

**AGENDA ITEM 16**

Consider designating authorized representative as County representative for Wolf Ranch Development Zone.

Moved: **Judge Doerfler**

Seconded: **Commissioner Heiligenstein**

Motion: To designate **Commissioner Hays** as County representative for Wolf Ranch Development Zone.

Vote: 4 – 0 – 1. **Commissioner Hays** abstained from the vote.

< Attachment >



October 9, 2003

Mr. Mark Bobinger, President  
Board of Trustees  
Georgetown Independent School District  
603 Lakeway Drive  
Georgetown, Texas 78628

Honorable John C. Doerfler, County Judge  
Williamson County Commissioners' Court  
710 Main Street  
Georgetown, Texas 78626

*David Hays*

*approved 10-21-03*

*John C. Doerfler*

**CERTIFIED MAIL**  
**NO. 7002 0860 0002 2776 9545**  
**RETURN RECEIPT REQUESTED**

**CERTIFIED MAIL**  
**NO. 7002 0860 0002 2776 9569**  
**RETURN RECEIPT REQUESTED**

Re: Notice of the City of Georgetown's Intent to Create the Wolf Ranch Reinvestment Zone and Notice of Public Hearing

Dear Mr. Bobinger and Judge Doerfler:

I write today to provide you with official notice of the City of Georgetown's intent to commence the process of creating a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code to be known as the Wolf Ranch Reinvestment Zone (the "Zone"). The City is further requesting that the Board of Trustees of the Georgetown Independent School District and the Commissioners' Court of Williamson County, respectively, designate an authorized representative as required by Chapter 311 of the Texas Tax Code to act on behalf of the School District and County, respectively, in connection with any further meetings on the proposed Wolf Ranch Reinvestment Zone. Although the City is not requesting either the School District or the County to participate in the Zone, this notice is required by the Tax Code and the City does want to keep you informed on this matter and be available to answer any questions that you may have.

The area proposed to be included in the Zone consists of the 102 acre tract (+/-) situated at the southwest corner of IH 35 S and SH 29 that is to be developed by an affiliate of SIMON Properties Group as an outdoor shopping and restaurant site. A map showing the general location of the property is enclosed for your reference. Also enclosed is a copy of the Planned Unit Development Ordinance recently approved by the City Council of the City of Georgetown that generally describes the project and the proposed development.

The City Council will hold a public hearing on the creation of the Zone on **December 9, 2003**. The City staff is in the process of developing the project and Financing Plan required by Chapter 311 of the Texas Tax Code; a copy of the plan will be sent to you as soon as it is complete. At this time it is estimated that the general impact of the proposed Zone on property values and tax revenues will be as shown on the attached tables.

Mr. Mark Bobinger  
Honorable John C. Doerfler  
October 9, 2003  
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As required by Section 311.003(f) of the Texas Tax Code, the City would like to make a brief formal presentation to the School Board on November 17, 2003, and to the County Commissioner's Court on November 18, 2003. Please let me know as soon as possible if those dates work for you.

If you have any questions about the proposed Zone, please do not hesitate to call me at 930-2507 or e-mail me at [tky@georgetowntx.org](mailto:tky@georgetowntx.org).

Sincerely,



Tom Yantis  
Assistant City Manager

Enclosures

cc: (w/o enclosures)  
Carol Pumbo, McCall, Parkhurst & Horton  
Garry Kimball, First Southwest  
Charlie Crossfield, Sheets & Crossfield, LLP  
Micki Rundell, Director of Finance, City of Georgetown  
Trish Carls, Brown & Carls, LLP

ORDINANCE NO. 2003-47

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING PART OF THE ZONING DISTRICT MAP ADOPTED ON THE 4<sup>TH</sup> DAY OF APRIL 2002 IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE PASSED AND ADOPTED ON THE 11<sup>TH</sup> DAY OF MARCH 2003, TO CHANGE 102.627 ACRES OUT OF THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NO. 558, LOCATED AT THE SOUTHWEST CORNER OF STATE HIGHWAY 29 AND INTERSTATE HIGHWAY 35, AS RECORDED IN VOLUME 5, PAGE 211, OF THE OFFICIAL DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM A, AGRICULTURE DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AND ADOPTION OF THE DEVELOPMENT PLAN WITH THE BASE ZONING DISTRICT STANDARDS OF C-3, GENERAL COMMERCIAL, ACCOMPANYING THE PLANNED UNIT DEVELOPMENT; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been made to the City Council for the purpose of changing the zoning district classification of the following described real property ("the property"):

102.627 ACRES OUT OF THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NO. 558, LOCATED AT THE SOUTHWEST CORNER OF STATE HIGHWAY 29 AND INTERSTATE HIGHWAY 35, AS RECORDED IN VOLUME 5, PAGE 211, OF THE OFFICIAL DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, hereinafter referred to as "the property";

WHEREAS, the City Council has submitted the proposed change in the Base Ordinance to the Planning and Zoning Commission for its consideration in a public hearing and for its recommendation or report; and

