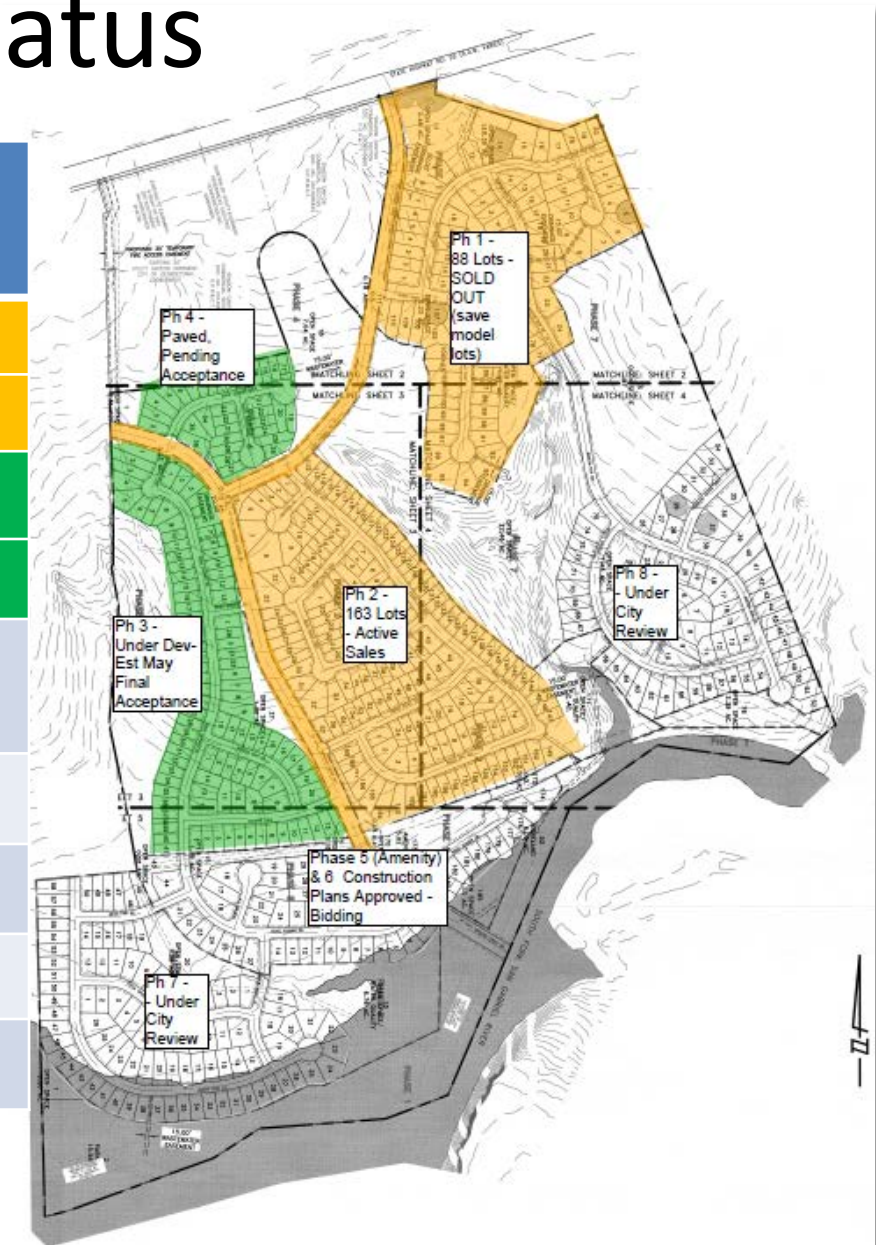
Staff is seeking Council's feedback and direction on the following amendments to the 2016 Consent Agreement and Water Services Agreement:

Consent Agreement Amendments:

- Increase Bond Amount Limit from \$19.9M to \$26M
- Address traffic signalization at River Terrace Drive and SH 29 Intersection
- Address architectural and masonry requirements (to be same as PUD Ordinance)
- Accelerate construction of San Gabriel River Trail
- Replace Water Service Agreement (replacing expired CTSUD-era agreement)

Update on Build-Out Status

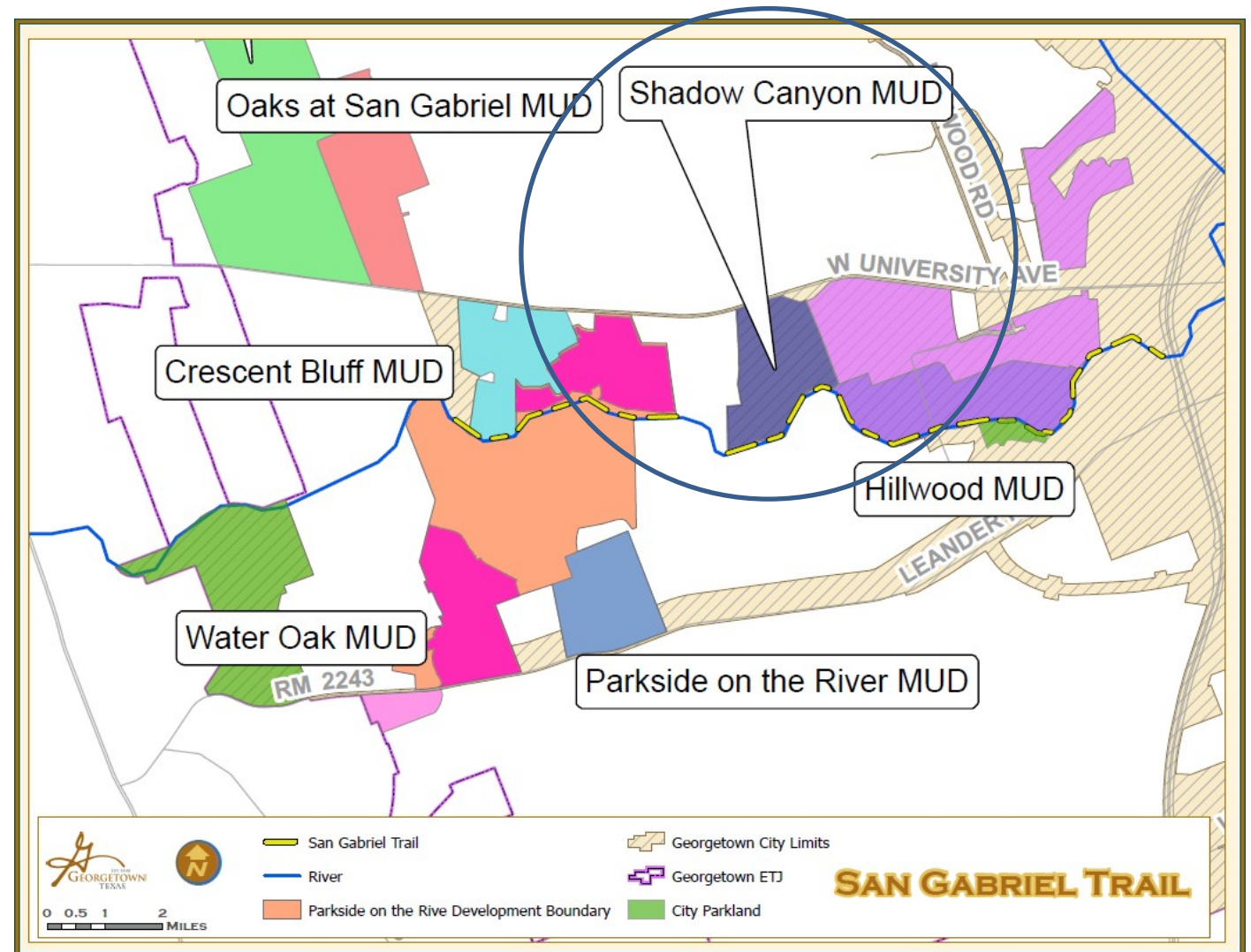
Phase	Lots and Features	Status
1	88	Sold out
2	162	Active lot sales and nearly sold out
3	100	Under construction; expect home building in May 2021
4	34	Construction complete awaiting City's acceptance
5	Amenity Center	Out to bid; expect start of construction in 2021
6	46	Construction to begin in Summer 2021
7	101	Plat under review; expect to be under construction in 2021
8	69	Plat under review; expect to be under construction in 2021
Total	600 lots	



South San Gabriel River Trail Corridor

South San Gabriel River Trail:

- The distance from I-35 to the east edge of Garey Park following the river corridor is approximately 39,510 ft. or 7.5 miles
- Shadow Canyon has approximately 1 mile of river corridor frontage



Requested Consent Agreement Amendments

Financial Terms

- Bond Limit Amount: Increase from \$19.9M to \$26M
- Maximum Bond Maturity: 25 years [NC]
- Bond Issuance Period: 10 years after first issuance of Bonds [NC]
- Reimbursement Agreement Period: 10 years after first issuance of Bonds [NC]
- District Only Tax Rate (Maximum): \$0.6660/\$100 in Assessed Value, subject to TCEQ rules [NC]

Water Service Agreement:

- Replace existing expired agreements (project is in the former CTSUD Service Area)

Developer Agreement on Community Benefits

Traffic:

- Address signalization improvements at the intersection of River Terrace Drive and State Highway 29
- Consider TxDOT warrant requirements

Architectural Standards:

- Incorporate into Consent Agreement from the PUD Ordinance

San Gabriel River Trail:

- Provide date certain for completion of construction of nearly 1 mile of the regional trail across entire length of the property along the South San Gabriel River and provide enhance features, such as benches, scenic overlook spurs, picnic stations, and wayfinding markers

Feedback and Direction

Staff is seeking Council's feedback and direction on the following amendments to the 2016 Consent Agreement and Water Services Agreement:

Consent Agreement Amendments:

- Increase Bond Amount Limit from \$19.9M to \$26M
- Address traffic signalization at River Terrace Drive and SH 29 Intersection
- Address architectural and masonry requirements (to be same as PUD Ordinance)
- Accelerate construction of San Gabriel River Trail
- Replace Water Service Agreement (replacing expired CTSUD-era agreement)

Next Steps

- If City Council supports the proposed amendments:
 - Begin drafting amendments to the current Consent Agreement and a new Water Service Agreement as described in presentation consistent with Council direction
 - Public notice and hearings as required
 - Council consideration of Consent Agreement Amendment and related Water Services Agreement

City of Georgetown, Texas
City Council Workshop
April 27, 2021

SUBJECT:

Presentation and discussion regarding short term rentals and potential regulation -- Michaela Dollar, Economic Development Director; Jackson Daly, Community Services Director; and Cari Miller, Tourism & CVB Manager

ITEM SUMMARY:

The presentation will cover the short-term rental market, current oversight in Georgetown, an overview of potential levels of regulation with examples, and request feedback from council on desired regulation and public engagement.

FINANCIAL IMPACT:

.

SUBMITTED BY:

Sharon Parker

ATTACHMENTS:

Short Term Rentals Presentation

Short Term Rentals

City Council Workshop
April 27, 2021

Agenda

- Short Term Rental Overview
- Current Tracking of Short Term Rentals
- Current Ability to Regulate Short Term Rentals
- Potential Regulation
- Public Engagement
- Questions & Next Steps

What is a short term rental (STR)?

