

ORDINANCE NO. \_\_\_\_\_

**An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 2.55 acres out of the Nicholas Porter Survey, Abstract No. 497, generally located at 1625 Williams Drive, from the Residential Single-Family (RS) to the Office (OF) 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 12<sup>th</sup> day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

2.55 acres tract of land out of the Nicholas Porter Survey, as recorded in Document Number 201050306 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 17, 2019, held the required public hearing and submitted a recommendation of denial to the City Council for the requested rezoning of the Property; and

Whereas, the City Council, at a meeting on October 8, 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(s) for the Property is hereby amended from the Residential Single-Family (RS) to the Office (OF), in accordance with the attached *Exhibit A* (Location Map) and *Exhibit B* (Legal Description) and incorporated herein by reference.

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in

**Ordinance Number:** \_\_\_\_\_

**Page 1 of 2**

**Description:** Discount Tire

**Case File Number:** 2019-12-REZ

**Date Approved:** October 22, 2019

**Exhibits A-B Attached**

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 8<sup>th</sup> day of October, 2019.

APPROVED AND ADOPTED on Second Reading on the 22<sup>th</sup> day of October, 2019.

THE CITY OF GEORGETOWN:

ATTEST:

\_\_\_\_\_  
Dale Ross  
Mayor

\_\_\_\_\_  
Robyn Densmore,  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Charlie McNabb  
City Attorney

