

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574

February 14, 2017 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

1. Review and approve minutes from the meeting on January 10, 2016.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

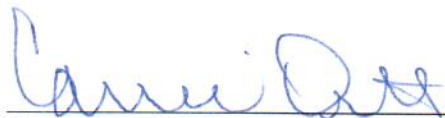
1. Introduce new member and elect new officers
2. **PZ-20161024 - Conduct Public Hearing** on a request to rezone 38.979 acres in the George M. Reese Survey, Abstract No. 533, generally located in the southwest corner of Carlos G. Parker Blvd. and FM 973, from the Residential Agriculture District (R/A) to the General Business District (B-2) (Ordinance 2017-02)
3. **PZ-20161024 - Make Recommendation** on a request to rezone 38.979 acres in the George M. Reese Survey, Abstract No. 533, generally located in the southwest corner of Carlos G. Parker Blvd. and FM 973, from the Residential Agriculture District (R/A) to the General Business District (B-2) (Ordinance 2017-02)
4. **PZ-20171028 - Conduct Public Hearing** on a request to rezone 1.104 acres in the William J. Baker Survey, Abstract No. 65, generally located at 200 Northeast Carlos G. Parker Boulevard, from the Residential Agriculture District (R/A) to the Local Business District (B-1) (Ordinance 2017-05)
5. **PZ-20171028 - Make Recommendation** on a request to rezone 1.104 acres in the William J. Baker Survey, Abstract No. 65, generally located at 200 Northeast Carlos G. Parker Boulevard, from the Residential Agriculture District (R/A) to the Local Business District (B-1) (Ordinance 2017-05)
6. Discuss Planning and Zoning Commission policy regarding applicants/representatives attendance at public hearings/considerations.

ADJOURN

Next Meeting Date: February 28, 2017 (SPECIAL CALLED MEETING DATE).

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **February 10, 2017** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:



Carrie Orts, Administrative Assistant Development Services

Date: 2-10-2017

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
January 10, 2017 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Annette Maruska
Mike Eaton
Donna Frazier
Leland Stevens
Rick Selin
Faith Gardner
Dwayne Ariola

ABSENT

OTHERS PRESENT

Ashley Lumpkin, Director Development Services
Carrie Orts, Admin to Development Services
Michael Elabarger, Senior Planner

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

Review and approve minutes from the October 11, 2016.

Motion made by Mr. Stevens to approve minutes as written from the October 11, 2016 meeting.
Second by Mrs. Maruska. All voted Aye. Motion passed.

Conduct Public Hearing on a request to rezone 1403 Welch Street, being Lot 1, Block A, Taylor Sports Arena Subdivision, from the Light Industrial District (M-1) to the Single Family Residential District (R-1) (Ordinance 2017-01)

Hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of denial. There was discussion between staff Board members. Mr. Jimmy Ramirez and Mr. Andres Leal were present to answer questions. Hearing closed.

Make Recommendation on a request to rezone 1403 Welch Street, being Lot 1, Block A, Taylor Sports Arena Subdivision, from the Light Industrial District (M-1) to the Single Family Residential District (R-1) (Ordinance 2017-01)

Mr. Stevens made motion to recommend denial to the City Council. Second by Mr. Selin.
Aye: 7 Abstaining: 1 (Mr. Dwayne Ariola). Motion passed.

Conduct Public Hearing on a request to rezone 38.979 acres in the George M. Reese Survey, Abstract No. 533, generally located in the southwest corner of Carlos G. Parker Blvd. and FM 973, from the Residential Agriculture District (R/A) to the General Business District (B-2) (Ordinance 2017-02)

Hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of approval. There was discussion between staff Board members. Mr. David Kautz was present to represent his mother, the owner, but was not prepared to answer questions. Mr. Stevens made motion to table request until next meeting. Second by Mr. Selin.

Aye: 5 Nay: 3 (Annette Maruska, Dwayne Ariola, Faith Gardner). Motion passed. Hearing closed.

