Notice of Meeting of the City Council of the City of Georgetown, Texas November 24, 2026

The Georgetown City Council will meet on November 24, 2026 at 3:00 PM at Council and Court Building, 510 W. 9th Street.

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.

Policy Development and Discussion - Workshop

1.A Creation of the Southwestern University 560 Development TIRZ
Review and discuss regarding the creation of the Southwestern University 560 Development Tax Increment Reinvestment Zone (TIRZ) -- David Morgan, City Manager

1.B Long-term Water Resource Discussion
Presentation and discussion regarding the FY2026 peak water demand season, water demand and growth projections, and the City's long-term water resource needs – Jack Daly, Assistant City Manager, and Chelsea Solomon, Water Utility Director

Executive Session

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

2.A Executive Session 11.24.2026
Sec. 551.071: Consultation with Attorney
Advice from the 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
- Austin Avenue Bridges
- Berry Creek Interceptor – Ward & Burke Claim
- Long Term Water Supply Negotiations with Recharge LLC
- Long Term Water Supply Negotiations with Brazos River Authority
- 3rd Amendment to Parmer Ranch ARCA

Sec. 551.087: Deliberation Regarding Economic Development Negotiations
- Project Hay

Regular Session - This portion of the meeting will begin no earlier than 6:00 pm.

3.A Call to Order 11.24.2026

Pledge of Allegiance

Recognitions

- Civic Leadership Class Recognition

Actions out of Executive Session

Public Wishing to Address Council

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the Council Chamber. Clearly print your name and the letter of the item on which you wish to speak and present it to the City Secretary on the dais, prior to the start of the meeting. You will be called forward to speak when the Council considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: An individual may address the Council at a regular City Council meeting by contacting the City Secretary no later than noon on the Wednesday prior to the Tuesday meeting, with the individual's name and a brief description of the subject to be addressed. Only those persons who have submitted a timely request will be allowed to speak. Speakers will be given up to three minutes to address the City Council. The City Secretary can be reached at (512) 931-7715 or cs@georgetowntexas.gov.

4.A Public Wishing to Address 11.24.2026

- Gina Cavallo would like to address the Council regarding environmental and parking garage concerns.

Statutory Consent Agenda

The Statutory Consent Agenda includes non-controversial and routine items which may be acted upon with one single vote. An item may be pulled from the Consent Agenda in order to be discussed and acted upon individually as part of the Regular Agenda.

5.A Appointment of Crowe to Historic and Architectural Review Commission (HARC)

Consideration and possible action to confirm the appointment of Travis Crowe to the Historic and Architectural Review Commission to fill a vacancy -- Josh Schroeder, Mayor

5.B Resolution - ETJ Disannexation - Peralez - 10.68 Acres

Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 10.68 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcel R040058 and owned by Derril Peralez -- Michael Charles, Real Estate Services Coordinator

5.C Airport Lease Assignment for 201 D Hangar Drive

Consideration and possible action to approve the lease assignment for 201 D Hangar

Dr from Wood Aviation Inc. to Austin Thomas -- Eric Johnson, Public Works Director, and Matthew Sommerfeld, Airport Manager

5.D Task Order CDM-27-001 with CDM Smith, Inc., for New Development Utility Evaluation Support

Consideration and possible action to approve Task Order CDM-27-001 with CDM Smith, Inc., for New Development Utility Evaluation Support in the amount of $215,000.00 -- Wesley Wright, P.E., Systems Engineering Director, and Caleb Fuhrer, P.E., Assistant Systems Engineering Director

5.E Construction Contract - The Levy Company, LLC. for Traffic Signal Installation at BCH Way and SH 195

Consideration and possible action to award a construction contract with The Levy Company, LLC of Selma, Texas for the construction of a new traffic signal at the intersection of SH 195 and BCH Way in the amount of $465,605.71 -- Wesley Wright P.E. Systems Engineering Director, and David Herzog, CIP Manager

5.F Renewal #2 - Contract with Gaffney Consulting LLC for Workday HCM Support

Consideration and possible action to approve the second renewal with Gaffney Consulting LLC for Workday HCM post-go-live and ongoing support services for an amount not to exceed $130,000.00, and to authorize the City Manager to execute renewals of the agreement for up to two additional one-year terms with the same terms and conditions, for a total three-year expenditure not to exceed the amount of $390,000.00 -- Jamie Beran, Human Resources Manager

5.G IT Contract Renewal - Gartner, Inc. (IT Advisory Service)

Consideration and possible action to approve a three (3) year agreement with Gartner, Inc. for IT advisory services from November 1, 2026, through October 31, 2029, for a total cost of $303,714.00 -- Greg Berglund, Assistant IT Director

5.H 2026-17-LIC Encroachment into South Church Street, East 11th Street, and South Myrtle Street and Certain City of Georgetown Sidewalk Easements

Consideration and possible action to approve a license agreement with Texas Municipal League Intergovernmental Risk Pool for four shade trees, a concrete drainage channel, a concrete wall, concrete steps with a handrail, soil nails, flume crossing and street furnishings to encroach into the rights-of-way of South Church Street, East 11th Street, and South Myrtle Street, and certain City of Georgetown sidewalk easements and to authorize the Planning Director to execute the same -- Colin Davidson, Real Estate Program Manager

5.I Second Reading - 2026-1-CPA - Future Land Use Map Amendment

Second Reading of an Ordinance on a request for an Amendment to the Georgetown 2030 Comprehensive Plan. The request is to amend the Future Land Use Designations of three areas as such: Area 1: a 1,528.32 acre tract in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard, west of State Highway 195 from “Mining” to “Mixed Density Neighborhood” and “Rural Residential” to “Neighborhood”; Area 2: a 124.7 acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and

intersecting with Rattlesnake Road from “Mining” to “Mixed Density Neighborhood”; Area 3: a 2,623.51 acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard from “Employment Center” to “Mixed Density Neighborhood” and from “Mining” to “Regional Center” and “Mixed Density Neighborhood” (2026-1-CPA) -- Edgar I. Garcia, Director of Planning

5.J Second Reading - 2026-7-REZ - Northlands Water Reclamation Facility
Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 20.579 acres in the Frederick Foy Survey, Abstract No. 229, from the Planned Unit Development (PUD) Zoning District, with a base zoning of Residential Single-Family (RS), to the Public Facility (PF) Zoning District, for the property generally located at 31801 Ronald W. Reagan Boulevard (2026-7-REZ) -- Madison Garcia, Planner

Legislative Regular Agenda

6.A First Reading - 2026-6-ANX - 580 Rabbit Hill Road
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 25.00 Acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-2) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown, TX, 78626 (2026-6-ANX) -- Matt Skawin, Planner

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 _____, 2026, at _____, and remained so posted for at least three business days preceding the scheduled time of said meeting.

_____
Robyn Densmore, City Secretary

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Creation of the Southwestern University 560 Development TIRZ

SUGGESTED ACTION:
Review and discuss regarding the creation of the Southwestern University 560 Development Tax Increment Reinvestment Zone (TIRZ) -- David Morgan, City Manager

ITEM SUMMARY:

Southwestern University intends to develop approximately 560 acres east of their current campus and north of Highway 29 as a master-planned development. The development is named the Southwestern University 560 Development (SU 560 Development). The initial phase is approximately 68 acres and is planned to include office, retail, hospitality, and residential development.

On June 9, 2026, the City of Georgetown completed multiple agreements, which include a development agreement and Georgetown Transportation Enhancement Corporation (GTEC) Agreement. The development agreement establishes commitments for development of the first phase of the SU 560 Development and the City's commitment to construction the voter approved Customer Service Center. Additionally, the City committed to a financial incentive to reimburse up to $8.5 million for transportation infrastructure and to consider the creation of a TIRZ.

The City of Georgetown desires to create a Tax Increment Reinvestment Zone (TIRZ) to provide economic and qualitative benefits by facilitating a program of public improvements that provide for the development of Phase 1 of the Southwestern University 560 Project.

A TIRZ is a local government tool to finance improvements within a defined area. Taxes on the appraised value of the zone in the year of the zone was designated (the "base" year) continue flowing to the general funds of taxing units, but, for participating government units, all or part of the increased tax revenue due to greater real property values in TIF zone flows to a tax increment financing fund (TIRZ) for a specified maximum term of years. Money flowing to the TIRZ is disbursed according to development agreement to pay for eligible infrastructure in the zone.

The base year of the TIRZ term would be established in 2026 and would be planned to end in 2060 with 70% of the City tax increment being disbursed into the SU 560 TIRZ fund and eligible to reimbursement infrastructure identified in the project plan.

The project and financing plan estimates the ultimate tax value for the TIRZ area is $136.9 million, generating $12 million in tax increment. The plan identifies $60 in project costs that would be

eligible for reimbursement. Additionally, no costs reimbursed through the GTEC agreement would be eligible for reimbursement in the TIRZ.

The City plans to establish a reimbursement agreement later that will outline performance requirements for Southwestern University for the development of Phase 1 of the SU 560 Development Project and outline the infrastructure eligible for reimbursement.

FINANCIAL IMPACT:
The TIRZ would capture 70% of future tax increment created in Phase 1 of the Southwestern University 560 Development and be used for reimbursement of public infrastructure costs. The estimated tax increment is estimated to total $12 million.

SUBMITTED BY:
David Morgan, City Manager's Office

ATTACHMENTS:
Southwestern_560_project_-_TIRZ_11.24.26_council_workshop.pdf

Tax Increment Finance Zone (TIRZ) Creation

Southwestern University 560 Development Project

City Council Workshop

November 24, 2026

GEORGETOWN TEXAS



Southwestern University 560 Project

- Southwestern University 560 is more than a typical development. It is an extension of Southwestern University's mission. Thoughtfully planned around education, arts and culture, research, business, and community, SU 560 creates new opportunities for students while strengthening the University's connection to Georgetown and Central Texas. As the region continues to grow, the development reflects a purposeful vision for how a university can help shape the future of the community it calls home.

Phase 1 Development Plan

Table I
Land Use Plan

Parcel	Land Use	Acreage	Units (Multifamily) / Keys (Hotel)	Office / Civic SF	Retail SF
Parcel 1A (Hotel)	Hotel	2.1	120		
Parcel 1B (Amphitheater)	Civic	2.3			
Parcel 1C (Office/F&B)	Office	2.1		60,000	10,000
Parcel 1D (Retail - Commerical)	Retail	0.5			15,000
Parcel 1E (Commercial - Office or Retail)	Office/Retail	0.7		15,000	
Parcel 3 (City of Georgetown)	Civic	1.8		75,000	
Parcel 4 (Gurban #1)	Multifamily	5.2	200		10,000
Parcel 6 (Gurban #2)	Multifamily	5.3	200		3,000
Parcel 8 (Office)	Office	1.7		25,000	
Right-of-way, easements, open space, etc.	Misc.	47.0			
Total		**68.7**	**520**	**175,000**	**38,000**

Source: Developer



Customer Service Center





Current Status



- Southwestern 560 Schedule:
  - Dirt turning for initial infrastructure
  - Groundbreaking event on October 23rd
- Customer Service Center:
  - CMAR (Swinerton) on board; In Construction Drawings
  - Anticipate construction to begin February/March 2027
  - Building Opening in mid-2028
- Agreement development progress
  - Deed, Development Agreement, and GTEC Agreement all completed in June 2026

TIRZ Creation

- The City of Georgetown desires to create a Tax Increment Reinvestment Zone (TIRZ) to provide economic and qualitative benefits by facilitating a program of public improvements that provide for the development of Phase 1 of the Southwestern University 560 Project.

TIRZ Creation

- A TIRZ is a local government tool to finance improvements within a defined area. Taxes on the appraised value of the zone in the year of the zone was designated (the “base” year) continue flowing to the general funds of taxing units, but, for participating government units, all or part of the increased tax revenue due to greater real property values in TIF zone flows to a tax increment financing fund (TIRZ) for a specified maximum term of years.
- Money flowing to the TIRZ is disbursed according to development agreement to pay for eligible infrastructure in the zone.

TIRZ Terms

- The base year of the TIRZ term would be established in 2026 and would be planned to end in 2060 with 70% of the City tax increment being disbursed into the SU 560 TIRZ fund and eligible to reimbursement infrastructure identified in the project plan.

TIRZ Terms

- The project and financing plan estimates the ultimate tax value for the TIRZ area is $136.9 million generating $12 million in tax revenue in the Zone over the life of the TIRZ.
- The plan identifies $60 million in public infrastructure projects that would be eligible for reimbursement. Additionally, no costs reimbursed through the GTEC agreement would be eligible for reimbursement in the TIRZ.
- The TIRZ would only reimburse eligible project costs with dollars available in the fund and no other obligations are made by the City.

Future Reimbursement Agreement

- The City plans to establish a reimbursement agreement at a later date that will outline performance requirements for Southwestern University for the development of Phase 1 of the SU 560 Development Project and outline the infrastructure eligible for reimbursement.

Next Steps

- The public hearing and first reading of the TIRZ ordinance is scheduled for the City Council Agenda December 8, 2026.
- The second reading of the ordinance is scheduled for December 11, 2026
- A reimbursement agreement will be negotiated between Southwestern University and the City of Georgetown in the future.

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Long-term Water Resource Discussion

SUGGESTED ACTION:
Presentation and discussion regarding the FY2026 peak water demand season, water demand and growth projections, and the City's long-term water resource needs – Jack Daly, Assistant City Manager, and Chelsea Solomon, Water Utility Director

ITEM SUMMARY:
The purpose of this workshop is to review FY2026 water utility data and discuss trends affecting the City's water resources, including customer growth, water demand, system capacity, and conservation.
The presentation will provide an overview of historical water demand and peak usage, recent system improvements, and the City's current water supply and treatment capacity. Staff will also review growth trends within the City's retained and transfer areas, and the impact of weather and other environmental factors on water demand.

Additionally, the workshop will include updates on the City's water conservation efforts, including the advanced metering infrastructure (AMI) deployment, customer leak notifications, conservation rebate programs, irrigation assistance, and conservation inspection initiatives. The discussion is intended to provide City Council with an update on FY2026 water resource conditions and provide context for ongoing and future water resource planning.

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Manager's Office

ATTACHMENTS:
Water Utility Resource Planning Update and FY2026 Peak Demand.pdf

Water Utility Resource Planning Update and FY2026 Peak Demand

Nov. 24, 2026 | City Council Workship

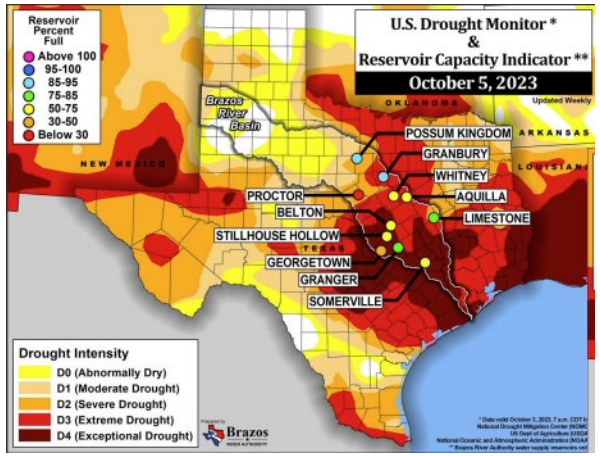
Agenda

- A look at the past couple calendar years for comparison purposes
- System Improvements
- Environmental Factors
- Retained and Transfer
- Growth
- Demand and Capacity
- Conservation
  - Sensus AMI
  - Conservation
  - Regulatory

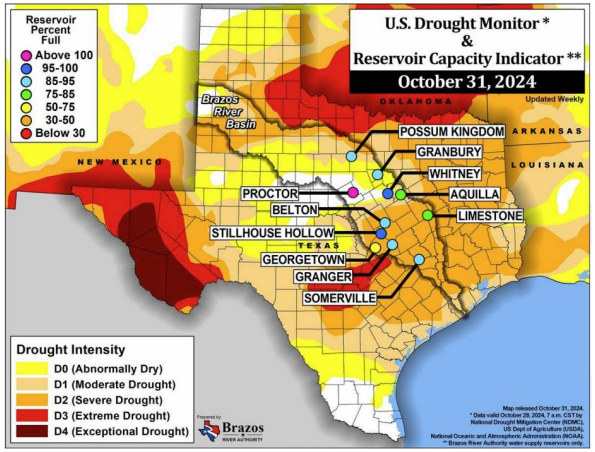
Recent History

- 2021 was the last full summer that we were in 2 day per week watering
- 6/28/2022 entered Drought Contingency Stage2 -1 day per week watering due to system capacity triggers and lake levels
- 7/14/2023 entered Drought Contingency Stage 3, infrastructure construction projects were delayed that served the west side of service territory.
- June 2025, returned to 2 days per week irrigation. South Lake Phase 1 completed
- June 2026 Phase 2 South Lake Completed
- Annual Rate increases, conservation tiered signals
- Impact Fee Evaluation

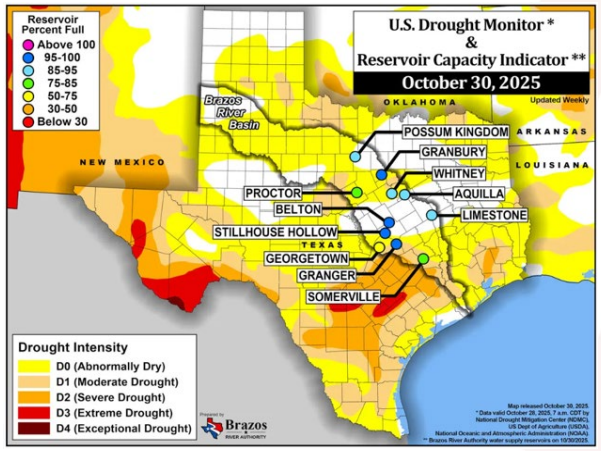
Environmental Factors



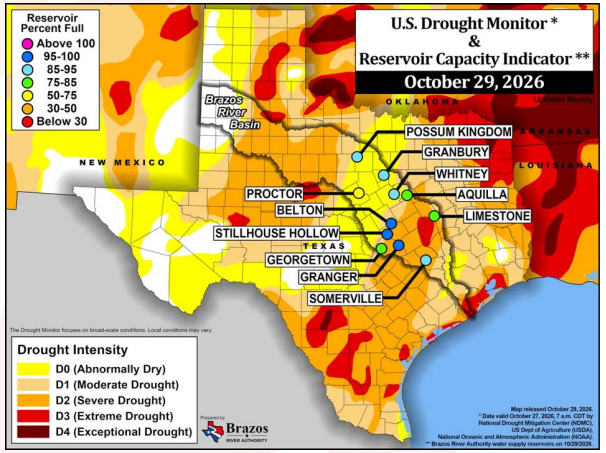
October 2023



October 2024



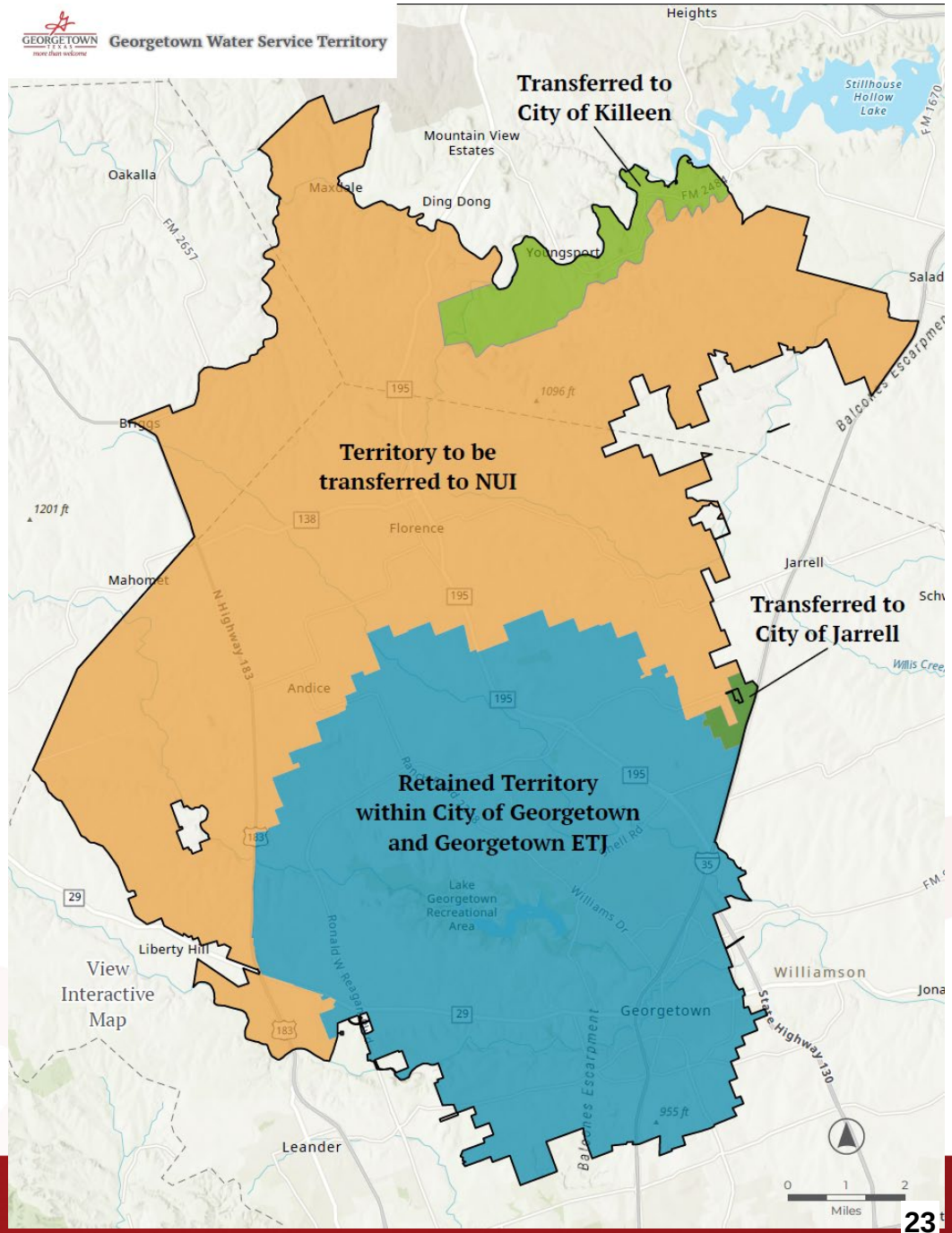
October 2025



October 2026

	Days > 100 /Hottest Day	May		June		July		August		September	
		Avg Temp	Total Rain	Avg Temp	Total Rain	Avg Temp	Total Rain	Avg Temp	Total Rain	Avg Temp	Total Rain
2023	61 days/107 deg	84	2.34”	95	.23”	99	0.0”	103	.04”	96	2.15”
2024	7 days/106 deg	86	6.36”	92	1.75”	91	2.31”	96	.9”	92	0.70”
2025	4 days/101 deg	85	8.81”	93	1.78”	91	8.77”	94	2.49”	89	0.25”
2026	12 days/106 deg	83	7.03"	92	5.95"	95	4.23"	100	.2"	98	0.29"

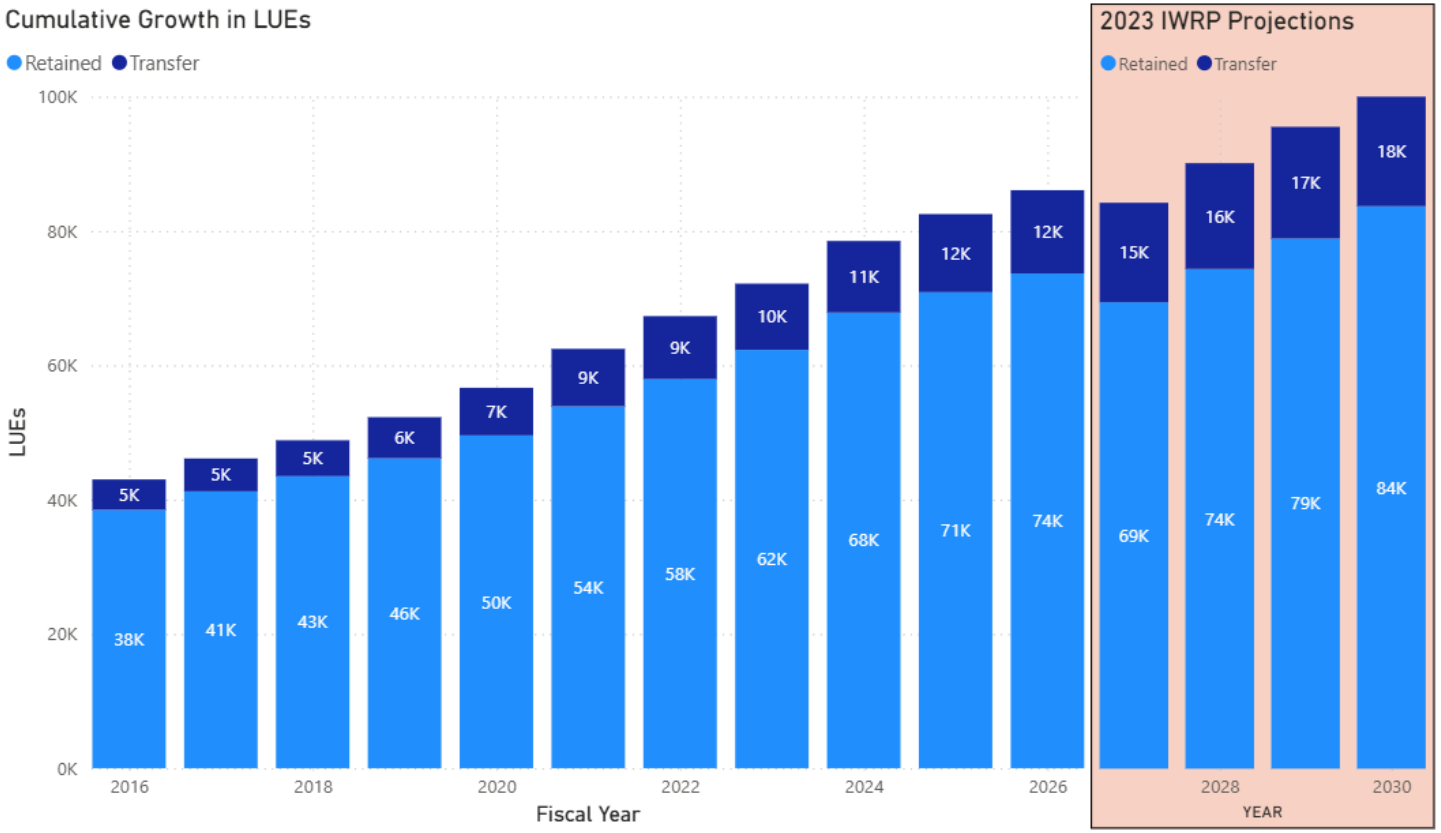
Water CCN Transfer Area



Growth

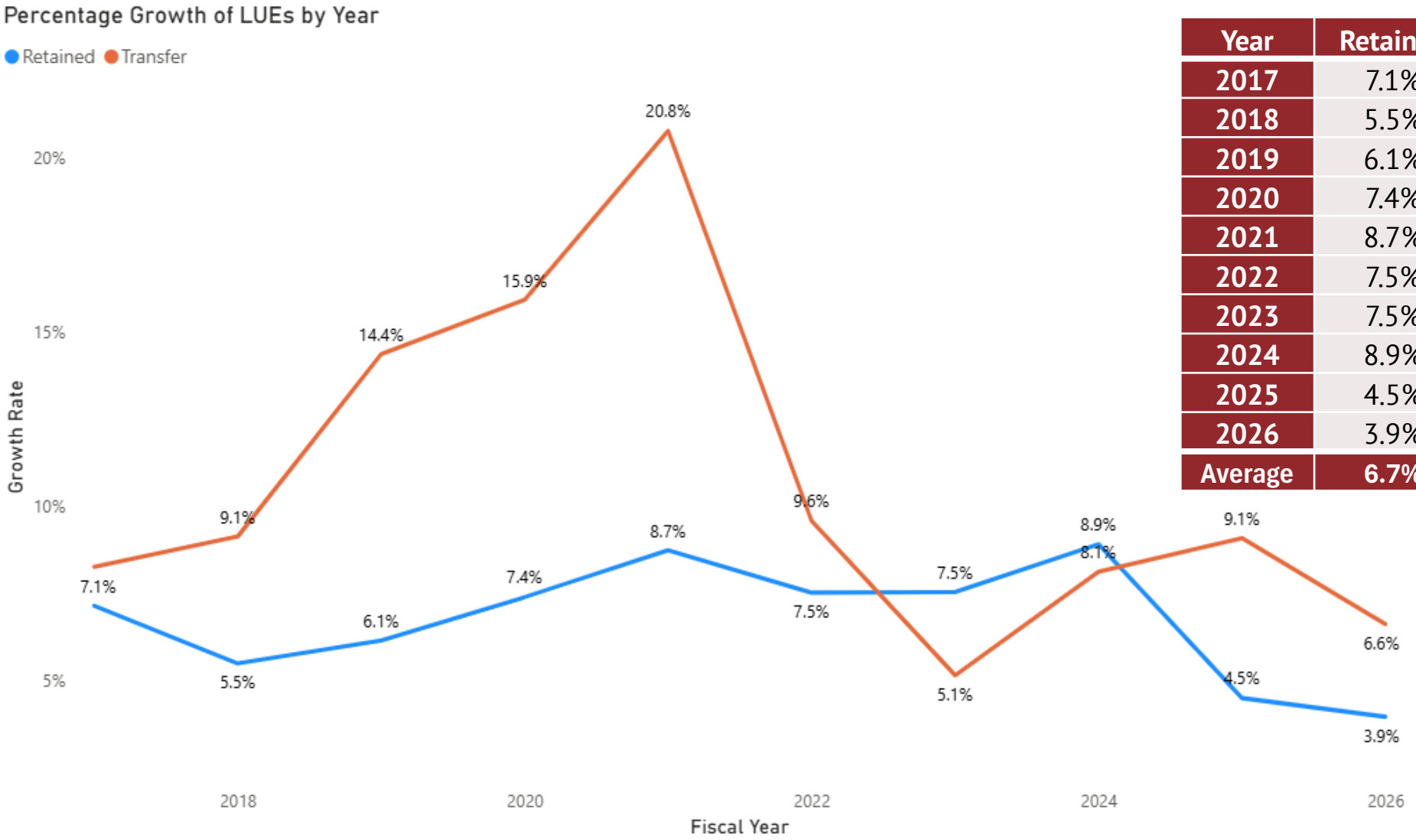
In retained City areas and in proposed transfer areas

Cumulative Growth in LUEs



Year	Transfer LUEs	Retained LUEs	Totals	Increase	% Change
2016	4,525	38,479	43,004	2,174	5.30%
2017	4,899	41,226	46,125	3,121	7.3%
2018	5,346	43,483	48,829	2,704	5.9%
2019	6,114	46,151	52,265	3,436	7.0%
2020	7,089	49,558	56,647	4,382	8.4%
2021	8,563	53,887	62,450	5,803	10.2%
2022	9,383	57,934	67,317	4,867	7.8%
2023	9,865	62,297	72,162	4,845	7.2%
2024	10,665	67,844	78,509	6,347	8.8%
2025	11,634	70,883	82,517	4,008	5.1%
2026	12,402	73,677	86,079	3,562	4.3%
2027	14,795	69,417	84,212		
2028	15,741	74,365	90,106	5,894	7.00%
2029	16,611	78,901	95,512	5,406	6.00%
2030	17,536	83,708	101,244	5,732	6.00%

Percentage Growth in LUEs

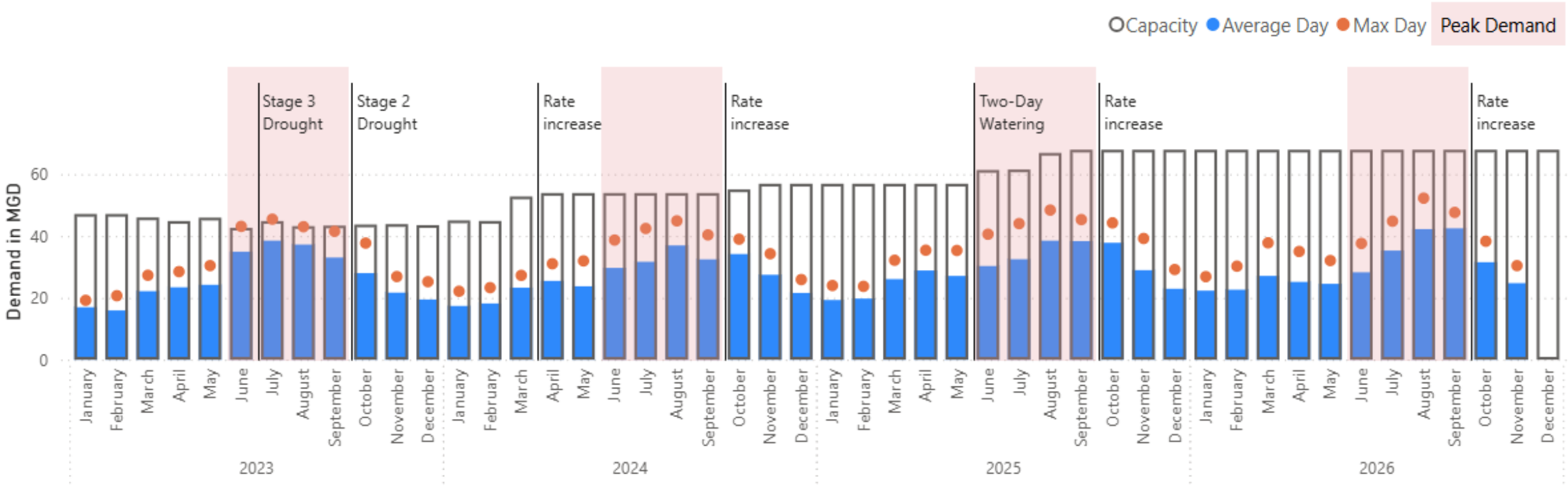


Year	Retained	Transfer	Total
2017	7.1%	8.3%	**7.3%**
2018	5.5%	9.1%	**5.9%**
2019	6.1%	14.4%	**7.0%**
2020	7.4%	15.9%	**8.4%**
2021	8.7%	20.8%	**10.2%**
2022	7.5%	9.6%	**7.8%**
2023	7.5%	5.1%	**7.2%**
2024	8.9%	8.1%	**8.8%**
2025	4.5%	9.1%	**5.1%**
2026	3.9%	6.6%	**4.3%**
Average	**6.7%**	**10.7%**	**7.2%**

Demand and Capacity

Multi-year overview

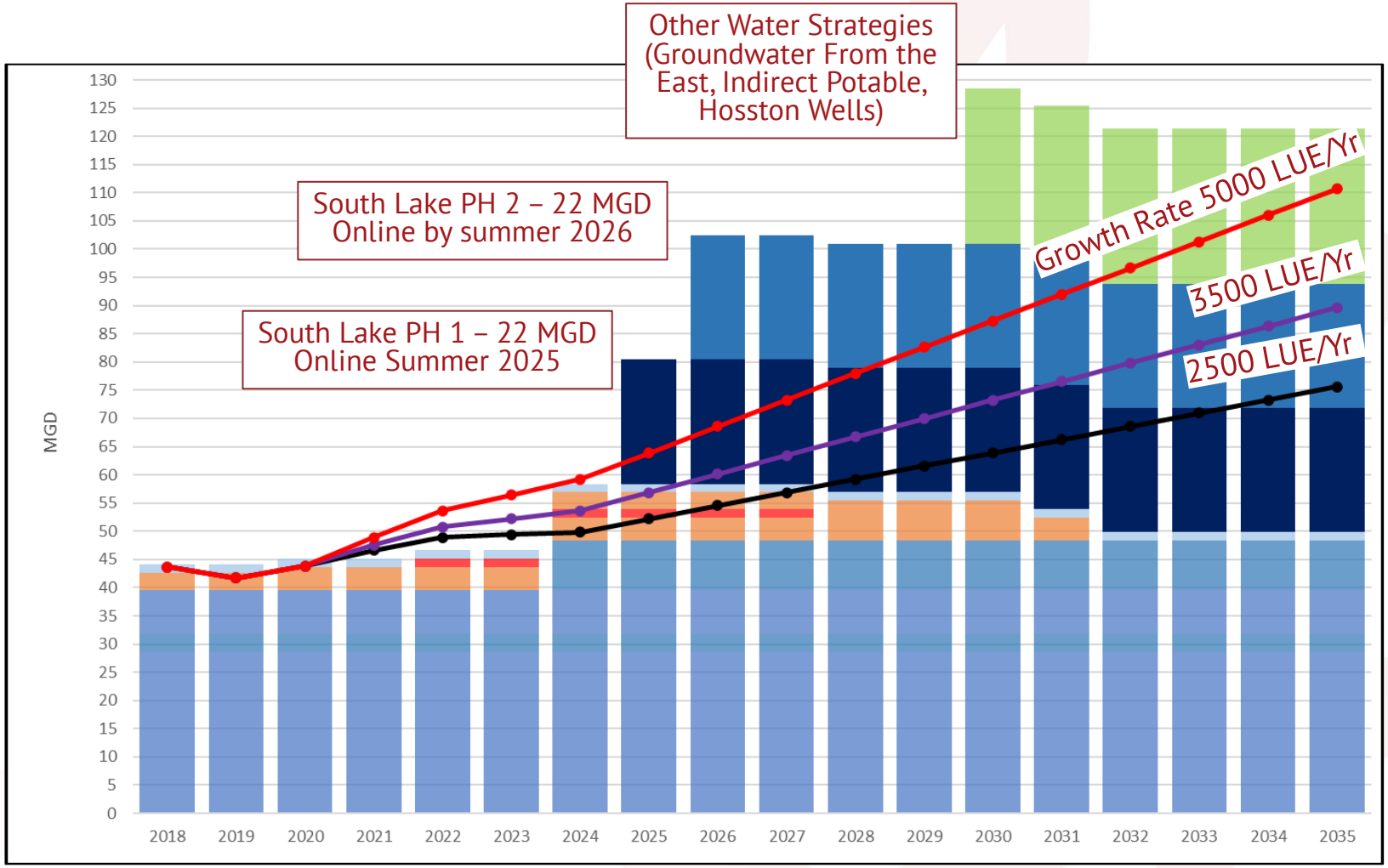
Water Demand



	2023	2024	2025	2026
Average Day MGD	26.34	26.84	29.27	29.94
Max Day MGD	46.41	44.90	48.38	52.24

Treated Water Capacity- Max Day

		Production Asset	Cap-acity	Start	End
OWNED BY GEORGETOWN	FIRM	North Lake	28.6	2018	2050
		South Side 3.2	3.2	2018	2050
		Domel Firm	1.5	2018	2050
		Park Plant	6.3	2018	2050
		Planned Expansions			
		North Lake Exp	8.8	2024	2050
		South Lake Ph 1	22	2025	2050
		South Lake Ph 2	22	2026	2050
		Other	0	2041	2050
	NON-FIRM	Domel	1.5	2018	2050
		Other	0	2040	2050
CONTRACTED WATER	FIRM	RR Rabbit Hill	3	2018	2030
		RR Highlands	1	2020	2031
		Leander	1.5	2022	2027
		RR CR 175	3	2024	2031
		Opportunities to aquire	27.5	2030	2050
	NON-FIRM	RR Rabbit Hill	0	2018	2030
		RR CR 175	0	2024	2030
		other	0	2040	2040

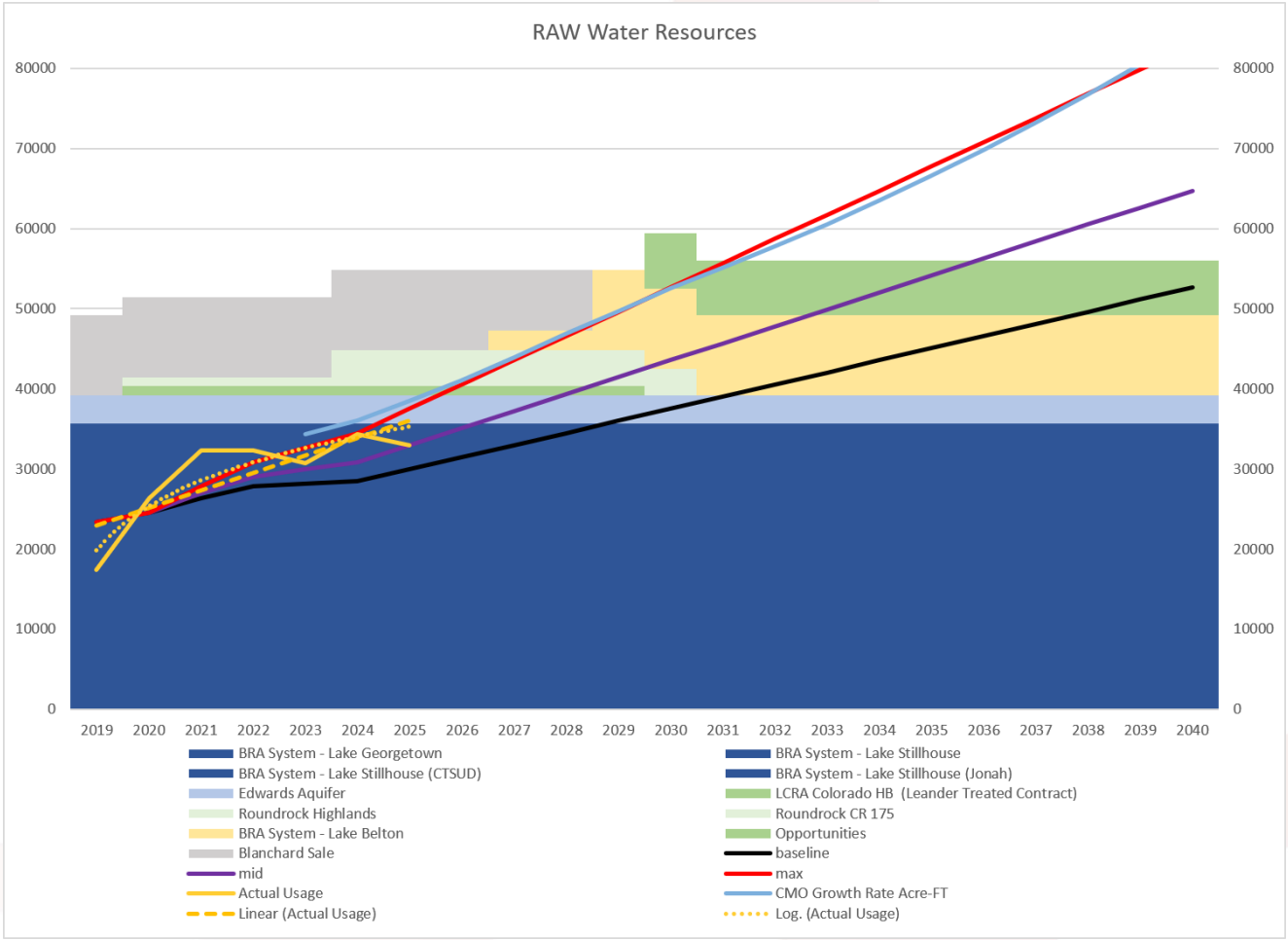


Treated Firm Capacity 99.4 mgd

Raw Resources

Contracts

- Blanchard
  - 10,000 acre-ft
  - Effective till 8/31/2029
  - Earliest clawback of 2,500 acre-ft is 9/1/2027
- City of Round Rock at Rabbit Hill
  - 3mgd effective till 2031, utilizes Georgetown owned water, is for treatment capacity only
- City of Round Rock
  - 3.25 mgd at New Hope
  - 1mgd at Flowstone
  - Effective till 2031

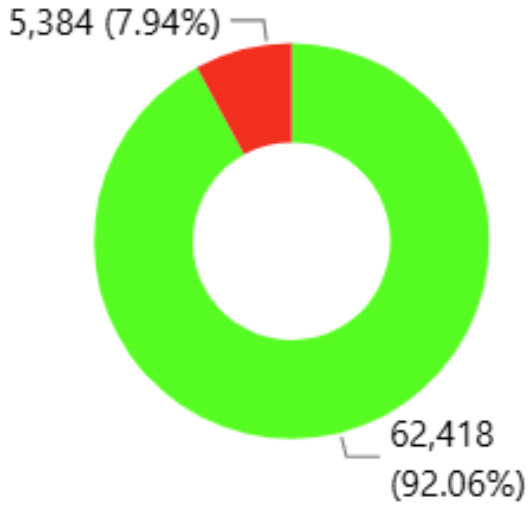


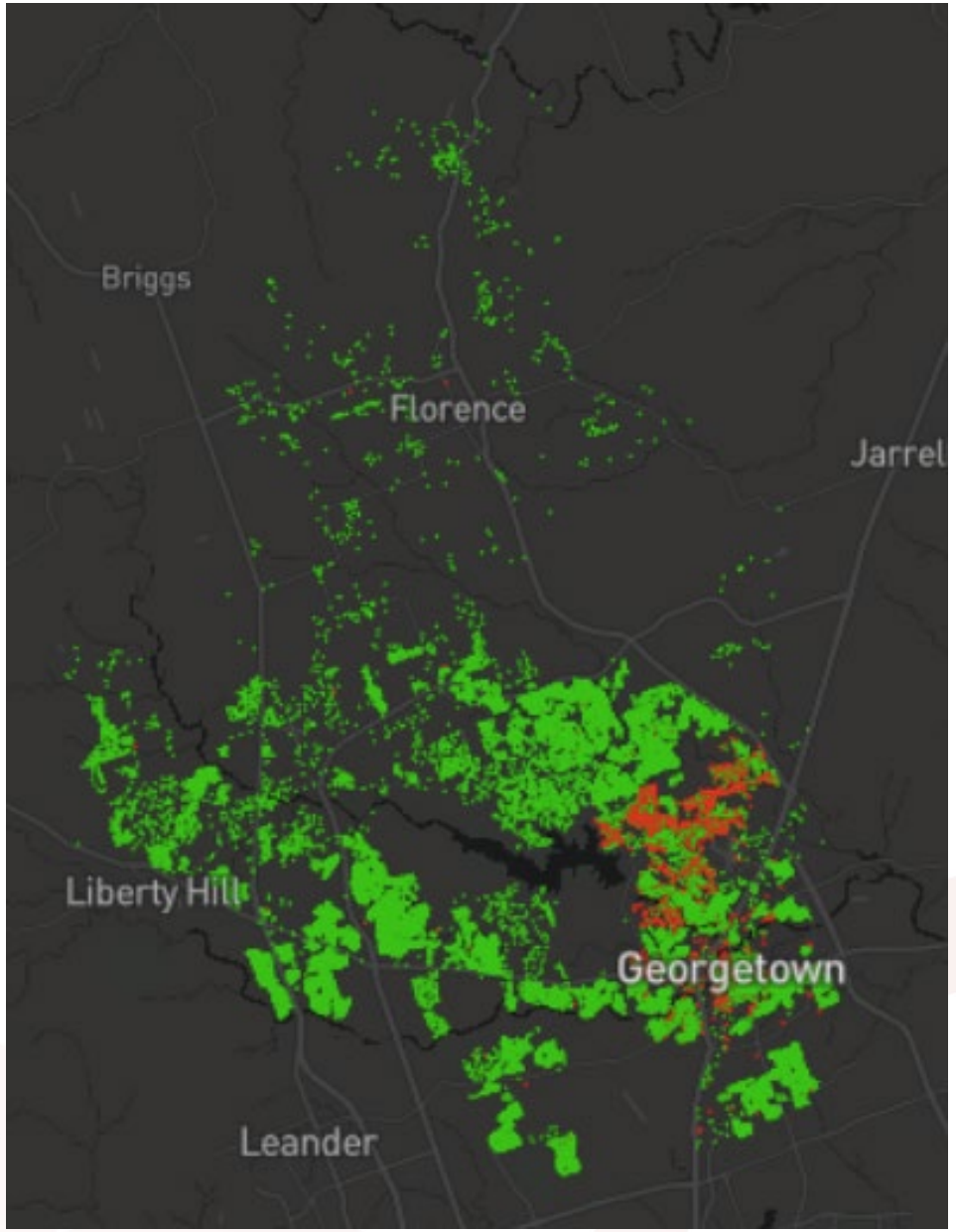
AMI Update

AMI Meter Replacement

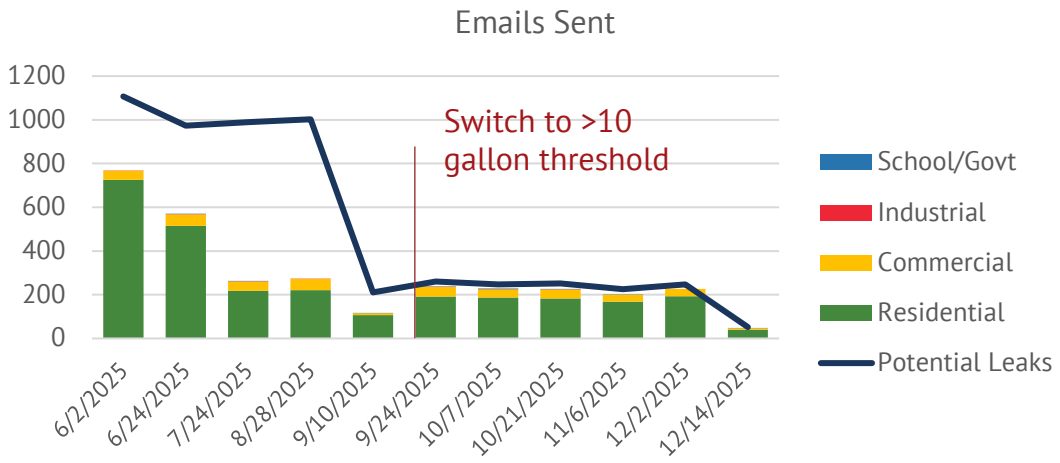
- Western District replacement is functionally complete
- On schedule to fully deploy Sensus AMI by April 2027

	Added	Total
2023	311	311
2024	5,958	6,269
2025	23,666	29,935
2026	29,414	59,349





Leak Report



Total Potential Leaks	Total Emails Sent
5569	3157

- We are only able to detect potential leaks using the Sensus AMI interval data that we did not have before
- Once the Sensus project is complete, we will be able to analyze every meter's hourly data in the system

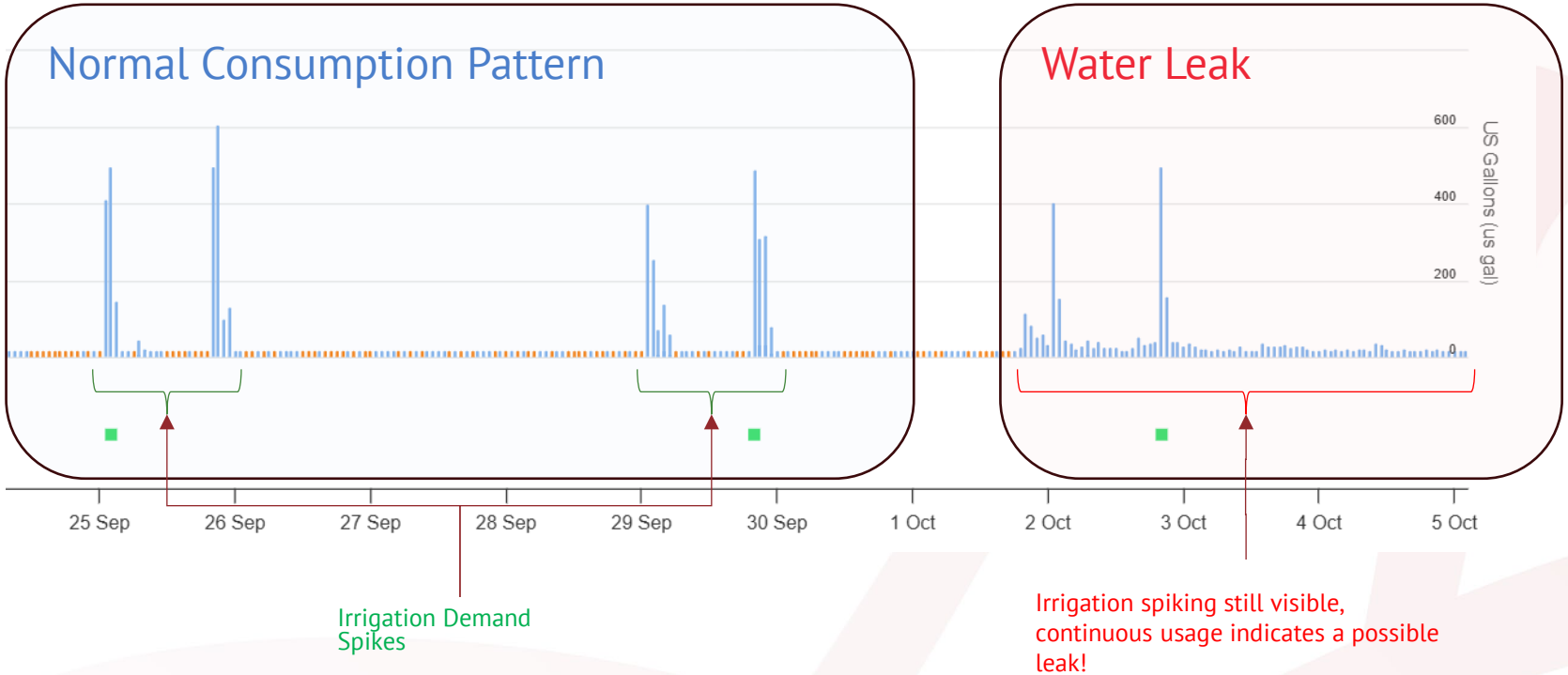
Date Sent:	Potential Leaks	Residential	Commercial	Industrial	School/Govt	Totals
6/2/2025	1107	726	41	1	0	768
6/24/2025	973	515	53	1	2	571
7/24/2025	990	218	43	1	1	263
8/28/2025	1003	221	51	1	0	273
9/10/2025	211	107	9	0	1	117
9/24/2025	260	192	43	1	1	237
10/7/2025	248	188	37	1	2	228
10/21/2025	251	183	41	1	1	226
11/6/2025	226	168	33	0	1	202
12/2/2025	248	193	34	0	0	227
12/14/2025	52	39	8	0	1	45
Totals	**5569**	**2750**	**393**	**7**	**10**	**3157**

What Does A Leak Look Like?