- Rental of a residential dwelling unit for periods of *less than a month*
- Can be a single room or entire home
- Usually booked through an online niche source
- Approximately 125+ niche sites on the market

couchsurfing

tripping

VacationRentals.com™

Part of the HomeAway Family

FLIPKEY®
by tripadvisor

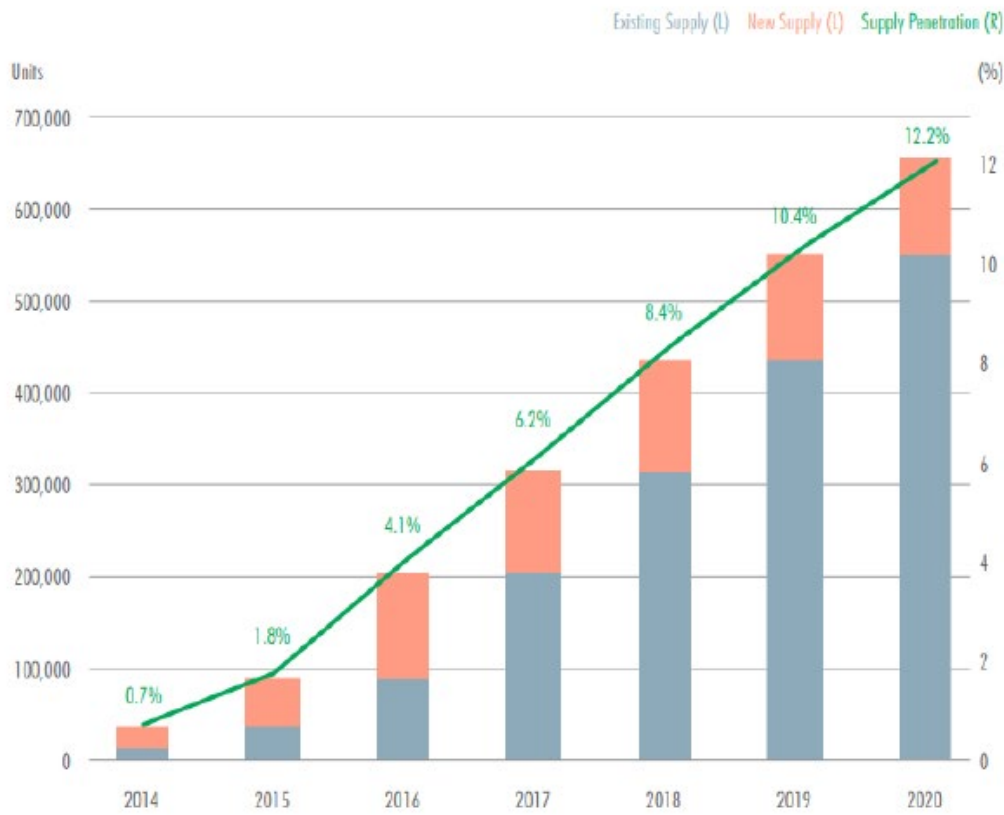
airbnb

VRBO®
from HomeAway®

EST. 1848
GEORGETOWN
TEXAS

STR Market

SHORT-TERM RENTAL ACTIVE/AVAILABLE AVERAGE DAILY SUPPLY GROWTH



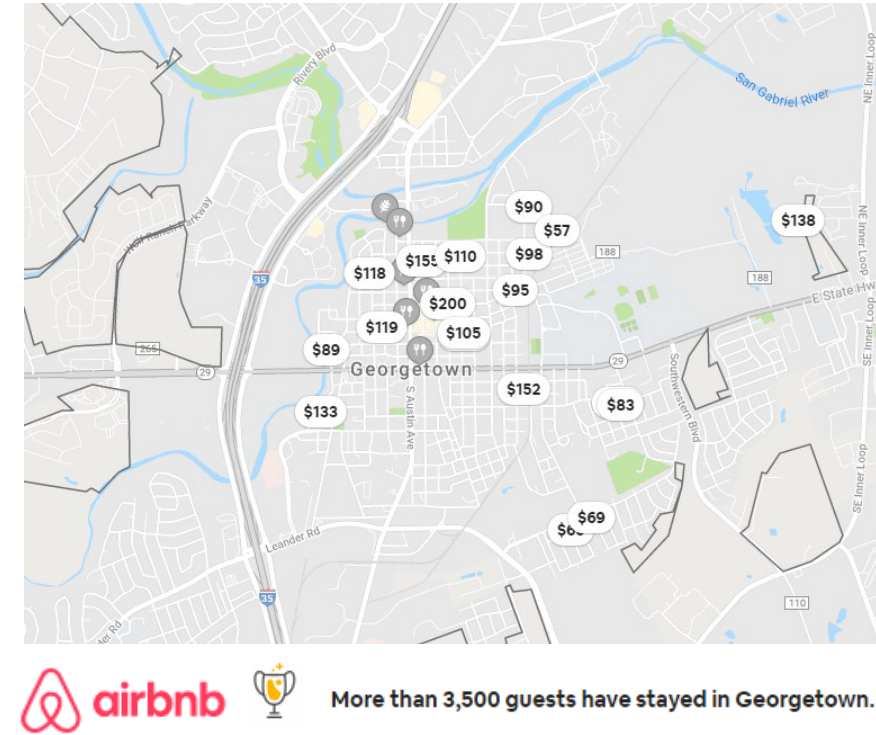
Source: AirDNA, CBRE Hotels Research, STR, Q4 2019.
Note: Data from 2014 to 2019 provided by AirDNA, forecasts generated by CBRE.

- Market is ever-changing and incredibly dynamic
- Growing rapidly, despite the pandemic
- Use of STRs increased from approximately 8% of total lodging revenue in 2019 to 25% in 2020 in the United States

Source: Granicus

Current Tracking of STRs

- Rely on STRs to self report
- Scan STR Websites (VRBO, Airbnb, etc.) to locate Georgetown properties
- Currently 29 STRs paying Hotel Occupancy Tax
- 124 estimated STRs in Georgetown
- 65% estimated growth in the last year (Approximately 80 new properties)



Current Ability to Regulate STRs

- Noise Ordinance (Sec. 8.16.030)
 - The making of noise which exceeds 63 decibels during the daytime or 56 decibels during the nighttime in residential areas and all abutting public rights-of-way
 - Typically enforced by Police
- Occupancy Limits (International Property Maintenance Code)

Minimum Area Requirements under the 2015 IPMC Section 404 "Occupancy Limitations"			
Space	1-2 occupants	3-5 occupants	6 or more occupants
Living Room	120 SF	120 SF	150 SF
Dining Room	No requirement	80 SF	100 SF
Bedrooms	50 SF per occupant (minimum of 70 SF for a bedroom for one occupant)		

Current Ability to Regulate STRs

- Parking Ordinance
 - No commercial vehicles in residential areas
 - No parking on unapproved surfaces (front yards or side yards)
 - No blocking the public right-of-way
 - No blocking sight triangles



Areas of Focus



Preserving the
community's character



Potential lost revenue recovery

Regulation of Short Term Rentals

- No Regulation
 - Current level
- Low Regulation
 - Registration with standard requirements
 - Example: Fredericksburg
- Medium Regulation
 - Registration with moderate requirements and density restrictions
 - Example: San Antonio
- High Regulation
 - Registration with strenuous requirements
 - Similar to an SUP process with a public hearing

Low & Medium Similarities

	Fredericksburg – Low	San Antonio – Medium
Application & Permit Fee (\$100 - \$150) (application includes layout of dwelling and diagram of on-site parking)	✓ Valid for 1 year	✓ Valid for 3 years
Contact and compliance information posted inside dwelling	✓	✓
Any advertisement must include permit number	✓	✓
Must abide by all existing ordinances (noise, occupancy, garbage, hotel occupancy taxes, etc.)	✓	✓
Restricted event uses in residential areas	✓	✓
City and tenant provided with local contact person available 24 hours a day	✓	✓
Permit may be revoked for non-compliance	✓	✓
Inspection by City	Required for permit	Upon complaint

Additional Regulations – San Antonio

- Delineates two permit types
 1. Owner-occupied dwelling with owner generally present
 2. Non-owner occupied dwellings with rental of the entire unit
- Insurance requirement for personal injury liability of guests
- Life safety requirements including carbon monoxide detectors, fire extinguishers, emergency escapes, and evacuation plan
- Enforcement and penalty
 - Permit revoked with 3 or more confirmed citations, failure to pay hotel occupancy taxes, or failure to complete the permit renewal process
 - Violation of terms results in fines of \$200 - \$500 per day/occurrence

Additional Regulations – San Antonio

- Unified development code amendment
 - Defined as a residential dwelling unit rented for less than 30 days
 - Permitted in all residential use categories and some non-residential use categories
 - Excludes hotels, extended stay hotels, motels, corporate apartments, and bed and breakfasts
 - Operator shall not provide food or beverage, directly or indirectly, for a fee
 - STRs in residential zoning districts can not include venues for weddings, events, restaurants, meetings, etc. as either a primary nor an accessory use
 - Density limitations for Type 2 STRs (non-owner occupied) in residential areas
 - Limited to no more than one-eighth of the total number of single-family, duplex, triplex, or quadraplex units on the block face
 - At least one unit may be permitted per block, regardless of density
 - Authorized bed and breakfasts shall be considered in the calculation
 - Similar density table for multi-family units
 - Signage advertising the rental in a commercial district is not permitted
 - Outlines process for Zoning Board of Adjustments to grant special exemptions

Tracking Software Program

- Manual tracking of STRs very difficult and time intensive
- Software can:
 - Identify and track units
 - Take payment for hotel motel taxes online
 - Offer 24/7 hotline for complaints
 - Tracks complaints for easier regulation
- Cost based on number of units
 - Approximately \$110 per unit per year
 - Estimated to be \$20,000 per year for Georgetown
 - Permit fee used to off-set cost

Proposed Public Engagement

- Targeted community survey for:
 - STR operators
 - STR neighbors
- Public hearing?
- Can bring survey results back to council with draft plan recommendation

Questions

- Does council have an interest in continuing research into regulation and a draft policy?
- If so, does a low, medium, or hybrid policy stand out?
- What comments/concerns do you have?

City of Georgetown, Texas
City Council Workshop
April 27, 2021

SUBJECT:

Presentation by Williamson Central Appraisal District Chief Appraiser Alvin Lankford regarding growth trends in assessed value and an overview of the WCAD budget and services provided -- Leigh Wallace, Finance Director

ITEM SUMMARY:

Mr. Lankford will provide the Council with a summary of the services provided by WCAD in return for the charges paid by the City. He will also provide a preliminary look at the trend in assessed values.

FINANCIAL IMPACT:

None. The City pays for WCAD's appraisal services based on a pro-rata share of property values. The agreement is approved in December of each year, and the funds are budgeted in the Joint Services Fund, Finance Administration cost center.

SUBMITTED BY:

Sharon Parker

ATTACHMENTS:

2021 City of Georgetown Presentation



WILLIAMSON CENTRAL APPRAISAL DISTRICT CITY OF GEORGETOWN COUNCIL MEETING APRIL 27, 2021

Alvin Lankford, RPA, CAE, AAS, CCA
WCAD Chief Appraiser
ALVINL@WCAD.ORG



Thank You For the Invitation

- It is very important for our community to understand the function an Appraisal District performs in the Property Tax System.

Alvin Lankford



- I have been with the district for over 21 years
- Appointed as Chief Appraiser in March 2009
- Williamson Central Appraisal District has over 253,000 properties to value each year.
- 1,123 square miles
- Total Market Value of over \$108 Billion

Appraisal District:

- Texas State Law provides for the establishment of appraisal districts within each county. The appraisal district is responsible for appraising property in the district for each taxing unit that imposes ad valorem (property) taxes on property within the district. **The appraisal district is a political subdivision of the State of Texas.**
- ALL appraisals are done at **100%** of **Market Value** as of **January 1** of the tax year
- Values are **audited by the State Comptroller for compliance**
 - *If values fall out of range...local schools can lose state funding*

WHAT'S NEW AT WCAD

WCAD.org Disaster Exemption



Williamson
Central Appraisal District

HOMEPROPERTY SEARCHFORMSORGANIZATION ▾FAQ ▾ONLINE PROTESTS ▾E-SERVICES ▾ARB ▾CONTACT US ▾

Did Your Property Sustain Damage During Winter Storm Uri?

◀ You may qualify for a temporary property tax exemption. ▶
The Deadline To File Is May 28th, 2021

[Click For More Info](#)

Advanced Search has been taken offline for Maintenance

Property Search [Advanced Search](#)

MOST FREQUENTLY REQUESTED FORMS

- [Update Contact Information](#)
- [1-D-1 Online AG Application](#)
- [Business Personal Property Rendition](#)
- [Online Disabled Veteran or Surviving Spouse Exemption Application Form](#)
- [Homestead, Over 65, Disabled Person & 100% Disabled Veteran Exemption Application](#)

[Search](#)

Contact Information

☎ 512-930-3787

✉ 625 FM 1460
Georgetown TX 78626-8050

📍 [625 FM 1460](#)
[Georgetown, Texas 78626](#)

🕒 Monday - Friday
8:00 AM - 5:00 PM

Our Mission

"We will provide quality service with the highest standards of professionalism, integrity, and respect. We will uphold these standards while providing an accurate, fair, and cost-effective appraisal roll in compliance with the laws of the State of Texas."