Make Recommendation on a request to rezone 38.979 acres in the George M. Reese Survey, Abstract No. 533, generally located in the southwest corner of Carlos G. Parker Blvd. and FM 973, from the Residential Agriculture District (R/A) to the General Business District (B-2) (Ordinance 2017-02)

N/A

Adjourn

The meeting was adjourned at 6:51p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-20161024

38.979 acre Reese Survey

Rezoning from R/A to B-2



Applicant Information:

Applicant: Prosperity Land Development/Dean Truong (Agent) and David Kautz (Owner).

Applicant Request: Rezone the property from the R/A District to the B-2 District

Subject Property:

Location: Southwest corner of Carlos G. Parker Blvd and FM 973

Legal Description: 38.979 acres in the George M. Reese Survey, Abstract No. 533

Existing Zoning: R/A – Residential Agriculture District

Utilities: Service area of City Water and Wastewater; ONCOR Electric

Existing Use of Property: Vacant/undeveloped.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 – Single Family Residential District	Vacant/undeveloped/large lot residential
South	R-1 – Single Family Residential District	Vacant/undeveloped/farm land
East	R/A – Residential Agriculture District	Vacant/undeveloped/farm land
West	R-1 – Single Family Residential District	Vacant/undeveloped/farm land

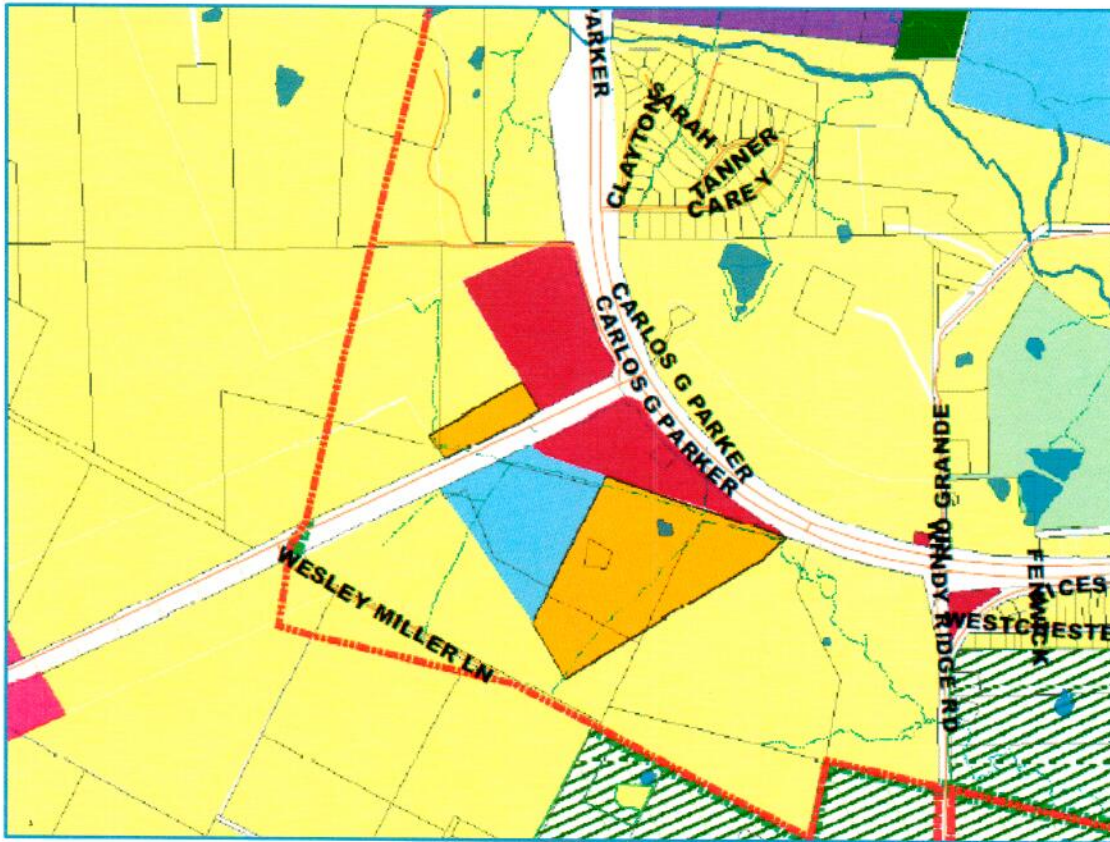
Application Summary

The proposal is to rezone the unplatted tract of land from the R/A (Residential Agriculture) District to the B-2 General Business District. The B-2 District permits a variety of commercial, office, service, and civic uses, as well as multifamily development. Key development standards are building setbacks of zero and building heights of between 45' and 80' maximum. The B-2 District is described in the Zoning Ordinance as 'provid(ing) for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community.'

