



Andreina Davila
Michael Patroski
City of Georgetown – Planning Department
406 W. 8th Street, Georgetown, Texas 78626

February 4, 2021

**RE: Letter of Intent, Request for Zoning Map Amendment (Rezoning)
Lot 1 Block A of Proposed “Rivory Crossing” (2020-23-PP)**

Lot 1, Block A is a narrow section of the proposed “Rivory Crossing” and is approximately 48 foot wide and 120 feet deep and fronts on Janis Drive. This Lot 1, Block A can only accommodate one dwelling unit because of its configuration, thus our request for a “Zoning Map Amendment (Rezoning).”

1. Existing and Proposed Zoning Districts

This property is currently zoned “TH” and the proposed zoning is “RS”.

2. Future Land Use Designation

The ultimate use of the property will be a single detached residential unit.

3. Acreage to be Rezoned: 0.14 Acre

4. Justification and Explanation of Compliance with “2030 Comprehensive Plan”

The conditions that create the need for this “Rezoning” are based on the existing land configuration and the granting of this “Rezoning” would not substantially conflict with the comprehensive plan. The ultimate use of this property is a single detached residential unit.

5. How Roads and Utilities will serve the Property

The property fronts on Janis Drive and the proposed utility service for “Rivory Crossing” remains the same.

6. Existing Structures or Features of Property

There are no existing structures or features on the property.

7. How Request meets the Criteria outlined in UDC Section 3.06.030

This request is made per City comments on 2020-23-PP and the zoning change will provide a ‘buffer’ between the existing duplex to the northeast and single-family residence to the southwest.

Yes **A. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.**

See additional information provided.

Yes **B. The zoning change is consistent with the Comprehensive Plan.**

RS is zoning to the south and west of this property.

Yes **C. The zoning change promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.**

RS on this property fronting on Janis Drive will match the other properties fronting on E. Janis Drive

Yes **D. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.**

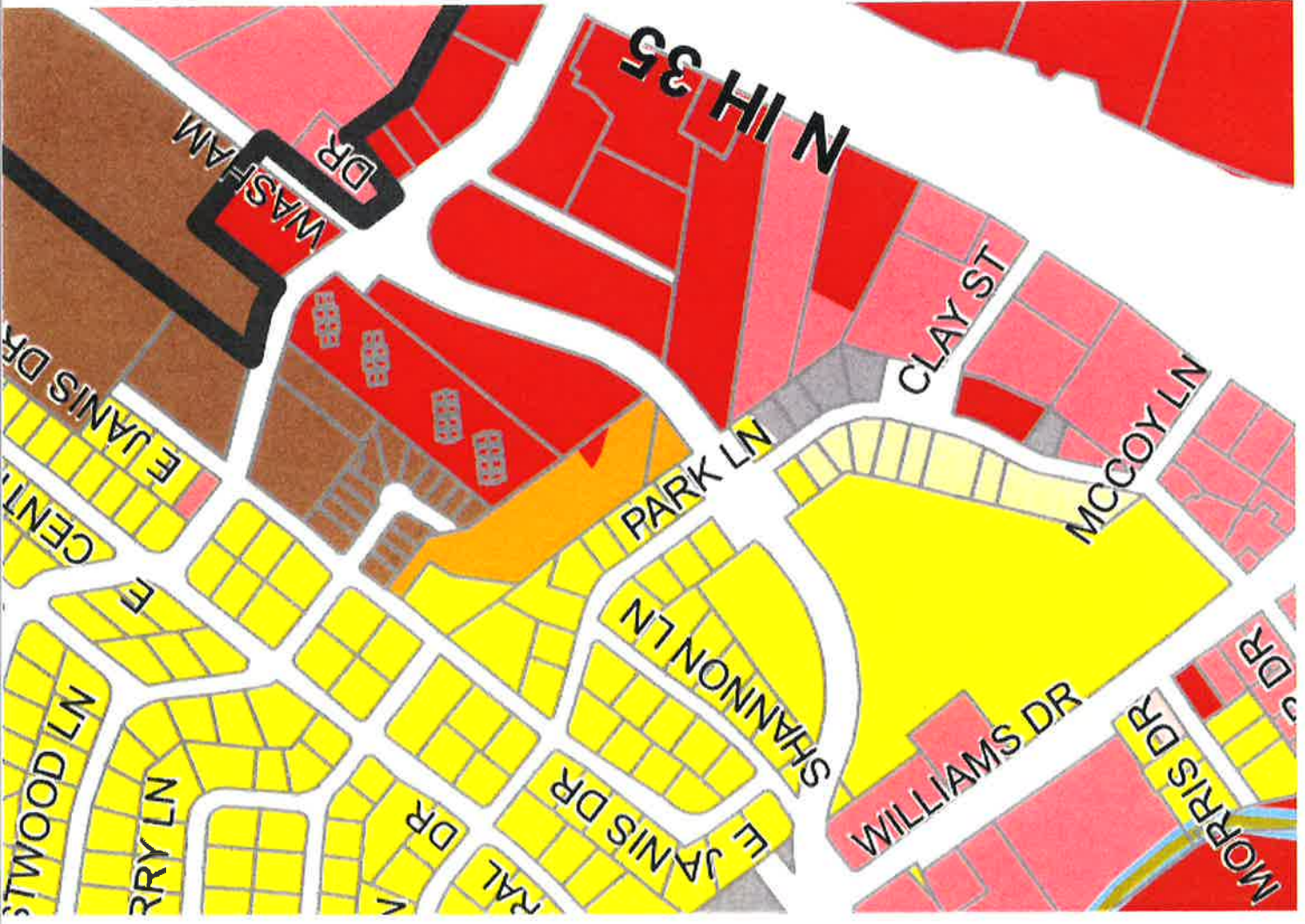
Please see additional “location map with zoning districts.”

Yes **E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.**

Single-Family (RS) will match the zoning district across from this property.

Zoning Districts

AG (Agriculture)	RE (Residential Estate)	RL (Residential Low Density)	RS (Residential Single-Family)	MH (Manufactured Housing)	TF (Two Family)	TH (Townhouse)	MF-1 (Low-Density Multifamily)	MF-2 (High-Density Multifamily)	OF (Office)	MU (Mixed Use)	MU-DT (Mixed Use - Downtown)	CN (Neighborhood Commercial)	C-1 (Local Commercial)	C-3 (General Commercial)	IN (Industrial)	PF (Public Facility)	BP (Business Park)



JANIS DRIVE
(50' ROW)

MELISSA W. THOMPSON
(0.74 ACRE)
DOC. #2003053386
O.P.R.W.C.

(N38°26'35"E)
N38°26'35"E
1.73'

N34°22'53"E
48.54'

15' P.U.E.

LOT 1
0.14 AC
BLOCK A
PHASE 1

(N51°44'32"W)
N51°44'32"W
125.03'

122.41'

(N51°25'29"W)
N51°25'29"W
179.91'

(S51°25'40"E)
S51°25'40"E
179.92'

(N31°28'00"E)
N31°28'00"E
49.84'

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RYAN LANE
(50' ROW)

A 6.205 (270,327 SF) ACRE SITE
PORTER SURVEY, ABSTRACT

LOT 11

LOT 10

LOT 9

LOT 12

LOT 1
0.11 AC

LOT 2
0.05 AC

LOT 3
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