



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 400 West 11th Street and 401 W University Avenue

Project Case Number: 2019-11-REZ P&Z Date: September 3, 2019 Case Manager: Chelsea Irby

Name of Respondent: DON RIGGS
(Please print name)

Signature of Respondent: Donald Riggs
(Signature required for protest)

Address of Respondent: 312 W. 10th ST
(Address required for protest)

I am in FAVOR: _____

I OBJECT: X

Additional Comments:

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.



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Project Name/Address: 400 West 11th Street and 401 W University Avenue

Project Case Number: 2019-11-REZ P&Z Date: September 3, 2019 Case Manager: Chelsea Irby

Name of Respondent: Jerry Chambers
(Please print name)

Signature of Respondent: [Signature]
(Signature required for protest)

Address of Respondent: 310 W 10th ST.
(Address required for protest)

I am in FAVOR: _____

I OBJECT: ✓

Additional Comments:

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Project Name/Address: 400 West 11th Street and 401 W University Avenue

Project Case Number: 2019-11-REZ P&Z Date: September 3, 2019 Case Manager: Chelsea Irby

Name of Respondent: Donald Ray Sedwick
(Please print name)

Signature of Respondent: Donald R Sedwick
(Signature required for protest)

Address of Respondent: 1011 Martin Luther King
(Address required for protest)

I am in FAVOR: _____

I OBJECT: ✓

Additional Comments:

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Project Name/Address: 400 West 11th Street and 401 W University Avenue

Project Case Number: 2019-11-REZ P&Z Date: September 3, 2019 Case Manager: Chelsea Irby

Name of Respondent: Robert Cravens
(Please print name)

Signature of Respondent: Robert Cravens
(Signature required for protest)

Address of Respondent: 1004 Forest St, Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

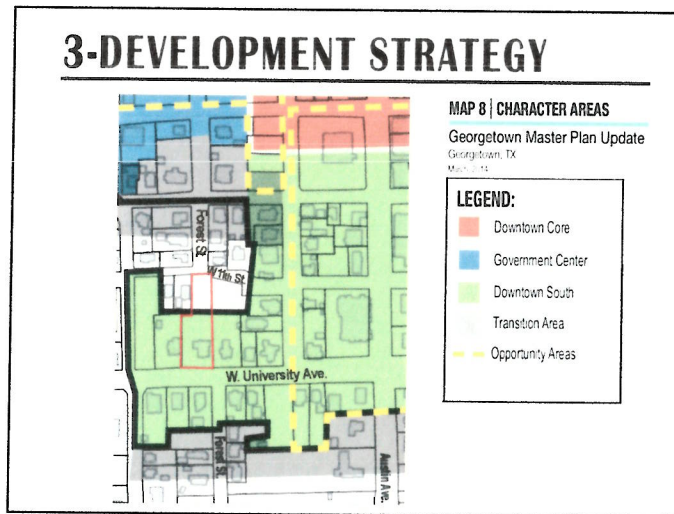
Additional Comments:

My wife and I would like to retain the same residential neighborhood-feel for our block that we anticipated when we bought our retirement home here in 2015 and have been diligently making improvements. Please show sensitivity to our residential neighborhood and do not grant the zoning change request for either of these properties.

[See additional attached comments]

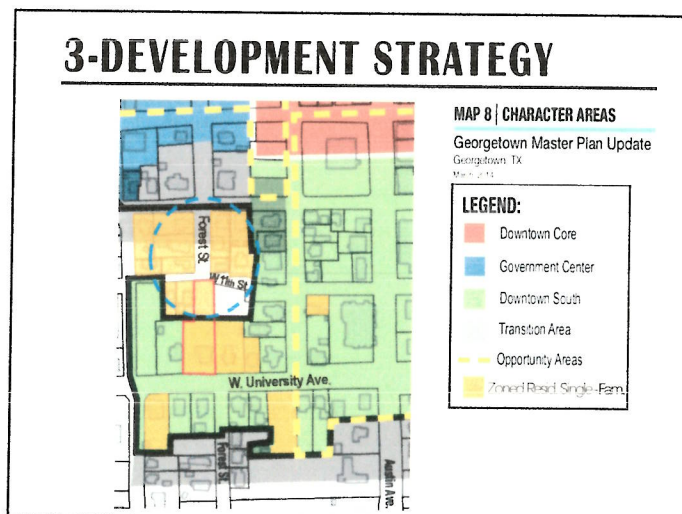
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Most of the following comments are related to the city's published "Development Strategy" in Chapter 3 of the 2030 Comprehensive Plan Update. **[Slide 1]**



This map is taken from the Plan Update. While the property at 401 W University is in the Downtown South mixed-use Character Area, it is not in the defined Opportunity Area, which is generally to the east of Rock Street. Therefore, the city should not be promoting effort and energy to change the current character or zoning for existing businesses and residential properties outside the Opportunity Area.

