



April 23, 2021

Ms. Sofia Nelson  
City of Georgetown  
Planning Department  
809 Martin Luther King Jr. Street  
Georgetown, Texas 78626

**RE: Letter of Intent – Rezoning Application:  
Georgetown North Addition Lot 1-2,7-8 Block 12  
806 E. Spring Street  
Georgetown, Texas 78626**

Dear Ms. Sofia Nelson:

This letter is being submitted in support of the rezoning application for the above referenced property.

**Property Information:**

Our intent is to rezone 0.662 acres located at 806 E. Spring Street Georgetown, Texas 78626. The existing zoning is residential single-family (RS-SF). Our proposed zoning is to residential low-density multi-family (MF-1). The adjacent zoning consists of general commercial and residential single-family neither of which will be negatively impacted by the rezoning request. The existing property is currently undeveloped and contains no existing structures

The intended use for the property is that of a community of compact residential homes. The proposed community of cottage style homes will keep the Georgetown feel alive with a “tiny” twist while attracting new residents and benefitting local businesses in the area. More importantly this development will stand as a catalyst for the rezoning of existing Single-Family residential in the area to Low and High density Multi-Family residential. This aligns with both the City of Georgetown’s 2030 Comprehensive plan and Future Land Use Map. Furthermore, our request and development will follow all criteria outlined in the City of Georgetown’s UDC section 3.06.030 with the focus of promoting a safe, orderly, and healthful development for the City of Georgetown.

**Utilities:**

Water services for this property will consist of utilizing the existing water line located along both N. Church Street and E. Spring Street to the east and south of the property. No new public improvements will be required.

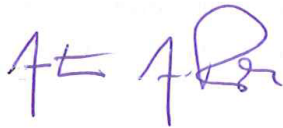
Wastewater services for this property will consist of utilizing the existing wastewater line located along N. Church Street service road to the east of the property. No new public improvements will be required.

Drainage / Water Quality systems will be located on-site to detain, treat, and discharge stormwater runoff from the above stated property's development. These systems will ensure downstream developments are not adversely impacted.

In addition to this letter a preliminary layout has been provided.

We respectfully request that the City of Georgetown, Council, and Planning Commission along with any other associated parties approve and support our request for the rezoning of the above stated property. Should you need additional information please don't hesitate to contact us.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'A. Prete', is positioned above the typed name of the signatory.

Antonio A. Prete, P.E.  
President  
Waeltz & Prete, Inc.

Enclosures

CC. Mr. Tyler Wolf



SITE PLAN INFORMATION:

LEGAL DESCRIPTION: LOTS 1-2, 7-8 BLOCK 12 (0.6612 AC.)  
GEORGETOWN NORTH ADDITION

SITE ADDRESS: 806 E. SPRING STREET

PROPOSED USE: MF-1

TYPE OF CONSTRUCTION: TYPE V-B

BUILDING OCCUPANCY: R

SITE ZONING: RS-SF

BUILDING SET BACKS: 15' R.O.W. 10' REAR, 10' SIDE

FIRE FLOW REQUIREMENT: 1,500 GPM

PROPOSED IMPERVIOUS COVER: ±0.32 AC. (±48.50 %)

BUILDING INFORMATION:

BUILDING 1-6: 2-STORY, 2 UNITS / BUILDING, 1 BEDROOM / UNIT (15' W X 32' L)

BUILDING 7: 2-STORY, 1 UNIT / BUILDING, 2 BEDROOMS / UNIT (15' W X 32' L)

\* ALL BUILDING ARE LESS THAN 30' IN HEIGHT.

PARKING REQUIREMENTS:

PARKING REQUIRED:

RESIDENTIAL:		
1.5 SPACE PER 1 BEDROOM (BLDG 1-6)	=	18
2.0 SPACE PER 2 BEDROOM (BLDG 7)	=	2
VISITOR PARKING (5% OF REQUIRED)	=	1
TOTAL PARKING REQUIRED	=	21