[Request Electronic Communication](#)

[Residential Homestead Exemption](#)

25.19 – 2021 Notice of Appraised Value

Williamson Central Appraisal District
625 FM 1460
Georgetown, TX 78626-8050

WCAD.org
(512) 930-3787



NOTE: DO NOT PAY FROM THIS NOTICE!
¡AVISO: NO USÉ ESTA NOTIFICACIÓN PARA EL PAGO!
Date: March 31, 2021

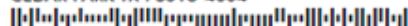
Owner Name:
Situation: Legal Description: RIVIERA SPRINGS SEC 2,
LOT 233

Quick Ref ID:

Online Protest Passcode (2021): 200B14FF21



CEDAR PARK TX 78613-4604



THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type

Recently applied exemptions may not be reflected, check search.wcad.org

PROTEST FILING DEADLINE: May 17, 2021

Dear Property Owner,

WCAD has appraised the property listed above for the tax year 2021. The appraisal as of January 1, 2021 is outlined below:

Appraisal Information	Last Year - 2020	Proposed - 2021
(+) Structure / Improvement Market Value	204,234	266,044
(+) Non Ag Land Market Value	58,986	63,000
(+) Ag Land Market Value	0	0
(=) Total Market Value	263,220	329,044
Ag Land Productivity Value	0	0
Assessed Value ** (Possible Homestead Limitations, see asterisk below)	263,220	329,044

** A residence homestead is protected from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. (The limitation takes effect to a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) Texas Property Code]).

Homestead Cap Value (Total Market Value – Assessed Value) = 0

Refer to the included sales comparison grid for an illustration and explanation of how your value was determined (on most residential properties).

Recent remarks in the media about Williamson County's record-breaking residential real estate year...

"Georgetown, Williamson County residential real estate continues to boom despite pandemic" - Community Impact, Ali Linan 10/15/2020

"Home sales in the Austin-Round Rock metro jumped 23.8% year over year to 3,397 sales, despite both a global pandemic and the holiday slowdown" - KVUE, Katie Friel 12/16/2020

"The Central Texas housing market is incredibly competitive and moving at lightning speed right now..." said Susan Horton, the president of the Austin Board of Realtors - Austin American Statesman, Shonda Novak 1/21/2021

"Williamson County, which includes cities such as Round Rock and Cedar Park, saw residential sales increase by nearly 20% from November 2019 to November 2020" - Austin Business Journals, Parimal M Rohit 12/17/2020

NOTICEUNDESCHEDULED WALK-IN PROTEST PERIOD will NOT be available due to ongoing health concerns***

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, please visit www.wcad.org/covid-19-update by May 17, 2021 for all information regarding how property valuation reviews will be taking place this year. You have the right to file a protest by MAY 17 and receive a formal hearing if you are unable to resolve any concerns you may have regarding the property with the appraisal district. All information and updates will be provided through the website indicated previously.

SCHEDULED PROTEST FILING PROCEDURES

- Online:
- Online protest may qualify for early hearing scheduling.
 - Access the www.wcad.org website prior to the indicated Protest Filing Deadline, using your Quick Ref ID & Online Protest Passcode select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website).
 - * If you are unable to resolve your protest online, the ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing, and how it may take place as a result of ongoing public health events.

- By Mail:
- Due to ongoing public health events, the online protest option is highly encouraged.
 - Complete and sign the Notice of Protest form included with this letter, or Protest by letter: include your name, property description, and reason for protesting.
 - Mail to the WCAD office on/before the indicated Protest Filing Deadline.
 - *The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.
- In Person:
- Due to ongoing public health events, the online protest option is highly encouraged.
 - Complete and sign the Notice of Protest form included with this letter and file with WCAD staff by the indicated Protest Filing Deadline. This option may not be available on the May 17 deadline. Refer to www.wcad.org/covid-19-update for the latest information regarding this option.
 - * The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.

*Protest hearings scheduled online will only receive confirmation / notification by email.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. Penal Code 46.035 (c)

Your protest must be filed online, postmarked or hand-delivered to our office by 5pm on the indicated Protest Filing Deadline: May 17, 2021. The ARB hearings are held at the WCAD office. Hearings will begin on April 6.

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally-elected officials, and all inquiries concerning your taxes should be directed to those officials"

Last Year's Taxable Value	Taxing Unit Name	This Year's Assessed Value	This Year's Exemption Amount	This Year's Taxable Value	Last Year's Tax Rate	Estimated Tax
Taxable Values and exemption amounts can be viewed on grid below; the Assessed Values are located on front page grid. Tax Rate and Estimated Tax have been removed in favor of a more accurate estimate at the website URL below per Senate Bill 2. See website URL below in August for the estimate. http://williamsonpropertytaxes.org						

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of the property.

If you receive the over-65 (11.13c) or disability homestead exemption, your school taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property by remodeling or adding on, your school taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older, or disabled at death, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2016 appraised value and the proposed 2021 appraised value is 58.45%
(N/A) means property characteristics have changed within those 5 years)

Taxing Unit	Last Year's			Current Year's			Exemption Amount Cancelled or Reduced from Last Year
	Exemption Type	Exemption Amount	Taxable Value	Exemption Type	Exemption Amount	Taxable Value	
City of Cedar Park	HS	5,000	258,220		0	329,044	5,000
Williamson CO		0	263,220		0	329,044	0
Aus Comm Coll	HS	5,000	258,220		0	329,044	5,000
Wmsn CO FM/RD	HS	3,000	260,220		0	329,044	3,000
Round Rock ISD	HS	25,000	238,220		0	329,044	25,000
Upper Brushy Creek WCID	HS	5,000	258,220		0	329,044	5,000

You or your property (including inherited property) may qualify for one or more of these residence homestead exemptions.

Partial Exemptions	Total Exemptions
<ul style="list-style-type: none"> - Residence homestead - Disabled veteran or surviving spouse/child - Person age 65 or older or surviving spouse - Persons disabled or surviving spouse 	<ul style="list-style-type: none"> - 100% disabled veteran or surviving spouse - Surviving spouse of armed services member killed in action - Surviving spouse of a first responder killed or fatally injured in the line of duty

Visit <https://support.wcad.org/portal/kb/articles/homestead-exemption-requirements> for more information and qualifications.

Sincerely,

Alvin Lankford Alvin Lankford / Chief Appraiser

Please visit our website www.wcad.org for additional information and instructional videos.

Comparable Sales Report

Tax Year: 2021

Appraisal

For Property: R-16-5080-0000-0233

Comp Sheet Format: Res Comp Sales Notice Grid

Market Area: WEST ROUND ROCK MRA

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R071031	R071025	R071087	R071189	R071193	R071077
Photo						
Situs Address	2406 RIVIERA DR W	2503 CELIA DR S	2400 MONTE CARLO DR	2401 ORLEANS DR	2409 ORLEANS DR	2403 DIJON DR
Comparability Index		7	15	28	36	40
Neighborhood Code	R298475H	R298475H	R298475H	R298475H	R298475H	R298475H
Acres	0.000	0.000	0.000	0.000	0.000	0.000
Eff Year Built / Class	1997 / R2	1987 / R2	1986 / R2	2003 / R2	1982 / R2	1982 / R2
Actual Year Built	1997	1976	1976	1973	1976	1976
Living Area SF	1,724	1,691	1,791	1,861	1,896	1,915
Garage / Porch SF	420 / 90	420 / 346	441 / 72	441 / 417	462 / 120	525 / 0
Deck / Patio SF	0/72	0/0	0/0	120/144	0/0	412/0
Pool SF						
Fireplace	1	1	1	1	1	1
Land Value	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000
Land Table	R298A	R298A	R298A	R298A	R298A	R298A
NBHD Location Factor	1.34	1.34	1.34	1.34	1.34	1.34
Sale Date		11/24/2020	7/10/2020	8/26/2020	4/15/2020	2/21/2020
Sale Price		\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX
Adjustments						
Time Adjustment		\$4,273	\$13,578	\$11,757	\$21,560	\$26,616
Location Adj		\$0	\$0	\$0	\$0	\$0
Land Value Adj		\$0	\$0	\$0	\$0	\$0
Size / Class Adj		\$2,084	\$-4,231	\$-8,651	\$-10,861	\$-12,060
Depreciation Adj		\$5,840	\$7,720	\$-2,854	\$11,799	\$12,068
Garage Adj		\$0	\$-330	\$-330	\$-660	\$-1,651
Open Porch Adj		\$-5,315	\$374	\$-6,789	\$-623	\$1,868
Deck Adj		\$0	\$0	\$-3,609	\$0	\$-12,391
Patio Adj		\$2,468	\$2,468	\$-2,468	\$2,468	\$2,468
Pool Adj		\$0	\$0	\$0	\$0	\$0
Fireplace Adj		\$0	\$0	\$0	\$0	\$0
MISC. NonMA Adj		\$-3,299	\$0	\$-10,000	\$0	\$-1,920
Adjusted Sale Price		\$351,051	\$318,579	\$329,056	\$308,684	\$329,998
Indicated Value	\$329,044					

HOW TO READ A MARKET GRID

This year, your notice value was determined using a direct comparison of your property to recent sales of other, nearby properties. The “Comparable Sales Report” on the opposite side of this page shows the analysis that was used by WCAD to calculate your notice value. This report is also called a “market grid”. Your property is labeled as the “Subject” property and the properties that were sold are shown as “Comparable” properties. Below the address for each property is a list of property attributes. When the subject is not identical to the comparable property, value adjustments are made to the sales for their differences. If the comparable is superior to the subject in an attribute, the adjustment is downward. Conversely, if the comparable property is inferior, the adjustment is upward. Chapter 552 of the Texas Government Code restricts the disclosure of sales prices on the included report, however the information included conforms with Tax Code requirements. Adjustments are described below:

Time/Adj	Change in the market value of a comparable property between the date of sale and January 1, 2021
Location Adj	Market Value difference in the specific location of the comparable and subject
Land Value Adj	Difference in the land market value between comparable and subject
Size / Class Adj	Market Value adjustment based on difference in size and quality of construction
Depreciation Adj	Market Value adjustment due to difference in condition of subject and comparable as represented by effective age
Garage Adj	Market Value difference between comparable and subject attributable to a garage
Open Porch Adj	Market Value difference between comparable and subject attributable to any porches
Deck Adj	Market Value difference between comparable and subject attributable to a deck
Patio Adj	Market Value difference between comparable and subject attributable to a patio
Pool Adj	Market Value difference between comparable and subject attributable to a pool
Fireplace Adj	Market Value difference between comparable and subject attributable to a fireplace
MISC. nonMa Adj	Market Value difference between comparable and subject for all other improvements

After adjustments have been added or subtracted to a comparable property’s sale, the result is an indication of what the subject may have sold for on 01/01/2021. This value is shown as “Adj Sale Price MASP” on the grid. Depending on sales activity in your market area, there may be a range of indicated values from the comparable sales. A final value is calculated considering all sales on the grid and values derived using the market value for the subject property’s components. This value is shown as “Indicated Value” on the grid and is the WCAD opinion of market value as of 01/01/2021 for the subject property.

MARKET DASHBOARD

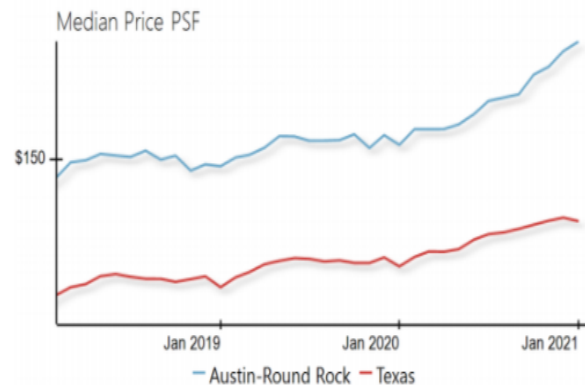
For Residential Properties

Property Owner Dashboard

Accessed through
Property Search



The median price of single-family homes in Williamson County rose 21.16% YoY from \$305,375 to \$370,000, while the median price per square foot also rose from \$154.17 to \$183.61.



Source: Data used in this graph comes from the [Texas REALTOR Data Relevance Project](#)

Your 2021 Neighborhood and Market Data

QuickRefID: R476993
Property Address: 209 GREEN SLOPE LN, GEORGETOWN, TX 78626
Market Value: \$265,042

2021 Neighborhood Information for G558213F PINNACLE - DR HORTON

Number of Houses: 300
Median Year Built: 2014
Median Sq Ft: 1
Sq Ft Range: 1151 - 2636
Median Value: \$0

2021 Market Information:

G558213F PINNACLE - DR HORTON (G558213F)

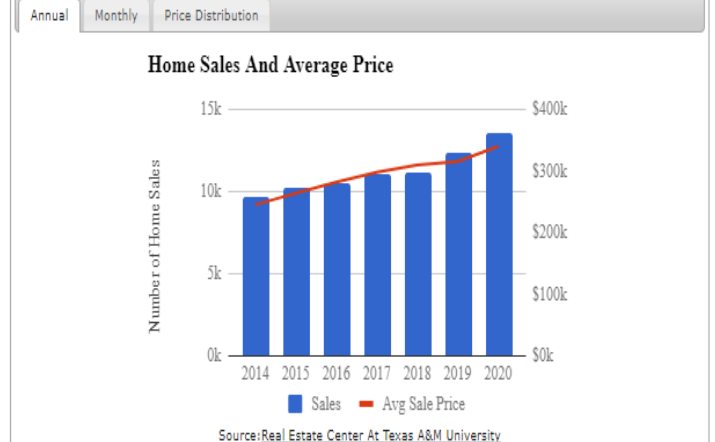
Number of New Improvements: 0
Number of Sales: 28
Median Sales Price: \$248,513
Median Sq Foot of Sales: 1
Sale Sq Ft Range: 1398 - 2382

View our [interactive market map](#) to explore your neighborhood and gain more insight into real estate activity in your area.

