

# THOMAS L. MOTE

July 25, 2022

Planning Department  
City of Georgetown, Texas  
809 Martin Luther King Jr. Street  
Georgetown, TX 78626

*Via electronic submittal*

**RE: Request for Zoning Map Amendment  
708 S. IH-35 Frontage Road (“Subject Property”)**

Dear Sir or Madam:

We have been retained by Mr. Rick Pastorek, Chief Operating Officer of Fordtex Investments LP, serving as the owner representative (“Owner”) in the Owner’s request for an administrative change to the City of Georgetown’s Zoning Map. This request is based on what appears to be a zoning classification error, since the zone designations change inside the 6,250 sf structure which has historically operated under the name *George’s On The Town*.

While it is unknown how the current zoning map was originally established, this apparent error is now published in the City’s Zoning Map (see attached exhibit), making it difficult to market the Subject Property with any certainty of future usage. Consequently, the Owner herein requests the Subject Property be designated as C-3 (General Commercial), with the City’s maps to be updated accordingly.

The following information addresses the specific and relevant requests made of the Owner in this application:

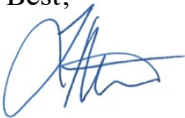
- Subject Site Address: 708 S. IH-35 Frontage Road (Georgetown, Texas)
- Williamson Central Appraisal District Parcel No: R466494
- Subject Site Layout: (see attachments)
  - Approximate square footage: 6,200 sf gross building area (includes cooler outbuildings)
  - Improvement setback from Rivery Driveway: approx.. 25 ft.
  - Improvement setback from IH35 Frontage: approx. 60 ft.
  - Building Height: 18’ in rear, 19’6” along front and side parapets
  - Number of Parking Spaces: 121 spaces, including 4 disabled van accessible stalls
- Current Land Use (per City’s FLU Plan): Regional Center
- Future Land Use (per City’s FLU Plan): Regional Center
- Subject Property Acreage: 3.53 acres

- UDC Considerations: From the UDC, “General Commercial District (C-3). The General Commercial District (C-3) is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.” The Owner’s proposed changes comply with the City’s 2030 Comprehensive Plan as the Owner intends to market the Subject Property in C-3 zoning.
- Roads: Owner’s proposed plan utilizes existing roads and access points
- Utilities: Owner’s proposed plan utilizes existing utilities
- Existing Zone(s): C-1 and C-3 (Local Commercial and General Commercial)
- Proposed Zone: C-3 (General Commercial)

The Owner respectfully requests that this amendment be made administratively without burdening the Planning and Zoning Commission. In the event that is not possible, I am glad to represent the Owner in this matter to answer question you may have.

If you have any questions about this application, please do not hesitate to reach out to me via email at [thomas.l.mote@gmail.com](mailto:thomas.l.mote@gmail.com), or at my mobile number at (713) 515-8242.

Best,



Thomas Mote  
Commercial Real Estate Advisor

#### EXHIBITS

- Exhibit A: Property Owner’s Consent Form
- Exhibit B: WCAD Locator Map
- Exhibit C: Subject Property Survey
- Exhibit D: Current City Zoning Map

Cc: Mr. Rick Pastorek (Owner)  
Mr. Richard Gary (KW Commercial)  
Ms. Caitlin Gary (KW Commercial)

**EXHIBIT A**

Property Owner's Consent Form

**EXHIBIT B**

WCAD Locator Map

**EXHIBIT C**

Subject Property Survey

**EXHIBIT D**

Current City Zoning Map