The City's Future Land Use map, part of the Comprehensive Plan, recognizes this property as being appropriate for "Commercial" uses, with areas of multifamily, single-family, and institutional (Taylor High School) immediately surrounding it. See the clip on the next page from the Future Land Use map.

The property is currently undeveloped and under agricultural (crop) operations.

Comprehensive Plan – Future Land Use Map



Staff Recommendation

Staff recommends approval of the rezoning request, based on the following findings:

1. The Comprehensive Plan Future Land Use map designation of “Commercial” supports and equates directly to the uses and development standards of the B-2 District.
2. The property sits at an advantageous corner of two classified Arterial roadways – Highway 79 (4-lanes, median-divided) and FM 973 (currently 2 lanes within a 225’ wide right-of-way) – making it appropriate for auto-oriented commercial and service uses.
3. The presence of the Taylor High School complex and nearby land that is planned for multifamily or single-family neighborhoods would all be served by commercial and service uses/development that could be achieved within a B-2 District at this location.
4. Surrounding zoning of R-1 and R/A Districts are holding districts from the time of annexation, and do not present conflicts with a proposed B-2 District as proposed.

Attachments:

1. Proposed Ordinance 2017-02
2. Ordinance Exhibit A – Legal Description (Survey)
3. Aerial Photo (Williamson County 2016 data)

ORDINANCE NO. 2017-02

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 38.979 ACRES IN THE GEORGE M. REESE SURVEY, ABSTRACT No. 533, GENERALLY LOCATED IN THE SOUTHWEST CORNER OF CARLOS G. PARKER BOULEVARD AND FM 973 IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM RESIDENTIAL AGRICULTURE DISTRICT R/A TO GENERAL BUSINESS DISTRICT B-2; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on March 9, 2017, to consider the request made by Prosperity Land Development/Dean Truong and David Kautz, as Applicant and Owner of the property, respectively, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Residential Agriculture R/A to General Business B-2; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 10, 2017 and February 14, 2017, to consider the zoning request, and on February 14, 2017, recommended the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property is changed from Residential Agriculture (R/A) to General Business (B-2).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Residential Agriculture (R/A) to General Business (B-2).

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. 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 6. In accordance with Article VIII of the City Charter, Ordinance 2017-02 was introduced before the Taylor City Council on the 9th day of March, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

Jesse Ancira, Jr,
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2017-02, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2017.

