ORDINANCE NO.	

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone Lot 1 and Lot 2, Block 22, Glasscock Addition from the Residential Single-Family District to the Mixed-Use Downtown District, and from the Old Town Historic Overlay District to the Downtown Historic Overlay 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"):

0.33 acres being all of Lots 1 and 2, Block 22, Glasscock Addition, as recorded in Document Number 2004035025 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 Historic & Architectural Review Commission, at a meeting on March 25, 2021, 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 Planning and Zoning Commission, at a meeting on April 6, 2021, 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 April 27, 2021, 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.

Ordinance Number:	Page 1 of 2		
Description: 1004 Church Street Rezoning	Case File Number: 2021-1-REZ		
Date Approved:	Exhibits A-B Attached		

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 District (RS) to the Mixed-Use Downtown District (MU-DT), and from the Old Town Historic Overlay District to the Downtown Historic Overlay District, in accordance with the attached *Exhibit A* (Location Map) and *Exhibit B* (Legal Description) and incorporated herein by reference.

<u>Section 3</u>. 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.

<u>Section 5</u>. 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 27th day of April, 2021.

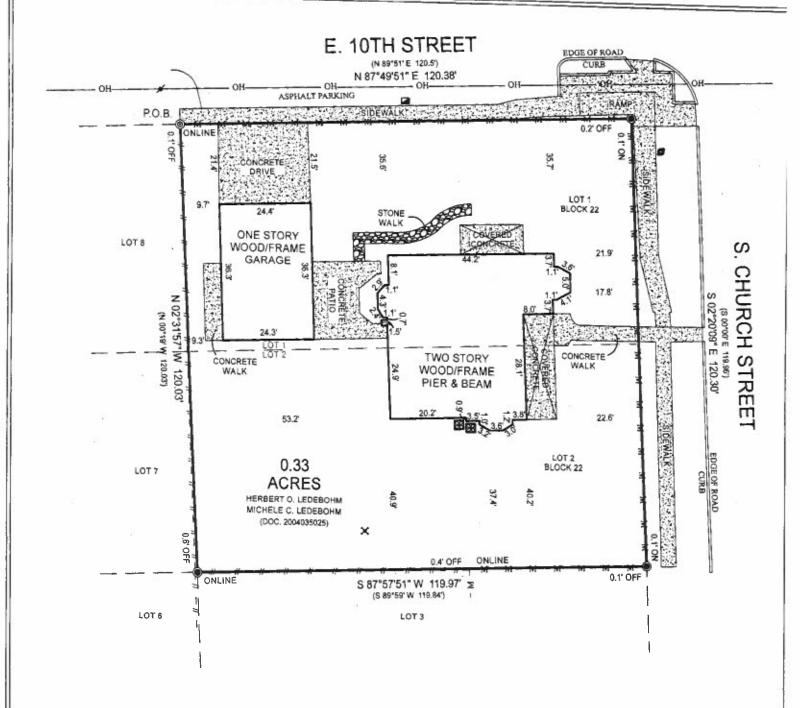
**Date Approved:** 

APPROVED AND ADOPTED on Second Reading on the 11th day of May, 2021.

THE CITY OF GEORGETOWN:	ATTEST:		
Joshua Schroeder Mayor	Robyn Densmore, TRMC City Secretary		
APPROVED AS TO FORM:			
Skye Masson City Attorney			
Ordinance Number:  Description: 1004 Church Street Rezoning	Page 2 of 2 Case File Number: 2021-1-REZ		

**Exhibits A-B Attached** 







1/2" ROD FOUND 1/2" IRON PIPE FOUND METAL FENCE WOOD FENCE RECORD INFORMATION 

WATER METER AIR CONDITIONER UTILITY POLE

OVERHEAD UTILITY LINE(S)

WELL

X

OFF

INSIDE OF SUBJECT BOUNDARY OUTSIDE OF SUBJECT BOUNDARY CONCRETE

STONE POINT OF BEGINNING 20 40

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY
THE OWNER SHOULD CHECK THE LOCAL GOVERNING
AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER
BUILDING REQUIREMENTS.