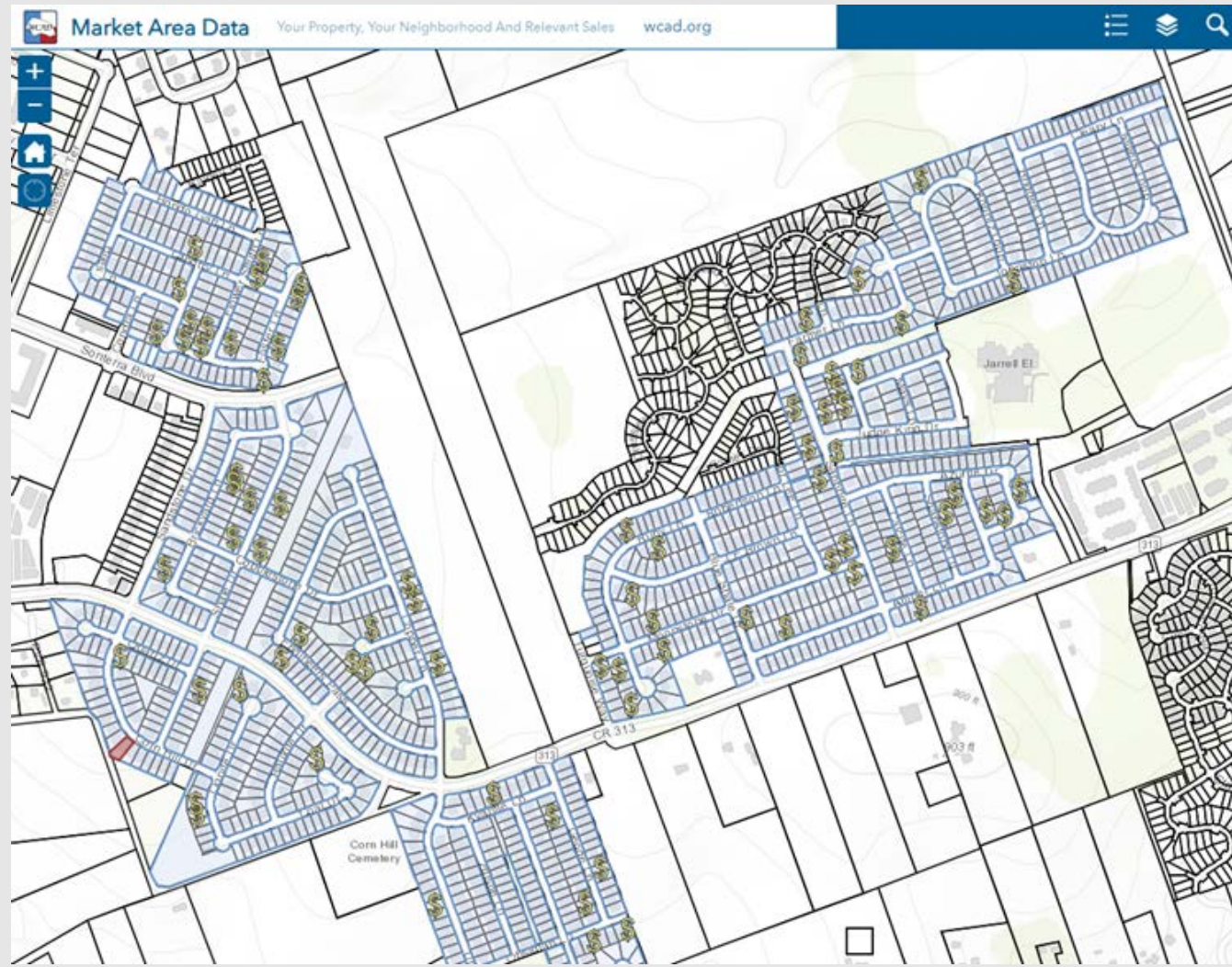
[View 2021 Market Map](#)

Economic outlook, job opportunities, and location are contributing factors to the growth Central Texas has experienced for many years. Growth and development in Williamson county has supported a vibrant real estate market that is illustrated by increasing sales volume and prices.

Residential real estate sale information for Williamson County



Property Owner Dashboard



CHANGE DETECTION – SKETCH VALIDATION



2021 Change Finder Results

Appraiser Hours Spent	2376
(x) Approximate Salary Per Hour	\$ 24.98
(=) Subtotal Appraiser Cost	\$ 59,352
Change Finder Service Cost	\$ 66,280
Total Project Cost	\$ 125,633

Total Value Added	\$ 37,510,917
(x) Average Tax Rate	\$2.50 Per \$100.00
Total Taxes Gained Year 1	\$ 937,773

Total Cost to District	\$ 125,633
Total Taxes Gained Year 1	\$ 937,773
ROI	746%

HOW WE ARE GRADED



Glenn Hegar
Texas Comptroller of Public Accounts
2018-19 Final Methods and Assistance Program
Review
Williamson Central Appraisal District

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

Mandatory Requirements	PASS/FAIL
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets All

Appraisal District Ratings:

Meets All – The total point score is 100

Meets – The total point score ranges from 90 to less than 100

Needs Some Improvement – The total point score ranges from 85 to less than 90

Needs Significant Improvement – The total point score ranges from 75 to less than 85

Unsatisfactory – The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	15	15	100
Taxpayer Assistance	11	11	100
Operating Procedures	22	22	100
Appraisal Standards, Procedures and Methodology	31	31	100

Property Value Study (PVS 2020)

2020 PROPERTY VALUE STUDY

CAD Summary Worksheet

246-Williamson

Category	Number of Ratios **	2020 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10 % of Median	% Ratios w/in (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	2,304	51,073,080,786	0.96	6.95	81.68	92.20	1.01
B. MULTI-FAMILY RESIDENCES	72	6,181,280,036	*	*	*	*	*
C1. VACANT LOTS	37	949,586,625	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	4,750	*	*	*	*	*
E. RURAL-NON-QUAL	165	1,985,153,940	0.95	17.17	41.12	71.23	1.02
F1. COMMERCIAL REAL	273	11,935,554,486	0.97	8.50	76.92	89.94	0.99
F2. INDUSTRIAL REAL	0	468,520,354	*	*	*	*	*
G. OIL, GAS, MINERALS	0	27,422,803	*	*	*	*	*
J. UTILITIES	18	694,788,824	0.99	7.52	81.17	96.67	1.06
L1. COMMERCIAL PERSONAL	130	2,278,580,670	*	*	*	*	*
L2. INDUSTRIAL PERSONAL	0	982,111,723	*	*	*	*	*
M. OTHER PERSONAL	0	38,987,159	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	1,642,917,994	*	*	*	*	*
S. SPECIAL INVENTORY	0	183,352,524	*	*	*	*	*
OVERALL	2,999	78,441,342,674	0.96	7.98	77.89	90.79	1.00

* Not Calculated - Need a minimum of 5 ratios from either(A) categories representing at least 25 % of total CAD category value or(B) 5 ISDs or half the ISDs in the CAD, whichever is less

**Statistical measures may not be reliable when the sample is small

WHAT OTHERS ARE SAYING ABOUT THE MARKET

Austin Business Journal and Austin American-Statesman

- ❖ **"This is a historical and unprecedented time for our housing market"** – Susan Horton, the new President of the ABOR, said in a written statement – Austin American-Statesman, Shonda Novak, Jan 21, 2021
- ❖ **"New home construction, sales break records in Austin area"** – Austin Business Journal, Parimal M. Rohit and Will Anderson, Jan 27, 2021
- ❖ **"Housing sales and starts are stronger this year than last year in many Williamson County cities. They literally can't be built fast enough"** – Austin Business Journal, Colin Pope, Dec 10, 2020
- ❖ **"Austin's housing market activity is stronger than it's been in several years"** – ABOR President Romeo Manzanilla said in a statement, Austin Business Journal, Parimal M. Rohit, Dec 17, 2020

DECEMBER 2020 STATISTICS

These statistics are for single-family homes, condos, and townhomes, compared year-over-year.
Visit [ABOR.com/MarketStatistics](https://www.abor.com/MarketStatistics) for additional housing market data.

AUSTIN-ROUND ROCK MSA



Texas A&M Real Estate Center

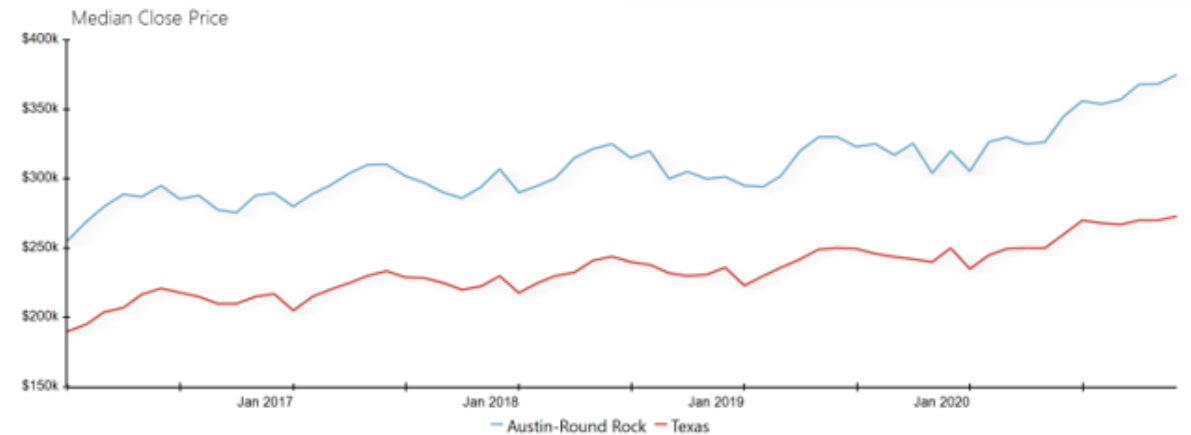
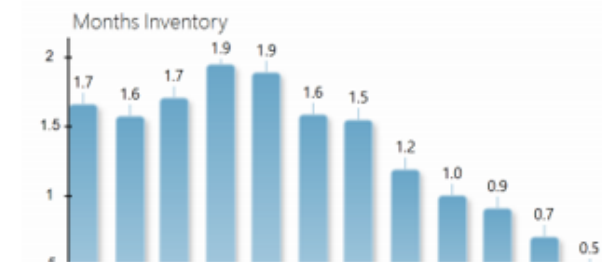
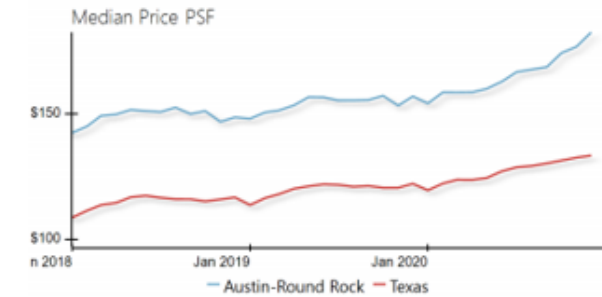
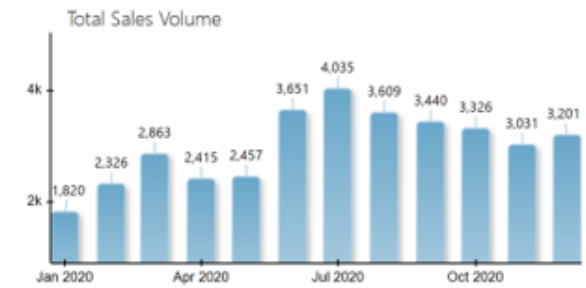
Single-Family Homes

Sales volume for single-family homes increased 13.75% YoY from 2,814 to 3,201 transactions. Dollar volume rose from \$1.14 billion to \$1.6 billion.

