

# 704 Martin Luther King Jr. Rezoning 2021-19-REZ

City Council  
September 28, 2021

# Item Under Consideration

## **2020-19-REZ**

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone Lot 5, Block M, South San Gabriel Urban Renewal Addition, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 704 Martin Luther King Jr. Street .



# Current Photo







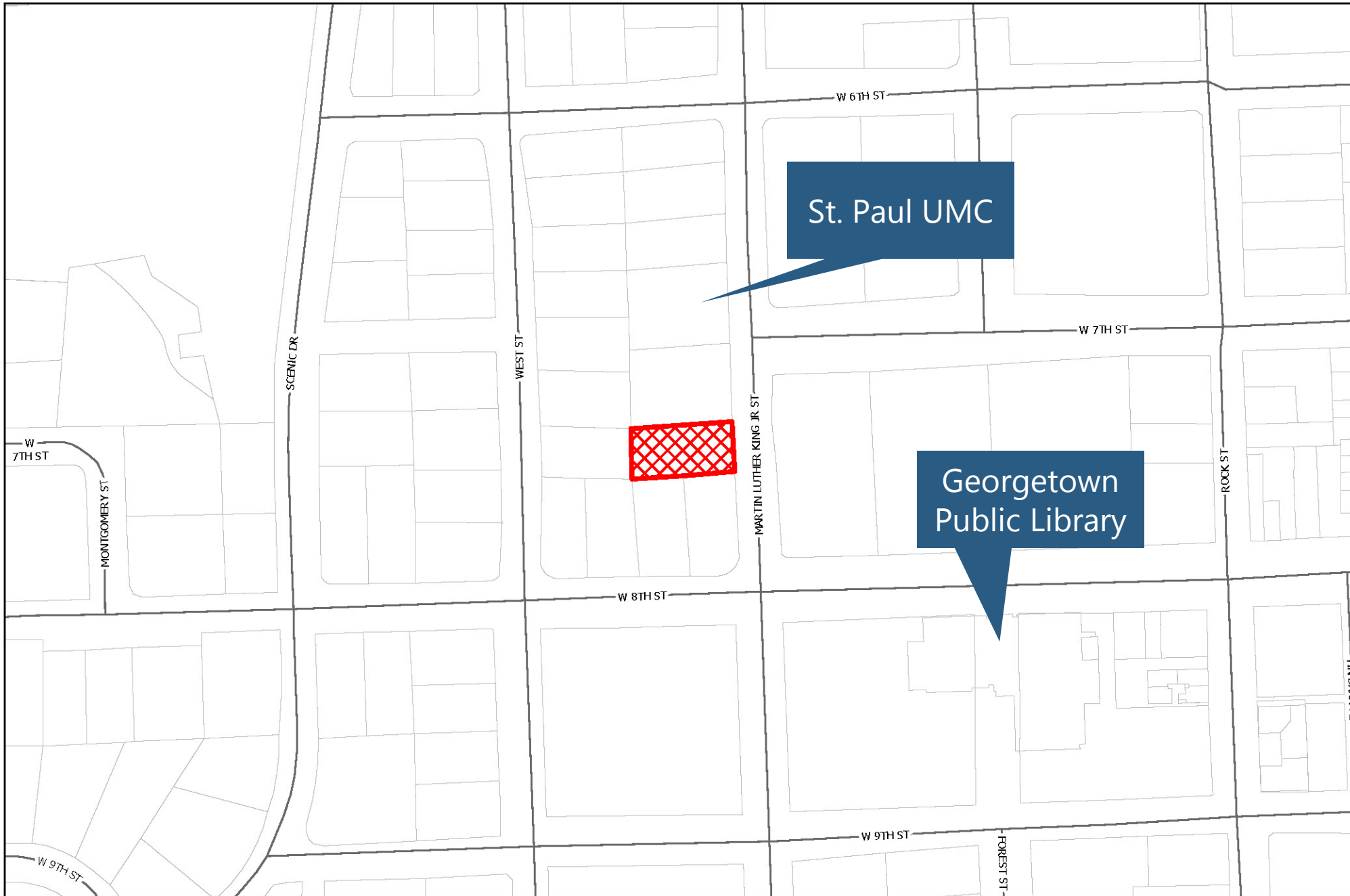
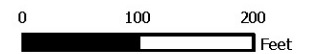
# LOCATION

