City of Georgetown, Texas
City Council
October 27, 2026

SUBJECT:
Public Hearing and First Reading - Serenity Ranch ETJ MUD

SUGGESTED ACTION:
Public Hearing and First reading of an Ordinance of the City Council of the City of Georgetown, Texas approving the "Consent Agreement" between the City and CR 150 QOZB, LP, a Delaware Limited Partnership, consenting to the creation of an ETJ Municipal Utility District over approximately 112 acres of land generally situated 1 mile east of IH35, with a small portion of the proposed district's northern boundary situation adjacent to County Road 150 -- Nick Woolery, Assistant City Manager

ITEM SUMMARY:
CR 150 QOZB, LP, a Delaware limited partnership owns approximately 112.21 acres of land in Williamson County, Texas, recorded in the Official Public Records as Document No. 2023083026. The land lies approximately one mile east of IH 35 between County Road 150 and Grove Lane, is not contiguous to the City limits, is within the City's ETJ, is within the City's retail wastewater service area, is within the certified retail water service boundaries of Jonah Water Special Utility District's water Certificate of Convenience and Necessity, is within the certificated retail electric service boundaries of the Pedernales Electric Cooperative's electric CCN, and is within the jurisdictional boundaries of Emergency Services District No. 8.

The Developer filed a Creation Petition on or about October 2, 2025, requesting the City's consent to create one municipal utility district over the Lane, and to develop on the Land a subdivision having a mix of Multifamily, High-Density/Town Home, Medium Density, and Low Density residential development, approximately 30,000 square feet of Commercial/Retail space, 15.4 Acres of Private Parkland with Public Access, Trails, Open Space Areas, Amenity Center Improvements, and associated roadway and drainage improvements, in a subdivision to be called "Serenity Ranch".

FINANCIAL IMPACT:
None to the City.

SUBMITTED BY:
Cresta Lyons, City Manager's Office

ATTACHMENTS:
Serenity Ranch MUD Consent Agreement with Exhibits.pdf
ORD - Serenity MUD - Consenting to MUD Creation and Approving CA.pdf
Serenity Ranch Presentation.pdf