

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 0.662 acres being Lots 1, 2, 7, and 8, Block 12, North Georgetown Addition, generally located at 806 E Spring Street, from the Residential Single-Family (RS) zoning district to the Low Density Multi-Family (MF-1) zoning 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 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

0.6612-acre tract of land described as Lots 1-2, 7-8, Block 12 of the Georgetown North Addition generally located at 806 E. Spring Street as recorded in Document Number 2020056664 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 Planning and Zoning Commission, at a meeting on July 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 August 24, 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.

Section 2. The Official Zoning Map, as well as the Zoning District classification for the Property is hereby amended from the Residential Single-Family (RS) zoning district to the Low Density Multi-Family (MF-1) zoning district, in accordance with the attached *Exhibit A* (Location Map) and *Exhibit B* (Legal Description) and incorporated herein by reference.

Ordinance Number: _____

Page 1 of 2

Description: 806 E Spring Street Rezoning

Case File Number: 2021-8-REZ

Date Approved: September 14, 2021

Exhibits A-B Attached

Section 3. 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.

Section 5. 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 24th day of August 2021

APPROVED AND ADOPTED on Second Reading on the 14th day of September 2021

THE CITY OF GEORGETOWN:

ATTEST:

Josh Schroeder
Mayor

Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Skye Masson
City Attorney

Ordinance Number: _____

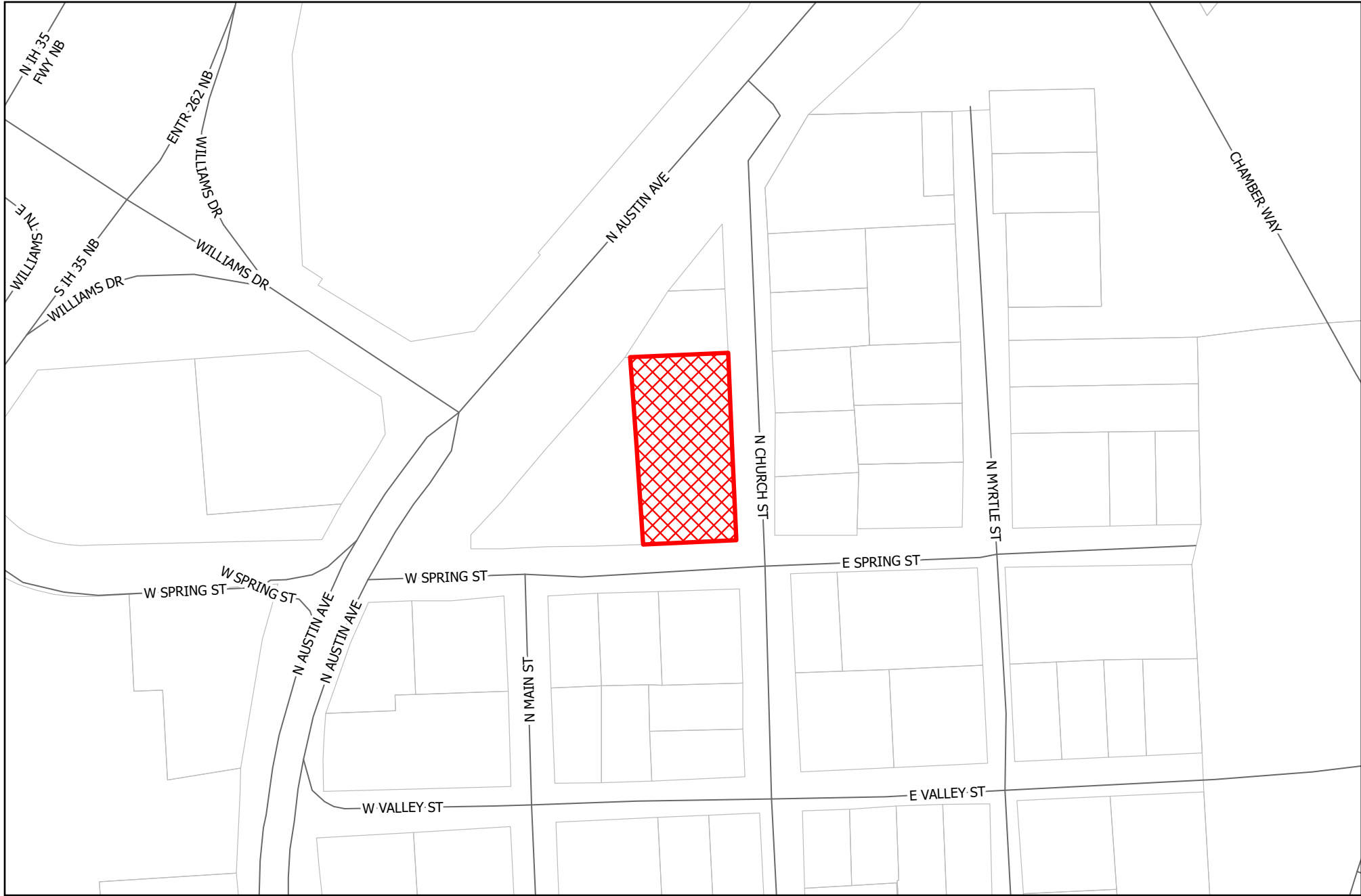
Description: 806 E Spring Street Rezoning