With our AMI system, we can identify both irrigation use patterns as well as leaks with hour-by-hour data.

In the visual to the right, blue bars indicate that the meter registered flow, while orange shows zero usage in that hour.

Here we see what normal usage looks like with irrigation versus a continuous leak. This customer received email notification of the issue so they could fix it quickly!



Conservation Update

Rebate Programs

Rebate Type	Number of Rebates and Amount Spent (FY19)	Number of Rebates and Amount Spent (FY20)	Number of Rebates and Amount Spent (FY21)	Number of Rebates and Amount Spent (FY22)	Number of Rebates and Amount Spent (FY23)	Number of Rebates and Amount Spent (FY24)	Number of Rebates and Amount Spent (FY25)
Irrigation Check up	2327 $174,525.00	580 43,500.00	2360 $177,125.00	2594 $194,550.00	2074 $154,723.67	1,867 $139,905.00	1792 $134,295.95
Smart/Weather - Based Controller	119 $16,655.17	42 $5,820.47	166 $23,829.00	192 $28,800.00	152 $22,320.69	129 $16,548.41	241 $31,189.06
Spray - to - Drip Conversion	24 $3,447.80	8 $1,117.15	41 $5,762.53	40 $6,000.00	19 $2,780.00	20 $3,390.07	1 $150.00
Multi- Stream Nozzle Zone	116 $16,551.03	28 $3,768.53	103 $14,603.76	146 $21,900.00	73 $11,142.14	114 $33,667.71	123 $42,094.72
Rain Barrel/ Rainwater Harvesting	5 $125.00	1 $25	17 $425	25 $625.00	16 $375.00	100 $2,500.00	61 $7,506.11
Xeriscape/ Native Landscaping	N/A	N/A	N/A	32 $17,479.52	41 $23,581.07	93 $52,394.22	14 $29,593.31
Pool Cover	N/A	N/A	N/A	N/A	N/A	3 $450.00	5 $655.98
Hose Timer	N/A	N/A	N/A	N/A	N/A	5 $125.00	13 $716.84
Texas Grown Tree Rebate	N/A	N/A	N/A	N/A	N/A	N/A	18 $7,624.44
Permanent Removal of Irrigation System	N/A	N/A	N/A	N/A	N/A	N/A	3 $600.00
Lawn Aeration and Composting	N/A	N/A	N/A	N/A	N/A	28 $3,150.00	42 $4,200.00
Total	**2,591 $207,856.20**	**659 $54,231.15**	**2,687 $221,745.52**	**3,029 $295,000**	**2,375 $214,922.57**	**2,359 $252,130.41**	**2312 $258,701.41**

FY25

$258,701

Rebates

FY25

2,327

Total Rebates

11 Programs

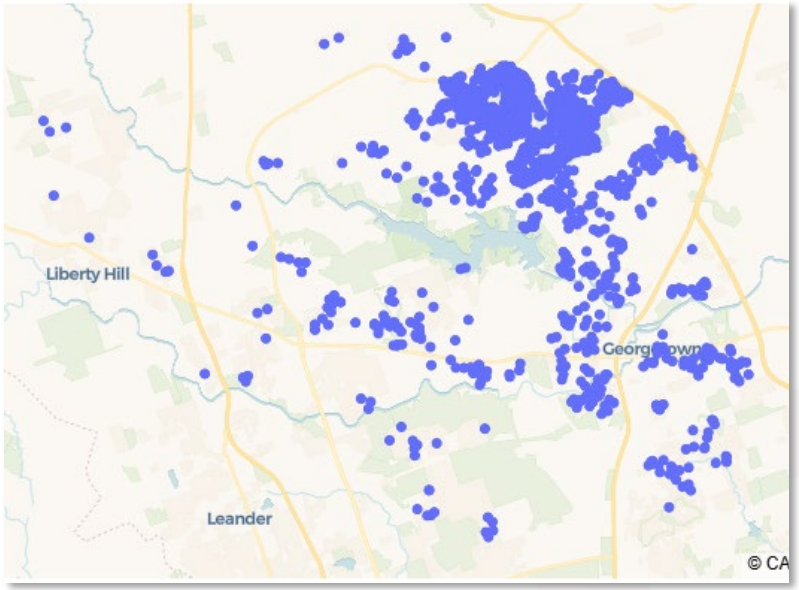
Rebate Program

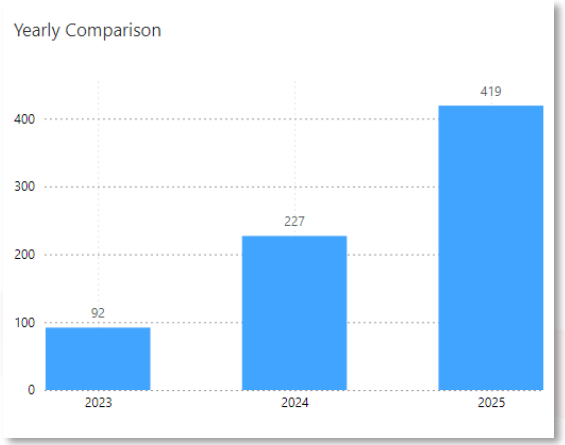
Residential Rebates – FY 2026	Changes to Consider – FY 2027
Digital Hose Water Timer Rebate: Up to $25	Up to $30
Irrigation Check-up Rebate: Up to $75	None
Lawn Aeration and Compost Rebate: Up to $100	Separate rebates; both $100 total
Pool Cover Rebate: Up to $150	None
Smart Controller Replacement Rebate: Up to $150	Up to $200
Texas Grown | Native Tree Rebate: Up to $500	Add up to one (1) 45 – gallon or 3 - in caliper tree
Permanent Removal of Irrigation System Rebate: Up to $600	Up to $1,000
Multi-stream Nozzle Conversion Rebate: Up to $600	Up to $800
Rainwater Harvesting Rebate: Up to $600	Increase to $1/gal; installation up to $200; $600 total
Irrigation Zone Capping (Pulled out of Permanent Removal)	Up to $800
Texas Grown | Native Landscaping Rebate: Up to $3,000	Up to $4,000
Commercial Conservation Rebates-FY 2026	**Changes to Consider – FY 2027**
General Information	
Median/Island Removal or Conversion Rebate: Up to $1,000	None
Permanent Removal of Irrigation System Rebate: Up to $1,000	None
Texas Grown | Native Tree Rebate: Up to $1,000	None
Texas Grown | Native Landscaping Rebate: Up to $5,000	None

We are currently not considering changes to commercial rebates. Our primary focus is on marketing efforts directed toward the commercial sector. We are actively collaborating with several commercial and institutional customers to gather feedback on our current rebate program.

Controller Assistance Program

- Free program available to all COG Water Utility customers
- April- October
- Three Licensed Irrigators on staff
- Full irrigation system check including controller
- One of our most positively received customer programs



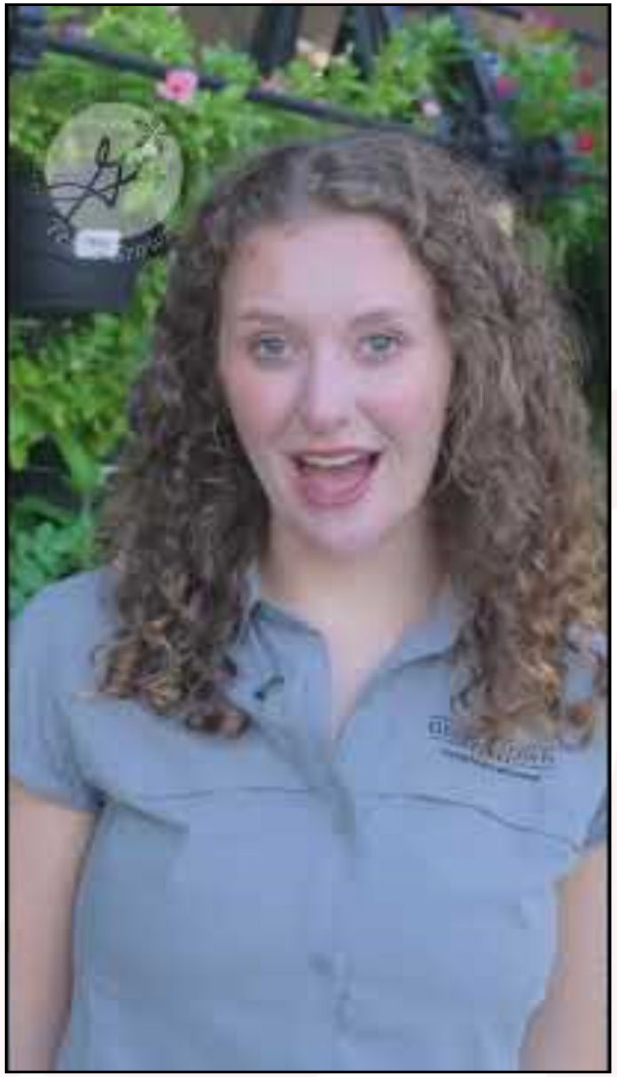


Comments

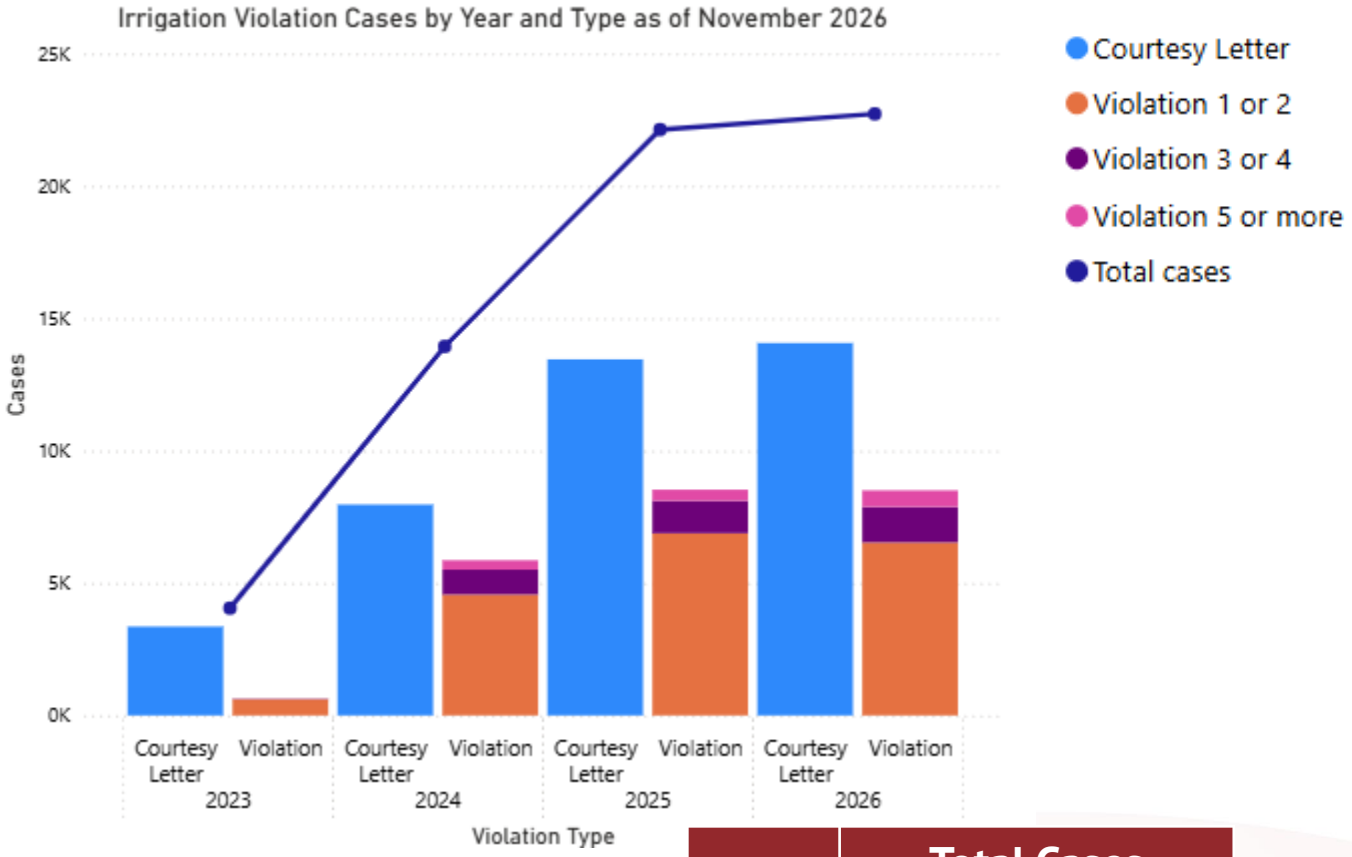
Customer Responses
A great service!!
Appreciate this service for water customers!
Customer service was extremely appreciative and informative
Great work
Help in understanding the difference types of sprayer heads and correct placement
I will notify more neighbors about this service.
Natasha was very helpful and even came back to our home to fix an irrigation leak after we purchased a part.
Please keep the program. It is very helpful and it works, at least for me.
She reset my sprinkler control box and explained how the system works and was very helpful, polite and knowledgeable. These new sprinkler systems are very complicated and complex so having her explain things to me made such a big difference. and knowledgebleand knowledgeablele
She was very knowledgeable, it was my pleasure to working with her.

Texas Grown update

- Working with CAPE to promote native landscaping rebate and show diverse examples
- Updating our Love Your Local Lawn guide to incorporate images of the native plants listed
- Working on partnership with local nurseries
    - Texas Grown plant signage
        - HEB, McIntire's, Hillside, Home Depot, Ace Hardware



Wrong Day Watering Cases



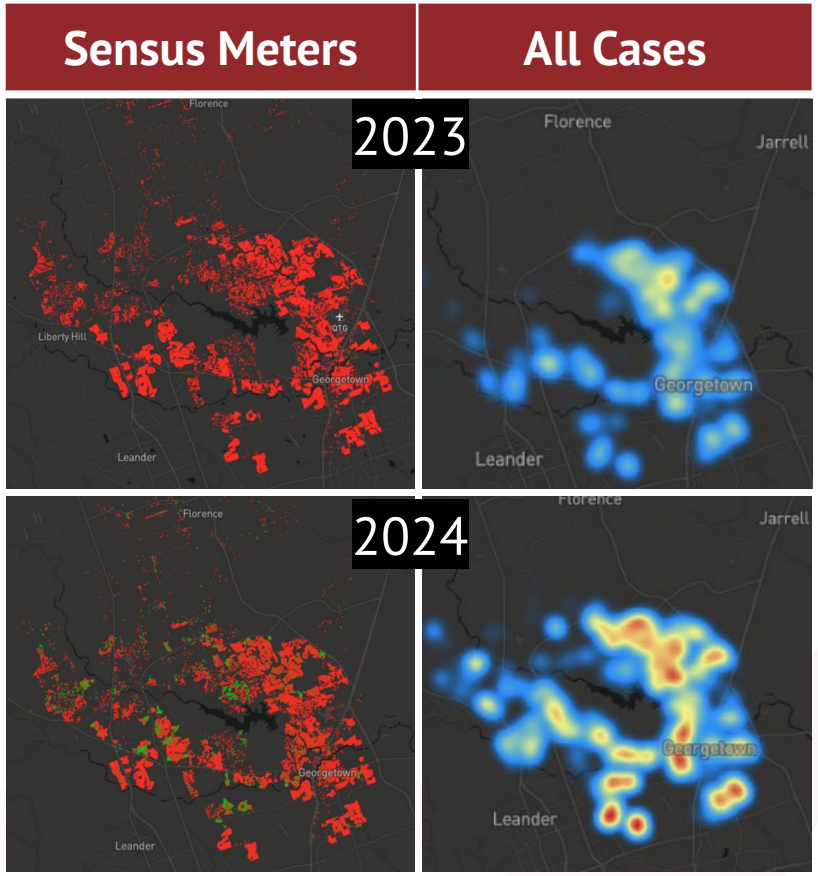
	Total Cases
2023	3,978
2024	13,804
2025	22,015
2026	22,578

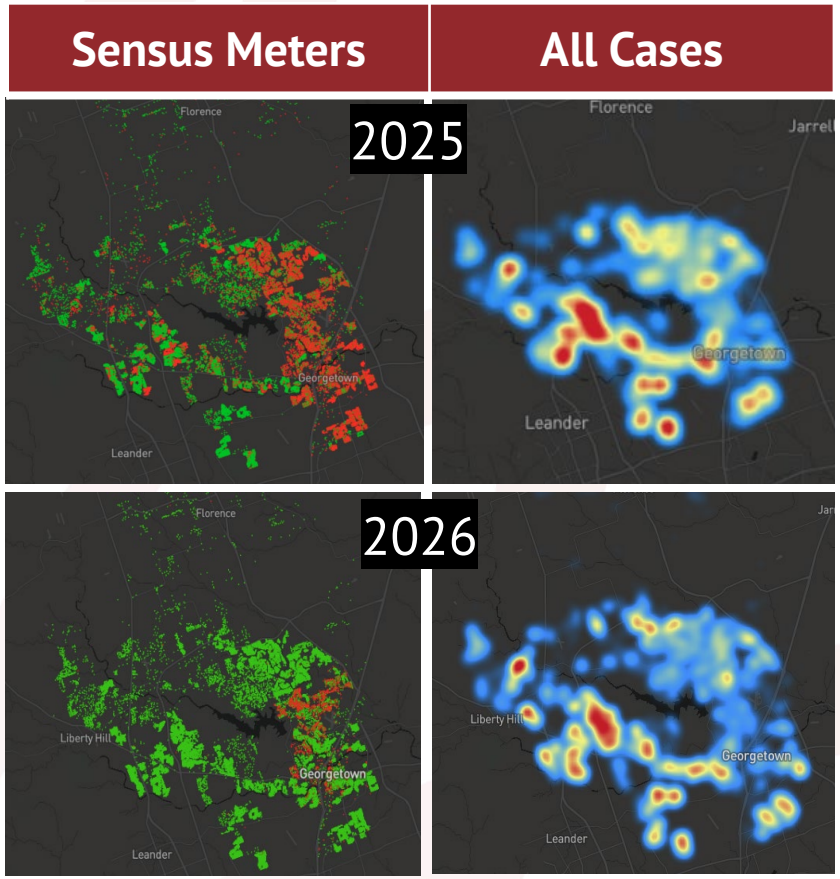
- Repeat violations have not gone up at the same rate as courtesy letters from 2024 to 2025, showing that our efforts are working to change behavior
- Adding more Sensus meters means we are able to catch more violations and hopefully change the behavior of more customers

Wrong Day Watering Cases

	Sensus Meters	Total Cases
2023	311	3,978
2024	9,471	13,804
2025	36,120	22,015
2026	62,418	22,578

- More Sensus Meters installed → More wrong day irrigation detected





Questions?

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Executive Session 11.24.2026

SUGGESTED ACTION:
Sec. 551.071: Consultation with Attorney
Advice from the 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
- Austin Avenue Bridges
- Berry Creek Interceptor – Ward & Burke Claim
- Long Term Water Supply Negotiations with Recharge LLC
- Long Term Water Supply Negotiations with Brazos River Authority
- 3rd Amendment to Parmer Ranch ARCA

Sec. 551.087: Deliberation Regarding Economic Development Negotiations
- Project Hay

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Call to Order 11.24.2026

SUGGESTED ACTION:
Pledge of Allegiance
Recognitions
- Civic Leadership Class Recognition
Actions out of Executive Session

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Public Wishing to Address 11.24.2026

SUGGESTED ACTION:
- Gina Cavallo would like to address the Council regarding environmental and parking garage concerns.

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Appointment of Crowe to Historic and Architectural Review Commission (HARC)

SUGGESTED ACTION:
Consideration and possible action to confirm the appointment of Travis Crowe to the Historic and Architectural Review Commission to fill a vacancy -- Josh Schroeder, Mayor

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Resolution - ETJ Disannexation - Peralez - 10.68 Acres

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 10.68 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcel R040058 and owned by Derril Peralez -- Michael Charles, Real Estate Services Coordinator

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Michael Charles, City Attorney's Office/ Real Estate

ATTACHMENTS:
Res_ETJ_Release_Peralez_CR105_10 AC-FINAL.pdf
Map - PERALEZ.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS ("GEORGETOWN") RELEASING APPROXIMATELY 10.68 ACRES OF LAND FROM THE CITY OF GEORGETOWN'S EXTRATERRITORIAL JURISDICTION ("ETJ"), SAID LAND IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT AS PARCEL R040058, AND BEING LOCALLY KNOWN AS 2051 COUNTY ROAD 105, HUTTO, WILLIAMSON COUNTY, TEXAS, RESULTING IN A REDUCTION OF GEORGETOWN'S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 4, 2026, the City of Georgetown, Texas, received a petition requesting release from its ETJ of an approximately 10.68 acre tract of land in the John McQueen Survey (the "Petition"), a true and correct copy of such Petition being attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, pursuant to Subchapter D of Chapter 42 of Local Government Code, landowners or residents may submit a petition seeking release of an area of land from the City's ETJ; and

WHEREAS, the City Secretary has reviewed the Petition and confirmed that it meets the requirements of Subchapter D of Chapter 42 of the Local Government Code and the petition requirements of Chapter 277 of the Election Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

SECTION 1. The City Council of the City of Georgetown, Texas ("**City Council**"), does hereby find that the forgoing recitals are true and correct and adopts the recitals by this reference for all purposes.

SECTION 2. To the extent required by state law, the City Council does hereby adjust the boundaries and limits of the ETJ of the City of Georgetown, Texas, such that the ETJ of the City of Georgetown, Texas, shall be and is hereby adjusted to release and remove the Area subject to the Petition, as such Area is more particularly described and depicted in Exhibit B attached hereto and incorporated herein by reference, from the ETJ of the City of Georgetown, Texas.

SECTION 3. The City Council is not consenting to this reduction of its ETJ except as required by state law.

SECTION 4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Georgetown, Texas, on the _____ day of _____, 2026.

CITY OF GEORGETOWN, TEXAS

By:_____
Josh Schroeder, Mayor

ATTEST:

By:_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By:_____
Skye Masson, City Attorney

Exhibit A to Resolution

Petition

RECEIVED
NOV 04 2026
CITY SEC.

johns&counsel pllc
13341 West US-290, Building 2
Austin, Texas 78737
[redacted]
512-399-3150

November 3, 2026

Skye Masson
City of Georgetown, City Attorney
809 Martin Luther King, Jr. Street
Georgetown, Texas 78626

Re: Petition for Release from the Extraterritorial Jurisdiction of the City of Georgetown

Dear Ms. Masson,

1. Derril Peralez ("Owner") files this Petition pursuant to TEX. LOC. GOV'T CODE § 42.102.

2. Derril Peralez owns property within the extraterritorial jurisdiction of the City of Georgetown (the "City") located at 2051 CR 105, Hutto, Texas 78634, PID R040058 (the "Property"). *See* Exhibit A (Deed and Property Map).

3. Owner hereby petitions the City of Georgetown to release the Property from the City's extraterritorial jurisdiction.

4. Pursuant to TEX. LOC. GOV'T CODE § 42.102, an owner or owners of majority in value of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality to be released from its extraterritorial jurisdiction if the owner's property in question meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101 and the petition requirements of TEX. LOC. GOV'T CODE § 42.104.

5. The Property meets the requirements of TEX. LOC. GOV'T CODE § 42.101. As set forth in Exhibit B, Affidavit of Owner, and as set forth in TEX. LOC. GOV'T CODE § 42.101, the undersigned swears that the Property is not:

   (1) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:

      (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and

      (B) that has a population greater than 240,000;

(2) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, with "military installation" understood to have the same meaning as the term is defined by 10 U.S.C § 2687(g)(1), at which an active training program is conducted;

(3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:

(A) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, with "military installation" understood to have the same meaning as the term is defined by 10 U.S.C § 2687(g)(1), at which an active training program is conducted, and

(B) in a county with a population of more than 2 million;

(4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or

(5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.

6. This Petition meets the requirements of TEX. LOC. GOV'T CODE § 42.104.

7. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), Owner's value in the Property constitutes more than 50% of the value of the Property, as indicated by the tax rolls of the Williamson Central Appraisal District.

8. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), the signature page accompanying this Petition includes the signatures of 100% of the Property's owners in value, which is more than 50%.

9. As required by TEX. LOC. GOV'T CODE § 42.103, the signature is valid pursuant to TEX. ELEC. CODE § 277.002.

10. This Petition contains, in addition to the signature:

(A) the signer's printed name;

(B) the signer's:

(i) date of birth; or

(ii) voter registration number and

(iii) county of registration;

(C) the signer's residence address; and

(D) the date of signing.

11. In compliance with TEX. LOC. GOV'T CODE § 42.104(b), Owner filing this Petition satisfied the signature requirement within 180 days after the date the first signature for the Petition was obtained.

12. In compliance with TEX. LOC. GOV'T CODE § 42.104(c), the signature collected under this section is in writing.

13. In compliance with TEX. LOC. GOV'T CODE § 42.104(d), this Petition includes the deed for the land to be released in Exhibit A, which describes the boundaries of the land to be released by: (1) metes and bounds; or (2) lot and block number, if there is a recorded map or plat. Exhibit A also includes a map of the land to be released.

14. As required by TEX. LOC. GOV'T CODE § 42.105(a)–(b), the City must verify this Petition upon receipt, shall notify the residents and landowners of the area described by the petition of the results of the petition, or shall notify Owner, who filed this Petition under Section 42.102.

15. Pursuant to TEX. LOC. GOV'T CODE § 42.105(c), because Owner has obtained the number of signatures on the Petition required under Section 42.104 to release the area from the extraterritorial jurisdiction of the City of Georgetown, the City must immediately release the area—the Property—from the City's extraterritorial jurisdiction.

16. Pursuant to TEX. LOC. GOV'T CODE § 42.105(d), if the City fails to take action to release Owner's Property from the City's ETJ by the later of the 45th day after the date the municipality receives the petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this petition, the area—the Property—is released by operation of law.

OWNER NAME: DERRIL PERALEZ

Signature

[redacted]

Date of birth

[redacted]

Voter registration number

WILLIAMSON COUNTY

Voter county of registration

2051 COUNTY RD 105, HUTTO, TX 78634

Residence address

3 NOV 2026

Date of signing

EXHIBIT A
DEED AND PROPERTY MAP



© Johns & Counsel PLLC

ELECTRONICALLY RECORDED 2022103809
Williamson County, Texas Total Pages: 4

CORRECTION AFFIDAVIT

Correction Instrument as to a Recorded Original Instrument

ATL File No: CF-TX-212295

THIS PAGE IS ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION ADDITIONAL RECORDING FEE APPLIES

Unofficial Document

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT

(Non-material correction pursuant to 5.028, Texas Property Code, where the parties to the recorded original instrument have not signed the Correction Affidavit (instrument))

DATE: August 11, 2022

FILE NO.: CF-TX-212295

TITLE COMPANY: Texas Division of Advantage Title, LLC

AFFIANT:

DESCRIPTION OF ORIGINAL INSTRUMENT: Warranty Deed with Vendor's Lien, dated January 27, 2021, filed January 27, 2021 as Doc# 2021013309 in the Official Public Records of Williamson County, Texas

AFFIANT ON OATH SWEARS THAT THE FOLLOWING STATEMENTS ARE TRUE AND WITHIN THE PERSONAL KNOWLEDGE OF AFFIANT:

1. My name is Kristin Busch . My address is 550 S. Watters Rd., Ste 257, Allen, TX 75013. I am over the age of eighteen (18) and am otherwise competent to make this Correctional Affidavit.

2. I have personal knowledge of the facts relevant to the correction of the above referenced Original Instrument as evidenced by the following facts: The Original Instrument was recorded January 27, 2021 in Williamson County, Texas as Document No. 2021013309.

3. I am making this Affidavit as a correction instrument pursuant to 5.028 of the Texas Property Code, with regard to the following clerical error in the Original Instrument:

   This Instrument contained an erroneous legal description.

4. The Original Instrument should correctly read as follows with respect to the clerical error described above, this being a non-material change to the Original Instrument:

   THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WILLIAMSON, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:

   BEING A 10.68 ACRE TRACT OF LAND OUT OF THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 426, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 16 ACRE TRACT CONVEYED TO LEONARD KUBIAK RECORDED IN VOLUME 683, PAGE 326 AND IN VOLUME 706, PAGE 331, BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (D.R.W.C.), SAID 10.68 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

   BEGINNING at a ½" iron rod found on the south line of a called 134.56 acre tract conveyed to Charles Phillips recorded in Document No. 1996029132 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.), marking the northwest corner of a called 19.11 acre tract conveyed to Sharon Stephenson recorded in Document No. 2009089576, O.P.R.W.C., said 19.11 acre tract being further described in Volume 615, Page 834, D.R.W.C., and being the northeast corner of said 16 acre tract, for the northeast corner hereof;

   THENCE S 20°22'51" E, with the east line of said 16 acre tract and the west line of said 19.11 acre tract, 880.87' to a 1/2" iron rod found on the west line of said 19.11 acre tract and being the northeast corner of a called 25.984 acre tract conveyed to Leonard Hammel recorded in Document No. 2006020826, O.P.R.W.C., being the southeast corner of said 16 acre tract and the southeast corner hereof;

   THENCE S 68°30'30" W, with a common line being the south line of said 16 acre tract and the north line of said 25.984 acre tract, 519.06' to a ½" iron rod with SURVTEX cap set on said common line for the southwest corner hereof, from

Unofficial Document

which a ½" iron rod found on the south line of said 16 acre tract marking the northwest corner of said 25.984 acre tract bears S 68°30'30" W, 80.78';

THENCE N 21°32'22" W, across said 16 acre tract, 881.58' to a ½" iron rod with SURVTEX cap set on the south line of said 164.56 acre tract, same being the north line of said 16 acre tract, for the northwest corner hereof, from which, the calculated northwest corner of said 16 acre tract bears S 68°36'06" W, 262.45' and from said calculated corner a ½" iron rod found bears N 21°32'22" W, 0.38;

THENCE N 68°36'06" E, with the north line of said 16 acre tract, same being the south line if said 134.56 acre tract, 536.88' to the POINT OF BEGINNING and containing 10.68 acres if land more or less.

NOTE: Access to the subject property from County Road 102 is by way of easements granted in Volume 615, Page 85, D.R.W.C. and in Volume 683, Page 323, D.R.W.C.. Additionally, access across the remaining portion of the called 16 acre tract (not described herein) is granted and shown in and on the survey prepared of even date by SURVTEX, LLC containing 5.31 acres.

5. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Affidavit by mail to each party to the Original Instrument, in accordance with 5.028(d)(2) of the Texas Property Code. The evidence of said notice is attached to the affidavit as required by 5.028(d)(1) of the Texas Property Code.

AFFIANT:

STATE OF TEXAS
COUNTY OF COLLIN

SWORN TO AND SUBSCRIBED before me on this 11 August 2022 by , to certify which witness my hand and seal of office.

HEATHER ATKINSON
Notary Public, State of Texas
Comm. Expires 07-14-2025
Notary ID 133211442

Notary Public
My Commission Expires: 7/14/2025

Unofficial Document

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022103809

Pages: 4 Fee: $38.00
09/02/2022 01:05 PM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

EXHIBIT B
AFFIDAVIT OF DERRIL PERALEZ IN SUPPORT OF
PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF GEORGETOWN

Before me, the undersigned authority, on this day personally appeared, Derril Peralez, who under oath stated as follows:

1. My name is Derril Peralez. I am over 18 years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.

2. I am a property owner in the extraterritorial jurisdiction of the City of Georgetown. My property is located at the following address: 2051 CR 105, Hutto, Texas 78634, PID R040058 (the "Property").

3. There is 1 owner of the Property: Derril Peralez. I own 100% of the interest in the Property.

4. I swear that the property is not: (1) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (2) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751. I understand that the term "military base" refers to "military installations," as that term is defined by 10 U.S.C. § 2687(g)(1), and refers to military sites that are subject to the jurisdiction of the U.S. Department of Defense and may be closed or realigned by the U.S. Department of Defense.

5. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth, voter registration number, and county of voter registration, (4) residence address, and (5) date of which I signed such petition.

6. I swear that I satisfied the signature requirement of TEX. LOC. GOV'T CODE § 42.104(b) within 180 days following the date the first signature for the petition was obtained.

Derril Peralez

Sworn and subscribed to before me on this the 3 day of November, 2026.

Notary Public in and for the State of Texas

MOHAMMAD AZIZUR RAHMAN
Notary ID #135563554
My Commission Expires
July 20, 2030

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Exhibit B to Resolution

Legal Description and Map

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT

(Non-material correction pursuant to 5.028, Texas Property Code, where the parties to the recorded original instrument have not signed the Correction Affidavit (instrument))

DATE: August 11, 2022

FILE NO.: CF-TX-212295

TITLE COMPANY: Texas Division of Advantage Title, LLC

AFFIANT:

DESCRIPTION OF ORIGINAL INSTRUMENT: Warranty Deed with Vendor's Lien, dated January 27, 2021, filed January 27, 2021 as Doc# 2021013309 in the Official Public Records of Williamson County, Texas

AFFIANT ON OATH SWEARS THAT THE FOLLOWING STATEMENTS ARE TRUE AND WITHIN THE PERSONAL KNOWLEDGE OF AFFIANT:

1. My name is Kristin Busch . My address is 550 S. Watters Rd., Ste 257, Allen, TX 75013. I am over the age of eighteen (18) and am otherwise competent to make this Correctional Affidavit.

2. I have personal knowledge of the facts relevant to the correction of the above referenced Original Instrument as evidenced by the following facts: The Original Instrument was recorded January 27, 2021 in Williamson County, Texas as Document No. 2021013309.

3. I am making this Affidavit as a correction instrument pursuant to 5.028 of the Texas Property Code, with regard to the following clerical error in the Original Instrument:

   This instrument contained an erroneous legal description.

4. The Original Instrument should correctly read as follows with respect to the clerical error described above, this being a non-material change to the Original Instrument:

   THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WILLIAMSON, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:

   BEING A 10.68 ACRE TRACT OF LAND OUT OF THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 426, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 16 ACRE TRACT CONVEYED TO LEONARD KUBIAK RECORDED IN VOLUME 683, PAGE 326 AND IN VOLUME 706, PAGE 331, BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (D.R.W.C.), SAID 10.68 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

   BEGINNING at a ½" iron rod found on the south line of a called 134.56 acre tract conveyed to Charles Phillips recorded in Document No. 1996029132 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.), marking the northwest corner of a called 19.11 acre tract conveyed to Sharon Stephenson recorded in Document No. 2009089576, O.P.R.W.C., said 19.11 acre tract being further described in Volume 615, Page 834, D.R.W.C., and being the northeast corner of said 16 acre tract, for the northeast corner hereof;

   THENCE S 20°22'51" E, with the east line of said 16 acre tract and the west line of said 19.11 acre tract, 880.87' to a 1/2" iron rod found on the west line of said 19.11 acre tract and being the northeast corner of a called 25.984 acre tract conveyed to Leonard Hammel recorded in Document No. 2006020826, O.P.R.W.C., being the southeast corner of said 16 acre tract and the southeast corner hereof;

   THENCE S 68°30'30" W, with a common line being the south line of said 16 acre tract and the north line of said 25.984 acre tract, 519.06' to a ½" iron rod with SURVTEX cap set on said common line for the southwest corner hereof, from

Unofficial Document

which a ½" iron rod found on the south line of said 16 acre tract marking the northwest corner of said 25.984 acre tract bears S 68°30'30" W, 80.78';

THENCE N 21°32'22" W, across said 16 acre tract, 881.58' to a ½" iron rod with SURVTEX cap set on the south line of said 164.56 acre tract, same being the north line of said 16 acre tract, for the northwest corner hereof, from which, the calculated northwest corner of said 16 acre tract bears S 68°36'06" W, 262.45' and from said calculated corner a ½" iron rod found bears N 21°32'22" W, 0.38;

THENCE N 68°36'06" E, with the north line of said 16 acre tract, same being the south line if said 134.56 acre tract, 536.88' to the POINT OF BEGINNING and containing 10.68 acres if land more or less.

NOTE: Access to the subject property from County Road 102 is by way of easements granted in Volume 615, Page 85, D.R.W.C. and in Volume 683, Page 323, D.R.W.C.. Additionally, access across the remaining portion of the called 16 acre tract (not described herein) is granted and shown in and on the survey prepared of even date by SURVTEX, LLC containing 5.31 acres.

5. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Affidavit by mail to each party to the Original Instrument, in accordance with 5.028(d)(2) of the Texas Property Code. The evidence of said notice is attached to the affidavit as required by 5.028(d)(1) of the Texas Property Code.

AFFIANT:

STATE OF TEXAS
COUNTY OF COLLIN

SWORN TO AND SUBSCRIBED before me on this 11 August 2022 by , to certify which witness my hand and seal of office.

HEATHER ATKINSON
Notary Public, State of Texas
Comm. Expires 07-14-2025
Notary ID 133211442

Notary Public
My Commission Expires: 7/14/2025

Unofficial Document

EXHIBIT A
DEED AND PROPERTY MAP



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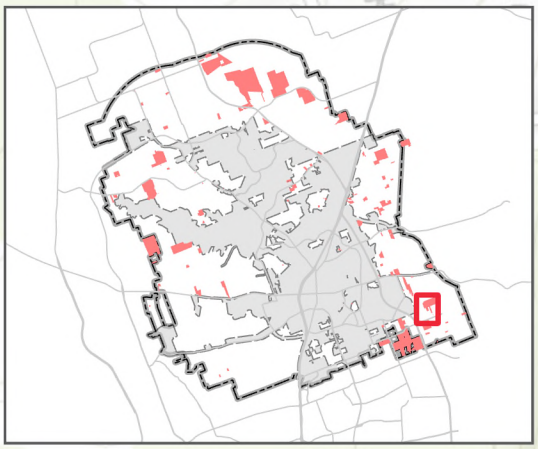
Petitioned for ETJ Removal

PERALEZ, DERRIL LEE



650 ft

CR 105

105

CR 105

Property

Georgetown ETJ

City limits

0 400 800

US Feet

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Airport Lease Assignment for 201 D Hangar Drive

SUGGESTED ACTION:
Consideration and possible action to approve the lease assignment for 201 D Hangar Dr from Wood Aviation Inc. to Austin Thomas -- Eric Johnson, Public Works Director, and Matthew Sommerfeld, Airport Manager

ITEM SUMMARY:
Wood Aviation Inc., the current lessee of the facility located at 201 D Hangar Dr. at Georgetown Executive Airport, has requested to assign its existing Facility Lease Agreement to Austin Thomas, the current subtenant of the hangar. The lease was executed on February 24, 2026, and requires City approval for any assignment or transfer. The proposed assignment will transfer the lease rights and responsibilities from Wood Aviation Inc. to Austin Thomas, who will assume the obligations of the existing lease upon the effective date of the assignment. Both parties are in good standing with the City.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Anne Pogson, Public Works

ATTACHMENTS:
Assignment Consent Airport Facility Lease Larry Wood to Austin Thomas 11.18.2026.pdf

CONSENT TO ASSIGNMENT AND ASSUMPTION OF AIRPORT FACILITY LEASE BETWEEN WOOD AVIATION INC. AND CITY OF GEORGETOWN

BE IT KNOWN that Wood Aviation Inc. ("Lessee" and "Assignor") leased from the City of Georgetown, Texas, a home-rule city (the "City"), the land and improvements located at 201 D Hangar Dr.at the Georgetown Airport at Johnny Gantt Field (the "Airport") and described in the Facility Lease Agreement, effective February 24, 2026 (the "Lease"). Article 11 of the Lease provides that any transfer, assignment, or sublease of this Agreement, including the sale of a majority interest of the Lessee, shall be deemed an assignment of the lease requiring prior approval by the City.

The Lessee has requested approval of all rights and responsibilities in the Leased Premises be assigned to Austin Thomas ("Assignee"). Being advised that the Lessee and Assignee are not in default of any obligations to the City, this request is APPROVED.

All terms, conditions, covenants, and obligations to be performed and observed by the Lessee under the Lease from and after the Effective Date shall be performed and observed by Assignee. This consent shall not be deemed to waive any rights of Lessor under the Lease, or to approve any allocation of rights or duties between the Assignor and Assignee as set forth in their Assignment, to which the City is not a signatory.

Assignee stipulates that it has had sufficient opportunity to inspect the premises and structures described in the Lease and to conduct its due diligence investigations, and accepts such property and structures "as is, where is, with all faults" with respect to all obligations of the City under such Lease.

This Assignment is effective upon the signature of the last party.

[Signatures on the following page.]

ASSIGNOR

WOOD AVIATION INC.

By: _____

Name: _____

Date: _____

ASSIGNEE

AUSTIN THOMAS

By: _____

Name: _____

Date: _____

CITY OF GEORGETOWN

By: _____

Name: Josh Schroeder, Mayor

Date: _____

ATTEST:

_____

Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____

Skye Masson, City Attorney

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Task Order CDM-27-001 with CDM Smith, Inc., for New Development Utility Evaluation Support

SUGGESTED ACTION:
Consideration and possible action to approve Task Order CDM-27-001 with CDM Smith, Inc., for New Development Utility Evaluation Support in the amount of $215,000.00 -- Wesley Wright, P.E., Systems Engineering Director, and Caleb Fuhrer, P.E., Assistant Systems Engineering Director

ITEM SUMMARY:
This task order continues the annual scope of services CDM Smith has traditionally provided for new development plan review. This support is critical to determining what water and wastewater improvements are necessary to meet the demands of proposed development and to keeping the city's utility models current and accurate.

Staff recommends award of the proposed task order. CDM Smith has maintained the city's water and wastewater models through prior iterations, has unmatched knowledge of our system, and has repeatedly proven capable of performing these services.

FINANCIAL IMPACT:
Funds are available in the FY27 Development Engineering budget and are recovered through utility evaluation review/application fees.

SUBMITTED BY:
Shawn Gunnin, Systems Engineering

ATTACHMENTS:
CDM Task Order CDM-27-001 draft 10.9.26_FY2027 Utility Evaluations (FOR SIGNATURE).pdf

TASK ORDER

Task Order No. CDM-27-001, consisting of ___ pages.

Task Order

In accordance with paragraph 1.01 of the Master Services Agreement between Owner and CDM Smith, Inc. ("Engineer") for Professional Services – Task Order Edition, dated October 25, 2022, ("Agreement"), Owner and Engineer agree as follows:

1. **Specific Project Data**

   A. Title: FY 2027 Master Plan - Water and Wastewater Utility Evaluations Support

   B. Description: Continue to support improved operational performance in the water distribution and wastewater collection hydraulic model, support the City with water distribution system and wastewater collection system utility evaluations and/or ad hoc evaluation requests for the period of October 1, 2026 through September 30, 2027.

   C. City of Georgetown Project Number: PRJ00

   D. City of Georgetown General Ledger Account No.: _____

   E. City of Georgetown Purchase Order No.: _____

   F. Master Services Agreement, Contract Number: 23-0048-MSA

2. **Services of Engineer**

   This task order will cover utility service evaluations requested by OWNER for the water and wastewater systems during City FY 2027 (October 1, 2026 through September 30, 2027). These evaluations are conducted for proposed developments to support OWNER with determining critical improvements needed to serve development or other areas that may be impacted by proposed developments. ENGINEER will perform "what if" scenarios using the most recent water and wastewater models. This task will include the following services:

   - Engineer will evaluate specific development situations as directed by OWNER and provide a recommendation as to whether existing infrastructure can support the development and, as necessary, recommendations regarding the infrastructure required to allow for the proposed development.
   - An email and/or informal memo will be prepared and sent to the Project Manager outlining the request for evaluation and results of the evaluation. The Project Manager will distribute to OWNER as needed. The applicable Service Evaluation Form will be attached to the email/memo.
   - Engineer will also indicate in the email/memo if the plans for specific developments meet the criteria established for determining wastewater flows/water demands based on the future land use

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plan or other development plans. This information will help OWNER determine if there are significant deviations from their CIP.

- Services will also include periodic conference calls or, if needed, meetings with OWNER to discuss evaluations and implications of development scenarios. Engineer will revise data as directed by OWNER based on these discussions.

The fee for this task is $215,000 for each Fiscal Year 2027, which will be used until exhausted.

3. **Owner's Responsibilities**

Owner shall have those responsibilities set forth in the Agreement subject to the following:

Designate a person to act as OWNER's representative with respect to the services to be performed or furnished by the Engineer. This representative will have authority to transmit instructions, receive information, interpret and define OWNER's policies and decisions with respect to ENGINEER's services.

A. Designate a person to act as OWNER's representative with respect to the services to be performed or furnished by the Engineer. This representative will have authority to transmit instructions, receive information, interpret and define OWNER's policies and decisions with respect to ENGINEER's services.

B. Provide all criteria and full information as to OWNER's requirements for the project, including objectives and constraints, space, capacity and performance requirements, flexibility and expandability.

C. Assist ENGINEER by placing all available information pertinent to the Project, including previous reports at the ENGINEER's disposal.

D. Furnish to ENGINEER, as requested for performance of basic services or as required by the Contract Documents, the following:

i. Data prepared by or services of others;

ii. Environmental assessments, audits, investigations and impact statements, and other relevant environmental or cultural studies as to the Project;

iv. Arrange for access to and make all provisions for ENGINEER to enter upon public and private property as required for Engineer to perform services under this Task Order;

v. Examine all alternate solutions, studies, reports, sketches, proposals and other documents presented by ENGINEER;

vi. Provide such accounting, bond and financial advisory, independent cost estimating and insurance counseling services and such legal services as OWNER may require or ENGINEER may reasonably request with regard to legal issues pertaining to the Project;

vii. Provide labor and safety equipment to open electrical/instrumentation cabinets, open and protect manholes and/or to operate valves and hydrants as required by the ENGINEER; and

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viii. Give prompt notice to ENGINEER whenever OWNER observes or otherwise becomes aware of any development that affects the scope or time of performance or furnishing of ENGINEER's services, or any defect or nonconformance in ENGINEER's services in the work of any Contractor.

4. **Times for Rendering Services**

Phase	Completion Date
FY 2027 Master Plan -Utility Evaluations	September 20, 2027

5. **Payments to Engineer**

A. Owner shall pay Engineer for services rendered as follows:

Category of Services	***Compensation Method***	***Lump Sum or Not to Exceed Amount of Compensation for Services***
Basic Services Fiscal Year 2027 Evaluations	*Hourly Rate*	*$215,000.00*

Fiscal Year 2027 Utility Evaluations Support
Billing Rate Schedule

Personnel Category	Billing Rate ($/hr)
Officer-in Charge	350
Project Manager	325
Technical Specialist	350
Senior Technical Advisor	325
Engineer 8	290
Engineer 7	255
Engineer 6	235
Engineer 5	215
Engineer 4	190
Engineer 3	165
Project Engineer 1/2	150
GIS Specialist	175
Senior Administration / Technical Editor	175
Administration	150
Contract Administration	125
Clerical	115
Estimator	165

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B. The terms of payment are set forth in Article 4 of the Agreement unless modified in this Task Order.

6. **Consultants:**

None

7. **Other Modifications to Agreement:**

None

8. **Attachments:**

None

9. **Documents Incorporated By Reference:** The Agreement effective October 25, 2022.

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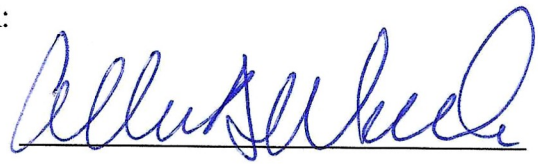
TASK ORDER

Terms and Conditions: Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is _____, 202_____.

OWNER:	ENGINEER:
By: _____	By: 
Name: Josh Schroeder	Name: Allen D. Woelke, P.E.
Title: Mayor	Title: Vice President
	Engineer License or Firm's Certificate No. F-3043
	State of: Texas
Date: _____	Date: 3 November 2026
ATTEST:	APPROVED AS TO FORM
_____	_____
City Secretary	City Attorney

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TASK ORDER

DESIGNATED REPRESENTATIVE FOR TASK ORDER:		DESIGNATED REPRESENTATIVE FOR TASK ORDER:	
Name:	Caleb Fuhrer	Name:	Zach Sperry
Title:	Assistant Systems Engineering Director	Title:	Principal
Address:	295 SE Innerloop Georgetown TX 78626	Address:	8310 N Capital of Texas Hwy. Suite 250 Austin, TX 78731
E-Mail Address:	Caleb.Fuhrer@georgetowntexas.gov	E-Mail Address:	sperryzi@cdmsmith.com
Phone:	512-930-6773	Phone:	512-346-1100
Fax:		Fax:	

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City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Construction Contract - The Levy Company, LLC. for Traffic Signal Installation at BCH Way and SH 195

SUGGESTED ACTION:
Consideration and possible action to award a construction contract with The Levy Company, LLC of Selma, Texas for the construction of a new traffic signal at the intersection of SH 195 and BCH Way in the amount of $465,605.71 -- Wesley Wright P.E. Systems Engineering Director, and David Herzog, CIP Manager

ITEM SUMMARY:

This Project consists of the installation of a new traffic signal and associated pedestrian safety upgrades at the intersection of SH 195 and BCH Way. This project was in coordination and funded by Berry Creek Highlands MUD.