2021-19-REZ

Exhibit #1

 Site

 Parcels



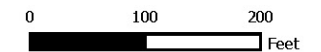




# AERIAL

2021-19-REZ

 Site



St. Paul UMC

Georgetown  
Public Library

City Hall



W 6TH ST

FOREST ST

ROCK ST

W 7TH ST

WEST ST

MARTIN LUTHER KING JR. ST

W 7TH ST

MONTGOMERY ST

W 8TH ST

W 9TH ST

FOREST ST

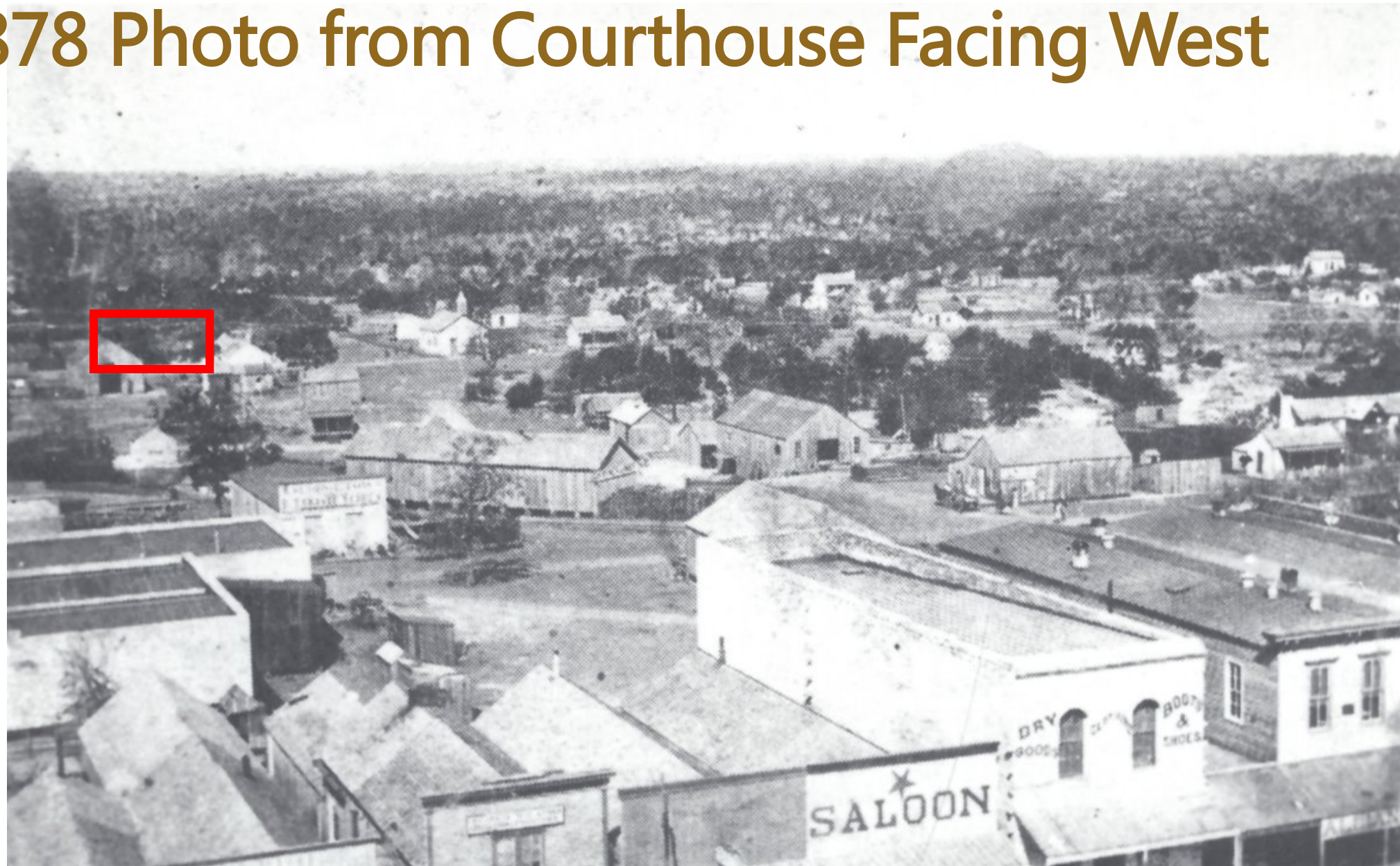
TIN BARN AVE

SCENIC DR

W 9TH ST

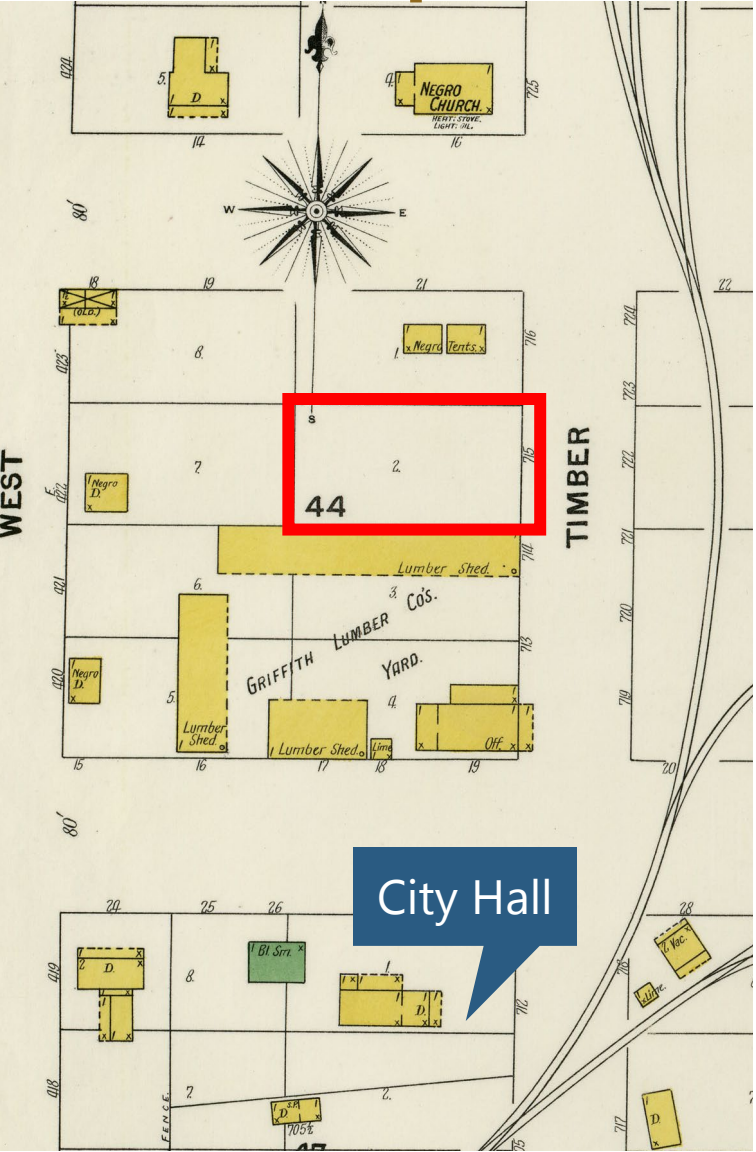
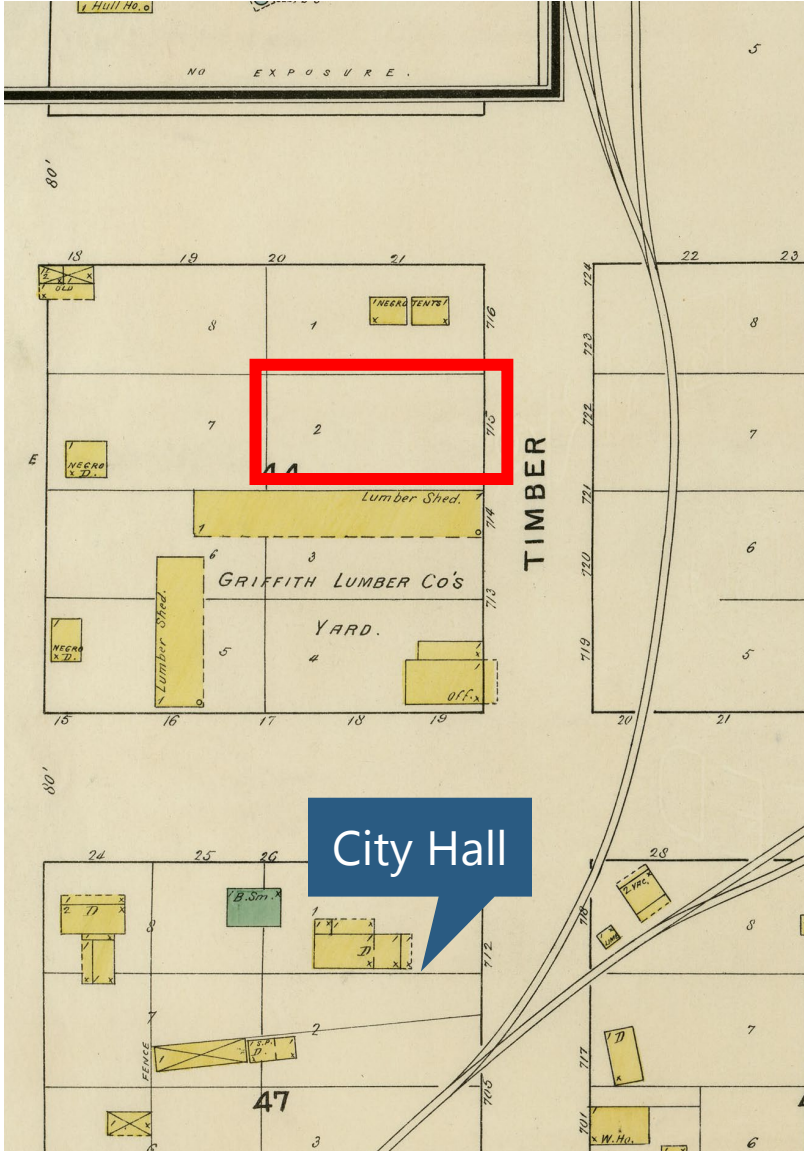
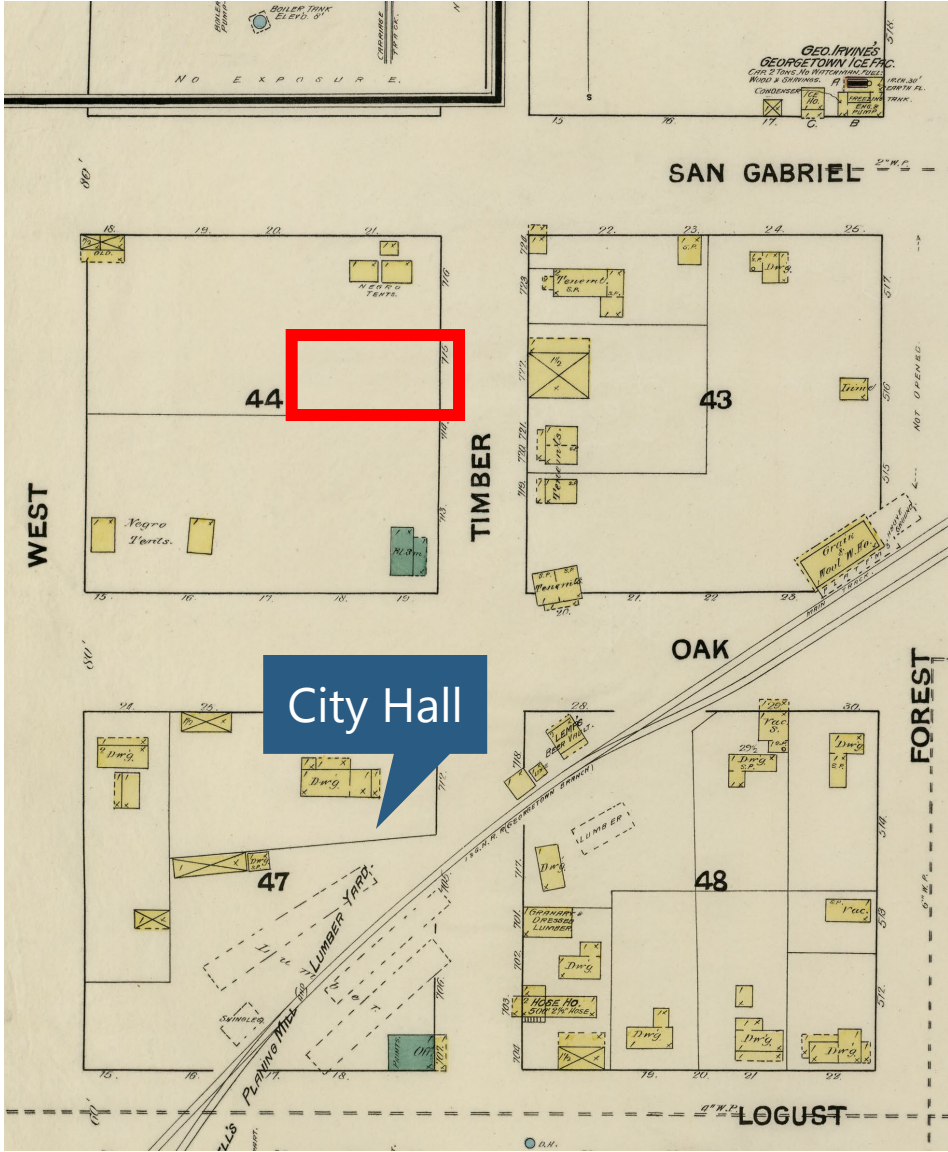


