



July 19, 2019

Ms. Sofia Nelson, CNU-A
Planning Director, City of Georgetown
P.O. Box 1458
Georgetown, Texas 78626

Re: 601 S. Main Street - Zoning Map Amendment Request

Dear Sofia,

Please find enclosed my application for the Zoning Map Amendment of approximately 0.216 acres of land at 601 S. Main street. The property is located along East 6th Street near the intersection of East 6th Street and South Main Street, and the property is currently accessed by an existing driveway on South Main Street.

Via this application, the property owner seeks to amend the zoning of the property to Mixed-Use Downtown. A portion of the area to be rezoned is currently zoned Residential Single-Family and has been most currently used as a public parking lot. This 0.165-acre property is described in Document #9626182 within Exhibit A as Tract II, Part of lots 5 and 8, Block 38, of the City of Georgetown. The remaining 0.051 acres is a tract of land out of West 6th Street, a 60 foot wide roadway dedicated in Vol. 5, Pg. 211, Deed Records in the Clement Stubblefield Survey, A-558.

Mixed-Use Downtown zoning is consistent with the City of Georgetown future land use plan consisting of Specialty Mixed Use Area zoning. The property is classified as Tier 1A, Developed/Redeveloping, within the City's Growth Tier Map. The proposed zoning would match the current zoning for properties on the east, south, and west of the site and is consistent with the Comprehensive Plan. The existing parking lot on the property is not an allowed use within residential zoning by the current Unified Development Code. Rezoning the property to Mixed-Use Downtown would remove an inadvertent impediment to development on the property and would not create an intrusion into residentially zoned areas.

I am submitting this letter and attached Application for the Zoning Map Amendment Request of the 0.216 acres as described in the attached exhibits. Thank you for your consideration of this Zoning Map Amendment Application.

Sincerely,

A handwritten signature in blue ink that reads 'Kyle Miller'.

Kyle Miller, E.I.T.