The SH 195 and BCH Way Traffic Signal project was advertised for public bids on September 13, 2026, and September 20, 2026, in the Williamson County Sun. A public bid opening was held on October 8, 2026, at 2:30 p.m. where five (5) competitive bids were received.

The lowest qualified bidder for the project is The Levy Company, LLC. The current workload, references, and construction history has been reviewed for The Levy Company, LLC and their proposed subcontractors and has been deemed qualified and responsive. Therefore, we recommend that a contract be awarded to The Levy Company, LLC in the amount of $465,605.71.

FINANCIAL IMPACT:

Funds for this expenditure are budgeted and available in the FY 26 CIP Budget PRJ001166

SUBMITTED BY:
Tom Pursley, Systems Engineering

ATTACHMENTS:
Bid and Exhibit for Council.pdf

October 13, 2026

Mr. Tom Pursley
Systems Engineering – Utility Project Manager
City of Georgetown
510 W. 9th St
Georgetown, TX 78626

Re: Traffic Signal Installation for the Intersection of SH 195 at BCH Way, Bid 202669

Dear Mr. Pursley:

Sealed bids were received and opened by the City of Georgetown for the above referenced project on Thursday, October 8, 2026 at 2:30 pm. A total of five (5) bids were received.

Per your request, Lee Engineering has reviewed and tabulated the bids submitted by the following Contractors for this project. The bid tabulations can be seen on the pages attached to this letter. Minor errors were found in the bids submitted by Austin Traffic Signal Construction Co., LLC and Florida Traffic Control Devices, LLC; however, none of these errors impacted the outcome of the bid. Here is a summary of the bid tabulations:

Company	Submitted Bid	Actual Bid
Engineer's OPCC	$520,374.08	
The Levy Company, LLC	$465,605.71	$465,605.71
E-Z Bel Construction, LLC	$483,827.20	$483,827.20
Austin Traffic Signal Construction Co., LLC	$508,947.00	$507,363.00
Lumin8 Transportation Technologies, LLC	$512,836.30	$512,836.30
Florida Traffic Control Devices, LLC	$570,997.00	$571,065.95

After reviewing all bids, it has been determined that The Levy Company, LLC was the apparent low bidder for the project.

A bid bond was submitted as required by the bid documents, and a Statement of Bidders Experience was also included. The contractor will commence work after the execution of the contract and all

bond forms, receipt of insurance certificates, and issuance of a Notice to proceed. A preconstruction conference will be conducted with the City of Georgetown, Contractor, and Lee Engineering personnel, as needed. The Contractor has committed to be substantially complete with the traffic signal installation at SH 195 at BCH Way within 90 calendar days and final completion within 120 calendar days after the issuance of the Notice to Proceed.

Per discussions with the City of Georgetown, they have been satisfied with the work The Levy Company, LLC has performed on previous traffic signal projects. Based on this, we recommend that **The Levy Company, LLC** be awarded the contract in their total bid of **$465,605.71.**

Feel free to contact me at 972-248-3006 or cpierce@lee-eng.com if there are any questions.

Respectfully,



Christopher Pierce, P.E., PTOE, RAS

Program Manager

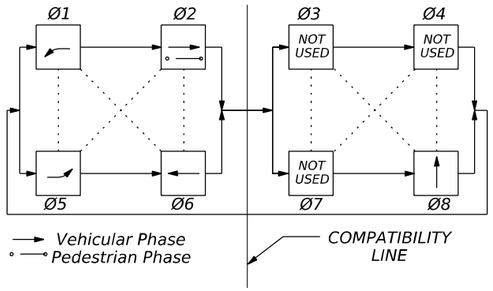
Attachment

BID TABULATION
CITY OF GEORGETOWN
Traffic Signal Installation for the Intersection of SH 195 at BCH Way
October 8, 2026, 2:30 PM
Bid #202669

			Engineer's OPCC		The Levy Company, LLC		E-Z Bel Construction, LLC		Austin Traffic Signal Construction Co.		Lumin8 Transportation Technologies, LLC		Florida Traffic Control Devices, LLC	
			Total Price	$520,374.08	Total Price	$465,605.71	Total Price	$483,827.20	Total Price	$507,363.00	Total Price	$512,836.30	Total Price	$571,065.95
Line No.	Description	Total Quantities	Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost
1	Total Base Bid if Line Items 1 - 72	1	$520,374.08	$520,374.08	$465,605.71	$465,605.71	$483,827.20	$483,827.20	$507,363.00	$507,363.00	$512,836.30	$512,836.30	$571,065.95	$571,065.95
1	INSURANCE, BONDS AND MOBILIZATION AND DEMOBILIZATION RELATED EXPENSES NOT TO EXCEED 5% OF TOTAL BID	1	$24,779.72	$24,779.72	$21,780.28	$21,780.28	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$13,234.00	$13,234.00	$59,691.50	$59,691.50
2	REMOV CONC (SIDEWALK, RAMP OR SUP)	19	$35.00	$665.00	$307.25	$5,837.75	$35.00	$665.00	$125.00	$2,375.00	$120.00	$2,280.00	$152.00	$2,888.00
3	DRILL SHAFT (RDWY ILL POLE) (30 IN)	8	$393.05	$3,144.40	$411.41	$3,291.28	$450.00	$3,600.00	$300.00	$2,400.00	$288.00	$2,304.00	$566.00	$4,528.00
4	DRILL SHAFT (TRF SIG POLE) (36 IN)	13	$426.49	$5,544.34	$491.63	$6,391.19	$480.00	$6,240.00	$360.00	$4,680.00	$370.00	$4,810.00	$715.00	$9,295.00
5	DRILL SHAFT (TRF SIG POLE) (48 IN)	44	$723.28	$31,824.10	$643.90	$28,331.60	$590.00	$25,960.00	$670.00	$29,480.00	$578.00	$25,432.00	$960.00	$42,240.00
6	BARRICADES, SIGNS & TRAFFIC HANDLING	3	$5,500.00	$16,500.00	$5,717.05	$17,151.15	$9,500.00	$28,500.00	$3,000.00	$9,000.00	$1,556.00	$4,668.00	$3,415.00	$10,245.00
7	SITE PREPARATION	1	$9,912.32	$9,912.32	$544.62	$544.62	$1,000.00	$1,000.00	$2,000.00	$2,000.00	$1,643.00	$1,643.00	$18,703.00	$18,703.00
8	SITE CLEARING	1	$4,956.16	$4,956.16	$1,089.19	$1,089.19	$1,000.00	$1,000.00	$2,000.00	$2,000.00	$1,353.00	$1,353.00	$15,231.00	$15,231.00
9	SEDIMENTATION AND TEMPORARY EROSION CONTROL	100	$10.00	$1,000.00	$13.80	$1,380.00	$10.00	$1,000.00	$5.00	$500.00	$46.00	$4,600.00	$36.36	$3,636.00
10	MISCELLANEOUS WORK AND CLEAN-UP	1	$4,956.16	$4,956.16	$544.62	$544.62	$1,500.00	$1,500.00	$1,000.00	$1,000.00	$3,451.00	$3,451.00	$15,231.00	$15,231.00
11	PORTABLE CHANGEABLE MESSAGE SIGN	3	$7,101.04	$21,303.12	$741.04	$2,223.12	$1,200.00	$3,600.00	$1,900.00	$5,700.00	$2,991.00	$8,973.00	$182.00	$546.00
12	CONC CURB & GUTTER(TY II)	107	$45.43	$4,860.48	$83.04	$8,885.28	$83.00	$8,881.00	$85.00	$9,095.00	$199.00	$21,293.00	$103.00	$11,021.00
13	CURB RAMPS (TY 2)	2	$2,781.25	$5,562.50	$8,719.48	$17,438.96	$2,900.00	$5,800.00	$5,500.00	$11,000.00	$199.00	$398.00	$3,534.00	$7,068.00
14	IN RD IL (TY SA) 30T-8 (250W EQ) LED	1	$5,098.75	$5,098.75	$4,006.60	$4,006.60	$4,500.00	$4,500.00	$4,600.00	$4,600.00	$7,261.00	$7,261.00	$5,202.00	$5,202.00
15	CONDT (PVC) (SCH 40) (2")	65	$34.60	$2,249.00	$23.03	$1,496.95	$47.00	$3,055.00	$25.00	$1,625.00	$15.00	$975.00	$13.00	$845.00
16	CONDT (PVC) (SCH 40) (3")	75	$14.38	$1,078.13	$43.61	$3,270.75	$52.00	$3,900.00	$35.00	$2,625.00	$17.00	$1,275.00	$22.00	$1,650.00
17	CONDT (PVC) (SCH 40) (4")	260	$54.88	$14,267.50	$23.81	$6,190.60	$33.00	$8,580.00	$65.00	$16,900.00	$19.00	$4,940.00	$18.00	$4,680.00
18	CONDT (PVC) (SCH 80) (2")	10	$25.00	$250.00	$71.54	$715.40	$49.00	$490.00	$150.00	$1,500.00	$18.00	$180.00	$17.00	$170.00
19	CONDT (PVC) (SCH 80) (4") (BORE)	195	$48.45	$9,447.75	$70.78	$13,802.10	$47.00	$9,165.00	$135.00	$26,325.00	$27.00	$5,265.00	$36.46	$7,109.70
20	CONDUIT (PREPARE)	885	$2.48	$2,190.38	$0.94	$831.90	$1.50	$1,327.50	$2.00	$1,770.00	$0.80	$708.00	$2.25	$1,991.25
21	ELEC CONDR (NO. 8) INSULATED	2,490	$1.88	$4,668.75	$1.84	$4,581.60	$1.50	$3,735.00	$2.00	$4,980.00	$2.40	$5,976.00	$2.20	$5,478.00
22	ELEC CONDR (NO. 6) BARE	710	$3.09	$2,192.13	$2.80	$1,988.00	$2.50	$1,775.00	$2.00	$1,420.00	$2.90	$2,059.00	$2.20	$1,562.00
23	ELEC COND (NO. 6) INSULATED	50	$3.48	$173.75	$2.60	$130.00	$2.50	$125.00	$3.00	$150.00	$2.90	$145.00	$2.75	$137.50
24	GROUND BOX TY D (162922) W/APRON	3	$1,836.89	$5,510.66	$1,722.44	$5,167.32	$1,400.00	$4,200.00	$2,500.00	$7,500.00	$2,135.00	$6,405.00	$915.00	$2,745.00
25	ELC SRV TY D 120/240 070(NS)SS(E)SP(O)	1	$12,500.00	$12,500.00	$7,984.42	$7,984.42	$10,000.00	$10,000.00	$6,800.00	$6,800.00	$8,478.00	$8,478.00	$19,445.00	$19,445.00
26	ALUMINUM SIGNS (TY A)	30	$53.23	$1,596.75	$32.40	$972.00	$49.00	$1,470.00	$35.00	$1,050.00	$41.00	$1,230.00	$75.50	$2,265.00
27	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	3	$713.88	$2,141.63	$1,358.15	$4,074.45	$1,100.00	$3,300.00	$2,200.00	$6,600.00	$858.00	$2,574.00	$1,516.00	$4,548.00
28	IN SM RD SN SUP&AM TY10BWG(1)SA(Y)	5	$901.38	$4,506.88	$1,616.85	$8,084.25	$1,100.00	$5,500.00	$2,200.00	$11,000.00	$992.00	$4,960.00	$1,564.00	$7,820.00
29	REMOVE SM RD SN SUP & AM	5	$171.68	$858.38	$646.74	$3,233.70	$100.00	$500.00	$65.00	$325.00	$90.00	$450.00	$696.00	$3,480.00
30	REFL PAV MRK TY I (W)8"(SLD)(100 MIL)	200	$1.31	$262.50	$6.47	$1,294.00	$1.70	$340.00	$4.00	$800.00	$6.40	$1,280.00	$2.07	$414.00
31	REFL PAV MRK TY I (W)24"(SLD)(100 MIL)	196	$8.38	$1,641.50	$19.40	$3,802.40	$10.50	$2,058.00	$16.00	$3,136.00	$26.00	$5,096.00	$13.00	$2,548.00
32	REFL PAV MRK TY I (W)(ARROW)(100 MIL)	7	$181.13	$1,267.88	$485.05	$3,395.35	$325.00	$2,275.00	$100.00	$700.00	$160.00	$1,120.00	$396.00	$2,772.00
33	REFL PAV MRK TY I (W)(WORD)(100 MIL)	7	$217.98	$1,525.83	$549.73	$3,848.11	$350.00	$2,450.00	$100.00	$700.00	$160.00	$1,120.00	$427.00	$2,989.00
34	PAVEMENT SLER 8"	200	$0.78	$155.00	$1.29	$258.00	$0.75	$150.00	$1.00	$200.00	$1.60	$320.00	$0.91	$182.00
35	PAVEMENT SLER 24"	196	$4.53	$886.90	$3.88	$760.48	$4.00	$784.00	$4.00	$784.00	$6.40	$1,254.40	$5.00	$980.00
36	PAVEMENT SLER (ARROW)	7	$63.98	$447.83	$194.02	$1,358.14	$50.00	$350.00	$40.00	$280.00	$64.00	$448.00	$60.00	$420.00
37	PAVEMENT SLER (WORD)	7	$27.50	$192.50	$226.36	$1,584.52	$50.00	$350.00	$40.00	$280.00	$64.00	$448.00	$60.00	$420.00
38	REFL PAV MRKR TY II-C-R	10	$4.50	$45.00	$32.33	$323.30	$7.00	$70.00	$40.00	$400.00	$64.00	$640.00	$8.50	$85.00
39	ELIM EXT PM & MRKS (4")	231	$0.31	$72.19	$2.58	$595.98	$1.70	$392.70	$3.00	$693.00	$4.80	$1,108.80	$2.00	$462.00
40	ELIM EXT PM & MRKS (8")	25	$0.89	$22.19	$6.47	$161.75	$2.00	$50.00	$10.00	$250.00	$16.00	$400.00	$2.44	$61.00
41	ELIM EXT PM & MRKS (24")	30	$3.11	$93.38	$12.93	$387.90	$6.00	$180.00	$20.00	$600.00	$32.00	$960.00	$7.50	$225.00
42	ELIM EXT PM & MRKS (ARROW)	3	$103.53	$310.58	$258.70	$776.10	$100.00	$300.00	$100.00	$300.00	$160.00	$480.00	$121.00	$363.00
43	ELIM EXT PM & MRKS (WORD)	3	$115.59	$346.76	$258.70	$776.10	$100.00	$300.00	$100.00	$300.00	$160.00	$480.00	$121.00	$363.00
44	ELIM EXT PM & MRKS (36") (YLD TRI)	49	$43.75	$2,143.75	$32.33	$1,584.17	$25.00	$1,225.00	$20.00	$980.00	$32.00	$1,568.00	$30.50	$1,494.50
45	PAV SURF PREP FOR MRK (8")	200	$1.25	$250.00	$0.13	$26.00	$0.40	$80.00	$1.00	$200.00	$1.60	$320.00	$0.49	$98.00
46	PAV SURF PREP FOR MRK (24")	196	$2.68	$524.30	$0.65	$127.40	$2.00	$392.00	$3.00	$588.00	$4.80	$940.80	$2.50	$490.00
47	PAV SURF PREP FOR MRK (ARROW)	7	$42.36	$296.54	$32.33	$226.31	$25.00	$175.00	$30.00	$210.00	$48.00	$336.00	$31.00	$217.00
48	PAV SURF PREP FOR MRK (WORD)	7	$46.88	$328.13	$32.33	$226.31	$25.00	$175.00	$30.00	$210.00	$48.00	$336.00	$31.00	$217.00
49	INSTALL HWY TRF SIG (ISOLATED)	1	$50,000.00	$50,000.00	$46,420.35	$46,420.35	$48,000.00	$48,000.00	$47,000.00	$47,000.00	$58,175.00	$58,175.00	$53,642.00	$53,642.00
50	VEH SIG SEC (12") LED (GRN)	6	$382.71	$2,296.28	$338.01	$2,028.06	$350.00	$2,100.00	$350.00	$2,100.00	$366.00	$2,196.00	$366.00	$2,196.00
51	VEH SIG SEC (12") LED (GRN ARW)	5	$383.18	$1,915.88	$337.89	$1,689.45	$350.00	$1,750.00	$350.00	$1,750.00	$366.00	$1,830.00	$366.00	$1,830.00

BID TABULATION
CITY OF GEORGETOWN
Traffic Signal Installation for the Intersection of SH 195 at BCH Way
October 8, 2026, 2:30 PM
Bid #202669

52	VEH SIG SEC (12") LED (YEL)	6	$389.08	$2,334.45	$338.01	$2,028.06	$350.00	$2,100.00	$350.00	$2,100.00	$366.00	$2,196.00	$366.00	$2,196.00
53	VEH SIG SEC (12") LED (YEL ARW)	5	$378.91	$1,894.56	$337.89	$1,689.45	$350.00	$1,750.00	$350.00	$1,750.00	$366.00	$1,830.00	$366.00	$1,830.00
54	VEH SIG SEC (12") LED (RED)	8	$332.40	$2,659.20	$338.00	$2,704.00	$350.00	$2,800.00	$350.00	$2,800.00	$366.00	$2,928.00	$366.00	$2,928.00
55	VEH SIG SEC (12") LED (RED ARW)	3	$388.71	$1,166.14	$338.21	$1,014.63	$350.00	$1,050.00	$350.00	$1,050.00	$366.00	$1,098.00	$366.00	$1,098.00
56	PED SIG SEC (LED) (COUNTDOWN)	2	$1,018.61	$2,037.23	$782.40	$1,564.80	$650.00	$1,300.00	$600.00	$1,200.00	$731.00	$1,462.00	$722.00	$1,444.00
57	BACKPLATE W/REF BRDR(3 SEC)(VENT)ALUM	11	$245.99	$2,705.86	$169.39	$1,863.29	$180.00	$1,980.00	$195.00	$2,145.00	$213.00	$2,343.00	$264.00	$2,904.00
58	TRF SIG CBL (TY A) (14 AWG) (5 CONDR)	3,004	$3.96	$11,903.35	$2.46	$7,389.84	$2.00	$6,008.00	$2.00	$6,008.00	$3.30	$9,913.20	$1.75	$5,257.00
59	TRF SIG CBL (TY C) (12 AWG) (2 CONDR)	305	$3.89	$1,185.69	$2.39	$728.95	$2.00	$610.00	$1.00	$305.00	$2.30	$701.50	$1.50	$457.50
60	INS TRF SIG PL AM (S) 1 ARM (36') LUM	1	$17,833.63	$17,833.63	$15,983.35	$15,983.35	$19,000.00	$19,000.00	$19,000.00	$19,000.00	$27,759.00	$27,759.00	$21,219.00	$21,219.00
61	INS TRF SIG PL AM (S) 1 ARM (65') LUM	2	$51,375.00	$102,750.00	$39,831.09	$79,662.18	$46,000.00	$92,000.00	$46,000.00	$92,000.00	$56,447.00	$112,894.00	$43,188.00	$86,376.00
62	PED POLE ASSEMBLY	1	$4,327.50	$4,327.50	$3,121.40	$3,121.40	$1,600.00	$1,600.00	$4,500.00	$4,500.00	$3,135.00	$3,135.00	$4,793.00	$4,793.00
63	PED DETECT PUSH BUTTON (APS)	2	$1,769.68	$3,539.35	$1,007.90	$2,015.80	$1,000.00	$2,000.00	$900.00	$1,800.00	$1,015.00	$2,030.00	$1,113.00	$2,226.00
64	PED DETECTOR CONTROLLER UNIT	1	$4,705.66	$4,705.66	$4,340.65	$4,340.65	$4,100.00	$4,100.00	$3,500.00	$3,500.00	$5,198.00	$5,198.00	$4,279.00	$4,279.00
65	ILSN (8S)	3	$8,125.00	$24,375.00	$4,522.72	$13,568.16	$5,300.00	$15,900.00	$6,000.00	$18,000.00	$5,481.00	$16,443.00	$5,905.00	$17,715.00
66	VIVDS PROSR SYS	1	$10,890.96	$10,890.96	$13,078.11	$13,078.11	$15,000.00	$15,000.00	$13,000.00	$13,000.00	$18,829.00	$18,829.00	$10,296.00	$10,296.00
67	VIVDS CAM ASSY FXD LNS	3	$3,229.29	$9,687.86	$6,504.24	$19,512.72	$7,100.00	$21,300.00	$6,500.00	$19,500.00	$9,362.00	$28,086.00	$6,867.00	$20,601.00
68	VIVDS CNTRL SOFTWAE	1	$962.50	$962.50	$601.05	$601.05	$400.00	$400.00	$300.00	$300.00	$820.00	$820.00	$869.00	$869.00
69	VIVDS CABLING	876	$3.41	$2,989.35	$1.57	$1,375.32	$1.50	$1,314.00	$3.00	$2,628.00	$3.60	$3,153.60	$2.50	$2,190.00
70	BBU SYSTEM (EXTERNAL BATT CABINET)	1	$11,432.16	$11,432.16	$9,431.37	$9,431.37	$9,500.00	$9,500.00	$8,900.00	$8,900.00	$11,828.00	$11,828.00	$9,047.00	$9,047.00
71	GROUND BOX (PREPARE)	4	$557.51	$2,230.05	$215.83	$863.32	$200.00	$800.00	$4.00	$16.00	$503.00	$2,012.00	$355.00	$1,420.00
72	FORCE ACCOUNT	1	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00



PHASE SEQUENCE
Ø1 and Ø5 are protected only left turns.

NOTE:

CONTRACTOR SHALL INSTALL A PORTABLE CHANGEABLE MESSAGE SIGN (PCMS) ON EACH APPRAOCH TO THE INTERSECTION PRIOR TO ACTIVATION OF THE TRAFFIC SIGNAL. PCMS SHALL BE INSTALLED FOR A MINIMUM OF 14 DAYS. CONTRACTOR SHALL VERIFY THE DURATION WITH THE CITY PRIOR TO DEPLOYING THE SIGNS.

0 10 20 30
SCALE IN FEET

LEGEND OF SYMBOLS

	SIGNAL POLE ASSEMBLY
3	SIGNAL HEAD NUMBERS
P - 1	POLE NUMBERS
	GROUND MOUNTED CONTROLLER CABINET
	GROUND BOX TY D W/APRON
	PEDESTAL POLE ASSEMBLY
	TRAFFIC SIGNAL HEAD
	ELECTRICAL SERVICE METER
	LUMINAIRE
	ROADWAY ILLUM. ASSEMBLY
	POST MOUNTED SIGN
	MAST ARM MOUNTED SIGN
X	SIGN DESIGNATION
2	NEW CONDUIT RUN NUMBERS
A	VIVDS IDENTIFICATION
	VIVDS DETECTOR
R.O.W.	RIGHT OF WAY LINES
Ø6	PHASE NUMBERS
	EXISTING GROUND BOX
2	EXISTING CONDUIT RUN NUMBERS
	EXISTING POST MOUNTED SIGN
X	EXISTING SIGN DESIGNATION
	CONCRETE SIDEWALK (MAX SLOPE 2%)
	EXISTING ROADWAY ILLUM ASSM

STATE OF TEXAS
CHRISTOPHER J. PIERCE
92541
LICENSED PROFESSIONAL ENGINEER

Digitally signed by Christopher Pierce
Date: 2026.06.15 17:05:14-05'00'

CHRISTOPHER J. PIERCE, P.E.

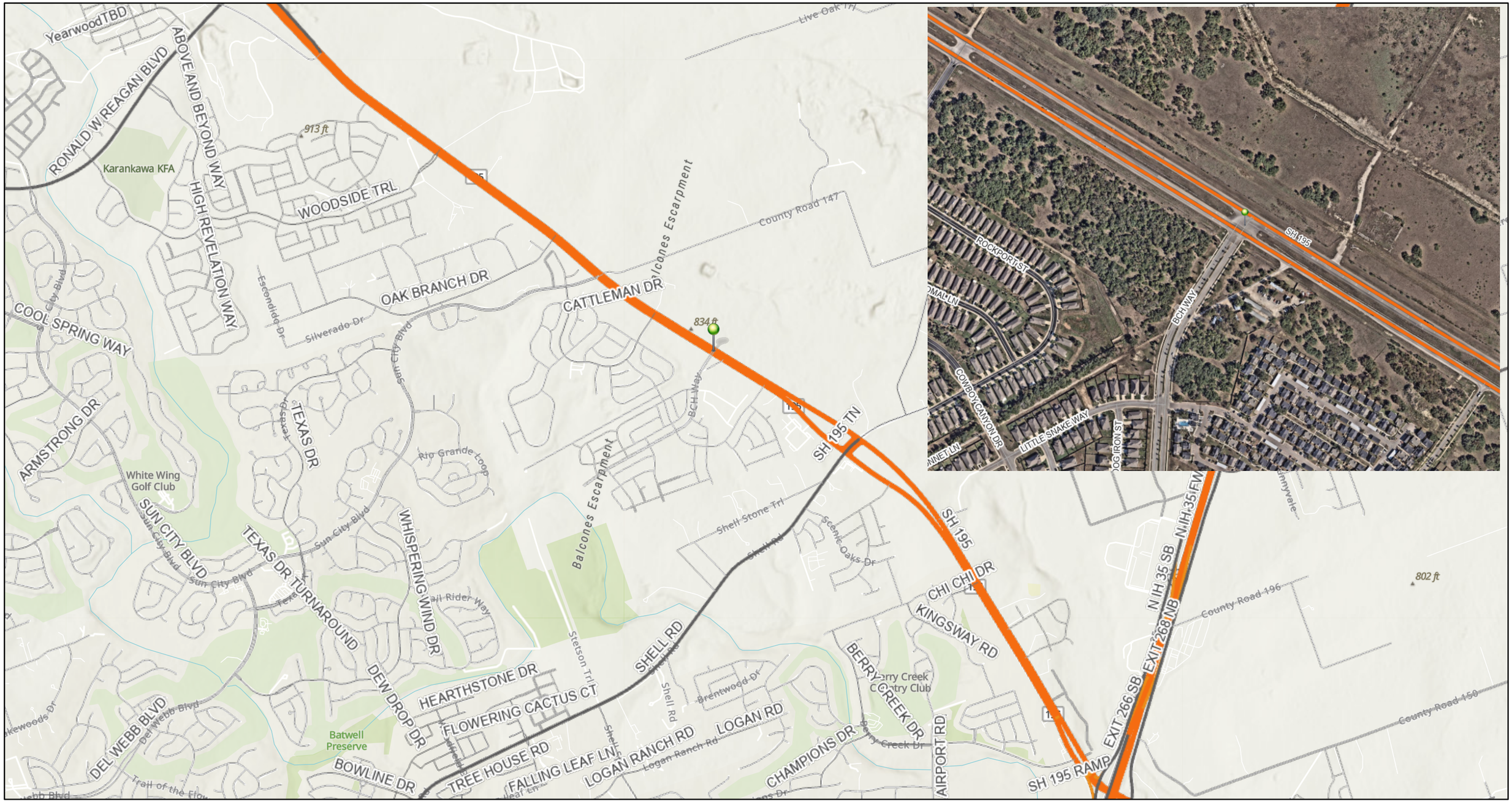
LEE ENGINEERING
3030 LBJ FREEWAY, SUITE 1660
DALLAS, TX 75234
972.248.3006
TBPE FIRM #F-450

SH 195 AT BCH WAY

PROPOSED SIGNAL LAYOUT

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	GEORGETOWN	WILLIAMSON	SH 195	9

BCH Way and SH 195 Traffic Signal



City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Renewal #2 - Contract with Gaffney Consulting LLC for Workday HCM Support

SUGGESTED ACTION:
Consideration and possible action to approve the second renewal with Gaffney Consulting LLC for Workday HCM post-go-live and ongoing support services for an amount not to exceed $130,000.00, and to authorize the City Manager to execute renewals of the agreement for up to two additional one-year terms with the same terms and conditions, for a total three-year expenditure not to exceed the amount of $390,000.00 -- Jamie Beran, Human Resources Manager

ITEM SUMMARY:
The City of Georgetown conducted a Request For Proposal (RFP 202502) for ongoing Workday Consulting Services. The City received a total of seven proposals. Gaffney Consulting LLC was selected to provide the City of Georgetown with Workday HCM post go-live and on-going support services. The contract provided an initial one year term that expires on December 31, 2025, with the option of four additional one year terms. The contract renewal #1 will expire on December 31, 2026. Contract Renewal #2 term dates are January 1 through December 31, 2027.

FINANCIAL IMPACT:
Not to exceed $130,000.00. These funds were budgeted and accounted for in the FY26 Budget.

SUBMITTED BY:
Jamie Beran, Human Resources and OD

ATTACHMENTS:
25-0085-CC-R2 Gaffney Consulting [City Council].pdf

Second Renewal
to the Agreement between
Gaffney Consulting, LLC
and the
City of Georgetown, Texas

This Second Renewal is entered into by and between **CITY OF GEORGETOWN**, a Texas Home-Rule Municipal Corporation ("City"), and **GAFFNEY CONSULTING, LLC ("Consultant"),** referred to collectively as the "Parties". The Parties hereby agree as follows:

WHEREAS, the Parties entered into an Agreement on December 10, 2024, for Workday Post-Production Support (PPS) Services, Contract No. 25-0085-CC ("Original Agreement");

WHEREAS, the Original Agreement provided an initial term of one (1) year to begin January 1, 2025, and end on December 31, 2025, with the option to renew for up to four (4) additional one- (1-) year renewal terms for a total of five (5) years in an amount not to exceed $130,000.00 per renewal term; and

WHEREAS, the Parties renewed and amended the Original Agreement for a first renewal term beginning on January 1, 2026 and ending on December 31, 2026;

WHEREAS, the Parties now desire to renew the Original Agreement , as amended, for a second renewal term beginning on January 1, 2027 and ending on December 31, 2027; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. The Parties agree to renew the Original Agreement, as amended, for a second renewal term which will begin immediately upon the expiration of the original term and will end on December 31, 2027, this being the Second Renewal Term.

2. The total compensation for the First Renewal Term shall not exceed $130,000.00.

3. All other terms of the Original Agreement, as amended, not inconsistent with this Second Renewal shall apply. Except as expressly modified by this Second Renewal, the Original Agreement, as amended, remains unchanged and in full force and effect, subject to its terms.

4. This Second Renewal is effective on the date executed by the City.

[signature page to follow]

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CITY OF GEORGETOWN	**CONSULTANT**
By: _____	By: _____
Name: Josh Schroeder, Mayor	Name, Title: _____
Date: _____	Date: _____

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

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City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
IT Contract Renewal - Gartner, Inc. (IT Advisory Service)

SUGGESTED ACTION:
Consideration and possible action to approve a three (3) year agreement with Gartner, Inc. for IT advisory services from November 1, 2026, through October 31, 2029, for a total cost of $303,714.00 -- Greg Berglund, Assistant IT Director

ITEM SUMMARY:
This item requests approval of a replacement agreement with Gartner, Inc. to continue IT advisory services. The City of Georgetown has used Gartner for strategic and technical guidance since 2013.

Gartner provides research, access to subject matter experts, and guidance on technology selection and IT management. These services support the City's review of major technology purchases and planning for cybersecurity, artificial intelligence, and IT costs.

The proposed service period is November 1, 2026, through October 31, 2029. The agreement includes two licensed users and lists annual fees of $96,340.00, $101,158.00, and $106,216.00. Years two and three are identified as option years, with actual fees limited to the lesser of the listed amount or applicable DIR pricing when exercised. The agreement replaces the November 1, 2024, agreement and provides a credit for any confirmed prepaid, unused services. Services will be purchased under Texas Department of Information Resources contract DIR-CPO-5253.

FINANCIAL IMPACT:
FY 2027 costs of $96,340.00 are budgeted in IT – Software Maintenance Subscriptions and Support Services.

SUBMITTED BY:
Greg Berglund, Information Technology

ATTACHMENTS:
DIR-CPO-5253 Contract (1).pdf
Service Agreement Georgetown 2026 - 2029 (1).pdf

STATE OF TEXAS

DEPARTMENT OF INFORMATION RESOURCES

CONTRACT FOR PRODUCT, SERVICES, AND RELATED SERVICES

Gartner, Inc.

1 INTRODUCTION

1.1 Parties

This contract for IT Research and Advisory Subscription Services & Computer Assisted Legal and Investigative Research (CALIR) Services (this "Contract") is entered into between the State of Texas, acting by and through the Department of Information Resources (hereinafter "DIR") with its principal place of business at 300 West 15th Street, Suite 1300, Austin, Texas 78701, and Gartner, Inc. a Delaware Corporation (hereinafter "Successful Respondent"), with its principal place of business at 56 Top Gallant Rd Stamford, CT 06904.

1.2 Compliance with Procurement Laws

This Contract is the result of compliance with applicable procurement laws of the State of Texas. DIR issued a solicitation on the Comptroller of Public Accounts' Electronic State Business Daily, Request for Offer (RFO) DIR-CPO-TMP-573, on 2/16/2023, for IT Research and Advisory Subscription Services & Computer Assisted Legal and Investigative Research (CALIR) Services (the "RFO"). Upon execution of all Contracts, a notice of award for DIR-CPO-TMP-573, shall be posted by DIR on the Electronic State Business Daily.

1.3 Order of Precedence

A. For transactions under this Contract, the order of precedence shall be as follows:
   1. this Contract;
   2. **Appendix A, Standard Terms and Conditions**;
   3. **Appendix B, Successful Respondent's Historically Underutilized Businesses Subcontracting Plan**;
   4. **Appendix C, Pricing Index**;
   5. **Appendix D, Service Agreement;**
   6. **Exhibit 1, RFO DIR-CPO-TMP-573**, including all Addenda; and

7. **Exhibit 2, Successful Respondent's Response to RFO** DIR-CPO-TMP-573, including all Addenda.

B. Each of the foregoing documents is hereby incorporated by reference and together constitute the entire agreement between DIR and Successful Respondent.

1.4 Definitions

Capitalized terms used but not defined herein have the meanings given to them in **Appendix A, Standard Terms and Conditions**.

2 TERM OF CONTRACT

The initial term of this Contract shall be up to two (2) years commencing on the date of the last signature hereto (the "Initial Term"), with one (1) optional two-year renewal and one (1) optional one-year renewal (each, a "Renewal Term"). Prior to expiration of the Initial Term and each Renewal Term, this Contract will renew automatically under the same terms and conditions unless either party provides written notice to the other party at least sixty (60) days in advance of the renewal date stating that the party wishes to discuss amendment or non-renewal.

3 OPTION TO EXTEND

Successful Respondent agrees that DIR may require continued performance under this Contract at the rates specified in this Contact following the expiration of the Initial Term or any Renewal Term. This option may be exercised more than once, but the total extension of performance hereunder shall not exceed ninety (90) calendar days. Such extension of services shall be subject to the requirements of the Contract, with the sole and limited exception that the original date of termination shall be extended pursuant to this provision. DIR may exercise this option upon thirty (30) calendar days written notice to the Successful Respondent.

4 PRODUCT AND SERVICE OFFERINGS

Products and services available under this Contract are limited to the technology categories defined in Request for Offer DIR-CPO-TMP-573 for IT Research and Advisory Subscription Services & Computer Assisted Legal and Investigative Research (CALIR) Services. At DIR's sole discretion, Successful Respondent may incorporate changes or

make additions to its product and service offerings, provided that any changes or additions must be within the scope of the RFO.

5 PRICING

5.1 Pricing Index

Pricing to Customers shall be as set forth in **Appendix C, Pricing Index**, and shall include the DIR Administrative Fee (as defined below).

5.2 Customer Discount

A. The minimum Customer discount for all products and services will be the percentage off List Price (as defined below) or MSRP (as defined below), as applicable, as specified in **Appendix C, Pricing Index**. Successful Respondent shall not establish a List Price or MSRP for a particular solicitation. For purposes of this Section, "List Price" is the price for a product or service published in Successful Respondent's price catalog (or similar document) before any discounts or price allowances are applied. For purposes of this Section, "MSRP," or manufacturer's suggested retail price, is the price list published by the manufacturer or publisher of a product and available to and recognized by the trade.

B. Customers purchasing products or services under this Contract may negotiate additional discounts with Successful Respondent. Successful Respondent and Customer shall provide the details of such additional discounts to DIR upon request.

C. If products or services available under this Contract are provided at a lower price to: (i) an eligible Customer who is not purchasing those products or services under this Contract, or (ii) to any other customer under the same terms and conditions provided for the State for the same products and services under this contract, then the price of such products and services under this Contract shall be adjusted to that lower price. This requirement applies to products or services quoted by Successful Respondent for a quantity of one (1), but does not apply to volume or special pricing purchases. Successful Respondent shall notify DIR within ten (10) days of providing a lower price as described in this Section, and this Contract shall be amended within ten (10) days to reflect such lower price.

5.3 Changes to Prices

A. Subject to the requirements of this section, Successful Respondent may change the price of any product or service upon changes to the List Price or MSRP, as applicable. Discount levels shall not be subject to such changes, and will remain consistent with the discount levels specified in this Contract.

B. Successful Respondent may revise its pricing by publishing a revised pricing list, subject to review and approval by DIR. If DIR, in its sole discretion, finds that the price of a product or service has been increased unreasonably, DIR may request that Successful Respondent reduce the pricing for the product or service to the level published before such revision. Upon such request, Successful Respondent shall either reduce the pricing as requested, or shall remove the product or service from the pricing list for this Contract. Failure to do so will constitute an act of default by Successful Respondent.

5.4 Shipping and Handling

Prices to Customers shall include all shipping and handling fees. Shipments will be Free On Board Customer's Destination. No additional fees may be charged to Customers for standard shipping and handling. If a Customer requests expedited or special delivery, Customer will be responsible for any additional charges for expedited or special delivery.

6 DIR ADMINISTRATIVE FEE

A. Successful Respondent shall pay an administrative fee to DIR based on the dollar value of all sales to Customers pursuant to this Contract (the "DIR Administrative Fee"). The amount of the DIR Administrative Fee shall be seventy-five hundredths of a percent (0.75%) of all sales, net of returns and credits. For example, the administrative fee for sales totaling $100,000 shall be $750.

B. All prices quoted to Customers shall include the DIR Administrative Fee. DIR reserves the right to increase or decrease the DIR Administrative Fee during the term of this Contract, upon written notice to Successful Respondent without amending this Contract. Any increase or decrease in the DIR Administrative Fee shall be incorporated in the price to Customers.

7 INTERNET ACCESS TO CONTRACT AND PRICING INFORMATION

In addition to the requirements listed in **Appendix A, Section 7.2, Internet Access to Contract and Pricing Information**, Successful Respondent shall include the following with its webpage:

A. A current price list or mechanism to obtain specific contract pricing;
B. MSRP/list price or DIR Customer price;
C. Discount percentage (%) off MSRP or List Price;
D. Warranty policies; and
E. Return policies.

8 USE OF ORDER FULFILLERS

8.1 Authorization to Use Order Fulfillers

Subject to the conditions in this Section 8, DIR agrees to permit Successful Respondent to utilize designated order fulfillers to provide products, services, and support resources to Customers under this Contract ("Order Fulfillers").

8.2 Designation of Order Fulfillers

A. Successful Respondent may designate Order Fulfillers to act as the distributors for products and services available under this Contract. In designating Order Fulfillers, Successful Respondent must be in compliance with the State's Policy on Utilization of Historically Underutilized Businesses. DIR and Successful Respondent will agree on the number of Order Fulfillers that are Historically Underutilized Businesses as defined by the CPA.
B. In addition to the required Subcontracting Plan, Successful Respondent shall provide DIR with the following Order Fulfiller information: Order Fulfiller name, Order Fulfiller business address, Order Fulfiller CPA Identification Number, Order Fulfiller contact person email address and phone number.
C. DIR reserves the right to require Successful Respondent to rescind any Order Fulfiller participation or request that Successful Respondent name additional Order Fulfillers should DIR determine it is in the best interest of the State.
D. Successful Respondent shall be fully liable for its Order Fulfillers' performance under and compliance with the terms and conditions of this Contract. Successful

Respondent shall enter into contracts with Order Fulfillers and use terms and conditions that are consistent with the terms and conditions of this Contract.

E. Successful Respondent may qualify Order Fulfillers and their participation under the Contract provided that: i) any criteria is uniformly applied to all potential Order Fulfillers based upon Successful Respondent's established, neutrally applied criteria, ii) the criteria is not based on a particular procurement, and iii) all Customers are supported under the criteria.
F. Successful Respondent shall not prohibit any Order Fulfiller from participating in other procurement opportunities offered through DIR.

8.3 Changes in Order Fulfiller

Successful Respondent may add or remove Order Fulfillers throughout the term of this Contract upon written authorization by DIR. Prior to adding or removing Order Fulfillers, Successful Respondent must make a good faith effort to revise its Subcontracting Plan in accordance with the State's Policy on Utilization of Historically Underutilized Businesses. Successful Respondent shall provide DIR with its updated Subcontracting Plan and the Order Fulfillers information listed above.

8.4 Order Fulfiller Pricing to Customer

Order Fulfiller pricing to the Customer shall be in accordance with Section 5.

9 NOTIFICATION

All notices under this Contract shall be sent to a party at the respective address indicated below.

If sent to the State:

Lisa Massock or Successor in Office
Chief Procurement Officer
Department of Information Resources
300 W. 15th St., Suite 1300
Austin, Texas 78701
Phone: (512) 475-4700

If sent to Successful Respondent:

Kristin Ghanem, Director, Contracts
Gartner, Inc.
56 Top Gallant Rd
Stamford, CT 06904
Phone: (571) 214 -4121
Email: kristin.ghanem@gartner.com

10 SOFTWARE LICENSE, AND SERVICE AGREEMENTS

10.1 Software License Agreement

A. Customers acquiring software licenses under this Contract shall hold, use, and operate such software subject to compliance with the Software License Agreement. Customer and Successful Respondent may agree to additional terms and conditions that do not diminish a term or condition in the Software License Agreement, or in any manner lessen the rights or protections of Customer or the responsibilities or liabilities of Successful Respondent. Successful Respondent shall make the Software License Agreement terms and conditions available to all Customers at all times.

B. Compliance with the Software License Agreement is the responsibility of the Customer. DIR shall not be responsible for any Customer's compliance with the Software License Agreement.

10.2 Service Agreement

Services provided under this Contract shall be in accordance with the Service Agreement as set forth in **Appendix D** of this Contract. No changes to the Service Agreement terms and conditions may be made unless previously agreed to by Successful Respondent and DIR. Successful Respondent and Customer may agree to terms and conditions that do not diminish or lessen the rights or protections of the Customer or the responsibilities or liabilities of Successful Respondent.

11 CONFLICTING OR ADDITIONAL TERMS

A. The terms and conditions of this Contract shall supersede any additional conflicting or additional terms in any additional service agreements, statement of

work, and any other provisions, terms, conditions, and license agreements, including those which may be affixed to or accompany software upon delivery (sometimes called shrink-wrap or click-wrap agreements), and any linked or supplemental documents, which may be proposed, issued, or accepted by Successful Respondent and Customer in addition to this Contract (such additional agreements, "Additional Agreements"), regardless of when such Additional Agreements are proposed, issued, or accepted by Customer. Notwithstanding the foregoing, it is Customer's responsibility to review any Additional Agreements to determine if Customer accepts such Additional Agreement. If Customer does not accept such Additional Agreement, Customer shall be responsible for negotiating any changes thereto.

B. Any update or amendment to an Additional Agreement shall only apply to Purchase Orders for the associated product or service offering after the effective date of such update or amendment; provided that, if Successful Respondent has responded to a Customer's solicitation or request for pricing, any subsequent update or amendment to an Additional Agreement may only apply to a resulting Purchase Order if Successful Respondent directly informs such Customer of such update or amendment before the Purchase Order is executed.

C. Successful Respondent shall not require any Additional Agreement that: i) diminishes the rights, benefits, or protections of Customer, or that alters the definitions, measurements, or method for determining any authorized rights, benefits, or protections of Customer; or ii) imposes additional costs, burdens, or obligations upon Customer, or that alters the definitions, measurements, or method for determining any authorized costs, burdens, or obligations upon Customer.

D. If Successful Respondent attempts to do any of the foregoing, the prohibited documents will be void and inapplicable to this Contract or the Purchase Order between Successful Respondent and Customer, and Successful Respondent will nonetheless be obligated to perform such Purchase Order without regard to the prohibited documents, unless Customer elects instead to terminate such Purchase Order, which in such case may be identified as a termination for cause against Successful Respondent.

12 AUTHORIZED EXCEPTIONS TO APPENDIX A, STANDARD TERMS AND CONDITIONS

Appendix A, Section 5, Intellectual Property, is hereby deleted and replaced in its entirety as follows:

This Contract does not contemplate, authorize, or support the development or acquisition of custom software, products, or services or the creation of intellectual property.

(Remainder of this page intentionally left blank.)

This Contract is executed to be effective as of the date of last signature.

Gartner, Inc.

Authorized By: Signature on File

Name: Kristin Ghanem

Title: Director, Contracts

Date: 07/03/2024

The State of Texas, acting by and through the Department of Information Resources

Authorized By: Signature on File

Name: Lisa Massock

Title: Chief Procurement Officer

Date: 07/08/2024

Office of General Counsel: Signature on File

Date: 07/08/2024

Gartner

DIR-CPO-5253 APPENDIX D

Gartner, Inc. Services Agreement for CITY OF GEORGETOWN ("Customer")

This Service Agreement ("**SA**") and DIR Contract No. DIR-CPO-5253 constitutes the complete agreement between **Gartner, Inc**. of 56 Top Gallant Road, Stamford, CT 06904 ("**Gartner**") and Customer for the Services (as defined below). The SA is based upon and governed by the Contract for Services with the State of Texas Department of Information Services ("DIR") Contract No. DIR-CPO-5253 (the "DIR Contract") between Gartner and DIR, the terms of which are incorporated by reference for use by the Customer. In the event of a conflict between this SA and the DIR Contract, the DIR Contract shall control. The General Terms contained herein and all applicable Vendor Services Descriptions shall apply to this SA and shall be effective when signed by both parties. Customer agrees to subscribe to the following Services for the term and fees set forth below. All fees shall be as set forth in Appendix C of DIR Contract No DIR-CPO-5253.

1. DEFINITIONS AND ORDER SCHEDULE

a. Services are the subscription-based research and related services purchased by Customer in the Order Schedule below and described in the Service Descriptions.

b. Service Descriptions, the terms of which are incorporated by reference**,** are attached to this SA and describe each Service purchased, specify the deliverables for each Service, and set forth any additional terms unique to a specific Service.

Service Names and Levels of Access are defined in the Service Descriptions. Gartner may periodically update the names and the deliverables for each Service. If Customer adds Services or upgrades the level of service or access, an additional Service Agreement will be required.

Each Service Period is 12 months unless specified in the Order Schedule.

Service Name/ Level of Access	Quantity	Licensed User	Total Service Period (Months)	Service Start/End	Service Period 1	Option Year 1	Option Year 2
Executive Programs V2 Self-Directed Team Leader	1	Chris Bryce	36	01-Nov-2026 31-Oct-2029			
Executive Programs V2 Self-Directed Team Advisor Member	1	Greg L Berglund	36	01-Nov-2026 31-Oct-2029			
				Service Period Fee	USD 96,340.00	USD 101,158.00	USD 106,216.00

REPLACEMENT OF SERVICES. Upon execution by both parties, this Service Agreement shall cancel the previous Service Agreement or Service Agreement dated 01-Nov-24, between Client and Gartner or any wholly-owned affiliate of Gartner, Inc. (the "Contract"). Client will receive a credit, which represents the portion of the fee paid by Client applicable to the remaining, unfulfilled Term of the Contract based on Service Start date above. This credit will be applied to the invoice for this Service Agreement between Client and Gartner, and is subject to confirmation of the payment previously made to Gartner or any wholly-owned affiliate of Gartner, Inc.

Option Year pricing is illustrative; actual Option Year pricing will be the lesser of that displayed or the pricing in the "then current" DIR-CPO-5253 pricing in effect when an Option is exercised.

As part of Gartner's portfolio simplification initiative, the user's license is migrated to a new product offering with same or greater entitlements. All migrated licenses will retain grandfathered pricing as awarded. The grandfathered pricing only applies to existing migrated license(s), is nontransferable, and is contingent upon uninterrupted renewal. At time of Order renewal, or Option Year exercised, license pricing will be granted for the lesser of a 5% escalation OR the active current and applicable base contract or Framework awarded pricing. Net new licenses, additional users, or expanded scope will be priced at the applicable current base contract or Framework awarded pricing. If the Task is terminated and re-awarded at later date for any reason, or should there be material modification of the scope to the existing Task, all licenses will be priced per the applicable base contract or Framework awarded pricing.

Gartner

2. SERVICE DESCRIPTIONS

Service Name/Level of Access	Service Description URLs
Executive Programs V2 Self-Directed Team Leader	https://sd.gartner.com/sd_expv2_sd_team_ldr.pdf
Executive Programs V2 Self-Directed Team Advisor Member	https://sd.gartner.com/sd_expv2_sd_advisor_mbr.pdf

3. PAYMENT TERMS

Gartner will invoice Customer in advance for all Services. Payment shall be in accordance with Appendix A of the DIR Contract. Please attach any required Purchase Order ("PO") to this SA and enter the PO number below. If an annual PO is required for multi-year contracts, Customer will issue the new PO at least 30 days prior to the beginning of each subsequent contract year. Any pre-printed or additional contract terms included on the PO shall be inapplicable and of no force or effect. All PO's are to be sent to americascontracts@gartner.com.

CUSTOMER BILLING INFORMATION

Accounts Payable
Invoice Recipient Name

_____
Purchase Order Number

ap@georgetown.org
Invoice Recipient Email

+1 (512) 930 3646
Invoice Recipient Tel. No.

PO Box 409, Georgetown, TX, 78627
Billing Address

4. AUTHORIZATION

CITY OF GEORGETOWN	GARTNER, INC.
_____	_____
Signature	*Signature*
_____	_____
Print Name	*Print Name*
_____	_____
Title	*Title*
_____	_____
Date	*Date*

Gartner

General Terms and Guidelines for Vendor's Services

1. This SA for subscription-based research and related services (the "**Services**") is subject to the DIR Contract.

2. ***Services*** are the subscription-based research and related services described herein. Service Descriptions, Names and Levels of Access are as detailed for each product offering. Vendor may periodically update the names and the deliverables for each Service.

3. ***Modification of Services by Vendor.*** In order to remain current and timely in its Service offerings, Vendor may make minor improvements from time to time in the content of any Service. If Vendor discontinues any Service in its entirety, Customer may, at its option, receive a substitute Service, or obtain a pro rata refund of the fees paid for the discontinued Service.

4. ***Licensed User*** is the individual named in the Customer Purchase Order who is licensed to use the Services. Customer will limit access to the Services to the agreed upon number of Licensed Users.

5. ***Ownership and Use of the Services.*** Vendor owns and retains all rights to the Services not expressly granted to Customer. Only the individuals named in the Customer Purchase Order (each a "**Licensed User**") may access the Services. Each Licensed User will be issued a unique password, which may not be shared. Customer agrees to review and comply with the ***Usage Guidelines for Gartner Services*** (**"Guidelines"**), which are accessible to all Licensed Users via the "Policies" section of www.gartner.com. Among other things, these Guidelines describe how Customer may substitute Licensed Users, excerpt from and/or share Vendor research documents within the Customer organization, and quote or excerpt from the Services externally. Customer may not redistribute copies of individual research documents, by electronic means or otherwise, to non-Users without Vendor's prior written permission. Licensed Users may not reproduce or distribute the Services externally without Vendor's prior written permission, except for external distribution, in their entirety only, of reprints of individual documents purchased by Customer.