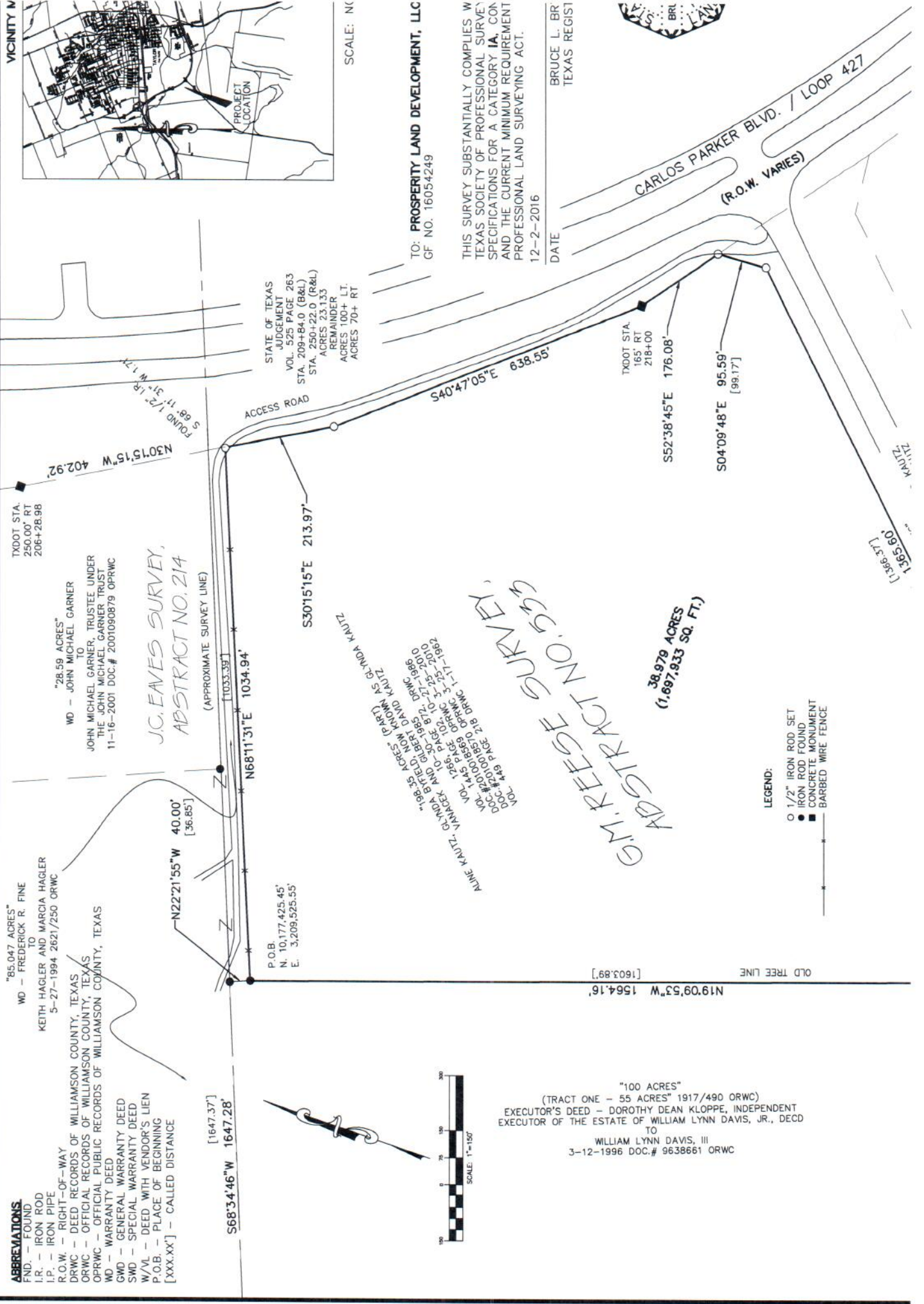
Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

DRAFT

ATTACHMENT 2 - ORDINANCE EXHIBIT A - LEGAL DESCRIPTION



ATTACHMENT 2 - ORDINANCE EXHIBIT A - LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF WILLIAMSON

DECEMBER 1, 2016

38.979 ACRES

These notes describe that certain tract of land situated in the **GEORGE M. REESE SURVEY, ABSTRACT NO. 533** located in Williamson County, Texas; subject tract being out of a called "198.35 (residual portion) Acres" titled to Aline Kautz, Glynda Byfield, now known as Glynda Kautz Vanacek and Gilbert David Kautz in instruments recorded as follows: *1)* Volume 449, Page 218, Deed Records of Williamson County (DRWC) dated 01-17-1962 *2)* Volume 1266, Page 872, DRWC, dated 10-30-1985 *3)* Volume 1445, Page 102, DRWC, dated 10-27-1986 *4)* Document No. 2010018569, Official Public Records of Williamson County (OPRWC) dated 03-25-2010 and *5)* Document No. 2010018570, OPRWC, dated 03-25-2010, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of November, 2016; subject tract being more fully described as follows {Bearings and coordinates described herein are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83, 93 {adj.}};

BEGINNING at the Northwest corner of said "198.35 (residual portion) Acres", same being an exterior corner of a called "85.047 Acres" conveyed in a Warranty Deed from Frederick R. Fine to Keith Hagler dated 5-27-1994 and recorded in Volume 2621, Page 250, Official Records of Williamson County (ORWC); found a ½" iron rod (at fence corner post) at same (NORTH = 10,177,425.45', EAST = 3,209,525.55') ; a ½" iron rod found at an interior corner of said "85.047 Acres", same being the apparent Northeast corner of a called "Tract One - 55 Acres" conveyed in an Executor's Deed from Dorothy Dean Kloppe, Independent Executor of the Estate of William Lynn Davis, Jr., deceased to William Lynn Davis III dated 3-12-1996 and recorded in Document No. 9638661, ORWC, in or near the common survey line of the **GEORGE M. REESE SURVEY, ABSTRACT NO. 533** and the **JAMES C. EAVES SURVEY, A-214**, bearing North 22° 21' 55" West, 40.00 feet;