# c. 1878 Photo from Courthouse Facing West



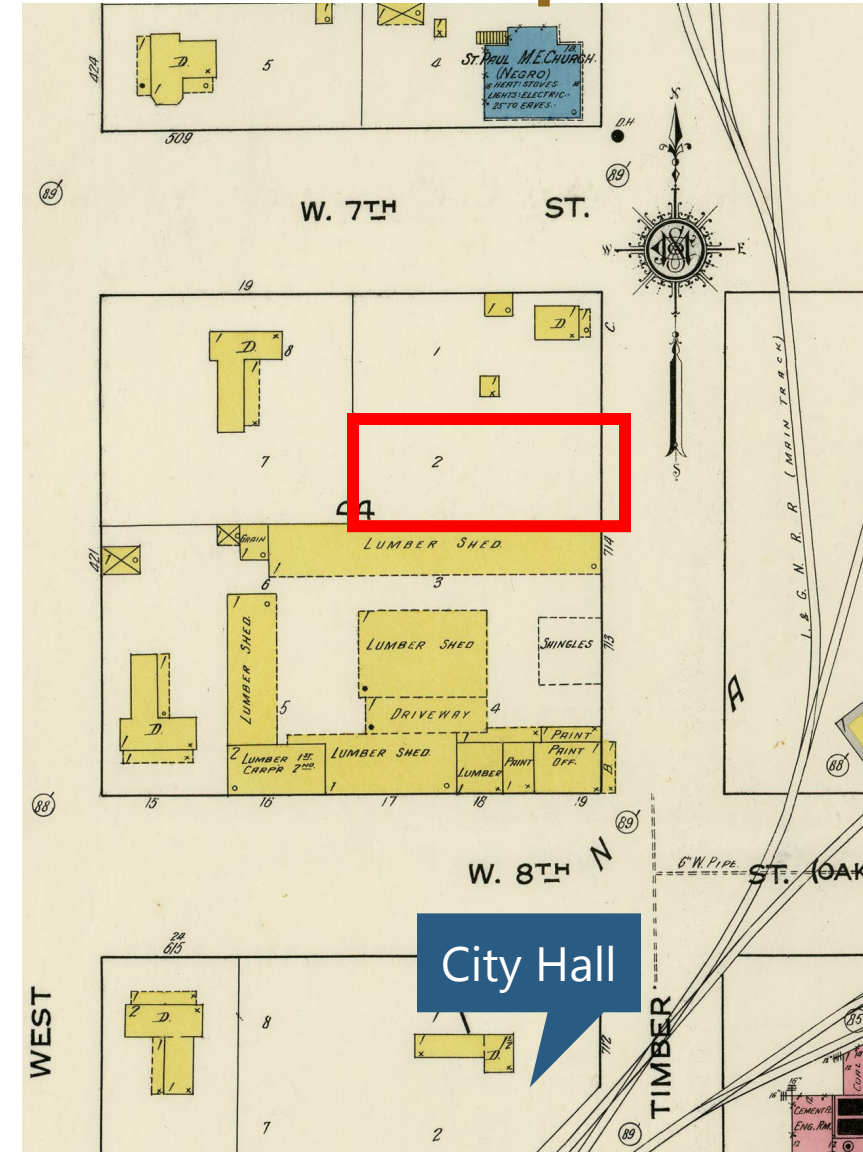
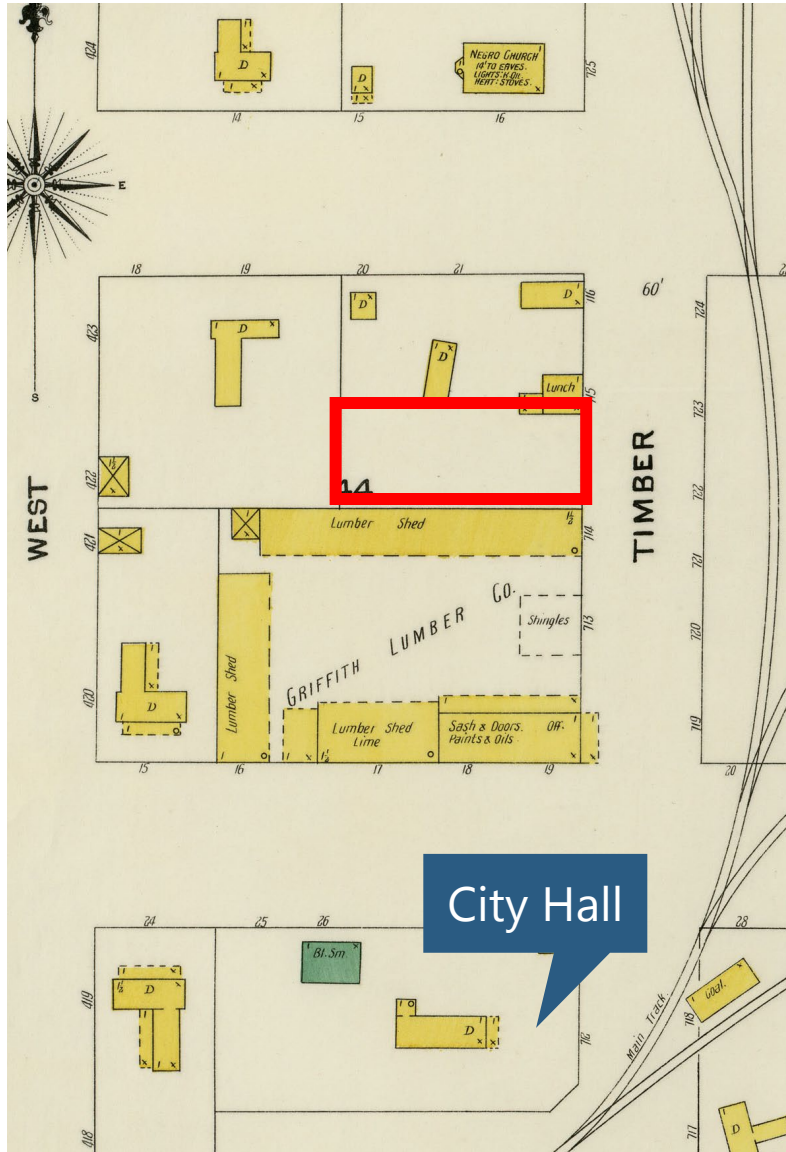


