

Public Hearing Notice
Zoning Change

The Taylor City Council will hold a public hearing on August 19, 2003 at 6:00 pm City Hall Council Chambers, 400 Porter Street, Taylor, Texas to allow citizens an opportunity to express their views on a zoning change application submitted by owners Ronald McBroom and George Williams. for property described as being a 11.033 acre tract of land situated in the John Pharass Survey, Abstract No. 495, on State Highway 95, from Single Family (R-1) to General Business (B-2). Citizens unable to attend the meeting may submit their comments in writing to the City Clerk Barbara Belz, 400 Porter Street, Taylor, Texas 76574. For more information please contact Community Development Director Bob van Til at 352-5990 or via email at bob.vantil@ci.taylor.tx.us

Posted the 1st day of August, 2003.
Barbara Belz, City Clerk

ORDINANCE NO. 2003-22

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP ADOPTED BY ORDINANCE NO. 2001-17 BY THE CITY OF TAYLOR, TEXAS ON APRIL 24, 2001 AS HERETOFORE AMENDED, BY CHANGING THE CLASSIFICATION OF PROPERTY DESCRIBED AS JOHN PHARASS SURVEY, ABSTRACT 65, BEING A 11.033 ACRE TRACT ON STATE HIGHWAY 95 FROM SINGLE-FAMILY (R-1) DISTRICT TO GENERAL BUSINESS (B-2) DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0 That after a public hearing held by the Planning and Zoning Commission on August 12, 2003 and a public hearing held on August 19, 2003 before the City Council of the City of Taylor for the purpose of considering a zoning change application submitted by owners Ronald McBroom and George Williams for property described as being a 11.033 acre tract of land situated in the John Pharass Survey, Abstract No. 495, on State Highway 95, the official zoning map of the City of Taylor adopted by Ordinance No. 2001-17 on April 24, 2001, as heretofore amended, so as to change the classification and designation of this parcel of land (see Exhibit A), from the present Single-Family (R-1) District to General Business (B-2) District. The Planning and Zoning Commission recommends approval.

The zoning map of this city is hereby further amended so as to correctly set out and show the change in the character of the property as hereinabove set forth.

SECTION 2.0 All other terms and conditions contained in said official zoning map, except as amended herein and hereby, shall continue and remain in full force and effect.

SECTION 3.0 Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 4.0 In accordance with Article 8 of the City Charter, Ordinance No. 2003-22 was introduced before the Taylor City Council on the 19th day of August, 2003.