ADDRESS
1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626

PHONE
512.930.9412

FAX
512.930.9418

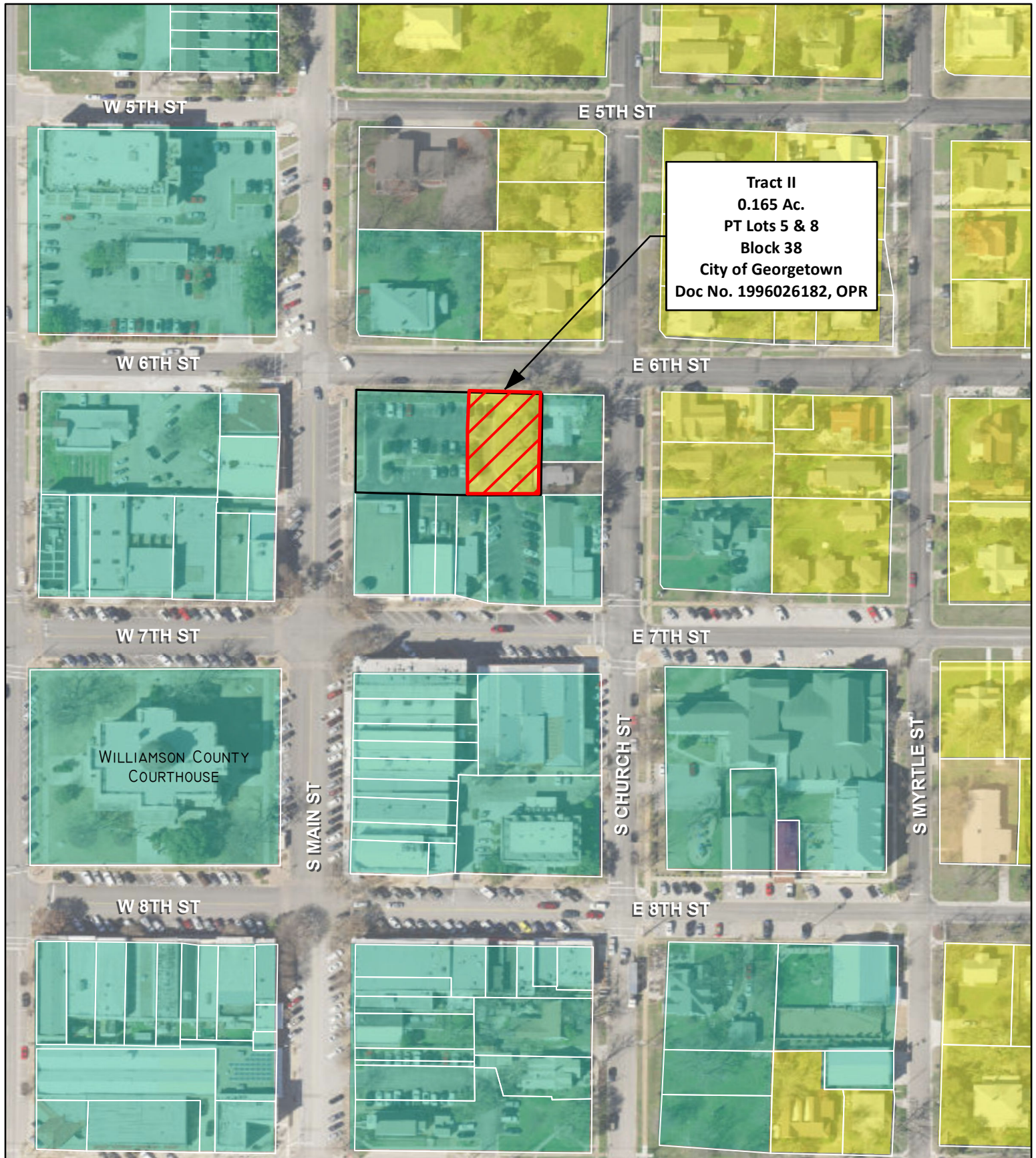
WEB
STGERBIZZELL.COM

TEXAS REGISTERED ENGINEERING FIRM F-181

SERVICES
>> ENGINEERS

>> PLANNERS

>> SURVEYORS





Rezoning Location Map: 601 S Main Street

City of Georgetown, TX








0 37.5 75 150 225 300 Feet

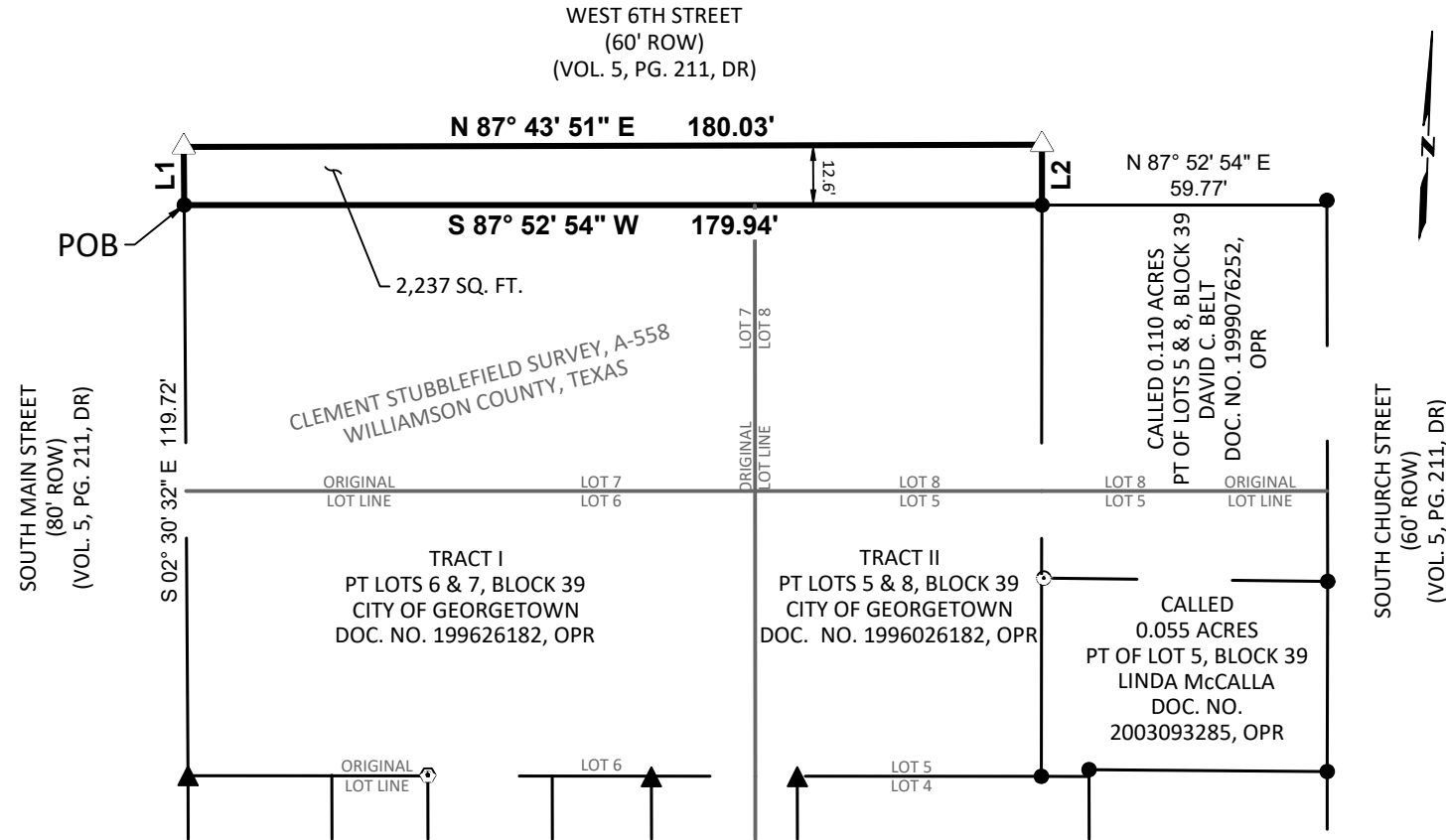
MAP DATE: 06/07/19

-  Tract II - Proposed Zoning Amendment Boundary
-  Subject Parcel

Zoning Legend

-  Mixed Use Downtown
-  Mixed-Use Downtown

-  Two Family
-  Office
-  Residential Single-Family



GRAPHIC SCALE: 1" = 40'

Line Table		
Line #	Direction	Length
L1	N 02°30'32" W	12.19'
L2	S 02°03'39" E	12.67'

LEGEND

●	IRON ROD FOUND (1/2" OR AS NOTED)
⬢	COTTON SPINDLE FOUND
△	MAG NAIL WITH WASHER STAMPED "STEGER BIZZELL" SET
▲	MAG NAIL WITH WASHER STAMPED "INLAND 5050" FOUND
ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
POB	POINT OF BEGINNING

NOTES:

1. REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.
2. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013.

I CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND ON JUNE 26, 2019, UNDER MY SUPERVISION.

