

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 0.43 acres out of Block 67 of the Lost Addition, generally located at 401 West University Avenue, from the Planned Unit Development (PUD) zoning district to the Mixed Use Downtown (MU-DT) 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"):

0.43 acres out of Block 67 of the Lost Addition, generally located at 401 West University Avenue, as recorded in Volume 752/Page 205 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 for the property located at 401 W University Ave; 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 Planned Unit Development (PUD) zoning district to the Mixed Use Downtown (MU-DT) zoning district, in accordance with the attached *Exhibit A* (Location Map) and *Exhibit B* (Legal Description) and incorporated herein by reference.

Ordinance Number: _____

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Description: 401 W University Ave.

Case File Number: 2019-11-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: _____

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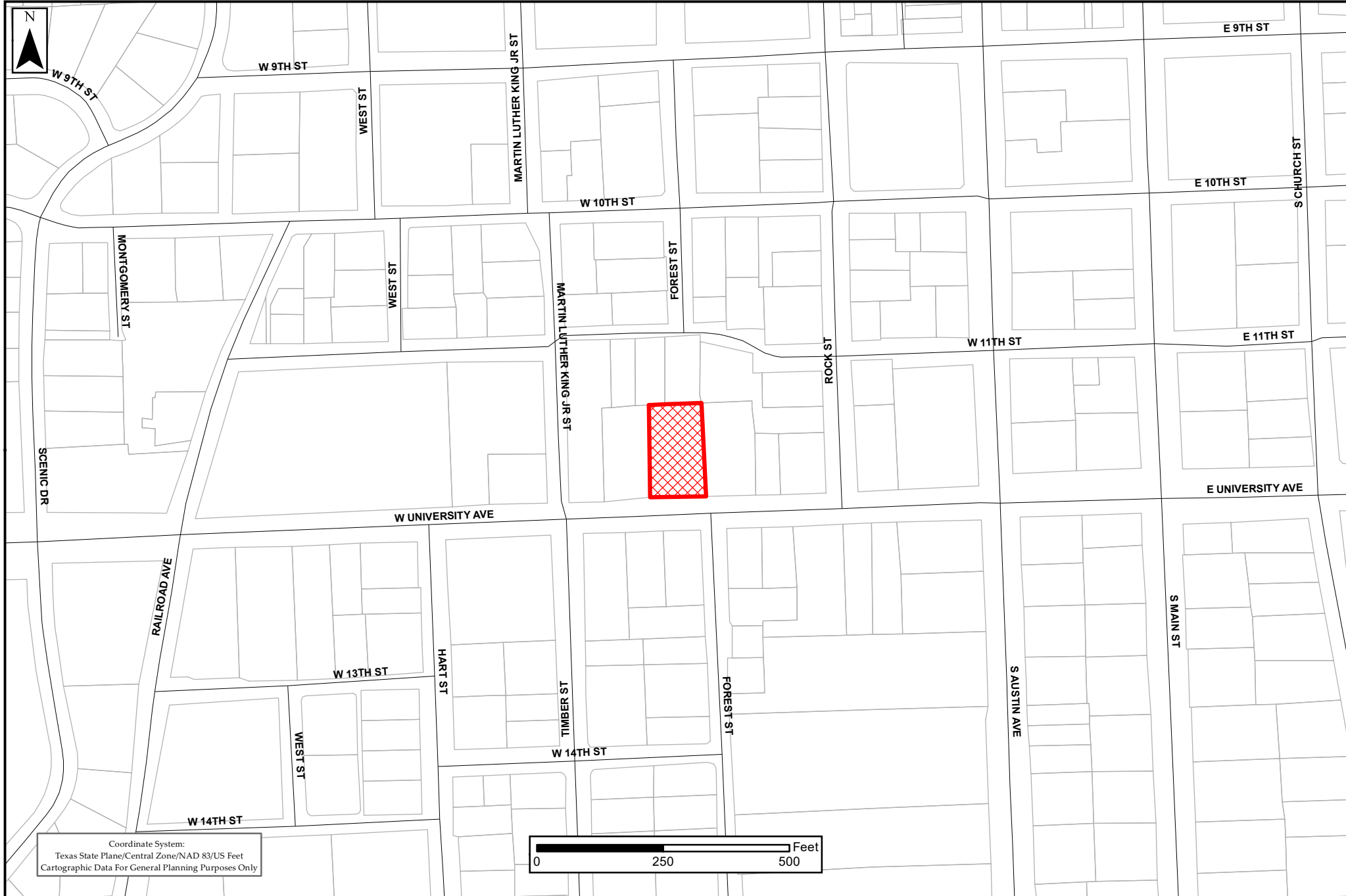
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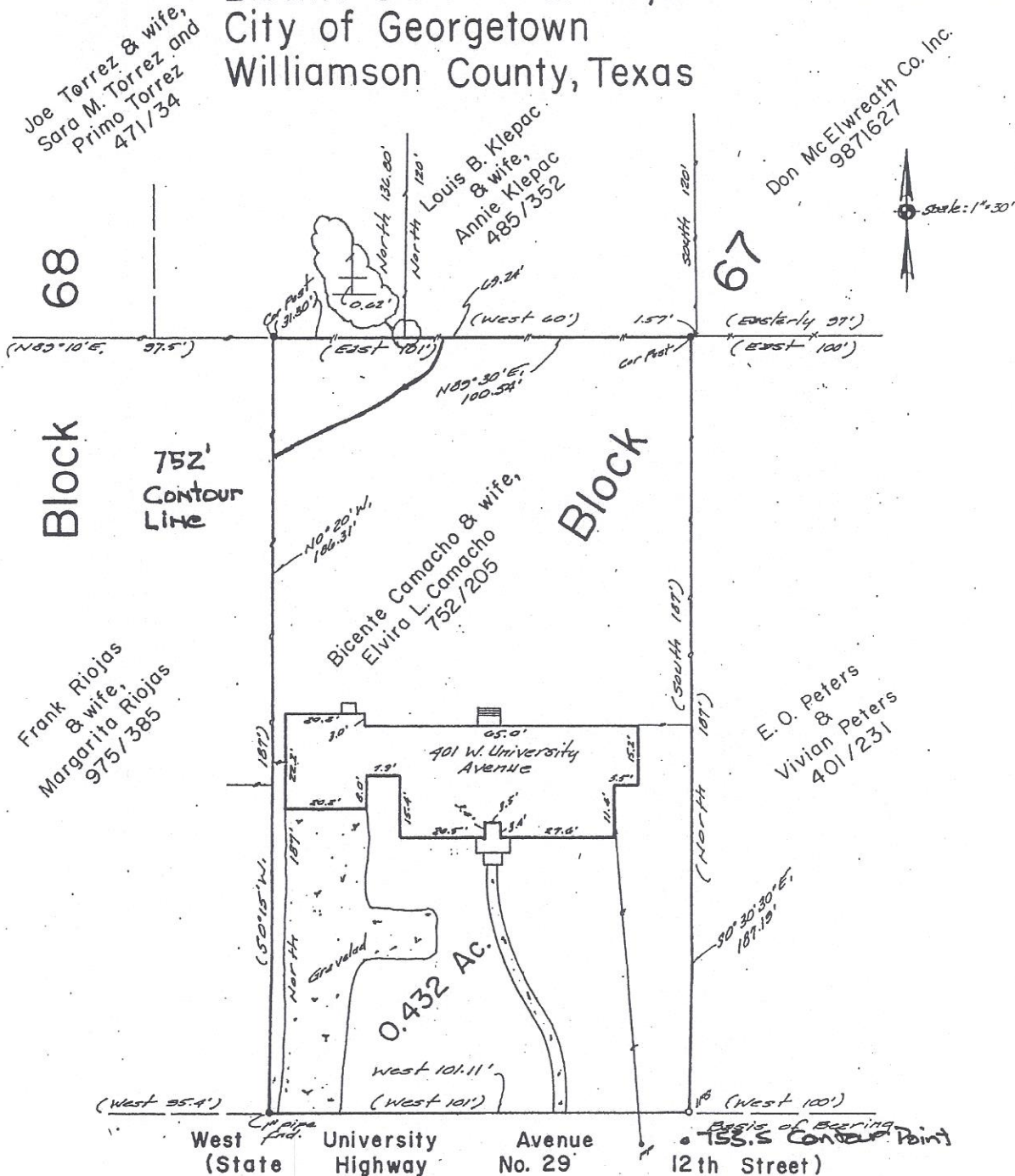
Location Map 2019-11-REZ Exhibit #1

