



CITY OF GEORGETOWN  
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address:

Project Case Number: 2021-8-REZ CC Date: July 27, 2021 Case Manager: Ethan Harwell

Name of Respondent: Luciana Paiva  
(Please print name)

Signature of Respondent: [Signature]  
(Signature required for protest)

Address of Respondent: 608, N Church St  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_ I OBJECT: X

Additional Comments:

We understand there is no infra  
structure to support a project  
like this in the neighborhood.

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to [planning@georgetown.org](mailto:planning@georgetown.org). Any such comments may be presented to the Commission.



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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: JEN BRADAC  
(Please print name)

Signature of Respondent: [Signature]  
(Signature required for protest)

Address of Respondent: 106 E SPRING ST  
803 W CHURCH ST  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: X

Additional Comments:

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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Jerrell Brazzeal  
(Please print name)

Signature of Respondent: J. Brazzeal  
(Signature required for protest)

Address of Respondent: 208 E. Valley St, 78626  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: JB

Additional Comments:

We are concerned about our property values  
and traffic issues. We have a lot of children  
in our area.

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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Richard Bunte  
(Please print name)

Signature of Respondent: [Signature]  
(Signature required for protest)

Address of Respondent: 3034307 E. Valley St.  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ✓

Additional Comments:

Strongly object to multi family units in  
this small area.

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Project Name/Address:

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: BRADLEY Childers  
(Please print name)

Signature of Respondent: Bradley Childers  
(Signature required for protest)

Address of Respondent: 704 N. Myrtle STREET, Georgetown 78626  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ☒ BC (completely)

Additional Comments:

This small area that I call North Old Town is a gem for single family homes and this project would ruin the potential for this neighborhood to be one of the most exclusive areas in Georgetown and decrease severely

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the property values. There are many other alternatives other than destroying a very unique location. Please do NOT bring this density to my neighborhood! Be



## Ethan Harwell

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**From:** Cynthia Conomos [REDACTED]  
**Sent:** Monday, June 14, 2021 7:33 PM  
**To:** WEB\_Planning; Ethan Harwell; Susan Watkins  
**Subject:** [EXTERNAL] San Gabriel Flats project (item BG)

cyntopia@gmail.com appears similar to someone who previously sent you email, but may not be that person. [Learn why this could be a risk](#)

[EXTERNAL EMAIL]

To the Planning & Zoning Commission and Planning Staff:

Regarding the proposal to rezone the property below to Low Density Multi-Family, I am writing to oppose this change.

My home is in this neighborhood, and I do not support adding additional multi-family housing to the neighborhood. I know that many of my neighbors feel the same. Our neighborhood already has multi-family housing along Morrow Street. Adding more similar properties will take away from the quaint character of the neighborhood and add unwanted noise and traffic. Traffic from residents in the proposed project would inevitably funnel through our neighborhood as the easiest way to access San Gabriel Park.

A project like this one would be better in a newer, larger neighborhood.

Sincerely,

Cynthia Conomos  
203 E. Valley St.

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## City of Georgetown, Texas Planning and Zoning June 15, 2021

### **SUBJECT:**

**Public Hearing and possible action** on a request for a Zoning Map Amendment to rezone 0.662 acres of property described as Lots 1, 2, 7, and 8, Block 12, North Georgetown Addition, from the **Residential Single-Family (RS) district to the Low Density Multi-Family (MF-1) district**, for the property generally located at 806 E. Spring Street (2021-8-REZ). Ethan Harwell, Senior Planner

### **ITEM SUMMARY:**

#### **Overview of Applicant's Request:**

The applicant is requesting rezoning of the subject property to facilitate the development of a community of compact cottage style residential homes. The proposal includes 6 buildings that are 2 stories each with 2 one-

bedroom units in each, along with 1 building that is 2 stories and includes 1 unit with two bedrooms for a total of 13 units proposed. The rezoning request is to amend the properties zoning designation from the Residential Single-Family (RS) zoning district to the Low Density Multi-Family (MF-1) zoning district.

**Staff's Analysis:**

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 4 of 5 and partially meets 1 of 5 of the criteria established in UDC Section 3.06.030 for a rezoning, as outlined in the attached Staff Report.

**Public Comments:**

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (25 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper May 30, 2021 and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 2 in opposition of the request.

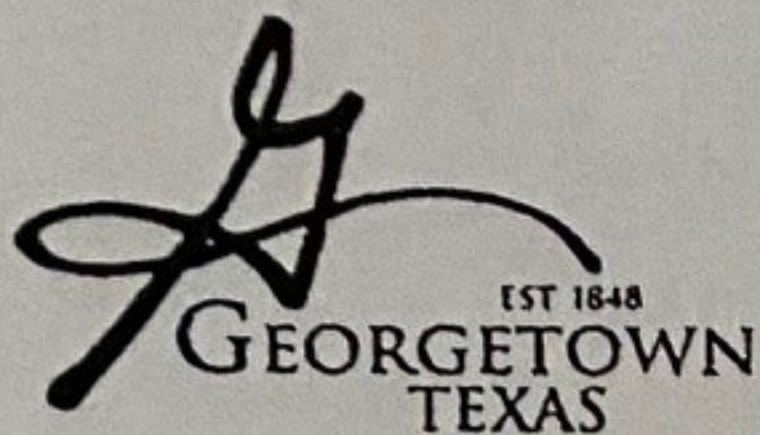
**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Susan Watkins, AICP, Neighborhood & Housing Program Manager