Date Approved: August 10, 2021

Page 2 of 2

Case File Number: 2021-8-REZ

Exhibits A-B Attached

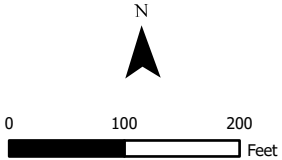


LOCATION

2021-8-REZ

Exhibit #1

-  Site
-  Parcels



METES AND BOUNDS DESCRIPTION

FOR A 0.662 ACRE TRACT OF LAND SITUATED IN THE ORVILLE PERRY SURVEY, ABSTRACT NO. 10, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.348 ACRE TRACT OF LAND CONVEYED TO 806 E 13TH ST GEORGETOWN APARTMENTS, LLC, RECORDED IN DOCUMENT NO. 2020056664 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF LOTS 1, 2, 7 AND 8, BLOCK 12, NORTH GEORGETOWN ADDITION, AN ADDITION TO THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 249, PLAT RECORDS WILLIAMSON COUNTY, TEXAS. SAID 0.662 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found monumenting the southeast corner of said 1.348 acre 806 E 13TH ST Georgetown Apartments, LLC tract, and the southeast corner of said Lot 8, Block 12, same being on the northwest intersection of the north right-of-way line of E. Spring street and the west right-of-way line of N. Church Street, for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, **S 88°14'26" W** with the south boundary line of said 1.348 acre 806 E 13TH ST Georgetown Apartments, LLC tract, same being with the south boundary line of said Lots 7 and 8, Block 12 and said north right-of-way line of E. Spring Street, for a distance of **120.00 feet** to an iron rod found with cap marked "Jacobs", monumenting the southwest corner of said Lot 7, Block 12 and the southeast corner of Lot 6, Block 12 of said North Georgetown Addition, for the southwest corner hereof, from which a 1/2" iron rod found monumenting the southwest corner of said 1.348 acre 806 E 13TH ST Georgetown Apartments, LLC tract, same being on the southeasterly right-of-way line of U.S. Highway 81 (N. Austin Avenue), bears S 88°14'26" W for a distance of 220.05 feet;


THENCE, **N 01°45'34" W** through the interior of said 1.348 acre 806 E 13TH ST Georgetown Apartments, LLC tract, same being with the west boundary line of said Lots 2 and 7, Block 12 and the east boundary line of Lots 3 and 6, Block 12 of said North Georgetown Addition for a distance of **240.10 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northwest corner of said Lot 2, Block 12 and the northeast corner of said Lot 3, Block 12, same being on the south boundary line of that certain tract of land conveyed to John B. Miranda, recorded in Volume 425, Page 538 of the Deed Records of Williamson County, Texas, for the northwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said 1.348 acre 806 E 13TH ST Georgetown Apartments, LLC tract and the southwest corner of said Miranda tract, same being on said southeasterly right-of-way line of U.S. Highway 81, bears S 87°54'48" W for a distance of 12.39 feet;

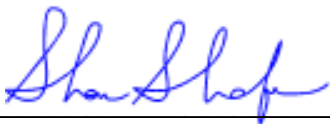
THENCE, **N 87°54'48" E** with the north boundary line of said 1.348 acre 806 E 13TH ST Georgetown Apartments, LLC tract, same being with the north boundary line of said Lots 1 and 2, Block 12 and said south boundary line of the Miranda tract, for a distance of **119.95** feet to an iron rod found with cap marked "Jacobs" monumenting the northeast corner of said 1.348 acre 806 E 13TH ST Georgetown Apartments, LLC tract, the northeast corner of said Lot 1, Block 12 and the southwest corner of said Miranda tract, same being on said west right-of-way line of N. Church Street, for the northeast corner hereof, from which an iron rod found monumenting the northeast corner of said Miranda tract, same being on said west right-of-way line of N. Church Street, bears N 01°46'23" W for a distance of 64.23 feet;