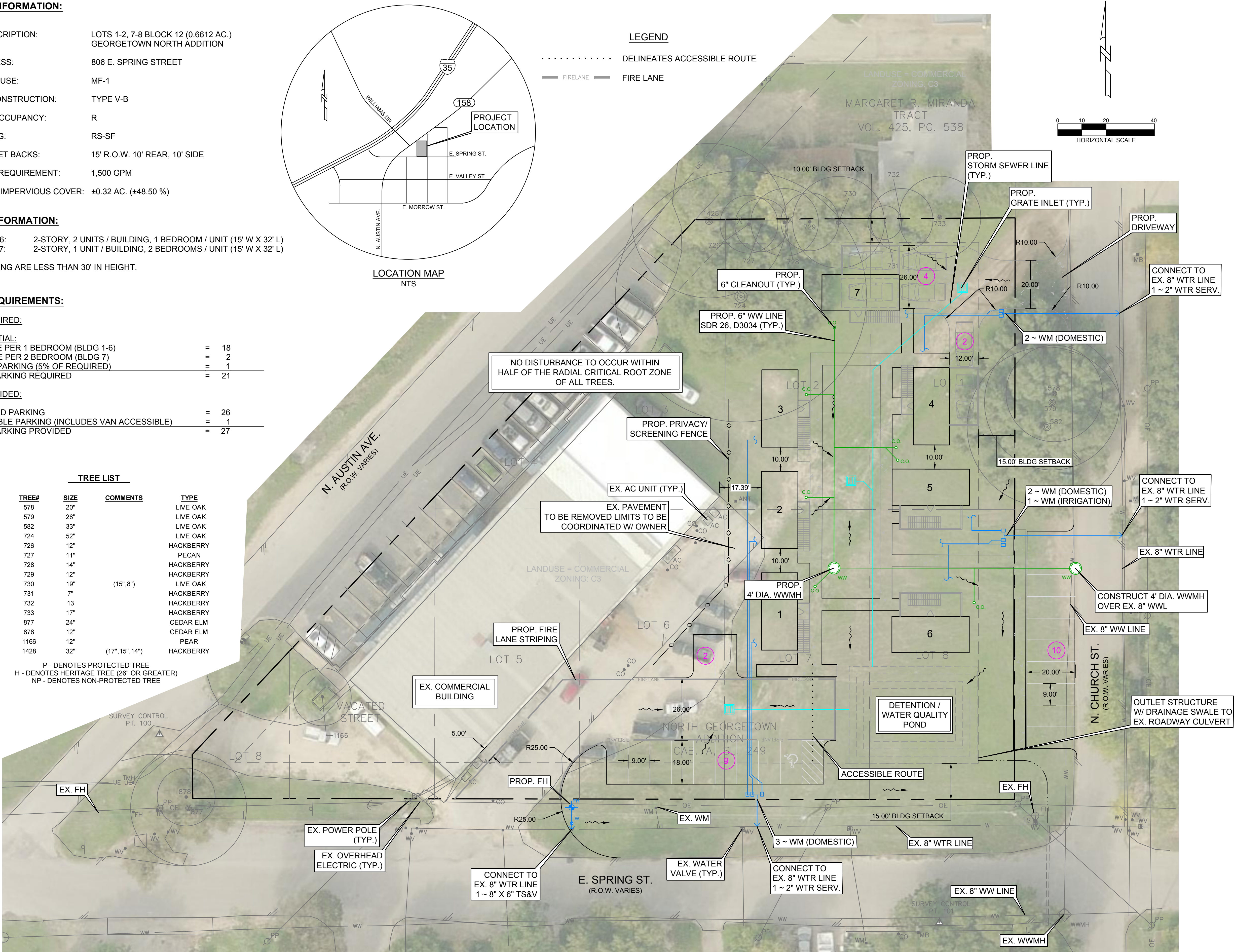
PARKING PROVIDED:

STANDARD PARKING	=	26
ACCESSIBLE PARKING (INCLUDES VAN ACCESSIBLE)	=	1
TOTAL PARKING PROVIDED	=	27

TREE LIST

	TREE#	SIZE	COMMENTS	TYPE
P	578	20"		LIVE OAK
H	579	28"		LIVE OAK
H	582	33"		LIVE OAK
H	724	52"		LIVE OAK
NP	726	12"		HACKBERRY
P	727	11"		PECAN
NP	728	14"		HACKBERRY
NP	729	12"		HACKBERRY
P	730	19"	(15", 8")	LIVE OAK
NP	731	7"		HACKBERRY
NP	732	13"		HACKBERRY
NP	733	17"		HACKBERRY
P	877	24"		CEDAR ELM
P	878	12"		CEDAR ELM
P	1166	12"		PEAR
NP	1428	32"	(17", 15", 14")	HACKBERRY

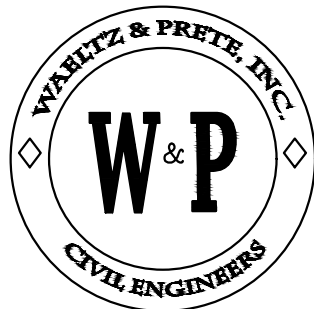
P - DENOTES PROTECTED TREE  
H - DENOTES HERITAGE TREE (26" OR GREATER)  
NP - DENOTES NON-PROTECTED TREE



LEGEND

..... DELINEATES ACCESSIBLE ROUTE

— FIRELANE — FIRE LANE



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

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[TEXAS STATE BOARD  
OF REGISTRATION FOR  
PROFESSIONAL ENGINEERS,  
RULE 131.166(j)]

PROJECT:

SAN GABRIEL FLATS

806 E. 13th STREET

CLIENT:

806 E 13th ST  
GEORGETOWN  
APARTMENTS, LLC

DESIGNED: JRW

APPROVED: AAP

DRAWN: JRW

DATE: 4/1/2021

4/1/2021  
100% SUBMITTAL  
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SHEET TITLE:

