

City of Georgetown, Texas
City Council
July 22, 2025

SUBJECT:

Pinnacle ETJ MUD Request

SUGGESTED ACTION:

Presentation, discussion and possible recommendations regarding the creation of an Extraterritorial Jurisdiction (ETJ) Municipal Utility District (MUD) for the proposed Pinnacle Development -- Nick Woolery, Assistant City Manager

ITEM SUMMARY:

Blossoms Development submitted a Declaration of Intent in May of 2024 which describes its intent to develop 475 acres located near FM 971 and CR 194 within Williamson County, in the City's ETJ, east of IH35. A portion of this development at the Southeastern corner is in Weir's ETJ and the City is facilitating discussions with Weir at this time. The land plan proposes single family product on approximately 180 acres and proposes a school site on approximately 11 acres. The development includes pocket parks, a private amenity center, and trails throughout the development.

FINANCIAL IMPACT:

None to the City.

SUBMITTED BY:

Cresta Lyons, City Manager's Office

ATTACHMENTS:

[2025-07-16 Pinnacle Tract - Concept Plan.pdf](#)

[Council Workshop - Pinnacle MUD Request \(07-22-2025\).pdf](#)

[Approved Georgetown MUD Policy 2018-07-24.pdf](#)