The average sales price rose 22.98% YoY from \$406,838 to \$500,321, while the average price per square foot subsequently rose from \$184.17 to \$217.64. Median price rose 17.19% YoY from \$319,900 to \$375,000, while the median price per square foot also rose from \$156.95 to \$182.49.

Months inventory for single-family homes declined from 1.7 to 0.5 months supply and days to sell declined from 98 to 78.

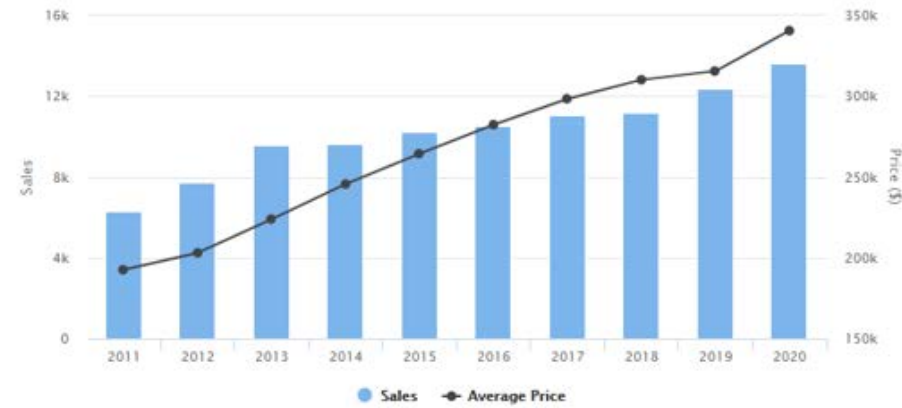
	Dec-20	YoY %
Sales	3,201	13.75%
Dollar Volume	\$1,601,527,940	39.89%
Median Close Price	\$375,000	17.19%
New Listings	2,066	16.39%
Active Listings	1,385	-71.09%
Months Inventory	.5	-73.27%
Days to Sell	78	-20.41%
Average Price PSF	\$217.64	18.17%
Median Price PSF	\$182.49	16.27%
Median Square Feet	2,069	1.27%
Close to Original List Price	100.55%	4.28%



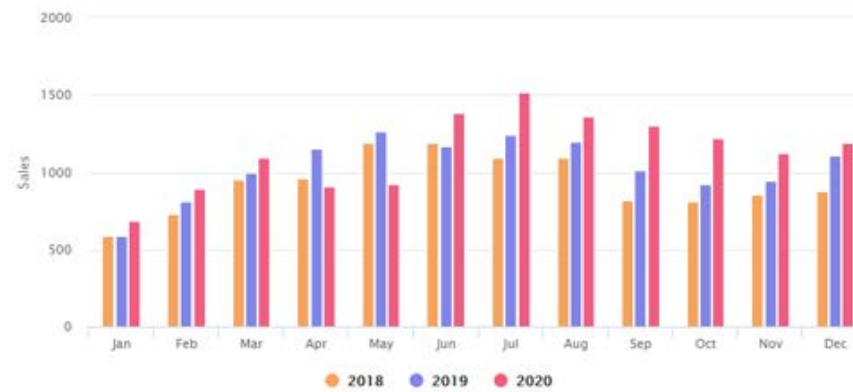
Texas A&M Real Estate Center

Williamson County Specific

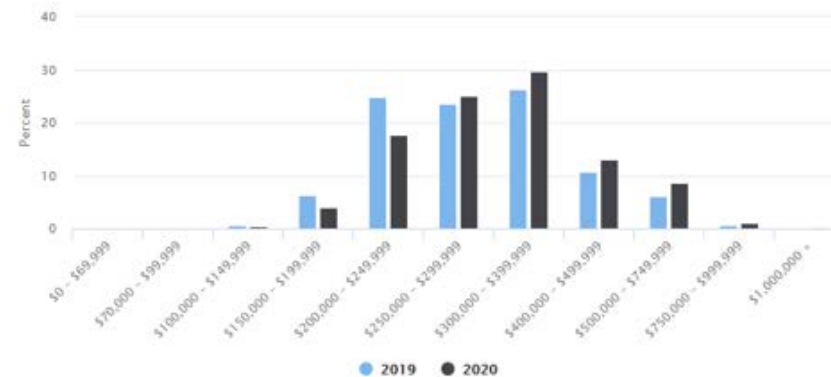
Home Sales and Average Price



Home Sales



Price Distribution

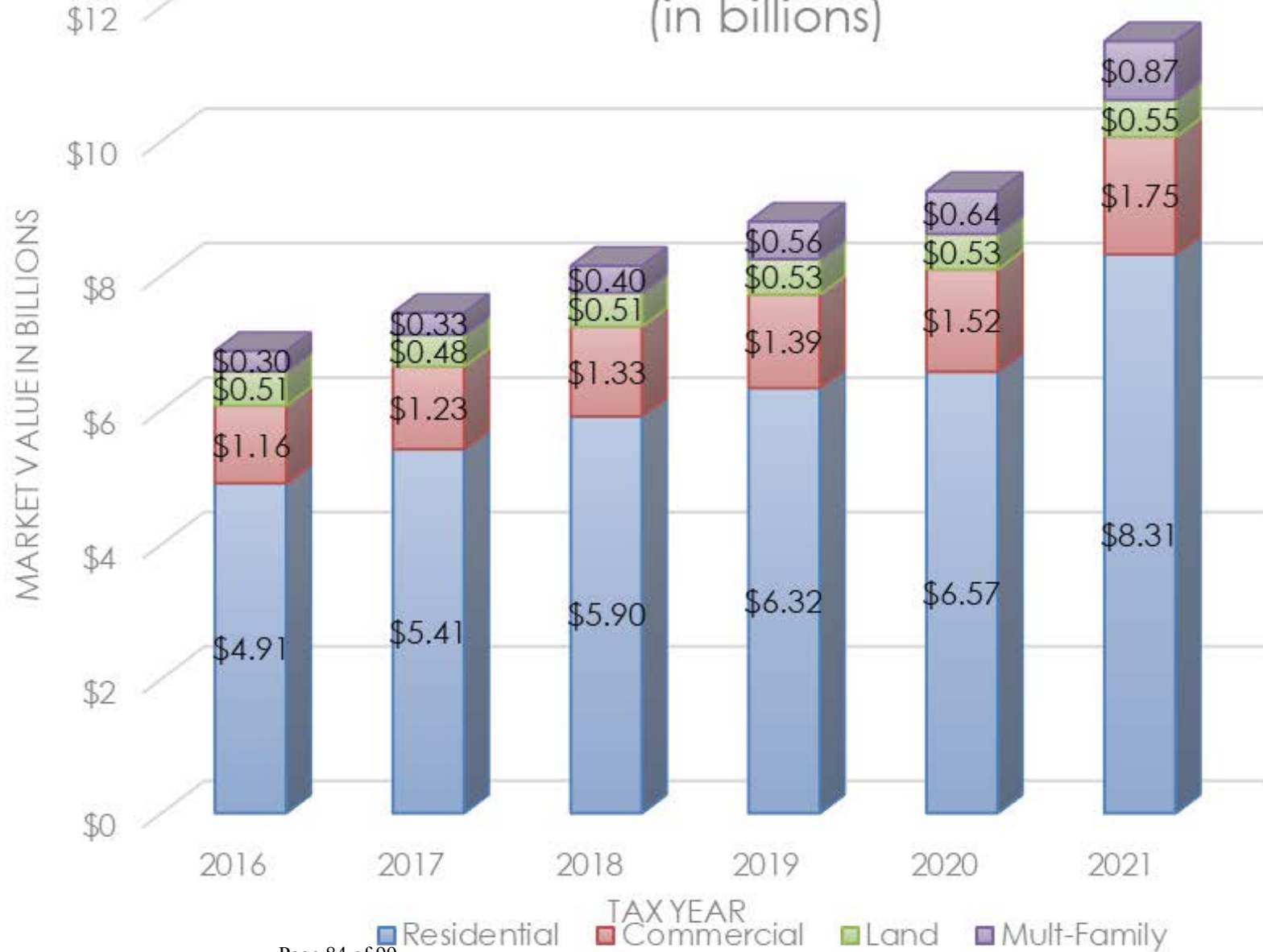


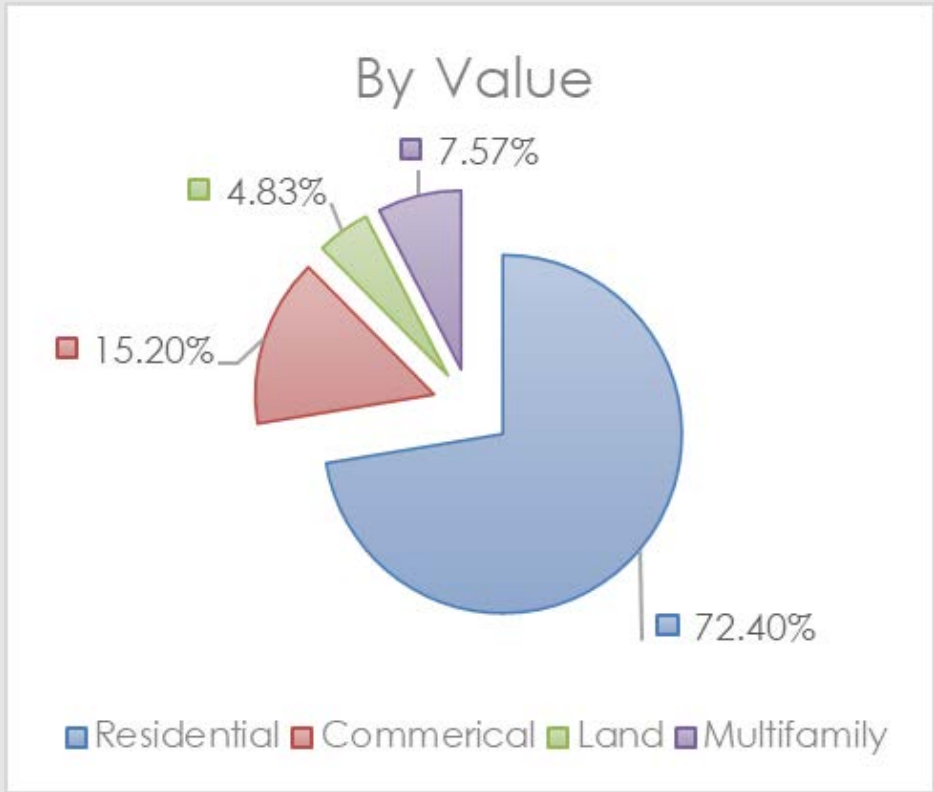
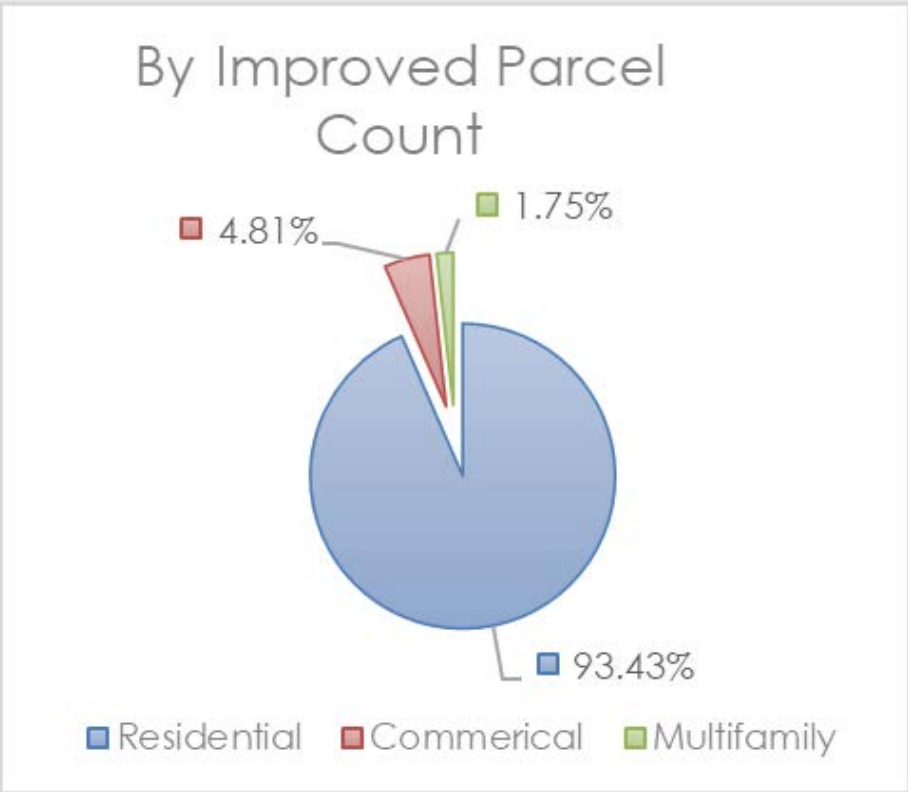
CITY OF GEORGETOWN APPRAISAL DATA 2021

