

**Notice of Meeting for the  
Planning and Zoning Commission  
of the City of Georgetown  
July 2, 2019 at 6:00 PM  
at Council and Courts Bldg, 510 W 9th Street Georgetown, TX 78626**

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

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### **Public Wishing to Address the Board**

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found at the Board meeting. Clearly print your name, the letter of the item on which you wish to speak, and present it to the Staff Liaison, preferably prior to the start of the meeting. You will be called forward to speak when the Board considers that item.

On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker's name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please logon to <http://government.georgetown.org/category/boards-commissions/>.

A At the time of posting, no persons had signed up to address the Board.

### **Consent Agenda**

The Statutory Consent Agenda includes non-controversial and routine items that may be acted upon with one single vote. An item may be pulled from the Consent Agenda in order that it be discussed and acted upon individually as part of the Regular Agenda.

B Consideration and possible action to approve the minutes from the June 18, 2019 regular meeting of the Planning and Zoning Commission. - Mirna Garcia, Management Analyst

### **Legislative Regular Agenda**

C Public Hearing and possible action on a request for a Replat of Part of Lot 3 and all of Lot 4, Block 1, Hart's Addition, located at 608 W. 15th Street, to be known as Hart's Addition to the Georgetown Subdivision Lots 3A and 4A, Block 1 (FP-2018-049) -- Andreina Dávila-Quintero, AICP, Current Planning Manager

#### **D Discussion Items:**

- Updates and Announcements (Sofia Nelson, CNU-A, Planning Director)
- Update from other Board and Commission meetings.
  - GTAB - <https://government.georgetown.org/georgetown-transportation-advisory-board-gtab/>
  - UDCAC - <https://government.georgetown.org/unified-development-code-advisory-board-2/>

- Questions or comments from Alternate Members about the actions and matters considered on this agenda.
- Reminder of the July 16, 2019, Planning and Zoning Commission meeting in the Historic Lights and Waterworks Building located at 406 W 8th St, starting at 6:00pm.

## **Adjournment**

### **Certificate of Posting**

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary

City of Georgetown, Texas  
Planning and Zoning  
July 2, 2019

**SUBJECT:**

Consideration and possible action to approve the minutes from the June 18, 2019 regular meeting of the Planning and Zoning Commission. - Mirna Garcia, Management Analyst

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

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**SUBMITTED BY:**

Mirna Garcia, Management Analyst

**ATTACHMENTS:**

Description		Type
□	Minutes 6.18.19	Backup Material

City of Georgetown, Texas  
Planning and Zoning Commission Meeting

**Minutes**

Tuesday, June 18, 2019 at 6:00 p.m.

Courts and Council Building, located at 510 W. 9<sup>th</sup> Street, Georgetown, TX 78626

**Commissioners present:** Ercel Brashear, Chair; Travis Perthius; Gary Newman; Ben Stewart; Marlene McMichael

**Commissioners absent:** Kayla McCord; Tim Bargainer

**Commissioners in training present:** Glenn Patterson; Aaron Albright

*Commissioners in training Patterson and Albright were added to the dais.*

**Staff Present:** Sofia Nelson, Planning Director; Chelsea Irby, Senior Planner; Andreina Davila-Quintero, Current Planning Manager; Nat Waggoner, Long Range Planning Manager; Michael Patroski, Planner; Ethan Harwell, Planner; Mirna Garcia, Management Analyst

Chair Brashear called the meeting to order at 6:00 p.m. and Commissioner Patterson led the pledge of allegiance.

**A. Public Wishing to Address the Board**

At the time of posting, no persons had signed up to address the Board.

**Consent Agenda**

The Statutory Consent Agenda includes non-controversial and routine items that may be acted upon with one single vote. An item may be pulled from the Consent Agenda in order that it be discussed and acted upon individually as part of the Regular Agenda.

*Commissioner Newman filed a conflict of interest affidavit for Item D. Commissioner Newman removed himself from the dais at 6:03PM.*

**B. Consideration and possible action to approve the minutes from the June 4, 2019 regular meeting of the Planning and Zoning Commission. – Mirna Garcia, Management Analyst**

**C. Consideration and possible action on a Preliminary Final Plat for 6.496 acres in the N. Porter Survey, Abstract No. 497, generally located near the southeast corner of Williams Drive and Rivery Blvd., to be known as Gabriel's Bluff Subdivision (PFP-2016-007). – Ethan Harwell, Planner**

*Item C was pulled off the Consent Agenda by Chair Brashear and moved to the Legislative Regular Agenda*

**D. Consideration and possible action on a Preliminary Plat for 29.14 acres in the William Roberts Survey, Abstract No. 524, generally located along Shell Road north of the intersection with Sycamore Street, to be known as The Arbors at Georgetown Village (PP-2018-011). – Chelsea Irby,**

Senior Planner

- E. Consideration and possible action on a Preliminary Plat for an 8.66 acre tract and a 6.20 acre tract in the Frederick Foy Survey, Abstract No. 229, and a 8.07 acre tract the Lewis P. Dyches Survey, Abstract No. 171, generally located at 30500 Ronald Reagan Boulevard and 7400 Williams Drive, to be known as Sun City Neighborhood Ninety thru Nine-Two (2019-2-PP). – Ethan Harwell, Planner
- F. Consideration and possible action on a Preliminary Plat for 28.4 acres in the Francis A. Hudson Survey, Abstract No. 295, generally located at 2700 FM 1460, to be known as Hidden Oak Two (2019-3-PP). – Michael Patroski, Planner