However, my main concern is with the lot on 11th Street. This property is neither in the Southeast Quadrant Opportunity Area nor is it even in the Downtown South Character Area. It lies squarely at the end of our short block of Forest Street, which is not currently a through-street to University Avenue. Maybe more importantly, it is not included in the defined grey Transition Zone and the associated unique design solutions that have been suggested for this area. **[Slide 2]** The orange highlights show properties zoned as Residential Single-Family and our block with the vacant lot on 11th Street is circled.



The 11th Street property falls under the Strategy's category of "Edges to Abutting Neighborhoods." The Plan's language for this area clearly states "Edges to abutting neighborhoods should be treated with sensitivity.... Development along these edges should be sensitive to the existing building form and uses." In other words, it is zoned to be Residential Single-Family and should stay that way. [Slide 3]

Forest Street



South view
towards 400 W 11th St



North view
from 400 W 11th St
towards Forest St

The existing building form and use for the 11th Street and Forest intersection is smaller residential homes with neither sidewalks nor curbs, which matches our block of Forest Street. Any change will likely increase traffic flow and could even result in overflow parking on Forest Street if the parking for the adjoining business property on University becomes full. This is already a safety issue for all pedestrians using either Forest Street or 11th Street. As a matter of priority, safety for pedestrians and residents should be at the top of the list for the city of Georgetown.

In summary, my wife and I would like to retain the same residential neighborhood-feel for our block that we anticipated when we bought our retirement home here in 2015 and have been diligently making improvements. I would like to respectfully request that you please show sensitivity to our residential neighborhood and do not grant the zoning change request for either of these properties.



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Project Name/Address: 400 West 11th Street and 401 W University Avenue

Project Case Number: 2019-11-REZ P&Z Date: September 3, 2019 Case Manager: Chelsea Irby

Name of Respondent: Linda Thomas
(Please print name)

Signature of Respondent: Linda C. Thomas
(Signature required for protest)

Address of Respondent: 1004 Forest St, Georgetown 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

My block of Forest Street has no curbs and no sidewalks. I walk my dog twice a day, and we are walking in the street. Significant traffic on my block due to development at 400 W 11th is a safety concern for the current residents. The possibility of this owner or a future owner facilitating entry onto their property from University and exiting onto 11th would negatively impact the daily life of me and my neighbors.

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Project Name/Address: 400 West 11th Street and 401 W University Avenue

Project Case Number: 2019-11-REZ P&Z Date: September 3, 2019 Case Manager: Chelsea Irby

Name of Respondent: Alana Lugo
(Please print name)

Signature of Respondent: Alana Lugo
(Signature required for protest)

Address of Respondent: 305 W. University Georgetown TX 78626
(Address required for protest)

I am in FAVOR: _____

I OBJECT: ✓

Additional Comments:

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Project Name/Address: 400 West 11th Street and 401 W University Avenue

Project Case Number: 2019-11-REZ P&Z Date: September 3, 2019 Case Manager: Chelsea Irby

Name of Respondent: Jeremiah Lugo
(Please print name)

Signature of Respondent: Jeremiah Lugo
(Signature required for protest)

Address of Respondent: 307 W University Georgetown TX 78626
(Address required for protest)

I am in FAVOR: _____

I OBJECT: ✓

Additional Comments:

I will consider support if exit only on
University.

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Project Name/Address: 400 West 11th Street and 401 W University Avenue

Project Case Number: 2019-11-REZ P&Z Date: September 3, 2019 Case Manager: Chelsea Irby

Name of Respondent: Robert Sparks
(Please print name)

Signature of Respondent: Ra
(Signature required for protest)

Address of Respondent: 404 West 11th St. Georgetown, TX
(Address required for protest)

I am in FAVOR: _____

I OBJECT: ✓

Additional Comments:

traffic + safety concerns

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