Customer may excerpt from the Services for external use only if Customer obtains the prior written approval of Gartner Quote Requests, at quote.requests@gartner.com. Any approved external use of the Services must comply with Vendor's *Copyright and Quote Policy* which may be viewed on the Gartner Vendor Relations section of www.gartner.com. Services may not be stored by Customer on any information storage and retrieval system.

6. ***Access to the Services***. ID's for access to Vendor Core Research and Analyst Inquiry may not be shared. Access to the Services is restricted to the number of named individuals (each a "Licensed User") as identified in the Customer Purchase Order.

7. ***Monitoring of Usage.*** Customer acknowledges and agrees to inform all Licensed Users that Vendor may monitor activity on Vendor's web site, including access to, and use of, the Services by individuals. Upon request, Customer agrees to provide Vendor with assurance from a responsible party (or other relevant evidence) of compliance with these usage terms.

8. ***DISCLAIMER OF WARRANTIES***. EXCEPT AS PROVIDED BY THE DIR CONTRACT, THE SERVICES ARE PROVIDED ON AN "AS IS" BASIS, AND VENDOR EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR AS TO ACCURACY, COMPLETENESS OR ADEQUACY OF INFORMATION. CUSTOMER RECOGNIZES THE UNCERTAINTIES INHERENT IN ANY ANALYSIS OR INFORMATION THAT MAY BE PROVIDED AS PART OF THE SERVICES AND ACKNOWLEDGES THAT THE SERVICES ARE NOT A SUBSTITUTE FOR ITS OWN INDEPENDENT EVALUATION AND ANALYSIS AND SHOULD NOT BE CONSIDERED A RECOMMENDATION TO PURSUE ANY COURSE OF ACTION. VENDOR SHALL NOT BE LIABLE FOR ANY ACTIONS OR DECISIONS THAT CUSTOMER MAY TAKE BASED ON THE SERVICES OR ANY INFORMATION OR DATA CONTAINED THEREIN.

9. ***Applicable Law***. This SA shall be governed by and construed in accordance with the procedural and substantive laws of the State of Texas, without reference to its conflict of law principles, venue for disputes shall be Travis County, Texas.

10. ***Customer Confidential Information.*** To the extent allowable under the Texas Public Information Act, Vendor agrees to keep confidential any Customer-specific information communicated by Customer to Vendor that is (i) clearly marked confidential if provided in written form, or (ii) preceded by a statement that such information is confidential, if provided in oral form, and such statement is confirmed in writing within 15 days of its initial disclosure. This obligation of confidence shall not apply to any information that: (1) is in the public domain at the time of its communication; (2) is independently developed by Vendor; (3) entered the public domain through no fault of Vendor subsequent to Customer's communication to Vendor; (4) is in Vendor's possession free of any obligation of confidence at the time of Customer's communication to Vendor; or (5) is communicated by the Customer to a third party free of any obligation of confidence. Additionally, Vendor may disclose such information to the extent required by legal process. Customer acknowledges that Vendor is in the business of researching and analyzing information technology and this obligation of confidence shall not apply to information obtained by Vendor's research, analysis or consulting organization(s) from other sources.

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
2026-17-LIC Encroachment into South Church Street, East 11th Street, and South Myrtle Street and Certain City of Georgetown Sidewalk Easements

SUGGESTED ACTION:
Consideration and possible action to approve a license agreement with Texas Municipal League Intergovernmental Risk Pool for four shade trees, a concrete drainage channel, a concrete wall, concrete steps with a handrail, soil nails, flume crossing and street furnishings to encroach into the rights-of-way of South Church Street, East 11th Street, and South Myrtle Street, and certain City of Georgetown sidewalk easements and to authorize the Planning Director to execute the same -- Colin Davidson, Real Estate Program Manager

ITEM SUMMARY:
License agreement to authorize the Texas Municipal League to place several site features within the rights-of-way of South Church Street, East 11th Street, and South Myrtle Street and certain City of Georgetown sidewalk easements.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Colin Davidson, City Attorney's Office/ Real Estate

ATTACHMENTS:
2026-17-LIC - License Agreement_11.16.2026_With Exhibits.pdf

REVOCABLE LICENSE AGREEMENT

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

This is a Revocable License Agreement (this "License Agreement") by and between the City of Georgetown, a Texas home-rule municipal corporation (hereinafter referred to as "LICENSOR"), and Texas Municipal League Intergovernmental Risk Pool, whose address is 1821 Rutherford Lane, Suite 100, Austin, TX 78754 (hereinafter referred to as "LICENSEE"), owner of Block 23, of the Glasscock Addition, an Addition to the City of Georgetown, Williamson County, Texas, according to the plat thereof being recorded in Volume 26, Page 321 of the Deed Records of Williamson County, Texas, and located at 205 East University Avenue, Georgetown, Texas 78626 ("hereinafter referred to as the "PROPERTY"). LICENSOR hereby grants a license to the said LICENSEE to permit four (4) shade trees, a light pole, a concrete drainage channel, a concrete wall, soil nails, concrete steps with a handrail, suspended paving, elevated sidewalks, flume crossing and street furnishings (the "Right-of Way Encroachments") to encroach into the rights-of-way of South Church Street, East 11th Street, and South Myrtle Street, abutting the PROPERTY, and grants a license to said LICENSEE permitting four (4) shade trees (the "Sidewalk Easement Encroachments") to encroach into two sidewalk maintenance and access easements recorded in Document No. 2026095149 and 2026095150, in the Official Public Records of Williamson County, Texas (the Right-of-Way Encroachments and the Sidewalk Easement Encroachments being hereinafter collectively referred to as the "Encroachments"), as more fully depicted on **Exhibit "A"** attached hereto and incorporated herein by reference for all purposes (hereinafter referred to as "Licensed Area"). Said rights-of-way are owned and maintained by the City of Georgetown, Williamson County, Texas, and such improvements shall at all times not be in contact with any electric, water, sewer, or other utility, or equipment, or interfere in any way with such utility, improvements and other property, and subject to the following terms and conditions:

Neither the granting of the license, nor any related permit, constitutes an abandonment by LICENSOR of its property, easement or easements, or any other rights in and to the above-described Licensed Area. LICENSEE expressly stipulating and agreeing by LICENSEE's acceptance of this license that LICENSEE neither asserts nor claims any interest or right of any type or nature whatsoever, legal, equitable or otherwise in or to the Licensed Area, except for such rights as may be expressly granted herein.

To the extent permitted by applicable law, LICENSEE hereby expressly covenants, stipulates and agrees, without limitation, to indemnify and defend the LICENSOR and hold it harmless from any and all liability, claim, cause of action, and cost, including attorneys' fees, and including any acts or omissions of the LICENSOR, its officers, agents, and employees, which may grow out of or be attributable to the granting by the LICENSOR of said license and any supplemental license which may hereafter be issued in connection herewith including any inspections which may be conducted in connection with or pursuant to said license or any supplemental license.

LICENSEE, at its own expense, shall restore or cause to be restored the Licensed Area to as good a condition as existed prior to construction of the Encroachments and any related improvements which are the subject of this License Agreement. LICENSEE shall pay all costs of

relocation of any public utilities or facilities which may be incurred as a result of the proposed construction or actual construction of the Encroachments.

LICENSEE agrees to comply with all laws and ordinances in the construction and maintenance of the Encroachments, and specifically shall abide by Chapter 12.09 of the Code of Ordinances.

A. If an inspection reveals that any part of the Encroachments or other aspect of the Licensed Area does not comply with applicable terms and provisions of the City of Georgetown Code of Ordinances, the owner of the Encroachments shall be notified and required to make such repairs as are necessary in order to comply with the applicable terms and provisions of the City of Georgetown Code of Ordinances. If LICENSEE fails and/or refuses to allow the Director of the Planning Department of the City of Georgetown (the "Director"), or his designee, to come upon or enter the Licensed Area for the purpose of making an inspection, LICENSEE may be prosecuted under the terms of Chapter 12.09 of the Code of Ordinances, and the Director may revoke the revocable license for the Licensed Area, and such action shall be final.

B. LICENSOR shall have the right at any and all times upon 180 days written notice to LICENSEE, and/or its representatives, successors or assigns, to take possession of and use all or any part of the Licensed Area in the event that such use be reasonably desired or needed by LICENSOR for street, sewer, transportation or any other public or municipal use or purpose, and in such event, LICENSOR shall have the right to cancel the revocable license as to that portion of the Licensed Area so designated and required by LICENSOR.

C. LICENSEE shall have the right at any time upon 180 days written notice to LICENSOR to relinquish the use and possession of all or any part of the Licensed Area as LICENSEE may so determine and to cancel said revocable license as to that part so relinquished.

D. Upon the lawful termination of a revocable license issued hereunder, in whatsoever manner such termination may be made, LICENSEE and LICENSEE's assigns, successors and representatives, bind and obligate themselves to restore the Licensed Area to the original condition as it existed prior to any construction, and to fulfill any other reasonable conditions for the restoration of the Licensed Area which may be acceptable to LICENSOR, and should LICENSEE and LICENSEE's assigns, successors, or representatives fail or refuse to do so within 90 days after such termination then in that event LICENSOR may do or have done the work necessary for such purpose at the sole cost, risk, liability and expense of LICENSEE and LICENSEE's assigns, successors and representatives.

E. Upon written consent of LICENSOR, acting by and through the Director, LICENSEE may, at LICENSEE's sole cost, risk liability and expense including public liability and property damage insurance in the amounts specified in Subsection 12.09.030 D.4. of the City of Georgetown Code of Ordinances, remove, reroute, reconstruct, lower or raise any existing utility lines, public or private sewer lines, water lines, including storm sewers, pipes or conduits presently located within a public street, roadway, sidewalk or easement or the LICENSOR's right-of-way, provided that before changing or interfering with any such utility lines as described aforesaid, LICENSEE shall notify the respective utility companies and LICENSOR, owning or operating the aforesaid utility lines, concerning any and all changes, modifications, rerouting of or any interference whatsoever with the

aforesaid utility lines, pipes or conduits. Any necessary changes, modifications, rerouting or interference with the aforesaid utility lines, pipes or conduits shall be done under the direction of the representatives of the respective utility companies or LICENSOR, as the case may be.

F. After the completion of any construction within the Licensed Area under the terms of the revocable license granted hereunder, should LICENSOR desire to lay or construct its utility lines, including sewer lines, water lines, or any other pipes, or conduits under, across, or along said streets within its right-of-way, any and all additional cost for the laying or construction of the aforesaid utility lines, including pipes and conduits, within said street or right-of-way, which may occur by reason of the existence of the Encroachments, shall be paid to LICENSOR by the LICENSEE and LICENSEE's assigns, successors and representatives.

G. Solely as between LICENSOR and LICENSEE, and not for the benefit of any other person, LICENSEE, by acceptance of such revocable license, hereby waives any claim LICENSEE, and/ or LICENSEE's heirs, successors or assigns might have for damages for loss of lateral support to any other improvements hereby contemplated, including but not limited to the Encroachments, which loss of lateral support might be occasioned by any improvements which the LICENSOR, and/or its assigns, grantees, or licensees might install or construct.

H. LICENSEE and LICENSEE's successors, assigns, and representatives, by the acceptance of this revocable license, agree, obligate and bind themselves to the extent permitted by applicable law to indemnify and do hereby indemnify and hold and save forever harmless solely LICENSOR and LICENSOR's agents, employees and representatives from all liability, cost or damage on account of LICENSEE's use, occupancy and maintenance of any part of a public street, roadway, sidewalk or easement or LICENSOR's right-of-way and the structures and facilities therein, including by way of example, but not by way of limitation, any buildings, piers, fences, pools, walls, patios, decks basements, etc. constructed on the surface or the subsurface of any public street or right-of-way. This indemnity shall continue in force and effect during the existence of any revocable licenses issued under the provisions of Chapter 12.09 of the City of Georgetown Code of Ordinances ("Chapter 12.09").

I. No transfer or assignment of any revocable license granted under the terms and provisions of this Chapter 12.09 shall be effective unless and until:

1. LICENSEE has, in writing, advised the Director of the name and mailing address of the transferee or assignee; and

2. The transferee or assignee has furnished the Director its written agreement to assume and perform all of the duties, covenants and obligations of the revocable license; and, thereupon, each provision of the revocable license shall be binding upon, and inure to the benefit of, the transferee or assignee of LICENSEE.

J. The breach or violation of any one of the terms, provisions, or conditions set forth in this License Agreement and/or Chapter 12.09 shall be sufficient to constitute grounds for the cancellation and forfeiture of the revocable license granted herein pursuant to the authority of Chapter 12.09. Any such cancellation and forfeiture may be exercised upon 20 days written notice by LICENSOR to LICENSEE a representative or successor, unless, at the expiration of such time,

any such violation or breach has ceased or LICENSEE is proceeding with all diligence and good faith to remedy any such violation or breach and thereafter continues without delay with such remedial work or correction until such violation or breach has been completely remedied, and, any person violating any of the provisions of Chapter 12.09 may be prosecuted as provided for in Chapter 12.09.

If any person or the owner of land abutting a public street, roadway, sidewalk or easement or LICENSOR's right-of-way reveals by his application for a building permit or other authorization of LICENSOR that any new, remodeling or renovating construction is desired to be made within any part of a public street, roadway, sidewalk or easement or LICENSOR's right-of-way, the requested revocable license will be reviewed for compliance with the terms and provisions of Chapter 12.09, and in addition, be subject to the following conditions:

1. The proposed use of a public street, roadway, sidewalk or easement or LICENSOR's right-of-way by any person or the abutting land owner shall not interfere with LICENSOR's lawful use thereof.

2. The proposed construction within a public street, roadway, sidewalk or easement or LICENSOR's right-of-way shall be in accordance with LICENSOR's Construction Standards, Unified Development Code, and any other applicable ordinances and regulations.

K. At all times during the construction and building of any structure within a public street, roadway, sidewalk or easement or LICENSOR's right-of-way:

1. The street or highway shall be kept open for vehicular and pedestrian traffic in a reasonable manner and no obstruction of the sidewalks shall be allowed in such a way as to prevent the use thereof by pedestrians;

2. Dirt and other material removed from the building and construction of any such structure within a public street, roadway, sidewalk or easement or LICENSOR's right-of-way shall not be allowed to remain on the street or sidewalk, but all such dirt and other materials shall be removed immediately at the sole cost, risk, liability and expense of LICENSEE; and

3. All excavations and obstructions of any kind where allowed during the period of LICENSEE's construction, shall be properly barricaded, and well illuminated during the night time, all subject to the approval of the Building Official of the City of Georgetown.

L. After the completion of the construction within the Licensed Area, LICENSEE shall at LICENSEE's own cost and expense replace any sidewalks and surface of any streets that were damaged or removed in the construction of any structures or facilities in a condition equally as good as they were immediately prior to the time of excavation or construction, and all of such sidewalks and streets shall be maintained in a good and useable condition for one year after said sidewalks or streets have been replaced, all subject to the approval of the Director. All damage, if any, to said sidewalks and streets caused by the construction, use, maintenance and operation by LICENSEE shall be repaired by and at the cost and expense of LICENSEE. In the event LICENSEE fails or refuses to proceed with diligence with the performance of any work in connection with the

replacement, rebuilding or resurfacing of streets and sidewalks within 30 days after receiving written notice from the Director, LICENSEE may do such work or cause same to be done, all at the sole risk, cost, liability and expense of LICENSEE.

M. LICENSEE and LICENSEE's successors, assigns and representatives agree, obligate and bind themselves to indemnify and do hereby indemnify and hold and save forever harmless LICENSOR, from all liability, cost or damage on account of the construction within a public street, roadway, sidewalk or easement or LICENSOR's right-of-way, or on account of using, occupying, preparing, maintaining and operating any such improvements therein.

This license shall expire automatically upon removal of the Encroachments located upon the License Area pursuant to this license.

This license shall be effective upon the acceptance of the terms hereof by LICENSEE, as indicated by the signature of LICENSEE and the approval thereof by LICENSOR.

The license shall be filed of record in the Official Records of Williamson County, Texas.

SIGNED and AGREED to on this _____ day of _____, 20___.

LICENSOR:

City of Georgetown,
a Texas home-rule municipal corporation

By: _____
Name: Edgar Garcia
Title: Director, Planning Department

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ___ day of _____, 20___, by Edgar Garcia, Director of the Planning Department for the City of Georgetown, a Texas home-rule municipal corporation, on behalf of said corporation.

_____
Notary Public, State of Texas

LICENSEE:

Texas Municipal League Intergovernmental Risk Pool

By: _____
Name: Jeffrey R. Thompson
Title: Executive Director

STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ___ day of _____, 20___, by Jeffrey Thompson, Executive Director of the Texas Municipal League Intergovernmental Risk Pool on behalf of said risk pool.

_____
Notary Public, State of Texas

APPROVED AS TO FORM:

_____
Andrew Culpepper, Assistant City Attorney

AFTER RECORDING, RETURN TO LICENSOR:
City of Georgetown
Attn: Real Estate Services
P.O. Box 409
Georgetown, Texas 78627

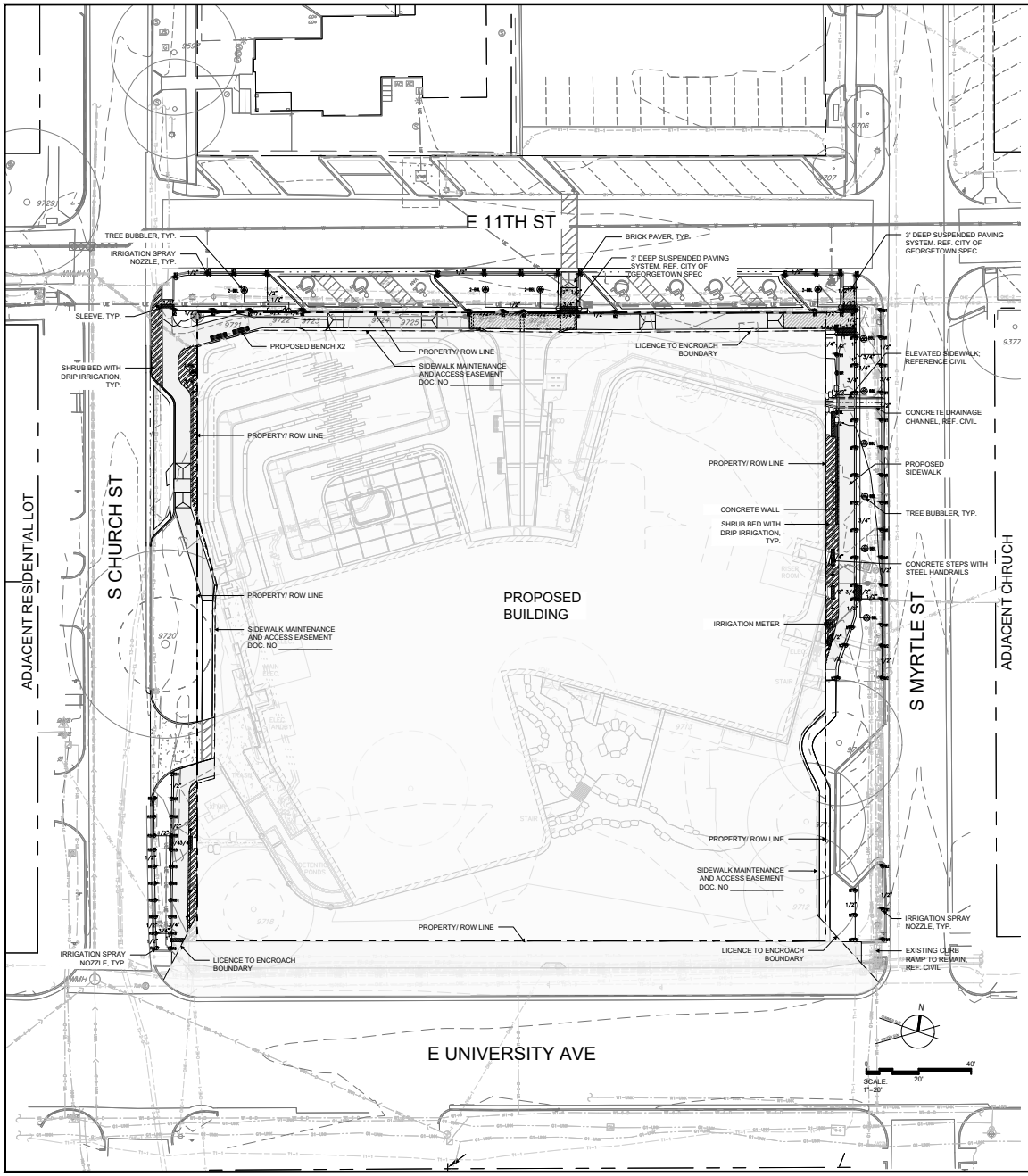

Exhibit A

IRRIGATION LEGEND:

- DEDICATED IRRIGATION WATER METER - 2", BY CIVIL ENGINEER
- MP ROTATOR NOZZLE 90°-210°, SIZE AS SPECIFIED ON PLAN.
- MP ROTATOR NOZZLE 210°-270°, SIZE AS SPECIFIED ON PLAN.
- MP ROTATOR NOZZLE 360°, SIZE AS SPECIFIED ON PLAN.
- MP ROTATOR STRIP NOZZLE, PATTERN AS SPECIFIED ON PLAN.

MP ROTATOR; MS=MS500, MS=MP3000, MS=MP2000, MS=MP1000, MR=M800SR, MC=MP CORNER, MR=RIGHT CORNER STRIP, ML=LEFT CORNER STRIP, MS=SIDE STRIP

NOTE: ALL MP ROTATOR SPRAY HEADS ARE TO BE HUNTER PROS-06-PRS40-CV SPRAY BODY; PROVIDE CHECK VALVE AT LOW HEADS

- SPRAY HEAD - HUNTER PRO HIGH-EFFICIENCY ADJUSTABLE SPRAY NOZZLE ON PROS-06-PRS30-CV SPRAY BODY
- SPRAY HEAD - HUNTER 15 SERIES STRIP SPRAY NOZZLES ON PROS-06-PRS30-CV SPRAY BODY

RTS — INDICATES MANUFACTURER'S STANDARD CATALOGED SPACING WITHOUT WIND ALLOWANCE. THIS NUMBER IS FOR REFERENCE ONLY AND DOES NOT INDICATE ACCEPTANCE OF DEVIATION FROM DESIGN SPACING TO THIS STANDARD.

- TREE BUBBLER ASSEMBLY - SINGLE BUBBLER ON 6" POP-UP
- TREE BUBBLER ASSEMBLY - TWO BUBBLERS ON 6" POP-UPS
- DRIPLINE; NETAFIM TLHCVXR7-18 FOR SURFACE PLANTING BEDS, ROWS SPACED AT 18 INCHES; NETAFIM TLHCVXR7-12 FOR SURFACE PLANTING BEDS WITH SLOPES GREATER THAN 3:1; NETAFIM TLHCVXR5-12 FOR SUBSURFACE TURF, ROWS SPACED AT 12 INCHES
- DRIP SUPPLY LINE, SCH 40 PVC, SIZE PER PLAN.
- LATERAL LINE - PVC PIPE, CLASS 200 SDR 21, SIZE AS INDICATED ON PLANS. DO NOT DEVIATE ON SIZING WITHOUT CONSULTING WITH PROJECT DESIGNER.
- LATERAL LINE TO DRIP HEADER - CLASS 200 PVC DRIP LATERAL LINE TO SCH-40 PVC SUPPLY HEADER WITH INSERT FITTINGS, REF. DETAILS XXIR109
- SLEEVE - PVC PIPE, SCH-40, USE TWO (2) SIZES LARGER THAN SPRINKLER PIPE WITHIN, VALVE WIRING MAY BE RUN IN THE SAME SLEEVES

EXISTING TREE LEGEND:

ø1022	EXISTING TREE TO REMAIN
ø1019	EXISTING TREE TO BE REMOVED
ø1022	RELOCATED EXISTING TREE
	HALF CRITICAL ROOT ZONE (CRZ)

LANDSCAPE CERTIFICATION BLOCK

I, BRIAN OTT, HEREBY CERTIFY THAT THIS LANDSCAPE PLAN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 8 OF THE UNIFIED DEVELOPMENT CODE

BRIAN OTT — 10/14/26 DATE

811 Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

garza
7703 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel: (512) 266-3284 Fax: (512) 266-2
TBPE F-3727 TBPLS 10194600

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REVISION | NO. | DATE

LICENSED LANDSCAPE ARCHITECT BRIAN OTT 2890 STATE OF TEXAS
10 . 14 . 2026

LICENSE TO ENCROACH EXHIBIT

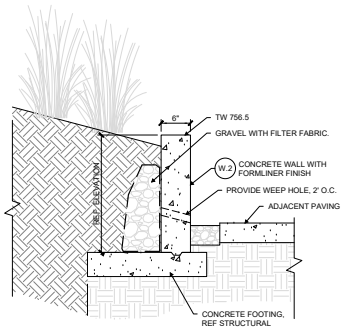
INTERGOVERNMENTAL RISK POOL
205 E UNIVERSITY AVE

TEXAS MUNICIPAL LEAGUE

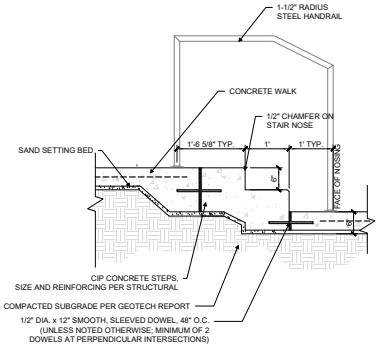
DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO: 114159-00001

SHEET 1 OF 43

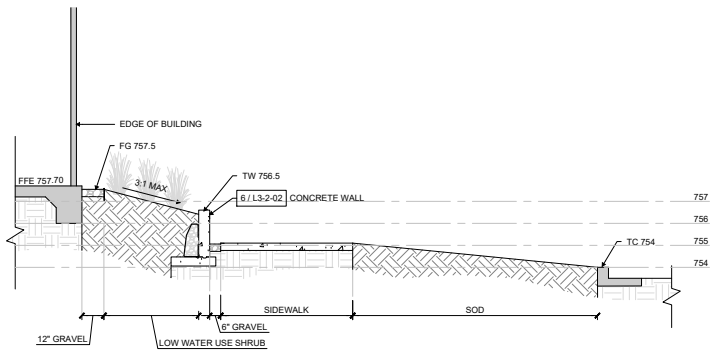
108



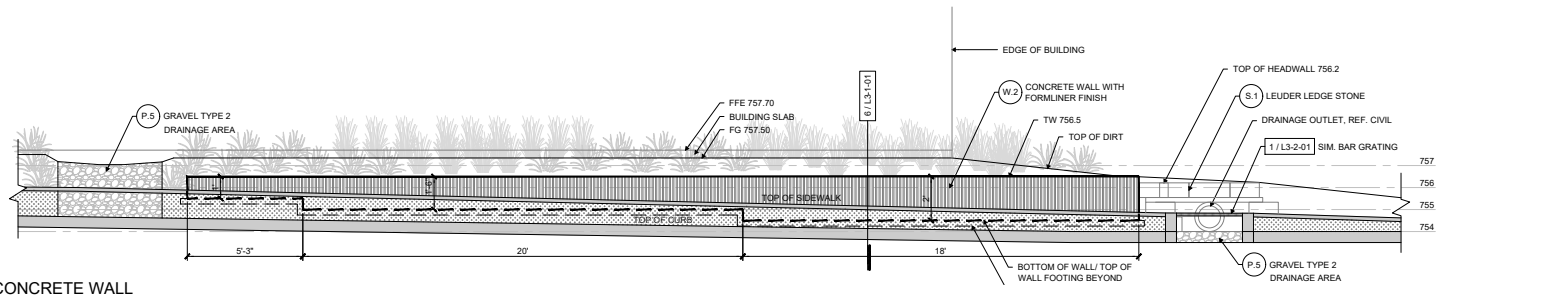
3 CONCRETE WALL
SECTION
Scale: 1"= 1'-0"



4 CONCRETE STEPS
SECTION
Scale: 3/4"= 1'-0"

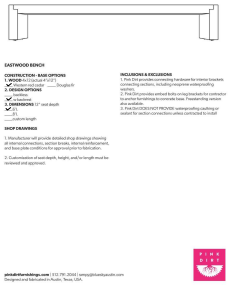


2 CONCRETE WALL SECTION
Scale: 3/8" = 1'-0".

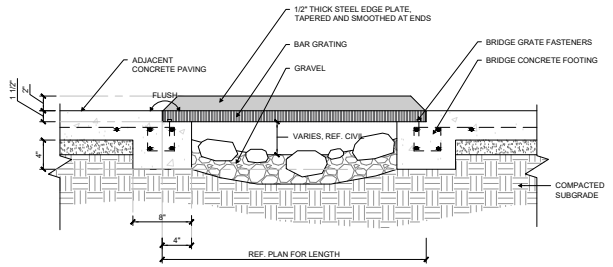


1 CONCRETE WALL
ELEVATION
Scale: 3/8" = 1'-0".

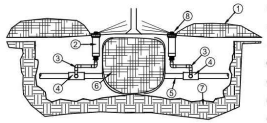




7 BENCH
SECTION
Scale: N.T.S.



6 GRATING DRAINAGE FLUME CROSSING
SECTION
Scale: 1/2"= 1'-0"



1. FINISH GRADE/TOP OF MULCH
2. HUNTER PROS-06-CV
3. SWING JOINT ASSEMBLY; HUNTER SJ-712
4. PVC SCH-40 TEE OR ELL
5. PVC LATERAL PIPE
6. PLANT ROOT BALL
7. UNDISTURBED SOIL
8. PLACE POP-UP BUBBLER DIRECTLY AT THE EDGE OF THE ROOTBALL. ENSURE THAT THE STREAM BUBBLER SPRAYS DIRECTLY ONTO THE ROOTBALL TO WET THOROUGHLY.

5 TREE BUBBLER
SECTION
Scale: N.T.S.

LANDSCAPE CERTIFICATION BLOCK

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BRIAN OTT
10/14/26
DATE

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garza
7703 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel: (512) 280-3284 Fax: (512) 288-2
TBPE F-2400 TBPLS 10194465

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NO.	DATE	REVISION

LICENSED LANDSCAPE ARCHITECT BRIAN OTT 7890 STATE OF TEXAS
10 . 14 . 2026

LICENSE TO ENCROACH EXHIBIT

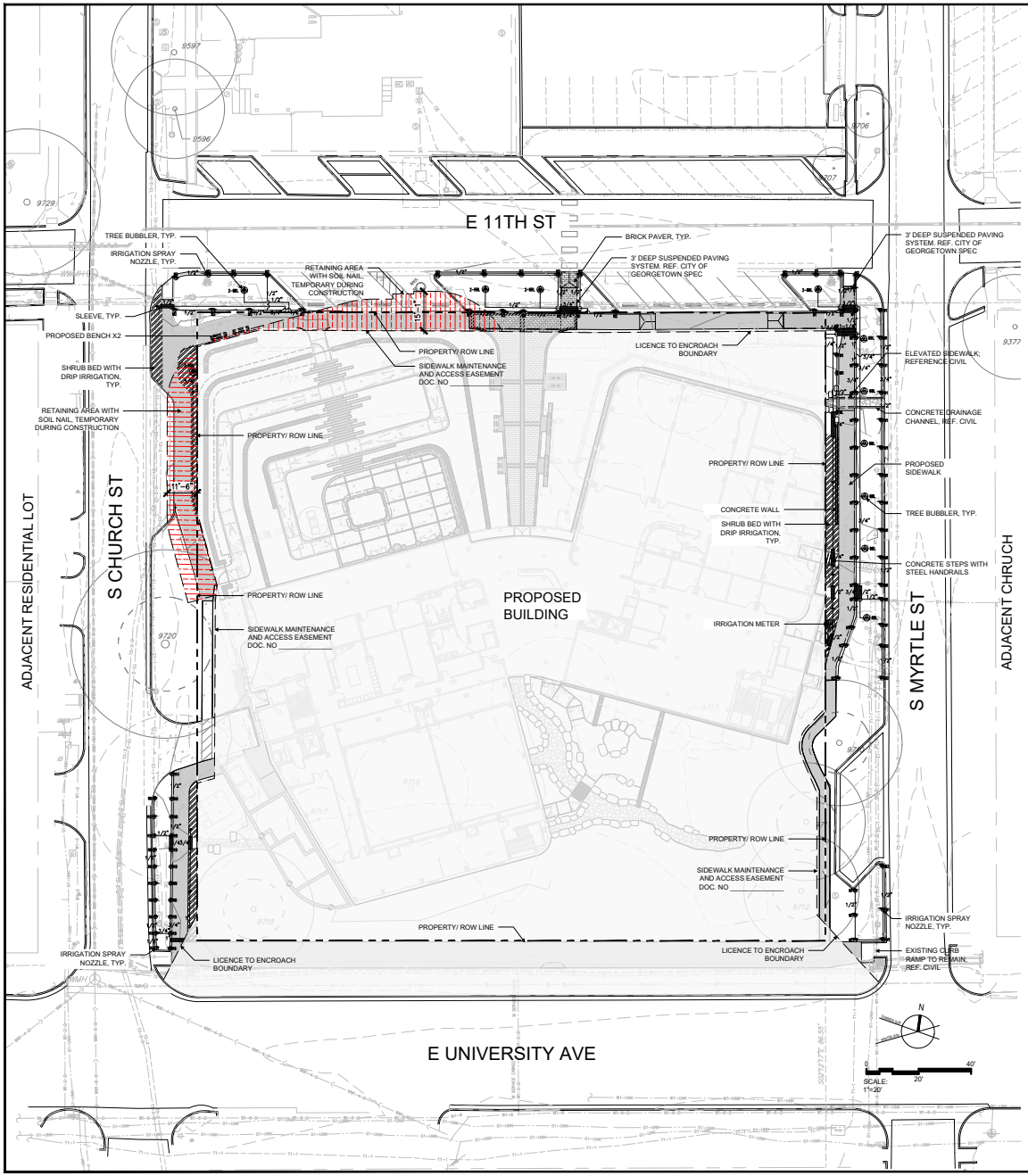
INTERGOVERNMENTAL RISK POOL
205 E UNIVERSITY AVE

TEXAS MUNICIPAL LEAGUE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO: 114159-00001

SHEET 2 OF 43

109



LEGEND:	
	PEDESTRIAN RATED CONCRETE
	BRICK PAVER
	SALVAGED BRICK PAVER
	GRAVEL
	GRATING DRAINAGE FLUME CROSSING
	BENCH

EXISTING TREE LEGEND:	
ø1022	EXISTING TREE TO REMAIN
ø1019	EXISTING TREE TO BE REMOVED
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LANDSCAPE CERTIFICATION BLOCK

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BRIAN OTT — 10/31/26 DATE

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TBPE F-3727
TBPLS 10194462

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REVISION | NO. | DATE

LICENSED LANDSCAPE ARCHITECT BRIAN OTT 7890 STATE OF TEXAS
10 . 31 . 2026

LICENSE TO ENCROACH EXHIBIT

INTERGOVERNMENTAL RISK POOL
205 E UNIVERSITY AVE

TEXAS MUNICIPAL LEAGUE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO: 114159-00001

SHEET 1 OF 45

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Second Reading - 2026-1-CPA - Future Land Use Map Amendment

SUGGESTED ACTION:
Second Reading of an Ordinance on a request for an Amendment to the Georgetown 2030 Comprehensive Plan. The request is to amend the Future Land Use Designations of three areas as such: Area 1: a 1,528.32 acre tract in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard, west of State Highway 195 from “Mining” to “Mixed Density Neighborhood” and “Rural Residential” to “Neighborhood”; Area 2: a 124.7 acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road from “Mining” to “Mixed Density Neighborhood”; Area 3: a 2,623.51 acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard from “Employment Center” to “Mixed Density Neighborhood” and from “Mining” to “Regional Center” and “Mixed Density Neighborhood” (2026-1-CPA) -- Edgar I. Garcia, Director of Planning

ITEM SUMMARY:
The City of Georgetown is requesting Future Land Use Map (FLUM) Amendments to the Georgetown Comprehensive Plan Comprehensive for three (3) areas to facilitate future development proposals as outlined in the attached Staff Report. Staff has reviewed the requests in accordance with the 2030 Plan Update to the Georgetown Comprehensive Plan. Staff has determined that the proposed map amendments meet the criteria established in UDC Section 3.04.030 for a Comprehensive Plan Amendment as outlined in the attached Staff Report. As required by the Unified Development Code, a legal notice advertising the public hearing was placed in the Williamson County Sun newspaper on October 4, 2026 and 336 mailed letters on October 9, 2026, to subject property owners informing them of the proposed changes. To date, staff has received 0 written comments in favor, and 3 in opposition to the requests. At their October 20, 2026 meeting, the Planning and Zoning Commission recommended approval (6-0) of the request. At their November 10, 2026 meeting, the City Council approved (7-0) First Reading of the Ordinance for the proposed request.

FINANCIAL IMPACT:
None. The applicant has paid the required application fees.

SUBMITTED BY:
Anish Dsouza, Planning Department

ATTACHMENTS:
2026-1-CPA Ordinance with Exhibits.pdf
2026-1-CPA - Staff Presentation.pdf
2026-1-CPA - Staff Report.pdf
Exhibit 1A - Current Land Use Map (Area 1).pdf
Exhibit 1B - Future Land Use Map (Area 1).pdf

Exhibit 2A - Current Land Use Map (Area 2).pdf
Exhibit 2B - Future Land Use Map (Area 2).pdf
Exhibit 3A - Current Land Use Map (Area 3).pdf
Exhibit 3B - Future Land Use Map (Area 3).pdf
Exhibit 4 - Public Comments.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING THE 2030 COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE DESIGNATIONS OF THREE AREAS AS FOLLOWS: AREA 1, A 1,528.32-ACRE TRACT IN J. HAMILTON AND F. FOY SURVEYS, GENERALLY LOCATED NORTH OF RONALD W. REAGAN BOULEVARD, WEST OF STATE HIGHWAY 195 FROM "MINING" TO "MIXED DENSITY NEIGHBORHOOD" AND FROM "RURAL RESIDENTIAL" TO "NEIGHBORHOOD"; AREA 2, A 124.7-ACRE TRACT IN J. HAMILTON AND F. FOY SURVEYS GENERALLY LOCATED NORTH OF RONALD W. REAGAN BOULEVARD, WEST OF STATE HIGHWAY 195, AND INTERSECTING WITH RATTLESNAKE ROAD FROM "MINING" TO "MIXED DENSITY NEIGHBORHOOD"; AREA 3, A 2,723-51-ACRE TRACT IN L.S. WALTER AND B. EAVES SURVEYS, GENERALLY LOCATED EAST OF STATE HIGHWAY 195, SOUTH OF COUNTY ROAD 239, AND NORTH OF SUN CITY BOULEVARD FROM "EMPLOYMENT CENTER" TO "MIXED DENSITY NEIGHBORHOOD" AND FROM "MINING" TO "REGIONAL CENTER" AND "MIXED DENSITY NEIGHBORHOOD"; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Charter of the City of Georgetown was amended by vote of the people in April 1986 such that comprehensive planning was established as a continuous ongoing governmental function; and

WHEREAS, on February 26, 2008, Ordinance Number 2008-07, as updated on March 10, 2020, with Ordinance 2020-27, amended Chapter 1.12 Georgetown Comprehensive Plan in the Code of Ordinances of the City of Georgetown, defining the 2030 Comprehensive Plan and elements adopted thereof; and

WHEREAS, the established vision of the City is "Georgetown: A caring community honoring our past and innovating for the future"; and

WHEREAS, the City has experienced rapid population growth and development demand not previously anticipated; and

WHEREAS, the City Council desires to revise the adopted Future Land Use Map in the Land Use Element for parts of the City and its Extraterritorial Jurisdiction that are experiencing unanticipated development interest, generally located north of Ronald W. Reagan Boulevard and west of State Highway 195, the areas east of State Highway 195, south of County Road 239,

and north of Sun City Boulevard; and

WHEREAS, the City Council finds it to be in the best interest of the public to establish updates to the Land Use Element as set out herein.

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.

Section 2. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meeting Act, Texas Government Code, Chapter 551.

Section 3. The 2030 Comprehensive Plan is amended by changing the future land use designations for three areas as follows: **Area 1**, a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard, west of State Highway 195 from "Mining" to "Mixed Density Neighborhood" and from "Rural Residential" to "Neighborhood"; **Area 2**, a 124.7-acre tract in J. Hamilton and F. Foy surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road from "Mining" to "Mixed Density Neighborhood"; **Area 3**, a 2,723-51-acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard from "Employment Center" to "Mixed Density Neighborhood" and from "Mining" to "Regional Center" and "Mixed Density Neighborhood" as shown in Exhibit A.

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 10th day of November, 2026.

APPROVED AND ADOPTED on Second Reading on the 24th day of November, 2026.

THE CITY OF GEORGETOWN:

_____
Josh Schroeder
Mayor

ATTEST:

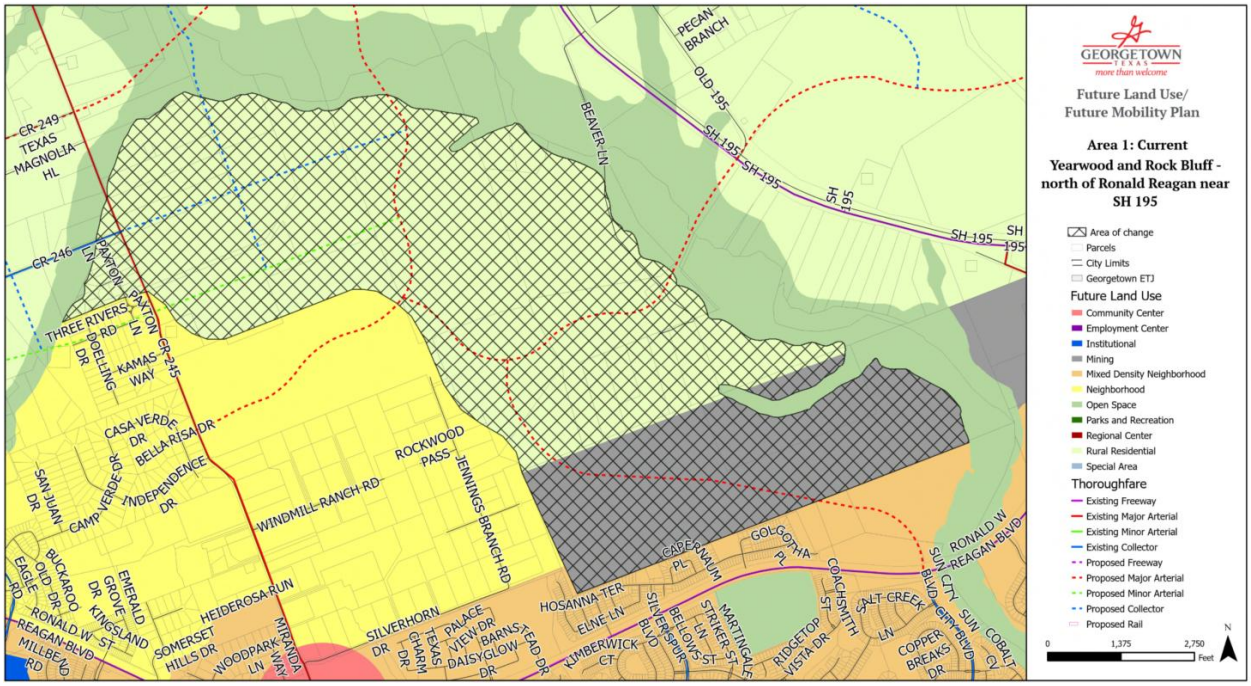
_____
Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

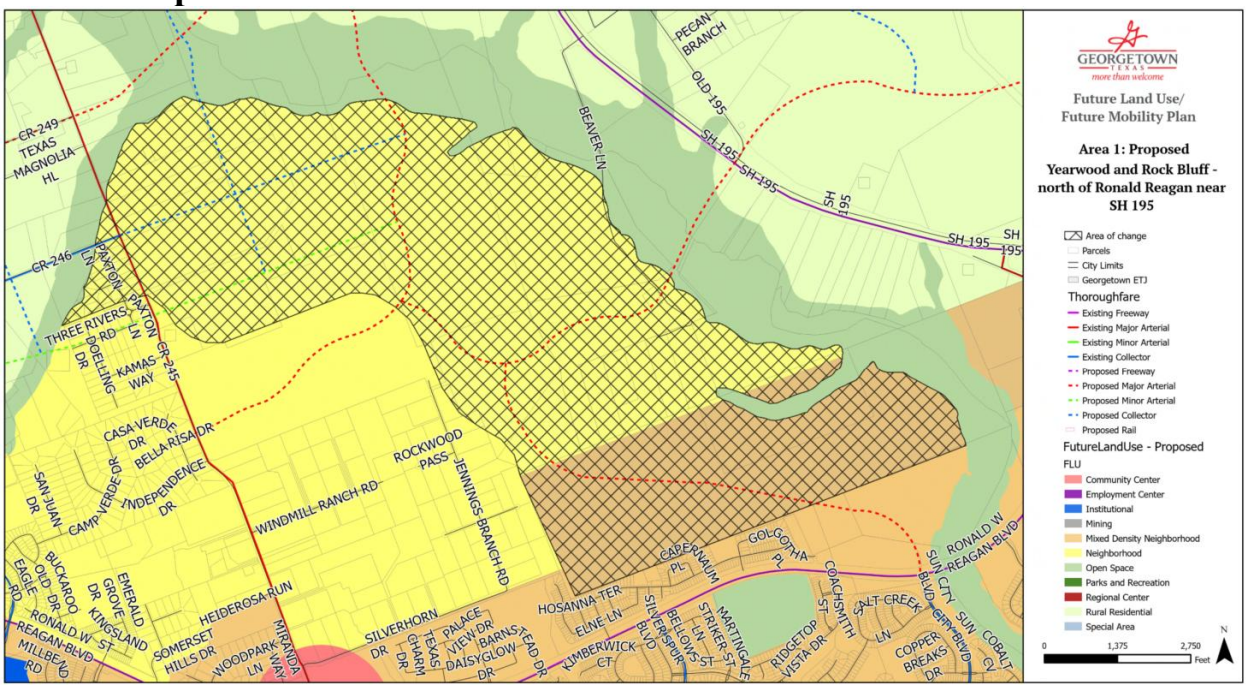
_____
Skye Masson
City Attorney

Exhibit A

Area 1 Current



Area 1 Proposed



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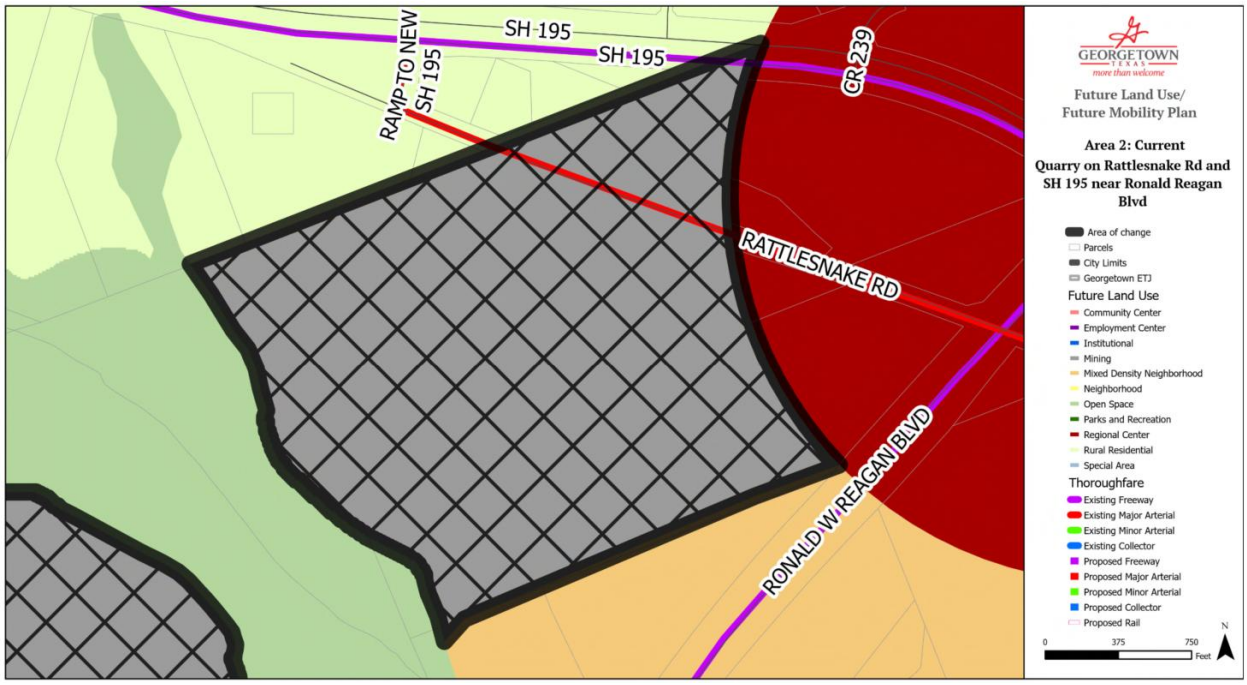
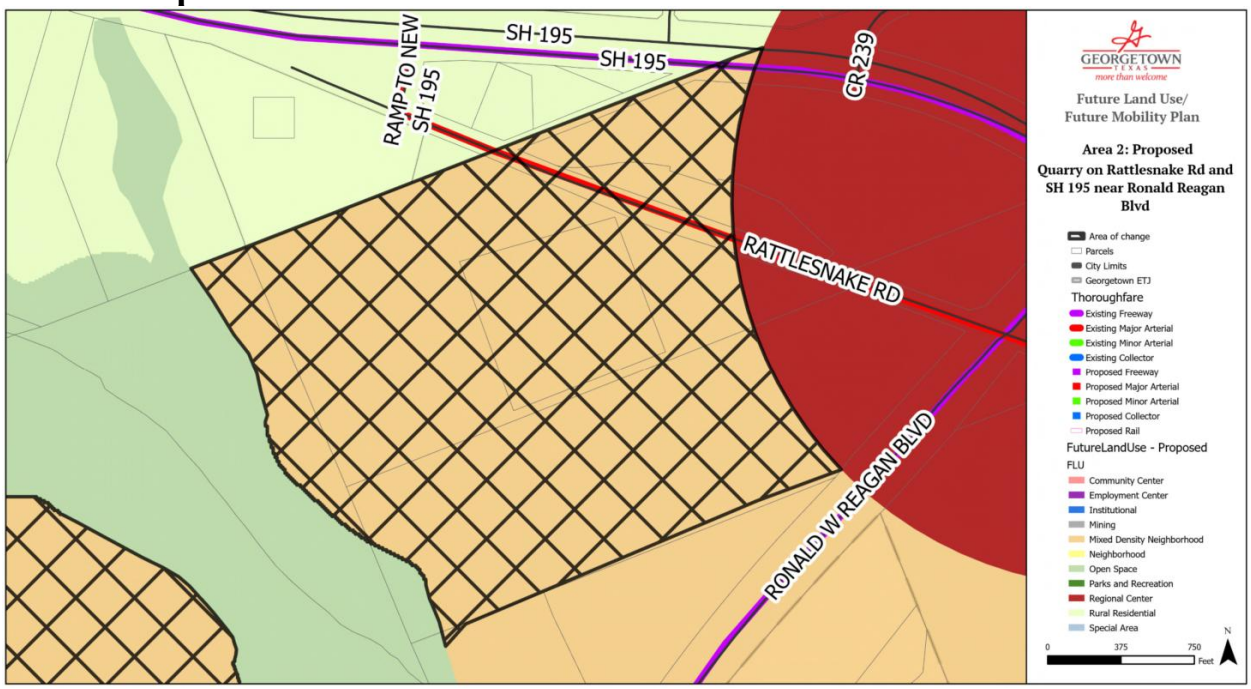