THENCE North 68° 11' 31" East with the common line of said "198.35 (residual portion) Acres" and Easternmost South line of said "85.047 Acres", generally along a fence, a distance of **1034.94 feet** to a ½" iron rod found at the Southeast corner of said "85.047 Acres" in the Southwestern right-of-way line of Carlos Parker Blvd, also known as Loop No. 427 as recorded in Volume 525, Page 263, DRWC; found a Type I TxDot concrete monument (engineer's station 206+28.98) bearing North 30° 15' 15" West, 402.92 feet;

THENCE South 30° 15' 15" East with said Southwestern right-of-way line of Carlos Parker Blvd, a distance of **213.97 feet** to a ½" iron rod set (capped "BRYAN TECHNICAL SERVICES") at an angle point in same;

THENCE South 40° 47' 05" East with said Southwestern right-of-way line of Carlos Parker Blvd, a distance of **638.55 feet** to a found a Type I TxDot concrete monument (engineer's station 218+00) at an angle point in same;

ATTACHMENT 2 - ORDINANCE EXHIBIT A - LEGAL DESCRIPTION

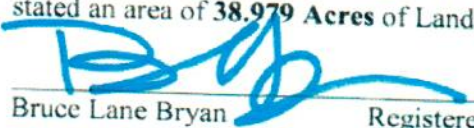
THENCE South 52° 38' 45" East with said Southwestern right-of-way line of Carlos Parker Blvd, a distance of **176.08 feet** to a ½" iron rod set (capped "BRYAN TECHNICAL SERVICES") at the intersection with the Northwestern right-of-way of Farm to Market Road No. 973, referred to as a called "6.242 Acres" as recorded in Volume 1772, Page 757, ORWC;

THENCE South 04° 09' 48" East with said Northwestern right-of-way of Farm to Market Road No. 973, a distance of **95.59 feet** to a ½" iron rod set (capped "BRYAN TECHNICAL SERVICES") at an angle point in same;

THENCE South 44° 27' 05" West with said Northwestern right-of-way of Farm to Market Road No. 973, a distance of **1365.60 feet** to a ½" iron rod set (capped "BRYAN TECHNICAL SERVICES") at the Southeast corner of subject tract in the common line of aforementioned "198.35 (residual portion) Acres" and a called "First Tract - 61.68 Acres" titled to The John Wesley Miller Family Trust as recorded in Document no. 2010074538, OPRWC;

THENCE South 84° 10' 07" West with the common line of said "First Tract - 61.68 Acres" and "198.35 (residual portion) Acres", a distance of **163.72 feet** to a found ½" iron rod for the Southwest corner of said "198.35 Acres", same being the Southeast corner of aforementioned "Tract One - 55 Acres";

THENCE North 19° 09' 53" West with the common line of said "198.35 (residual portion) Acres" and "Tract One - 55 Acres", along an old tree line, a distance of **1564.16 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **38.979 Acres** of Land.


Bruce Lane Bryan Registered Professional Land Surveyor No. 4249
Bryan Technical Services, Inc.
TBPLS Firm No. 10128500
911 N. Main, Taylor, TX 76574



ATTACHMENT 3 – Aerial Photo

Item 2&3 – PZ-20161024 – 38.979 Acres George Reese Survey – Rezone from R/A to B-2 District



PZ-20171028

1.104 acre Baker Survey

Rezoning from R/A to B-1



Applicant Information:

Applicant: Civilcorp, LLC / Corey Hall (Agent) and Charles Schroeder (Owner).

