

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 0.44 acres of Block G of the Dalrymple Addition, generally located at 408 West University Avenue, from the Residential Single-Family (RS) zoning district to the Local Commercial (C-1) zoning district; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, an application has been made to the City for the purpose of amending the Official Zoning Map, adopted on the 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

0.44 acres of Block G of the Dalrymple Addition, generally located at 408 West University Avenue, as recorded in Document Number 2015019346 of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property"; and

Whereas, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

Whereas, the Planning and Zoning Commission, at a meeting on September 3, 2019, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

Whereas, the City Council, at a meeting on September 24, 2019, held an additional public hearing prior to taking action on the requested rezoning of the Property.

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 vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Section 2. The Official Zoning Map, as well as the Zoning District classification for the Property is hereby amended from the Residential Single-Family (RS) zoning district to the Local Commercial (C-1) zoning district, in accordance with the attached *Exhibit A* (Location Map) and *Exhibit B* (Legal Description) and incorporated herein by reference.

Ordinance Number: _____

Page 1 of 2

Description: 1408 W University Ave.

Case File Number: 2019-10-REZ

Date Approved: October 8, 2019

Exhibits A-B Attached

Section 3. 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 4. 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.

Section 5. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 24th day of September, 2019.

APPROVED AND ADOPTED on Second Reading on the 8th day of October, 2019.

THE CITY OF GEORGETOWN:

ATTEST:

Dale Ross
Mayor

Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Charlie McNabb
City Attorney

Ordinance Number: _____

Description: 1408 W University Ave.