# 1889, 1894 & 1900 Sanborn Fire Insurance Maps



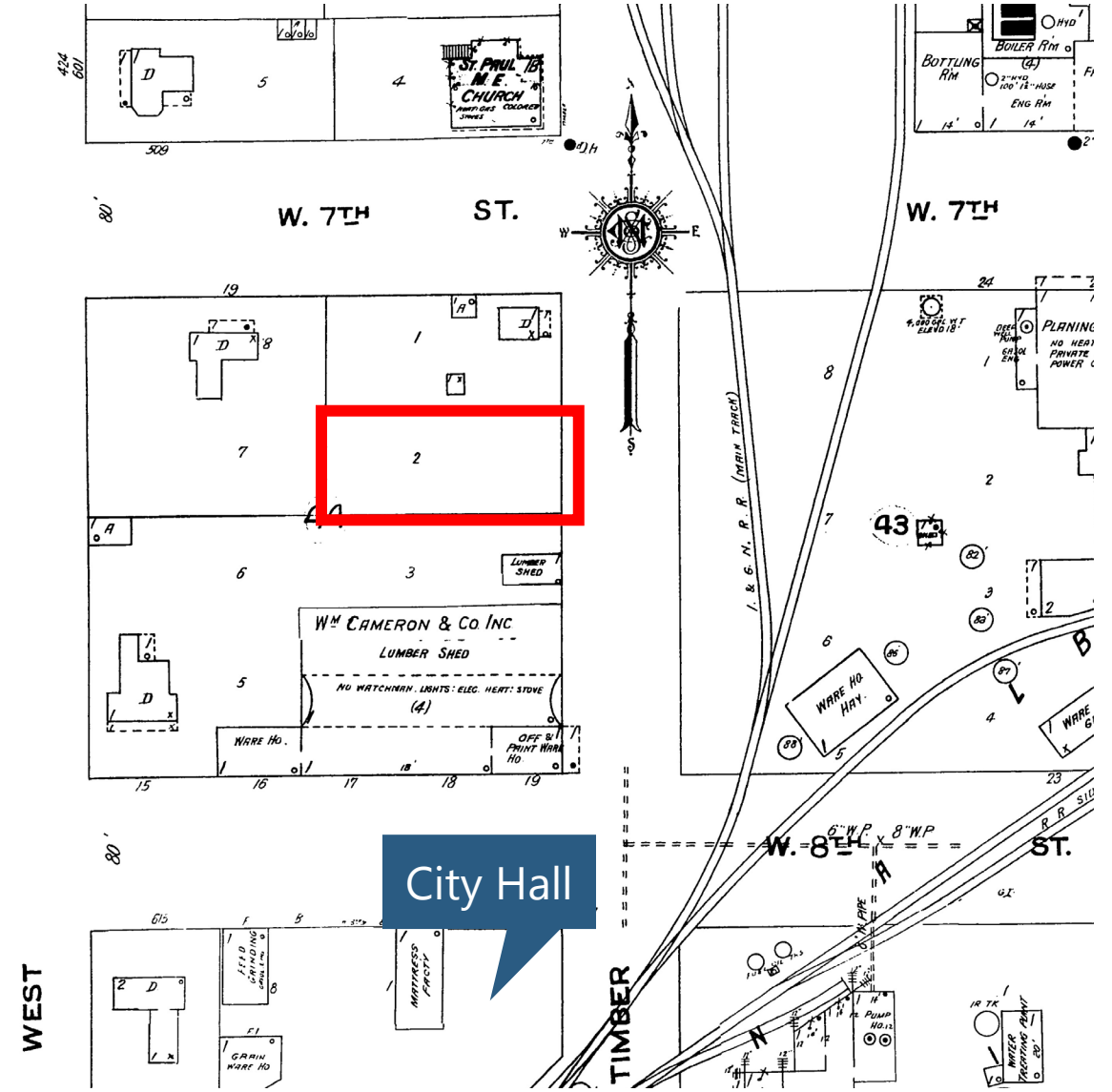
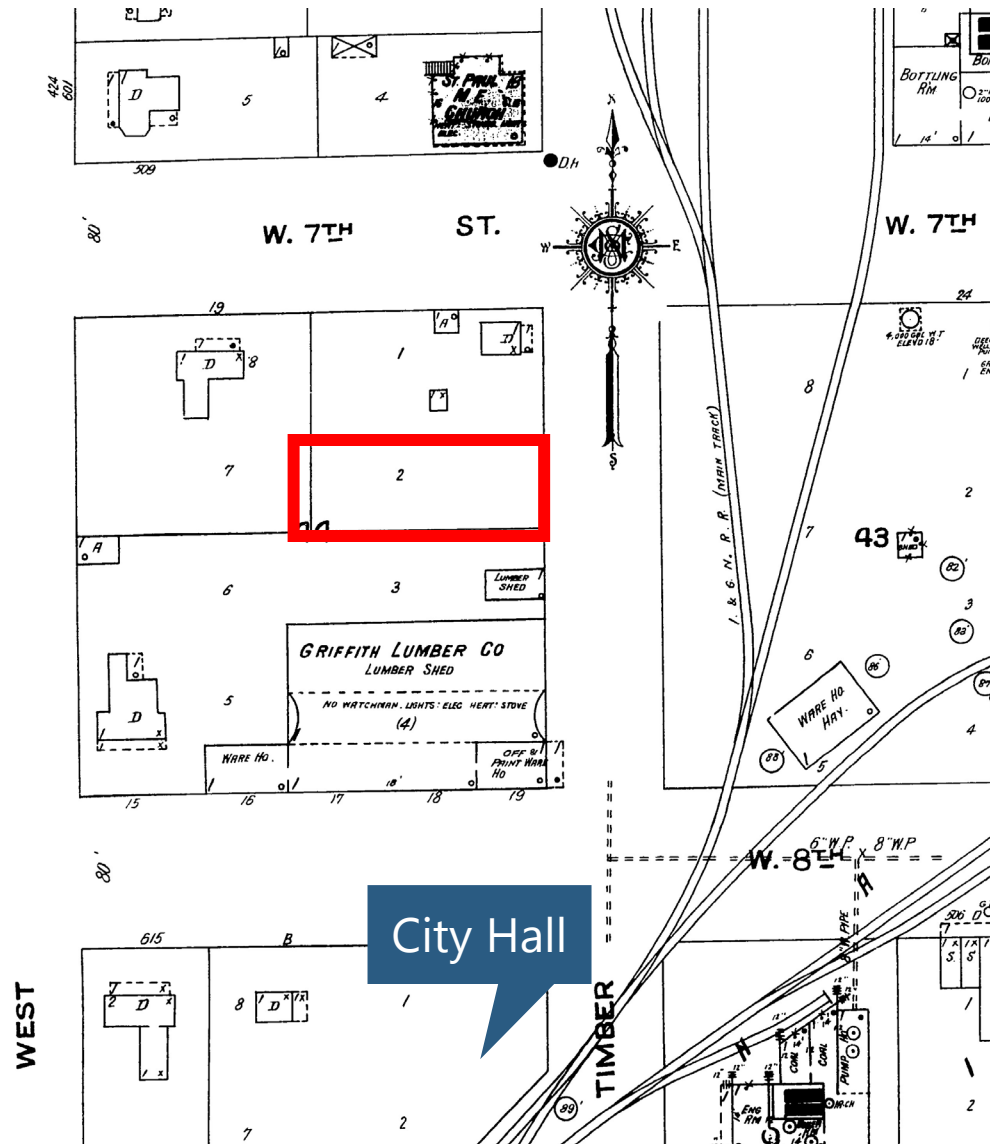