PRELIMINARY  
SITE PLAN

PROJECT NO.:

147-001

SHEET NO.:

SHEET 1 OF 2





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## SAN GABRIEL FLATS

306 E. 13th STREET

CLIENT:

806 E 13th ST  
GEORGETOWN  
APARTMENTS, LLC

DESIGNED: JRW      APPROVED: AAP  
DRAWN: JRW      DATE: 4/1/2021

4/11/2021  
100% SUBMITTAL  
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HEET TITLE:

# PRELIMINARY SITE PLAN

PROJECT NO.:

47-001

HEET NO.:

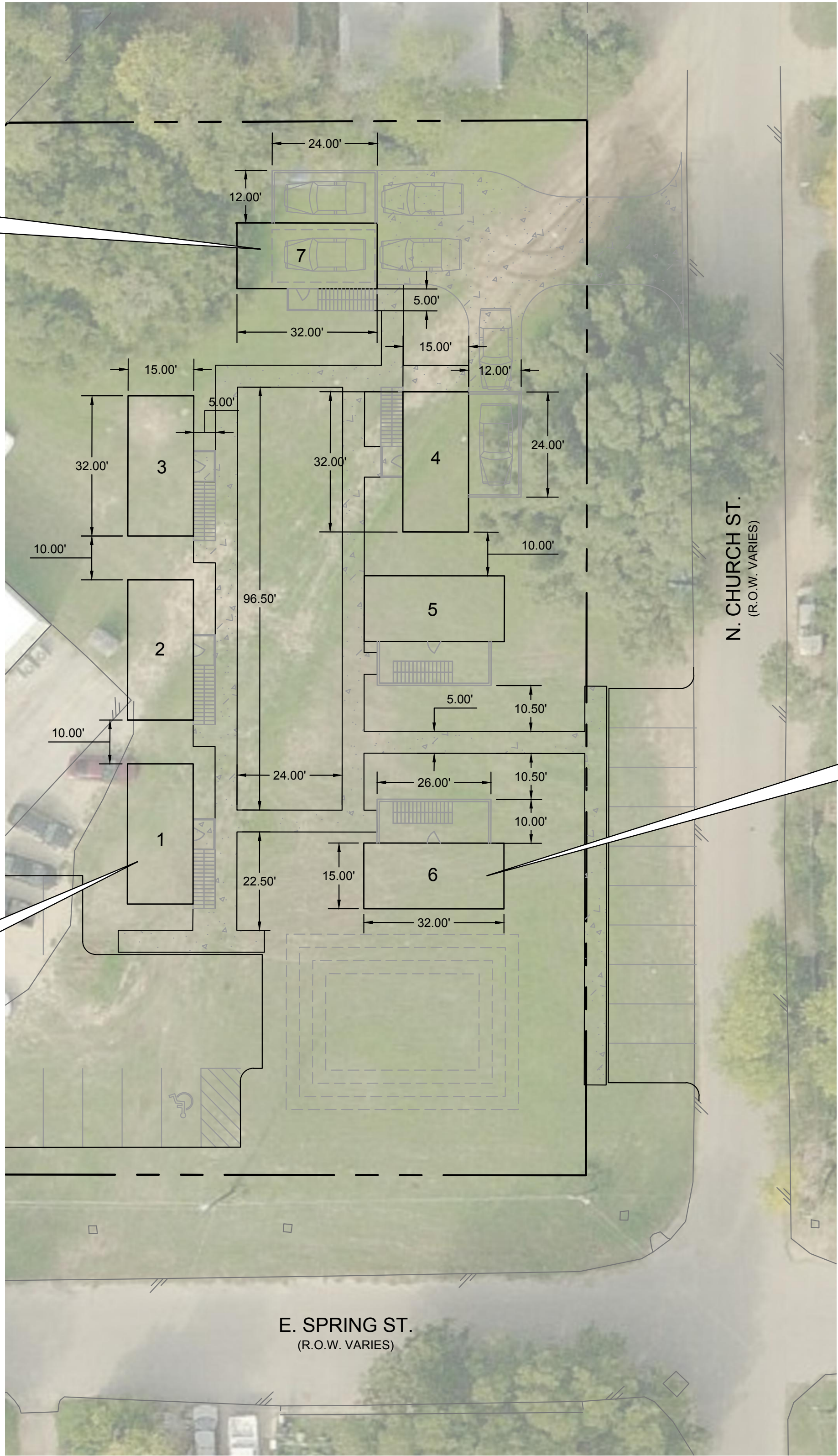
SHEET 2 OF 2



TWO-STORY COTTAGE W/ GARAGE  
(CARPORT OPTIONAL)  
NTS



TWO-STORY TWIN UNIT COTTAGE  
(CARPORT OPTIONAL)  
NTS



TWO-STORY TWIN UNIT COTTAGE  
(W/ DOUBLE PORCH)  
NTS