Date Approved: October 8, 2019

Page 2 of 2

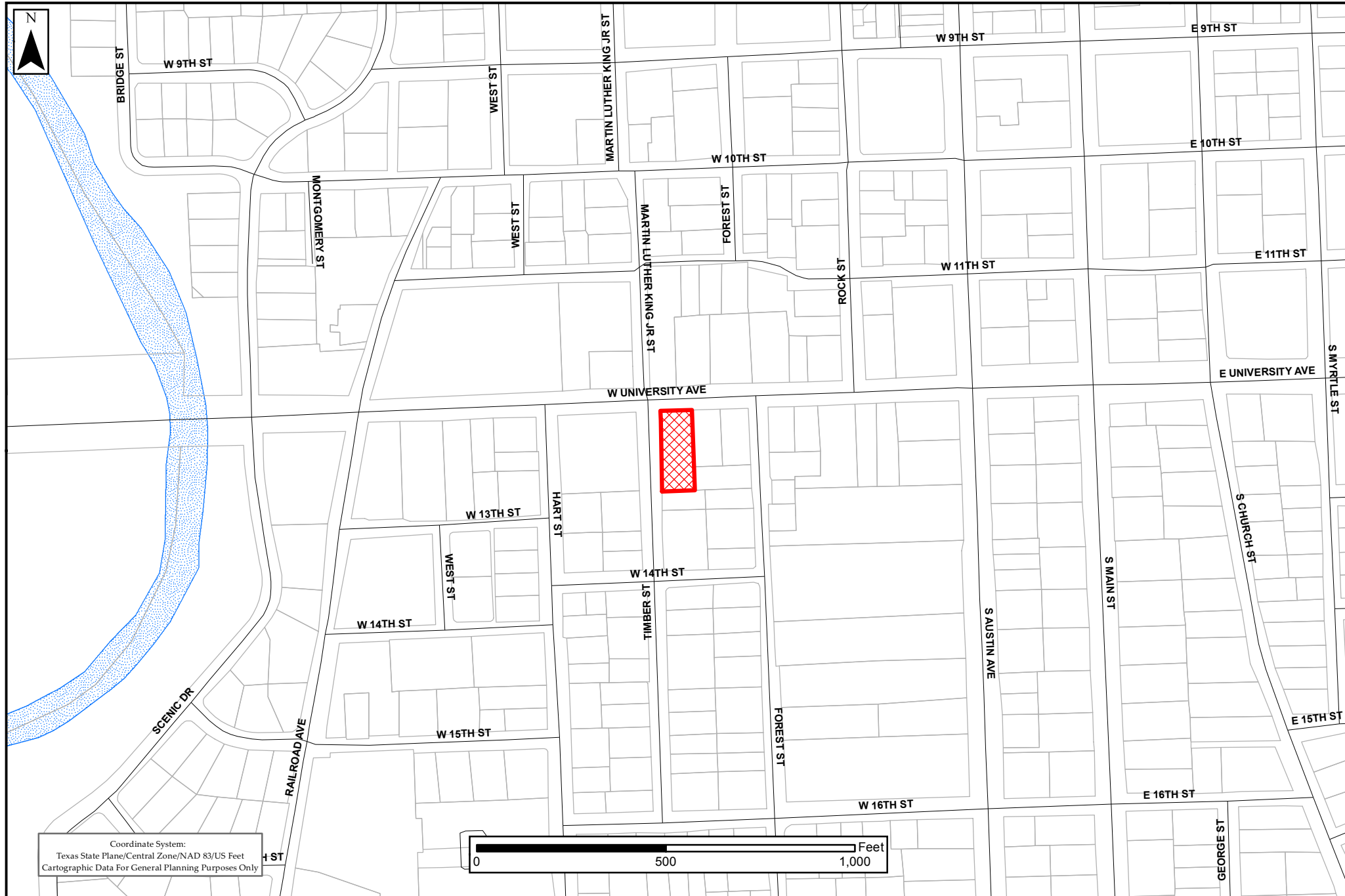
Case File Number: 2019-10-REZ

Exhibits A-B Attached



Location Map 2019-10-REZ Exhibit A

- Legend
- Site
 - Parcels
 - City Limits
 - Georgetown ETJ



FOREST SURVEYING AND MAPPING CO.

1002 Ash St.

Georgetown, Tx. 78626

DESCRIPTION FOR MARIA I. BALFOUR et. al. – LEE H. MCINTOSH

BEING 0.44 acres, part of the "Homestead Block" also known as Block "G", according to the plat of the W.C. Dalrymple's Addition (Dalrymple's Addition) to the City of Georgetown, Williamson County, Texas, as filed in Vol. 20, Pg. 619, of the Deed Records of Williamson County, Texas. This tract is the same property that was conveyed to Maria I. Balfour as described in a deed that is recorded in Doc. 2015019346, of the Official Public Records of Williamson County, Texas (OPRWCT). For metes and bounds description of this property see prior deed to C.A. Balfour, et. ux., of record in Vol. 2317, Pg. 329, Deed Records. This tract was surveyed on the ground in January of 2019, under the supervision of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone, NAD83 (4203).

BEGINNING at an iron pin (steel pin) which was found at the Southeast corner of the said property of Maria I. Balfour, and at the Southeast corner of the C.A. Balfour property as set out in Vol. 2317, Pg. 329. This corner exists at the Southwest corner of the property that is described in a deed to Karl M. and Joan M. Stockbridge (called 0.22 ac. Doc. 2018102739). From this corner an iron pin that was found at the Southeast corner of Stockbridge stands N 87°32'23" E 150.11 feet.

THENCE remaining South of the existing fence, with the South boundary of Balfour and the North boundary of Lot 1 in Block D of Dalrymple's Addition, S 87°32'23" W 90.00 feet to a capped ½ inch iron pin that was set for the Southwest corner of this property, in the East line of Timber Street.

THENCE with the East line of Timber Street; N 02°09'00" W 212.91 feet to a capped ½ inch iron pin that was set for the Northwest corner of this property.

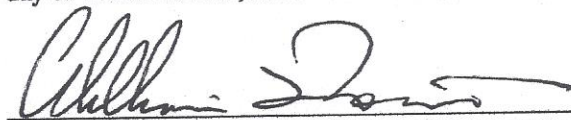
THENCE with the South line of West University Avenue, N 87°38'18" E 89.21 feet to the most Southerly of two iron pins that were found 1.61 feet apart. This corner stands S 03°03'55" W 1.61 feet from an iron pin that was found and not accepted.

THENCE with the East line of Balfour and the West line of the property that was conveyed to Kathryn Figueredo Fowler (called 0.26 ac. Doc. 2011081420), S 02°21'42" E at 150.32 feet passing an iron pin that was found at the Southwest corner of Fowler and at the Northwest corner of the said property of Karl and Joan Stockbridge, continuing in all 212.75 feet to the POINT OF BEGINNING.