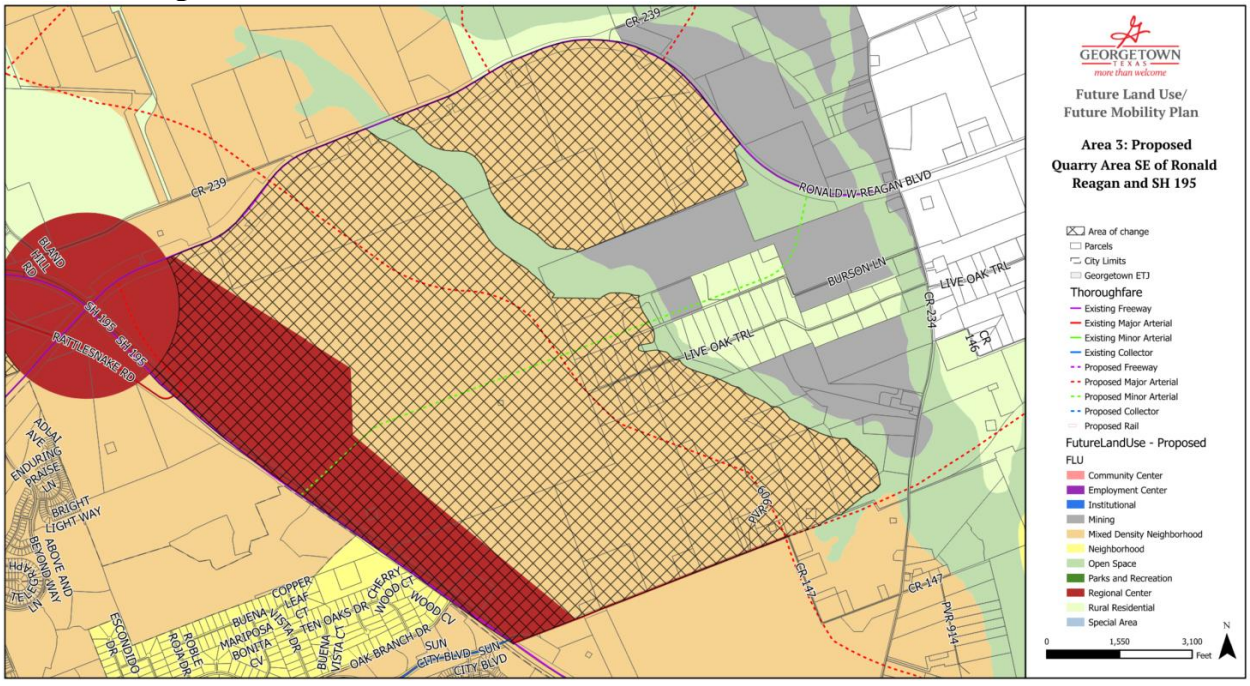
Area 2 Proposed



Area 3 Current



Area 3 Proposed



2026 Comprehensive Plan Amendments (Future Land Use Map)

November 24, 2026 | City Council

Item Under Consideration

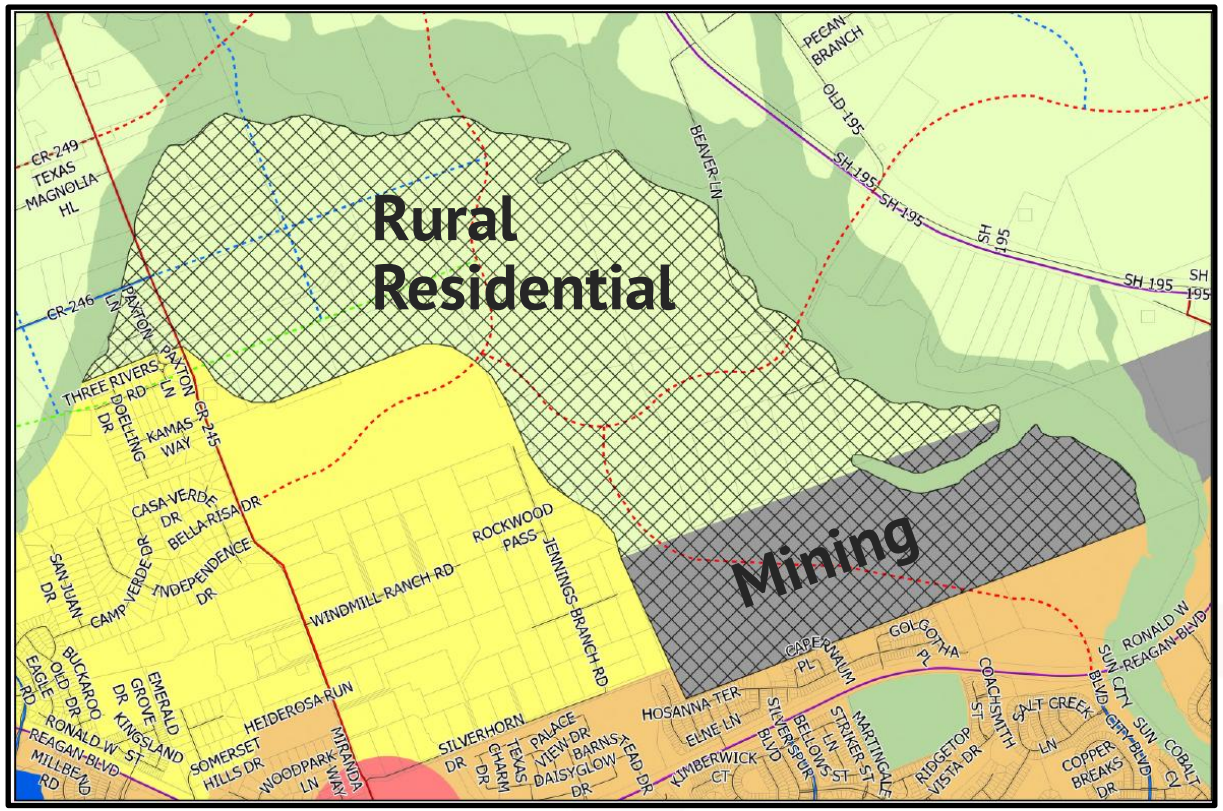
2026-1-CPA

- Second Reading of an Ordinance on a request for an Amendment to the Georgetown 2030 Comprehensive Plan. The request is to amend the Future Land Use Designations of three areas as follows:
- **Area 1**: a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard, west of State Highway 195 from “Mining” to “Mixed Density Neighborhood” and “Rural Residential” to “Neighborhood”
- **Area 2**: a 124.7-acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road from “Mining” to “Mixed Density Neighborhood”
- **Area 3**: a 2,623.51-acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard from “Employment Center” to “Mixed Density Neighborhood” and from “Mining” to “Regional Center” and “Mixed Density Neighborhood”

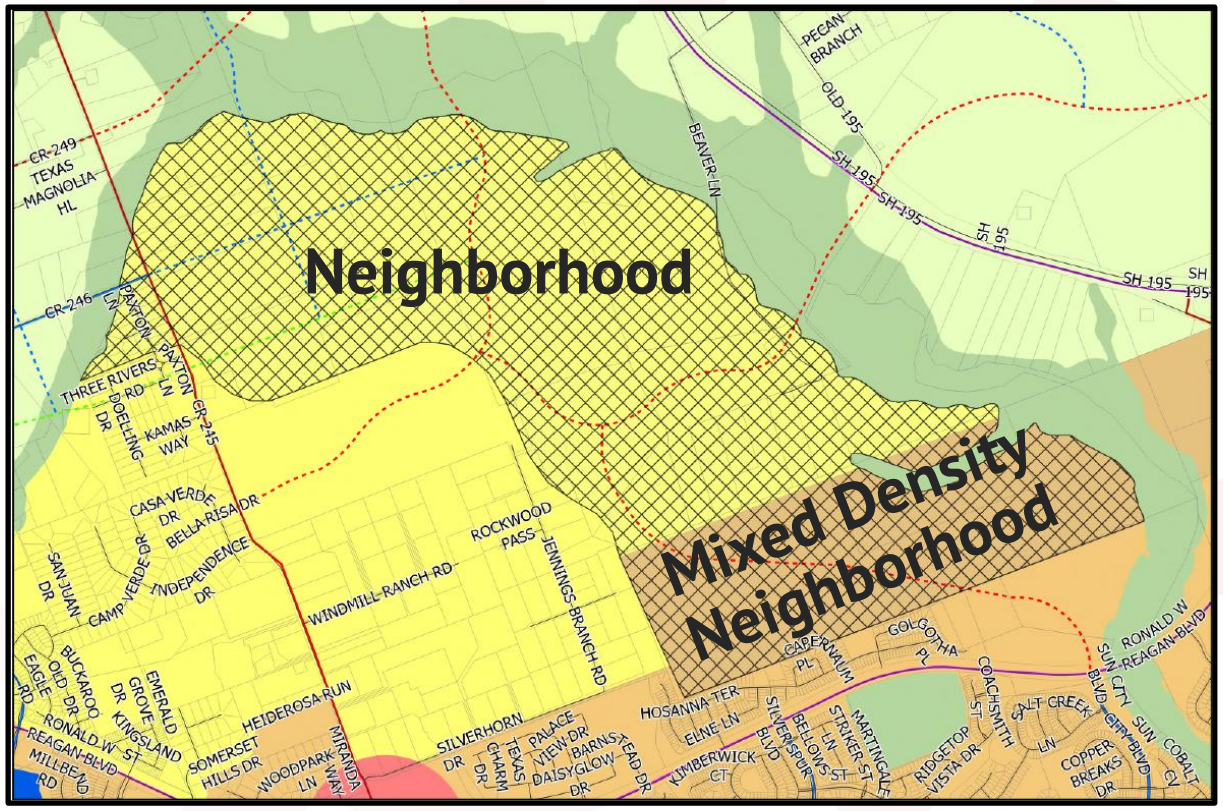
Summary and Analysis

Area 1 (a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys generally located northwest of the intersection of Ronald W. Reagan Boulevard and State Highway 195)

CURRENT



PROPOSED



Area 1 (a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys generally located northwest of the intersection of Ronald W. Reagan Boulevard and State Highway 195)

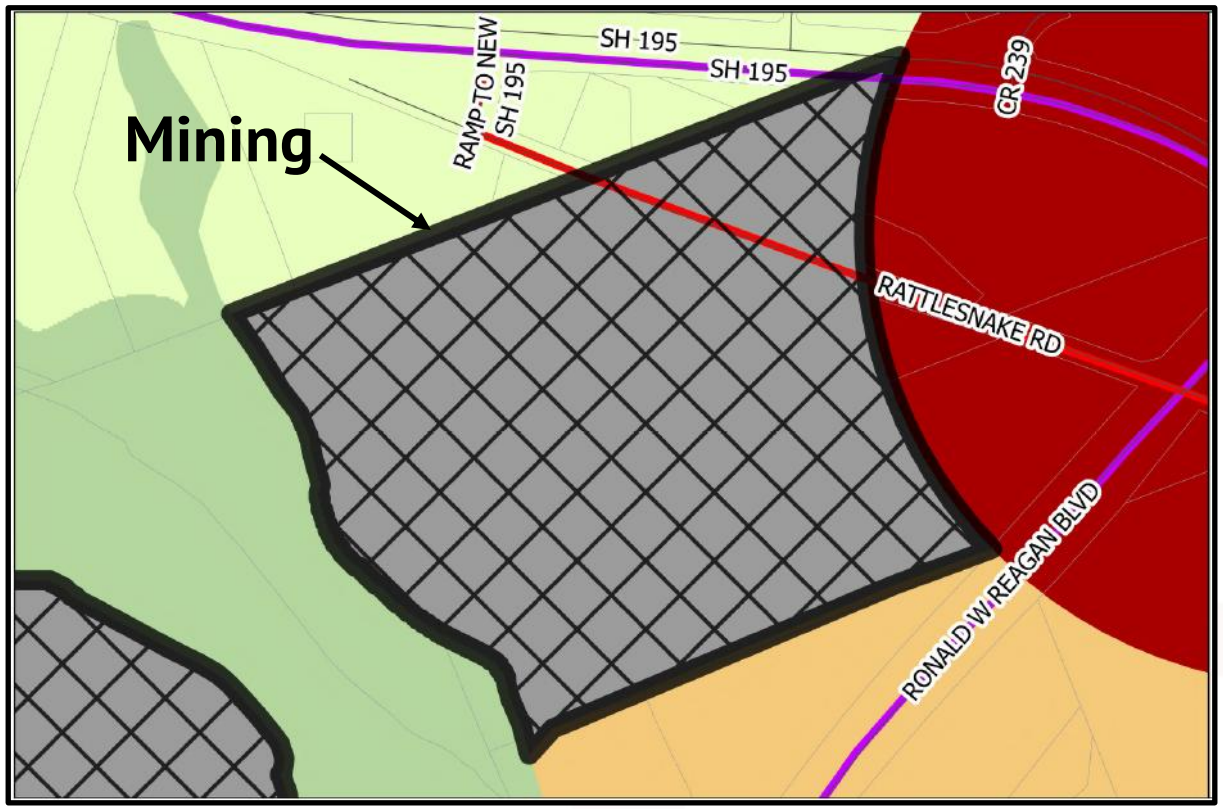
- Future Land Use Map Amendment for 1,528.32 acres of land
- South portion (403.7 ac): Mining (M) to **Mixed Density Neighborhood (MDN)**
  - Existing quarry to be redeveloped as part of Yearwood MUD
  - Intended for single-family dwellings, duplexes and townhomes
- North portion (1,124.62 ac): Rural Residential (RR) to **Neighborhood (N)**
  - Proposed for Rock Bluff development complementing the Yearwood MUD.

ANALYSIS

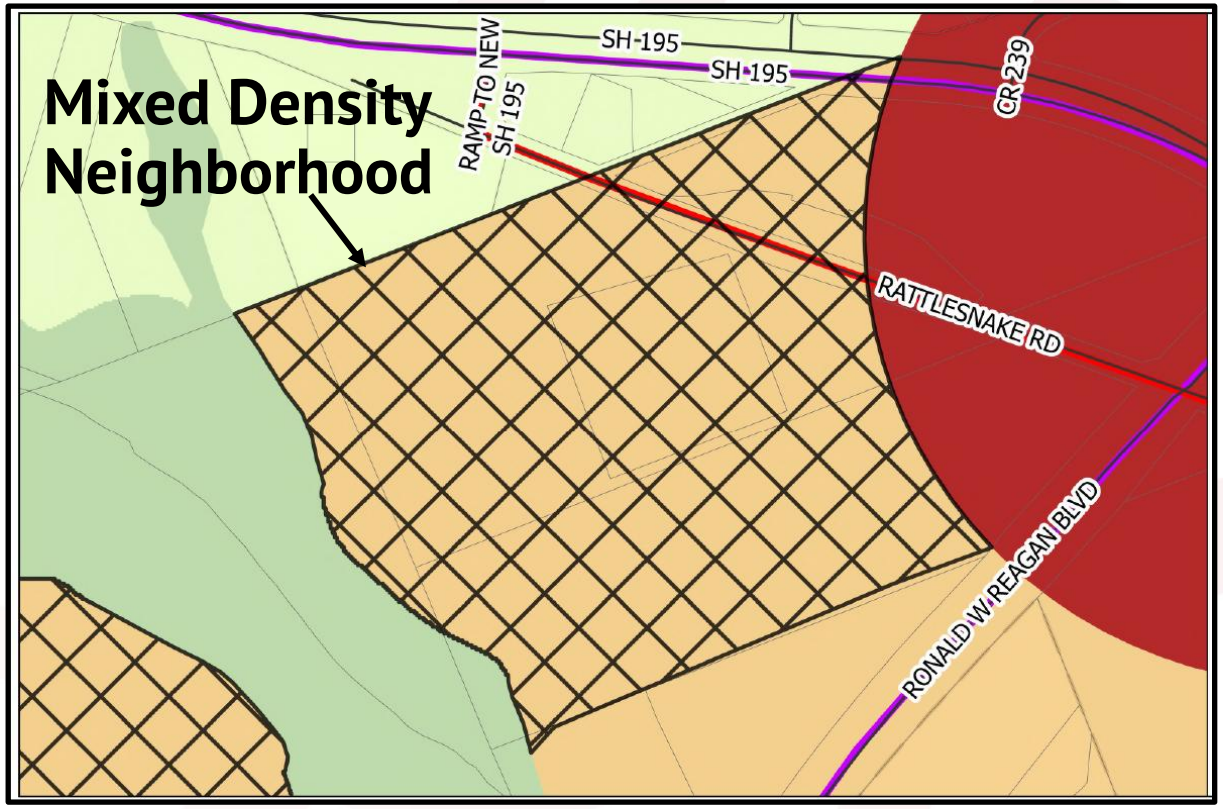
- Mixed Density Neighborhood (MDN) will prepare area for redevelopment while assisting in the provision of diverse housing options (Housing Policy H.10) while matching existing MDN areas
- Neighborhood (N) will provide transition between Mixed Density Neighborhood (MDN) to south and Rural Residential (RR) to north providing for orderly development (Land Use Policy LU.1)
- Proposed changes were reviewed by applicable City Departments and impacts on City. Request did not generate concerns from Systems Engineering

Area 2 (a 124.7 acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road)

CURRENT



PROPOSED



Area 2 (a 124.7 acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road)

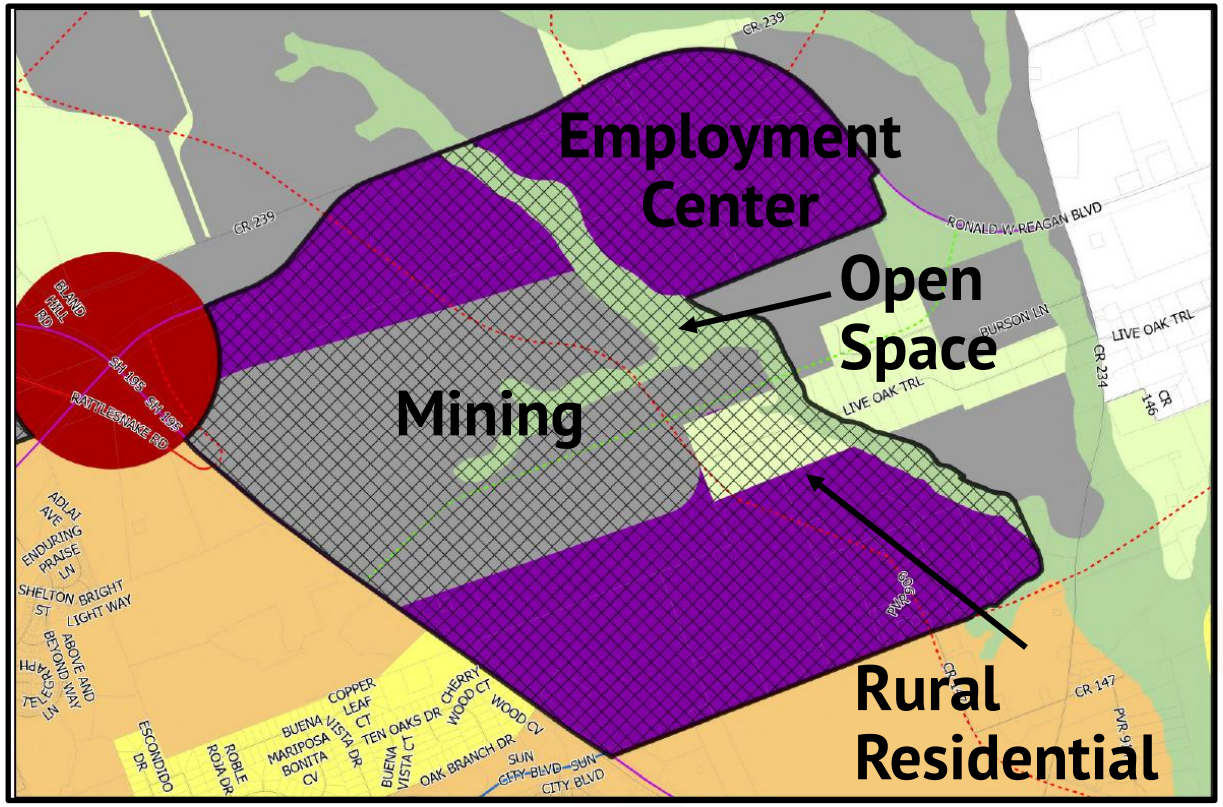
- Future Land Use Map Amendment for 124.7 acres of land
- Mining (M) to **Mixed Density Neighborhood (MDN)**
  - Existing quarry to be redeveloped as part of Yearwood MUD
- MDN intended for single-family dwellings, duplexes and townhomes
  - Can also provide for commercial at intersection of Rattlesnake Rd. & Ronald Reagan

ANALYSIS

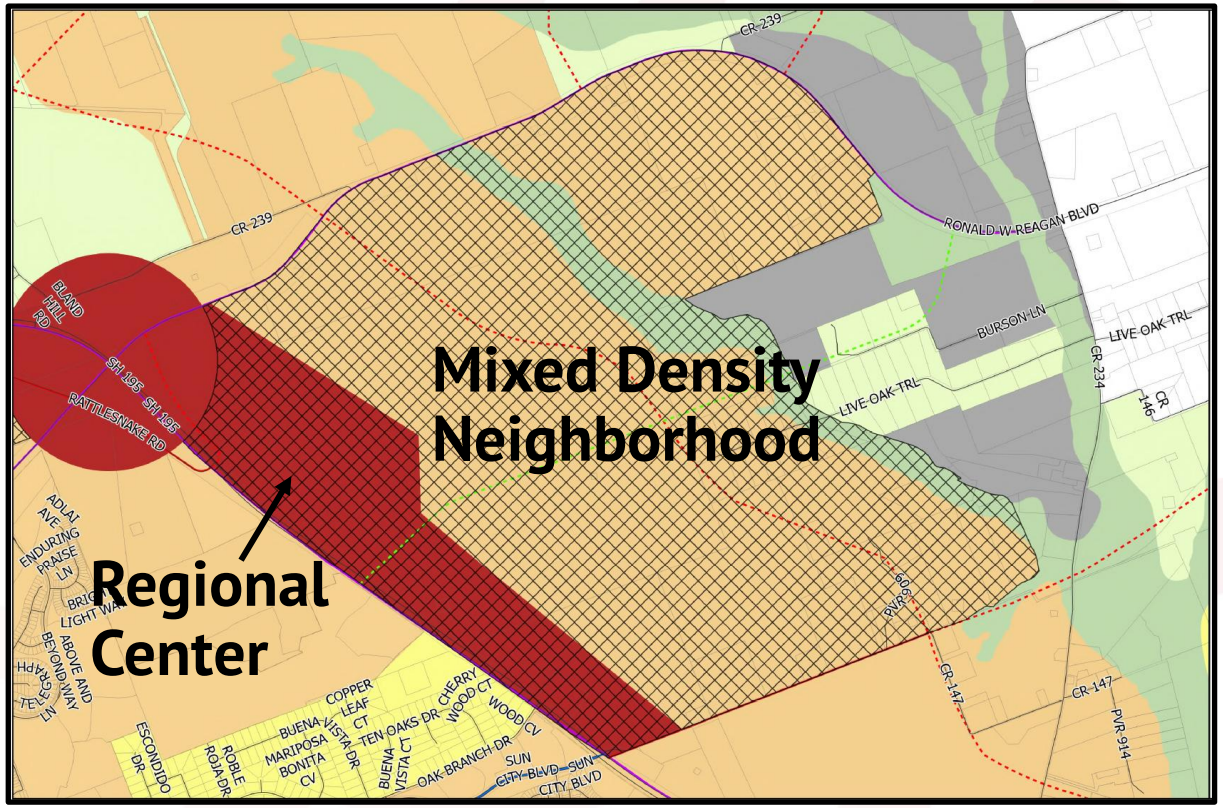
- Mixed Density Neighborhood (MDN) can prepare area for redevelopment and the provision of more diverse housing options (H.10)
- MDN can also provide an effective transition from the existing MDN areas to south and proposed MDN neighborhood to west (LU.1)
- Proposed changes were reviewed by applicable City Departments and impacts on City. Request did not generate concerns from Systems Engineering

Area 3 (a 2,623.51 acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard)

CURRENT



PROPOSED



Area 3 (a 2,623.51 acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard)

- Extension of **Regional Center (RC)** commercial corridor adjacent to S.H. 195 to allow commercial and mixed-use development while creating buffer from residential development east.
- Change of east portion from Mining (M) to **Mixed Density Neighborhood (MDN)** to allow various housing types.
- Change of a small section of Rural Residential (RR) to **Mixed Density Neighborhood (MDN)** matching MDN west and stopping at natural barrier

ANALYSIS

- Extending Regional Center (RC) along S.H. 195 will prepare for a commercial corridor that can support retail and office to service the surrounding neighborhoods (LU.1)
- Corridor policies of Georgetown 2030 Plan providing a transition between commercial and less dense residential development along major roadways
- Mixed Density Neighborhood (MDN) will facilitate the provision of more diverse housing options at various price points (H.10)

Approval Criteria – UDC Section 3.04.030

Criteria for Comprehensive Plan Amendment	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	X		
The proposed amendment promotes the health, safety, and general welfare of the City.	X		

Approval Guidelines – UDC Section 3.04.030

Guidelines for Comprehensive Plan Amendment	Complies	Partially Complies	Does Not Comply
The need for the proposed change.	X		
The effect of the proposed change on the need for City services and facilities.		X	
The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood.	X		
The implications, if any, that the amendment may have for other parts of the Plan.	X		

Public Notifications

- Staff mailed notices to 336 property owners within a 300 ft. buffer, as well as published notice in the *Williamson County Sun* at least 15 days before this meeting.

- Staff received three responses: 0 in favor and 3 in opposition

P&Z Commission Recommendation

- At their October 20, 2026 meeting, the Planning and Zoning Commission recommended approval (6-0) of the request.

City Council First Reading

- At their November 10, 2026 meeting, the City Council approved (7-0) First Reading of the Ordinance for the proposed request.

Second Reading of an Ordinance

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING THE 2030 COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE DESIGNATIONS OF THREE AREAS AS FOLLOWS: AREA 1, A 1,528.32-ACRE TRACT IN J. HAMILTON AND F. FOY SURVEYS, GENERALLY LOCATED NORTH OF RONALD W. REAGAN BOULEVARD, WEST OF STATE HIGHWAY 195 FROM "MINING" TO "MIXED DENSITY NEIGHBORHOOD" AND FROM "RURAL RESIDENTIAL" TO "NEIGHBORHOOD"; AREA 2, A 124.7-ACRE TRACT IN J. HAMILTON AND F. FOY SURVEYS GENERALLY LOCATED NORTH OF RONALD W. REAGAN BOULEVARD, WEST OF STATE HIGHWAY 195, AND INTERSECTING WITH RATTLESNAKE ROAD FROM "MINING" TO "MIXED DENSITY NEIGHBORHOOD"; AREA 3, A 2,723-51-ACRE TRACT IN L.S. WALTER AND B. EAVES SURVEYS, GENERALLY LOCATED EAST OF STATE HIGHWAY 195, SOUTH OF COUNTY ROAD 239, AND NORTH OF SUN CITY BOULEVARD FROM "EMPLOYMENT CENTER" TO "MIXED DENSITY NEIGHBORHOOD" AND FROM "MINING" TO "REGIONAL CENTER" AND "MIXED DENSITY NEIGHBORHOOD"; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

Planning Department Staff Report

Report Date: November 3rd, 2026
Case No: 2026-1-CPA
Project Planner: Edgar I. Garcia, AICP, Director of Planning

Item Details

Project & Applicant: 2026 Comprehensive Plan Amendments / Georgetown Planning

Location & Acreage: Various – see below / 4,276.53 acres

Legal Descriptions: **Area 1** - 1,528.32 acres in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard and west of State Highway 195; **Area 2** - 124.7 acres north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road; **Area 3** - 2,623.51 acres in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard

Request: Public hearing and possible action on a request for an Amendment to the Georgetown 2030 Comprehensive Plan. The request is to amend the Future Land Use Designations of three areas as follows:

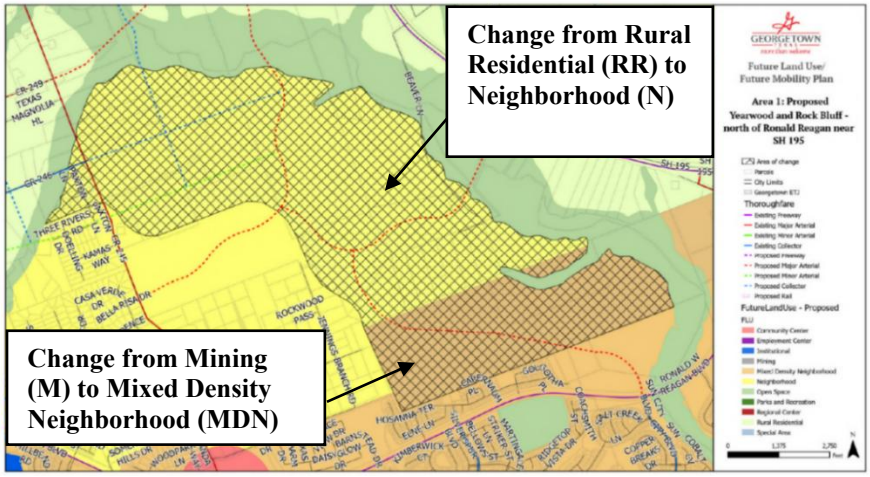
Area 1: a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys, generally located north of Ronald W. Reagan Boulevard, west of State Highway 195 from "Mining" to "Mixed Density Neighborhood" and "Rural Residential" to "Neighborhood"

Area 2: a 124.7-acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road from "Mining" to "Mixed Density Neighborhood"

Area 3: a 2,623.51-acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard from "Employment Center" to "Mixed Density Neighborhood" and from "Mining" to "Regional Center" and "Mixed Density Neighborhood"

Overview and Site Analysis

Area 1 (a 1,528.32-acre tract in J. Hamilton and F. Foy Surveys generally located northwest of the intersection of Ronald W. Reagan Boulevard and State Highway 195)



The City is proposing to amend the Future Land Use designation of the 1,528.32-acre tract that is currently designated as Rural Residential and Mining. The southern portion, totaling approximately 403.7 acres, is currently designated with the Mining (M) Future Land Use designation. This area has been operating as a quarry for decades. The topography of this southern portion is typical of a quarry with a 50 ft. elevation difference in some portions. Berry Creek bisects this area diagonally northwest.

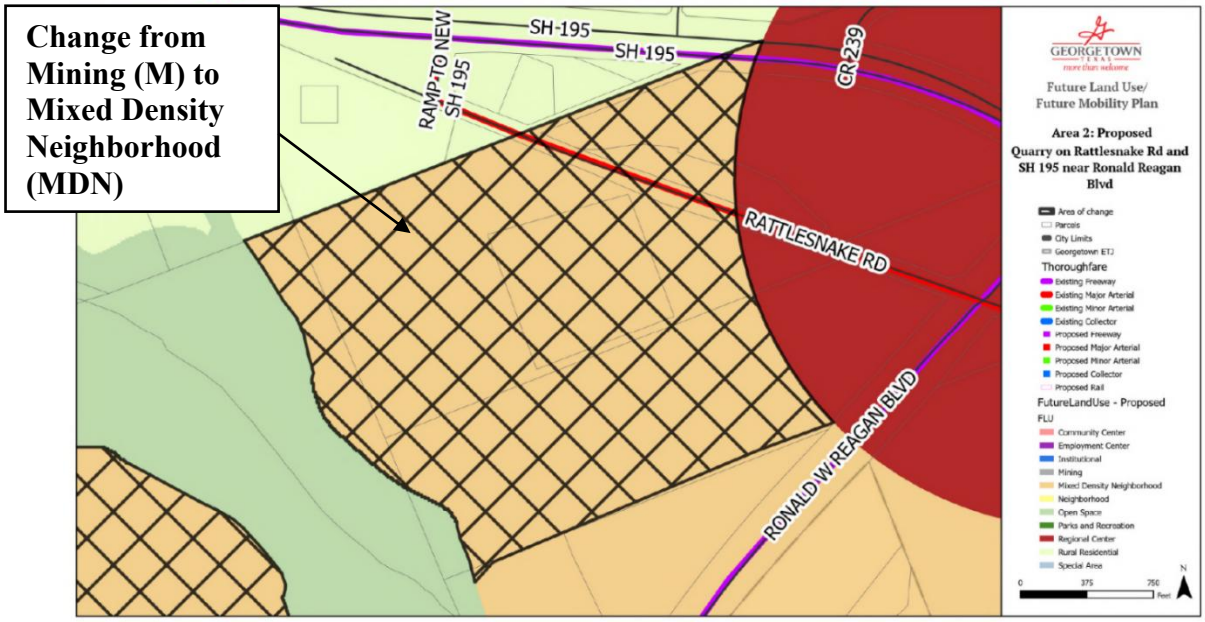
This section is proposed to be amended from the Mining (M) Future Land Use designation to Mixed Density Neighborhood (MDN) designation. The MDN designation is intended to encourage a range of single-family and medium-density housing types with an emphasis on connectivity. Generally, duplexes, townhomes, and cottage courts can complement single family homes in this designation. Additionally, any non-residential uses should be located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian elements to support the surrounding residents.

The northern portion, consisting of approximately 1,124.62 acres, currently holds the Rural Residential (RR) Future Land Use designation. This area is proposed with a Neighborhood (N) designation to accommodate a transition between uses going north; the designation is intended to keep a suburban atmosphere with a target density of less than five units per acre. Thus, existing large-lot homes would be appropriate in the N designation.

Together, the proposed designations work in tandem to prepare the area for redevelopment of the quarry while also being sensitive to surrounding homes by promoting gentle transitions from the intersection of Reagan Blvd. and SH 195 where more intense development is expected. Further, the proposed designations would align with existing homes in the area while still accommodating various housing types as may be proposed.

These proposed amendments would also be in alignment with Land Use Policy LU.1 which would reflect a gradual transition from urban to suburban to rural development. As this portion of Georgetown expands northward, the amendments would have the Mixed-Density Neighborhood (MDN) joining MDN to the south, followed by Neighborhood (N) and then Rural Residential (RR) further north.

Area 2 (a 124.7 acre tract in J. Hamilton and F. Foy Surveys generally located north of Ronald W. Reagan Boulevard, west of State Highway 195, and intersecting with Rattlesnake Road)

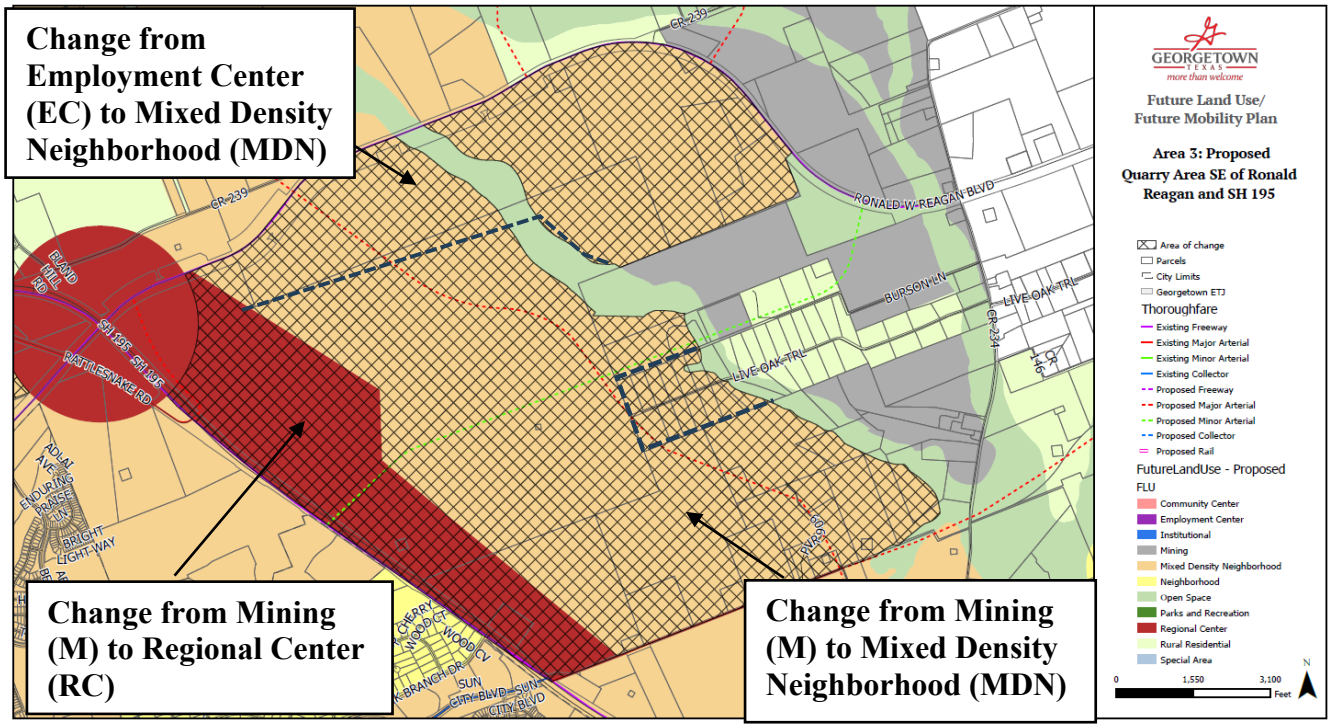


Area 2 consists of approximately 124.7 acres directly east of Area 1 at the intersection of Rattlesnake Rd. and Ronald W. Reagan Blvd. The area currently holds the Mining (M) Future Land Use designation and has also been used exclusively as a quarry for years. This section of the quarry is separated from Area 1 to its west by Berry Creek. The site decreases in elevation heading west as quarry activity intensified.

The proposed designation for Area 2 is Mixed Density Neighborhood (MDN) which would align with the MDN designation of Area 1 west of Berry Creek. And MDN designated areas south and southwest of the subject property. The MDN designation's goal is to encourage a range of low and medium-density housing types such as single-family homes, duplexes, townhomes, and cottage courts. Additionally, any non-residential uses should be located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian elements to support the surrounding residents.

MDN in this location prepares the area for a mixture of housing types and densities consistent with the City's housing polices and provides an effective transition from existing MDN neighborhoods to the south and proposed MDN neighborhoods to the west. Likewise, it prepares the area for more intense residential or commercial uses closer to the intersection of Rattlesnake Road and Reagan Blvd.

Area 3 (a 2,623.51 acre tract in L.S. Walter and B. Eaves Surveys, generally located east of State Highway 195, south of County Road 239, and north of Sun City Boulevard)



The City is proposing to amend the Future Land Use designation of approximately 2,623.51 acres located east of the intersection of S.H. 195 and Ronald W. Reagan Blvd. from Mining (M), Employment Center (EC) and Rural Residential (RR) to Mixed Density Neighborhood (MDN) and Regional Center (RC) to facilitate redevelopment and annexation into the City Limits. The majority of this area has been operating as a quarry, and its existing terrain and elevation changes reflect this.

The Regional Center (RC) designation is proposed to extend in a linear fashion southbound along S.H. 195. This would allow future commercial and mixed-use development along S.H. 195, which can accommodate expected higher traffic volumes that could be generated by these uses. East of the Regional Center (RC) designation, Mixed Density Neighborhood (MDN) is being proposed in order to provide for a variety of housing types further away from S.H. 195. There is a section of currently Rural Residential (RR) designated parcels east of the Mining designated parcels along Live Oak Trail. These parcels are proposed to change to Mixed Density Neighborhood (MDN) to align with the other proposed changes MDN. An Open Space (OS) designated 100-year flood plain provides a natural barrier between proposed MDN designated parcels west and RR designated parcels east of the flood plain.

Staff believe that the proposed amendments are in alignment with the future land use and housing goals of the city. Specifically, the goals of encouraging a balanced mix of residential, commercial, and employment uses at varying densities reflecting gradual transitions. Extending the Regional Center (RC) designation south along S.H. 195 provides additional commercial opportunities to service the new

and existing homes in the area. The MDN designation will also serve to provide a transition from the proposed commercial corridor and adjacent to other MDN neighborhoods.

Intergovernmental and Interdepartmental Review

The proposed amendments were reviewed by all applicable City Departments to determine the appropriateness of the requested future land use changes and their impact on the utility and transportation capacity to the area. The proposed changes did not generate any concern from the City's Systems Engineering Department regarding water and wastewater capacity. The Fire Marshall's Office did state they would provide more comments during platting.

Given the expected increase in trips from the base scenario of the adopted 2045 Thoroughfare Plan, the Transportation Department recommends further analysis of the future roadway network to ensure adequate roadway capacity through travel demand modeling. The resulting roadway capacity analysis may require additional model work and modification to the 2045 Thoroughfare Plan upon development.

Approval Criteria

Staff has reviewed the proposed request and has found that it complies with five (5) and partially complies with one (1) criteria established in UDC Section 3.04.030.A for a Comprehensive Plan Amendment, as outlined below:

COMPREHENSIVE PLAN AMENDMENT APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The Amendment promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
The proposed amendment will promote the health, safety, and general welfare of the City. The proposed land use designations will support balanced and managed growth for the city in alignment with the land use and housing policies of the Georgetown 2030 Plan. Since the new land uses will most likely yield a higher trip count than initially contemplated by the 2045 Future Mobility Plan, the Transportation Department does recommend further analysis when properties are developed to ensure adequate capacity. However, the proposed land use designations are contemplated to have access to existing or future arterial street networks in order to accommodate increased traffic as needed.	

In addition to the FLUM criteria above, staff has reviewed the request and determined that the proposed request complies with the guidance established in UDC Section 3.04.030.B for a Comprehensive Plan Amendment, as outlined below:

COMPREHENSIVE PLAN AMENDMENT APPROVAL GUIDELINES	
1. The need for the proposed change.	**Complies**
The change to the Future Land Use Map is needed in order to accomplish the overarching goals of the Georgetown 2030 Plan, particularly Goal 1. Goal 1 of the Comprehensive Plan aims to promote development patterns with balanced land uses in order to provide a variety of housing options in all part of Georgetown. Development in the areas covered by the proposed Future Land Use Map amendments were not contemplated for growth during the last update of the Georgetown 2030 Plan. As growth has expanded from Georgetown's core, it has become necessary to prepare more areas for responsible and gradual development patterns. The Mining (M) designated parcels within portions of Areas 1 and 2 are intended to be repurposed for future development in line with a Consent Agreement for a Municipal Utility District (MUD) approved by Council in September. The Mining (M) designation does not contemplate any residential development so an amendment to the Future Land Use Map designation is necessary. Changing the existing Future Land Use designations to Mixed Density Neighborhood (MDN) and Neighborhood (N) in these areas is in line with the intended developments, suitable with the surrounding areas, and will provide more attainable and diverse housing stock. In Area 3, southeast of Ronald W. Reagan Blvd. and S.H. 195, designating a Regional Center corridor adjacent to S.H. 195 connects with the existing Regional Center node at Ronald W. Reagan Blvd, and S.H. 195, and will allow additional commercial and mixed-use opportunities within this area, currently underserved in these respects. Much like the Mining (M) designated parcels in Areas 1 and 2, changing Mining (M) designated parcels in Area 3 to Mixed Density Neighborhood (MDN) will prepare the properties for redevelopment and possible annexation into the City.	
2. The effect of the proposed change on the need for City services and facilities.	**Partially Complies**
The requested amendment to the Future Land Use Map was reviewed by City Staff, and extension of the street network utilities is achievable through the properties. The Transportation Department, however, will need to affirm that traffic impacts can be effectively managed through roadway capacity analysis upon development. Based on this unknown, Staff is only confident that the requests partially comply in terms of Guideline #2. It is noted that all developments will be responsible to pay for water and wastewater utility construction. Developers will also be responsible for installing or upgrading any required roadways in accordance with the Future Mobility Plan (FMP).	
3. The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood.	**Complies**
The proposed change is appropriate given the development pattern of the areas. The intent of the Future Land Use Map amendment is to prepare the areas for redevelopment while understanding the context of surrounding properties. Amending the Future Land Use designations as proposed will allow for a gradual shift in densities that should complement existing developments of a suburban and rural nature. Areas with a proposed Mixed Density Neighborhood (MDN) designation would provide a natural	

COMPREHENSIVE PLAN AMENDMENT APPROVAL GUIDELINES	
extension to existing Mixed Density (MDN) land uses in the immediate areas. The proposed Neighborhood (N) designation would then provide a continuing transition to Rural Residential (RR) designated parcels further away from the subject properties. Thus, meeting Goal 6 of the Georgetown 2030 Plan to provide balanced uses. The Regional Center (RC) strip adjacent to S.H. 195 in Area 3 is compatible with the commercial character along this freeway which can accommodate retail, office, and mixed-use developments. This Regional Center designation would also provide a buffer from the adjacent Mixed Density Neighborhood (MDN) designated parcels proposed east of SH 195.	
4. The implications, if any, that the amendment may have for other parts of the Plan.	**Complies**
Staff believe that the changes to land use in these areas will provide a wider mix of housing types. The Mixed Density Neighborhood (MDN) designation would allow a range of between 5 and 13 units/acre, and a variety of housing types on various lot sizes including single-family, duplex, and townhomes. The commercial corridor along S. H. 195 connected to the existing regional node should provide more commercial and retail opportunities for the existing homes and future mixed-density development in the area.	

The proposed amendments to the future land use map would increase the recommended density and housing types as well as encourage additional commercial services along Ronald W. Reagan Boulevard and Rattlesnake Road. The existing Future Land Use designations of Mining, Neighborhood, and Rural Residential were placed upon the area in early 2020, at a time when the areas along Georgetown's outer edges were not foreseen to see the intensity of development demand seen in 2026. Development has now reached these outer areas and the proposed land use designations could encourage property owners to annex into the City in a gradual and deliberate fashion.

While increasing the recommended density and overall number of dwelling units will require further review by Transportation staff as the assumptions taken into account during the drafting of the Future Mobility Plan have changed, the request will ultimately encourage a balance of land uses at the City's northwest area and encourage annexation to connect to City Services for a development density that is less than is possible in the ETJ in exchange for the City's ability to apply land use and development regulations that encourage a balance of land uses and a high quality built environment.

Public Meeting Dates

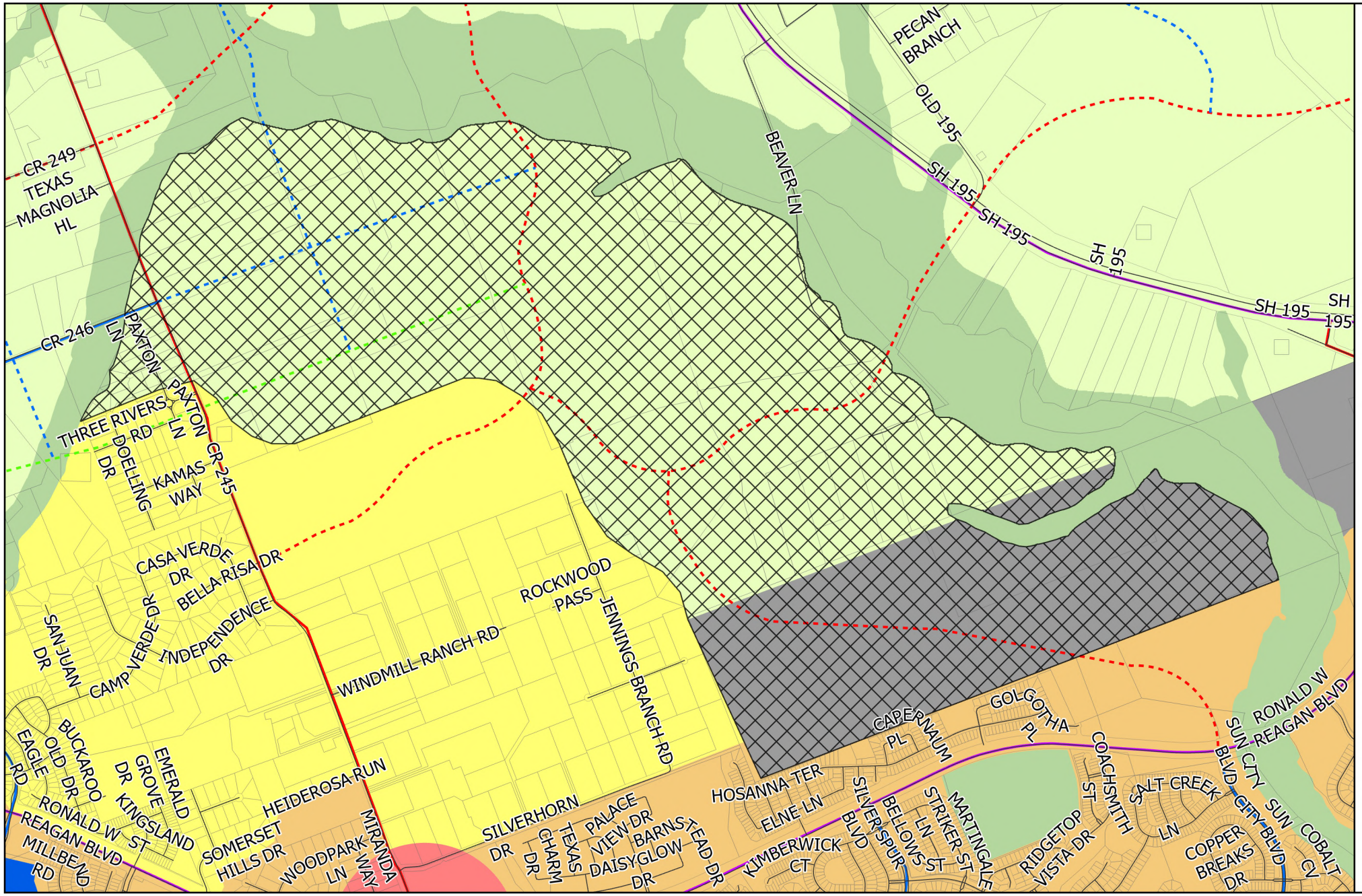
October 20, 2026 – Planning and Zoning Commission
November 10, 2026 – City Council First Reading of the Ordinance
November 24, 2026 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, a legal notice advertising the public hearing was placed in the *Williamson County Sun* newspaper on October 4, 2026 and 336 mailed letters on October 9, 2026, to subject property owners informing them of the proposed changes. To date, staff has received 0 written comments in favor, and 3 in opposition to the requests.