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Project Name/Address:

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Victoria M. Crowder  
(Please print name)

Signature of Respondent: Victoria M. Crowder  
(Signature required for protest)

Address of Respondent: 104 E. Spring St. Georgetown, Tx 78626  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_ I OBJECT: X

Additional Comments: I have the following concerns:

- The influx of residences will impede the flow of traffic within our neighborhood.
- The property value of my home will decrease with the zoning change from a Residential Single-Family (RS) to a Low Density Multi-Family district (MF-1).

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There are 3 ways to enter and exit our neighborhood. One of the entry points to the main road is cutting through parking lots of business located on Austin Ave. I would like for the Planning and Zoning Commission to explain how the city is planning for the influx of traffic flowing onto Austin Avenue from our neighborhood.





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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Richard Crowley  
(Please print name)

Signature of Respondent: Richard Crowley  
(Signature required for protest)

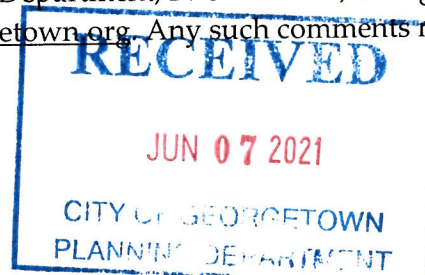
Address of Respondent: 108 OAKBEND CT GEORGETOWN, TX 78628  
(Address required for protest)  
RE: 806 E SPRING ST

I am in FAVOR: \_\_\_\_\_ I OBJECT: X

**Additional Comments:**

I HAVE SPOKEN WITH 2 LOCAL DEVELOPERS WHO SAY THAT  
REZONING TO (MF-1) WILL ABSOLUTELY LOWER MY PROPERTY  
VALUE AT 709 N. CHURCH ST. ADDITIONALLY, A LOCAL REALTOR  
(COLWELL BAKER) AGREES WITH THE DEVELOPERS OPINION

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Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Cassandra Gauna  
(Please print name)

Signature of Respondent: [Signature]  
(Signature required for protest)

Address of Respondent: 207 E. Morrow St.  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_ I OBJECT: CG

Additional Comments:

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Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Carole Golden  
(Please print name)

Signature of Respondent: Carole A. Golden  
(Signature required for protest)

Address of Respondent: 301 & 305 E. Valley St.  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ☒ \_\_\_\_\_

Additional Comments:

This area is not large enough to be  
zoned for multi-family. This  
would decrease the value of my  
properties. My taxes keep going up  
and the city does not provide

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curbs or sidewalks in this area. Traffic  
is getting worse due to Big. multi-  
family units would just make  
this worse.





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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: DIAMELA K PARSON  
(Please print name)

Signature of Respondent: *Diamele K Parson*  
(Signature required for protest)

Address of Respondent: 803 N MYRTLE ST  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: X

Additional Comments:

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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Demetrio R. Perez  
(Please print name)

Signature of Respondent: Demetrio R. Perez  
(Signature required for protest)

Address of Respondent: 907 N. MYRTLE ST.  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ☒ \_\_\_\_\_

Additional Comments:

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Project Name/Address:

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Shelley Bland Pillittere  
(Please print name)

Signature of Respondent: Shelley Bland Pillittere  
(Signature required for protest)

Address of Respondent: 206 E Morrow St.  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ✓ SLP

Additional Comments:

Traffic through our neighborhood has  
increased exponentially in the last 2 years  
without any road improvement. Additional  
development will severely negatively impact the  
residents.

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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Ricardo Honsteyn  
(Please print name)

Signature of Respondent: [Signature]  
(Signature required for protest)

Address of Respondent: 102 E SPRING ST  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_ I OBJECT: X

Additional Comments:

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**Project Name/Address:**

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Name of Respondent: Elda Quirino  
(Please print name)

Signature of Respondent: [Signature]  
(Signature required for protest)

Address of Respondent: 204 E. Valley St Georgetown, Tx 78626  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: X

Additional Comments:

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Project Name/Address:

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Marisol Solis  
(Please print name)

Signature of Respondent: [Signature]  
(Signature required for protest)

Address of Respondent: 209 E Morrow st  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ✓

Additional Comments:

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Name of Respondent: Liza Trevino  
(Please print name)

Signature of Respondent: Liza Trevino  
(Signature required for protest)

Address of Respondent: 101 E. Valley St  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_ I OBJECT: L.T.

Additional Comments:

My concern is traffic adding more units along with parking.  
Property value decrease. Pearl Snap Hall event center brings in  
traffic and parking issues. I have a 5 yr. old child plays outside  
often if we are out riding bikes I fear we are increasing danger to our  
neighborhood.

