

PUBLIC HEARING
ZONING CHANGE

The Taylor City Council will hold a public hearing at 6:00 p.m. on Thursday, September 12, 2002, in the Taylor City Hall Council Chambers, 400 Porter Street, Taylor, Texas to allow citizens an opportunity to express their views on a request submitted by applicant KB Home Lone Star, LP, for owner Jane E. Jones for a zoning change on property described as a 117.92 acre tract of land out of the W. F. Baker Survey, Abstract 65, north of T. H. Johnson Drive, south of Farm-to-Market Road 397 and east of State Highway 95, from Rural/Agriculture (R/A) District to Residential PD (R-PD) District. Citizens unable to attend this public hearing may submit their comments in writing to City Clerk Barbara Belz, P.O. Box 810, Taylor, TX 76574 or for more information please call Community Development Director Bob van Til at 512-352-5990.

Posted the 27th day of August, 2002

Barbara Belz, City Clerk

ORDINANCE NO. 2002-26

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 A 117.92 ACRE TRACT OF LAND OUT OF THE W. J. BAKER SURVEY, ABSTRACT 65, NORTH OF T. H. JOHNSON DRIVE, SOUTH OF FARM-TO-MARKET ROAD 397 AND EAST OF STATE HIGHWAY 95 FROM RURAL/AGRICULTURAL (R/A) DISTRICT TO RESIDENTIAL PD (R-PD) DISTRICT

BE IT ORDAINED BY THE CITY OF TAYLOR:

SECTION 1. That after a public hearing held on September 12, 2002 before the City Council of the City of Taylor for the purpose of considering an application submitted by KB Home Lone Star, LP for owner, Jane E. Jones., 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 a parcel of land legally known as Wm. J. Baker Survey, Abstract No. 65, being 117.92 acres, north of T. H. Johnson Drive, south of Farm-to-Market Road 397 and east of State Highway 95, (see Exhibit "A"), from the present Rural/Agricultural (R/A) District to Residential PD (R-PD) District.

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 KB Home Lone Star, LP shall be held to the following terms:

1. Develop the subdivision in accordance with the approved site plan, which is attached as Exhibit "B";
2. Creation of a homeowner's association to maintain all common areas. These common areas include: 2.32 acre recreational park and amenities, 5.72 acre detention area and park, perimeter screening (see exhibit attached), the drainage and landscape buffer strips;
3. Retain a professional property management company to manage the home owner's association's day to day operations in perpetuity;
4. Installation of perimeter fencing/screening per Exhibit "C" with landscaping and irrigation;
5. Sidewalks on both sides of the internal collector (four foot wide on one side and 8 feet wide on the other);
6. Sidewalks on both sides of the internal residential streets (four foot wide);

7. Perimeter sidewalks along TH Johnson and FM 397 (Carlos G. Parker) along the extent of the development not located in the right-of-way;
8. Construct a junior Olympic size pool in the 2.32 acre recreational center;
9. Payment of park fees in lieu of parkland dedication;
10. Make the necessary improvements to TH Johnson, which include but are not limited to curb and gutter, sidewalks, and drainage facilities;
11. The size of the residences to be built on the 80-foot lots are to be a minimum of 1,650 square feet and brick/stone on three sides.

SECTION 3.0 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 4.0 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 5.0 In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2002-26 was introduced before the Taylor City Council on the 12th day of September, 2002.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2002.

Jeffrey M. Berger, Mayor
Taylor City Council

ATTEST:

Barbara Belz, City Clerk

FIELD NOTES DESCRIPTION
FOR A 117.92 ACRE TRACT

FIELD NOTES DESCRIPTION FOR A 117.92 ACRE (5,136,535 SQ. FT.) TRACT OF LAND OUT OF THE W. F. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, SAID 117.92 ACRE TRACT OF LAND BEING THE SAME LAND TO JANE E. JONES BEING THE ONLY HEIR OF LUCILLE THREADGILL ANDERSON AND ALSO BEING THE SAME LAND AS DESCRIBED IN A WILL FROM MRS. ELIZABETH EWELL TO LUCILLE THREADGILL ANDERSON, PROBATED ON APRIL THE 9TH, 1968 AND RECORDED IN VOLUME 120, PAGE 434, CAUSE 7036 OF THE PROBATE RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID ACRE TRACT FURTHER BEING DESCRIBED AS THE WEST PORTION OF SAID 176.02 REMAINING ACRE TRACT OUT OF THAT 250 ACRE TRACT AS DESCRIBED IN VOLUME 358, PAGE 12 OF THE WILLIAMSON COUNTY DEED RECORDS (W.C.D.R.) SAID 117.92 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND, SAID POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF FARM TO MARKET 397 (120' R.O.W.), SAID POINT BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN 0.52 ACRE TRACT AS CONVEYED TO JERRY STRIMISKA AS DESCRIBED IN VOLUME 652, PAGE 893 OF THE W.C.D.R. AND SAME BEING THE NORTHWESTERLY CORNER OF SAID REMAINING 180.02 ACRE TRACT FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 21° 26' 36" E, A DISTANCE OF 1800.88 FEET DEPARTING THE SOUTHERLY LINE OF SAID FARM TO MARKET 397 AND ALONG THE EASTERLY LINE OF SAID 0.52 ACRE TRACT AND ALONG THE EASTERLY SUBDIVISION LINE OF JOHN M. CUBA SECTION THREE, A SUBDIVISION OF RECORD AS RECORDED IN CABINET "G", SLIDE 311 OF THE WILLIAMSON COUNTY PLAT RECORDS, (W.C.P.R.) AND THE EASTERLY SUBDIVISION LINE OF JOHN M. CUBA SECTION TWO, A SUBDIVISION OF RECORD AS RECORDED IN CABINET "G", SLIDE 11 OF THE W.C.P.R. AND TO AN 1/2" IRON ROD FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK "D" JOHN M. CUBA SECTION ONE, A SUBDIVISION OF RECORD AS RECORDED IN CABINET "E", SLIDE 302 OF THE W.C.P.R. AND SAID POINT BEING IN THE NORTHERLY R.O.W. LINE OF T. H. JOHNSON DRIVE (60' R.O.W.) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;