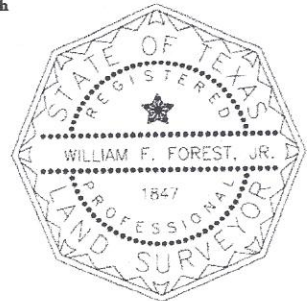
STATE OF TEXAS :
COUNTY OF WILLIAMSON :
: KNOW ALL MEN BY THESE PRESENTS;

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is correct to the best of my knowledge and belief. This property abuts a public roadway, except as shown on the attached survey drawing. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

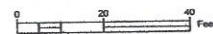
TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 6th day of March of 2019, A.D. file: McIntosh 0.44 ac.doc



WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



**SURVEY FOR LEE H. MCINTOSH
0.44 AC.
CONVEYED TO MARIA I. BALFOUR, a.k.a. MARY BALFOUR et. al.
DOC. 2015019346, AMENDED DOC. 2015019347
DISTRIBUTION DEED FOR ESTATE OF C.A. BALFOUR, DECEASED
FOR DESCRIPTION SEE PRIOR 2317 / 329
part of the "Homestead Block"
of the W.C. Dalrymple's Addition
plat 20 / 619 D / R
see prior deed Vol. 2317, Pg. 329**

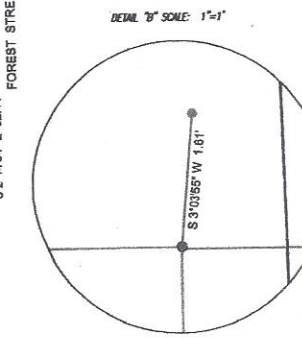
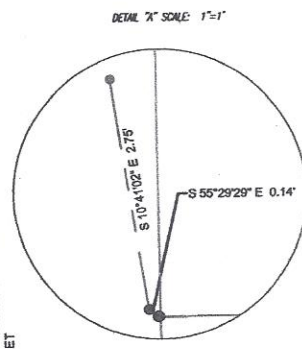
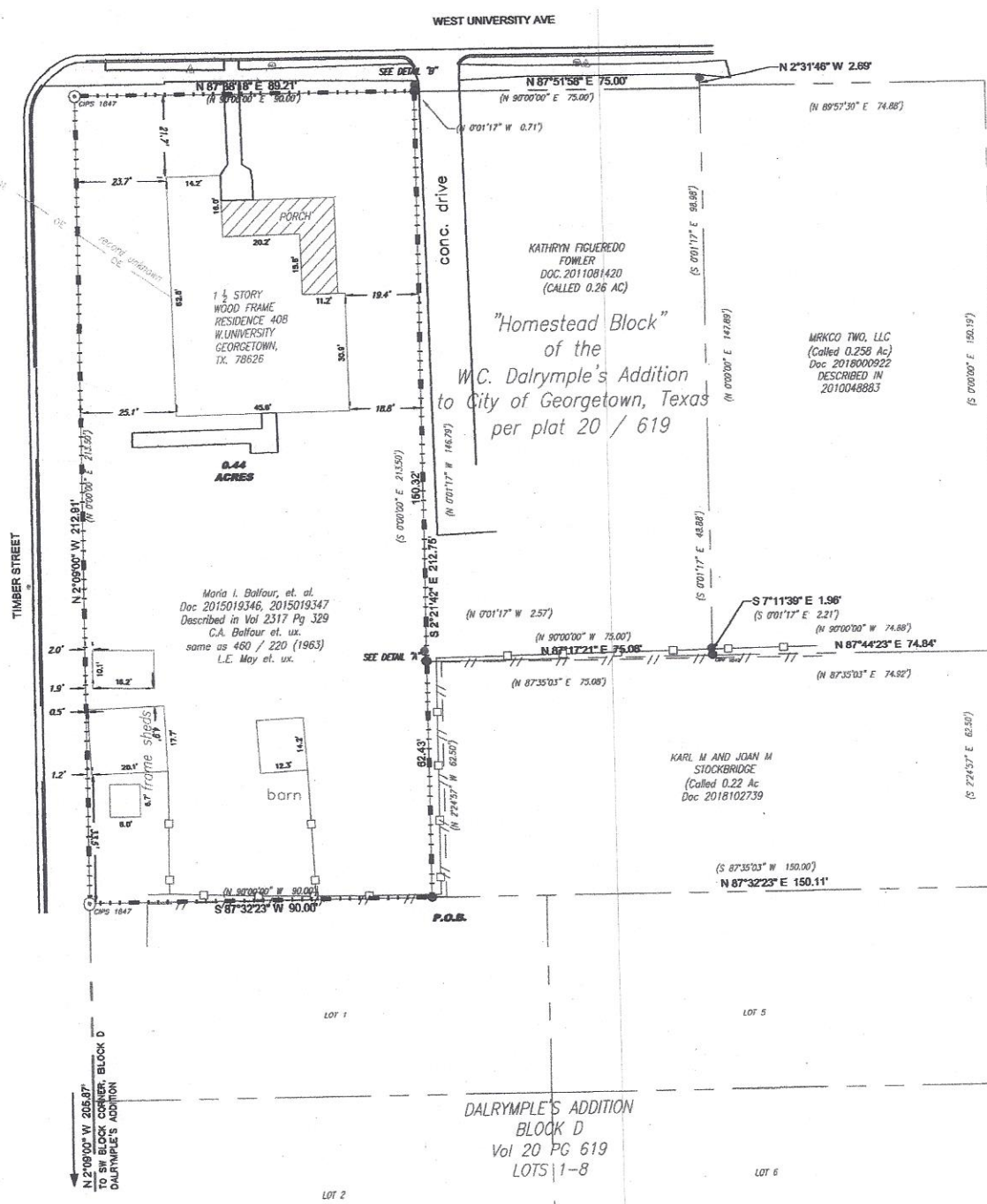