**Motion by Commissioner Stewart to approve Consent Agenda items B, D, E and F as presented. Second by Commissioner McMichael. Approved (6-0) with Commissioner Newman absent.**

### **Legislative Regular Agenda**

- C. Consideration and possible action on a Preliminary Final Plat for 6.496 acres in the N. Porter Survey, Abstract No. 497, generally located near the southeast corner of Williams Drive and Rivery Blvd., to be known as Gabriel's Bluff Subdivision (PFP-2016-007). – Ethan Harwell

*Item C was pulled off the Consent Agenda by Chair Brashear and moved to the Legislative Regular Agenda*

Staff report was presented by Harwell. The subject property is generally located on the southeast corner of Williams Drive and Rivery Boulevard. The subject property has frontage on Williams Drive. It has a Local Commercial, C-1, zoning district designation and a Special Mixed Use Area and Moderate Density Residential Future Land Use designation. The subject property is heavily wooded and backs up to the North Fork of the San Gabriel River along a bluff. The property overlooks Rivery Park. The subject property takes access to Williams Drive, which is classified as a Major Arterial in the City's Overall Transportation Plan. Approximately 27 feet of right-of-way is dedicated with this plat and cross access is granted within the subdivision and to neighboring commercial properties. The subject property also lies within several of the airport overlay zones. The appropriate notes have been added to the plat to ensure that the airspace is preserved in the Approach Zone, the Transitional Zone, and the Horizontal Zone. Staff has reviewed the proposed request and has found that it complies with the criteria established in UDC Chapter 3.08.080 for a Preliminary Final Plat.

*Commissioner Newman returned and was added to the dais at 6:08 PM.*

Chair Brashear opened the Public Hearing.

Larry Brundidge, public speaker, commented on the number of applications and units that have been approved recently by the City of Georgetown Planning and Zoning Commission, as well as the Historic and Architectural Review Commission. When combined, that is approximately 600 units. With the approval of projects, there will be more cars and more people putting strain on existing infrastructure. Mr. Brundidge objects to all projects.

Chair Brashear closed the Public Hearing.

**Motion by Commissioner Stewart to approve Item C as presented (PFP-2016-007). Second by Commissioner in training Patterson. Approved (7-0).**

- G. Review and discussion regarding the review process for land use changes, to include staff's analysis, findings and presentation. – Andreina Davila-Quintero

Staff report presented by Davila-Quintero. Members of the Planning and Zoning Commission have expressed concerns regarding the timely review of new and updated information from the applicant or new comments received from the public after the agenda has been posted. The purpose of this item is to review and discuss the review process for land use changes from intake to agenda posting, including information submitted by the Applicant, staff's review and analysis, and responses or updates to the request as a result of the technical review process. In addition, this discussion will include possible action and next steps that may be implemented to allow for timely review of new information

Davila-Quintero also provided guidance to Commission members and explained that items can be tabled for the following meeting, or members can request for additional time if necessary when voting on items.

Commission members provided suggestions to improve communication and ensure updated information is received. Chair Brashear suggested staff significantly highlight or mark any items presented in the public meeting which is different from the material that is in the agenda package posted online. This will help Commission members identify the changes made.

Nelson also sought feedback from Commission members regarding public comment notification, and asked members for direction. Commissioner McMichael commented that she would like to receive additional public comments made if they were not included in the agenda package at the time of posting. Chair Brashear requested that staff provide a summary of all additional comments made after posting and provide copies of any subsequent comments to Commission members at the time of the meeting in order to keep everyone informed.

- H. Update and discussion on the 2030 Plan Land Use Element. – Nat Waggoner, Long Range Planning Manager

Staff report was presented by Waggoner. Waggoner shared background information on the process to update the 2030 Land Use Element, including Gateway policies and strategies. Waggoner provided an overview of the analysis completed to date, and asked the Commission the following: 1)What development trends should be addressed in the Land Use Element update? And 2)What updates are needed for the future land use map?

Commission members had several questions and comments regarding land use ideas and zoning

standards.

I. Discussion Items. – Sofia Nelson, Planning Director

a. Updates and Announcements

There are no updates at this time

b. New Home Owner's or other similar associations registration for notification of Land Uses Changes. – Andreina Davila-Quintero, AICP, Current Planning Manager

Davila-Quintero updated the Commission members on a change in notification requirements for homeowners, from 200 feet to 300 feet. This includes HOA notification. The Department has created a form that will be available on the Planning website for HOA's to complete and submit to the Department if they wish to be included in the notifications.

c. Update from other Board and Commission meetings

i. GTAB

Chair Brashear updated the Commission and provided information regarding the items discussed at the June 14 meeting.

ii. UDCAC

No report available

d. Questions or comments from Alternate Members about the actions and matters considered on this agenda

No questions from Alternate Members

e. Reminder of the July 2, 2019 Planning and Zoning Commission meeting

**Motion by Commissioner Stewart to adjourn at 7:22 P.M. Second by Commissioner McMichael. Approved unanimously.**

**Adjournment**

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Ercel Brashear, Chair

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Attest, P&Z Ben Stewart, Secretary

City of Georgetown, Texas  
Planning and Zoning  
July 2, 2019

**SUBJECT:**

Public Hearing and possible action on a request for a Replat of Part of Lot 3 and all of Lot 4, Block 1, Hart's Addition, located at 608 W. 15th Street, to be known as Hart's Addition to the Georgetown Subdivision Lots 3A and 4A, Block 1 (FP-2018-049) -- Andreina Dávila-Quintero, AICP, Current Planning Manager

**ITEM SUMMARY:**

**Overview of the Applicant's Request:**

The Applicant is proposing to resubdivide approximately 0.21 acres into two new residential lots to be known as the Final Plat of the Hart's Addition to Georgetown Subdivision Lots 3A and 4A, Block 1.

