

City of Georgetown  
Planning Department  
406 W. 8th Street  
P.O. Box 1458  
Georgetown, TX 78627

**RE: Letter of Intent:** Rezoning Application for the property located at 1217 Timber St.,  
Georgetown, TX 78626 (the “Property”)

This letter of intent for the rezoning of “Property” is submitted by the applicants, owners Jay King and Duane Harris, from the existing Residential Single-Family (RS) district to the Local Commercial (C-1) district.

The property is a 6217 square foot (52’ x 120’) lot that includes an existing 786 square foot, single story residential structure. The intent is to maintain the existing integrity of the structure, with no significant alternations beyond those required for certificate of occupancy or by the Planning Committee.

The future intended use of the “Property” is that of a spa & salon boutique that satisfies the continually expanding needs of the community while not deviating from the existing “old town” charm of the neighborhood that continues to attract and retain residents and businesses. This proposed use aligns with the 2030 Comprehensive Plan for the city’s future growth and development while maintaining character, specifically outlined in the Downtown Master Plan.

Per Chapter 3 - Development Strategy, the “Property” is located on the outer edge of the “Downtown South” area plan, with the adjacent property to the north included in the Downtown Overlay District Boundary. This Character Area has been designated to be a commercially-focused mixed-use area with retail, offices, and some housing, while serving as a transition to the abutting neighborhoods. This rezoning request would support a seamless transition between current/future business development and the existing residential zoning.

Existing property had extensive updating in 2018, including the addition of a privacy fence. Landscaping will be added to preserve adjacent residential privacy. Owners will continue to update property over time that maintains aesthetic consistency and progress of the historic downtown area.

The applicants respectfully request the City of Georgetown, Council, and Planning Commission and Planning Staff approval and support of the “Property” rezoning request to allow for a quality commercial use that meets all the needs of the neighborhood and area residents.

Thank you for your time and consideration. We welcome the opportunity to meet and discuss with all interested parties and representatives.

Respectfully,  
Jay King, Duane Harris