Applicant Request: Rezone the property from the R/A District to the B-1 District

Subject Property:

Location: 200 Northeast Carlos G. Parker Blvd, between North Drive & Main Street

Legal Description: 1.104 acres in the William J. Baker Survey, Abstract No. 65

Existing Zoning: R/A – Residential Agriculture District

Utilities: Service area of City Water and Wastewater; ONCOR Electric

Existing Use of Property: Single-family residence.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	B-1 – Local Commercial District	Vacant/undeveloped
South	R-1 PUD – Single Family Residential District	(across Carlos G. Parker Blvd.), Northpark subdivision
East	B-1 – Local Commercial District	Vacant/undeveloped
West	B-1 – Local Commercial District	Vacant/undeveloped

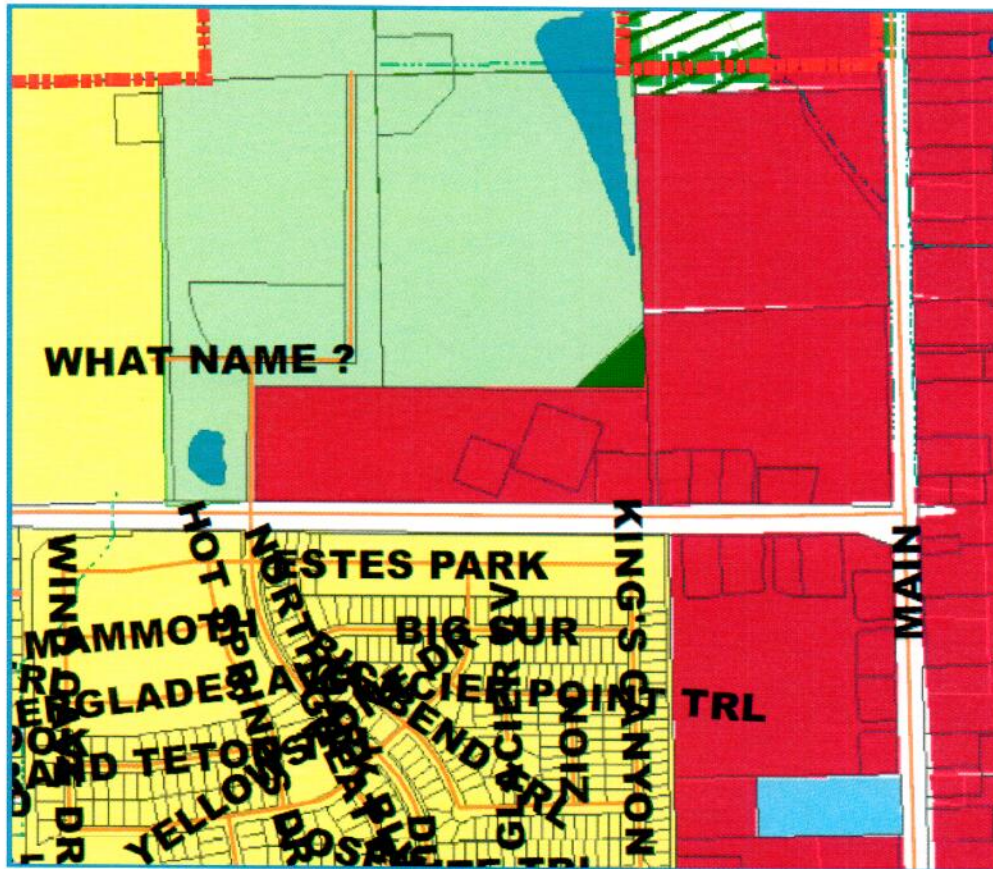
Application Summary

The proposal is to rezone an unplatted tract of land from the R/A (Residential Agriculture) District to the B-1 Local Business District. The B-1 District permits a variety of commercial, office, service, and civic uses, as well as multifamily development. Key development standards are front yard setbacks of 10' for non-residential uses and 25' for residential, and building heights of between 45' and 80' maximum. The B-1 District is described in the Zoning Ordinance as 'provid(ing) for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community.'

The City's Future Land Use map, part of the Comprehensive Plan, recognizes this property as being appropriate for "Commercial" uses, with areas of 'park' to the north, and single-family to the south across Carlos G. Parker Boulevard. See the clip on the next page from the Future Land Use map.

This property is part of a planned project for a Holiday Inn Express hotel as part of a Texas Local Government Code Chapter 380 economic development agreement with the City that includes financing tools to spur the development. A press release of details was recently made by the developers of the hotel.