**Staff's Analysis:**

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets the criteria established in UDC Section 3.08.080.D for a Replat, as outlined in the attached Staff Report.

**Public Comments:**

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Replat request (21 notices), and a legal notice advertising the public hearing was placed in the Sun Newspaper (June 16, 2019) and signs were posted on-site. To date, staff has received no written comments in favor or in opposition to the request.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Andreina Dávila-Quintero, AICP, Current Planning Manager

**ATTACHMENTS:**

Description	Type
❑ FP-2018-049 - P&Z Staff Report	Cover Memo
❑ Exhibit 1 - Location Map	Backup Material
❑ Exhibit 2 - Final Plat of the Hart's Addition to Georgetown Subdivision Lots 3A and 4A, Block 1	Backup Material





# Planning and Zoning Commission Planning Department Staff Report

**Report Date:** June 28, 2019  
**Case No:** FP-2018-049  
**Project Planner:** Madison Thomas, AICP, Historic and Downtown Planner, and Andreina Dávila-Quintero, AICP, Current Planning Manager

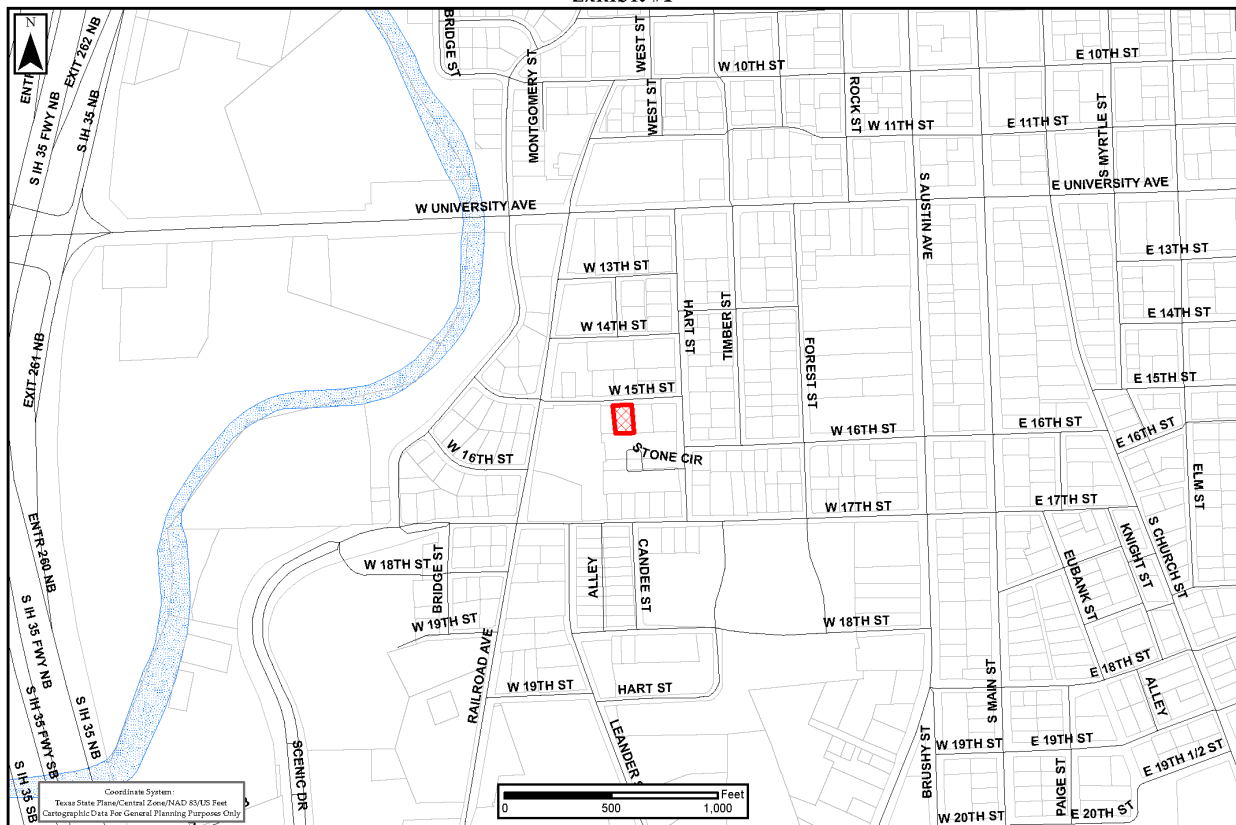
## Item Details

**Project Name:** 608 W 15<sup>th</sup> St Replat  
**Project Location:** 608 W 15<sup>th</sup> St, within City Council district No. 1.  
**Total Acreage:** 0.261 acres  
**Legal Description:** 0.261 acres, more or less, out of Lots 3 and 4, Block 1, Hart's Addition to Georgetown  
**Applicant:** Lewis Asset Manager, c/o Peyton Lewis  
**Property Owner:** Lewis Asset Manager, c/o Peyton Lewis  
**Request:** Approval of a Replat for the Final Plat of the Hart's Addition to Georgetown Subdivision Lots 3A and 4A, Block 1  
**Case History:** This is the first public hearing of this request.