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



Survey For Lee H. McInosh
a portion of Block 67 Lost Addition
Bicente Camacho & wife, Elvira Camacho Tract
City of Georgetown
Williamson County, Texas

Exhibit B - Legal Description



I, Don H. Bizzell, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION AND DIRECTION ON THE 15th DAY OF March, 1957. THE PROPERTY PLATTED HEREON IS CORRECT AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD HAZARD MAP FOR Williamson COUNTY, TEXAS, COMMUNITY NO. 44491 EFFECTIVE DATE OF Sept. 27, 1951 AND THAT MAP INDICATES THAT THIS PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD AREA) AS SHOWN ON PANEL 00230C OF SAID MAP. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.



Steger & Bizzell Engineering, Inc.
Surveying Engineers
1878 South Austin Avenue
Georgetown, Texas 78626
Telephone: 612-930-1112
Facsimile: 612-930-9118

JOB NO. 19057

FIELD NOTES FOR LEE H. MCINTOSH

EXHIBIT "A"

BEING 0.432 of an acre of land, being a portion of Block 67 of the Lost Addition, an addition in and to the City of Georgetown, Williamson County, Texas, being that certain tract of land as conveyed to Bicente Camacho and wife, Elvira L. Camacho, by deed as recorded in Volume 752, Page 205, of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of March, 1999, under the supervision of Don H. Bizzell, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at a 1" pipe found on the north line of West University Avenue (State Highway No. 29, 12th Street) marking the Southwest corner of the above-referenced Camacho tract, being at, or near, the most southerly Southwest corner of Block 67, and marking the Southeast corner of that certain tract of land as conveyed to Frank Riojas and wife, Margarita Riojas, by deed as recorded in Volume 975, Page 385, of the Official Records of Williamson County, Texas, for the Southwest corner hereof;

THENCE, N 0° 20' W, 186.31 feet to a fence corner post, being at, or near, an interior corner of the said Block 67, marking the Northwest corner of the said Camacho tract, being the Northeast corner of the said Riojas tract, and being on the south line of that certain tract of land as conveyed to Joe Torrez and wife, Sara M. Torrez, and Primo Torrez by deed as recorded in Volume 471, Page 34, of the Deed Records of Williamson County, Texas, for the Northwest corner hereof;

THENCE, N 89° 30' E, at 31.30 feet pass 0.62 feet south of a fence corner marking the Southeast corner of the said Torrez tract, being the Southwest corner of that certain tract of land as conveyed to Louis B. Klepac and wife, Annie Klepac, by deed as recorded in Volume 485, Page 352, of the Deed Records of Williamson County, Texas, continuing along the south line of the said Klepac tract, for a total distance of 100.54 feet, in all, to a fence corner post marking the Northeast corner of the said Camacho tract, and the Northwest corner of that certain tract of land as conveyed to E.O. Peters and Vivian Peters by deed as recorded in Volume 401, Page 231, of the Deed Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, S 0° 30' 30" E, 187.19 feet to an iron pin set on the said north line of West University Avenue, being the south line of the said Block 67, for the Southeast corner of the said Camacho tract, being the Southwest corner of the said Peters tract, for the Southeast corner hereof;

THENCE, along the said north line of West University Avenue, West, 101.11 feet to the Place of BEGINNING and containing 0.432 of an acre of land.

STATE OF TEXAS

}

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

}

I, Don H. Bizzell, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that said property has access to and from a dedicated roadway, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the
18th day of March, 1999, A.D.

THENCE, S 0° 30' 30" E, 187.19 feet to an iron pin set on the said north line of West University Avenue, being the south line of the said Block 67, for the Southeast corner of the said Camacho tract, being the Southwest corner of the said Peters tract, for the Southeast corner hereof;

THENCE, along the said north line of West University Avenue, West, 101.11 feet to the Place of BEGINNING and containing 0.432 of an acre of land.

STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON }

I, Don H. Bizzell, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that said property has access to and from a dedicated roadway, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 18th day of March, 1999, A.D.

Don H. Bizzell Don H. Bizzell

Registered Professional Land Surveyor, No. 2218

State of Texas

19057fn



Steger & Bizzell Engineering, Inc.
Consulting Engineers

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Georgetown, Texas 78626

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