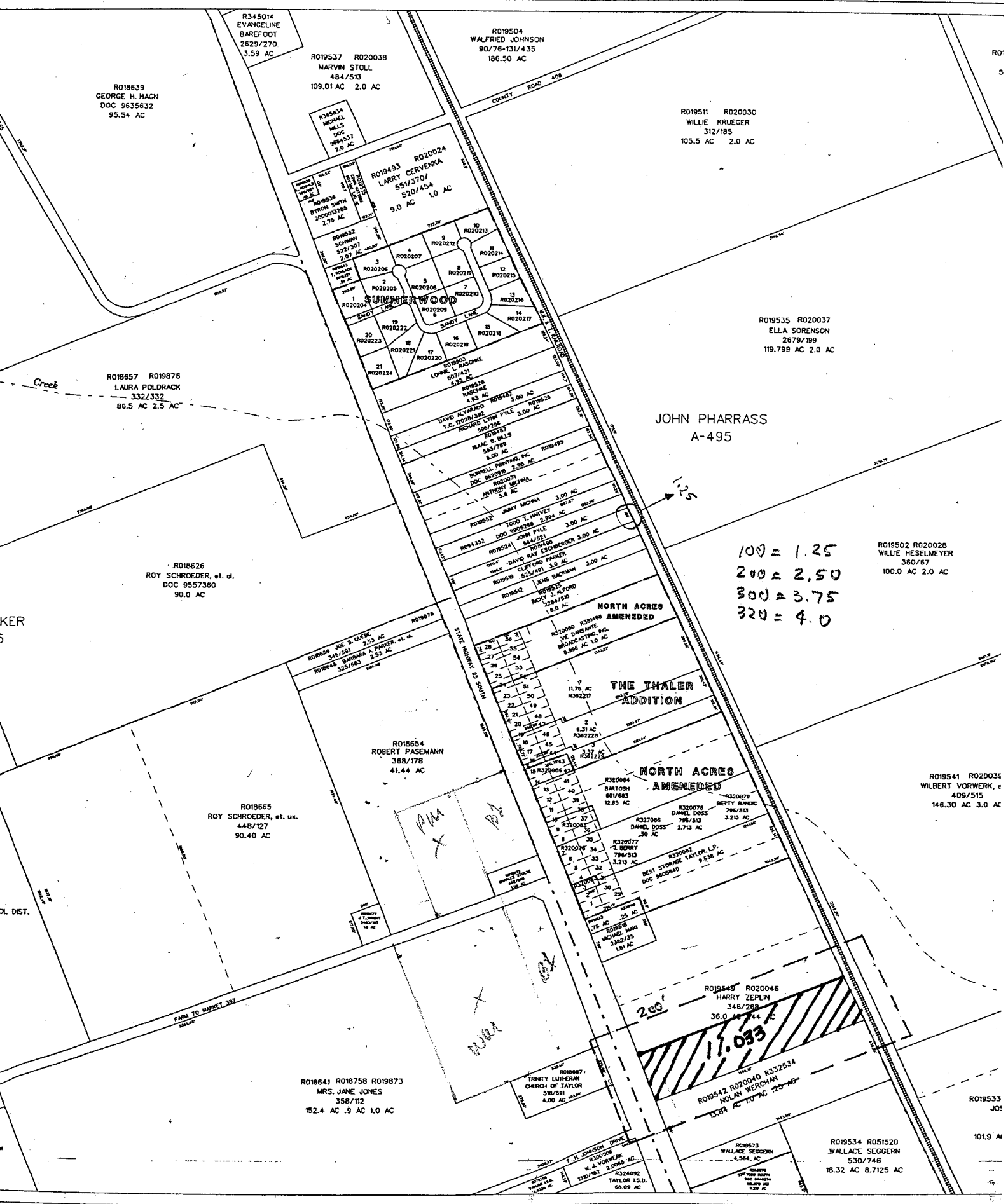
PASSED, APPROVED, and ADOPTED on the 26th day of August, 2003.

Donald R. Hill, Mayor
Taylor City Council

ATTEST:

Barbara Belz, City Clerk

7-22-03 de!