Location Map  
**FP-2018-049**  
Exhibit #1

Legend  
Site  
Parcels  
City Limits  
Georgetown ETJ



## Planning Department Staff Report

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### Plat Summary

Number of Phases:	1
Residential Lots:	2
Non-residential Lots:	0
Open Space Lots:	0
Total Lots:	2
Linear Feet of Street:	0

### Site Information

The subject property is located within an established residential neighborhood with single and multi-family residential uses. It is located approximately 352 feet east of Railroad Ave, and 900 feet south of W University Ave. The subject property has a Moderate Density Residential Future Land Use designation, and a Residential Single-Family (RS) zoning district.

### Physical and Natural Features:

The subject property is developed with a single-family structure. Its northern portion has several smaller trees.

### Utilities

The subject property is located within the City's service area for water, wastewater and electric. It is anticipated that there is adequate water and wastewater capacity to serve the subject property at this time.

### Transportation

The subject property is located and has frontage on W 15<sup>th</sup> St, which is classified as a local street (minimum 50-foot right-of-way). Local streets are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector level streets and arterial level streets. Approximately 0.014 acres of land are being dedicated for additional right-of-way as part of this plat.

### Parkland Dedication

Parkland dedication is not required for the proposed replat.

### Intergovernmental and Interdepartmental Review

The proposed Replat was reviewed by the applicable City departments. Subdivision Plats are reviewed to ensure consistency with minimum lot size, impervious cover, streets and connectivity, and utility improvement requirements, among other. All technical review comments have been addressed by the Applicant.

### Approval Criteria

Staff has reviewed the proposed request and has found that it complies with the criteria established in UDC Chapter 3.08.080.D for a Replat, as outlined below:

## Planning Department Staff Report

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
a. The Replat is acceptable for consideration, meaning the application is complete and the information contained within the application is correct and sufficient to allow adequate consideration and final action.	Complies	The Plat has been deemed acceptable and complete for consideration.
b. The plat meets or exceeds the requirements of this Unified Development Code and any applicable State or local laws	Complied	<p>The proposed Replat meets all applicable technical requirements of the UDC pertaining to streets, sidewalks, utilities, and parkland.</p> <p>In addition, an Administrative Exception to allow a 5,433 and 5,303 square foot lot was approved on June 11, 2019, in accordance with UDC Section 3.16.020.B.</p>
<p>c. The plat is consistent with the City's Comprehensive Plan and any other adopted plans as they relate to:</p> <ul style="list-style-type: none"> <li>i. The City's current and future streets, sidewalks, alleys, parks, playgrounds, and public utility facilities; and</li> <li>ii. The extension, improvement, or widening of City roads, taking into account access to and extension of sewer and water mains and the instrumentality of public utilities.</li> </ul>	Complies	The proposed Replat is consistent with the Comprehensive Plan as it meets all applicable technical requirements of the UDC pertaining to streets, sidewalks, utilities, and parkland.
d. The plat meets any subdivision design and improvement standards adopted by the City pursuant to Texas Local Government Code § 212.002 or § 212.044, governing plats and subdivision of land within the City's jurisdiction to promote the health, safety, morals, or general welfare of the City and the safe, orderly, and healthful development of the City.	Complies	The proposed Replat meets all applicable technical requirements of the UDC adopted pursuant to Sections 212.002 and 212.044 of the Texas Local Government Code to promote the health, safety, morals, or general welfare of the City and the safe, orderly, and healthful development of the City, including but not limited to Chapter 6, Residential Development Standards, Chapter 7, Non-Residential Development Standards, Chapter 12, Pedestrian and Vehicle Circulation, and Chapter 13,

## Planning Department Staff Report

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
		Infrastructure and Public Improvements of the UDC.
e. The tract of land subject to the application is adequately served by public improvements and infrastructure.	Complies	The subject property will be adequately served by public improvements and infrastructure.
f. A Subdivision Variance may be requested as a companion application to the consideration of a Replat, according to the provisions detailed in Section 3.22 of the UDC. The Subdivision Variance and the Replat shall be required to be approved by P&Z.	Not Applicable	No Subdivision Variance is being requested as part of this Replat.
g. A Replat may not amend or remove any covenants or restrictions and is controlling over the preceding plat.	Complies	The proposed Replat does not amend or remove any covenants or restrictions and is controlling over the preceding plat.

### Public Notification (if applicable)

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Replat request (21 notices), and a legal notice advertising the public hearing was placed in the Sun Newspaper (June 16, 2019) and signs were posted on-site. To date, staff has received no written comments in favor or in opposition to the request.