# 1905, 1910 & 1916 Sanborn Fire Insurance Maps





# 1925 & 1940 Sanborn Fire Insurance Maps

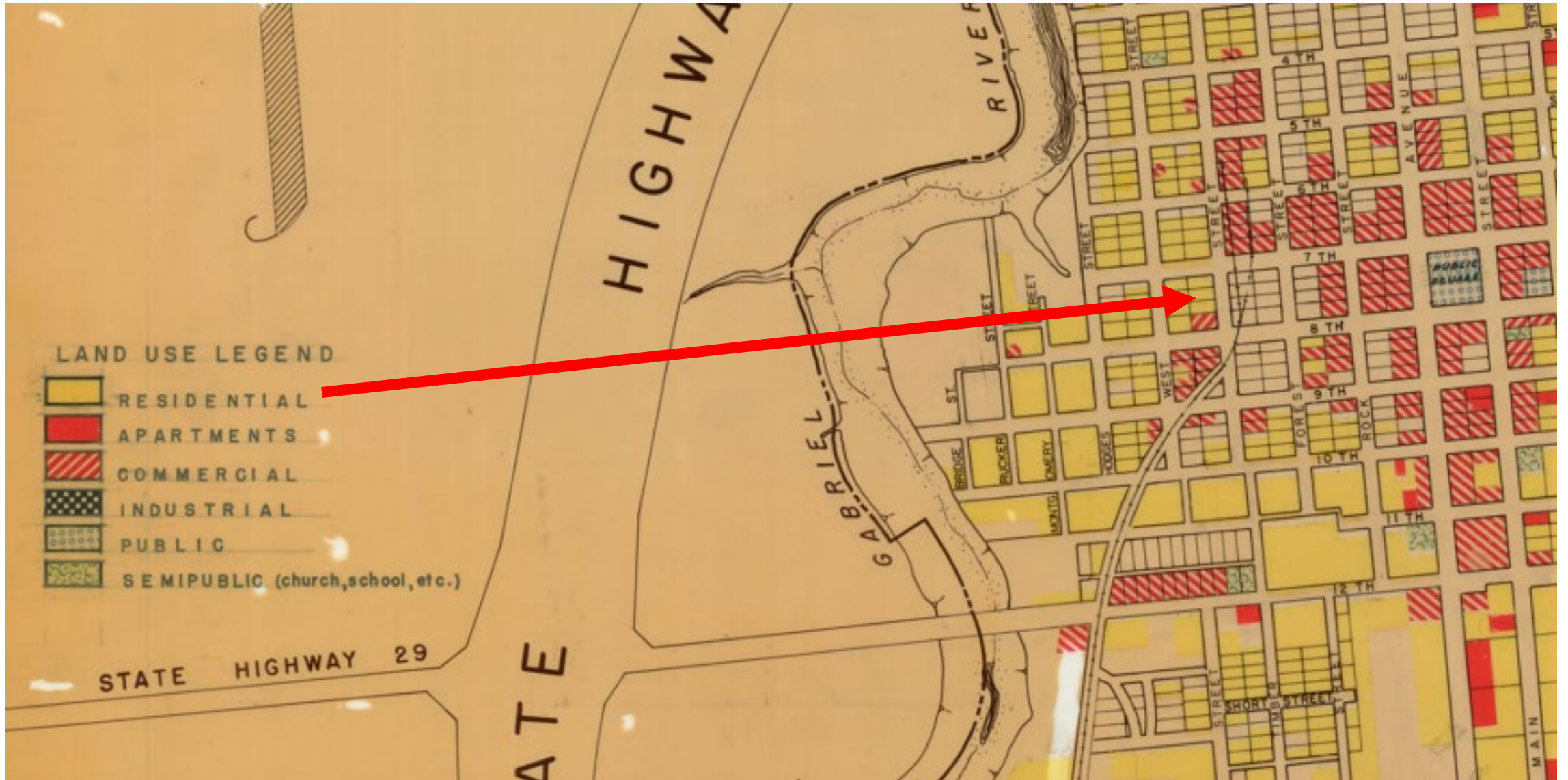


# 1964 Aerial Photo





# April 1965 Zoning Map

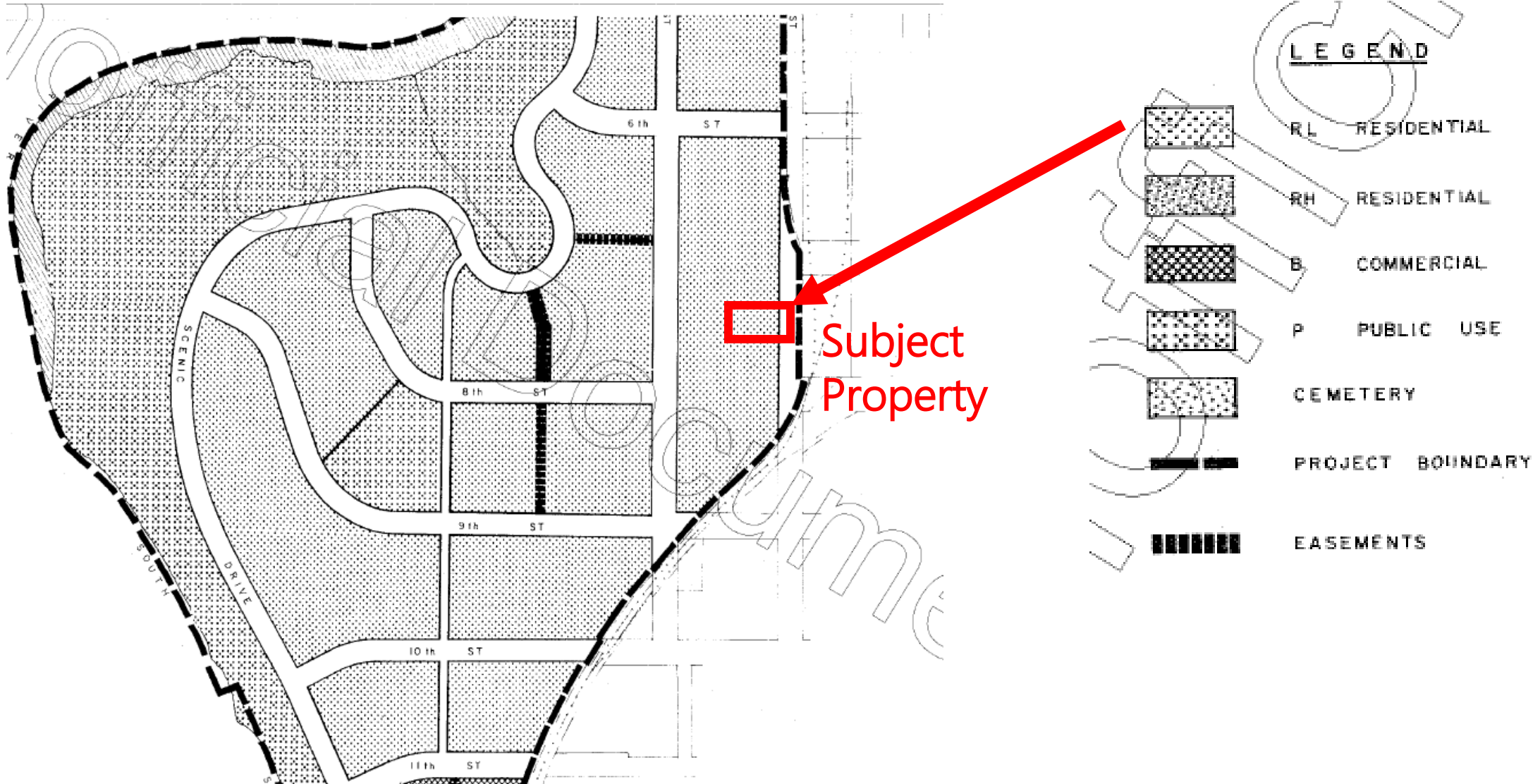


# 1968 Zoning Map





# 1968 Urban Renewal Plan Future Land Use/Zoning

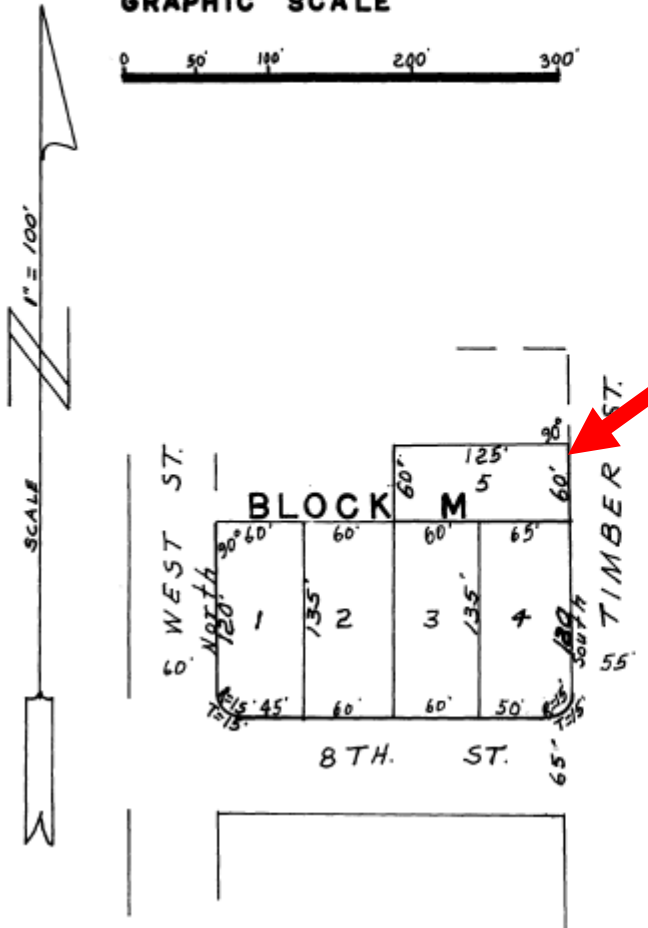




# 1971 Plat for Lot 5, Block M

SOUTH SAN GABRIEL URBAN RENEWAL ADDITION  
 TO GEORGETOWN, TEXAS. LOTS 1, 2, 3, 4 & 5 BLOCK 'M'