City of Georgetown Total Market Value (in billions)

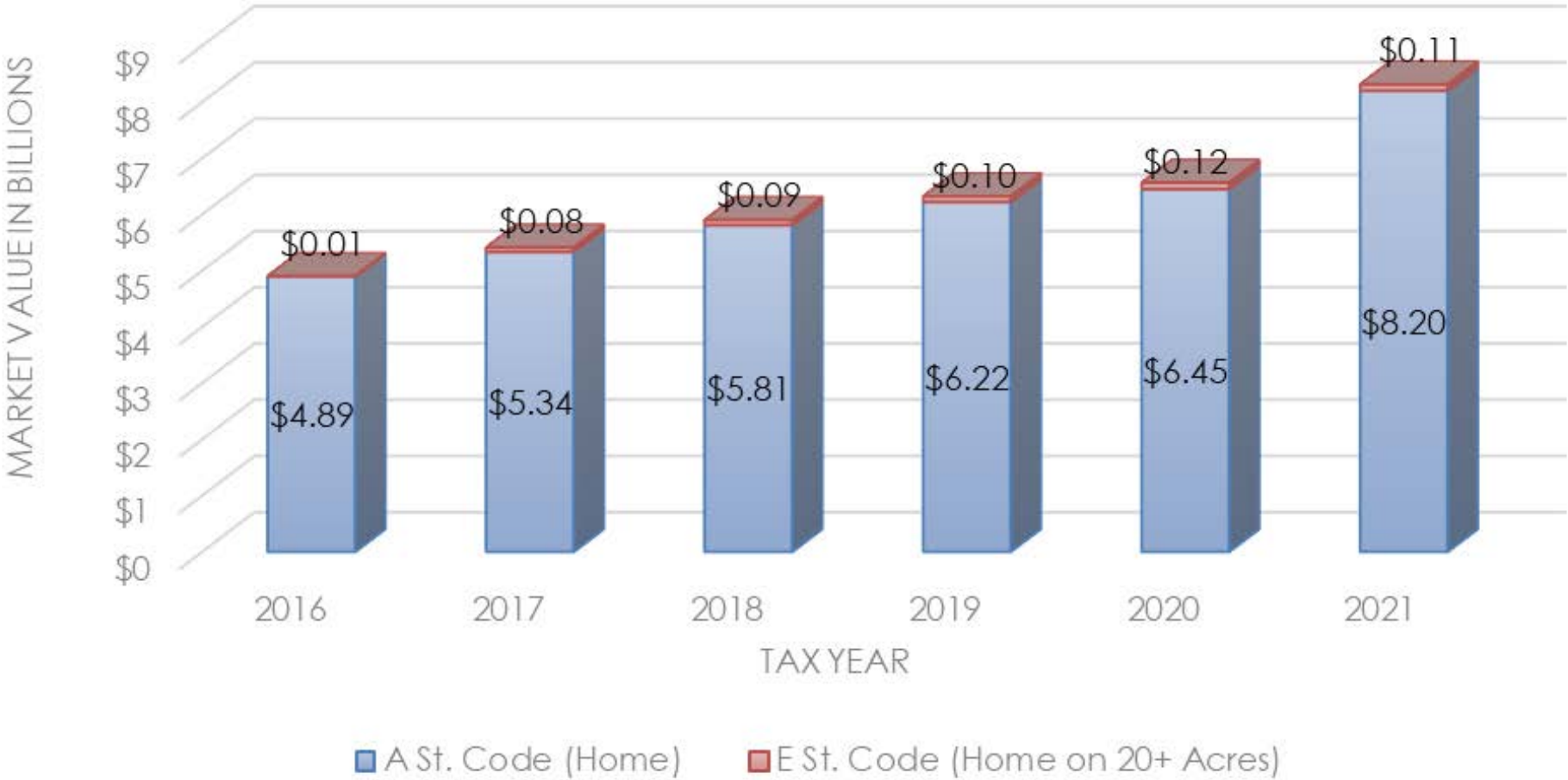


City of Georgetown Total Market Value Real Parcels (in billions)





City of Georgetown Residential Value (in billions)



DECEMBER 2020 STATISTICS

These statistics are for single-family homes, condos, and townhomes, compared year-over-year.
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AUSTIN-ROUND ROCK MSA

Closed Sales



3,626 ↑ 16%

Average Days on Market

36
DAYS



↓ 25
DAYS

2,421

New Listings ↑ 23%

1,954

Active Listings ↓ 63%

3,114

Pending Sales ↑ 40%

Total Sales Dollar Volume



\$1.78
BILLION ↑ 41%

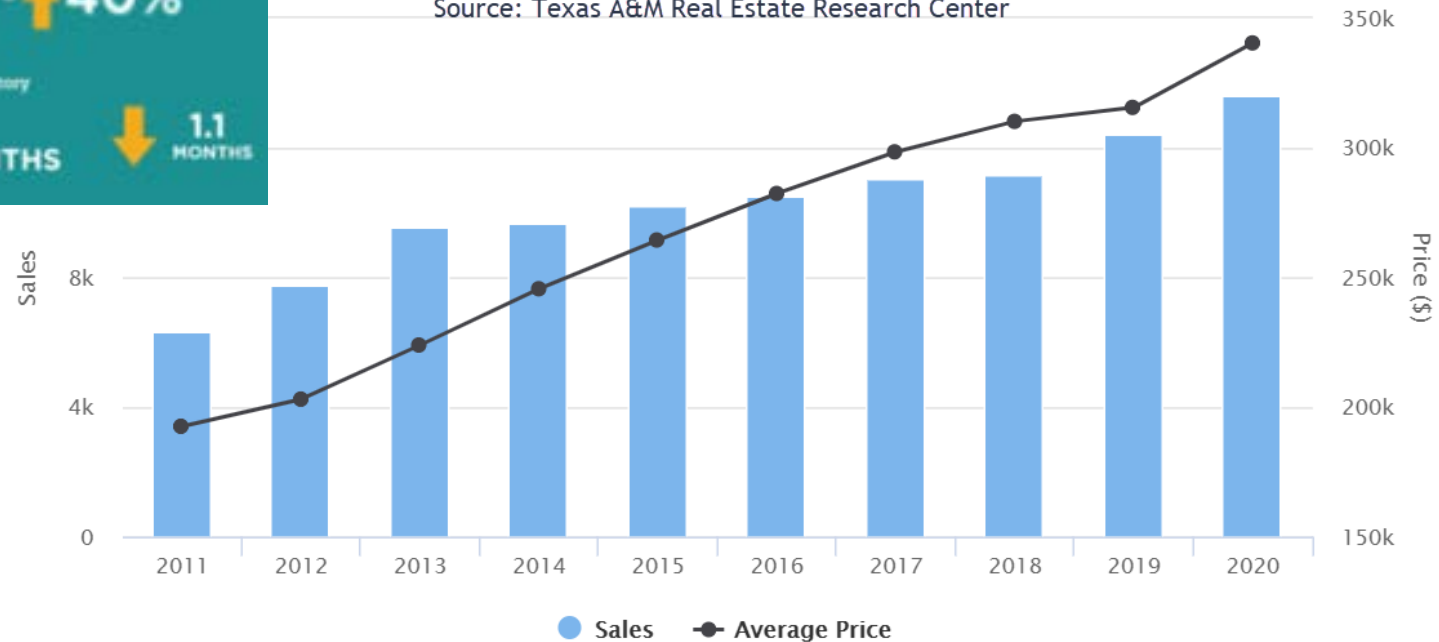
Months of Inventory



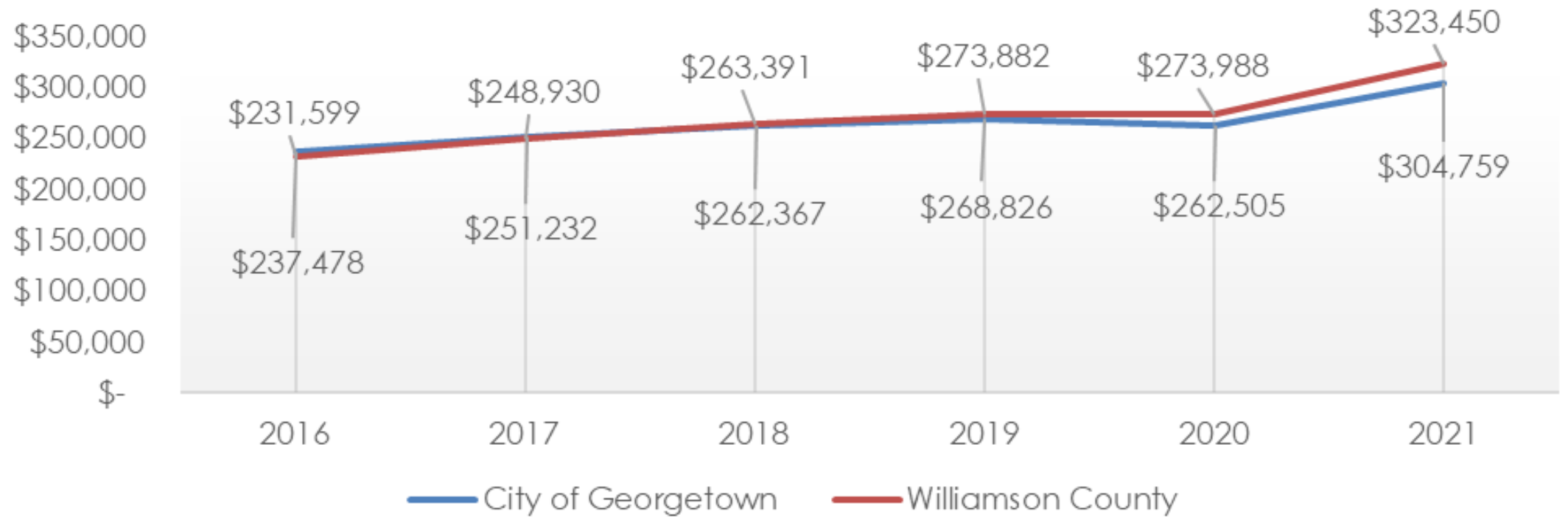
0.6 MONTHS ↓ 1.1 MONTHS

What others are saying about
the market in Williamson
County and the Austin-Round
Rock MSA

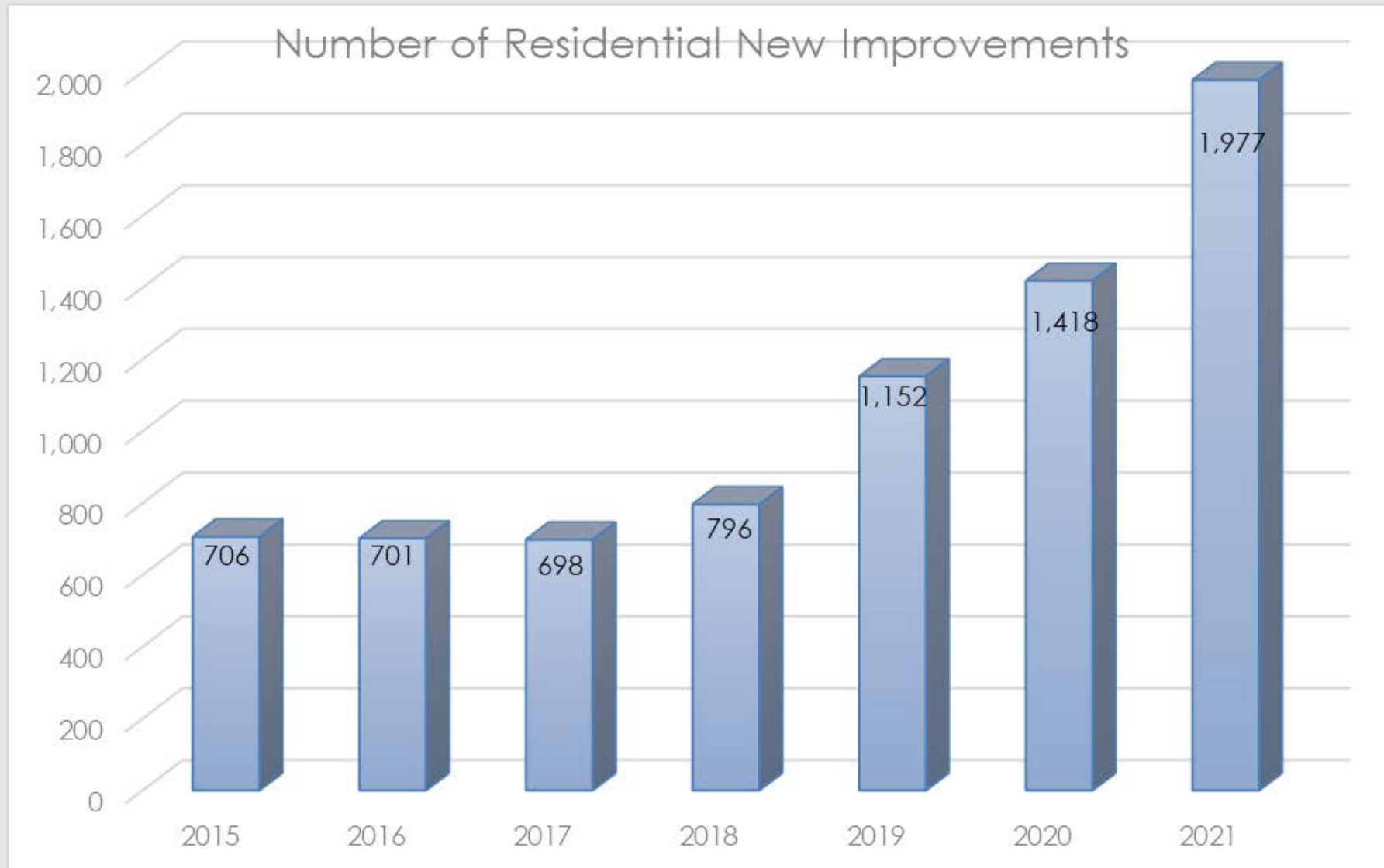
Williamson County Home Sales and Average Price
Source: Texas A&M Real Estate Research Center