### Attachments

Exhibit 1 – Location Map

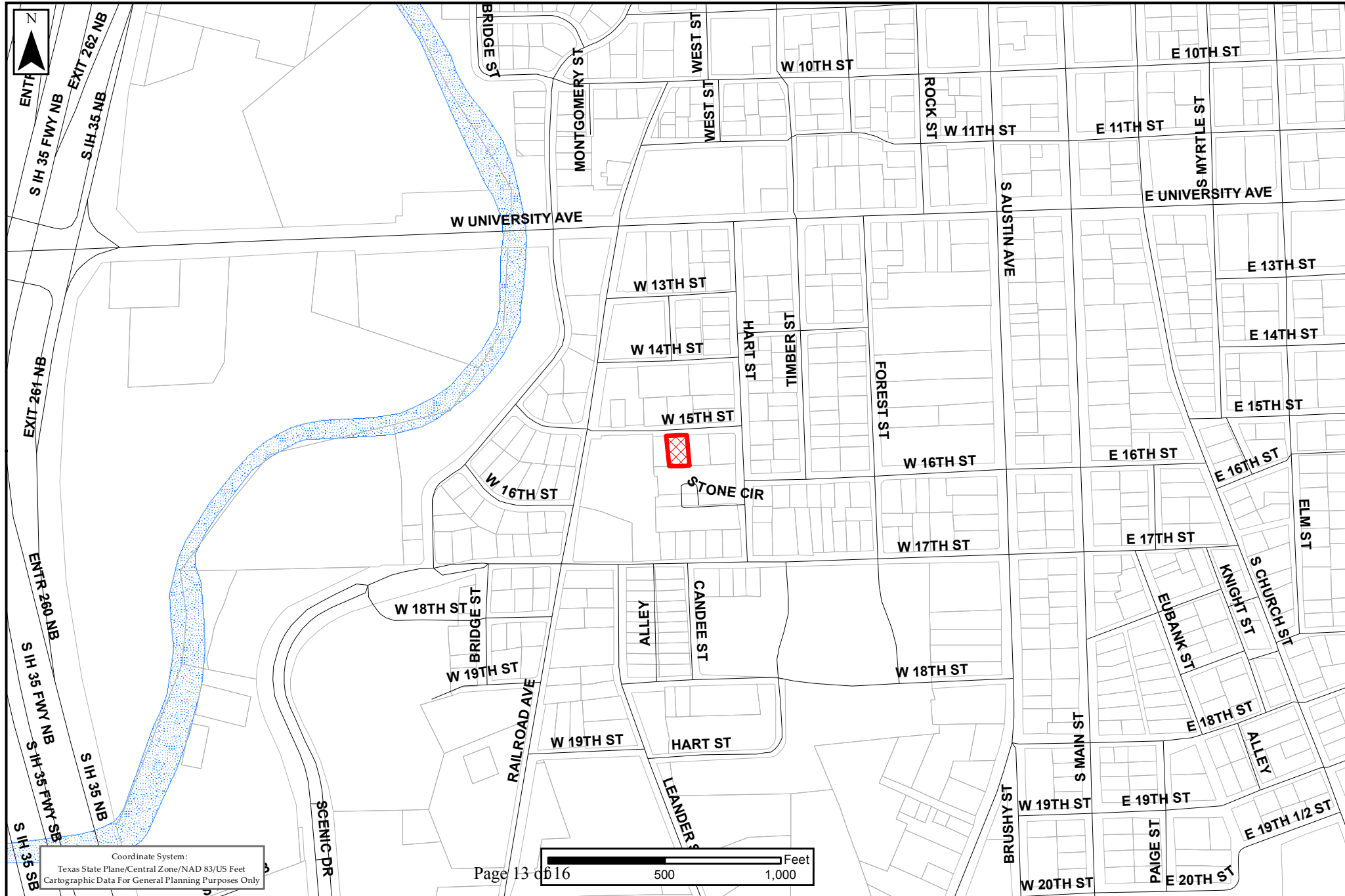
Exhibit 2 – Final Plat of the Hart's Addition to Georgetown Subdivision Lots 3A and 4A, Block 1

# Location Map

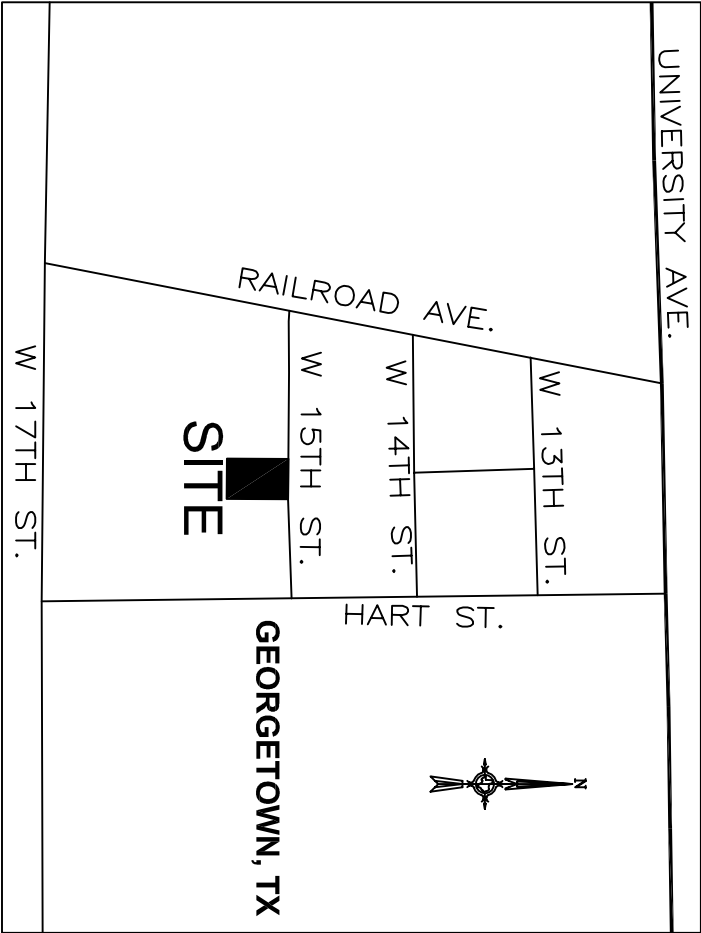
## FP-2018-049

### Exhibit #1

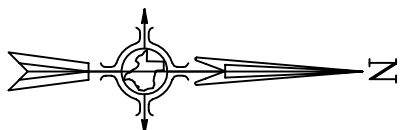
- Legend
-  Site
  -  Parcels
  -  City Limits
  -  Georgetown ETJ