EXHIBIT FOR REZONING
2,237 SQUARE FOOT TRACT OF LAND
OUT OF WEST 6TH STREET,
A 60 FOOT WIDE ROADWAY
DEDICATED IN VOL. 5, PG. 211, DEED RECORDS
IN THE CLEMENT STUBBLEFIELD SURVEY, A-558
WILLIAMSON COUNTY, TEXAS



ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10003700
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS	
WEB	STEGERBIZZELL.COM	

DATE 07/05/2019

JOB NO. 22669

WARRANTY DEED

DOC# 9626182 950303718

DATE: May 20, 1996

GRANTOR: Heritage Baptist Church of Williamson County, Texas

GRANTOR'S MAILING ADDRESS: (including County)

601 Main Street
Georgetown, Texas 78626
Williamson County

GRANTEE: City of Georgetown

GRANTEE'S MAILING ADDRESS: (including County)

P. O. Box 409
Georgetown, Texas 78627
Williamson County

CONSIDERATION:

Ten Dollars (\$10.00) and other good and valuable consideration

PROPERTY (including any improvements):

TRACT I: Lots 6 and 7, Block 39, of CITY OF GEORGETOWN, Williamson County, Texas, and being the same property as conveyed to Heritage Baptist Church of Williamson County in deed dated November 25, 1986, recorded in Volume 1479, Page 661, Official Records of Williamson County, Texas.