Attachments

Exhibit 1A to 3A – Current Future Land Use Maps
Exhibit 2B to 3B - Proposed Future Land Use Maps



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

Area 1: Current Yearwood and Rock Bluff - north of Ronald Reagan near SH 195

- Area of change
- Parcels
- City Limits
- Georgetown ETJ

Future Land Use

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

0 1,375 2,750 Feet

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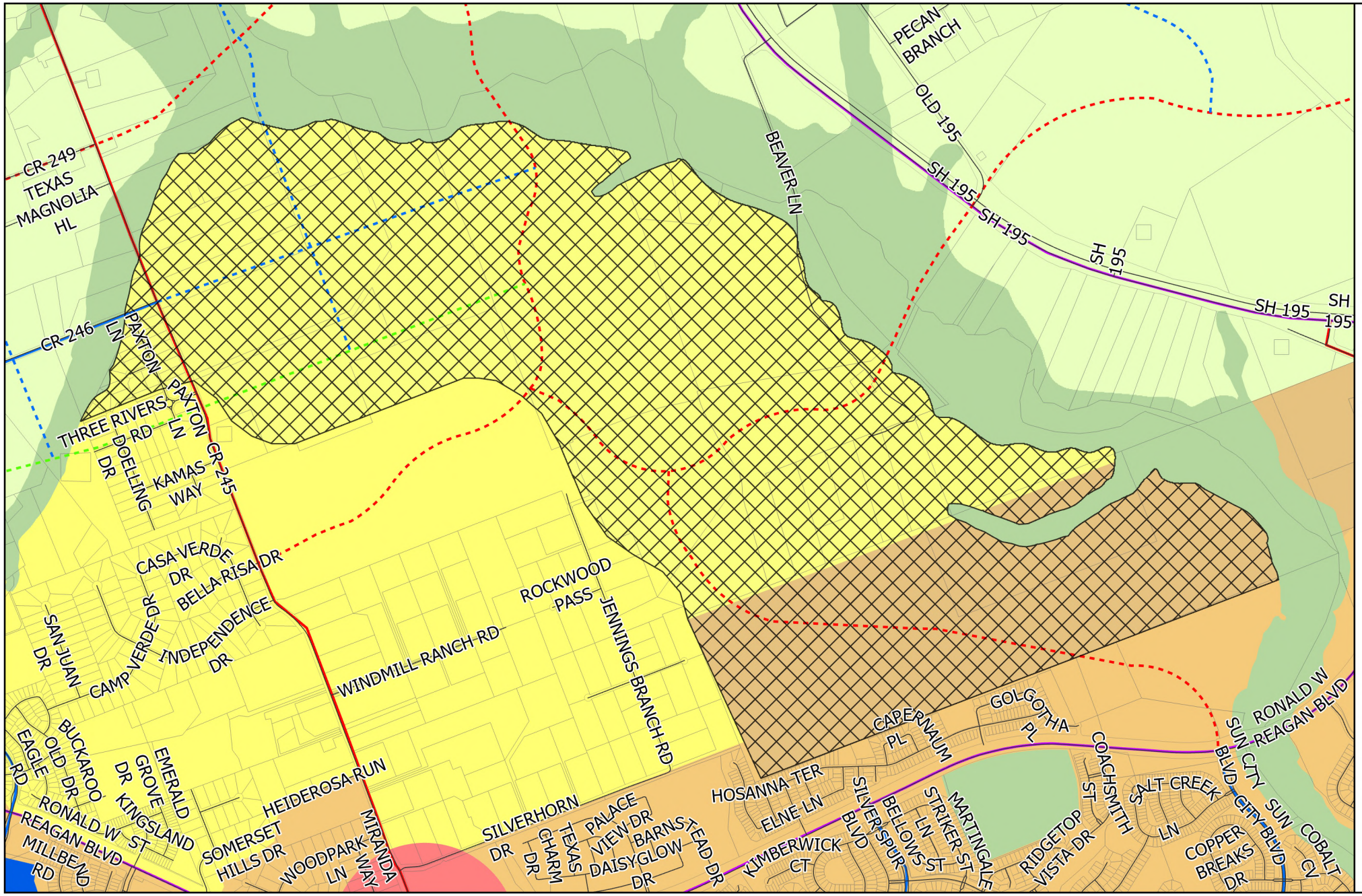


GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

Area 1: Proposed Yearwood and Rock Bluff - north of Ronald Reagan near SH 195

- Area of change
- Parcels
- City Limits
- Georgetown ETJ

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

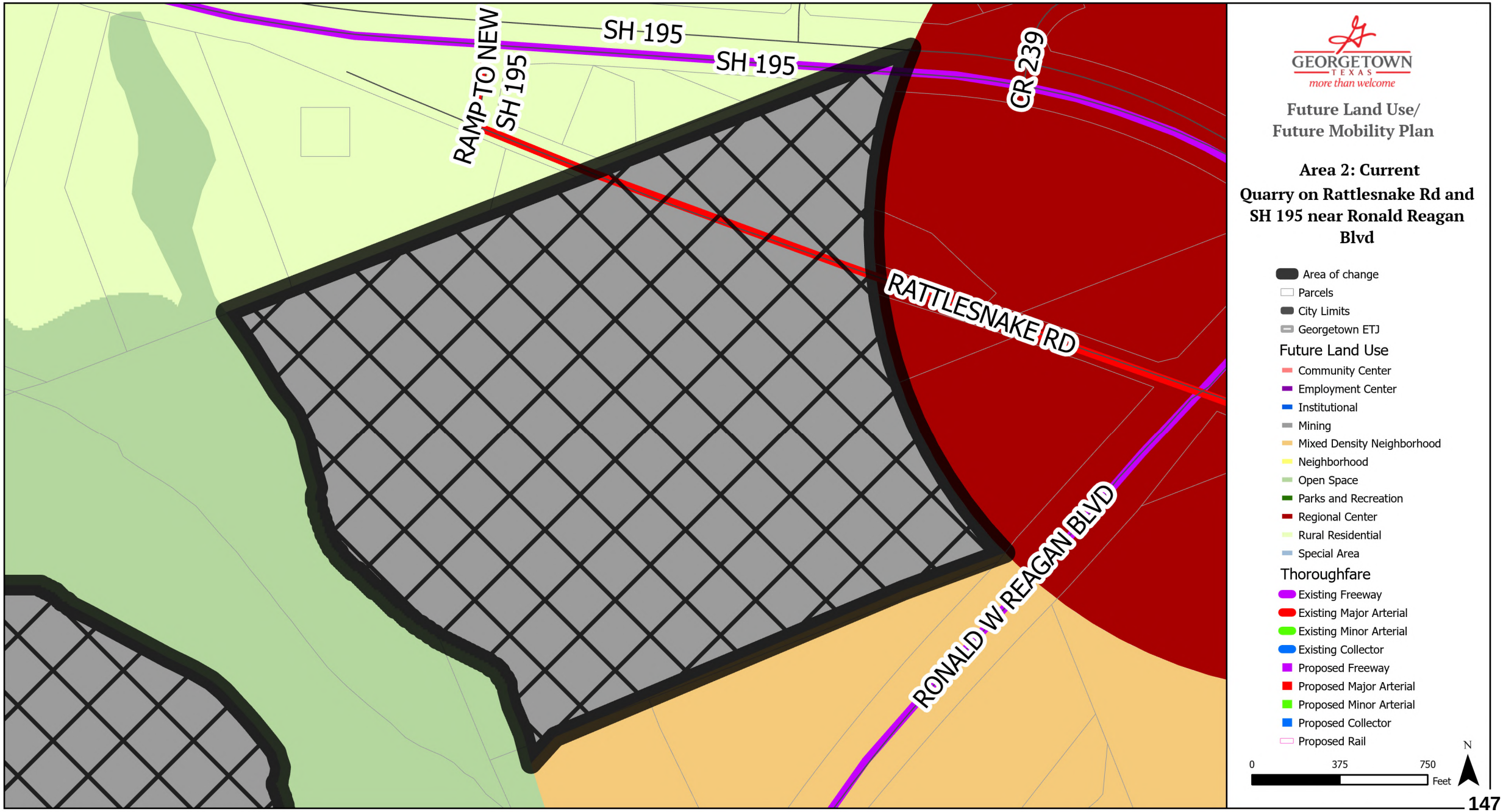
FutureLandUse - Proposed

FLU

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

N

0 1,375 2,750 Feet


SH 195
SH 195
RAMP TO NEW SH 195
CR 239
RATTLESNAKE RD
RONALD W REAGAN BLVD
GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
Area 2: Current
Quarry on Rattlesnake Rd and SH 195 near Ronald Reagan Blvd
Area of change
Parcels
City Limits
Georgetown ETJ
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
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Thoroughfare
Existing Freeway
Existing Major Arterial
Existing Minor Arterial
Existing Collector
Proposed Freeway
Proposed Major Arterial
Proposed Minor Arterial
Proposed Collector
Proposed Rail
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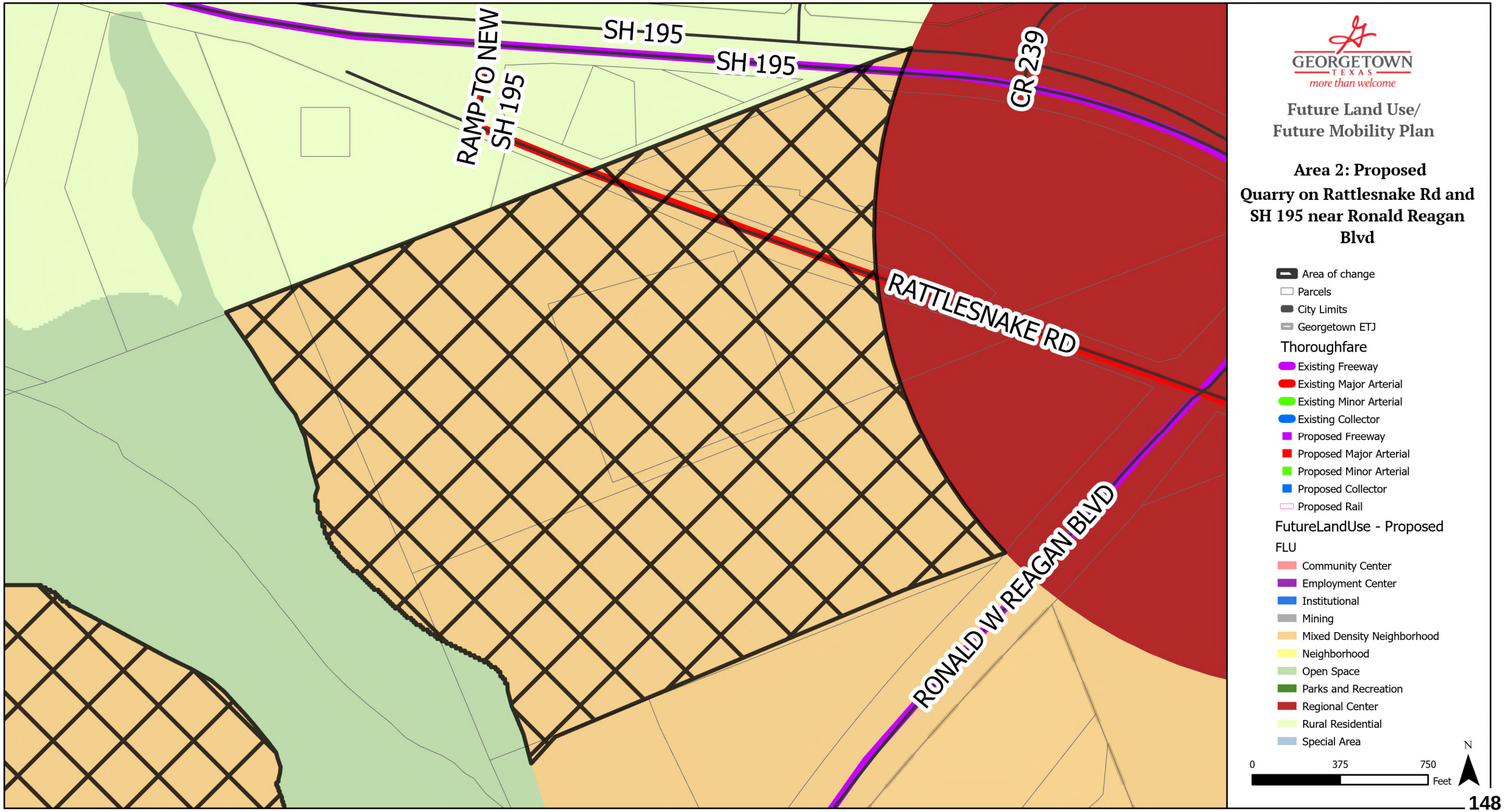
Feet


SH-195
SH-195
RAMP TO NEW SH 195
CR 239
RATTLESNAKE RD
RONALD W REAGAN BLVD
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TEXAS
more than welcome
Future Land Use/
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Area 2: Proposed Quarry on Rattlesnake Rd and SH 195 near Ronald Reagan Blvd
Area of change
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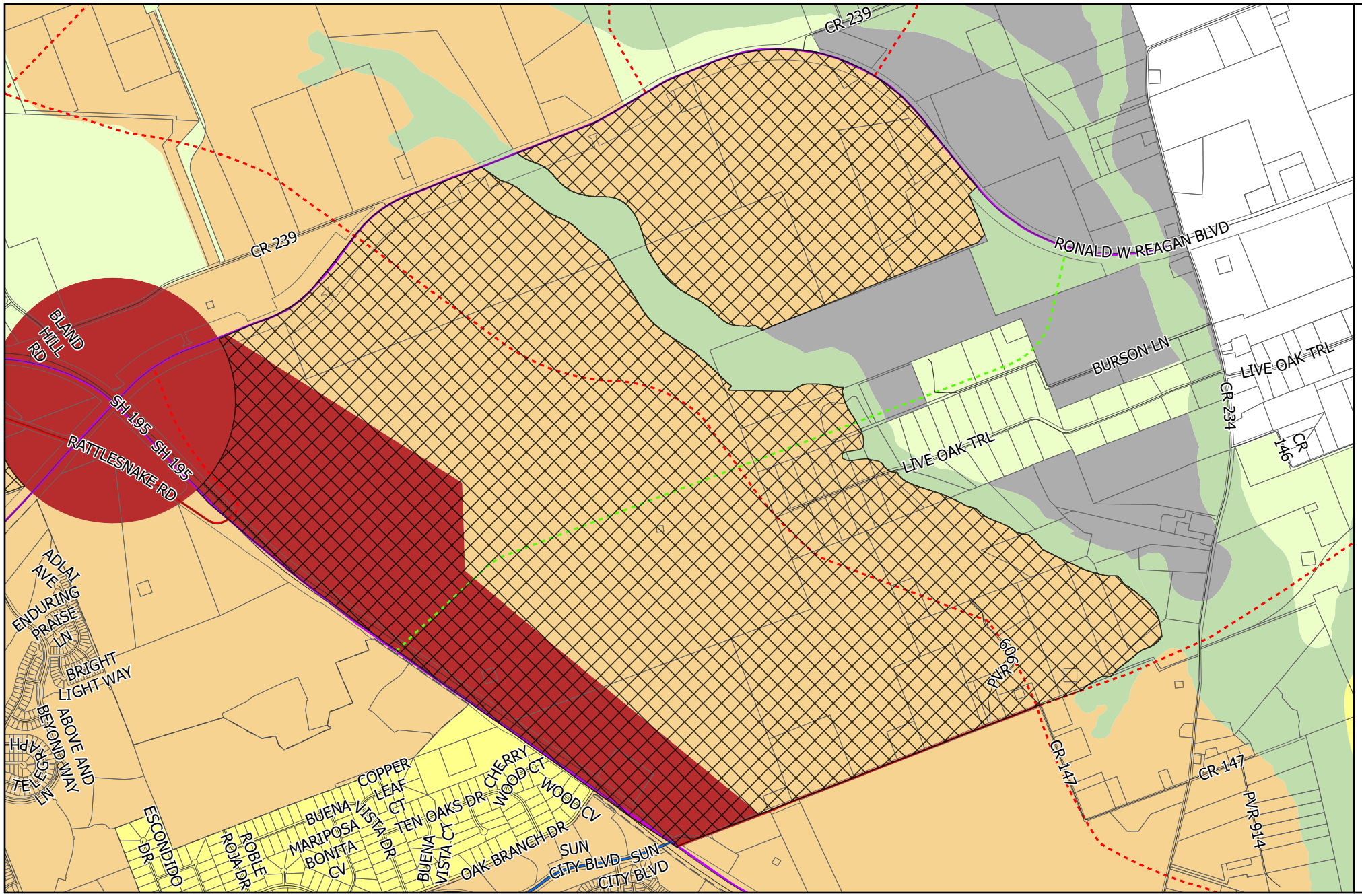
Proposed Freeway
Proposed Major Arterial
Proposed Minor Arterial
Proposed Collector
Proposed Rail
FutureLandUse - Proposed
FLU
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation
Regional Center
Rural Residential
Special Area
N
0
375
750
Feet


CR 239
CR 239
RONALD W REAGAN BLVD
BURSON LN
LIVE OAK TRL
CR 234
CR 146
LIVE OAK TRL
BLAND HILL RD
SH 195
SH 195
RATTLESNAKE RD
PVR 909
CR 147
CR 147
PVR 914
ADLAI AVE
ENDURING PRAISE LN
SHELTON BRIGHT ST
LIGHT WAY
ABOVE AND BEYOND WAY
TELEGRAPH LN
ESCONDIDO DR
ROBLE ROJA DR
MARIPOSA BONITA CV
BUENA VISTA DR
COPPER LEAF CT
TEN OAKS DR
CHERRY WOOD CT
WOOD CV
BUENA VISTA CT
OAK BRANCH DR
SUN CITY BLVD
SUN CITY BLVD
GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
Area 3: Current
Quarry Area SE of Ronald
Reagan and SH 195
Area of change
Parcels
City Limits
Georgetown ETJ
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation
Regional Center
Rural Residential
Special Area
Thoroughfare
Existing Freeway
Existing Major Arterial
Existing Minor Arterial
Existing Collector
Proposed Freeway
Proposed Major Arterial
Proposed Minor Arterial
Proposed Collector
Proposed Rail
N
0
1,550
3,100
Feet



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

Area 3: Proposed Quarry Area SE of Ronald Reagan and SH 195

- Area of change
- Parcels
- City Limits
- Georgetown ETJ

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

FutureLandUse - Proposed

FLU

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

0 1,550 3,100 Feet

N

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Comprehensive Plan Amendment / Ronald W Reagan Blvd

Project Case #: 2026-1-CPA P&Z Mtg Date: 10/20/2026 Case Manager: Ryan Clark

Name of Respondent: MAX Moore
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 393 Adams ST Georgetown TX 78625
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

Dirt, Air Quality, Noise, Potential negative impact to valuation of my property.

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is by **5:00pm four business days prior to the Planning and Zoning meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Comprehensive Plan Amendment / Ronald W Reagan Blvd

Project Case #: 2026-1-CPA P&Z Mtg Date: 10/20/2026 Case Manager: Ryan Clark

Name of Respondent: Antonio Gomez
(Please print name)

Signature of Respondent: [signature]
(Signature required for protest)

Address of Respondent: 30323 Live Oak Trail. Georgetown TX 78633
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

Additional Comments:

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is by **5:00pm four business days prior to the Planning and Zoning meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Comprehensive Plan Amendment / Ronald W Reagan Blvd

Project Case #: 2026-1-CPA P&Z Mtg Date: 10/20/2026 Case Manager: Ryan Clark

Name of Respondent: Russell W. Scheler
(Please print name)

Signature of Respondent: Russell W. Scheler
(Signature required for protest)

Address of Respondent: 951 CR 142 Georgetown, Tx. 78633
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

I am sick of all these quarries that bring horrible traffic and do nothing but tear up the roads. No one benifits but the Quarry and County. The County sure doesn't repair roads that are damaged. The Neighbors just have to put up with it. And TECQ just overlooks things affecting the neighbors

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is by **5:00pm four business days prior to the Planning and Zoning meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
Second Reading - 2026-7-REZ - Northlands Water Reclamation Facility

SUGGESTED ACTION:
Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 20.579 acres in the Frederick Foy Survey, Abstract No. 229, from the Planned Unit Development (PUD) Zoning District, with a base zoning of Residential Single-Family (RS), to the Public Facility (PF) Zoning District, for the property generally located at 31801 Ronald W. Reagan Boulevard (2026-7-REZ) -- Madison Garcia, Planner

ITEM SUMMARY:
The City owns the subject property and intends to use it for the Northlands Water Reclamation Facility. It is seeking to rezone the property to Public Facility (PF) in tangent with the previously approved 7.2 acres of PF Zoning annexed into City Limits earlier this year. Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets all five of the criteria established in UDC Section 3.06.030 for a zoning map amendment, as outlined in the attached Staff Report. As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (7 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, October 4, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request. At their 10.20.2026 meeting, the Planning and Zoning Commission recommended approval (6-0) of the request. At their 11.10.2026 meeting, the City Council approved (7-0) First Reading of the Ordinance for the proposed request.

FINANCIAL IMPACT:
None. The applicant has paid the required application fees.

SUBMITTED BY:
Anish Dsouza, Planning Department

ATTACHMENTS:
2026-7-REZ- Ordinance with Exhibits.pdf
2026-7-REZ - CC2 Staff Report.pdf
2026-7-REZ CC2 Staff Presentation.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and development standards of the PF Zoning District.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING PART OF THE OFFICIAL ZONING MAP TO REZONE 20.579 ACRES IN THE FREDERICK FOY SURVEY, GENERALLY LOCATED AT 31801 RONALD W. REAGAN BOULEVARD, FROM PLANNED UNIT DEVELOPMENT (PUD) WITH A BASE ZONING DISTRICT OF RESIDENTIAL SINGLE-FAMILY (RS) TO PUBLIC FACILITY (PF); 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"):

20.579 Acres, Foy, F. Sur., generally located at 31801 Ronald W. Reagan Boulevard, as recorded in Document Number 2025103471 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 October 20, 2026, 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 November 10, 2026, 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 meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. 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.

Section 3. 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 4. The Official Zoning Map, as well as the Zoning District classification for the Property is hereby amended from the Planned Unit Development (PUD) with a base zoning district of Residential Single-Family (RS) district to the Public Facility (PF) district, in accordance with the attached ***Exhibit A*** (Location Map) and ***Exhibit B*** (Legal Description) and incorporated herein by reference.

Section 5. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. 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 7. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the _____of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

ATTEST:

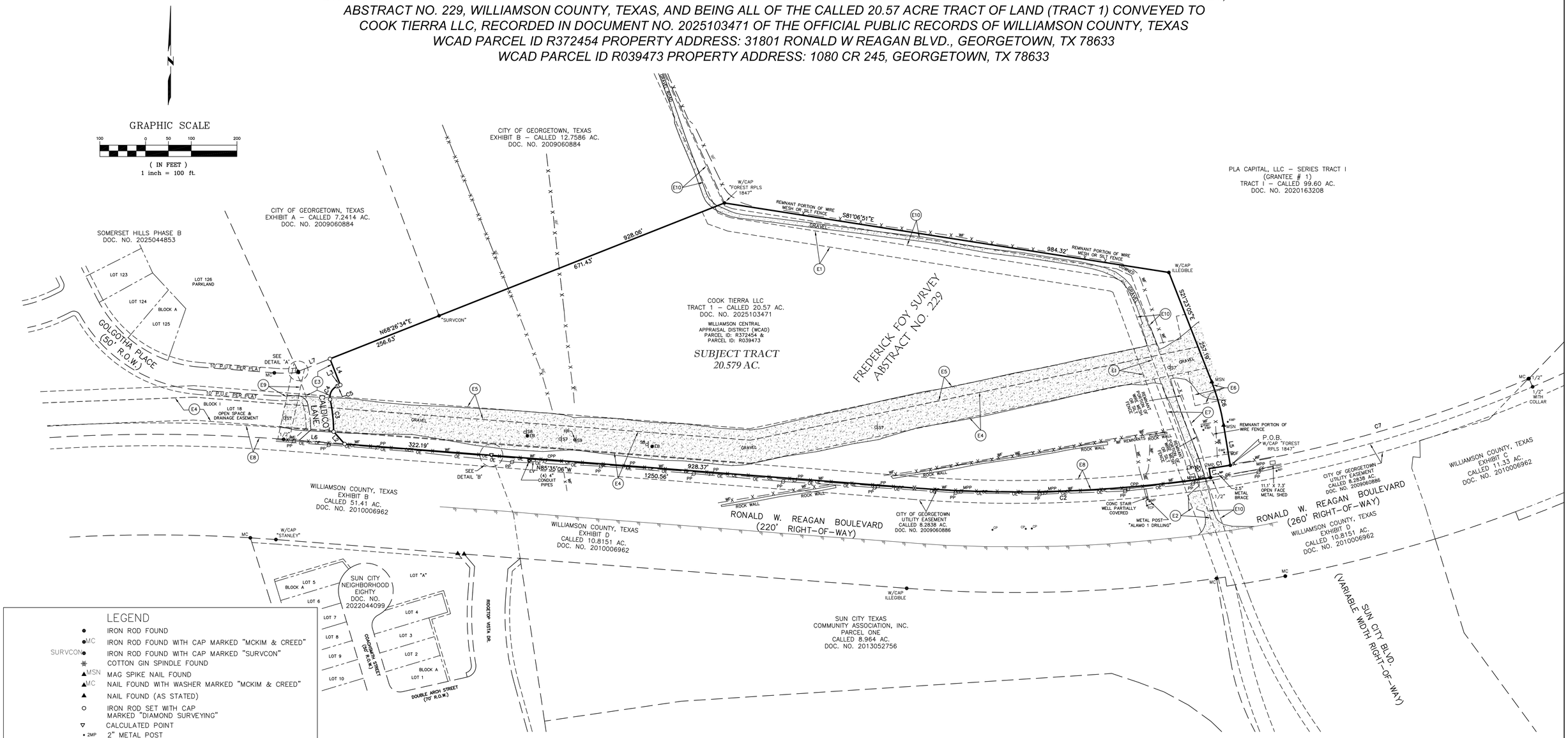
_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 20.579 ACRE TRACT OF LAND SITUATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 20.57 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO COOK TIERRA LLC, RECORDED IN DOCUMENT NO. 2025103471 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WCAD PARCEL ID R372454 PROPERTY ADDRESS: 31801 RONALD W REAGAN BLVD., GEORGETOWN, TX 78633
WCAD PARCEL ID R039473 PROPERTY ADDRESS: 1080 CR 245, GEORGETOWN, TX 78633

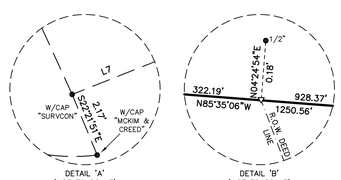


LEGEND

●	IRON ROD FOUND
●MC	IRON ROD FOUND WITH CAP MARKED "MCKIM & CREED"
SURVCON●	IRON ROD FOUND WITH CAP MARKED "SURVCON"
✳	COTTON GIN SPINDLE FOUND
▲MSN	MAG SPIKE NAIL FOUND
▲MC	NAIL FOUND WITH WASHER MARKED "MCKIM & CREED"
▲	NAIL FOUND (AS STATED)
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
▽	CALCULATED POINT
• 2MP	2" METAL POST
⌀PP	POWER POLE
⌀CPP	CONCRETE POWER POLE 32" DIAMETER
⌀MPP	METAL POWER POLE
▪EB	ELECTRIC BOX
C	CONDUIT
▪MP	METAL POST
▪CP	CEDAR POST
▪6CP	6" CEDAR POST
▪4WP	4" WOOD POST
▪6WP	6" WOOD POST
●	BOLLARD
⊲S1	SIGN
—— OE —— OE ——	OVERHEAD ELECTRIC LINE
—— X —— X —— X ——	WIRE FENCE (WF)
—— — · — · — ——	RIGHT-OF-WAY DEED LINE
——— ——— ———	EDGE OF PAVEMENT
EV	ELECTRIC VAULT ON CONCRETE
CONC	CONCRETE
MG	METAL GATE
WF	WIRE FENCE
HR	HAND RAIL
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
	GRAVEL

SIGN LEGEND

S7 = ATMOS GAS PIPELINE
S8 = CAUTION CATHODIC PROTECTION CABLE BURIED
S9 = RISER WITH SIGN – WARNING GAS PIPELINE
ATMOS ENERGY CALL 866-322-8667 STATION
A1WORLDWIDE.COM 811-229-3404 TRITON COUPON TEST STATION



DETAIL 'A'
(NOT TO SCALE)

DETAIL 'B'
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	S08°40'19"E	20.11'
L2	N41°39'50"W	36.09'
L3	N68°26'42"E	4.16'
L4	N21°33'28"W	61.48'
L5	S09°25'01"E	88.68'
L6	N85°35'06"W	133.94'
L7	S68°26'34"W	74.97'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2870.00'	46.76'	0°56'01"	S81°17'34"W	46.76'
C2	2890.00'	649.64'	12°52'46"	S87°59'07"W	648.27'
C3	325.00'	71.24'	12°33'35"	N06°14'12"W	71.10'
C4	25.00'	35.56'	81°30'22"	N28°14'31"E	32.64'
C5	325.00'	3.15'	0°33'18"	N68°28'21"E	3.15'
C6	470.00'	98.45'	12°00'05"	S15°22'01"E	98.27'
C7	2870.00'	680.49'	13°35'06"	N73°49'06"E	678.89'

SHEET 1 OF 2

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 20.579 ACRE TRACT OF LAND SITUATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 20.57 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO COOK TIERRA LLC, RECORDED IN DOCUMENT NO. 2025103471 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
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WCAD PARCEL ID R039473 PROPERTY ADDRESS: 1080 CR 245, GEORGETOWN, TX 78633

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texas Title Insurance Company, for Title Insurance (T-7) GF No. GT2504278, issued by Longhorn Title Company, LLC, which bears an Effective Date December 30, 2025 and an Issued Date of January 9, 2026 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

The following restrictive covenants of record:
Document No. 9600003, Official Records, Williamson County, Texas. The Subject Tract is a part of the called 5302.774 acre tract of land described in Exhibit 'B'. Said instrument states: 'This instrument shall have no force or effect with respect to any land described in Exhibit 'B' until and unless Del Webb, or an affiliate of Del Webb, acquires fee simple to title to such land.'
Cabinet Q, Slides 258-260, Plat Records, Williamson County, Texas. The Subject Tract is not a part of this plat.

10a. Easements, Setbacks and Restrictions contained in plat recorded in Cabinet Q, Slides 258-260, Plat Records, Williamson County, Texas. The Subject Tract is not a part of this plat.

10b. A perpetual one-half (1/2) non-participating royalty interest (being equal to 1/2 of whatever royalty the grantees of such interest, their heirs or assigns may hereafter receive under the terms of any oil, gas and other mineral lease, but in no event to be less than one-half of the usual 1/8th royalty) of all oil, gas and other minerals, and all rights incident thereto, as reserved by grantors of such interest in deed dated December 12, 1972, from Gilbert Miles Keener et al to M. A Forbes, Jr. et al recorded in Volume 539, Page 622, Deed Records, Williamson County, Texas. Not a survey matter.

10c. An undivided one-sixteenth (1/16th) royalty in and to all of the oil, gas and other minerals, and all rights incident thereto, as reserved by grantor of such royalty in deed dated July 17, 1978, from Janette Turner Williams, Trustee to West Texas Land Corporation recorded in Volume 721, Page 415, Deed Records, Williamson County, Texas. Not a survey matter.

10d. Royalty interests in and to all of the oil, gas and other minerals, and all rights incident thereto, as reserved by Grantor in deed dated July 17, 1978, from 4-T Ranches, Ltd. to West Texas Land Corporation recorded in Volume 721, Page 418, Deed Records, Williamson County, Texas. Not a survey matter.

10e. Easement dated July 20, 1976, executed by E. Clay Young to Pedernales Electric Cooperative, Inc., recorded in Volume 643, Page 206, Deed Records, Williamson County, Texas. Not a part of the Subject Tract.

10f. Blanket easement dated March 21, 1980, executed by Florence Y. Wray to Chisholm Trail Water Supply Corporation recorded in Volume 790, Page 580, Deed Records, Williamson County, Texas, and transferred to Chisholm Trail Special Utility District by instrument dated July 16, 1992, and recorded in Volume 2168, Page 44, Official Records, Williamson County, Texas. Unable to determine the location of the 160 acre tract in Volume 413, Page 226 as referenced in said Volume 790, Page 580, however the Subject Tract is a part of the First Tract -called 900.86 acres described in said Volume 413, Page 226. Said Volume 790, Page 580 states: 'The easement hereby granted shall not exceed 15'in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line(s) is installed, the easement herein granted shall be limited to a strip of land 15'in width the center line thereof being the pipe line as installed.' Said easement has been transferred to Chisholm Trail Special Utility District in said Volume 2168, Page 44.

10g. Blanket easement dated May 31, 1982, executed by J. Alan St. John to Chisholm Trail Water Supply Corporation recorded in Volume 939, Page 311, Deed Records, Williamson County, Texas, and transferred to Chisholm Trail Special Utility District by instrument dated July 16, 1992, and recorded in Volume 2168, Page 44, Official Records, Williamson County, Texas. Not a part of the Subject Tract.

10h. Easement dated November 10, 1984, executed by Ernest C. Young and Pauline M. Young to Chisholm Trail Water Supply Corporation recorded in Volume 1114, Page 9, Official Records, Williamson County, Texas, and transferred to Chisholm Trail Special Utility District by instrument dated July 16, 1992, and recorded in Volume 2168, Page 44, Official Records, Williamson County. Not a part of the Subject Tract.

10i. Blanket easement dated January 22, 1987, executed by Myra Young to Chisholm Trail Water Supply Corporation recorded in Volume 1596, Page 458, Official Records, Williamson County, Texas, and transferred to Chisholm Trail Special Utility District by instrument dated July 16, 1992, and recorded in the Volume 2168, Page 44, Official Records, Williamson County, Texas. Not a part of the Subject Tract.

10j. Right-of-way dedication dated November 29, 1995, executed by Myra Young to Williamson County recorded under Document No. 9553392, Official Records, Williamson County, Texas. Not a part of the Subject Tract.

10k. Terms, provisions and conditions of Development Agreement dated February 14, 1995, by and between City of Georgetown and Del E. Webb Development Co., L.P., recorded under Document No. 9539292, Official Records, and assigned to Del Webb Texas Limited Partnership in instrument recorded under Document No. 9558177, Official Records, and first amendment recorded under Document No. 9606700, Official Records, and second anendment recorded under Document No. 9743888, Official Records, third amendment recorded under Document No. 9902880, Official Records, fourth anendment recorded under Document No. 199968999, Official Public Records, fifth amendment recorded under Document No. 2000034141, Official Public Records, sixth amendment recorded under Document No. 2001032238, Official Public Records, and seventh anendment recorded under Document No. 2003058502, Official Public Records, Williamson County, Texas. The Subject Tract is a part of the 5302.774 acre tract of land described in Exhibit 'C'of said Document No. 9539292. The Subject Tract is not a part of the properties described in Exhibit's A- through A-6 in said Document No. 9558177. The Subject Tract is a part of the Amended Concept Plan depicted in Exhibit B of said instrument, however the Additional Commercial acreage and Medical Facilities are not a part of the Subject Tract as described in said Document No. 9606700. The Subject Tract is a part of the original Development Agreement, unable to determine the location of the 14-acre Assisted Living Site and the additional 2.5 acre Commercial acres due to no description contained in said Document No. 9743888. Unable to determine the location of the 25.44 acre commercial storage facility parcel (Third Amendment Parcel) due to no description contained in said Document No. 9902880. The Subject Tract is not a part of the 326.096 acre additional tract described in said Document No. 199968999. Unable to determine the location of the additional commercial acreage and the worship site acreage sites described in due to no description contained in said Document No. 2000034141. Exhibit G and Exhibit G-1 of the original Development Agreement have been deleted in their entirety and replace with those attached to Exhibit 'A'as stated in Document No. 2001032238. The Subject Tract is a part of the Seventh Amended Concept Plan as depicted in 'Exhibit 'D'of said Document No. 2003058502.

10l. Terms and provisions of Subdivision Assurance Agreement dated September 1, 1995, by and between Del E. Webb Development Co., L.P. and City of Georgetown as set out in Declaration of Trust and affidavit recorded under Document No. 9539295, Official Records, and the interest of Del E. Webb Development Co., L.P. assigned to Del Webb Texas Limited Partnership recorded under Document No. 9558177, Official Records, Williamson County, Texas. The Subject Tract is not a part of said agreement.

10m. Terms, conditions, and stipulations of that certain Pollution abatement plan recorded under Document No. 9551010, Official Records, Williamson County, Texas. The Subject Tract is not a part of said plan.

10n. Terms, conditions, and stipulations of that certain Permit to appropriate state water Filed December 7, 1995, recorded under Document No. 9554956, Official Records, Williamson County, Texas. Unable to determine the location of the permitted reservoir on Berry Creek, however there are no reservoir's located on the Subject Tract.

10o. Terms and provisions of Memorandum Option and Right of First Refusal dated July 24, 1996 by Del Webb Texas Limited Partnership and SCG Partners. Ltd., recorded under Document No. 9638330, Official Records, Williamson County, Texas. The Subject Tract is a part of the 5302.774 acre tract of land described in Exhibit 'A', however it is not a part of the Sale Agreement option to purchase property.

10p. Terms, conditions, and stipulations of that certain Pollution abatement plan recorded under Document No. 9654059, Official Records, Williamson County, Texas. The Subject Tract is a part of the called 266.511 acre tract of land (Parcel 3) described in said instrument.

10q. Terms, conditions, and stipulations of that certain Pollution abatement plan filed January 26, 1999, recorded under Document No. 9904927, Official Records, Williamson County, Texas. (As to 25.435 acres platted under Cabinet Q, Slide 258, Plat Records, Williamson County, Texas). The Subject Tract is not a part of the plan described in said instrument.

10r. Terms, conditions, and stipulations of that certain Notice of Voluntary Inclusion of Extraterritorial Jurisdiction by the City of Georgetown recorded under Document No. 9639380, Official Records, Williamson County, Texas. The Subject Tract is not a part of the property's described in Exhibits A through K of said instrument.

10s. Terms, provisions and conditions contained in Substitute Water Line Right of Way Easement dated February 1, 1996, to Chisholm Trail Special Utility District recorded under Document No. 9615041, Official Records, Williamson County, Texas. Not a part of the Subject Tract.

10t. Terms, provisions and conditions contained in Assignment of Closing Agreement recorded under Document No. 2019110957, Official Public Records, Williamson County, Texas. Not a part of the Subject Tract.

10u. Terms, provisions and conditions contained in Assignment of Revised Cowan Springs Agreement recorded under Document No. 2019110958, Official Public Records, Williamson County, Texas. The Subject Tract is a part of the 'Somerset Remaining Property' described in said instrument.

10v. Terms, provisions and conditions contained in Subordination of Agreements to Easement recorded under Document No. 2021072686, Official Public Records, Williamson County, Texas. The easement described in said instrument is not a part of the Subject Tract.

10w. Access & Drainage Easement dated May 14, 2021, to City of Georgetown, recorded under Document No. 2021072687, Official Public Records, Williamson County, Texas. Not a part of the Subject Tract.

10x. Utility Easement dated May 14, 2021, to City of Georgetown, recorded under Document No. 2021072689, Official Public Records, Williamson County, Texas. Not a part of the Subject Tract.

10y. Terms, provisions and conditions contained in Subordination of Agreements to Easement recorded under Document No. 2021188545, Official Public Records, Williamson County, Texas. Not a part of the Subject Tract.

10z. Terms, provisions and conditions contained in Subordination of Agreements to Easement recorded under Document No. 2021120514, Official Public Records, Williamson County, Texas. The utility easement described in said instrument is not a part of the Subject Tract, however is shown hereon.

10aa. Utility Easement dated August 6, 2021, to City of Georgetown, recorded under Document No. 2021120515, Official Public Records, Williamson County, Texas. The utility easement described in said instrument is not a part of the Subject Tract, however is shown hereon.

10bb. Permanent Access Easement dated August 6, 2021, to City of Georgetown, recorded under Document No. 2021120516, Official Public Records, Williamson County, Texas. The permanent access easement described in said instrument is not a part of the Subject Tract, however is shown hereon.

10cc. Aboveground Facilities Easement dated June 29, 2022, to Atmos Energy Corporation, recorded under Document No. 2022109727, Official Public Records, Williamson County, Texas. Not a part of the Subject Tract.

10dd. Aboveground Facilities Easement dated May 31, 2023, to Atmos Energy Corporation, recorded under Document No. 2023050025, Official Public Records, Williamson County, Texas. Not a part of the Subject Tract.

10ee. Terms, provisions and conditions contained in Williamson County Regional Habitat Conservation Plan recorded under Document No. 2023054309, Official Public Records, Williamson County, Texas. The Subject Tract is a part of the Participant's Property.

10ff. Pipeline Easement dated October 19, 2023, to Atmos Energy Corporation, recorded under Document No. 2023088291, Official Public Records, Williamson County, Texas. Not a part of the Subject Tract.

10gg. Pipeline Easement dated October 19, 2023, to Atmos Energy Corporation, recorded under Document No. 2023088292, Official Public Records, Williamson County, Texas. Easements are a part of the Subject Tract as shown hereon.

10hh. Utility Easement dated October 2, 2024, to City of Georgetown, recorded under Document No. 2024100809, Official Public Records, Williamson County, Texas. Is a part of the Subject Tract as shown hereon.

10ii. Utility Easement dated October 2, 2024, to City of Georgetown, recorded under Document No. 2024100810, Official Public Records, Williamson County, Texas. Not a part of the Subject Tract.

10jj. Terms, provisions and conditions contained in Edwards Aquifer Affidavit recorded under Document No. 2024071717, Official Public Records, Williamson County, Texas. The Subject Tract is a part of the property described as 113.393 acres in Document No. 2018041824 and is not a part of the property described as 19.766 acres in said Document No. 2018041824.

EASEMENT LEGEND FOR SHEET 1

E1	CITY OF GEORGETOWN UTILITY EASEMENT TRACT 1-CALLED 0.9417 AC. DOC. NO. 2009060885
E2	CITY OF GEORGETOWN UTILITY EASEMENT TRACT 2-CALLED 0.1626 AC. DOC. NO. 2009060885
E3	UTILITY EASEMENT CALLED 0.250 AC. DOC. NO. 2021120514 CITY OF GEORGETOWN, TEXAS UTILITY EASEMENT CALLED 0.250 AC. DOC. NO. 2021120515 CITY OF GEORGETOWN, TEXAS PERMANENT ACCESS EASEMENT CALLED 0.250 AC. DOC. NO. 2021120516
E4	ATMOS ENERGY CORPORATION PIPELINE EASEMENT P7 058 CALLED 6.20 AC. DOC. NO. 2023088292
E5	ATMOS ENERGY CORPORATION PIPELINE P7 058 TEMPORARY WORKSPACE NO. 2 CALLED 3.04 AC. DOC. NO. 2023088292
E6	ATMOS ENERGY CORPORATION PIPELINE P7 058 TEMPORARY WORKSPACE NO. 3 CALLED 0.08 AC. DOC. NO. 2023088292
E7	ATMOS ENERGY CORPORATION PIPELINE P7 058 TEMPORARY ACCESS EASEMENT NO. 2 CALLED 0.22 AC. DOC. NO. 2023088292
E8	CITY OF GEORGETOWN 25' WIDE UTILITY EASEMENT CALLED 4.133 AC. DOC. NO. 2024100809
E9	CITY OF GEORGETOWN UTILITY EASEMENT CALLED 0.0907 AC. DOC. NO. 2009060887
E10	CITY OF GEORGETOWN UTILITY EASEMENT CALLED 6.411 AC. DOC. NO. 2007010860

NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00015.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (UNSHADED) AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0280E, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

To: City of Georgetown, Texas, Texan Title Insurance Company and Longhorn Title Company, LLC exclusively,

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on February 9, 2026. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION III LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

SHANE SHAFER, R.P.L.S. NO.5281 — FEBRUARY 9, 2026 DATE

STATE OF TEXAS · REGISTERED · SHANE SHAFER 5281 · PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 2

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

EXHIBIT B

METES AND BOUNDS DESCRIPTION

FOR A 20.579 ACRE TRACT OF LAND SITUATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 20.57 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO COOK TIERRA LLC, RECORDED IN DOCUMENT NO. 2025103471 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 20.579 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF FEBRUARY 2026, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked “FOREST RPLS 1847” monumenting the southeast corner of said 20.57 acre Cook Tierra LLC tract and the southwest corner of the called 99.60 acre tract of land conveyed to PLA Capital, LLC – Series Tract I (Grantee # 1), recorded in Document No. 2020163208 of the Official Public Records of Williamson County, Texas, same being on the north boundary line of the called 10.8151 acre tract of land (Exhibit D) conveyed to Williamson County, Texas, recorded in Document No. 2010006962 of the Official Public Records of Williamson County, Texas, same being on the north right-of-way line of Ronald W. Reagan Boulevard (260’ right-of-way width at this point), for the southeast corner and **POINT OF BEGINNING** hereof, from which an iron rod found with cap marked “MCKIM & CREED” on the curving south boundary line of said 99.60 acre PLA Capital, LLC – Series Tract I tract, the north boundary line of said 10.8151 acre Williamson County, Texas tract and said north right-of-way line of Ronald W. Reagan Boulevard, bears N 73°49’06” E for a distance of 678.89 feet;

THENCE, with the south boundary line of said 20.57 acre Cook Tierra LLC tract and said north right-of-way line of Ronald W. Reagan Boulevard, in part with said north boundary line of the 10.8151 acre Williamson County, Texas tract, and in part with the north boundary line of the called 51.41 acre tract of land (Exhibit B), conveyed to Williamson County, Texas, recorded in said Document No. 2010006962, the following four (4) Courses and distances:

1. With a curve to the right an arc length of **46.76 feet**, said curve having a radius of **2870.00 feet**, a delta angle of **0°56’01”** and a chord which bears **S 81°17’34” W** for a distance of **46.76 feet** to a 2” metal fence post found on the end of this curve;

2. **S 08°40’19” E** for a distance of **20.11 feet** to a 1/2” iron rod found;

3. With a curve to the right an arc length of **649.64 feet**, said curve having a radius of **2890.00 feet**, a delta angle of **12°52’46”** and a chord which bears **S 87°59’07” W** for a distance of **648.27 feet** to a cotton gin spindle found on the end of this curve;

4. **N 85°35’06” W** passing at a distance of 928.37 feet a 1/2" iron rod found 0.18 feet north of this line, continuing for a total distance of **1250.56 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the southwest corner of said 20.57 acre Cook Tierra LLC tract and the southeast corner of Caldicot Lane as

dedicated by Somerset Hills Phase B, a subdivision recorded in Document No. 2025044853 of the Official Public Records of Williamson County, Texas, for the southwest corner hereof, from which a 1/2” iron rod found on said north boundary line the 51.41 acre Williamson County, Texas tract and said north right-of-way line of Ronald W. Reagan Boulevard, same being on the south boundary line of Lot 18, Block I of said Somerset Hills Phase B, bears N 85°35’06” W for a distance of 133.94 feet;

THENCE, with the west boundary line of said 20.57 acre Cook Tierra LLC tract and the east right-of-way line of said Caldicot Lane, the following six (6) courses and distances:

1. **N 41°39’50” W** for a distance of **36.09 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

2. With a curve to the left an arc length of **71.24 feet**, said curve having a radius of **325.00 feet**, a delta angle of **12°33’35”** and a chord which bears **N 06°14’12” W** for a distance of **71.10 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on a point or reverse curvature of a curve to the right;

3. With said curve to the right an arc length of **35.56 feet**, said curve having a radius of **25.00 feet**, a delta angle of **81°30’22”** and a chord which bears **N 28°14’31” E** for a distance of **32.64 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on a point of reverse curvature of a curve to the left;

4. With said curve to the left an arc length of **3.15 feet**, said curve having a radius of **325.00 feet**, a delta angle of **0°33’18”** and a chord which bears **N 68°28’21” E** for a distance of **3.15 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;

5. **N 68°26’42” E** for a distance of **4.16 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

6. **N 21°33’28” W** for a distance of **61.48 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the northwest corner of said 20.57 acre Cook Tierra LLC tract and the most easterly northeast corner of said Caldicot Lane, same being on the south boundary line of the called 7.2414 acre tract of land (Exhibit A) conveyed to the City of Georgetown, Texas, recorded in Document No. 2009060884 of the Official Public Records of Williamson County, Texas, for the northwest corner hereof, from which an iron rod found with cap marked “SURVCON” monumenting the southwest corner of said 7.2414 City of Georgetown, Texas tract and an interior ell corner of said Somerset Hills Phase B, bears S 68°26’34” W for a distance of 74.97 feet;

THENCE, **N 68°26’34” E** with the northwest boundary line of said 20.57 acre Cook Tierra LLC tract, in part with said south boundary line of the 7.2414 acre City of Georgetown, Texas tract and in part with the south boundary line of the called 12.7586 acre tract of land (Exhibit B) conveyed to the City of Georgetown, Texas, recorded in said Document

No. 2009060884, passing at a distance of 256.63 feet an iron rod found with cap marked "SURVCON" monumenting the southeast corner of said 7.2414 acre City of Georgetown, Texas tract and the southwest corner of said 12.7586 acre City of Georgetown, Texas, tract, continuing for a total distance of **928.06 feet** to an iron rod found with cap marked "FOREST RPLS 1847" monumenting the north corner of said 20.57 acre Cook Tierra LLC tract, the southeast corner of said 12.7586 acre City of Georgetown, Texas tract, same being on an angle point in the west boundary line of said 99.60 acre PLA Capital, LLC – Series Tract I tract, for the north corner hereof;

THENCE, **S 81°06'51" E** with the northeast boundary line of said 20.57 acre Cook Tierra LLC tract and said west boundary line of the 99.60 acre PLA Capital, LLC – Series Tract I tract, for a distance of **984.32 feet** to an iron rod found with illegible cap monumenting the northeast corner of said 20.57 acre Cook Tierra LLC tract and an interior ell corner of said 99.60 acre PLA Capital, LLC – Series Tract I tract, for the northeast corner hereof;

THENCE, with the east boundary line of said 20.57 acre Cook Tierra LLC tract and said west boundary line of the 99.60 acre PLA Capital, LLC – Series Tract I tract, the following three (3) courses and distances:

1. **S 21°23'05" E** for a distance of **257.19 feet** to a mag spike nail found monumenting the beginning of a curve to the right;

2. With said curve to the right an arc length of **98.45 feet**, said curve having a radius of **470.00 feet**, a delta angle of **12°00'05"** and a chord which bears **S 15°22'01" E** for a distance of **98.27 feet** to a mag spike nail found on the end of this curve;

3. **S 09°25'01" E** for a distance of **88.68 feet** to the **POINT OF BEGINNING** hereof and containing 20.579 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00015.

A drawing has been prepared to accompany this metes and bounds description.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

February 9, 2026

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\FREESE AND NICHOLS INC\GEORGETOWN NORTHLANDS WWTP 2024-58_COGT LTS\NORTHLANDS RONALD REAGAN BLVD 20.579 ACRE M&B 20260209.doc

Planning Department Staff Report

Report Date: 11/10/2026

Case Number: 2026-7-REZ

AGENDA ITEM DESCRIPTION

Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 20.579 acres in the Frederick Foy Survey, Abstract No. 229, from the Planned Unit Development (PUD) Zoning District, with a base zoning of Residential Single-Family (RS), to the Public Facility (PF) Zoning District, for the property generally located at 31801 Ronald W. Reagan Boulevard (2026-7-REZ).

AGENDA ITEM DETAILS

Project Name: Northlands Water Reclamation Plant

Applicant and Property Owner: City of Georgetown

Property Address: 31801 Ronald W Reagan Blvd

Legal Description: 20.579 acres in the Frederick Foy Survey, Abstract No. 229

Current Zoning: Planned Unit Development (PUD), base zoning of Residential Single-Family (RS)

Current Use: Undeveloped

APPLICANT'S REQUEST

The City owns the subject property and intends to use it for the Northlands Water Reclamation Facility. It is seeking to rezone the property to Public Facility (PF) in tangent with the previously approved 7.2 acres of PF Zoning annexed into City Limits earlier this year.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located just east of the proposed Somerset Hills Phase B neighborhood along the north side of Ronald Reagan Boulevard. Along its eastern border will be the extension of Sun City Boulevard as a Major Arterial Roadway and to the north will be the Yearwood MUD, which is primarily planned for single-family uses.

Zoning Trends:

The area to the east of the site was rezoned in 2018 to Planned Unit Development with a base zoning district of Residential-Single Family. To the north is PF zoning for the rest of the Water Reclamation

Facility as well as part of the Yearwood MUD which is planned for Residential Single-Family uses. To the south and east are major roadways.

