

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

**An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 0.165 acres out of Lots 5 and 8, Block 38, City of Georgetown and a portion W 6th St, a 60-foot wide roadway, generally located at 601 S Main Street, from the Residential Single-Family (RS) 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 12<sup>th</sup> day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

0.165 acres out of Lots 5 and 8, Block 38, City of Georgetown and a portion W 6th St a 60-foot wide roadway, generally located at 601 S Main Street, as recorded in Document No. 1996026182 and Volume 5, Page 211 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 approval 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 for the Property is hereby amended from the Residential Single-Family (RS) zoning district to the Mixed Used 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:** \_\_\_\_\_

**Page 1 of 2**

**Description:** 601 S. Main Street

**Case File Number:** 2019-13-REZ

**Date Approved:** October 22, 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 8<sup>th</sup> day of October, 2019.

APPROVED AND ADOPTED on Second Reading on the 22<sup>nd</sup> 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

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**Page 2 of 2**

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**Exhibits A-B Attached**

# Location Map 2019-13-REZ Exhibit A

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

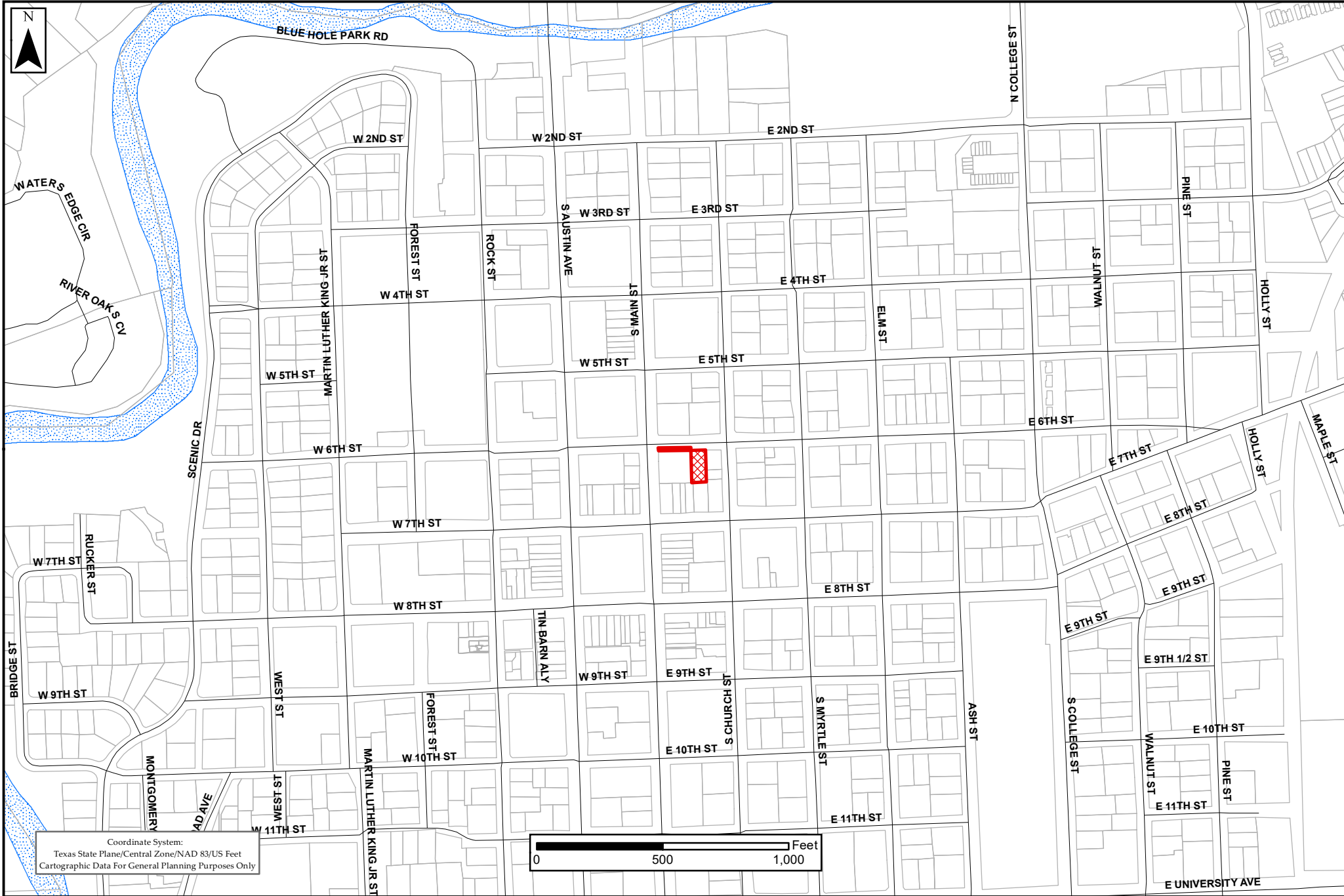


Exhibit B

W 5TH ST

E 5TH ST

Tract II  
0.165 Ac.  
PT Lots 5 & 8  
Block 38  
City of Georgetown  
Doc No. 1996026182, OPR

W 6TH ST

E 6TH ST

W 7TH ST

E 7TH ST

WILLIAMSON COUNTY  
COURTHOUSE

S MAIN ST

S CHURCH ST

S MYRTLE ST

W 8TH ST

E 8TH ST

## Rezoning Location Map: 601 S Main Street

City of Georgetown, TX

STEGE BIZZELL



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



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

WEST 6TH STREET  
(60' ROW)  
(VOL. 5, PG. 211, DR)

**N87° 43' 51" E      180.03'**

**POB**

-2,237 SQ. FT.

