

JAB ENGINEERING, LLC.



14500 Williams Dr., Ste 212-121
Georgetown, TX 78633
512-779-7414
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August 19, 2019

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

**RE: Keister Properties
Rezone – Letter of Intent**

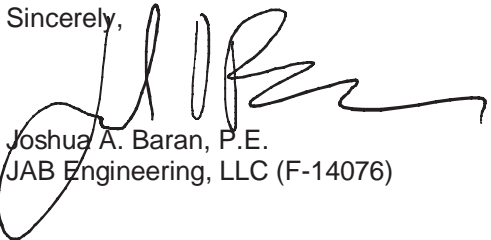
This Letter of Intent and application information are prepared by JAB Engineering, LLC. (the “applicant”) under the authorization of Keister Properties, LLC (the “owner”). The following detailed information is provided accordingly:

- The existing zoning is RS – Residential Single-Family and the proposed zoning is OF – Office.
- The Future Land Use Plan designates the subject property and surrounding corridor along Williams Drive as Mixed Use Neighborhood Center. The subject property is designated as Tier 1A (Developed / Redeveloping) in the 2030 Comprehensive Plan.
- The property to be rezoned is 2.55 acres and is described by written description and referenced deed included with this application.
- The subject property is vacant, with the exception of an existing 3-sided shed. The reintroduction of neighborhood businesses and services into older neighborhoods is consistent with Goal 2 of the Land Use Elements in the 2030 Comprehensive Plan.
- The property will be served by a proposed shared driveway to be extended by the same owner across the lots fronting Williams Drive. Utilities (water, sewer, and electric) are already located on the subject property.
- The existing structure on the subject property is an unused 3-sided shed. This structure is proposed to remain and does not encroach into any required setbacks that will encumber the property after zoning. No encroachments will exist around the outside boundary for the proposed zoning.
- A survey of the existing site with overlay of the proposed zoning setbacks is included with this submittal for reference.

- The City Council shall consider the following approval criteria for zoning changes:
 - A. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action
The application, as submitted, includes sufficient and correct information to allow adequate review and final action.
 - B. The zoning change is consistent with the Comprehensive Plan
The reintroduction of neighborhood businesses and services into older neighborhoods is consistent with Goal 2 of the Land Use Elements in the 2030 Comprehensive Plan.
 - C. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City
The 2030 Comprehensive Plan and Future Land Use Plan are developed by the City in order to promote the health, safety or general welfare of the City and the safe orderly, and healthful development of the City. The proposed zoning change is consistent with the 2030 Comprehensive Plan and Future Land Use Plan.
 - D. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood
The zoning change is compatible with the adjoining uses, with the southwest and west uses also being OF. The subject property and surrounding corridor along Williams Drive is designated as Mixed Use Neighborhood Center, of which this zoning change is compatible.
 - E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.
 The property to be rezoned is suitable for Office uses permitted by the OF zoning. These uses are generally low-impact and suitable for the transition to the adjoining Residential Single-Family to the east.

Please accept this letter of intent and accompanying documents for the Rezone.

Sincerely,


 Joshua A. Baran, P.E.
 JAB Engineering, LLC (F-14076)

JAB ENGINEERING, LLC.



14500 Williams Dr., Ste 212-121
Georgetown, TX 78633
512-779-7414
josh.baran@jabeng.com

May 12, 2019

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

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Joshua A. Baran, P.E.
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