GRAPHIC SCALE



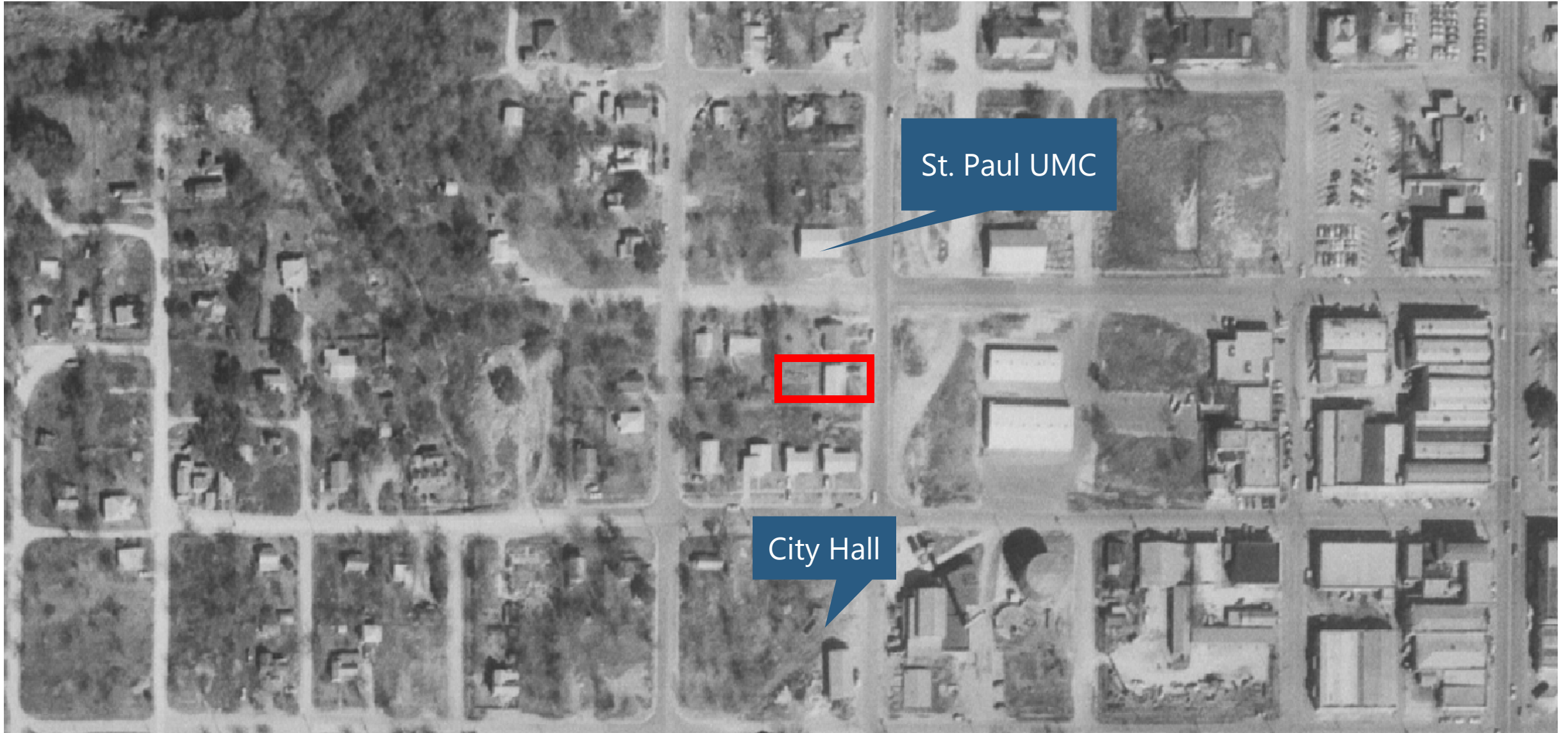
Subject  
 Property

Reference to the recorded  
 1968 Urban Renewal Plan

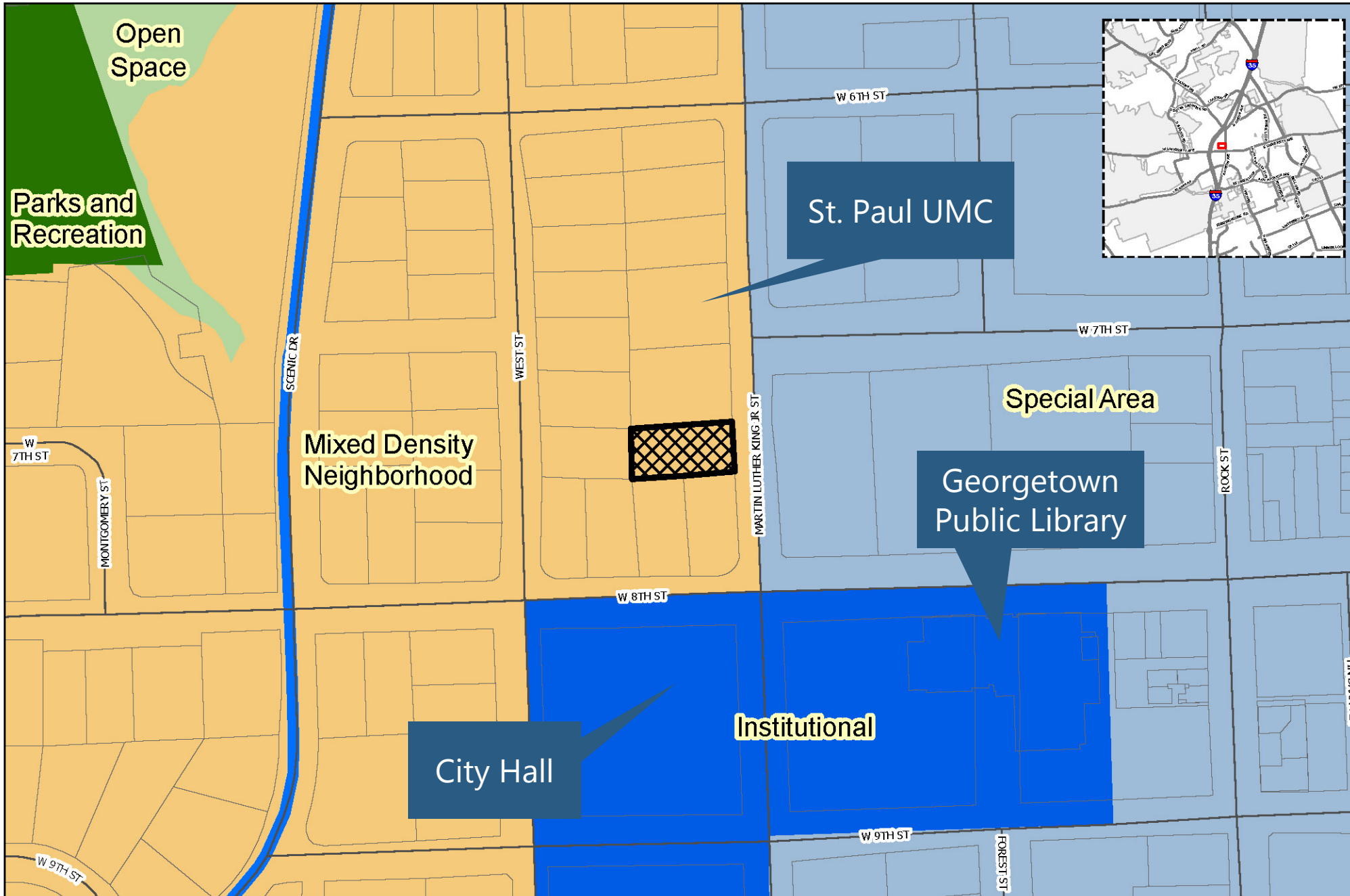
That the Urban Renewal Agency of the City of Georgetown, Texas, acting herein by and through its duly authorized officers, and Martha Tanksley, being the owners of that certain tract of land described in the foregoing certificate of W. F. Forest, Registered Public Surveyor, No. 101 and the map and plat thereof accompanying the same, does hereby adopt the said map and plat thereof under the name of Block "M" of the South San Gabriel Urban Renewal Addition to the City of Georgetown, Texas, and the said Martha Tanksley does hereby bind herself and the Urban Renewal Agency of the City of Georgetown, Texas does hereby bind itself, its successors and assigns to warrant and forever defend the title to the land so dedicated.

In connection with the adoption of the map and plat and subdivision of said property, the Urban Renewal Agency of the City of Georgetown, Texas, joined herein by Martha Tanksley has made and imposed and by these presents does make and impose thereon the restrictions, covenants, conditions and limitations as set out in the Urban Renewal Plat dated February 13, 1968 recorded in Vol. 507, Page 421, Deed Records of Williamson County, Texas to which reference is here made for a further description of the same and which restrictions, covenants, conditions and limitations are made a part hereof as though set out in full herein.

# 1974 Aerial Photo



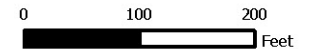




**FUTURE LAND USE/  
OVERALL TRANSPORTATION  
PLAN**

**2021-19-REZ  
Exhibit #2**

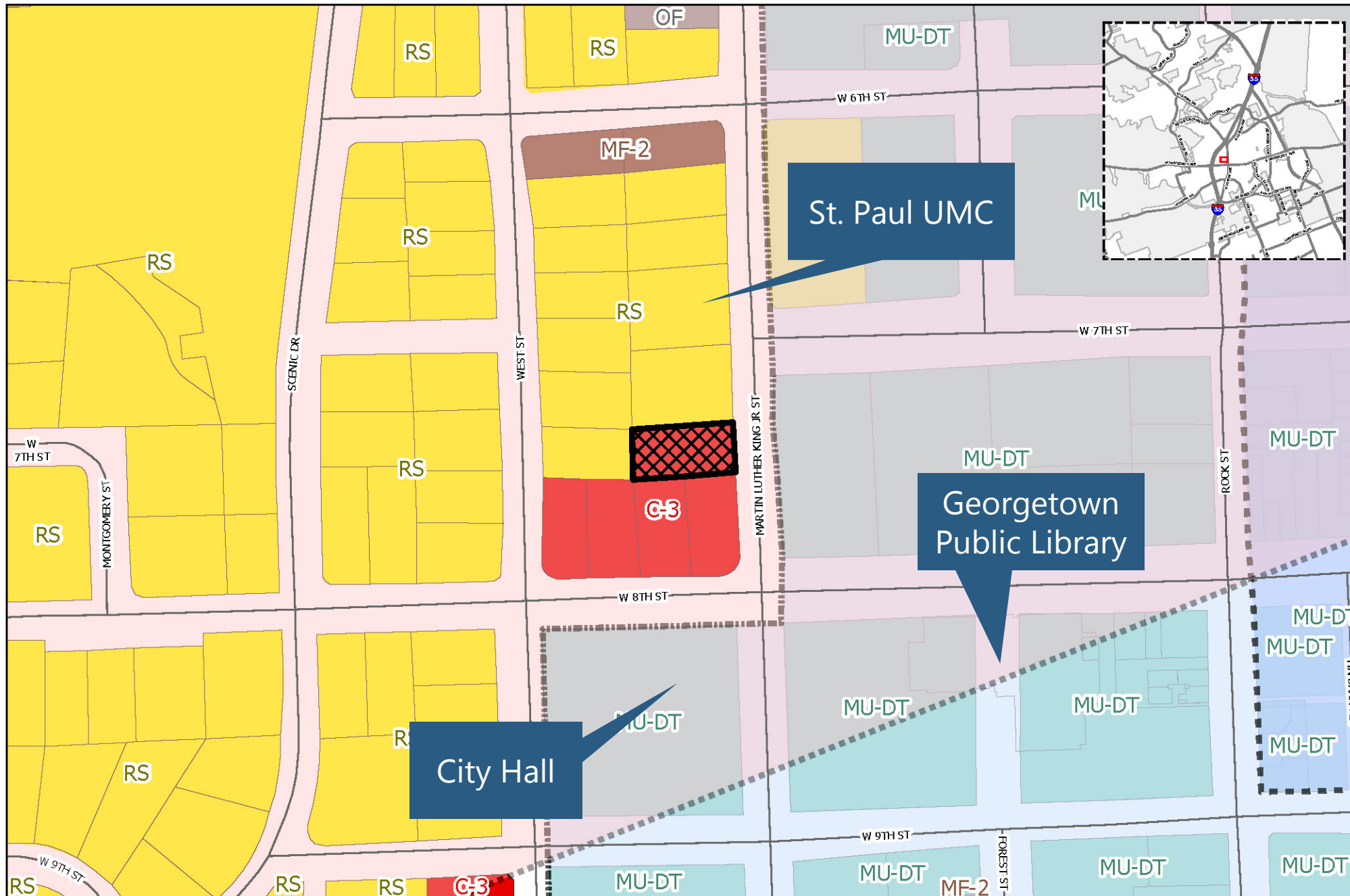
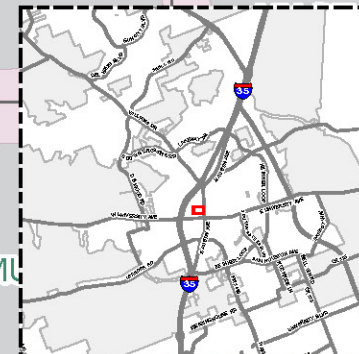
- Site
- Parcels
- City Limits
- Georgetown ETJ
- Future Land Use**
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Thoroughfare**
- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail














# ZONING

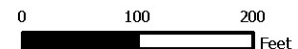
## 2021-19-REZ

Exhibit #3



-  Site
-  PUD
-  City Limits
-  Courthouse View Overlay
-  Old Town Overlay
-  Historic Overlay
-  Downtown Overlay
-  SPO Overlay
-  Gateway Overlay
-  Parcels
-  Georgetown ETJ

- Zoning**
-  AG - Agriculture
  -  BP - Business Park
  -  C-1 - Local Commercial
  -  C-3 - General Commercial
  -  CN - Neighborhood Commercial
  -  IN - Industrial
  -  MF-1 - Low-Density Multi-family
  -  MF-2 - High-Density Multi-family
  -  MH - Manufactured Housing
  -  MU-DT - Mixed-Use Downtown
  -  OF - Office
  -  PF - Public Facility
  -  RE - Residential Estate
  -  RL - Residential Low-Density
  -  RS - Residential Single-Family
  -  TF - Two-Family
  -  TH - Townhouse





# Mixed Density Neighborhood (MDN)

- Provides for a variety of housing types within a traditional neighborhood
- Duplexes, townhomes, quadplexes, or potentially moderate density multi-family
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Transitions of land uses and connectivity to neighborhood serving commercial is encouraged

**DUA:** 5.1-14.0

**Target Ratio:** 80% residential, 20% nonresidential

**Primary Use:** Variety of single-family home types (detached, duplex, townhome)

**Secondary Uses:** Limited neighborhood-serving retail, office, institutional, and civic uses

# Residential Single-Family (RS)

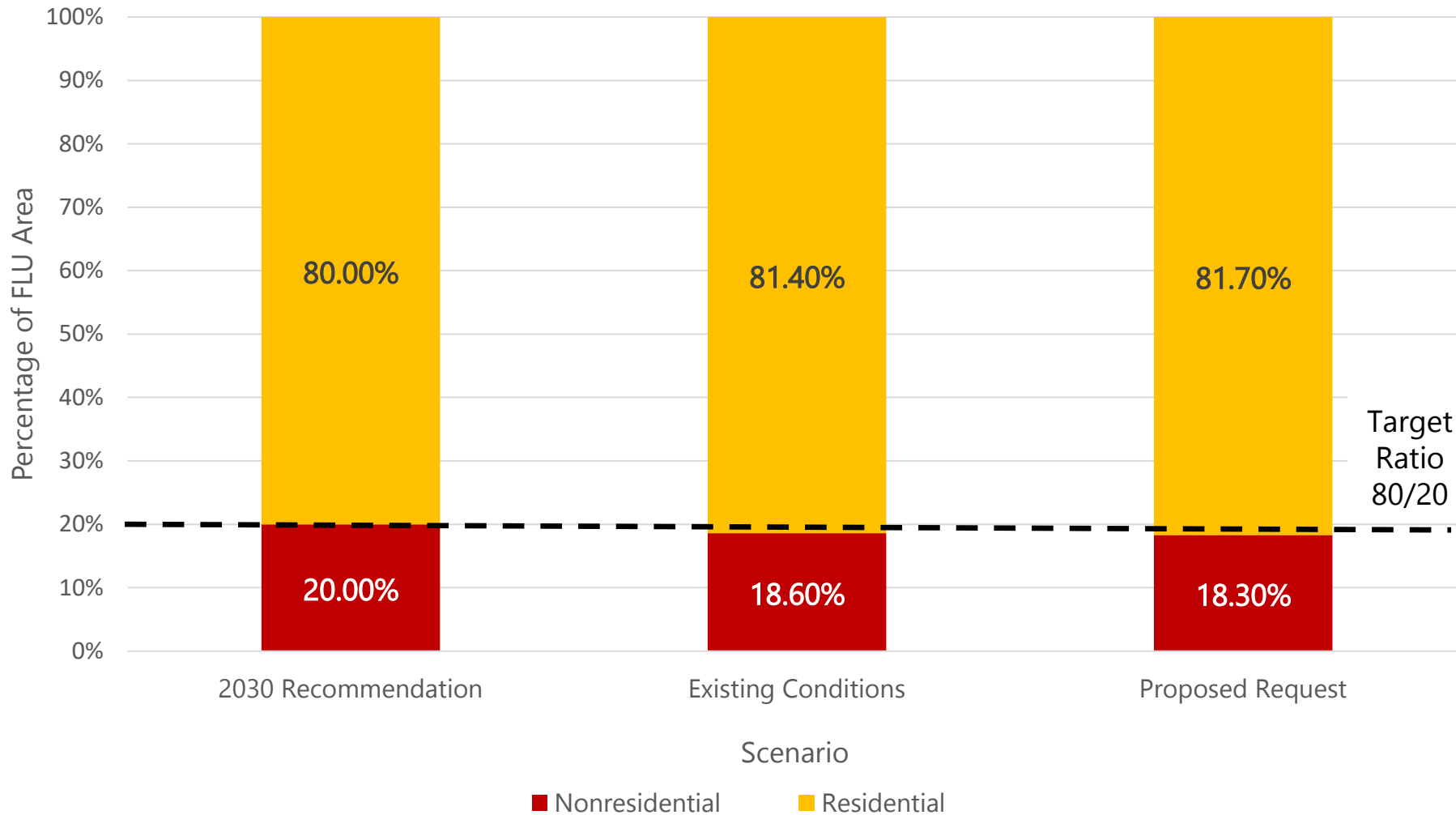
- Medium density
- Primarily single-family neighborhoods
- May be located in proximity of neighborhood-friendly commercial
- Protected from incompatible uses

## Dimensional Standards

- Min. lot size = 5,500 sq. ft.
- Min. lot width = 45'
- Max building height = 35'
- Front setback = 20'
- Side setback = 6'
- Rear setback = 10'
- Side/rear street setback = 15'
- Street facing garage setback = 25'



# Land Use Ratios – Mixed Density Neighborhood



Total Area:  
 70 acres  
 100%

Area of Subject Property:  
 0.17 acres  
 0.2%

# Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		



# Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

# Public Notifications

- 27 property owners within the 300' buffer
- Notice in Sun News on August 22, 2021
- Sign posted on the property
- To date, staff has received:
  - 1 written comment IN FAVOR
  - 0 written comments OPPOSED





# Planning & Zoning Commission Action

- At their September 7, 2021 meeting, the Planning & Zoning Commission recommended APPROVAL of the request (7-0).

# First Reading of an Ordinance

- An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone Lot 5, Block M, South San Gabriel Urban Renewal Addition, generally located at 704 Martin Luther King Jr. Street, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.