

# AGENDA

## CITY OF TAYLOR, TEXAS ZONING BOARD OF ADJUSTMENT MEETING

**September 6, 2022, 6:00 P.M.**

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

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, September 6, 2022.

The agenda packet is on the website at:

<http://www.ci.taylor.tx.us/Calendar.aspx?EID=4709&month=9&year=2022&day=23&calType=0>

### CALL TO ORDER AND DECLARE A QUORUM

### CITIZENS COMMUNICATION

#### CONSENT AGENDA

*(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chairman or a Commissioner 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 July 6, 2021.

### REGULAR AGENDA

#### ZONING VARIANCE

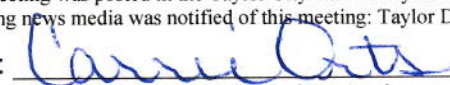
2. **PZ-2022-1534** – Hold a public hearing regarding a request for a zoning variance at 1303 Old Thorndale Road, consisting of approximately 0.997 acres, part of and out of the Francis Bradley Survey, Abstract No. 74, more particularly described by Williamson Central Appraisal District Parcel R019891, Taylor, Williamson County, Texas.
3. **PZ-2022-1534** – Take action regarding a request for a zoning variance at 1303 Old Thorndale Road, consisting of approximately 0.997 acres, part of and out of the Francis Bradley Survey, Abstract No. 74, more particularly described by Williamson Central Appraisal District Parcel R019891, Taylor, Williamson County, Texas.

### ADJOURN

#### Next Meeting Date: TBD

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 this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **September 6, 2022**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:

  
Carrie Orts, Administrative Assistant

Date: 9.2.22

**MINUTES  
CITY OF TAYLOR, TEXAS  
ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING  
City Hall Council Chambers  
Taylor City Hall, 400 Porter Street  
Tuesday, June 1, 2021  
6:00 P.M.**

**PRESENT:**

Suzanne Bice  
Nancy Talley  
Craig Eulenfeld  
David Paul  
Michael Prillaman  
April Young  
Carey Gambrell

**ABSENT:**

**OTHERS PRESENT:**

Tom Yantis, Director Development Services  
Colin Harrison, Assistant Director, Development Services  
Shelly Shelton, Senior Planner, Development Services  
McKenzi Hicks, Planning Tech, Development Services  
Carrie Orts, Assistant, Development Services  
Jan Harris, Main Street Manager

**CALL TO ORDER AND DECLARE A QUORUM**

The meeting was called to order and a quorum declared at 6:05 p.m.

**CITIZENS COMMUNICATION**

None

**Review and approve Minutes from December 1, 2020**

Ms. Bice made a motion to approve the minutes as presented. Second by Mr. Paul. All voted Aye.

**Receive report on City Council appointment of members and elect officers**

Mr. Yantis called for nominations for Chair. Ms. Bice nominated Mrs. Talley. Second by Mr. Paul. All voted in favor. Motion carried.

Mrs. Talley called for nominations for Vice Chair. Mrs. Talley nominated Mr. Eulenfeld. Second by Ms. Bice. All voted in favor. Motion carried.

**PZ-2021-1309 – Conduct Public Hearing and Take Action on a request for a variance to the City of Taylor Sign Ordinance, Chapter 24. The subject property is Taylor Sporting Goods located at 305 N. Main Street, Taylor, Williamson County, Texas.**

Mr. Harrison gave presentation including recommendation from the Main Street Board to grant the variance as (i) the primary sign preserves the spirit and intent of the Ordinance and (ii) because to change the current sign would present a financial hardship to the owners.

Tae was present to answer questions. Hearing opened. Hearing closed.

Ms. Young made motion to approve variance to City of Taylor Sign Ordinance for Taylor Sporting Goods. Second by Ms. Bice. All voted in favor. Motion carried.

**PZ-2021-1308 – Conduct Public Hearing and Take Action on a request for a variance to the City of Taylor Sign Ordinance, Chapter 24. The subject property is Frills located at 100 E. 2nd Street, Taylor, Williamson County, Texas.**

Mr. Harrison gave presentation including recommendation from the Main Street Board to grant the variance as the neon signs are small, respectful and enhance the Downtown area.

There was discussion between Board and Staff. Hearing opened. Hearing closed.

Ms. Young made motion to approve variance to City of Taylor Sign Ordinance for Frills. Second by Mr. Paul. All voted in favor. Motion carried.

**PZ-2021-1311 – Conduct Public Hearing and Take Action on a request for a variance to the City of Taylor Sign Ordinance, Chapter 24. The subject property is Texas Beer Company located at 201 N. Main Street, Taylor, Williamson County, Texas.**

Mr. Harrison gave presentation including recommendation from the Main Street Board to grant the variance for the two internally illuminated signs inside the window providing (i) both signs are hung higher up each window and (ii) each sign is centrally positioned in each windowpane. These signs were considered by the Main Street Advisory Board to be financially beneficial to the business.

Hearing opened. Mr. Davis was present to answer questions. There was discussion between Board, Staff, and representatives. Hearing closed.

Mr. Paul made motion to approve variance to City of Taylor Sign Ordinance for Texas Beer Company. Second by Ms. Bice. All voted in favor. Motion carried.

**PZ-2021-1310 – Conduct Public Hearing and Take Action on a request for a variance to the City of Taylor Sign Ordinance, Chapter 24. The subject property is Bland's Jewelers located at 304 N. Main Street, Taylor, Williamson County, Texas.**

Mr. Harrison gave presentation including recommendation from the Main Street Board to grant the variance as (i) the primary sign preserves the spirit and intent of the Ordinance and (ii) because to change the current sign would present a financial hardship to the owners.