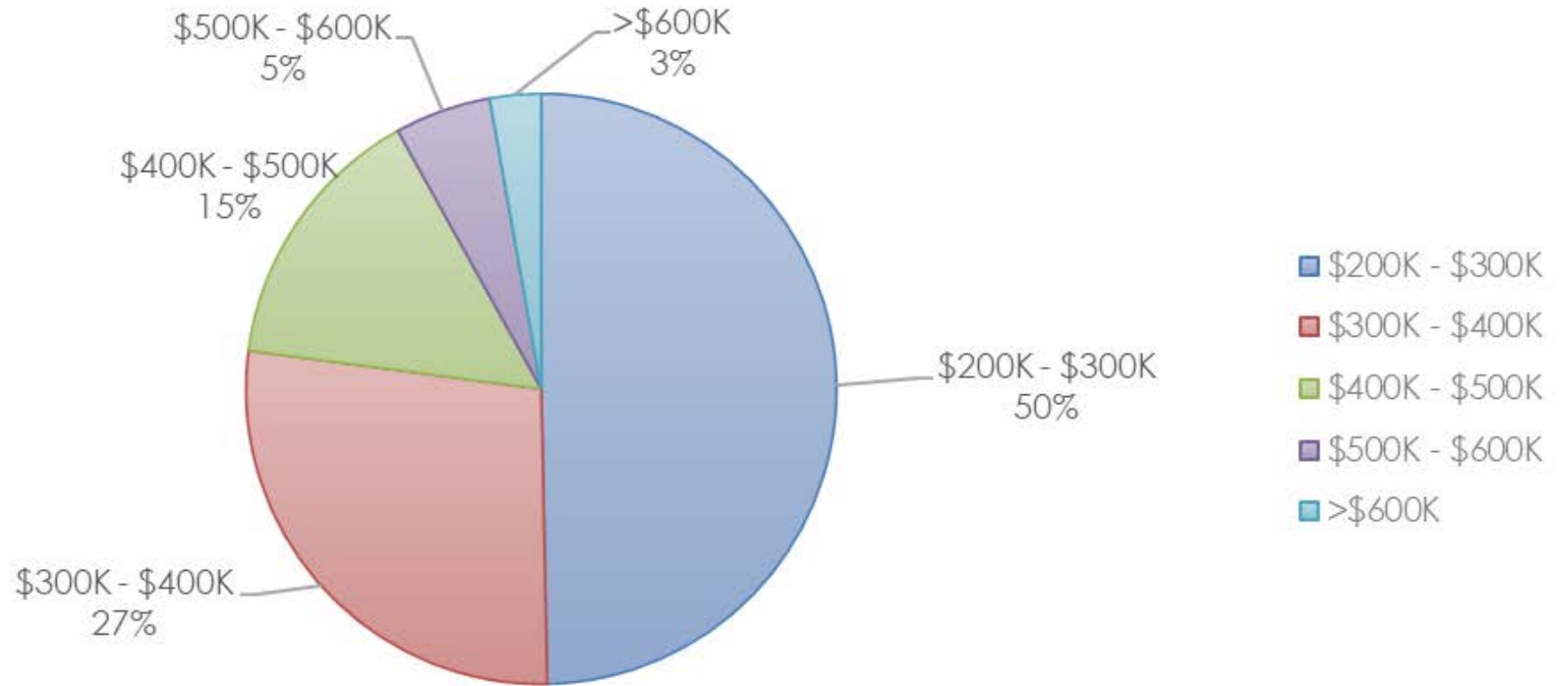
Median Values



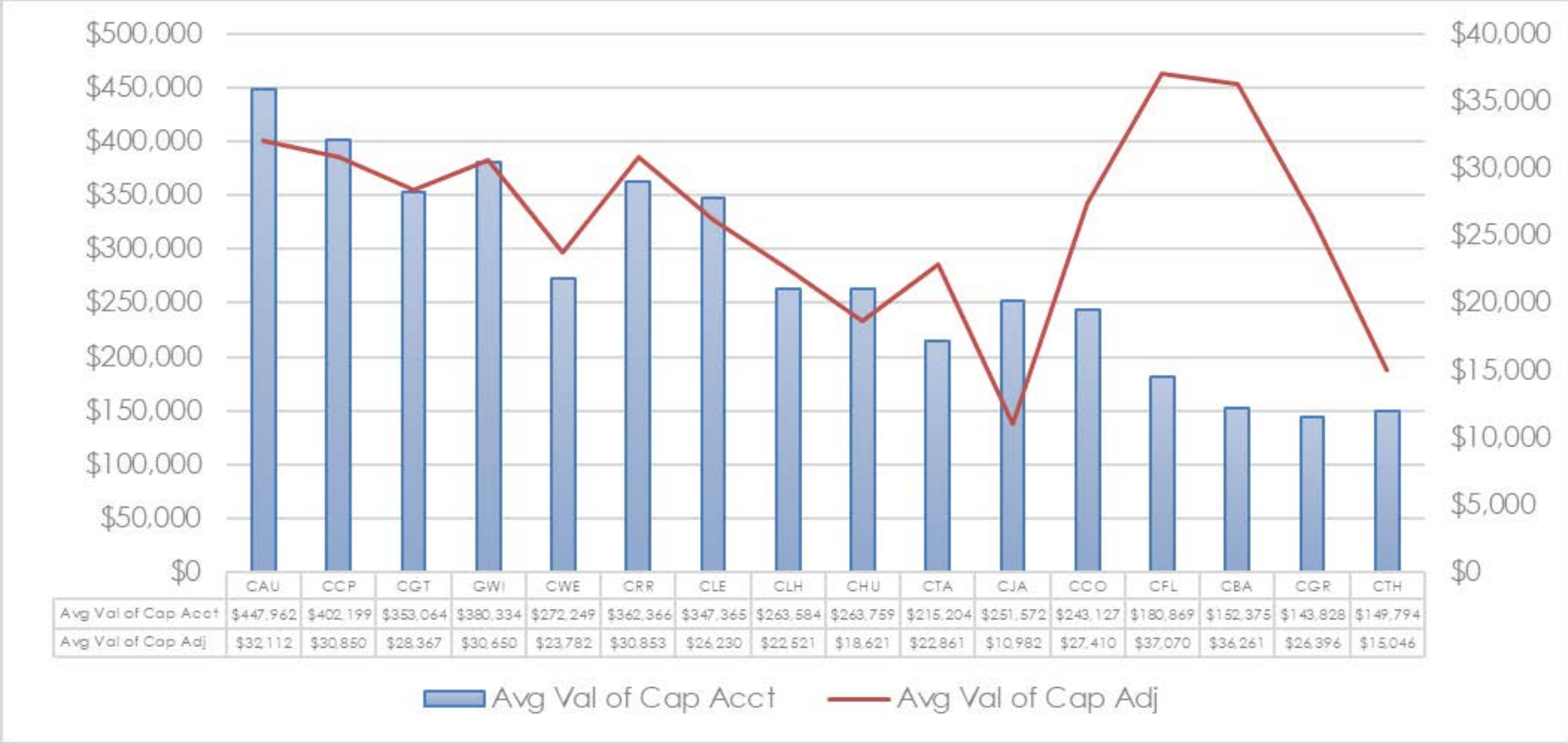
<i>Taxing Unit Name</i>	<i>2020 Residential Home Count</i>	<i>2020 Residential Home Average Value</i>	<i>2020 Residential Home Average Taxable Value</i>	<i>2021 Residential Home Count</i>	<i>2021 Residential Home Average Value</i>	<i>Market Value % Difference 2020 - 2021</i>	<i>2021 Residential Home Average Taxable Value</i>	<i>Taxable Value % Difference 2020-2021</i>
CITY OF CEDAR PARK (Williamson County Portion Only)	19,149	\$324,066	\$311,863	19,410	\$385,085	18.83%	\$354,189	13.57%
CITY OF GEORGETOWN	22,170	\$290,054	\$271,779	23,991	\$340,788	17.49%	\$306,979	12.95%
CITY OF HUTTO	8,302	\$220,466	\$208,612	9,082	\$263,427	19.49%	\$240,568	15.32%
CITY OF LEANDER (Williamson County Portion Only)	14,910	\$282,855	\$276,083	16,233	\$339,037	19.86%	\$316,976	14.81%
CITY OF ROUND ROCK (Williamson County Portion Only)	29,563	\$286,292	\$278,602	30,162	\$342,482	19.63%	\$315,776	13.34%
GEORGETOWN ISD	29,253	\$316,321	\$282,382	31,584	\$372,187	17.66%	\$321,023	13.68%
HUTTO ISD	13,170	\$246,478	\$219,566	14,652	\$292,686	18.75%	\$255,005	16.14%
LEANDER ISD (Williamson County Portion Only)	45,341	\$304,376	\$279,579	47,553	\$360,230	18.35%	\$319,604	14.32%
LIBERTY HILL ISD	7,768	\$348,174	\$315,851	9,681	\$401,121	15.21%	\$354,919	12.37%
ROUND ROCK ISD (Williamson County Portion Only)	59,566	\$320,506	\$296,388	60,442	\$382,466	19.33%	\$337,777	13.96%
TAYLOR ISD	5,414	\$162,623	\$135,144	5,568	\$188,508	15.92%	\$156,643	15.91%
WILLIAMSON COUNTY	170,004	\$299,424	\$287,080	179,989	\$354,092	18.26%	\$324,112	12.90%