THENCE, N 68° 15' 03" E, A DISTANCE OF 2926.40 FEET DEPARTING THE EASTERLY LINE OF SAID LOT 1, BLOCK "D" JOHN M. CUBA SECTION ONE AND ALONG THE NORTHERLY R.O.W. LINE OF SAID T. H. JOHNSON DRIVE TO AN 1/2" IRON ROD SET, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

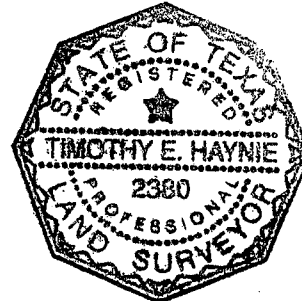
THENCE, N 21° 44' 11" W, A DISTANCE OF 1713.94 FEET DEPARTING THE NORTHERLY R.O.W. LINE OF SAID T. H. JOHNSON DRIVE AND THROUGH THE INTERIOR OF SAID 176.02 ACRE REMAINING TRACT TO AN 1/2" IRON ROD SET, SAID POINT BEING IN THE SOUTHERLY R.O.W. LINE OF SAID FARM TO MARKET 397 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE SOUTHERLY R.O.W. LINE OF SAID FARM TO MARKET 397 AND ALONG THE NORTHERLY LINE OF SAID 176.02 ACRE REMAINING TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. S 69° 58' 49" W, A DISTANCE OF 2803.41 FEET TO A 1/2" IRON ROD FOUND, FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
2. CONTINUING ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1899.95 FEET, A CENTRAL ANGLE OF 03° 28' 12" AN ARC LENGTH OF 115.07 FEET AND A CHORD WHICH BEARS S 69° 23' 49" W, A DISTANCE OF 115.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 117.92 ACRES (5,136,535 SQ. FT.) OF LAND MORE OR LESS.

I, TIMOTHY E. HAYNIE, HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.


TIMOTHY E. HAYNIE 6-27-07
REGISTERED PUBLIC SURVEYOR NO.2380 DATE



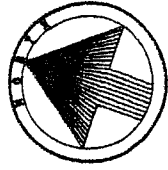
SKETCH TO ACCOMPANY FIELD NOTES

OF A 117.92 ACRES

OUT OF THE W. J. BAKER ABSTRACT 65

IN THE CITY OF TAYLOR

WILLIAMSON COUNTY, TEXAS



SCALE 1"=500'

- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - () RECORD

POINT OF BEGINNING
FIELD NOTE DESC.

JERRY STRIMSKA
0.52 ACRES
VOL. 652, PG. 893
W.C.D.R.

JOHN CUBA ADDITION
SECTION ONE
CAB. G. SLD. 311
W.C.P.R.

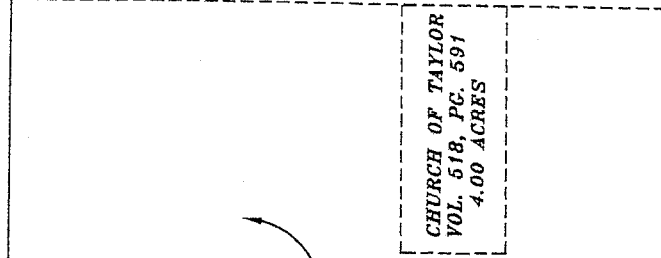
JOHN CUBA ADDITION
SECTION ONE
CAB. G. SLD. 11
W.C.P.R.

JOHN CUBA ADDITION
SECTION ONE
CAB. E. SLD. 302
W.C.P.R.

S69°58'49"V FARM TO MARKET 397

2803.41'

1713.94'



STATE HIGHWAY 95 SOUTH

117.92 ACRES

176.02 ACRES REMAINING
JANE E. JONES
250.00 ACRES TRACT
VOL. 358, PG. 112
(W.C.D.R.)

CHURCH OF TAYLOR
VOL. 518, PG. 591
4.00 ACRES

ABSTRACT 65

WILLIAMSON COUNTY, TEXAS

SHERRY DRIVE
1800.88'

WILLOW BROOK TRAIL

SAGEWOOD DRIVE
S21°26'36"E

STONE RIDGE DRIVE

N68°15'03"E

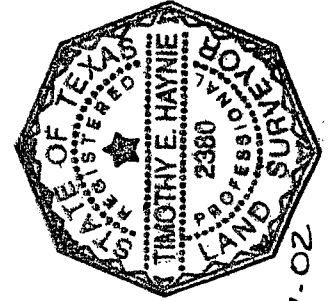
T.H. JOHNSON DRIVE

2926.40'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT RADIUS	ARC LENGTH	CHORD LENGTH
C1	03°28'12"	S69°23'49"V	57.55	1899.95	115.07
					115.05

DE Jones

6-27-02



HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664 512-837-2446

REFERENCE: KB, HOMES
JOB NO. 02-98 FIELD BOOK DC