**S 87° 52' 54" W 179.94'**

2.6'

N 87° 52' 54" E  
59.77'

CLEMENT STUBBLEFIELD SURVEY, A-558  
WILLIAMSON COUNTY, TEXAS

SOUTH MAIN STREET  
(80' ROW)  
(VOL. 5, PG. 211, DR)

S 02° 30' 32" E 119.72'

TRACT 1  
PT LOTS 6 & 7, BLOCK 39  
CITY OF GEORGETOWN  
DOC. NO. 199626182, OPR

TRACT II  
PT LOTS 5 & 8, BLOCK 39  
CITY OF GEORGETOWN  
DOC. NO. 1996026182, OPR

LOT 8  
 LOT 5  
 ORIGIN  
 LOT 1  
 CALLED  
 0.055 ACRES  
 PT OF LOT 5, BLOCK  
 LINDA MCCALL  
 DOC. NO.  
 2003093285, OP  
 CALLED 0.110 ACRES  
 PT OF LOTS 5 & 8, BLOCK  
 DAVID C. BELT  
 DOC. NO. 1999076252,  
 OPR

SOUTH CHURCH STREET  
(60' ROW)  
(VOL. 5, PG. 211, DR)

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

GRAPHIC SCALE: 1" = 40'



## LEGEND

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

**NOTES:**

1. REFERENCE IS HERON 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 1.000013.

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  
WILLAMSON COUNTY, TEXAS



ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
NETNO	512.930.9412	WEB
SERVICES	TEXAS REGISTERED ENGINEERING FIRM F-181 TPEL'S FIRM NO. 10002700	STEEGERBIZELL.COM
	>>ENGINEERS	>>PLANNERS
		>>SUSTAINORS

DATE 07/05/2019

JOB NO. 22669

### DESCRIPTION OF

DESCRIPTION OF A 2237 SQUARE FOOT TRACT OF LAND LOCATED IN THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT 558, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF WEST 6<sup>TH</sup> STREET, AN UNNAMED 60 FOOT ROADWAY SHOWN ON THE REVISED MAP OF GEORGETOWN, A MAP OF WHICH IS RECORDED IN VOLUME 5, PAGE 211, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2237 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found on the south right-of-way line of said West 6<sup>th</sup> Street at its intersection with the east right-of-way line of South Main Street, a 80 foot wide roadway shown on said REVISED MAP OF GEORGETOWN, for the northwest corner of Block 39, formally Block 7 on said REVISED MAP OF GEORGETOWN, for the southwest corner of the herein described tract, from which point a mag nail with washer stamped "INLAND 5050" found for the common west corner of Lot 6 and Lot 3, said Block 39, bears South 02°30'32" East, with said east right-of-way line of South Main Street, a distance of 119.72 feet;

**THENCE**, over and across said West 6<sup>th</sup> Street, the following three (3) curses and distances:

1. North 02°30'32" West, a distance of 12.19 feet, to a mag nail with washer stamped "STEGEBIZZELL" set;
2. North 87°43'51" East, a distance of 180.03 feet, to a to a mag nail with washer stamped "STEGEBIZZELL" set;
3. South 02°03'39" East, a distance of 12.67 feet, to a 1/2 inch iron rod found on said south right-of-way line of West 6<sup>th</sup> Street, for the northeast corner of that certain tract of land described as Tract II conveyed to the City of Georgetown by Warranty Deed of record in Document No. 1996026182, of the Official Public Records of Williamson County, Texas, same point being the northwest corner of that certain 0.110 acre tract of land conveyed to David C. Belt by General Warranty Deed of record in Document No. 1999076252, said Official Public Records;

*MAS*  
*07/05/2019*

STEGE  BIZZELL

1978 S. Austin Ave  
Georgetown, TX 78626

**THENCE**, South 87°52'54" West, with the current south right-of-way line of West 6<sup>th</sup> Street, a distance of 179.94 feet, to the **POINT OF BEGINNING**, and containing 2237 square feet of land, more or less, within these metes and bounds.

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.

The foregoing metes and bounds description and survey on which it is based is accompanied by and a part of a survey map of the subject tract.

I certify that this description was prepared from a survey made on the ground on June 26, 2019, under my supervision.

Steger & Bizzell Engineering Inc.



Miguel A. Escobar, LSLs, RPLS  
Texas Reg. No. 5630  
1978 South Austin Avenue  
Georgetown, Texas 78626  
(512) 930-9412  
TBPLS Firm No. 10003700



P:\22000-22999\22669-CoG Parking Lot Replat-Rezone\Survey Data\Descriptions\22669-ReZoning.docx



1978 S. Austin Ave  
Georgetown, TX 78626