WHEREAS, notice of such hearing was published in a newspaper of general circulation in the City; which stated the time and place of hearing, which time was not earlier than fifteen (15) days for the first day of such publication; and

WHEREAS, written notice was given not less than fifteen (15) days before the date set for the meeting before the Planning and Zoning Commission to all the owners of the lots within two hundred feet of the property, as required by law; and

WHEREAS, the applicant for such zoning change placed on the property such sign(s) as required by law for advertising the Planning and Zoning Commission hearing, not less than fifteen (15) days before the date set for such hearing; and

WHEREAS, the City Planning and Zoning Commission in a meeting held on May 6, 2003 recommended changing said zoning district classification of the above described property from A, Agriculture district classification to Planned Unit Development (PUD), in accordance with attached Exhibit A,

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Simon Wolf Ranch PUD  
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WHEREAS, in compliance with Section 4.04.030(A)(2) of the Unified Development Code a Development Plan was submitted in conjunction with the requested establishment of the Planned Unit Development district,

WHEREAS, the City Planning and Zoning Commission in a meeting held on May 6, 2003 recommended adoption of the Development Plan for the Planned Unit Development, attached hereto as Exhibit B,

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

SECTION 1. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this ordinance implements the following objective of the Georgetown Century Plan, Future Land Use and Thoroughfare Plan:

- Goal 1: Encourage the most desirable and efficient use of land while enhancing the physical environment through functional and compatible land use configurations.
- Objective 1.3: Ensure that new development will be compatible with existing land uses in terms of use, density, building heights, scale and offsite effects.
- Objective 1.5: Require zoning change requests to be consistent with the Future Land Use Plan.
- Objective 1.7: Encourage the development of non-residential "nodes", which would result in concentrated areas of retail and commercial uses instead of strip development.

SECTION 2. The City Council hereby finds that the proposed Planned Unit Development and Development Plan satisfy the approval criteria of Section 3.06.030 and Section 3.06.404 of the Unified Development Code, as follows:

**Section 3.06.030 Approval Criteria (Rezoning)**

- A. The application materials submitted provide complete, sufficient and correct information necessary to render adequate review and final action;  
The proposed PUD and C-3, General Commercial, base zoning district are consistent with the Comprehensive Plan land use designation of "Office / Retail / Commercial" and implements the Goals / Policies of the future Land Use Plan as referenced in Section 1 of the Ordinance;
- B. The proposed PUD and C-3, General Commercial base zoning district promotes the health, safety, or general welfare of the City and the safe, orderly and healthful development of the City;
- C. The proposed PUD and C-3, General Commercial base zoning district are compatible with the zoning and use of surrounding properties and with the character of the surrounding area;

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Simon Wolf Ranch PUD  
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- D. The site is suitable for the range of uses permitted in the C-3 base-zoning district and proposed with the PUD district.

Section 3.06.040 Approval Criteria (Planned Unit Development)

1. The proposed PUD will provide a variety of employment opportunities and commercial services to the City;
2. The proposed PUD achieves a orderly and creative arrangement of the land uses proposed within the development and in their relationship to the larger community;
3. The proposed PUD establishes a planned and integrated transportation system which takes into consideration vehicular and pedestrian circulation;
4. The proposed PUD will dedicate approximately 17 acres of public parkland providing public recreational facilities for the larger community;
5. The location of buildings, and the proposed amenity areas, are designed in a manner to maximize the natural environment and take advantage of existing vegetation and river views;
6. The provision of public utilities and services will be accommodated in a timely manner as established by the PUD Development Plan and the Development Agreement between the City and Developer.

and further finds that the enactment of this ordinance is not inconsistent or in conflict with any other Century Plan Policies, as required by Section 2.03 of the Administrative Chapter of the Policy Plan.

SECTION 3. The Zoning District Map of the City, as well as the Zoning District for the Property shall be and the same is hereby changed from A, Agriculture district classification to Planned Unit Development with a Base Zoning District of C-3, General Commercial, in accordance with attached Exhibit A which are attached hereto and incorporated by reference herein is hereby adopted by the City Council of the City of Georgetown, Texas.

SECTION 4. The Development Plan accompanying the Planned Unit Development, attached hereto as Exhibit B, is hereby adopted by the City Council of the City of Georgetown, Texas.

SECTION 5. 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 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.

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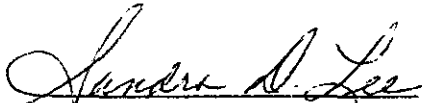
Simon Wolf Ranch PUD  
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SECTION 7. The Mayor is hereby authorized to sign this Ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect on the date of final adoption by City Council.

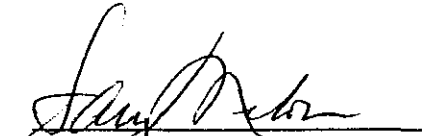
PASSED AND APPROVED on First Reading on the 27th day of May 2003.

PASSED AND APPROVED on Second Reading on the 16th day of July 2003.

