

July 14, 2021

City of Georgetown
Sofia Nelson, Planning Director
809 Martin Luther King Jr Street
Georgetown, TX 78628

RE: Zoning Map Amendment for 2.3832 acres in the David Wright Survey, Abstract No. 13, at 4230 and 4236 Williams Drive

Dear Ms. Nelson,

Please accept this application for a Zoning Map Amendment to rezone the property located at 4230 and 4236 Williams Drive from the Agriculture (AG) district to the Local Commercial (C-1) district. The 2.3832 acres in the David Wright Survey, Abstract No. 13 is currently used to general retail and professional offices. I am requesting the zoning change to bring the property into compliance with the way it has been used for the past 25 years – I hope to continue using the property in the same manner.

I feel the request meets the approval criteria for a Zoning Map Amendment established in UDC 3.06.030 in the following ways:

The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;

All required items from the application checklist have been provided.

The zoning change is consistent with the Comprehensive Plan;

The property is located in a Mixed-Density Neighborhood Area on the Future Land Use Map. The 2030 Plan outlines that properties in these areas along major roadways would be appropriate for neighborhood serving commercial uses. The uses permitted within the C-1 district would allow the types of uses encouraged by the plan.

The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;

The proposed C-1 zoning would encourage development of small businesses at an appropriate location on a major road, Williams Drive.


The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and

Other properties along the same stretch of Williams Drive are all used as businesses save for one. There is one adjacent property that fronts Williams Drive that is used as a residence. The majority of the property is bounded on all sides by a nature preserve.

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

There are no significant features, natural or manmade, that would prevent development.

Sincerely,

A handwritten signature in cursive script that reads "Brenda Davis". The ink is black and the signature is fluid and legible.

Brenda Davis