THENCE, **S 01°46'23" E** with the east boundary line of said 1.348 acre 806 E 13TH ST Georgetown Apartments, LLC tract, same being with the east boundary line of said Lots 1 and 8, Block 12 and said west right-of-way line of N. Church Street for a distance of **240.78 feet** to the **POINT OF BEGINNING** hereof and containing 0.662 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor or 1.00013.

A drawing has been prepared to accompany this metes and bounds description.

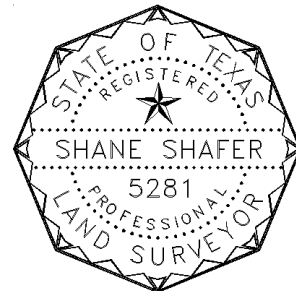
 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



April 15, 2021

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WAELTZ & PRETE\N AUSTIN AVE 901 GEORGETOWN 2020-31\REZONING TRACT\E SPRING STREET
GEORGETOWN REZONE TRACT m&b.doc

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION
FOR A 0.662 ACRE TRACT OF LAND SITUATED IN THE ORVILLE PERRY SURVEY, ABSTRACT NO. 10, WILLAMSON COUNTY, TEXAS AND BEING A PORTION OF
THE CALLED 1.348 ACRE TRACT OF LAND CONVEYED TO 806 E 13TH ST GEORGETOWN APARTMENTS, LLC, RECORDED IN DOCUMENT NO. 2020056664 OF THE
OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAME BEING ALL OF LOTS 1, 2, 7 AND 8, BLOCK 12, NORTH GEORGETOWN ADDITION, AN
ADDITION TO THE CITY OF GEORGETOWN, WILLAMSON COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 249, PLAT RECORDS WILLAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: 806 E SPRING ST, GEORGETOWN, TX 78626

LINE TABLE	
LINE	BEARING DISTANCE
L1	S87°54'48"W 12.39'
L2	N01°46'23"W 64.23'

PER WCAD:
MARGARET MIRANDA
CONVEYED TO
JOHN B. MIRANDA
VOL. 425, PG. 538

SURFACE COORDINATES:
N=10211046.36
E=3132386.37
GRID COORDINATES:
N=10209719.10
E=3131979.21

SCALE: 1" = 60'

GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW ANY EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT SHOWN HEREON. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLAMSON COUNTY, TEXAS.

U.S. HIGHWAY 81
(N. AUSTIN AVENUE)

N. CHURCH STREET

NORTH
GEORGETOWN
ADDITION
CAB. A, SL. 249

SUBJECT TRACT
0.662 AC.

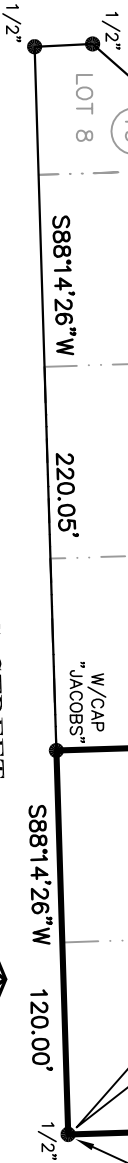
806 E 13TH ST
GEORGETOWN APARTMENTS, LLC
CALLED 1.348 AC.
DOC. NO. 2020056664

SURFACE COORDINATES:
N=10210805.69
E=3132393.82
GRID COORDINATES:
N=10209478.46
E=3131986.66

LEGEND

- IRON ROD FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- P.O.B. POINT OF BEGINNING
- WCAD WILLAMSON CENTRAL APPRAISAL DISTRICT

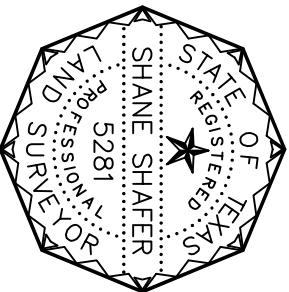
E. SPRING STREET



TO: CITY OF GEORGETOWN, TEXAS EXCLUSIVELY

Shane Shafer, R.P.L.S. NO. 5281

APRIL 15, 2021
DATE



SHEET 1 OF 1

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
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