BEARING BASIS: BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

TO THE LIEN HOLDER AND J OR OWNERS OF THE PREMISES SURVEYED AND TO:

OTHE LIEN HOLDER AND FOR OWNERS OF THE PREMISES SURVEYED AND TO:

GEORGETOWN TITLE

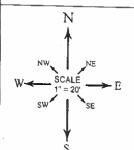
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND
UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE
PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO
BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF
IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND
CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON
THE REFERENCED TITLE COMMITMENT, THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

NO RESTRICTIONS LISTED IN TITLE COMMITMENT.

### LEGAL DESCRIPTION

BEING 0.33 OF AN ACRE OF LAND BEING ALL OF LOTS 1 AND 2, BLOCK 22, GLASSCOCK ADDITION TO THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN HERBERT O. LEDEBOHM AND MICHELE C. LEDEBOHM TRACT RECORDED IN DOCUMENT NUMBER 2004035025, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.33 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.



# 9020 ANDERSON MILL RD

AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000

# F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 190 YEAR FLOOD-PLAIN, AND HAS A ZONE "X-RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FLR.M. MAP NO. 4849100293F PANEL: 0293F DATED: 12/20/2019

DATEU: IZZUZUTS
THIS CERTIFICATION IS FOR
INSURANCE PURPOSES ONLY AND IS
NOT A GUARANTEE THAT THIS
PROPERTY MILL OR WILL NOT FLOOD,
CONTACT YOUR LOCAL FLOOD PLAIN
ADMINISTRATIOR FOR THE CURRENT
STATUS OF THIS TRACT.

#### ADDRESS

## RICHARD RYAN 1004 S. CHURCH STREET GEORGETOWN, WILLIAMSON COUNTY, TEXAS

SURVEY DATE	SEPTEMBER 06, 2020	FIELDED BY:	JACOB BROWN	<del></del>
TITLE CO.:	GEORGETOWN TITLE		EDWARD RUMSEY	09/08/2020
G.F. NO.:	200076272		JEREMY WARREN	08/08/2020
J08 NO.:	A0812020 - A0809807 - A0406405		DAVID BAK	09/08/2020
1		RPLS CHECK:	EDWARD RUMSEY	09/08/2020

#### EXHIBIT A

BEING 0.33 OF AN ACRE OF LAND BEING ALL OF LOTS 1 AND 2, BLOCK 22, GLASSCOCK ADDITION TO THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN HERBERT O. LEDEBOHM AND MICHELE C. LEDEBOHM TRACT RECORDED IN DOCUMENT NUMBER 2004035025, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.33 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at iron pipe found in the southerly right-of-way line of E. 10<sup>th</sup> Street, at the northeast corner of Lot 8, said Block 22, same being the northwest corner of said Lot 1, for the northwest corner hereof;

THENCE North 87 degrees 49 minutes 51 seconds East, along said right-of-way line and the northerly line of said Lot 1, 120.38 feet to an iron rod found at the intersection of said E. 10<sup>th</sup> Street and the westerly right-of-way line of S. Church Street, same being the northeast corner of said Lot 1, for the northeast corner hereof:

THENCE South 02 degrees 20 minutes 09 seconds East, along said S. Church Street and the easterly line of said Lots 1 and 2, 120.30 feet to an iron rod found at the northeast corner of Lot 3, said Block 22, same being the southeast corner of said Lot 2, for the southeast corner hereof;

THENCE South 87 degrees 57 minutes 51 seconds West, along the northerly line of said Lot 3 and the southerly line of said Lot 2, 119.97 feet to an iron rod found at the northeast corner of Lot 6, and the southeast corner of Lot 7, both of said Block 22, at the northwest corner of said Lot 3, same being the southwest corner of said Lot 2, for the southwest corner hereof;

THENCE North 02 degrees 31 minutes 57 seconds West, along the easterly line of said Lots 7 and 8, along the westerly line of said Lots 1 and 2, 120.03 feet to the POINT OF BEGINNING.

Edward Rumsey

TX R.P.L.S #5729 Job # A0812020 09/08/2020

Date