Present Property Description:
This property is 20.579 acres and sits off a major arterial road. The site is currently undeveloped with many trees occupying the site. The subject property has frontage along Ronald W Reagan Blvd. In terms of topography, the site appears to be relatively flat.

STAFF ANALYSIS

Technical Review:
The subject property has an existing Future Land Use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide a space for medium density housing types, small scale non-residential uses that serve the neighborhood, and civic uses. The Public Facility zoning district does not conflict with the future land use designation of the area. The property aligns with the Comprehensive Plan's goals to promote quality of life for current and future residents.

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were made regarding the zoning request.

Staff reviewed the proposed rezoning request and found it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in Exhibit 6.

PUBLIC NOTIFICATION

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (7 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, October 4, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the Public Facility Zoning District
Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis

SUBMITTED BY

Madison Garcia, Planner

Northlands Water Reclamation Facility 2026-7-REZ

11.24.2026 | City Council

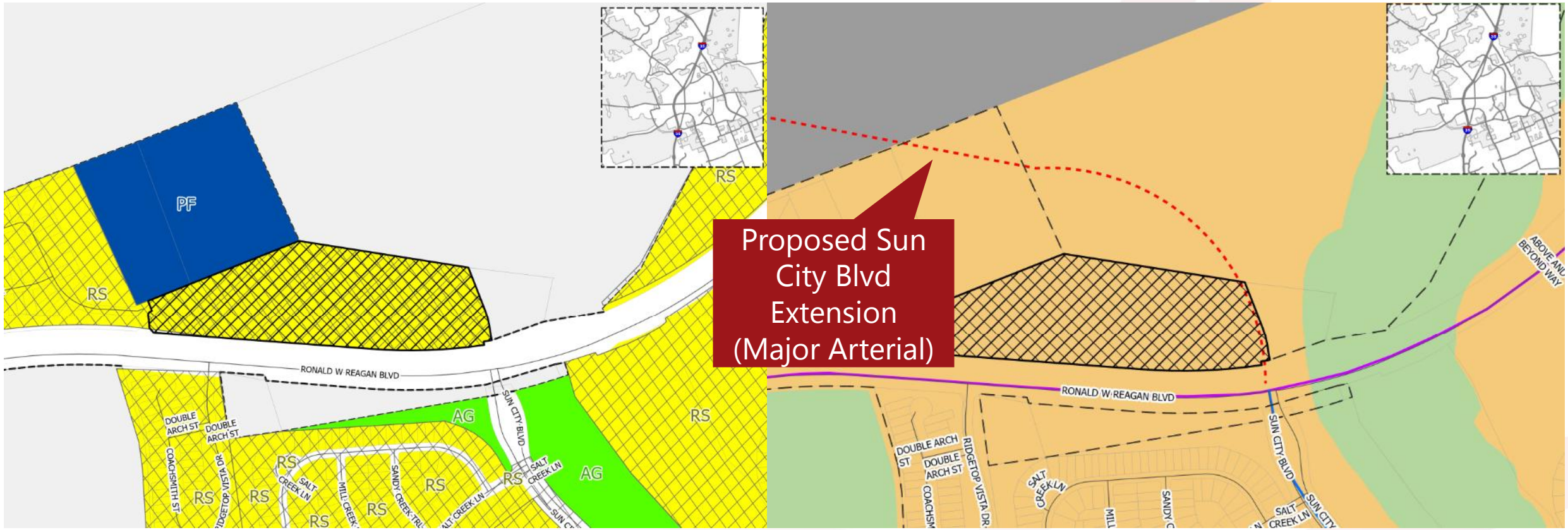
Item Under Consideration

2026-7-REZ

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 20.579 acres in the Frederick Foy Survey, Abstract No. 229, from the Planned Unit Development (PUD) Zoning District, with a base zoning of Residential Single-Family (RS), to the Public Facility (PF) Zoning District, for the property generally located at 31801 Ronald W. Reagan Boulevard (2026-7-REZ). – Madison Garcia, Planner


Yearwood (proposed MUD)
Previous 20-acre annexation for PF
Somerset Hills
Proposed Site
SH 195
Ronald Reagan Boulevard
Sun City

Zoning and Future Land Use Map



Mixed Density Neighborhood (MDN)

- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
- consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Non-residential uses located at arterials and major intersections with appropriate buffering and pedestrian elements

- **DUA:** 5.0 minimum
- **Target Ratio:** 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential
- **Primary Use:** Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes
- **Secondary Uses:** Limited neighborhood-serving retail and service uses, office, institutional, civic, parks, and open space

Public Facilities (PF)

- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

Dimensional Standards

- Max building height = 45’
- Front setback = 25’
- Side setback = 5’
- Rear setback = 0’
- Side Setback to Residential = 15’
- Rear Setback to Residential = 25’
- 15’ bufferyard when adjacent to residential

Allowed Uses in the Public Facilities (PF) Zoning District

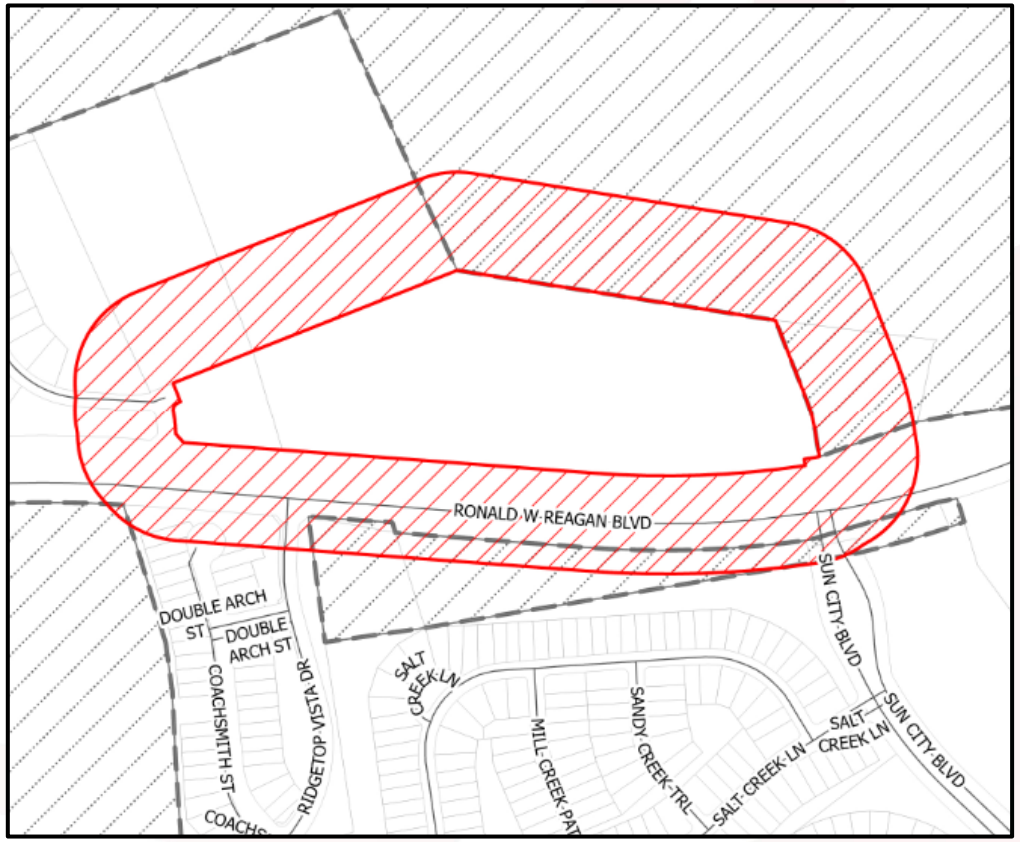
Permitted by Right	Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Elementary School	Group Home (16 or more residents)
Government or Postal Office	Middle School	Orphanage
Library or Museum	High School	Correctional Facility
Social Service Facility	Boarding School	Psychiatric Hospital
Hospital	College or University	Substance Abuse Treatment Facility
Nature Preserve or Community Garden	Business or Trade School	Cemetary, Columbaria, Mausoleum or Memorial Park
Bus Barn	Activity Center, Youth or Senior	Major Event Entertainment
Parking Lot, Off-Site	Animal Shelter	Airport
Park-n-Ride Facility	Community Center	Wireless Transmission Facility >40'
Transit Passenger Terminal	Religious Assembly Facilities (with or without Columbaria)	
Utility Services, Minor, Intermediate, and Major	Public Park, Neighborhood and Regional	
	Golf Course	
	Restaurant, General	
	Event Facility	
	Athletic Facility, Indoor or Outdoor	
	Wireless Transmission Facility ≤40'	
	Heliport	

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 7 property owners within the 300’ buffer
- Notice in Sun News on October 4, 2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



Planning & Zoning Commission Action

- At their 10.20.2026 meeting, the Planning & Zoning Commission recommended APPROVAL of the request (6-0).

City Council Action on First Meeting

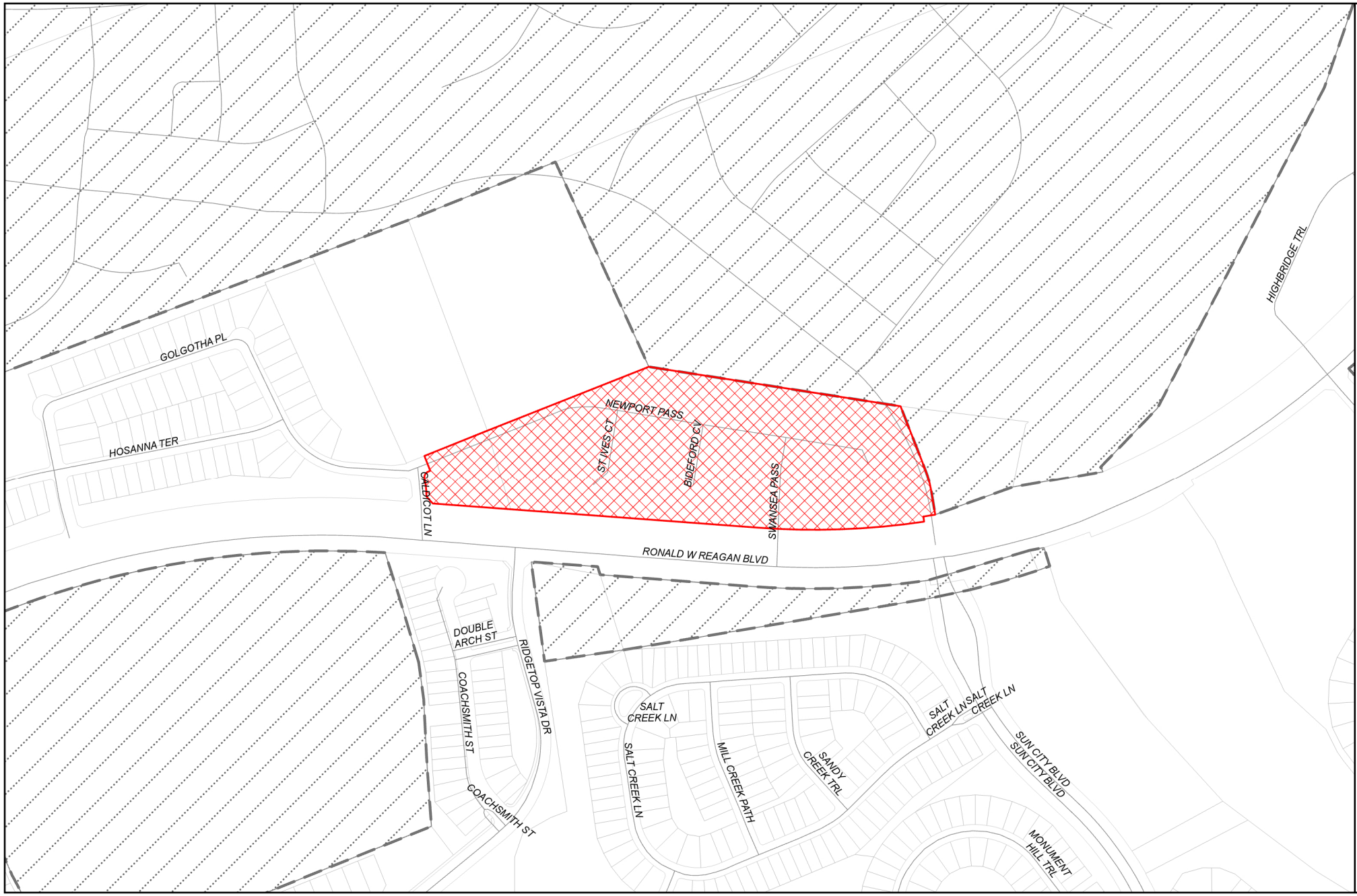
- At their 11.10.2026 meeting, the Planning & Zoning Commission recommended APPROVAL of the request (7-0).

Summary

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 20.579 acres in the Frederick Foy Survey, Abstract No. 229, from the Planned Unit Development (PUD) Zoning District, with a base zoning of Residential Single-Family (RS), to the Public Facility (PF) Zoning District, for the property generally located at 31801 Ronald W. Reagan Boulevard (2026-7-REZ) – Madison Garcia, Planner

Second Reading of an Ordinance

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING PART OF THE OFFICIAL ZONING MAP TO REZONE 20.579 ACRES IN THE FREDERICK FOY SURVEY ANSTRACT NO. 229, GENERALLY LOCATED AT 31801 RONALD W. REAGAN BOULEVARD, FROM THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, WITH A BASE ZONING OF RESIDENTIAL SINGLE-FAMILY (RS) TO PUBLIC FACILITY (PF); REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.



GEORGETOWN
TEXAS
more than welcome

Location

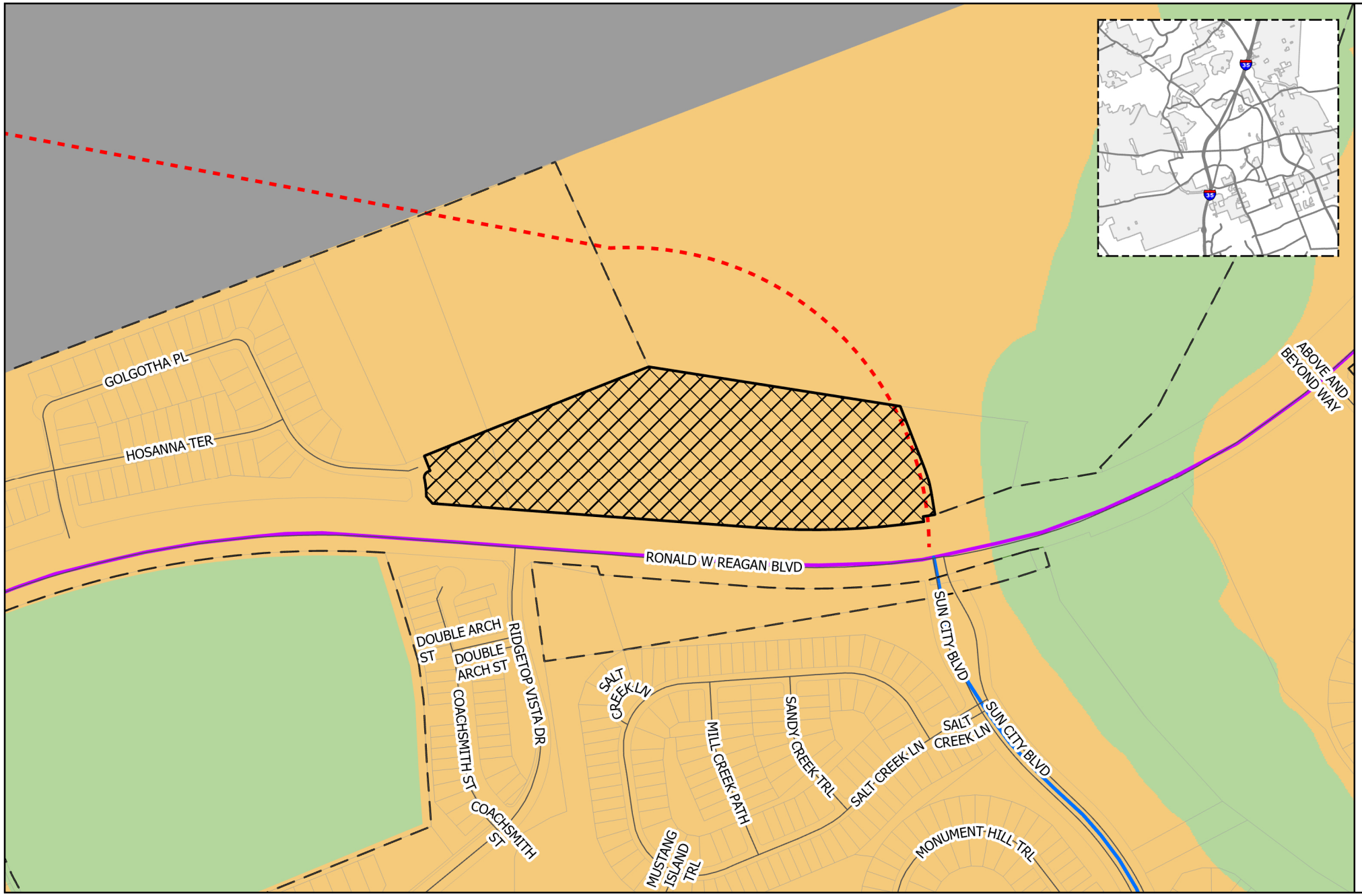
2026-7-REZ

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500
Feet



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-7-REZ

Exhibit #3

- Site
- Parcels
- City Limits

Thoroughfare

CLASS

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

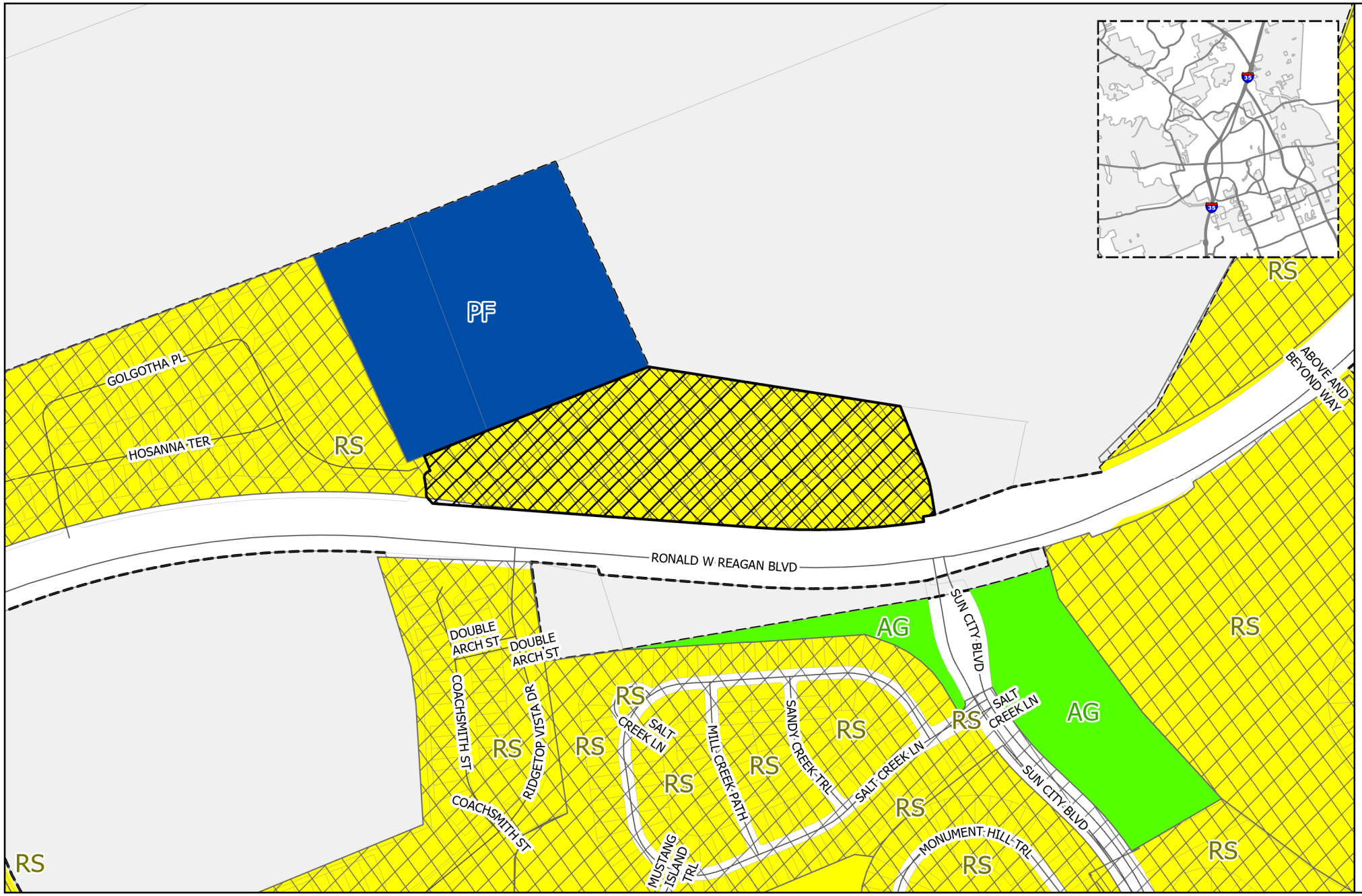
Future Land Use

FLU

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN TEXAS
more than welcome

Zoning

2026-7-REZ

Exhibit #3

- Site
- road
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- Gateway Overlay
- Parcels

Zoning

ZONE

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse
- City Limits
- Georgetown ETJ

0 250 500 Feet

N

PF Public Facility

Residential Uses	Sec. 5.02.010
Special Use Permit Required	Group Home (16 residents or more), Orphanage

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Social Service Facility, Hospital, Nature Preserve or Community Garden
Permitted with Limitations	School (Elementary, Middle, High, College or University, Boarding, Business or Trade), Activity Center (Youth or Senior), Animal Shelter, Community Center, Religious Assembly Facilities (Inc. with Columbaria), Public Park (Neighborhood or Regional), Golf Course
Special Use Permit Required	Correctional Facility, Psychiatric Hospital, Substance Abuse Treatment Facility, Cemetery, Columbaria, Mausoleum or Memorial Park,

Commercial Uses	Sec. 5.04.010
Permitted with Limitations	Restaurant (General), Event Facility, Athletic Facility (Indoor or Outdoor)
Special Use Permit Required	Major Event Entertainment

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Bus Barn, Parking Lot (off-site), Park-n-Ride Facility, Transit Passenger Terminal, Utility Services (Minor, Intermediate, Major)
Permitted with Limitations	Heliport, Wireless Transmission Facility (40' or less)
Special Use Permit Required	Airport, Wireless Transmission Facility (over 40')

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Temporary and Transient Mobile or Outdoor Food Vendor, Business Offices, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking Lot, Portable Classrooms

Outdoor Display & Storage	Sec. 5.09.020
Permitted	Outdoor Storage (Limited)

***Dimensional Standards on the back**

The full UDC document can be found online at udc.georgetown.org. More information on all uses and any applicable limitations can be found in UDC Chapter 5. Definitions of all uses can be found in UDC Chapter 16.
planning@georgetown.org | (512) 930-3575

PF Public Facility

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	5
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	0
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	45
Maximum Impervious Cover - Sec. 11.02	70%
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

July 22, 2026

RE: Applications for Rezoning, Preliminary Final Plat and Site Development Plan

Ryan,

The City of Georgetown, Texas (the "City") hereby submits its application for zoning, platting and site planning of the below described properties:

Owner: The City is the owner of the properties below.

Contiguity: These properties are contiguous with the City limits of the City of Georgetown, as they exist today, on their north and south boundaries.

Property Size/location:

Property	Size/Location	Current Use	Rezone	PFP/SDP
R503136	12.7586 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	No	Include
R503133	7.2414 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	No	Include
R372454	18.91 acres of the Frederick Foy Survey, Abstract 229, Williamson County	Undeveloped	Rezone from PUD to Public Facility	Include
R039473	1.66 acres of the Frederick Foy Survey, Abstract 229, Williamson County	Undeveloped	Rezone from PUD to Public Facility	Include

Approval Criteria:

- *The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and*
    - All information requested and required is believed to be submitted herein, complete, and accurately stated.
- *The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.*

  - The construction of this water treatment plant is key to ensuring a high quality of life for Georgetown's residents as the City continues to grow as well as provide flood control for the area. The treatment plant will provide water to residents and businesses on the west side of the City as it expands while also ensuring that the existing water infrastructure in the city is not strained beyond capacity.
- *Consistency with the City's adopted long-range plans and annexation policies.*
  - The subject properties are within the Mixed Density Neighborhood (MDN) future land use designation, which is intended to provide a mix of single-family and medium density housing types to allow a transition to higher density residential or more intense non-residential uses of nearby properties. Secondary uses supported within MDN are neighborhood-serving retail, office, institutional and civic uses. The Public Facility zoning district is subject to non-residential design and landscaping standards with nearby or adjacent residential uses.
- *The zoning change is compatible with the present zoning and confirming uses of nearby property and the with the character of the neighborhood; and*
  - The maximum allowable height within Public Facility is 45 feet, which will allow for significantly taller structures than anything in its immediate vicinity.
- *The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.*
  - The subject properties are large enough to accommodate all of the features planned for the site and the development standards for Public Facility zoning. There are no manmade or natural barriers on the subject property that would hinder the project's development. Where districts such as Industrial, Office and Business Park support similar uses allowed in these districts would be appropriate adjacent to them, public facility does not, instead it allows for a higher intensity of use specifically for a public good. The Public Facility zoning district requires a larger setback and reduced maximum height from than the Industrial and Business Park zoning districts which allow for similar uses. These more restrictive design standards allow for uses in the Public Facility district to more easily incorporate into any potential residential or low intensity non-residential uses that can develop adjacent to the subject property.

This application supports the health and safety of the public by providing for control and operation of property owner by the City of Georgetown, clarifying the provision of emergency services, and allowing for the extension of utilities, management of drainage, etc. by the City.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

Sincerely,

Larry Taylor

CIP Project Manager
City of Georgetown, Texas

Enc: Metes and Bounds Desc. (w/ diagram)
Property Owner's Consent Form

Exhibit 6
UDC Approval Criteria Review – 2026-7-REZ

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Complies**
The property has a future land use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide an area for medium density housing types, neighborhood serving retail, and civic uses. The Public Facility zoning district is appropriate within the MDN future land use designation due to its civic oriented uses. The proposed request also aligns with Land Use Policies #10 and #12 which intend to support the city's growth and provide necessary facilities to current and future Georgetown residents.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
The proposed zoning request will allow for the construction of necessary infrastructure for the current and future residents in this part of Georgetown, promoting the safe, orderly, and healthful development of the city. The 20 acres proposed with this rezoning will be part of the larger Northlands Water Reclamation Facility site, which includes the 7.2 acres to the north that the City previously annexed earlier this year under the Public Facility Zoning District (PF).	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
The subject property fronts Ronald Reagan Boulevard, which is classified as a Freeway which is the most intensive roadway classification. While the subject property borders some residential zoning to the west in Somerset Hills as well as part of the Yearwood MUD to the north, it is primarily surrounded by 7.2 acres of PF zoning to the north, Ronald Reagan Boulevard to the south, the planned extension of Sun City Boulevard (a Major Arterial roadway) along its eastern boundary. The Public Facility zoning district is intended to be compatible with both residential and non-residential zoning districts. It has increased setback standards when adjacent to residential, including a 25 foot rear setback and 15 foot side setback. It will also be required to have a medium level bufferyard.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**

The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district. The site has adequate transportation access and will be used to increase utility capacity in the area.

City of Georgetown, Texas
City Council
November 24, 2026

SUBJECT:
First Reading - 2026-6-ANX - 580 Rabbit Hill Road

SUGGESTED ACTION:
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 25.00 Acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-2) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown, TX, 78626 (2026-6-ANX) -- Matt Skawin, Planner

ITEM SUMMARY:
The applicant is requesting annexation with a base zoning district of Intensive Industrial (I-2). The applicant intends to develop the property with four buildings containing office and warehouse uses, totaling approximately 214,521 square feet of building area. Staff has reviewed the request in accordance with the Unified Development Code (UDC) and all other applicable regulations. Based on this review, staff have determined that the proposed zoning request meets three of the five criteria outlined in UDC Section 3.06.030 and partially meets two criteria. A detailed analysis of each criterion is provided in the attached Staff Report and Exhibit 6. As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (20 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (October 13, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 1 in opposition of the request. At their November 3rd meeting, the Planning and Zoning Commission recommended approval (4-3) of the request.

FINANCIAL IMPACT:
None. The applicant has paid the required application fees.

SUBMITTED BY:
Anish Dsouza, Planning Department

ATTACHMENTS:
Ordinance with Exhibits.pdf
2026-6-ANX - CC Staff Presentation.pdf
2026-6-ANX - CC Staff Report.pdf
Exhibit 1 - Location.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and Development Standards of I-2.pdf
Exhibit 5 - Letter of intent.pdf
Exhibit 6 - Staff Criteria Analysis.pdf
Exhibit 7 - Public Comments.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF *INTENSIVE INDUSTRIAL* (I-2) OF CERTAIN TERRITORY CONSISTING OF 25 ACRES, MORE OR LESS, IN THE FRANCIS A. HUDSON SURVEY ABSTRACT NO. 295, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the owners of the area proposed for annexation requested annexation of the area by the City of Georgetown ("City") pursuant to Local Government Code Section 43.0671; and

WHEREAS, all of the herein-described property lies within the extraterritorial jurisdiction of the City and is contiguous to the City; and

WHEREAS, the City Council approved a Municipal Services Agreement with Fox Family Trust for approximately 25 acres on October 13, 2026; and

WHEREAS, Section 4.03.010 of the City's Unified Development Code ("UDC") creates procedures for initial zoning of newly annexed territory; and

WHEREAS, all prerequisites of state law and the City Charter have been complied with.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

Section 1. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. 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.

Section 3. The City Council of the City of Georgetown hereby annexes into the City limits approximately 25 acres in the Frances A. Hudson, Abstract 295, as shown in Exhibit A and as described in Exhibit B of this ordinance (the "Property"). The Property is hereby included in City Council District 1, as it is adjacent to Council District 1 and no other City Council Districts. The City's official boundary map and City Council Districts map shall be amended accordingly.

Section 4. In accordance with the procedures for initial zoning of newly annexed territory described in Section 4.03.010 of the UDC, and for the reasons set forth by City Staff, the City Council hereby finds that a zoning classification of Intensive Industrial (I-2) is appropriate for the Property and consistent with the City's Comprehensive Plan, and upon annexation, the Property shall have a zoning of Intensive Industrial (I-2). The City's Official Zoning Map shall be amended accordingly.

Section 5. Upon annexation of the Property, the City shall provide to the Property the municipal services set forth in the Municipal Services Agreement attached to this ordinance as Exhibit C and by this reference incorporated within it (the "Agreement"), pursuant to the schedule set forth therein. The City shall have no obligation to provide services to the Property not listed in the Agreement.

Section 6. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. 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 8. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the _____of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

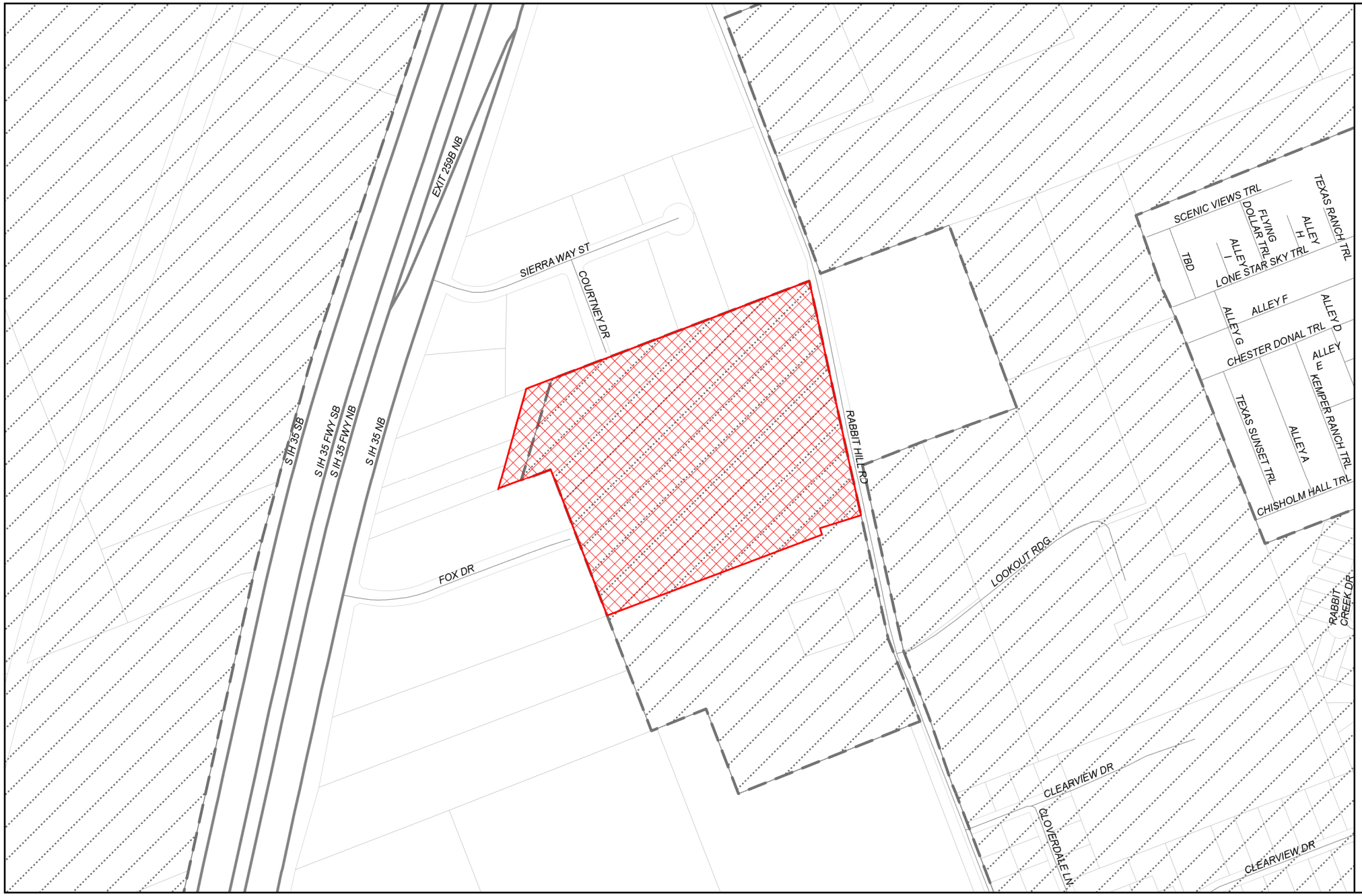
ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A



GEORGETOWN
TEXAS
more than welcome

Location

2026-6-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet

EXHIBIT B

FIELDNOTE DESCRIPTION of a 25.000-acre tract of land out of a 41.60-acre tract within the Francis A. Hudson Survey No. 1, Abstract 295, Williamson County, Texas and conveyed unto Margaret Fox, Trustee of Fox Family Trust recorded in Doc. No. 2013083415, Williamson County Official Public Records (OPR); in all, said 25.000-acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the west right-of-way line of Rabbit Hill Road (a 60' public right-of-way) coincident with the common east corner of Lot 6 as shown by plat of Georgetown Technology Park recorded in Cab. K, Pages 73-74, Williamson County Plat Records (PR) and the north corner and **POINT OF BEGINNING** of said 41.60-acre tract and the herein described tract of land;

THENCE, along the common west line of said Rabbit Hill Road and the east line of said 41.60 acre tract, South 11° 54' 55" East, 937.07 feet to a point at the east corner of the herein described tract of land from whence a 5/8" iron rod found at the east corner of said 41.60 acre tract bears South 11° 54' 55" East, 479.59 feet and South 21° 01' 17" East, 349.82 feet;

THENCE, across said 41.60-acre tract the following courses:

South 68° 57' 01" West, 155.22 feet to a point,

South 21° 02' 59" East, 23.48 feet to a point, and

South 68° 57' 01 West, 892.48 feet to a point on the common east line of Lot 1 as shown by plat of B and T Subdivision recorded in Cab. L, Pages 184-185, PR and the west line of said 41.60-acre tract for the south corner of the herein described tract of land from whence a ½" iron rod found at a southwest corner of said 41.60-acre tract bears South 21° 02' 15" West, 460.96 feet;

THENCE, along said common line, North 21° 02' 15" West, 31.48 feet to a ½" iron rod found at the common north corner of said Lot 1 of B and T Subdivision and the east corner of Lot 3 as shown by plat of Dennis P McCoy Subdivision recorded in Cab. I, Page 300, PR;

THENCE, along the common east lines of said Dennis P McCoy Subdivision and west lines of said 41.60 acre tract, North 21° 05' 25" West, 591.55 feet to a 3/8" iron rod found and South 68° 50' 28" West, 215.75 feet to a ½" iron rod found at the common southeast corner of Lot 1 as shown by plat of M & K Church Office Subdivision recorded in Cab. FF, Pages 388-389, PR and a northwest corner of said 41.60-acre tract and the herein described tract of land;

THENCE, continuing along the west line of said 41.60-acre tract, the following courses:

North 15° 20' 05" East, 99.62 feet to a ½" iron rod found at the common north corner of said Lot 1 of the M & K Subdivision and the east corner of Lot 1 as shown by plat of Venture One recorded in Cab. J, Page 294, PR,

North 15° 28′ 51″ East, 100.06 feet to a point at the common north corner of said Lot 1 of the Venture One Subdivision and the east corner of Lot 1 as shown by plat of Georgetown Seventh-Day Adventist Subdivision recorded in Cab. GG, Page 173, PR, and

North 15° 26′ 39″ East, 202.89 feet to a ½″ iron rod found on the common south line of Lot 3 of said Georgetown Technology Park and the north line of said 41.60 acre tract coincident with the north corner of said Lot 1 of Georgetown Seventh-Day Subdivision and the northwest corner of the herein described tract of land;

THENCE, along the common line of said Georgetown Technology Park and said 41.60-acre tract, North 68° 50′ 09″ East, 1,173.30 feet to the **POINT OF BEGINNING.**

Containing in all, 1,088,999 square feet or 25.000 acres of land, more or less. Bearings are based on the Texas State Plane Coordinate System for the Central Zone, 4203 (NAD83, 2011 adjustment). This fieldnote description is prepared for the purposes of a Zoning Exhibit by Westwood Professional Services.

Certification

The undersigned hereby certifies to _____ that he is a duly Registered Professional Land Surveyor of the State of Texas, and further that:

This plat of survey and the property description set forth hereon has been prepared from an actual on the ground survey by me and/or employees under my supervision. And, this plat of survey shall be utilized for zoning purposes only and shall not be used for conveyance or construction purposes.

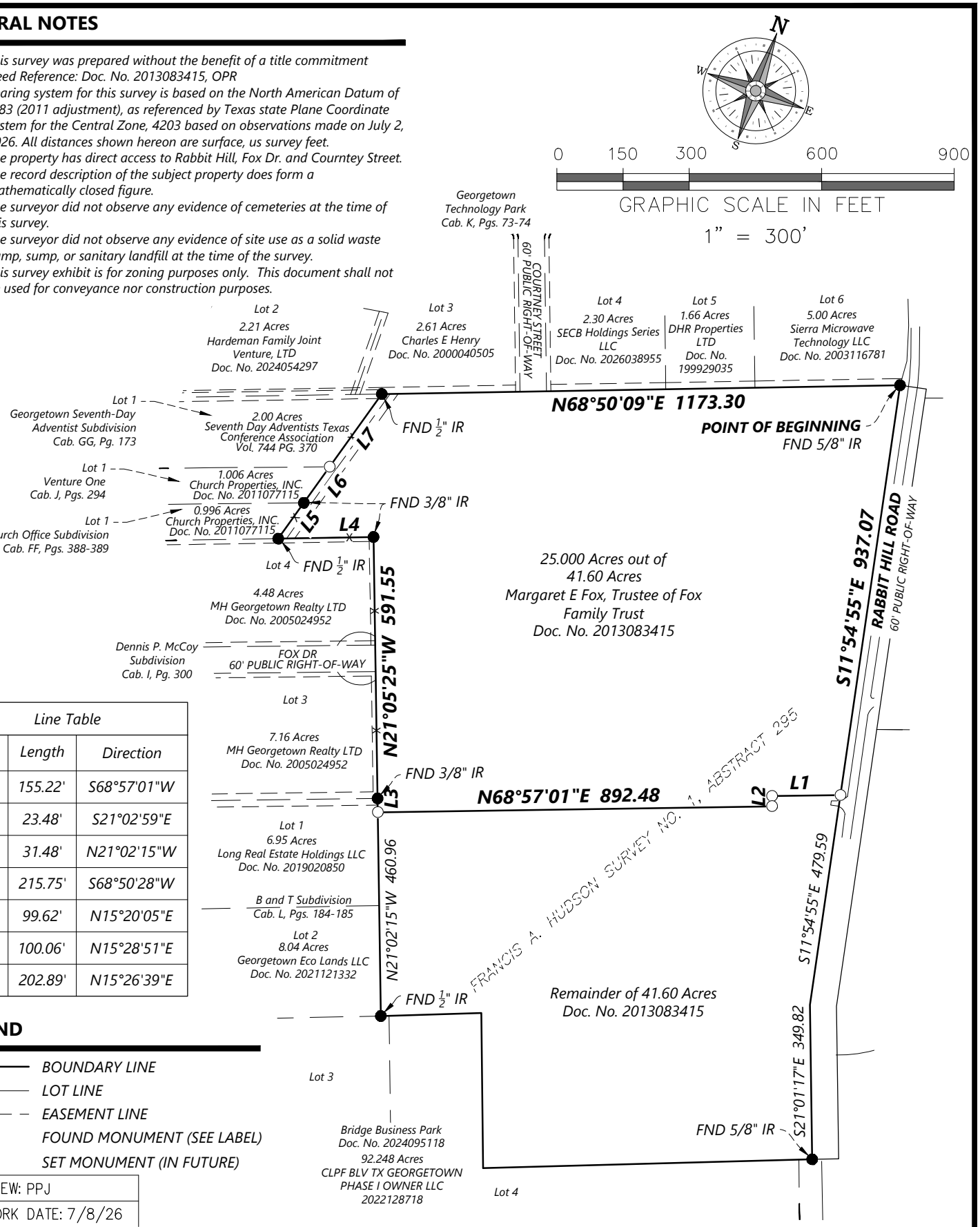
_____ 7/16/2026

Jason R Gabriel, RPLS Date
Texas No. 6530
Jason.gabriel@westwoodps.com



GENERAL NOTES

1. *This survey was prepared without the benefit of a title commitment*
2. *Deed Reference: Doc. No. 2013083415, OPR*
3. *Bearing system for this survey is based on the North American Datum of 1983 (2011 adjustment), as referenced by Texas state Plane Coordinate System for the Central Zone, 4203 based on observations made on July 2, 2026. All distances shown hereon are surface, us survey feet.*
4. *The property has direct access to Rabbit Hill, Fox Dr. and Courntey Street.*
5. *The record description of the subject property does form a mathematically closed figure.*
6. *The surveyor did not observe any evidence of cemeteries at the time of this survey.*
7. *The surveyor did not observe any evidence of site use as a solid waste dump, sump, or sanitary landfill at the time of the survey.*
8. *This survey exhibit is for zoning purposes only. This document shall not be used for conveyance nor construction purposes.*



Line Table		
Line #	Length	Direction
L1	155.22'	S68°57'01"W
L2	23.48'	S21°02'59"E
L3	31.48'	N21°02'15"W
L4	215.75'	S68°50'28"W
L5	99.62'	N15°20'05"E
L6	100.06'	N15°28'51"E
L7	202.89'	N15°26'39"E

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT (IN FUTURE)

FIELD CREW: PPJ
FIELD WORK DATE: 7/8/26

DATE: 7/16/26
DRAFTER: JRG
DESIGNER:
CHECKED: JRG

PROJECT NO. 0080353.00

SHEET 3 OF 3

###

Triten Real Estate Partners

Triten Rabbit Hill

Zoning Exhibit

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

EXHIBIT C

MUNICIPAL SERVICES AGREEMENT

BETWEEN THE CITY OF GEORGETOWN, TEXAS

AND FOX FAMILY TRUST

This Municipal Services Agreement ("Agreement") is entered into on the 13th day of October, 2026 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas ("City") and Fox Family Trust ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land located approximately 0.15 miles east of S IH-35 and 0.38 miles south of Blue Ridge Boulevard, and it directly fronts CR 116 along the roadway to the west which consists of approximately 25.00 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for annexation of the Property, identified as Annexation Case No. 2026-6- ANX ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Georgetown City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.

2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

i. Fire Protection and Emergency Medical Services – The City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department.

ii. Police – The City's Police Department will provide protection and law enforcement services.

iii. Planning and Development, Building Permits, and Inspections Services - Upon annexation, the City will provide site plan review; zoning approvals; Building Code and other standard Code inspection services; City Code enforcement; sign regulations and permits; and Stormwater Permit services in the annexed.

iv. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

v. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.

vi. Library – Upon annexation, library privileges will be available to anyone residing in the annexed area

vii. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees

will cover the direct and indirect costs of stormwater management services.

viii. Streets, Roads, and Street Lighting – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City's preventative maintenance program.

ix. Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility –City-owned water and wastewater facilities that exist in the annexed area will be maintained in accordance with City ordinances, standards, policies and procedures.

x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.

xii. Animal Control Services – Upon annexation, the City shall provide animal control services in the annexed area.

xiii. Business Licenses and Regulations – Upon annexation, the City shall provide business licensing services (Carnivals Circuses and Other Exhibitions; Electrician's Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) in the annexed area

b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies, capital improvements schedule, and applicable law and at rates established by City ordinances for such services.

c. The City may impose a fee for any municipal service in the area annexed if

the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.

5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Williamson County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.

9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers

or immunities.

11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.

14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF GEORGETOWN

By: _____
Josh Schroeder
Mayor

Approved as to Form:

Skye Masson
City Attorney

Attest:

Robyn Densmore, TRMC
City Secretary

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 13 day of October, 2026 by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf of said corporation.

By: Karen Frost

Notary Public, State of Texas

KAREN FROST
Notary Public, State of Texas
Comm. Expires 05-24-2028
Notary ID 10536084

(OWNER 2)

By: _____
James Fox, Co Executor/ Trustee
Fox Family Trust

State of Texas §
County of Willamson §

This instrument was acknowledged before me on the 5th day of October, 2026, by James Fox, Co-Executor/Trustee of [Name of individual signing, title (if any)] on behalf of said Fox Family Trust [insert name of company or individual where applicable].

By: _____

Notary Public, State of Texas

GENEVIEVE
SCHWERTNER WOLF
Notary ID #134282195
My Commission Expires
March 30, 2027

(OWNER 1)

By: Steve Fox
Steve Fox, Co Executor/ Trustee
Fox Family Trust

State of Texas §
County of Walker §

This instrument was acknowledged before me on the 5 day of October, 2026, by Steve Fox, Co Executor/Trustee of [Name of individual signing, title (if any)] on behalf of said Fox Family Trust [insert name of company or individual where applicable].

By: Rindy Michelle Garland

Notary Public, State of Texas

RINDY MICHELLE GARLAND
Notary Public
State of Texas
ID # 129898235
My Comm. Expires 07/25/2030

EXHIBIT A

FIELDNOTE DESCRIPTION of a 25.000-acre tract of land out of a 41.60-acre tract within the Francis A. Hudson Survey No. 1, Abstract 295, Williamson County, Texas and conveyed unto Margaret Fox, Trustee of Fox Family Trust recorded in Doc. No. 2013083415, Williamson County Official Public Records (OPR); in all, said 25.000-acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the west right-of-way line of Rabbit Hill Road (a 60' public right-of-way) coincident with the common east corner of Lot 6 as shown by plat of Georgetown Technology Park recorded in Cab. K, Pages 73-74, Williamson County Plat Records (PR) and the north corner and **POINT OF BEGINNING** of said 41.60-acre tract and the herein described tract of land;

THENCE, along the common west line of said Rabbit Hill Road and the east line of said 41.60 acre tract, South 11° 54' 55" East, 937.07 feet to a point at the east corner of the herein described tract of land from whence a 5/8" iron rod found at the east corner of said 41.60 acre tract bears South 11° 54' 55" East, 479.59 feet and South 21° 01' 17" East, 349.82 feet;

THENCE, across said 41.60-acre tract the following courses:

South 68° 57' 01" West, 155.22 feet to a point,

South 21° 02' 59" East, 23.48 feet to a point, and

South 68° 57' 01 West, 892.48 feet to a point on the common east line of Lot 1 as shown by plat of B and T Subdivision recorded in Cab. L, Pages 184-185, PR and the west line of said 41.60-acre tract for the south corner of the herein described tract of land from whence a ½" iron rod found at a southwest corner of said 41.60-acre tract bears South 21° 02' 15" West, 460.96 feet;

THENCE, along said common line, North 21° 02' 15" West, 31.48 feet to a ½" iron rod found at the common north corner of said Lot 1 of B and T Subdivision and the east corner of Lot 3 as shown by plat of Dennis P McCoy Subdivision recorded in Cab. I, Page 300, PR;

THENCE, along the common east lines of said Dennis P McCoy Subdivision and west lines of said 41.60 acre tract, North 21° 05' 25" West, 591.55 feet to a 3/8" iron rod found and South 68° 50' 28" West, 215.75 feet to a ½" iron rod found at the common southeast corner of Lot 1 as shown by plat of M & K Church Office Subdivision recorded in Cab. FF, Pages 388-389, PR and a northwest corner of said 41.60-acre tract and the herein described tract of land;

THENCE, continuing along the west line of said 41.60-acre tract, the following courses:

North 15° 20' 05" East, 99.62 feet to a ½" iron rod found at the common north corner of said Lot 1 of the M & K Subdivision and the east corner of Lot 1 as shown by plat of Venture One recorded in Cab. J, Page 294, PR,

North 15° 28′ 51″ East, 100.06 feet to a point at the common north corner of said Lot 1 of the Venture One Subdivision and the east corner of Lot 1 as shown by plat of Georgetown Seventh-Day Adventist Subdivision recorded in Cab. GG, Page 173, PR, and

North 15° 26′ 39″ East, 202.89 feet to a ½″ iron rod found on the common south line of Lot 3 of said Georgetown Technology Park and the north line of said 41.60 acre tract coincident with the north corner of said Lot 1 of Georgetown Seventh-Day Subdivision and the northwest corner of the herein described tract of land;

THENCE, along the common line of said Georgetown Technology Park and said 41.60-acre tract, North 68° 50′ 09″ East, 1,173.30 feet to the **POINT OF BEGINNING.**

Containing in all, 1,088,999 square feet or 25.000 acres of land, more or less. Bearings are based on the Texas State Plane Coordinate System for the Central Zone, 4203 (NAD83, 2011 adjustment). This fieldnote description is prepared for the purposes of a Zoning Exhibit by Westwood Professional Services.

Certification

The undersigned hereby certifies to _____ that he is a duly Registered Professional Land Surveyor of the State of Texas, and further that:

This plat of survey and the property description set forth hereon has been prepared from an actual on the ground survey by me and/or employees under my supervision. And, this plat of survey shall be utilized for zoning purposes only and shall not be used for conveyance or construction purposes.