R018639
GEORGE H. HAGN
DOC 9635632
95.54 AC

R345014
EVANGELINE
BAREFOOT
2629/270
3.59 AC

R019537 R020038
MARVIN STOLL
484/513
109.01 AC 2.0 AC

R019504
WALFRIED JOHNSON
90/76-131/435
186.50 AC

R019511 R020030
WILLIE KRUEGER
312/185
105.5 AC 2.0 AC

R019493 R020024
LARRY CERVENKA
551/370/
520/454
9.0 AC 1.0 AC

R019532
SOFWAN
522/307
2.07 AC

R019535 R020037
ELLA SORENSON
2679/199
119.799 AC 2.0 AC

R018657 R019878
LAURA POLDRACK
332/332
86.5 AC 2.5 AC

JOHN PHARRASS
A-495

R018626
ROY SCHROEDER, et. al.
DOC 9557360
90.0 AC

100 = 1.25
200 = 2.50
300 = 3.75
320 = 4.0

R019502 R020028
WILLIE HESELMAYER
360/67
100.0 AC 2.0 AC

R018654
ROBERT FASEMANN
358/178
41.44 AC

THE THALER
ADDITION

NORTH ACRES
AMENDED

R018665
ROY SCHROEDER, et. ux.
448/127
90.40 AC

R019541 R020036
WILBERT VORWERK, e
409/515
146.30 AC 3.0 AC

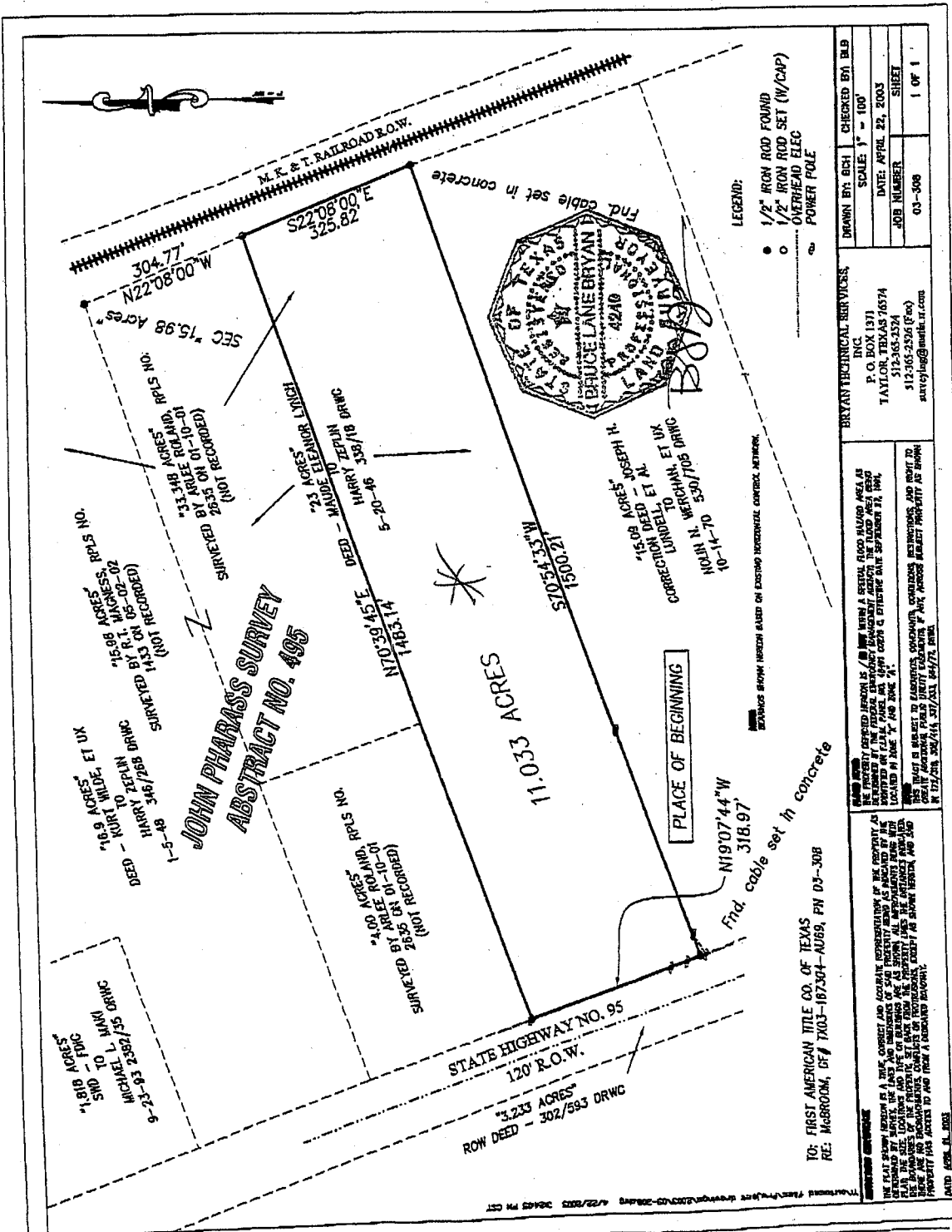
R018641 R018758 R019873
MRS. JANE JONES
358/112
152.4 AC .9 AC 1.0 AC

R018449 R020046
HARRY ZEPLIN
348/288
36.0 AC 2.0 AC

R019542 R020040 R332534
NOLAN WERCHAN
15.84 AC TO AC 723-68

R019533
WALLACE SEGGREN
530/746
18.32 AC 8.725 AC

101.9 AC

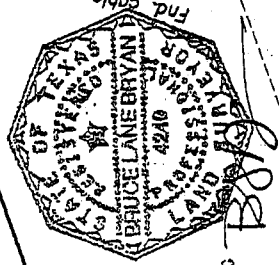


TO: FIRST AMERICAN TITLE CO. OF TEXAS
 RE: MCBROOM, DE# 7403-187304-AU69, PH 03-308

DATE: APR. 22, 2003
 SCALE: 1" = 100'
 JOB NUMBER: 03-308
 SHEET: 1 OF 1

BRYANT TECHNICAL SERVICES, INC.
 P.O. BOX 1371
 TATUM, TEXAS 75784
 512-565-2326 (FAX)
 bsurveying@earthlink.com

LEGEND:
 ● 1/2" IRON ROD FOUND
 ○ 1/2" IRON ROD SET (W/CAP)
 ⊕ OVERHEAD ELEC POWER POLE



BEARING SHOWN HEREON BASED ON EXISTING HORIZONTAL CONTROL NETWORK.

