



**James W. Griffith, P.E., RPLS**  
**President**

January 30, 2019

City of Georgetown  
Planning Department  
406 W. 8th Street  
Georgetown, TX 78626

**Letter of Intent Regarding 4901 West Highway 29 Georgetown, Tx (Cole Estates Subdivision)**

TO WHOM IT MAY CONCERN:

This letter is intended to address the requirements for an Application for Annexation to the City of Georgetown. This annexation is occurring due to the desire of the Applicant to develop the land for commercial and residential purposes. The Applicant is hereby submitting for Voluntary Application with the understanding that the city will, to the extent possible, do the following:

- A. Simultaneously consider and approve zoning in accordance with the attached plat and fieldnotes.
- B. Simultaneously consider and approve a Comprehensive Plan Amendment Application that is being submitted at the same time with this Voluntary Annexation Request.
- C. Allow submittal of the Preliminary Subdivision Plat after the planning staff has done their first review of the Annexation and Comprehensive Plan Amendment Applications so that the review process for the Preliminary Plat submittal can begin as soon as is practical.

**PROPOSED ANNEXATION**

The proposed annexation of 126.06 acres includes two tracts of land as follows:

- 1) The proposed development land including 100.390 acres and identified as Tract One; and
- 2) An additional 25.67 acres of State Highway 29 right of way that connects to the existing western boundary line of the City of Georgetown's city limits.

The property is presently undeveloped farmland stretching from SH 29 to the South San Gabriel River. There is an existing sewer service agreement for the property entitled "Wastewater and Trail Easement and Agreement" recorded in Document No. 2016094701 and dated September 20, 2016. There is also an existing water agreement that was originally executed with Chisholm Trail SUD and then assigned to the City of Georgetown.

**PROPOSED ZONING**

The proposed zoning includes three different districts, as follows:

- 1) A commercial district C-1) of 15.612 acres along Highway 29;
- 2) A multifamily district (MF-1) of 11.819 acres adjacent to the C-1 district and on the western side of the

- main subdivision road (this district allows for development with a density of less than 14 units/acre); and
- 3) The remaining land in a residential RS district of 72.954 acres providing approximately 243 RS lots.

The following are required statements to be included within this Letter of Intent.

- 1) The subject property is contiguous to the current city limits as shown on the attached proposed annexation plat and by field notes.
- 2) The Total Acreage of the tracts to be annexed is 126.06 acres. This acreage includes a portion of State Highway 29 right-of-way.
- 3) The current use of the property is for pasture land, and the right-of-way is being used for road right-of-way purposes
- 4) There are no residents presently residing on the property
- 5) **The Applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.**
- 6) **With the 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.**

The following attachments are included with this letter.

- 1) Site Location Map
- 2) Field notes for the two annexation tracts along with two corresponding plats.
- 3) An overall proposed zoning plat
- 4) Three sets of field notes for the three proposed zoning districts along with three corresponding plats.

We are prepared to provide any further required information in order for the City of Georgetown to process this request.

Respectfully Submitted,

*James W. Griffith*

James W. Griffith, P.E.

2/27/2019



GRIFFITH CONSULTING

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As the Manager of Overlook at San Gabriel LLC, I hereby certify and attest my agreement and that of the LLC with this letter and in particular with Items 5) and 6) noted in the paragraph including the required statements.

Sathibabu Chakka

Sathibabu Chakka, Manager  
Overlook at San Gabriel LLC

State of Texas County of Williamson

Before me, on this day personally appeared Sathibabu Chakka, known to me, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27 day of February, 2019.



(Personalized Seal)

Larry Buchanan  
Notary Public's Signature