7/16/2026

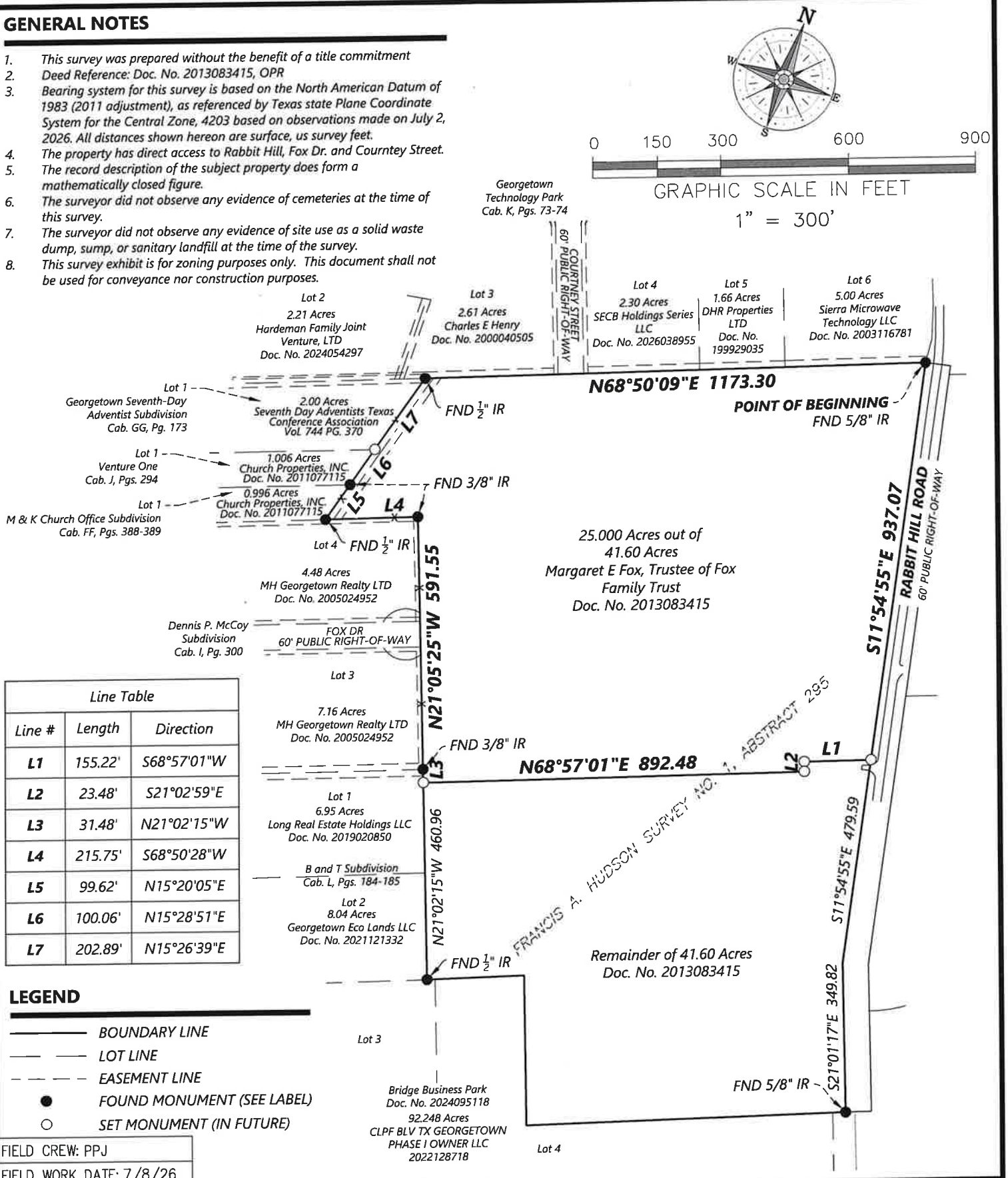
Jason R Gabriel, RPLS
Texas No. 6530
Jason.gabriel@westwoodps.com

Date



GENERAL NOTES

1. This survey was prepared without the benefit of a title commitment
2. Deed Reference: Doc. No. 2013083415, OPR
3. Bearing system for this survey is based on the North American Datum of 1983 (2011 adjustment), as referenced by Texas state Plane Coordinate System for the Central Zone, 4203 based on observations made on July 2, 2026. All distances shown hereon are surface, us survey feet.
4. The property has direct access to Rabbit Hill, Fox Dr. and Courntey Street.
5. The record description of the subject property does form a mathematically closed figure.
6. The surveyor did not observe any evidence of cemeteries at the time of this survey.
7. The surveyor did not observe any evidence of site use as a solid waste dump, sump, or sanitary landfill at the time of the survey.
8. This survey exhibit is for zoning purposes only. This document shall not be used for conveyance nor construction purposes.



Line Table		
Line #	Length	Direction
L1	155.22'	S68°57'01"W
L2	23.48'	S21°02'59"E
L3	31.48'	N21°02'15"W
L4	215.75'	S68°50'28"W
L5	99.62'	N15°20'05"E
L6	100.06'	N15°28'51"E
L7	202.89'	N15°26'39"E

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT (IN FUTURE)

FIELD CREW: PPJ
FIELD WORK DATE: 7/8/26

DATE: 7/16/26	PROJECT NO. 0080353.00	Triten Real Estate Partners	Westwood Professional Services, Inc. 8701 NORTH MOPAC EXPY, SUITE 320 AUSTIN, TX 78759 T: 512.485.0831 F: 888.937.5150 TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301
DRAFTER: JRG		Triten Rabbit Hill	
DESIGNER:		Zoning Exhibit	
CHECKED: JRG	SHEET 3 OF 3		

Triten Rabbit Hill 2026-6-ANX

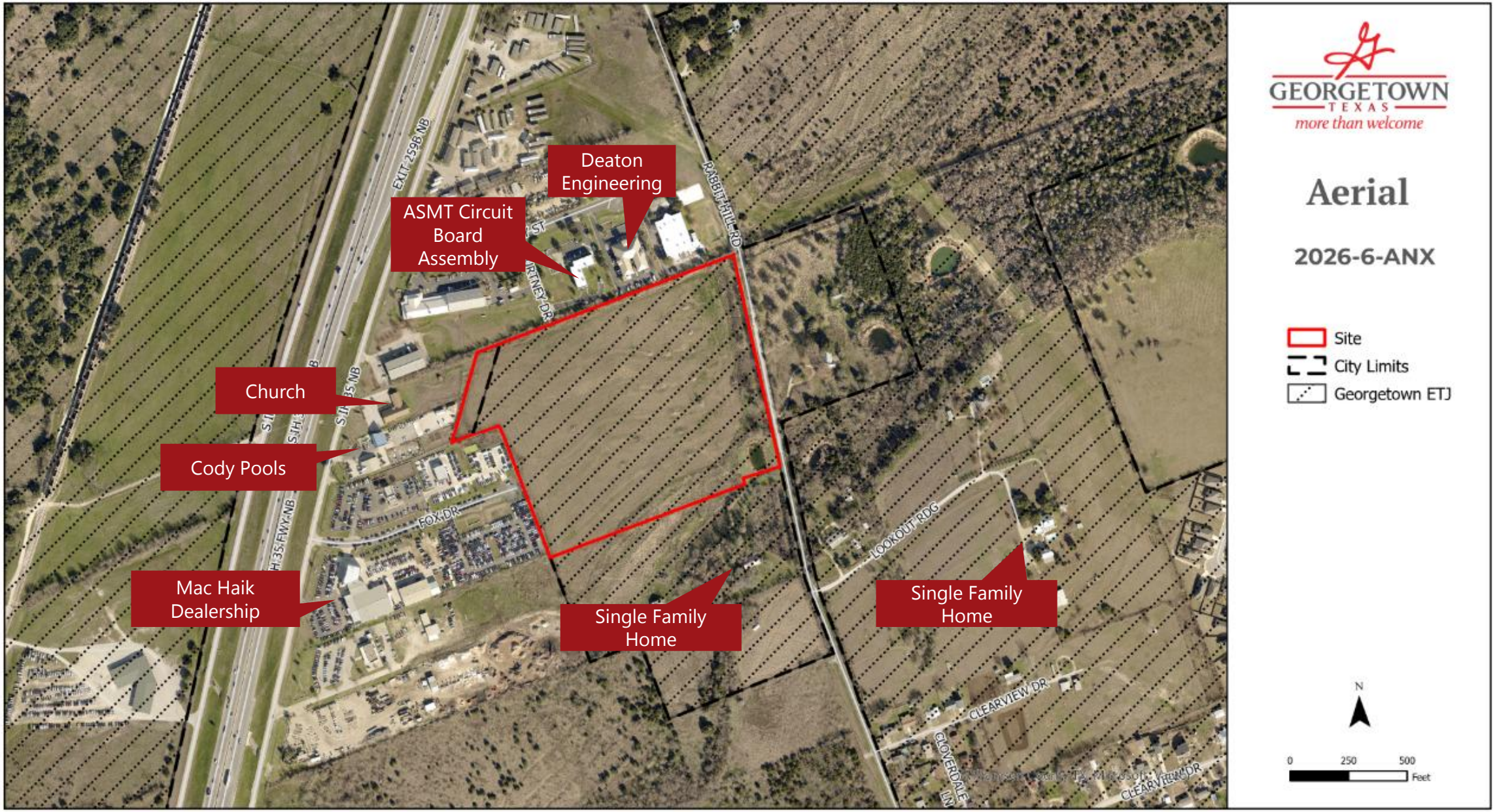
City Council

November 24, 2026

Item Under Consideration

2026-6-ANX – ZONING ONLY

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 25.00 Acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-2) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown, Texas, 78626 (2026-6-ANX). Matt Skawin, Planner


Deaton Engineering
ASMT Circuit Board Assembly
Church
Cody Pools
Mac Haik Dealership
Single Family Home
Single Family Home
EXIT 259B NB
RABBIT HILL RD
FOX DR
LOOKOUT RDG
CLEARVIEW DR
CLOVERDALE LN
GEORGETOWN TEXAS
more than welcome
Aerial
2026-6-ANX
Site
City Limits
Georgetown ETJ
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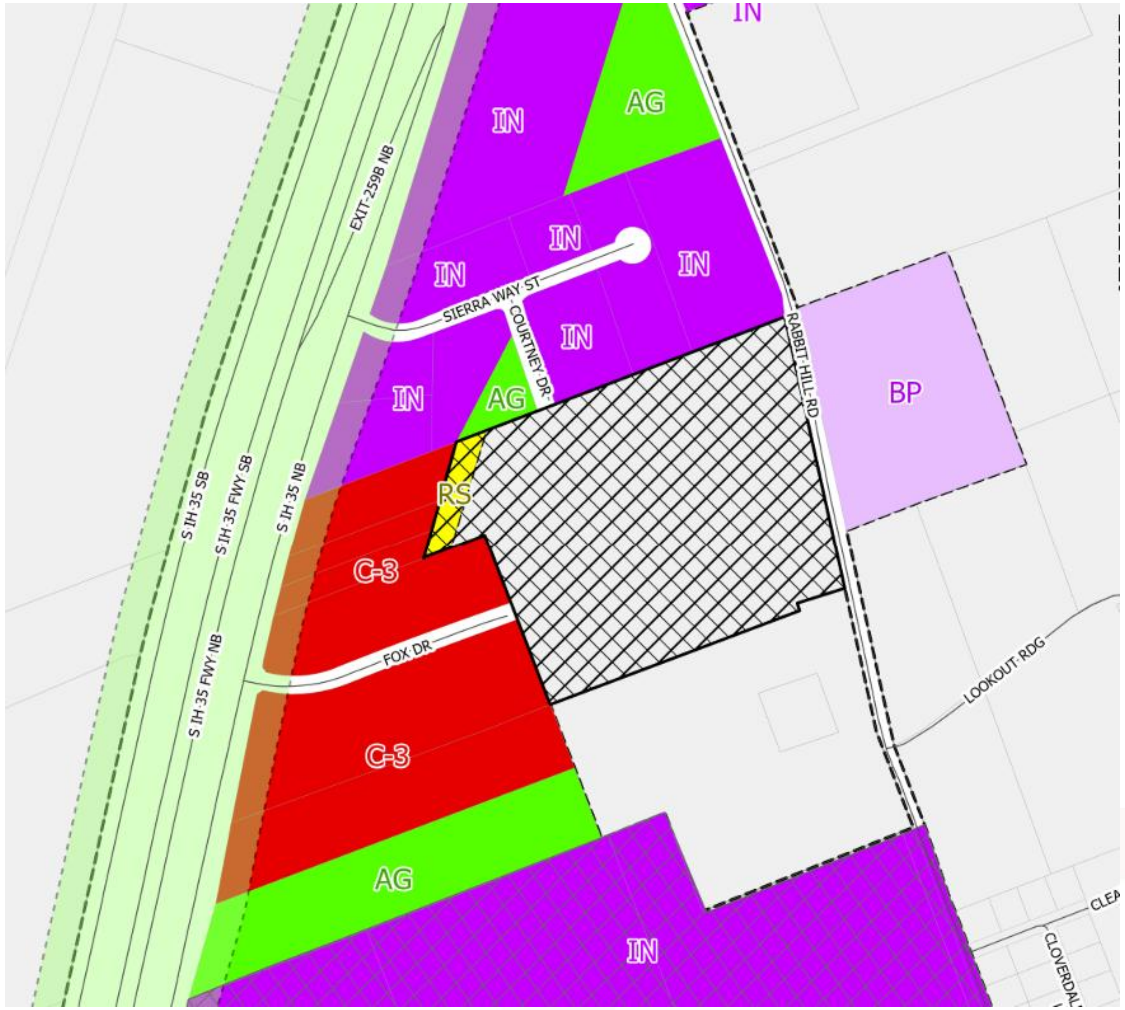
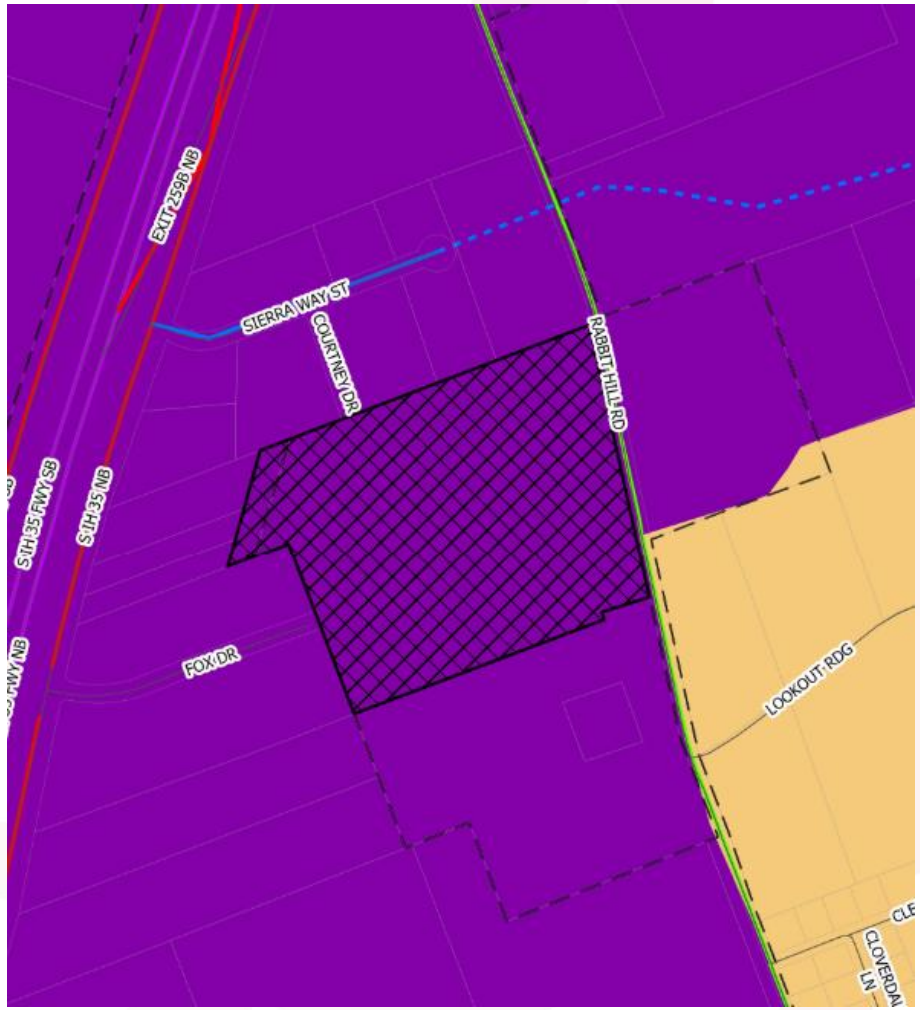
0
250
500
Feet

Zoning and Future Land Use Map





Employment Center (EC)

- Employment-generating uses that support heightened economic activity through quality architectural design and supporting uses
- Support primary and secondary uses while allowing flexibility
- Residential uses incorporated should consider location and density requirements
- Should be located near transportation corridors and logistics hubs

- **DUA:** ≥ 14 (when residential is incorporated)
- **Target Ratio:**
  - 100% nonresidential
- **Primary Use:** Manufacturing, life sciences, professional services, office, retail, technology/data centers, flex office, warehouses, and business parks
- **Secondary Uses:** Commercial, high-density residential, restaurants, hospitals, training and logistics facilities and civic & institutional uses

Intensive Industrial (I-2)

- Location for manufacturing and industrial activities that can generate nuisances
- Traffic generation can include heavy vehicles
- Access to Arterial or Freeway necessary
- Not appropriate adjacent to residential uses

Dimensional Standards

- Max building height = 60’
- Front/primary street setback = 25’
- Corner/ secondary street setback =25’
- Side setback = 10’
- Rear setback = 10’
- 15’ bufferyard when adjacent to commercial
- 30’ bufferyard when adjacent to residential

Allowed Uses in the Intensive Industrial (I-2) Zoning District

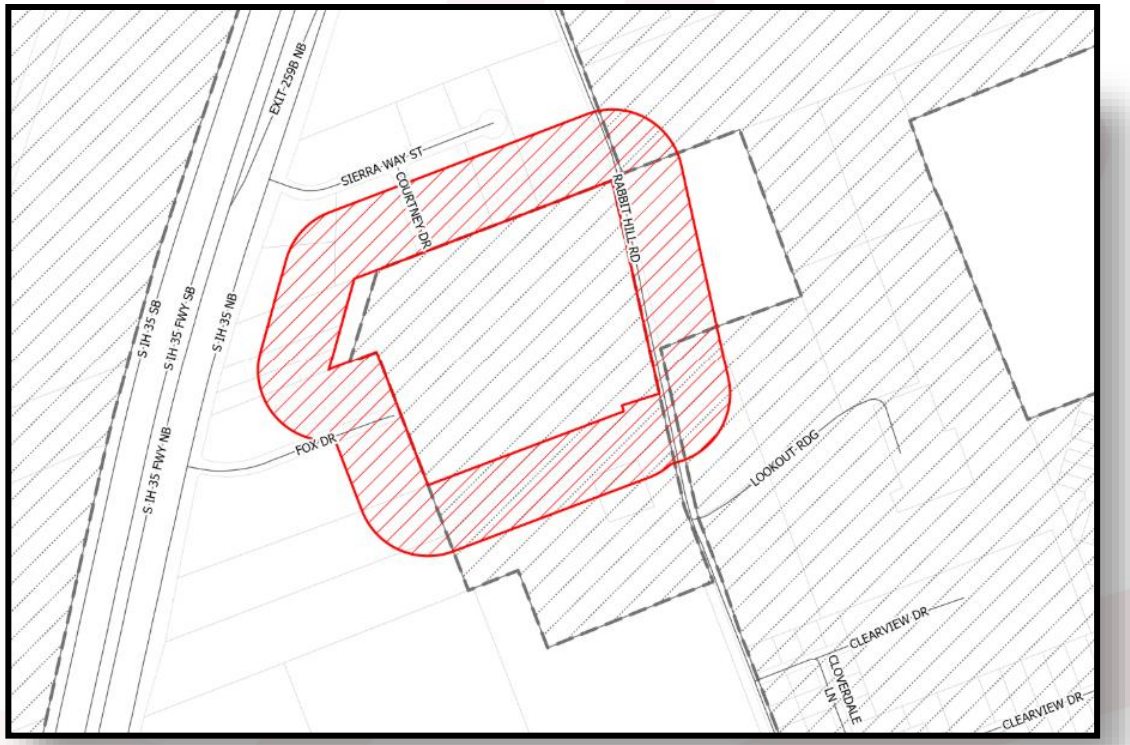
Permitted by Right		Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Commercial Vehicle Sales, Rental or Service	Business or Trade School	Correctional Facility
Government or Postal Office	Bus Barn	Animal Shelter	Psychiatric Hospital
Nature Preserve or Community Garden	Off-Site and Commercial Parking Lot	Self Storage, Outdoor	Substance Abuse Treatment Facility
Food Catering Services	Park-n-Ride Facility	Towing Services and Impound Lots	Cemetery, Columbaria, Mausoleum or Memorial Park
Athletic Facility, Indoor or Outdoor	Private Transport Service Dispatch Facility	Storage Yard	Hospital
Driving Range	Rail or Transit Yard	Heliport	Restaurant, General
Medical or Dental Office or Clinic	Transit Passenger Terminal	Wireless Transmission Facility ≤40'	Restaurant, Drive-through
General Office	Contractor Services, General and Limited	Data Center	Sexually Oriented Business
Integrated Office Center	Movie Production	Permanent Mobile or Outdoor Food Vendor	Major Event Entertainment
Atrtisan Studio and Gallery	Office/Warehouse	Public Park,Neighborhood	Firing Range, Indoor
Small Engine Repair	Research, Testing, and Development Lab	Agricultural Operation	Fuel Sales
Self Storage, Indoor	Manufacturing, Processing and Assembly, General and Limited	Meat Market	Fuel Sales (>10 multi-fuel dispensers)
Commercial Document Storage	Recreational Vehicle Sales, Rental or Service	Taxidermist	Car Wash
Event Catering and equipment Rental Service	Auto Sales, Rental or Leasing Facility	Home-Based Business	Airport
Furniture Repair and Upholstery	Auto Parts and Accessory Sales, Outdoor		Wireless Transmission Facility >40'
Heavy Equipment Slaes and Repair	Auto Repair and Service, Limited		Resource Extraction
Pest Control or Janitorial Services	Manufactured Housing Sales		Oil Refinery and Distribution
Office/Showroom	Warehousing and Distribution, General and Limited		Waste Related Uses
Wholesale Showroom	Truck Terminal		Wrecking, Scrap or Salvage Yard
Stone, Mulch or Dirt Sales Yards	Lumber Yard		
Utility Services, Minor, Intermeduate, and Major	Dry Cleaning and Laundry Plant		
Recycling Collection Center	Asphalt or Concrete Batch Plant		
Auto Repair and Service, General			

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;		X	
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;		X	
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 20 property owners within the 300’ buffer
- Notice in Sun News on 10/18/2026
- Signs posted on the property
- To date, staff has received:
  - 1 written comment IN FAVOR
  - 0 written comments OPPOSED



Planning & Zoning Commission Action

- At their November 3rd meeting, the Planning & Zoning Commission recommended approval of the request (4-3).

Summary

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 25.00 Acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-2) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown, Texas, 78626 (2026-6-ANX). Matt Skawin, Planner
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.

First Reading of an Ordinance

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF INTENSIVE INDUSTRIAL (I-2) OF CERTAIN TERRITORY CONSISTING OF 25 ACRES, MORE OR LESS, IN THE FRANCIS A. HUDSON SURVEY ABSTRACT NO. 295, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

Planning Department Staff Report

Report Date: November 3rd, 2026
Case Number: 2026-6-ANX

AGENDA ITEM DESCRIPTION

Public Hearing and First Reading on a request for a Zoning Map Amendment to zone, upon annexation, 25.00 Acres in the Francis A. Hudson Survey, Abstract 295, as the Intensive Industrial (I-2) zoning district, for the property generally located at 580 Rabbit Hill Road, Georgetown, Texas, 78626, (2026-6-ANX). Matt Skawin, Planner

AGENDA ITEM DETAILS

Project Name:	***Triten Rabbit Hill***
Applicant:	***Westwood Professional Services c/o Trenton Miller***
Property Owner:	***Triten Real Estate Partners c/o Keith Gabrielson***
Property Address:	***580 Rabbit Hill Road, Georgetown, TX 78626***
Legal Description:	***Approximately 25 acres in the Francis A Hudson Survey , Abstract No. 295***
Current Zoning:	***N/A – Located in City's Extraterritorial District (ETJ)***
Current Use:	***Vacant***

APPLICANT'S REQUEST

The applicant is requesting annexation with a base zoning district of I-2. The applicant intends to develop the property with four buildings containing office and warehouse uses.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located along the western side of Rabbit Hill Road, approximately 713 feet east of I-35, within an area characterized by higher-intensity industrial uses to the north and commercial and business park development to the east and west. Directly south of the site is vacant land that will remain within the ETJ, and a planned industrial warehouse is anticipated to develop just south of this ETJ parcel. The area also includes nearby ETJ properties and limited lower-intensity uses such as churches to the west. Overall, the surrounding area is transitioning toward employment-oriented land uses, with scattered lower-intensity residential and institutional uses remaining within the ETJ.

Zoning Trends:

Zoning in the vicinity of the subject site consists of a range of commercial and industrial districts. To the west, properties located closer to I-35 are predominantly zoned Regional Commercial (C-2). Properties directly north of the subject site are zoned Industrial, reflecting the established industrial-oriented character of the area. To the east, across Rabbit Hill Road, the zoning transitions to Business Park. While the parcel immediately south of the site remains within the City's ETJ, the property just beyond it is part of a PUD with a base zoning of Industrial and Business Park.

Present Property Description:

The subject property is within the City's ETJ and fronts Rabbit Hill Road. The site appears generally flat, with trees lining all property boundaries, including significant tree coverage along the Rabbit Hill Road frontage, the northern boundary, and throughout the southern portion of the parcel. A small pond is located near the southeastern portion of the property. Fox Drive abuts the site to the west.

STAFF ANALYSIS

Technical Review:

The subject property has an existing Future Land Use designation of Employment Center (EC). ECs are intended to support economic growth by providing areas for manufacturing, warehouses, business parks, technology, and other employment-generating uses. The designation has a target land use ratio of 100 percent nonresidential development.

The proposed I-2 zoning district allows for numerous uses that align with the target industries recommended for the EC Future Land Use, however as the most intensive zoning district it also allows for other uses such as storage yards and warehousing that do not. Many of these intensive uses out of alignment with the recommendations for ECs are able to be developed on the property as it stands in the ETJ, and so while I-2 is not directly aligned with the Comprehensive Plan, annexation into City Limits will at least provide further regulatory safeguards on the property as well as provide the City with property taxes on the land and any improvements constructed.

The property is surrounded by existing industrial development that the proposed zoning would be compatible with. It will allow for additional industrial growth within City Limits in a location already intended for these uses.

The proposed annexation and zoning request was reviewed by the applicable City Departments to determine the appropriateness of the requested zoning and the City's ability to provide utilities and municipal services to the property.

Staff reviewed the proposed annexation and rezoning request and found that it complies with three and partially complies with two of the five criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in Exhibit 6.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the annexation and initial zoning request (20 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (October 13, 2026) and signs were posted on-site. To date, staff has received 1 written comment in favor, and 0 in opposition to the request.

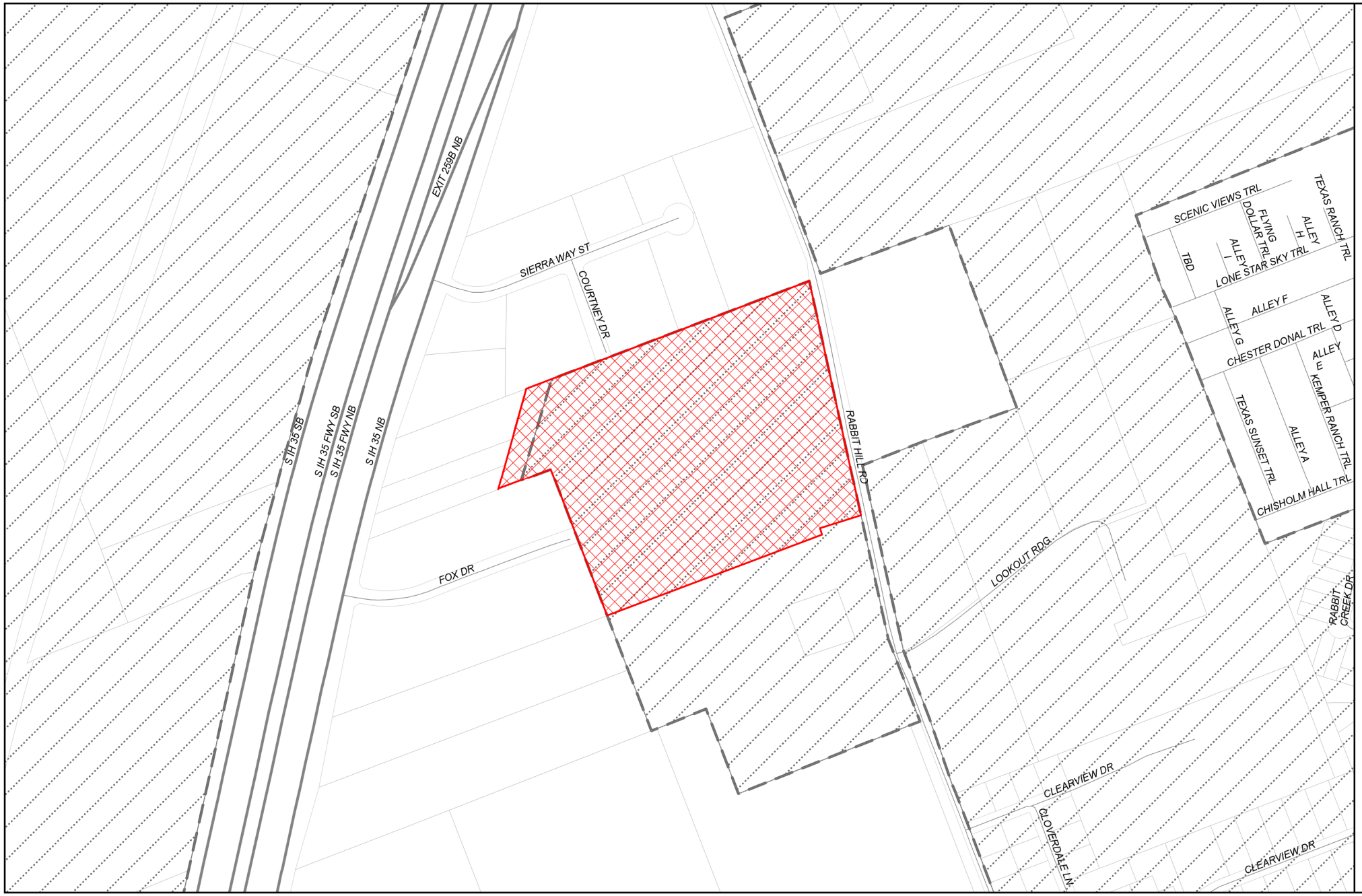
City Council

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 - Design and Development Standards of I-2
Exhibit 5 – Letter of Intent
Exhibit 6- Staff Criteria Analysis
Exhibit 7 – Public Comments

SUBMITTED BY

Matt Skawin, Planner



GEORGETOWN
TEXAS
more than welcome

Location

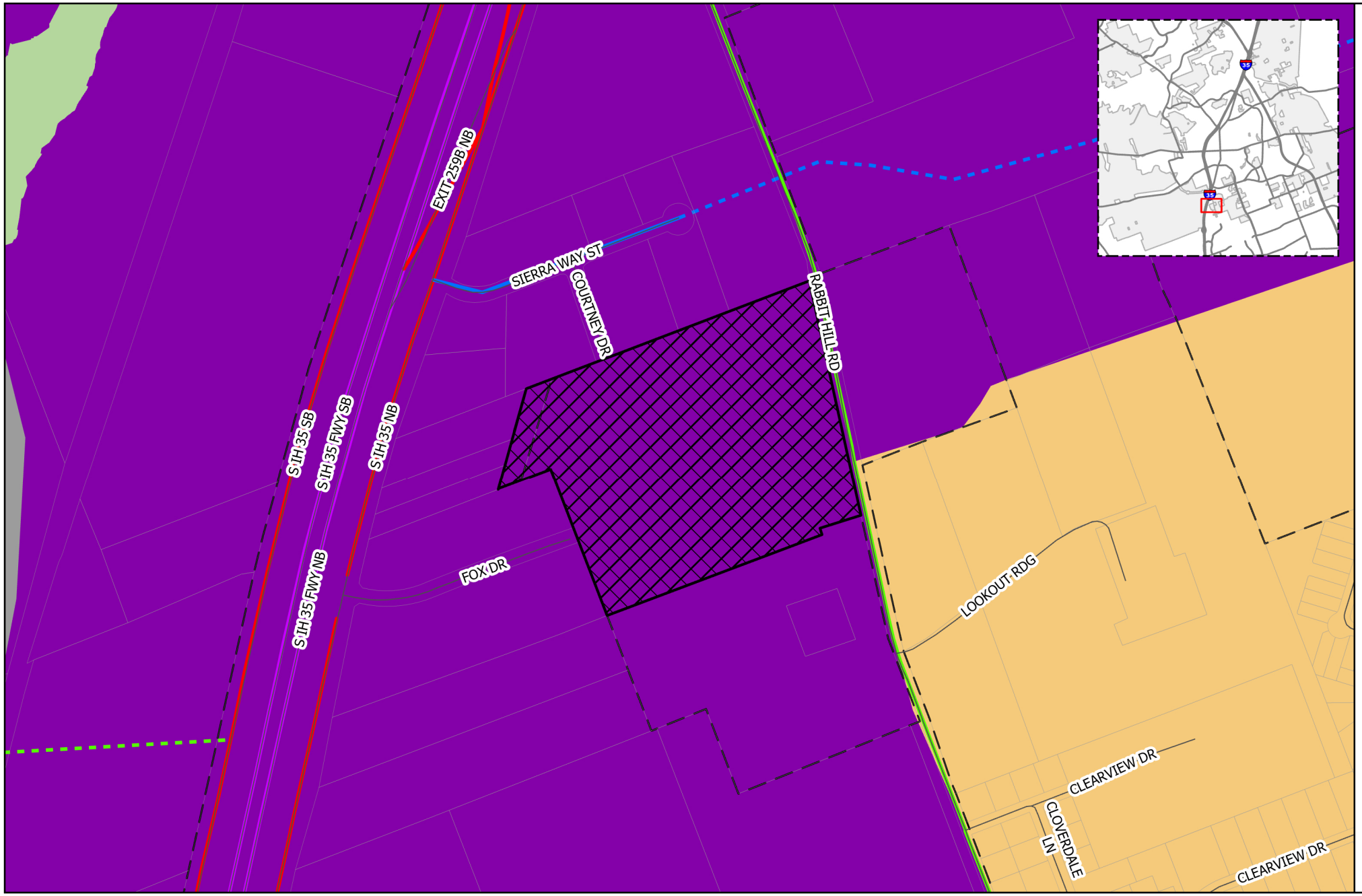
2026-6-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500
Feet



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-6-ANX

Exhibit #3

- Site
- Parcels
- City Limits

Thoroughfare

CLASS

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

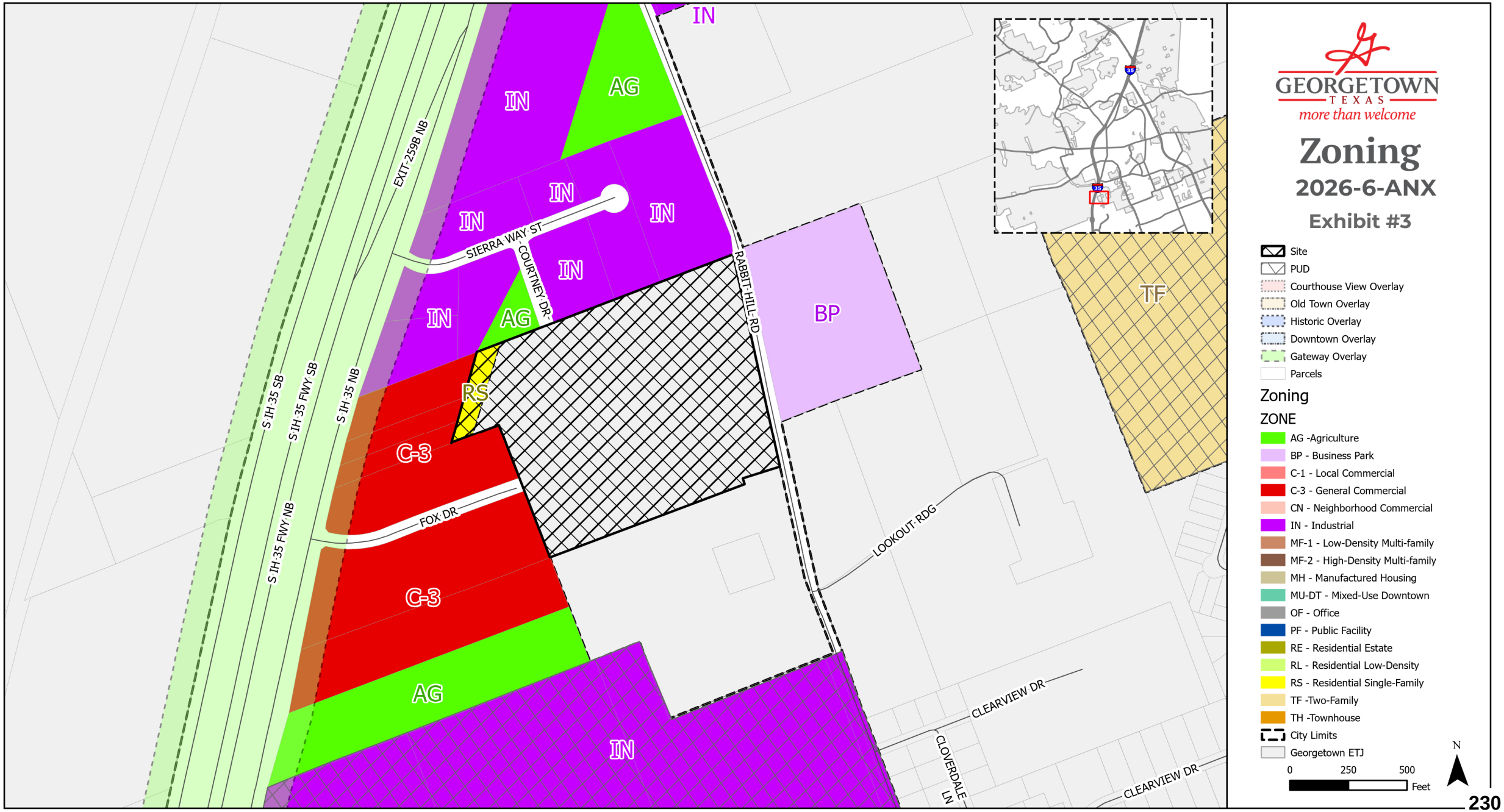
Future Land Use

FLU

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Georgetown ETJ

N

0 250 500 Feet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SIERRA WAY ST
COURTNEY DR
RABBIT HILL RD
FOX DR
LOOKOUT RDG
CLEARVIEW DR
CLOVERDALE LN
CLEARVIEW DR
GEORGETOWN
TEXAS
more than welcome
Zoning
2026-6-ANX
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
Gateway Overlay
Parcels
Zoning
ZONE
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
City Limits
Georgetown ETJ
0
250
500
Feet
N

I-2 Intensive Industrial

Residential Uses	Sec. 6.02.010
Permitted with Limitations	Home-Based Business

Civic Uses	Sec. 6.02.020
Permitted by Right	Emergency Services Station, Government or Postal Office, Nature Preserve or Community Garden
Permitted with Limitations	School (Business or Trade), Animal Shelter, Public Park (Neighborhood)
Special Use Permit Required	Correctional Facility, Hospital, Hospital (Psychiatric), Substance Abuse Treatment Facility, Cemetery (Columbaria) (Mausoleum or Memorial Park)

Transportation & Utility Uses	Sec. 6.02.030
Permitted by Right	Bus Barn, Parking Lot (Commercial), Parking Lot (Off-Site), Park-n-Ride Facility, Private Transport Service Dispatch Facility, Rail or Transit Yard, Transit Passenger Terminal, Utility Services (Intermediate), Utility Services (Major), Utility Services (Minor)
Permitted with Limitations	Airport, Wireless Transmission Facility (40' or less)
Special Use Permit Required	Heliport, Wireless Transmission Facility (Over 40')

Commercial Uses	Sec. 6.02.040
Permitted by Right	Food Catering Services, Athletic Facility (Indoor or Outdoor), Driving Range, Medical or Dental Clinic, Medical or Dental Office, General Office, Integrated Office Center, Artisan Studio and Gallery, Self Storage (Indoor), Small Engine Repair, Commercial Document Storage, Event Catering and Equipment Rental Service, Furniture Repair and Upholstery, Heavy Equipment Sales and Repair, Manufactured Housing Sales, Office/Showroom, Pest Control or Janitorial Services, Stone (Mulch or Dirt Yard Sales), Wholesale Showrooms, Automobile Parts and Accessories Sales (Outdoor), Automobile Parts and Accessories Sales (General), Automobile Parts and Accessories Sales (Limited, Automobile Sales (Rental or Leasing Facility), Commercial Vehicle Sales (Rental or Leasing Facility), Recreational Vehicle Sales (Rental or Service)
Permitted with Limitations	Permanent Mobile or Outdoor Food Vendor, Data Center, Self-Storage (Outdoor)
Special Use Permit Required	Restaurant (Drive-Through), Restaurant (General), Firing Range (Indoor), Major Event Entertainment, Sexually Oriented Business, Car Wash, Fuel Sales, Fuel Sales (with more than ten multi-fuel dispensers), Towing Services and Impound Lots

Industrial Uses	Sec. 6.02.050
Permitted by Right	Asphalt or Concrete Batch Plant, Contractor Services (General), Dry Cleaning or Laundry Plant, Lumber Yard, Manufacturing Processing and Assembly (General), Manufacturing and Processing and Assembly (Limited), Movie Production, Office/Warehouse, Recycling Center, Research(Testing and Development Lab), Truck Terminal, Warehousing Distribution (General), Warehousing and Distribution (Limited)
Permitted with Limitations	Storage Yard
Special Use Permit Required	Oil Refinery and Distribution, Resource Extraction, Waste Related Uses, Wrecking (Scrap or Salvage Yard)

Agricultural Uses	Sec. 6.02.060
Permitted with Limitations	Agricultural Operation, Meat Market, Taxidermist

I-2 Intensive Industrial

Temporary Uses	Sec. 6.02.070
Permitted with Limitations	Seasonal Product Sales, Farmer's Market (Temporary), Temporary Mobile or Outdoor Food Vendor, Transient Mobile or Outdoor Food Vendor, Business Offices (Temporary), Concrete Products (Temporary), Construction Field Office, Construction Staging (Off-site), Parking Lot (Temporary), All Other Uses Determined by Director

Dimensional Standards	Feet
District size, minimum square feet	87,120 (2 acres)
Lot size, minimum square feet	87,120 (2 acres)
Minimum Lot Width (Lot width shall be sufficient to allow for minimum driveway spacing required for the classification of street from which the lot is accessed, consistent with the driveway spacing requirements in Section 14.08)	50
Corner/end lot width, minimum feet (The spacing of driveways from intersections is subject to the driveway spacing requirements in Section 14.08)	50
Front /primary street setback, minimum feet (Setback may be reduced to 0' in Downtown Gateway Overlay (Section 4.10); build-to line alternative available in Section 8.03.020.D)	25
Corner side / Secondary street setback, minimum feet (Setback may be reduced to 0' in Downtown Gateway Overlay (Section 4.10); build-to line alternative available in Section 8.03.020.D)	25
Side Setback, minimum feet (Increased setbacks may be required to promote compatibility adjacent to residential areas in Section 9.03.070.) (Side setback may be reduced to 0' for party wall construction between lots that are part of the same development, subdivision and zoning)	10
Rear setback, minimum feet (Increased setbacks may be required to promote compatibility adjacent to residential areas in Section 9.03.070.)	10
Maximum Building Height	60
Maximum Impervious Cover – Sec. 13.02 (Non-residential development over the Edwards Aquifer is subject to the impervious cover requirements in Chapter 13)	80%
Dimensional Interpretation and Exception – Sec 8.03	-
Bufferyard: UDC Sec. 9.03.070 a) Medium level adjacent to Non Residential Zone and MU-DT – 15 foot-wide planting area ,One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 500 square feet of bufferyard or fraction thereof, distributed in a manner to make the bufferyard most effective in addressing potential sources for nuisance emanating from the subject property. b) High level adjacent to Residential Zone – 30 foot wide planting area; A solid 6-foot-high screening wall constructed of brick, stone, reinforced concrete or other similar two sided masonry materials; Two shade trees and four evergreen ornamental trees per each 500 square feet of bufferyard or fraction thereof, distributed in a manner to make the bufferyard most effective in addressing potential sources for nuisance emanating from the subject property.	-
Landscaping: UDC Sec. 9.01	-
Tree Preservation: UDC 10.01	-

Westwood

September 4, 2026
Westwood No.: R0080353.00

City of Georgetown Planning Department
Annexation (Voluntary)
809 Martin Luther King Jr. St.,
Georgetown, Texas 78626

Re: Triten Rabbit Hill – Letter of Intent
City of Georgetown, Williamson County, Texas

We are proposing the zoning and annexation of the property located at the below address:

580 Rabbit Hill Road, Georgetown, TX 78626

The current subject property resides in the Georgetown ETJ. Since this existing property resides in the ETJ, it does not lie within an existing zoning district. Also, the existing subject property has an agriculture use and is stated as Land Transitional Commercial on WCAD.

The proposed development includes four buildings with office and warehouse uses totaling ±214,521 sf of building area. The proposed property boundary will be ±25 acres. This letter of intent is proposing the subject property to be annexed into the City of Georgetown City Limits. Along with this annexation, the subject property is petitioning to be zoned Intensive Industrial District (I-2). The northern and southern neighbors of the subject property currently resides in the City of Georgetown city limits and are both zoned industrial.

We feel that to the best of our knowledge, the proposed annexation request complies with the criteria outlined in UDC Section 3.25.030:

A. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.

B. The proposed annexation promotes the health, safety, and general welfare of the City by incorporating a contiguous property within the Georgetown ETJ into the city limits, creating a logical municipal boundary and extending City services and development standards. Because the property is bordered by Industrial-zoned land within the city limits, the proposed Industrial zoning is compatible with the surrounding development pattern and reinforces an established employment area.

C. The request is consistent with the Georgetown 2030 Comprehensive Plan by supporting orderly growth, coordinated infrastructure planning, economic development, and expansion of the City's employment base. As a logical extension of the existing industrial corridor, the proposed annexation and zoning align with the City's long-range planning goals and annexation policies while supporting safe and orderly development.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings. With this signed petition for voluntary annexation, the landowner understands that construction of any capital improvements necessary for development on the

property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.

If you have any questions or need any additional information, please contact our office at 512-485-0831.

Sincerely,



Trenton Miller, P.E.

Exhibit 6
UDC Approval Criteria Review

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
Staff reviewed this application and deemed it complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Partially Complies**
The property is designated Employment Center (EC) on the Future Land Use Map. Employment Centers are intended to support heightened economic activity through employment-generating uses, high-quality architectural design, and well-integrated supporting uses such as retail and restaurants. These areas are typically located near major transportation corridors and logistics hubs and are intended to retain flexibility in building design and land planning to accommodate evolving employer needs and future economic conditions. The proposed Intensive Industrial (I-2) zoning has the potential to implement Goal 3 of the 2030 Plan, which seeks to establish a development framework that guides fiscally responsible growth and specifically identifies Employment Centers as priority locations for high-quality commercial development and target industries. Where this request falls short of full compliance is that there are intensive uses and uses not within the designated target industries such as Asphalt or Concrete Batch Plants, Stone Sales, or Storage Yards allowed within the district. It is notably the only district that allows for General Manufacturing, Processing and Assembly, which many of Georgetown's Target Industries (which per the Economic Development Master Plan include advanced manufacturing), but **I-2 is a zoning district that could allow for intensive or noxious uses that are not part of the City's target industries.** The Comprehensive Plan recommends that higher-intensity manufacturing and employment activities should be located away from residential and environmentally sensitive areas. The subject property is not located near any residential zoning districts, with the small portion of RS zoning to the west being part of the subject property and not developed or able to be developed with any single-family homes. The site's access to Fox Drive and IH 35 make it generally suitable for higher-intensity employment uses and supports staff's finding that the zoning request is consistent with this criterion. Employment Center uses require strong access to major thoroughfares.	

Continued on next page->

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Partially Complies

Annexing the property and assigning it to the I-2 zoning district will subject the site to the Unified Development Code's development standards, which do not apply today. Because the property is in Georgetown's Extra-Territorial Jurisdiction (ETJ), it could still develop with any I-2 use without annexation, but it would not be required to meet city standards such as setbacks, height limits, and buffering. Annexation ensures these protections apply in exchange for access to the City's wastewater services, making new development more compatible with surrounding land uses.

As the site develops, the UDC will also require extending Fox Drive, which currently ends at the property. Connecting this extension to the southbound I-35 frontage road may improve circulation and distribute traffic more evenly in the area. Although the extension would still occur under ETJ development, annexation ensures it meets city standards and coordinates with the broader transportation network.

Overall, annexation and I-2 zoning create a more predictable, regulated development environment with clear expectations for site design, roadway connections, and compatibility. The request supports the area's shift toward employment uses, yet the use of the I-2 zoning district rather than I-1 inhibits full compliance due to the breadth of uses possible that are not recommended uses in Employment Centers or part of the City's target industries.

4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Complies

The property is currently surrounded by a mix of industrial and commercial uses. To the north, industrial operations such as Georgetown Fireplace & Patio, ASMT, Circuit Board Assembly, Sierra Microwaves Technology, and Deaton Engineering contribute to a strong employment-oriented development pattern. To the west, the area transitions to Regional Commercial (C-2) zoning, which includes Cody Pools, Long Motors, Georgetown, the Mac Haik car dealership, and two churches within the C-2 district. To the east, across Rabbit Hill Road, is a Business Park (BP) zoned property, along with an existing single-family residence within the ETJ approximately 362 feet from the subject property.

To the south of the property, vacant land will remain within the ETJ. Farther south, the Bridge Business Park PUD (2022-82) introduces a mix of BP and Industrial (IN) zoning. The parcel directly abutting the ETJ property is zoned IN.

Given this context, the proposed I-2 zoning district aligns with the existing zoning pattern and the area's broader development character. The predominance of industrial, business park, and regional commercial uses supports I-2 zoning and helps prevent land-use conflicts. ->

Annexation will further enhance compatibility by applying the City's development standards, including buffering, site-design requirements, and building regulations, resulting in orderly and context-sensitive development of the property.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district. The site has adequate access and will be served by the necessary utilities. Both water and wastewater lines are in close proximity to the site.	

GEORGETOWN
TEXAS

RECEIVED
OCT 26 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Annexation / 580 Rabbit Hill Road,

Project Case #: 2026-6-ANX P&Z Mtg Date: 11/3/2026 Case Manager: Matthew Skawin

Name of Respondent: Troy J. Rodriguez, President, Sierra Microwave Technology
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: One Sierra Way, Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: X I OBJECT: _____

Additional Comments: We are in favor of annexation. We are in favor of an I-1 zoning for office and warehouse space. We remain in opposition to an I-2 designation as it is too broad & less restrictive. BUT DONT WANT TO LIMIT THE DEVELOPER'S ACCESS TO CAPITAL

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is by **5:00pm four business days prior to the Planning and Zoning meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."