PLACE OF BEGINNING

Find. cable set in concrete
 N19°07'44"W
 318.97'

STATE HIGHWAY NO. 95
 120' R.O.W.
 "3.233 ACRES"
 ROW DEED - 302/593 DRWC

"1.818 ACRES"
 SHD - TO HANK DRWG
 MICHAEL L. HANK
 2-982/125
 2-982/125

"16.9 ACRES"
 DEED - KURT TO ZEPHUN
 HARRY V. ZEPHUN DRWG
 346/268
 1-5-48

JOHN PHARASS SURVEY
 ABSTRACT NO. 495

"33.348 ACRES"
 SURVEYED BY ARLEE ROLAND,
 2635 ON 01-10-01
 (NOT RECORDED)

"23 ACRES"
 DEED - HARRY ZEPHUN
 HARRY ZEPHUN DRWG
 5-20-46

"1.00 ACRES"
 SURVEYED BY ARLEE ROLAND,
 2635 ON 01-10-01
 (NOT RECORDED)

"15.08 ACRES"
 CORRECTION DEED - ET AL
 LUNDELTO
 NOLIN N. WERCHAN, ET UX
 10-14-70 530/705 DRWG



M.R. & T. RAILROAD R.O.W.

S22°08'00"E
 325.82'

304.77'
 N22°08'00"W
 SEC "15.98 Acres"

Find. cable set in concrete

11.033 ACRES

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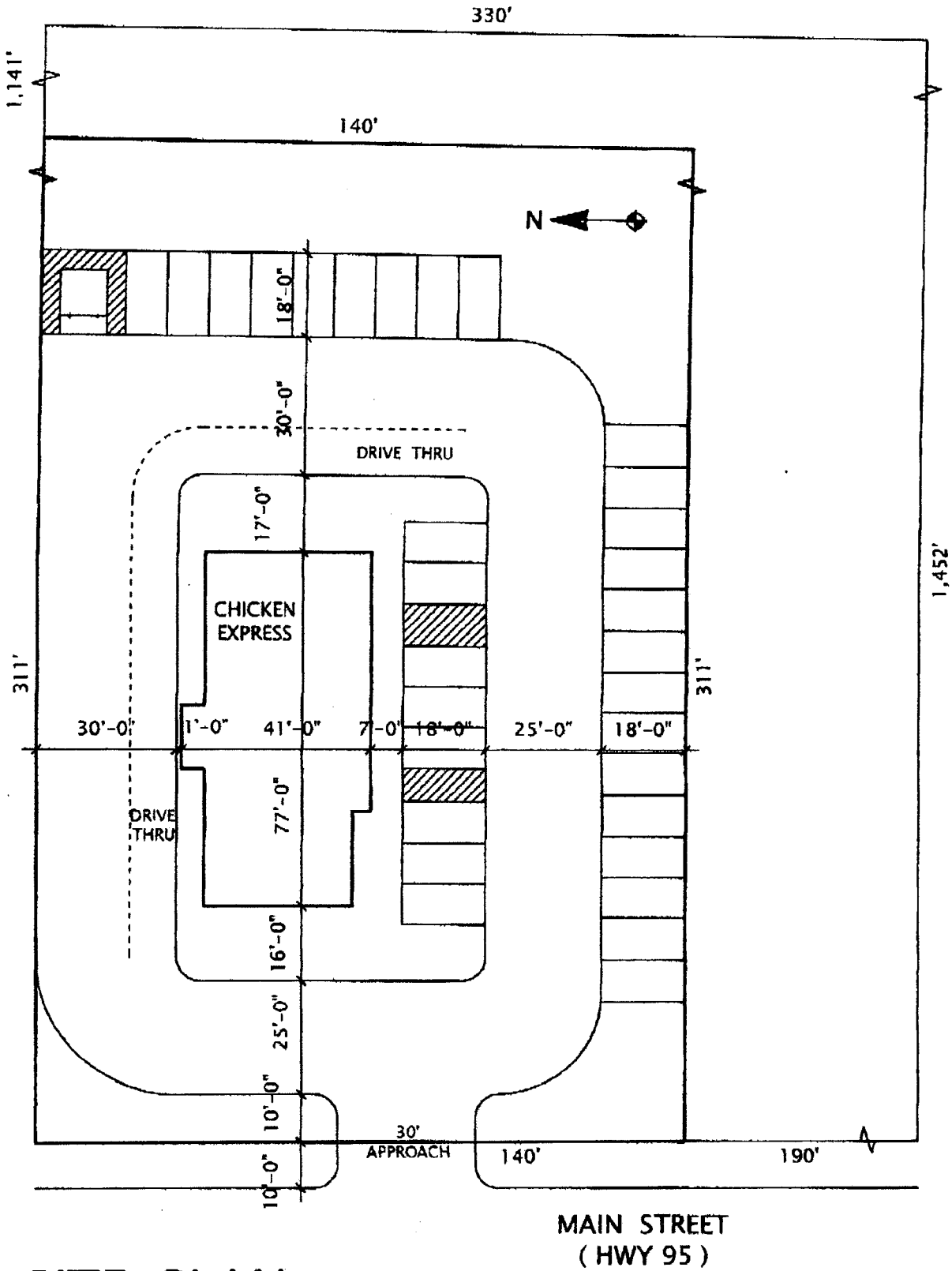
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SITE PLAN