TAG#	TREE LIST	TRUNK D.I.A.M. (INCHES)
274	HACKBERRY	11
275	HACKBERRY	9
276	PECAN	9
277	SYCAMORE	15
278	PECAN	8
279	CEDAR	17
280	PECAN	9.4
283	LICISTRUM	10.10.8
300	PECAN	23
301	MESQUITE	24.12



LOCATION MAP

NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 00°37'29" E	6.49'
L2	N 01°47'23" W	6.49'
L3	N 03°42'44" W	37.04'
L4	S 86°17'16" W	8.67'
L5	N 03°42'44" W	40.26'
L6	N 86°17'16" E	24.88'

NOTES:

1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0295E FOR WILLAMSON COUNTY, TEXAS. REVISED DATE: SEPTEMBER 26, 2008.

3) 2 FOOT CONTOURS SHOWN HEREON ARE PER WILLAMSON COUNTY LIDAR GIS DATA.

OWNER: LEWIS ASSET MANAGEMENT, LLC  
P.O. BOX 1306  
GEORGETOWN, TEXAS 78627

ACREAGE: TOTAL ACREAGE = 0.261 AC  
TOTAL ACREAGE LOTS = 0.247 AC  
TOTAL ACREAGE ROW = 0.014

NUMBER OF BLOCKS: 1  
NUMBER OF LOTS: 2  
TOTAL DEVELOPMENT LOTS

SUBMITTAL DATE: March 12, 2019

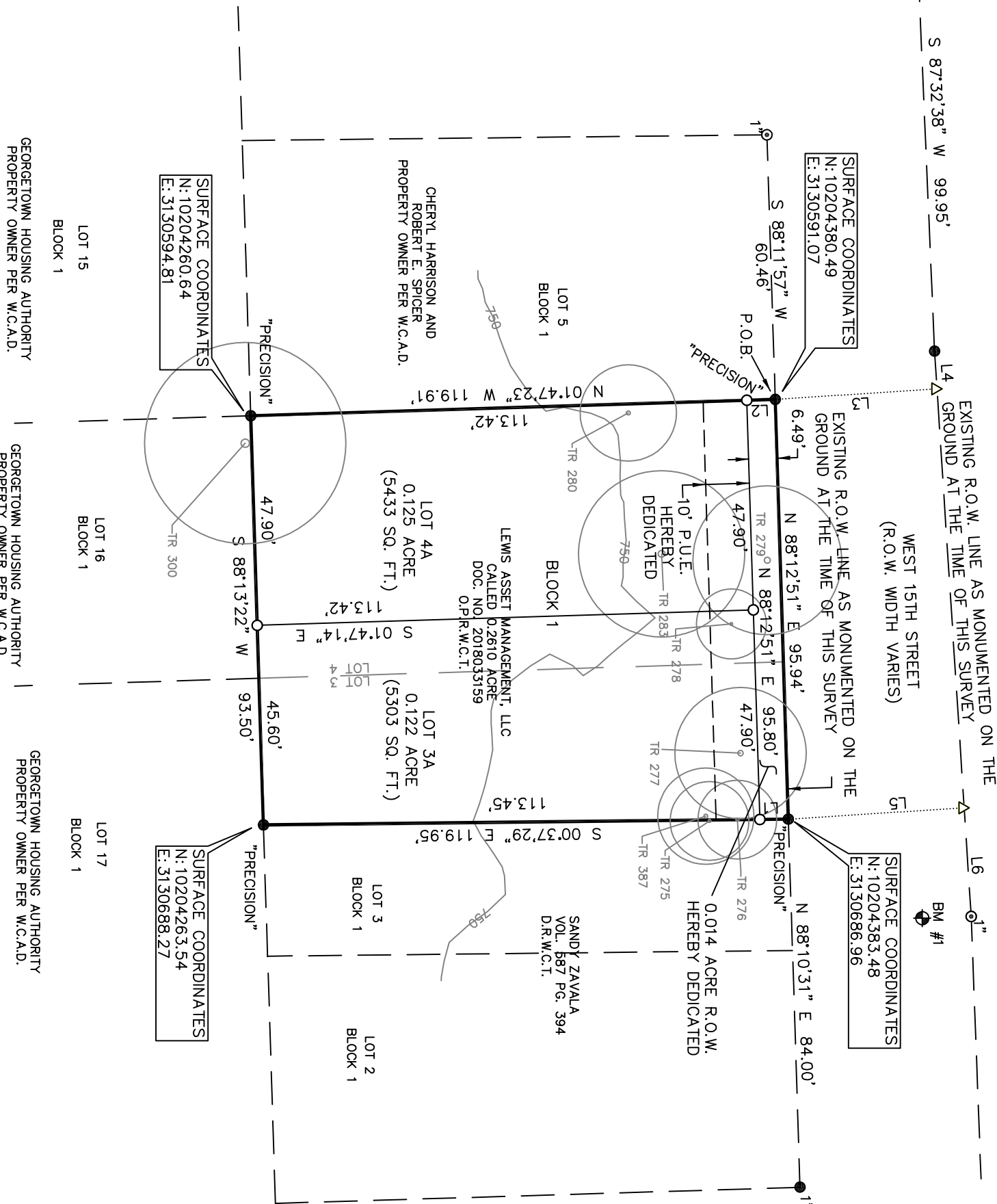
ENGINEER: WAELTZ & PRETE, INC.  
3000 JOE DIMAGGIO BLVD, #72  
ROUND ROCK, TEXAS 78665  
(512) 505-8953

