



Property Owner's Consent Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every application packet. For property with more than one owner, each owner must sign a copy of this form. In the event that the owner of property is an organization/entity, proof of signature authority on behalf of the organization/entity must be attached to this form.

Authorization by Property Owner(s)

I, **Eric Johnson, CIP Manager**, swear and affirm that I am
(property owner's printed name; include signatory name and title if signing for an organization)

the owner of property at **1101 N College St., 110 Walden Dr., 250 W L Walden D**, as shown in the records
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize **Steger Bizzell Engineering** to submit this application and serve
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature:  Date: **January 29, 2021**
(property owner's signature)



February 17, 2021

Ms. Sofia Nelson.
Planning and Development Services Division
City of Georgetown
406 W 8th St.
Georgetown, Texas 78626

Re: Zoning Map Amendment for WL Walden Drive

Dear Ms. Nelson:

The purpose of this letter is to provide of information for a Zoning Map Amendment (Rezone) of four tracts made up of approximately 48.644 acres of land described in document numbers 19777985DRA and 2017016669 in the Williamson County Deed Records. The property is located along WL Walden Drive, Georgetown, TX 78626.

Please see the submitted documents and drawings for the Zoning Map Amendment application for City of Georgetown property located on WL Walden Drive. The two properties included in the Rezoning are identified as R319952 and R090931 by the Williamson County Appraisal District. A Location Map of the properties to be rezoned is included with this application, and the properties being rezoned are labeled Tract I through Tract IV. Legal Descriptions of each tract are also included with this submittal. Tract I is currently zoned Residential Single-Family and is proposed to be changed to Public Facility zoning. Tracts II, III, and IV are currently zoned Public Facility and are proposed to be changed to Industrial zoning. The Future Land Use Designation for the properties is primarily Institutional with a small portion of Open Space. The 2030 Comprehensive Plan describes the Institutional designation as having a 100% nonresidential target ratio, with its primary uses including: Governmental operations, educational uses, religious uses, and major healthcare facilities.

Existing Zoning: Residential, Public Facilities

Proposed Zoning: Public Facilities, Industrial

Future Land Use: Institutional, Open Space

The acreage of each tract is shown in the table below:

Tract I	25.70 Ac.
Tract II	18.78 Ac.
Tract III	2.216 Ac.
Tract IV	1.948 Ac.

The Zoning Map Amendment complies with goals of the City's 2030 Comprehensive Plans as shown below:

Goal 1 - Promote development patterns with balanced land uses that provide a variety of well-integrated housing and retail choices, transportation, public facilities, and recreational options in all parts of Georgetown.

The proposed zoning request will increase the acreage of Public Facilities and Industrial zoned property owned by the City of Georgetown. This promotes development of the City's public facilities in an area that is currently utilized as such. The location of these zonings is generally located near the center of the Georgetown City Limits, which helps serve all parts of Georgetown.

ADDRESS
1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626

PHONE
512.930.9412

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TEXAS REGISTERED ENGINEERING FIRM F-181

SERVICES
>> ENGINEERS

>> PLANNERS

>> SURVEYORS

Goal 7 – Maintain high quality infrastructure, public safety services, and community facilities.

The zoning increases the amount of City owned land designated for Industrial and Public Facilities; this promotes and enables the City to serve the growing city.

Goal 9 – Maintain and add to the existing quality parks and recreation.

As proposed, the requested zoning layout maintains a zoning buffer between the proposed Industrial and the existing Agricultural and Public Facilities. Public Facilities zoning will separate the Industrial zoning and the surrounding parkland that is zoned a mixture of Residential Single-Family and Public Facilities.

The Site meets the Rezoning approval criteria in UDC Section 3.06.030 as shown below:

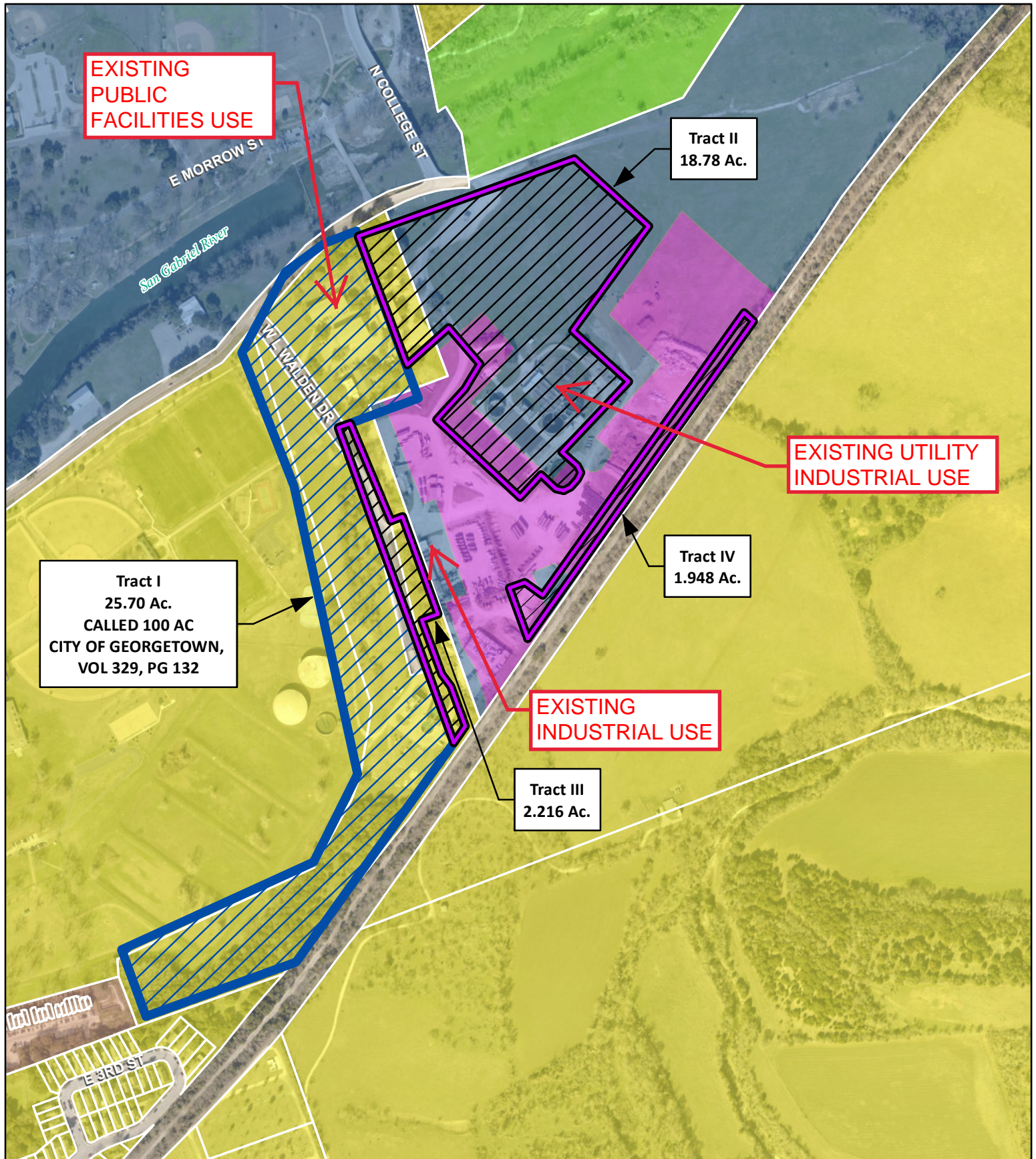
- A. *The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;*
 - a. The application this letter is associated with contains all the information requested on the Zoning Map Amendment (Rezoning) Checklist. If additional information is required, please let us know so we can provide the information to you.
- B. *The zoning change is consistent with the Comprehensive Plan;*
 - b. The requested zonings agree with the Future Land Use categories of Institutional and Open Space. The requested zonings do not encroach into existing parkland, and maintain a buffer of public facilities zoning between existing parkland and the proposed Industrial zoning. The 2030 Comprehensive Plan describes the Institutional designation as having a 100% nonresidential target ratio, with its primary uses including: Governmental operations, educational uses, religious uses, and major healthcare facilities. This is consistent with the Public Facilities and Industrial Zoning being requested.
- C. *The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;*
 - c. The zoning increases the amount of City owned land designated for Industrial and Public Facilities; this promotes and enables the City to serve the growing city.
- D. *The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood;*
 - d. The tract of Residential Single-Family zoning is requested to be rezoned as Public Facilities which better suits its current use. The tracts of Public Facilities zoning are requested to be rezoned as Industrial which is an extension of the existing Industrial zoning already in place and use by the City.
- E. *The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment;*
 - e. The Public Facilities and Industrial zonings are already in place within these tracts of land. This Zoning Map Amendment is an extension of those existing zonings and uses.

The property is currently owned by The City of Georgetown and provided electric, water, and wastewater utilities by the City of Georgetown. The tracts have road access from both WL Walden Drive and North College Street.

If you have any questions or would like to discuss, please feel free to contact me.

Sincerely,

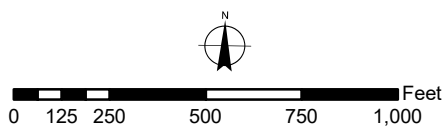
Kyle Miller, E.I.T.



CONCEPTUAL SITE LAYOUT

City of Georgetown, TX

STEEGER BIZZELL



MAP DATE: 02-12-21

- Tract I - Proposed Zoning Amendment Boundary
- Tract II, III, IV - Proposed Zoning Amendment Boundary

Zoning Legend

- Agriculture
- Industrial

- Low-Density Multifamily
- Public Facility
- Residential Single-Family