**Ordinance Number:** \_\_\_\_\_

**Description:** Discount Tire

**Date Approved:** October 22, 2019

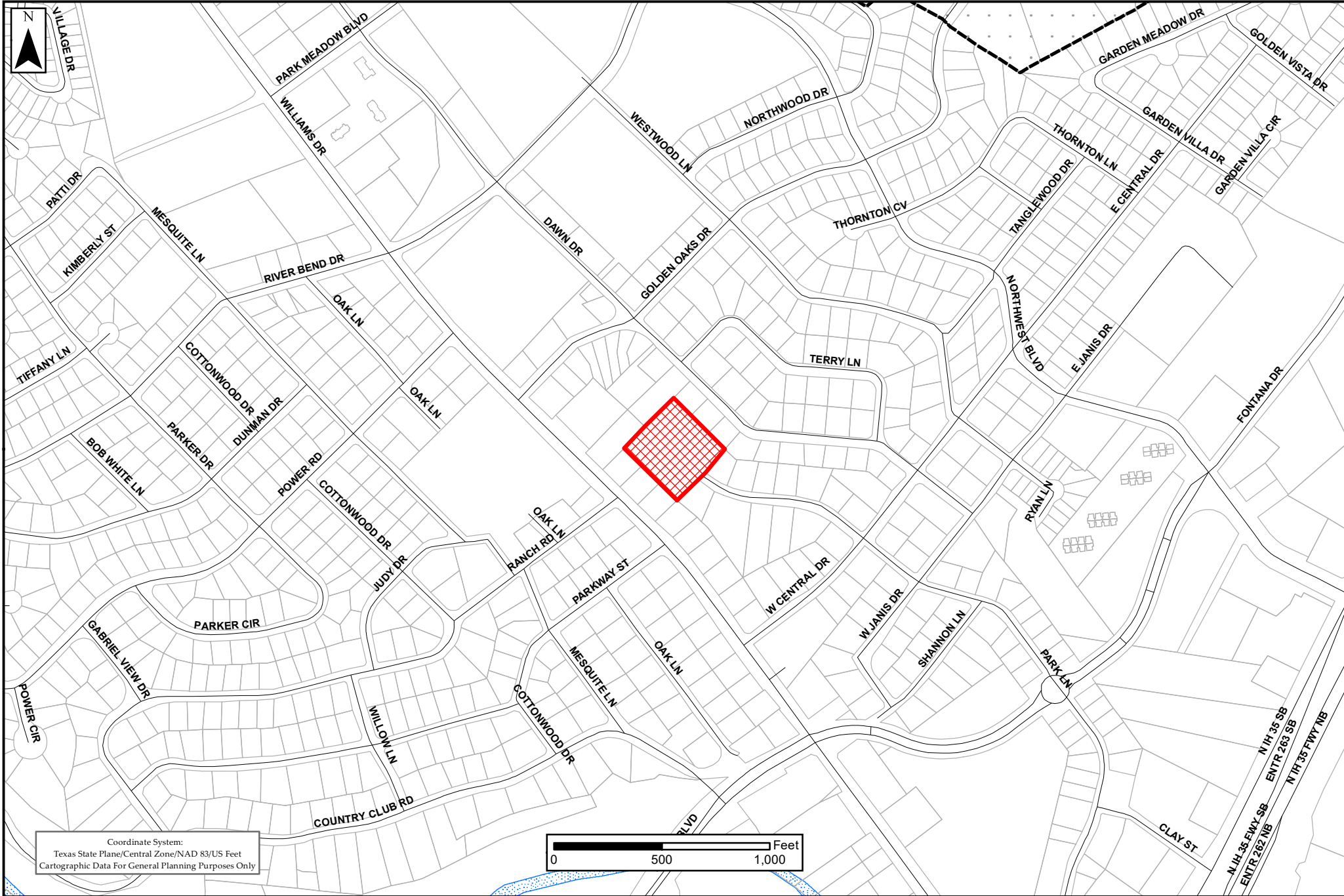
**Page 2 of 2**

**Case File Number:** 2019-12-REZ

**Exhibits A-B Attached**

# Location Map 2019-12-REZ Exhibit A

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



## **Exhibit B**

2.55 ACRES

CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Being 2.55 acres located in the Nicholas Porter Survey, Abst. No. 497, in Williamson County, Texas.

Being the same parcels described as Tract II and Tract III in deed from David Leonard Dedear, et ux, to Keister Properties, LLC, et ux, dated June 8, 2018, filed June 11, 2018, recorded in document number 2018050306 of the Official Public Records, Williamson County, Texas, and being more particularly described as follows:

Tract II:

Being 1.7 acres of the Nicholas Porter Survey, Abst. No. 497, in Williamson County, Texas, part of a tract described in a deed to Irene Williams Parker, recorded in Vol. 410, Page 25, Deed Records of Williamson County, Texas.

Beginning at an iron pin at the east corner of Lot 8, the North corner of Lot 7, Block One, Williams Addition, near Georgetown, Texas;

Thence N. 43 deg. 08 min. W. at 112.5 feet past the north corner of Lot 8, in all 225 feet to the north corner of Lot 9, the west corner of this tract;

Thence N 46 deg. 52 min. E. at 140 feet cross the S.W. line, and at 190 feet cross the N.E. line of a 50 foot wide easement being reserved by the Grantor, for an extension of "Park Lane", a street in Williams Addition, in the future, in all, 330 feet to set an iron pin for the north corner of this tract;

Thence S 43 deg. 08 min. E. 225 feet to an iron pin marking the North corner of a tract conveyed to C.C. Morgan, in May, 1959;

Thence S. 46 deg. 52 min. W. at 140 feet the easement, at 190 feet leave same, in all, 330 feet to the Point of Beginning.

Tract III:

Being 0.85 acres out of the Nicolas Porter Survey, Abst. No. 497, in Williamson County, Texas, part of a tract described in a deed to Irene Williams Parker, recorded in Vol. 410, Page 25, Deed Records of Williamson County, Texas.

Beginning at an iron stake at the East corner of Lot 8 and the North corner of Lot 7, Block 1, Williams Addition;