SCALE: 1" = 20'

Note:
The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203).
GEOID: 12A
Datum: NAVD83
CONVERGENCE: 172'58.42"

LEGEND

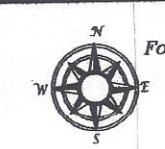
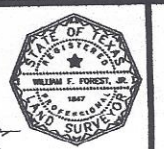
- 1/2" IRON PIN FOUND (STEEL PIN)
 - CAPPED IRON PIN SET MARKED "FOREST 1847"
 - CAPPED IRON PIN FOUND MARKED "FOREST 1847"
 - CAPPED IRON PIN FOUND MARKED
 - TELEPHONE PEDESTAL
 - ELECTRIC POWER POLE
 - TELEPHONE POLE
 - GUY WIRE
 - BENCHMARK MONUMENT (COTTON SPINDLE SET)
 - WATER WELL (HAND DUG)
 - OVERHEAD ELECTRIC
 - TELEPHONE LINE
 - EXISTING WOOD FENCE (approximate location)
 - EXISTING METAL FENCE (approximate location)
 - TRACT LINES
 - BOUNDARY LINES
- All document references are in Williamson County, Texas
D.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.P.R.W.C.T. Plat Records of Williamson County, Texas
D.P.R.W.C.T. Deed Records of Williamson County, Texas



I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ADJUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

Survey Date March 6, 2019

William F. Forest, Jr.
William F. Forest, Jr., R.P.L.S. 1847



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO.10002000

NOTICE: THIS MAP COPYRIGHT 2019 BY FOREST SURVEYING & MAPPING CO.
THIS MAP IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES. NO LICENSE HAS BEEN CREATED (EXPRESS OR IMPLIED) TO COPY THIS MAP EXCEPT IN CONNECTION WITH THE ORIGINAL TRANSACTION WITH WHICH THIS MAP WAS CREATED. (MAY BE COPIED IN THAT CONTEXT IF CONDITIONS REMAIN UNCHANGED)
Copyright © 2019 FOREST SURVEYING & MAPPING CO.

Drawing Date: March 6, 2019
Field Book/Page: 142 / 66
Project & Dwg: 408 UNIVERSITY
LO 408 W UNIVERSITY
Sheet One of One