Comprehensive Plan – Future Land Use Map



Staff recommends approval of the rezoning request, based on the following findings:

- Attachments:

1. Proposed Ordinance 2017-05
2. Ordinance Exhibit A – Legal Description (Survey)
3. Aerial Photo (Williamson County 2016 data)

ORDINANCE NO. 2017-05

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 1.104 ACRES IN THE WILLIAM J. BAKER SURVEY, ABSTRACT No. 65, GENERALLY LOCATED AT 200 CARLOS G. PARKER BOULEVARD IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM RESIDENTIAL AGRICULTURE DISTRICT R/A TO LOCAL BUSINESS DISTRICT B-1; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on February 23, 2017, to consider the request made by Civilcorp, LLC/Corey Hall and Charles Schroeder, as Applicant Agent and Owner of the property, respectively, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Residential Agriculture R/A to Local Business B-1; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 14, 2017, to consider the zoning request, and recommended the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property is changed from Residential Agriculture (R/A) to Local Business (B-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Residential Agriculture (R/A) to Local Business (B-1).

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. 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 6. In accordance with Article VIII of the City Charter, Ordinance 2017-05 was introduced before the Taylor City Council on the 23rd day of February, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

Jesse Ancira, Jr,
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2017-05, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2017.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

DRAFT

BEING A 1.104 ACRE (48,105 SQUARE FEET) TRACT OF LAND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, AND LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 1.104 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THE REMAINDER OF A 93.5 ACRE TRACT (47% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER TO FLORA MAE SCHROEDER AND CHARLES LEN SCHROEDER, CO-TRUSTEES OF THE ROY SCHROEDER BY-PASS TRUST, FILED MARCH 12, 2007 AS RECORDED IN DOCUMENT NO. 2007019914 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); (16.96% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER TO DONNA SUE BOHLMANN, FILED DECEMBER 29, 2008 AS RECORDED IN DOCUMENT NO. 2008092934 OPRWC; (9.54% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER TO CHARLES LEN SCHROEDER, FILED DECEMBER 29, 2008 AS RECORDED IN DOCUMENT NO. 2008092935 OPRWC; (1/2% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER, INDEPENDENT EXECUTOR OF THE ESTATE OF ROY SCHROEDER, DECEASED TO FLORA MAE SCHROEDER AND CHARLES LEN SCHROEDER, CO-TRUSTEES OF THE ROY SCHROEDER BY-PASS TRUST, FILED DECEMBER 11, 2006 AS RECORDED IN DOCUMENT NO. 2006107442 OPRWC; SAID 93.5 ACRE TRACT BEING THE SAME LAND DESCRIBED IN VOLUME 448, PAGE 127 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC).



REMAINDER OF 93.5 ACRES
CHARLES LEN SCHROEDER, ET AL
DOCUMENT NO(S). 2007019914,
2008092934, 2008092935,
2006107442 OPRWC

1/2" IRON ROD FND.
STAMPED "4249"

1/2" IRON ROD FND.
DISTURBED

N67°19'37"E 158.33'

REMAINDER OF 93.5 ACRES
CHARLES LEN SCHROEDER, ET AL
DOCUMENT NO(S). 2007019914,
2008092934, 2008092935,
2006107442 OPRWC

1.104 ACRE TRACT SURVEYED BY
BRUCE LANE BRYAN, RPLS 4249
(UNRECORDED AS OF THIS DATE)

WILLIAM J. BAKER
ABSTRACT

N22°38'24"W 300.11'

S22°38'25"E 307.45'

CHARLES
BLUE RI
DOCUMENT
FILED

NO IMPROVEMENTS WERE
LOCATED FOR THIS SURVEY

POINT OF
BEGINNING
1/2" IRON ROD FND.
STAMPED "4249"

TXDOT MONUMENT
(BROKEN)

1/2" IRON ROD FND.