SCALE: 1" = 30'

TAYLOR, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

April 22, 2003

11.033 ACRES

These notes describe that certain tract of land situated in located in the JOHN PHARASS SURVEY, A-495, located in Williamson County, Texas; subject tract being part of a called "23 Acres" conveyed in a Deed from Maude Eleanor Lynch, et al to Harry Zeplin dated 5-20-46 and recorded in Volume 338, Page 18, of the Deed Records of Williamson County (DRWC), subject tract being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on April 22, 2003 and being more fully described as follows:

BEGINNING at a found cable strand set in concrete, same being the Northwest corner of a called "15.09 Acres" conveyed in a Correction Warranty Deed from Joseph H. Lundell, et al to Nolin N. Werchan, et ux dated 10-14-70 and recorded in Volume 530, Page 7050 of said DRWC, same being for the apparent Southwest corner of said "23 Acres" in a line for the East Right-of-Way line of U. S. Highway No. 95, same being the Southwest corner of subject tract;

THENCE North 19°07'44" West with said East Right-of-Way line of U. S. Highway No. 95 (120 feet in width), same being for the West line of said "16.9 Acres", a distance of 318.97 feet to a ½" Iron Rod found at the Southwest corner of a called "4.00 Acres", same being an exterior corner of a called "33.348 Acres", both surveyed by Arlee Roland, Registered Professional Land Surveyor No. 2635 on 01-10-01 (not recorded as of this date), being the Northwest corner of subject tract;

THENCE North 70°39'45" East with the non-fenced North line of subject tract, a distance of 1483.14 feet to a ½" Iron Rod (with cap) set the Northwest corner of same in a line for the West Right-of-Way line of M. K. & T. railroad, same being for the East line of said "16.9 Acres"; found a ½" Iron Rod, same being for the Southeast corner of a called "15.98 Acres" surveyed by R. T. Magness, Registered Professional Land Surveyor No. 1433 on 05-02-02 (not recorded as of this date), in said West Right-of-Way line of M. K. & T. railroad bearing North 22°08'00" West, 304.77 feet;

THENCE South 22°08'00" East with said West Right-of-Way line of M. K. & T. railroad and said East line of said "16.9 Acres", a distance of 325.82 feet to a found cable strand set in concrete, same being the Northeast corner of aforementioned "15.09 Acres" and for the apparent Southeast corner of said "23 Acres";

THENCE South 70°54'33" West with a non-fenced line for the common line of said "15.09 Acres" and "23 Acres", a distance of 1500.21 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 11.033 Acres.

Surveyor's Note: Attention is invited to accompanying plat for visible utilities and roadways.


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