TRACT II: Being the West 60' of Lots 5 and 8, Block 39, of CITY OF GEORGETOWN, Williamson County, Texas, and being the same property as conveyed to Heritage Baptist Church of Williamson County in correction deed dated October 26, 1987, recorded in Volume 1596, Page 742, Official Records of Williamson County, Texas, being more particularly described on the attached Exhibit A

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

None

GRANTOR, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to GRANTEE the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE, GRANTEE'S administrators, successors and assigns, forever. GRANTOR binds GRANTOR AND GRANTOR'S administrators, successors and assigns, forever, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

GRANTOR:

HERITAGE BAPTIST CHURCH OF WILLIAMSON
COUNTY, TEXAS

By:

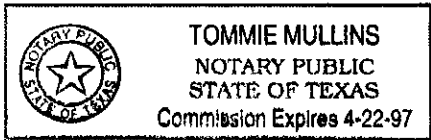
Donald L. Ledbetter
Donald L. Ledbetter, in his capacity as
Pastor and President of Heritage Baptist
Church of Williamson County, Texas

By:

Charles A. Ferrell
Charles Ferrell, in his capacity as
Building Fund Treasurer of Heritage
Baptist Church of Williamson County,
Texas

STATE OF TEXAS)
)
COUNTY OF WILLIAMSON) ACKNOWLEDGEMENT

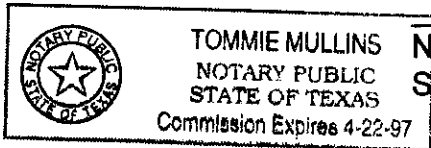
This instrument was acknowledged before me on the 20th day of May, 1996, by DONALD L. LEDBETTER a person known to me, in his capacity as Pastor and President of Heritage Baptist Church of Williamson County, Texas.



Tommie Mullins
Notary Public in and for the
State of T E X A S

STATE OF TEXAS)
)
COUNTY OF WILLIAMSON) ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 20th day of May, 1996, by CHARLES FERRELL, a person known to me, in his capacity as Treasurer of the Building Fund of Heritage Baptist Church of Williamson County, Texas.



Tommie Mullins
Notary Public in and for the
State of T E X A S

EXHIBIT A
METES AND BOUNDS DESCRIPTION

BEING A PORTION OF LOTS 5 AND 8, BLOCK 39 OF THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO HERITAGE BAPTIST CHURCH OF WILLIAMSON COUNTY IN A CORRECTION DEED RECORDED IN VOLUME 1596, PAGE 742 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the south r.o.w. line of 6th Street at the northeast corner of said Heritage Baptist Church tract of land, being also in the north line of said Lot 8, for the northeast corner and PLACE OF BEGINNING hereof;

THENCE with the east line of said Heritage Baptist Church tract of land, and crossing said Lots 5 and 8, Block 39, S 00° 01' 23" E 119.75 feet to a 1/2" rebar found in the south line of said Lot 5, being also in the north line of Lot 4, Block 39 of said City of Georgetown, being also the southeast corner of said Heritage Baptist Church tract of land, for the southeast corner hereof;

THENCE with the south line of said Heritage Baptist Church tract of land, being also the south line of said Lot 5, being also the north line of said Lot 4, S 89° 54' 40" W 60.00 feet to a 1/2" rebar set at the southwest corner of said Heritage Baptist Church tract of land, being also the southwest corner of said Lot 5, being also the southeast corner of Lot 6, Block 39 of said City of Georgetown, and being the common northerly corner between Lots 3 and 4, Block 39 of City of Georgetown, for the southwest corner hereof;

THENCE with the west line of said Heritage Baptist Church tract of land, being also the west line of said Lots 5 and 8, being also the east line of Lots 6 and 7, Block 39 of said City of Georgetown, N 00° 01' 23" W 119.84 feet to a 1/2" rebar set in the south r.o.w. line of 6th Street at the northwest corner of said Lot 8, being also the northeast corner of said Lot 7, and being the northwest corner of said Heritage Baptist Church tract of land, for the northwest corner hereof;

THENCE with the south r.o.w. line of 6th Street (60' r.o.w.), being also the north line of said Heritage Baptist Church tract of land, and being the north line of said Lot 8, N 90° 00' 00" E (assumed bearing basis for this survey) 60.00 feet to the PLACE OF BEGINNING.

Doc# 9626182
Pages: 3
Date : 05-21-1996
Time : 04:13:59 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 13.00