ATTACHMENT 2 - ORDINANCE EXHIBIT A (LEGAL DESCRIPTION)

THE STATE OF TEXAS}
COUNTY OF WILLIAMSON}

NOVEMBER 18, 2016

BEING A 1.104 ACRE (48,105 SQUARE FEET) TRACT OF LAND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, AND LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 1.104 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THE REMAINDER OF A 93.5 ACRE TRACT (47% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER TO FLORA MAE SCHROEDER AND CHARLES LEN SCHROEDER, CO-TRUSTEES OF THE ROY SCHROEDER BY-PASS TRUST, FILED MARCH 12, 2007 AS RECORDED IN DOCUMENT NO. 2007019914 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); (16.96% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER TO DONNA SUE BOHLMANN, FILED DECEMBER 29, 2008 AS RECORDED IN DOCUMENT NO. 2008092934 OPRWC; (9.54% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER TO CHARLES LEN SCHROEDER, FILED DECEMBER 29, 2008 AS RECORDED IN DOCUMENT NO. 2008092935 OPRWC; (1/2% UNDIVIDED INTEREST) CONVEYED FROM FLORA MAE SCHROEDER, INDEPENDENT EXECUTOR OF THE ESTATE OF ROY SCHROEDER, DECEASED TO FLORA MAE SCHROEDER AND CHARLES LEN SCHROEDER, CO-TRUSTEES OF THE ROY SCHROEDER BY-PASS TRUST, FILED DECEMBER 11, 2006 AS RECORDED IN DOCUMENT NO. 2006107442 OPRWC; SAID 93.5 ACRE TRACT BEING THE SAME LAND DESCRIBED IN VOLUME 448, PAGE 127 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC), SAID 1.104 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, at a 1/2 inch diameter iron rod with cap stamped "Ward-5811" found the Southwest corner of a 4.2970 acre tract of land conveyed from Charles Len Schroeder, et al to Blue Ribbon Barbecue, Inc., filed February 17, 2016 as recorded in Document No. 2016013031 OPRWC, said iron rod being in the South line of the said 93.5 acre tract and the North Right-of Way of FM 397 (Carlos G. Parker Boulevard, 120 feet wide); **THENCE**, South 69°58'53" West, with the South line of the said 93.5 acre tract and the North right-of-way of said FM 397, a distance of 165.79 feet to a 1/2 inch diameter iron rod with cap stamped "4249" found for the Southeast corner and **POINT OF BEGINNING** of the herein described tract, said iron rod being the Southeast corner of a 1.104 acre tract surveyed by Bruce Lane Bryan (unrecorded as of this date);

THENCE, South 69°58'53" West, with the South line of the said 93.5 acre tract and said 1.104 acre tract, and the North right-of-way of said FM 397, a distance of 158.50 feet to a 1/2 inch diameter iron rod with cap stamped "4249" found for the Southwest corner of the herein described tract, and said iron rod being the Southwest corner of said 1.104 acre tract from which a broken TxDot Type I Monument found bears South 69°58'53" West, a distance of 334.77 feet;

THENCE, North 22°38'24" West, over and across the remainder of said 93.5 acre tract with the West line of said 1.104 acre tract, a distance of 300.11 feet to a 1/2 inch iron rod with a cap stamped "4249" found for the Northwest corner of the herein described tract, said iron rod being the Northwest corner of said 1.104 acre tract;

ATTACHMENT 2 - ORDINANCE EXHIBIT A (LEGAL DESCRIPTION)

THENCE, North 67°19'37" East, over and across the remainder of said 93.5 acre tract with the North line of said 1.104 acre tract, a distance of 158.33 feet to a disturbed 1/2 inch diameter iron rod found for the Northeast corner of herein described tract, and said iron rod being the Northeast corner of said 1.104 acre tract;

THENCE, South 22°38'25" East, over and across the remainder of said 93.5 acre tract with the East line of said 1.104 acre tract, a distance of 307.45 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds 1.104 acres (48,105 square feet) of land, more or less.

A survey drawing of even date herewith accompanies this legal description. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83.

The foregoing Field Notes Description is based on an actual survey made under my supervision on November 18, 2016, and is true and correct to the best of my knowledge and belief.


Corey Joseph Hall Registered Professional Land Surveyor No. 6362
TBPLS Firm No. 10194152



ATTACHMENT 3 – Aerial Photo

Item 4&5 – PZ-20171028 –

1.104 acre in the Williams J. Baker Survey, Abstract No. 65 –

Rezone from R/A to B-1 District