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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Steve Whitfield  
(Please print name)

Signature of Respondent: Steve Whitfield  
(Signature required for protest)

Address of Respondent: 802 N. Myrtle St.  
(Address required for protest)

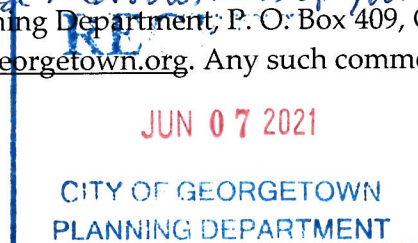
I am in FAVOR: NO

I OBJECT: yes I object

Additional Comments:

This is a nice quiet neighborhood, people like to walk in the street, old people, children, Brookwood clients. We get too much thru traffic on Church St. Already. There should be "No Thru Traffic" signs on both ends. You wouldn't want it on your street. Hard enough to get in and out now, between Austin Av. and Morrow. Mess up your own Neighborhood

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NOTICE OF PUBLIC HEARING

RECEIVED

JUL 16 2021

CITY OF GEORGETOWN  
PLANNING DEPARTMENT

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**Project Name/Address:**

Project Case Number: 2021-8-REZ CC Date: July 27, 2021 Case Manager: Ethan Harwell

Name of Respondent: Steve Whitfield  
(Please print name)

Signature of Respondent: Steve Whitfield  
(Signature required for protest)

Address of Respondent: 802 N. Myrtle St.  
(Address required for protest)

I am in FAVOR: NO

I OBJECT: YES

Additional Comments:

This is a nice little working class neighborhood with a relaxed diverse character, and remains fairly quiet while next to amenities. People like to walk with pets children elders. We don't want increased traffic on Church St., which is already being used as a cut through by too many.

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Name of Respondent: Kourtney Harstot & Michael DeVecchio  
(Please print name)

Signature of Respondent: [Handwritten Signatures]  
(Signature required for protest)

Address of Respondent: 901 N Church St  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ✓

Additional Comments:

We have concerns about traffic. Two story is  
not consistent with our existing neighborhood. Property  
values would go down with that many rentals  
right here & much more!

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Name of Respondent: Mark S. Lewis  
(Please print name)

Signature of Respondent: \_\_\_\_\_  
(Signature required for protest)

Address of Respondent: 801 N Myrtle St.  
(Address required for protest)

I am in FAVOR: X I OBJECT: \_\_\_\_\_

Additional Comments:

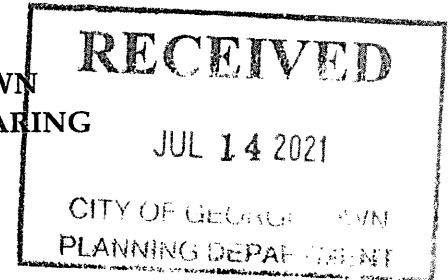
I agree with staff's analysis of the proposed zoning change. My only concern with the proposed change relates to property size. Ability to accomodate all required parking on-site will be critical to the surrounding neighborhood.

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Name of Respondent: Magdalena Lopez  
(Please print name)

Signature of Respondent: Magdalena Lopez  
(Signature required for protest)

Address of Respondent: 100 E. Valley  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_ I OBJECT: ✓

Additional Comments:

*I don't know why you waste anyone's time to ask permission if you have already made your minds up. I lived here all my life and that's how you do things. Also the street is not wide enough unless you are widening it!*

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*Stop and look the Big fish always get what they want just like all over Georgetown!!!*



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Name of Respondent: Stephane Lopez  
(Please print name)

Signature of Respondent: Stephane Lopez  
(Signature required for protest)

Address of Respondent: 805 N. Church St.  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ☒ \_\_\_\_\_

Additional Comments:

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You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Joe & Rosemary Mendez  
(Please print name)

Signature of Respondent: Rosemary Mendez  
(Signature required for protest)

Address of Respondent: 206 East Spring Street  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ✓

Additional Comments:

Public safety, traffic and that proposed  
building does not fit in with our  
neighborhood. NO!

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to [planning@georgetown.org](mailto:planning@georgetown.org). Any such comments may be presented to the Commission.





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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Amber Mims  
(Please print name)

Signature of Respondent: Amber Mims  
(Signature required for protest)

Address of Respondent: 206 E. Valley St. , 78626  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_ I OBJECT: ✓

Additional Comments:

Concerns: Public Traffic, Narrow Roads, Structure  
does not fit w/ rest of neighborhood ie. all neighborhoods  
are one story, safety concerns, & we have disabled  
residents.

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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: MOHAMMAD Mirzaii  
(Please print name)

Signature of Respondent: [Handwritten Signature]  
(Signature required for protest)

Address of Respondent: 807 North Myrtle St  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ☒ \_\_\_\_\_

Additional Comments:

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**Project Name/Address:**

Project Case Number: 2021-8-REZ P&Z Date: June 15, 2021 Case Manager: Ethan Harwell

Name of Respondent: Barbara Muniz  
(Please print name)

Signature of Respondent: Barbara A. Muniz  
(Signature required for protest)

Address of Respondent: 702 N. Church St  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: ☒ \_\_\_\_\_

Additional Comments:

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