SURVEYOR: DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TEXAS 78628  
(512) 931-3100

BENCHMARK: BM # 1: DIAMOND SURVEYING CONTROL POINT:  
1/2" IRON WITH CAP MARKED "DIAMOND CONTR"

SET ON THE NORTH SIDE OF W. 15TH ST., BEING APPROXIMATELY 187 FEET WEST OF THE INTERSECTION OF HART ST. AND W. 15TH ST., ALSO BEING APPROXIMATELY 2 FEET NORTH OF THE EDGE OF PAYEMENT, AND ALSO BEING APPROXIMATELY 22 FEET EAST OF A POWER POLE. ELEVATION = 750.86' PER (NAVD88) GEOID 2012A

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF ANTONIO A. PRETE, LICENSED PROFESSIONAL ENGINEER NO. 93759, ON MARCH 11, 2019 IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION. [TEXAS STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS, RULE 131.166(i)]

METES AND BOUNDS DESCRIPTION

FOR A TRACT OF LAND CONTAINING 0.261 ACRE, MORE OR LESS, OUT OF LOT 3 AND LOT 4, BLOCK 1, HART'S ADDITION TO GEORGETOWN, A PLAT RECORDED IN VOLUME 88, PAGE 640, DEED RECORDED, WILLAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 0.2610 ACRE TRACT CONVEYED TO LEWIS ASSET MANAGEMENT, LLC, RECORDED UNDER DOCUMENT NO. 2018033159, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAID 0.261 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap marked "PRECISION" on the northwest corner of said 0.2610-acre LEWIS ASSET MANAGEMENT LLC tract, some being on the northwest corner of said Lot 4, same being on the northeast corner of Lot 5 of said Hart's Addition to Georgetown, same being on a point in the southerly right-of-way line of WEST 15TH STREET, monumenting the northwest corner and POINT OF BEGINNING hereof;

THENCE N 88°12'51" E with northerly boundary line of said 0.2610-acre LEWIS ASSET MANAGEMENT LLC tract, same being with said southerly right-of-way line of WEST 15TH STREET, in part with the northerly boundary line of said Lot 4, in part with the northerly boundary line of said Lot 3, for a distance of 95.94 feet to a 1/2" iron rod found with cap marked "PRECISION" on the northeast corner of said 0.261-acre LEWIS ASSET MANAGEMENT LLC tract, same being on the northeast corner of a tract of land conveyed to SANDY ZAVALA, recorded in Volume 587, Page 394, Deed Records, Williamson County, Texas, for the northeast corner hereof;

THENCE S 00°37'29" E with the easterly boundary line of said 0.2610-acre LEWIS ASSET MANAGEMENT LLC tract, some being with the westerly boundary line of said ZAVALA tract, through the interior of said Lot 3, for a distance of 119.95 feet to a 1/2" iron rod found with cap marked "PRECISION" on the southeast corner of said 0.2610-acre LEWIS ASSET MANAGEMENT tract, some being on a point in the southerly boundary line of said Lot 3, some being on southwest corner of said ZAVALA tract, some being on a point in the northerly boundary line of Lot 17 of said Hart's Addition to Georgetown, for the southeast corner hereof;

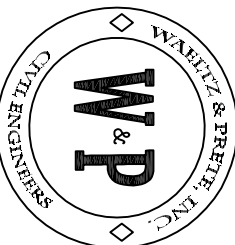
THENCE S 88°13'22" W with the southerly boundary line of said 0.2610-acre LEWIS ASSET MANAGEMENT LLC tract, in part with the southerly boundary line of said Lot 3, in part with the southerly boundary line of said Lot 4, in part with the northerly boundary line of said Lot 17, in part with the northerly boundary line of Lot 16 of said Hart's Addition to Georgetown, for a distance of 93.50 feet to a 1/2" iron rod found with cap marked "PRECISION" on the southwest corner of said 0.2610-acre LEWIS ASSET MANAGEMENT LLC, some being on the southwest corner of said Lot 4, some being on the northwest corner of said Lot 16, some being on the northeast corner of Lot 15 of said Hart's Addition to Georgetown, some being on the southeast corner of aforementioned Lot 5 for the southwest corner hereof;

THENCE N 01°47'23" W with the westerly boundary line of said 0.2610-acre LEWIS ASSET MANAGEMENT LLC tract, some being the westerly boundary line of said Lot 4, some being with the easterly boundary line of said Lot 5, for a distance of 119.91 feet to the POINT OF BEGINNING and containing 0.261 acre more or less.