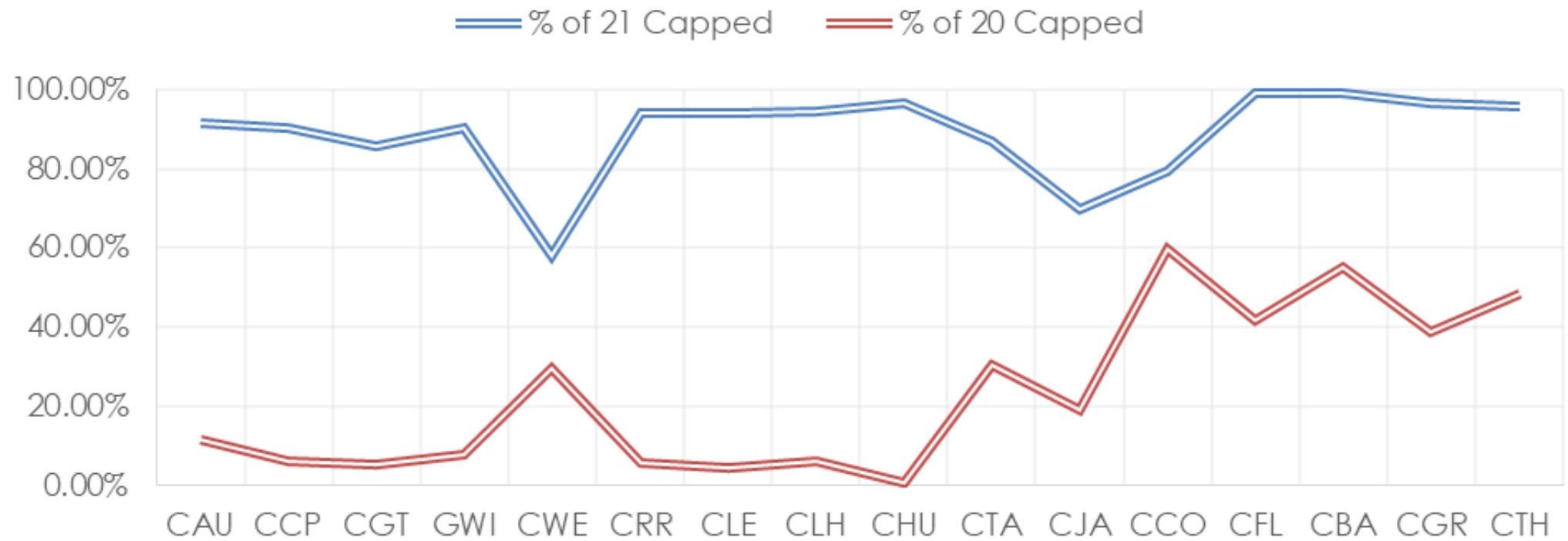
Residential New Improvement Value Ranges



Average Value of Homestead Capped Accounts and Average Cap Adjustment



CITY & WILCO CAPPED ACCOUNTS



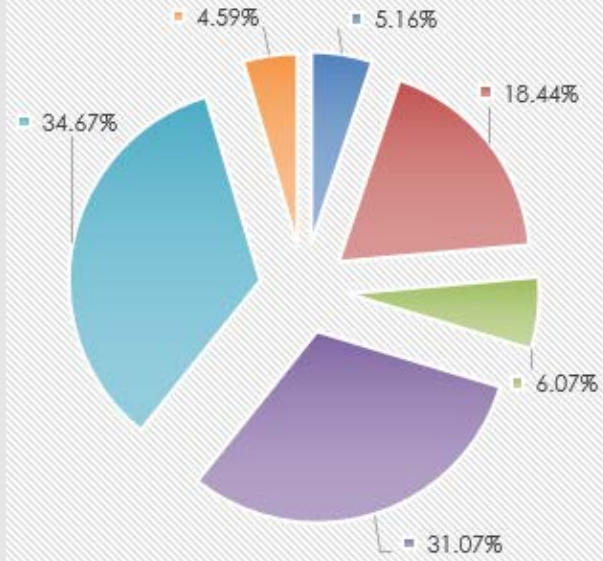
City of Georgetown Multi-Family Value (in millions)



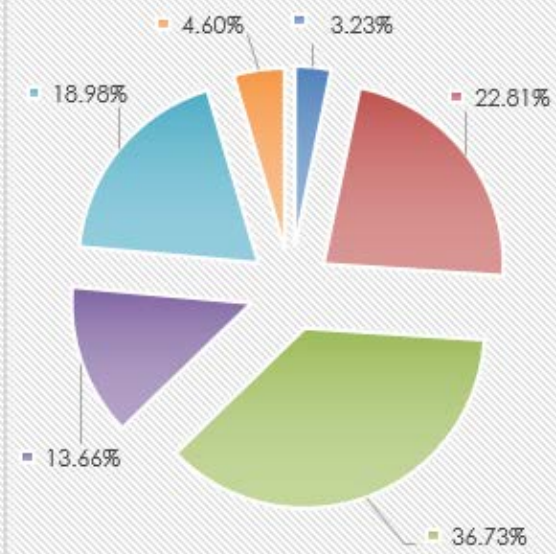
City of Georgetown Commercial Value (in billions)



By Parcel Count

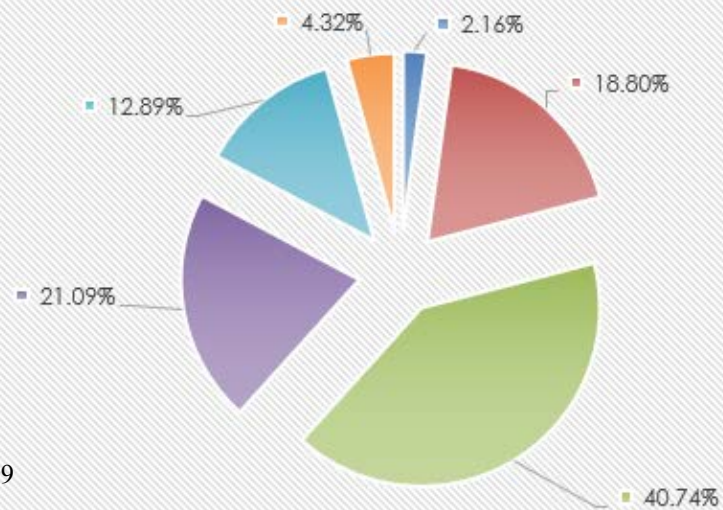


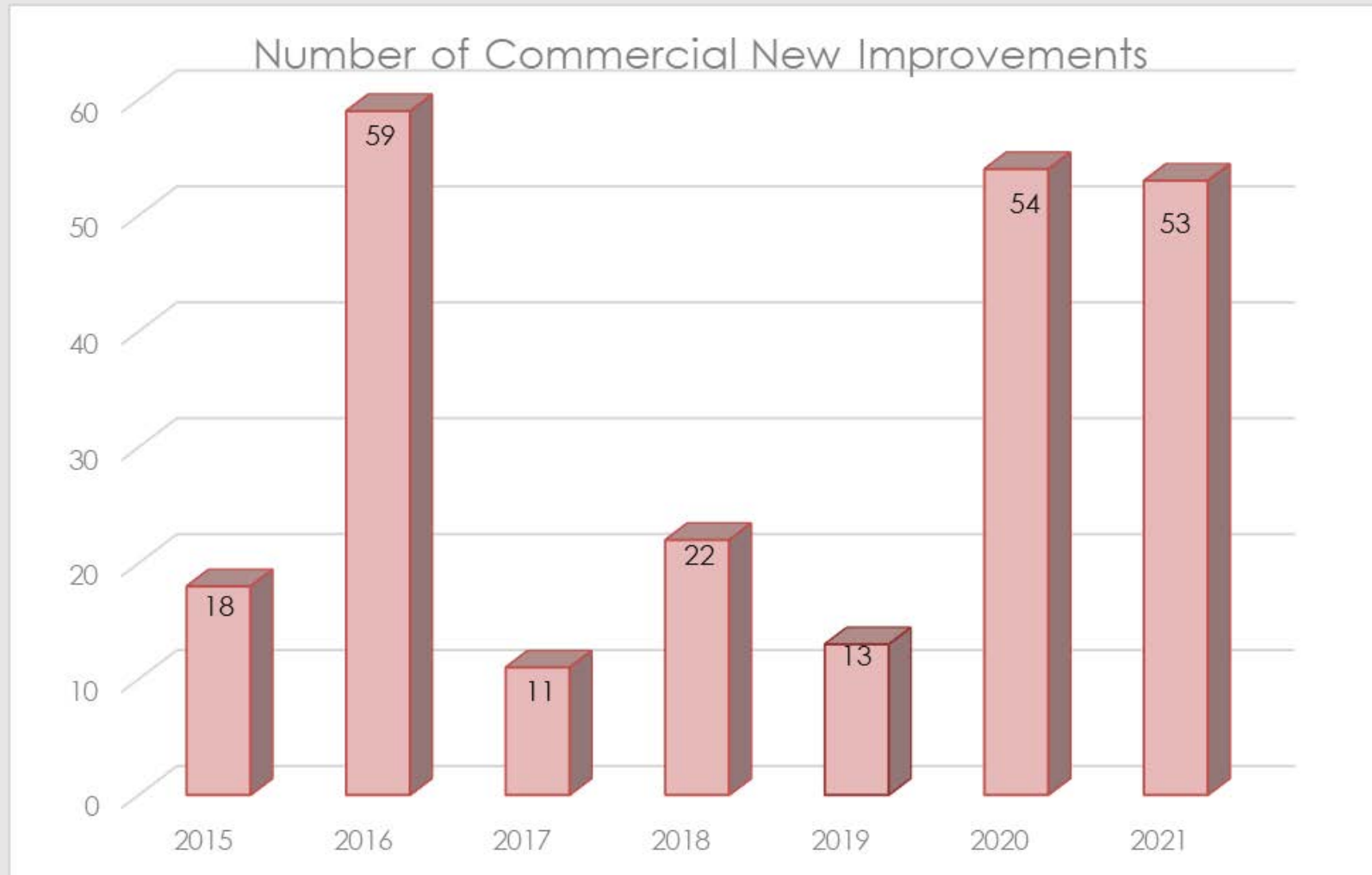
By Value



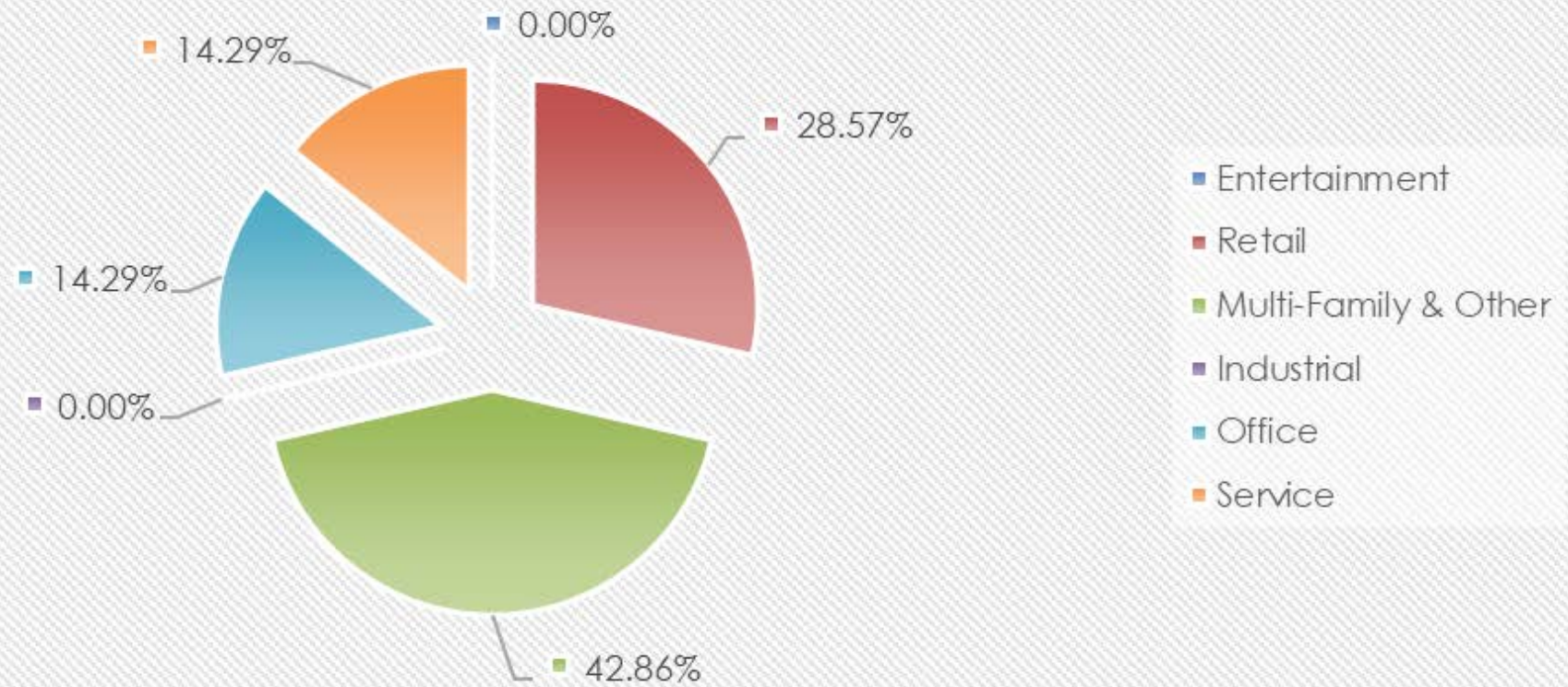
■ Entertainment ■ Retail ■ Multi-Family & Other ■ Industrial ■ Office ■ Service

By Square Footage





Commercial New Improvements By Category



CHANGE IN TAXABLE VALUE FROM PRIOR YEAR

