



June 16, 2021  
PK No.: 4670-21.287

**Ms. Sofia Nelson**  
**CITY OF GEORGETOWN**  
Planning Department  
406 West 8<sup>th</sup> Street  
Georgetown, Texas 78626

Re: **LETTER OF INTENT**  
**Rezoning Application**  
*Georgetown, Williamson County, Texas*

Dear Ms. Nelson:

We are proposing the rezoning of the properties located at the below addresses:

4801 IH 35 N, Georgetown, TX 78626 (R040496 & R332622)  
4805 IH 35 N, Georgetown, TX 78626 (R040508 & R040520)  
5401 IH 35 N, Georgetown, TX 78633 (R040489 & R040488)

A supporting location map of these properties is provided. The properties are currently zoned as Agriculture and being utilized as a homestead and farming. We are proposing to rezone the properties as general commercial, multi-family, and industrial. Access to the site is proposed off IH 35 N with internal connectivity. The water service is proposed to be pulled off an existing main within IH 35 N right-of-way. The wastewater service is proposed to discharge into a proposed utility extension that would tie into the Berry Creek Interceptor.

We feel that to the best of our knowledge, the proposed zoning change complies with the criteria outlined in UDC Section 3.06.030:

- A. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;  
*All items from the application checklist have been provided.*
  
- B. The zoning change is consistent with the Comprehensive Plan;  
*The City's future land use map identifies these properties as a Regional Center. Per the 2030 comprehensive plan a Regional Center is defined as "major shopping centers, standalone big-box retailers, or large-scale mixed-use developments, as well as supporting flex office space and office/warehouse development. These developments are typically automobile oriented with convenient access from major transportation routes and highway interchanges, however internal pedestrian connectivity is maximized and includes opportunities for pedestrian activity." The proposed land use is warehousing and distribution, limited, which falls under the City's definition for a regional center as it will primarily act as an establishment engaged in the storage, distribution, or movement of materials, equipment, or goods within an enclosed structure for themselves or other firms.*

- C. 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 zoning change promotes responsible growth in alignment with the current zoning surrounding and the City's future land use map.*
- D. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and  
*Adjacent properties are zoned as agricultural and general commercial. The proposed zoning change aligns with these existing and adjacent uses.*
- E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.  
*The properties proposed to be rezoned are suitable for the use as general commercial, multi-family and warehousing and distribution, limited.*

If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,



Clayton J. Strolle, P.E., LEED®AP

CJS/slr  
4670-20.477\_2020-09-18\_Letter Of Intent



# Property Owner's Consent Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every application packet. For property with more than one owner, each owner must sign a copy of this form. In the event that the owner of property is an organization/entity, proof of signature authority on behalf of the organization/entity must be attached to this form.

## Authorization by Property Owner(s)

I, Jerry S. Stokes, as President of Mid-Continent Geological, Inc., swear and affirm that I am  
(property owner's printed name; include signatory name and title if signing for an organization)

the owner of property at 5401 North I-35, Georgetown, TX 78633 (description below) as shown in the records  
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize Jackson Shaw Company to submit this application and serve  
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature:  Date: June 1, 2021  
(property owner's signature)

### Property Description:

Tract 1: Being 104.8884 acres of land, more or less, in the WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, situated in Williamson County, Texas, being that same tract conveyed in Document No. 2008016952 and 2020151834, of the Official Public Records of Williamson County, Texas.

Tract 2: Easement Estate created by that certain Deed Granting a Right-of-Way by and between Grantor and Grantee in that certain instrument, dated March 8, 1985 and recorded in Volume 1149, Page 500, of the Official Records of Williamson County, Texas and said non-exclusive access easement being over and across a 0.47 acre strip of land in the WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, situated in Williamson County, Texas as more particularly described by metes and bounds therein.



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## Authorization by Property Owner(s)

I, Steven Charles Howard, swear and affirm that I am  
(property owner's printed name; include signatory name and title if signing for an organization)

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**Authorization by Property Owner(s)**

I, Deborah J Burson, swear and affirm that I am  
(property owner's printed name; include signatory name and title if signing for an organization)

the owner of property at 4805 IH 35 N, Georgetown, TX 78633, as shown in the records  
(property address or legal description)

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Property Owner's Signature:  Date: 6/17/2021  
(property owner's signature)



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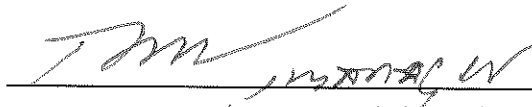
I, David S. Hays, as Manager of RL2H, LLC, swear and affirm that I am  
(property owner's printed name; include signatory name and title if signing for an organization)

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