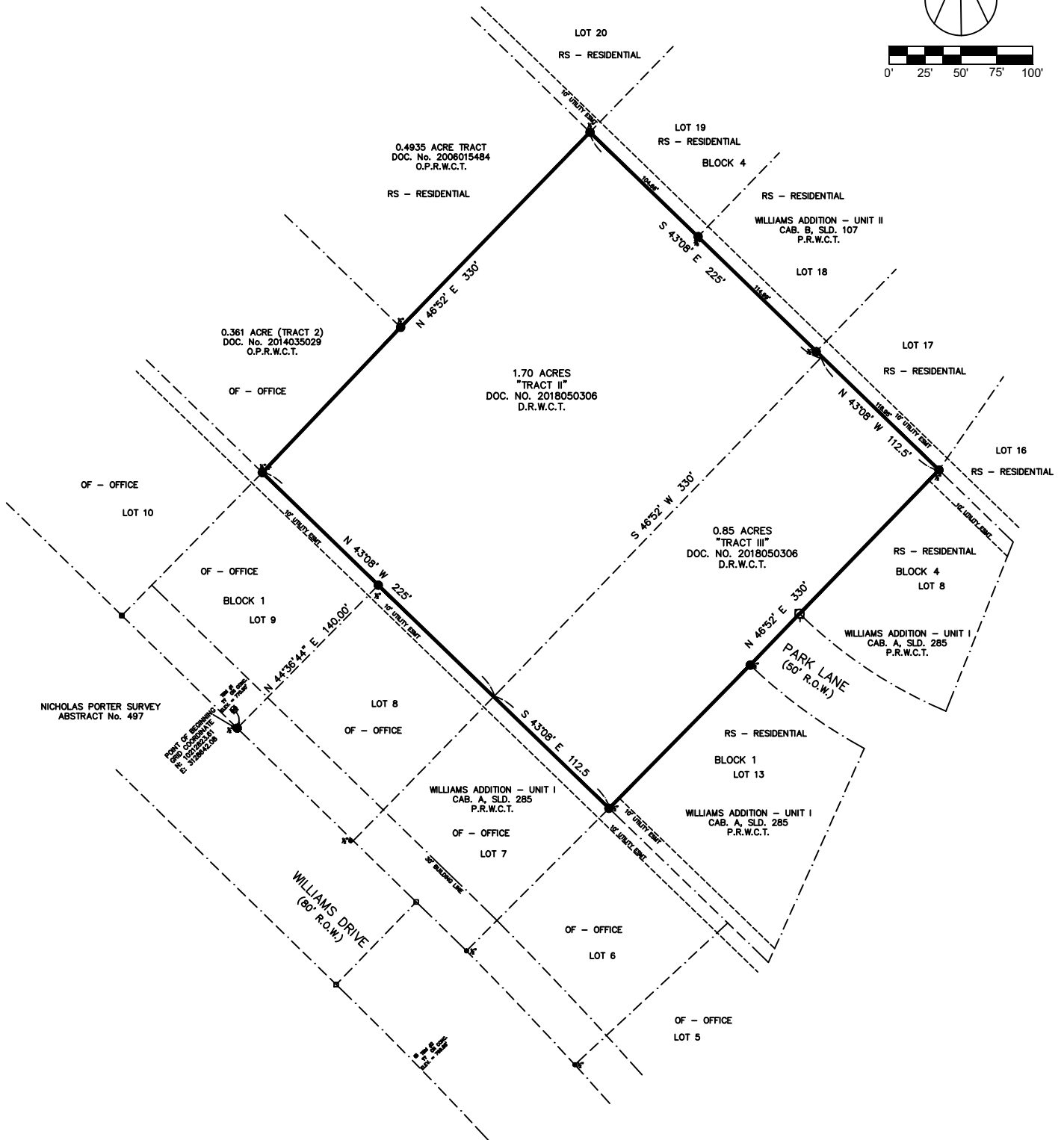
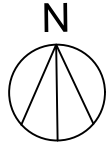
Thence S. 43 deg. 08 min. E. 112.5 feet to a concrete monument at the East corner of Lot 7, the North corner of Lot 6, the West corner of Lot 13;

Thence N. 46 deg. 52 min. E. at 140 feet pass the north corner of Lot 13, at 190 feet the West corner of Lot 8, Block 4 (the 50 foot space just crossed is the end of the present street Park Lane in the Williams Addition, and Russel Parker and wife Irene Williams Parker, have reserved an easement across this tract

to extend this street northwest if it should become necessary to do so) in all, 330 feet to a monument at the North corner of Lot 8;

Thence N. 43 deg. 08 min. W. 112.5 feet to an iron stake for the North corner;

Thence N. 43 deg. 52 min. W. at 140 feet pass the North corner of the 50 foot wide strip easement at 190 feet the west corner of the easement, in all 300 feet to the Point of Beginning.



Keister Properties  
Park Lane  
Georgetown, TX  
Zoning Exhibit



JAB Engineering, LLC  
4500 Williams Dr.  
Ste. 212-121  
Georgetown, TX 78633  
512-779-7414 (p)  
josh.baran@jabeng.com