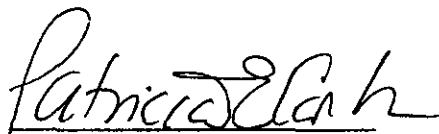
ATTEST:

  
Sandra D. Lee  
City Secretary

THE CITY OF GEORGETOWN:

  
By: Gary Nelon  
Mayor

APPROVED AS TO FORM:

  
Patricia E. Carls  
City Attorney

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# LOCATION MAP

Exhibit A  
Simon Wolf Ranch



## Legend

### Road Type

- Collector
- Freeway
- Local
- Major Arterial
- Minor Arterial
- Proposed Arterial
- Proposed Collector
- Railroad

- City Limits
- ETJ Boundary
- Parcels

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Exhibit "A"  
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City of Georgetown  
Planning and Development Services Division:  
Draft Cartographic Data for Planning Purposes Only  
April 25, 2003

0 500 1,000 1,500 2,000 4,000 Feet



**RECORDERS MEMORANDUM**  
All or part of the text on this page was not  
clearly legible for satisfactory recordation.

Simon Property Group WOLF RANCH DEVELOPMENT Fiscal Impacts: Real Estate Taxes Years 1-11												
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Years 1-11
	Real Estate Taxes	Real Estate Taxes	Real Estate Taxes	Real Estate Taxes	Real Estate Taxes	Real Estate Taxes	Real Estate Taxes	Real Estate Taxes	Real Estate Taxes	Real Estate Taxes	Real Estate Taxes	Real Estate Taxes
Estimated Assessment	\$28,225,177	\$43,110,729	\$53,540,752	\$55,146,975	\$56,801,384	\$58,505,425	\$60,260,588	\$62,068,406	\$63,930,458	\$65,848,372	\$67,823,823	
Tax Rate (Percent)	2.5235	2.5566	2.5901	2.6240	2.6584	2.6932	2.7285	2.7642	2.8004	2.8371	2.8743	
Estimated Total Tax	\$712,262	\$1,102,169	\$1,386,759	\$1,447,057	\$1,510,008	\$1,575,668	\$1,644,210	\$1,715,695	\$1,790,309	\$1,868,184	\$1,949,460	\$16,701,781
City of Georgetown	\$86,184	\$133,362	\$167,798	\$175,094	\$182,711	\$190,656	\$198,949	\$207,599	\$216,627	\$226,050	\$235,885	\$2,020,915
Williamson County	\$131,056	\$202,799	\$255,164	\$266,258	\$277,841	\$289,923	\$302,535	\$315,688	\$329,417	\$343,746	\$358,701	\$3,073,128
Georgetown School District	\$495,022	\$766,007	\$963,798	\$1,005,704	\$1,049,456	\$1,095,089	\$1,142,726	\$1,192,408	\$1,244,264	\$1,298,388	\$1,354,875	\$11,607,738

**AGENDA ITEM 17**

Consider approving amendment to agreement for Farmers State Bank building.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve amendment to agreement for Farmers State Bank building in the amount of \$2301.42.

Vote: **5 - 0**

< Attachment >

Voelter Associates Inc.

### **Amendment to Agreement Between Owner and Architect**

This AMENDMENT modifies an agreement made as of the Twenty Seventh day of February in the year Two Thousand and One.

DATE of this Amendment: October 14, 2003

BETWEEN the Architect's Client identified as the Owner:

Williamson County  
John Doerfler, County Judge  
710 Main Street, Suite 201  
Georgetown, TX 78626

AND the Architect:

Voelter Associates Inc.  
PO Box 97  
Georgetown, TX 78627-0097

For the following project:

Phase 2 Finish-out of the Farmers State Bank Building at 716 Austin Avenue, Georgetown, TX, for the Williamson County Historical Museum.

The Owner and Architect agree as follows:

#### **AMENDMENTS DEFINED**

1. Whereas the archeology phase was originally to be included in the contract, it was taken out and bid separately. It was integrated into the schedule of the work on the building and required as much or more Construction Administration time as the Phase 2 Contract. The Agreement Between Owner and Architect for Phase 2 was based on the low bid of \$433,222.00 less \$2,301.42 for a change order reconciling the Allowances, for a total of \$430,920.58.

The total cost of the archeology phase is \$17,545.00 which this amendment will add to the Contract Cost for this project.

2. Accessibility into the building had been provided several years ago with a concrete ramp extending to the Austin Avenue right-of-way. Because a ramp had been provided and because making the entrance accessible is complicated and difficult to accomplish on state ROW, we did not have that as part of our design scope. The cost for making those modifications is not in the Phase 2 Contract either.

We prepared three options for changing the configuration of the brick sidewalk and one was preferred by all who saw the three options. Any modification will require a variance from the Texas Department of Licensing and Regulation, and we have arranged for the City of Georgetown to make the physical modifications outside the building.

With this amendment we are asking that \$1,000.00 be added to the fee for a portion of our time spent in getting this change accomplished.