FINAL PLAT OF THE HART'S ADDITION TO GEORGETOWN SUBDIVISION LOTS 3A AND 4A, BLOCK 1 BEING A REPLAT OF HART'S ADDITION TO GEORGETOWN SUBDIVISION PART OF LOT 3 AND ALL OF LOT 4, BLOCK 1

CITY PROJECT NO. FP-2018-049

Waeltz & Prete, Inc.  
CIVIL ENGINEERS



3000 Joe Dimaggio Blvd. #72  
Round Rock, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #-10308

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900



PLAT NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
WATER – CITY OF GEORGETOWN  
WASTEWATER – CITY OF GEORGETOWN  
ELECTRIC – CITY OF GEORGETOWN
2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0295E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
4. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION, WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR FOR APPROVAL AND APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (IF APPLICABLE)
5. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE–FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2” PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
6. ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
7. A 10–FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL PUBLIC STREET FRONTAGES WITHIN THIS PLAT.
8. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN – TEXAS CENTRAL ZONE AND NAVD 88.
9. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 45% PERCENT.
- 10.THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF HART’S ADDITION TO GEORGETOWN, RECORDED IN VOLUME 88, PAGE 640 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- 11.THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT–OF–WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT–OF–WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGE THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- 12.THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTION.
- 13.NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
- 18.RIGHT–OF–WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
- 19.THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
- 20.THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN. (FOR PROPERTIES OVER THE EDWARDS AQUIFER RECHARGE ZONE)
- 21.A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON AUGUST 22, 2018. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN. (FOR PROPERTIES OVER THE EDWARDS AQUIFER RECHARGE ZONE)
22. SIDEWALKS WILL BE BUILT TO CURRENT UDC STANDARDS.

This subdivision to be known as HART’S ADDITION TO GEORGETOWN SUBDIVISION, LOTS 3A AND 4A, BLOCK 1, has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Georgetown Planning and Zoning Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Josh Schroeder, ChairmanDate

John Marier, SecretaryDate

I, Sofia Nelson, Planning Director of the City of Georgetown, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Sofia Nelson, Planning DirectorDate

Engineer’s Certification:

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
KNOW ALL MEN BY THESE PRESENTS

I Antonio A. Prete, Licensed Professional Engineer in the State of Texas, do hereby certify that this HART’S ADDITION TO GEORGETOWN SUBDIVISION, LOTS 3A AND 4A, BLOCK 1, is in the Edwards Aquifer Recharge Zone and is not encroached by a "Special Flood Hazard" area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0295E, effective date September 26, 2008, and that each lot conforms to the City of Georgetown regulations.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights–of–way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson, Texas, this \_\_ day of \_\_\_\_\_, 2019.

Antonio A. Prete  
Licensed Professional Engineer  
No. 93759 State of Texas

Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Glen Holcomb, Building Official  
City of GeorgetownDate

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
KNOWN ALL MEN BY THESE PRESENTS

I, Peyton Lewis, President of Lewis Asset Management, LLC, owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2018033159 of the Official Public Records of Williamson County, Texas, do hereby state there are no lien holders of the certain tract of land, and do hereby resubdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Georgetown the streets, alleys, rights–of–way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. This subdivision is to be known as HART’S ADDITION TO GEORGETOWN SUBDIVISION, LOTS 3A AND 4A, BLOCK 1.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER/DEVELOPER: \_\_\_\_\_  
PEYTON LEWIS, PRESIDENT OF LEWIS ASSET MANAGEMENT, LLC

Peyton Lewis  
P.O. Box 1306  
Georgetown, Texas 78627

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
KNOWN ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Peyton Lewis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, In the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
My Commission expires on: \_\_\_\_\_

Surveyor’s Certification:

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
KNOW ALL MEN BY THESE PRESENTS

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Georgetown, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2019.

Shane Shafer  
Registered Professional Land Surveyor No. 5281

County Clerk’s Certification

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
KNOWN ALL MEN BY THESE PRESENTS

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_ o’clock, \_\_.M., and duly recorded this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_ o’clock, \_\_.M., in the Official Public Records of said County in Document No. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS my hand and seal of the county court of said county, at my office in Georgetown, Texas, the date last shown above written.

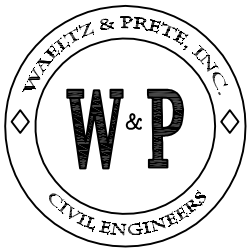
Nancy Rister, Clerk, County Court of Williamson County, Texas

Deputy

FINAL PLAT OF THE HART’S ADDITION  
TO GEORGETOWN SUBDIVISION  
LOTS 3A AND 4A, BLOCK 1  
BEING A REPLAT OF HART’S ADDITION  
TO GEORGETOWN SUBDIVISION  
PART OF LOT 3 AND ALL OF LOT 4,  
BLOCK 1

CITY PROJECT NO. FP–2018–049

SHEET 2 OF 2



Waeltz & Prete, Inc.  
CIVIL ENGINEERS  
3000 Joe DiMaggio Blvd. #72  
Round Rock, TX. 78665  
PH (512) 505–8953  
FIRM TX. REG. #F–10308



DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900

City of Georgetown, Texas  
Planning and Zoning  
July 2, 2019

**SUBJECT:**

**Discussion Items:**

- Updates and Announcements (Sofia Nelson, CNU-A, Planning Director)
- Update from other Board and Commission meetings.
  - GTAB - <https://government.georgetown.org/georgetown-transportation-advisory-board-gtab/>
  - UDCAC - <https://government.georgetown.org/unified-development-code-advisory-board-2/>
- Questions or comments from Alternate Members about the actions and matters considered on this agenda.
- Reminder of the July 16, 2019, Planning and Zoning Commission meeting in the Historic Lights and Waterworks Building located at 406 W 8th St, starting at 6:00pm.

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

N/A

**SUBMITTED BY:**

Andreina Dávila-Quintero, AICP, Current Planning Manager