Hearing opened. There was discussion between Board and Staff. Hearing closed.

Mr. Eulenfeld made motion to approve both signs, the illuminated sign to stay fully lit and the We Buy Gold sign unweighted. This is for the variance to City of Taylor Sign Ordinance for Bland's Jewelers. Second by Ms. Young. All voted in favor. Motion carried.

**PZ-2021-1312 – Conduct Public Hearing and Take Action on a request for a variance to the City of Taylor Sign Ordinance, Chapter 24. The subject property is Xchange located at 115 W. 2nd Street, Taylor, Williamson County, Texas.**

Mr. Harrison gave presentation including recommendation from the Main Street Board to deny the variance. The Main Street Board is not in favor of having internally illuminated acrylic facing projecting signs in the Downtown district.

Hearing opened. There was discussion between Board and Staff. Hearing closed.

Ms. Bice made motion to deny variance to City of Taylor Sign Ordinance for Xchange. Second by Mr. Paul. All voted in favor of denial. Motion carried.

Mrs. Talley opened the floor for a second motion. Ms. Young made motion for approval of variance with the stipulation that the sign will only be lit from dusk until close and the illumination cannot be as bright as the current proposal. Second by Mr. Eulenfeld adding the illumination cannot be reduced to lower than 50%. Ms. Young agreed. Five in favor of approval, one in favor of denial (Ms. Bice). Motion carried.

**Adjourn**

Mr. Paul made motion to adjourn meeting. Second by Mr. Eulenfeld. Meeting adjourned at 7:23 PM

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Carrie Orts  
Administrative Assistant, Development Services

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Nancy Talley  
Chair

**City of Taylor  
PZ-2022-1534  
Zoning Variance  
Staff Report**

**Item Details**

|                                         |                                                                                                                                                       |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject Property:</b>                | 1303 Old Thorndale Road (R019891)                                                                                                                     |
| <b>Total Acreage:</b>                   | Approximately 0.997 acres                                                                                                                             |
| <b>Legal Description:</b>               | 0.997 acres of Francis Bradley Survey, Abstract No. 74                                                                                                |
| <b>Applicant &amp; Property Owners:</b> | Aaron and Katherine Barta                                                                                                                             |
| <b>Request:</b>                         | A request to vary from Section 2.7.3(3), Zoning Ordinance (Appendix B).                                                                               |
| <b>Case History:</b>                    | This is the first hearing of this request, but this request is associated with PZ-2022-1539, a subdivision variance application for the same address. |

**Overview of Applicant's Request & Background**

After receiving walk-in requests to discuss subdividing the property by Mr. Aaron Barta, staff learned of the property owners' desire to subdivide the property into two lots, with the existing residence located on one of the proposed lots and the side yard being the second proposed lot. Mr. Barta also mentioned to staff that the purpose of this subdivision was to eventually sell the second lot to relieve the property owners of the burden of increasing property taxes on the existing lot as the existing home on the lot is a rental property of theirs and this property is not their homestead.

When the platting requirement was discussed, Mr. Barta said he would like to pursue a flag lot configuration for the second proposed lot as there is an existing home on the property, so the second lot would have more land. In response to this request, staff informed Mr. Barta that there are no provisions for flag lots in the City's Subdivision Ordinance (Sec. 2.6, Subdivision Ordinance) as the Ordinance is explicit in lots being "rectangular so far as practicable," so an approved subdivision variance would be required for that configuration to be permitted during the platting process. However, a request to subdivide the lots down the middle would be an alternative proposal that staff could support, as rectangular configurations are permitted within the Subdivision Ordinance.

Staff also told Mr. Barta that even if he were to pursue a subdivision variance or not for the flag lot, an approved zoning variance would be required regardless, as the Single-Family Residential Zoning District (R-1) requires a minimum 70-foot lot width (Sec. 2.7.3(3), Zoning Ordinance). With that information, Mr. and Mrs. Barta decided to apply for a zoning variance (PZ-2022-1534) and a subdivision variance (PZ-2022-1539) to move forward with subdividing the lot, whether it be by creating a flag lot and rectangular lot or by two rectangular lots.

Additionally, Mr. Barta was notified that since Old Thorndale Road is identified as a Community Boulevard on the City's Transportation Plan within the Envision Taylor Comprehensive Plan, the existing driveway would need to be removed, and a shared driveway would be required to be

constructed in addition to the dedication of a shared access easement on the plat if the zoning variance request is approved. The purpose of reconfiguring the location of the driveway is because Community Boulevards are required to have limited turning movements when possible, and since there are nearby existing driveways on either side of the existing lot, such action is required to be taken to avoid inefficient access management practices when at all possible (p. 114, Envision Taylor Comprehensive Plan).

**Location:**

The subject property is located along Old Thorndale Road.

**Physical and Natural Features:**

The subject property consists of an existing single-family residence. There are also trees on the lot, which will be required to be surveyed and reviewed during the building permit process.

**Growth Sector Designations:**

The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Intended Growth Sector. The Intended Growth Sector consists of areas with access to existing or planned infrastructure adjacent to existing developed areas. The Intended Growth Sector primarily covers vacant, underutilized, or poorly developed areas adjacent to existing centers and service areas (p. 50, Envision Taylor Comprehensive Plan).

**Future Land Use and Zoning Designations:**

The adopted Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation, Neighborhood Greenfield. This designation is applied to areas that are anticipated to be developed as an extension of the existing urban fabric in Taylor. These areas are intended to accommodate future growth and redevelopment and should include a mix of residential building types and services (p. 79, Envision Taylor Comprehensive Plan). The proposed Future Land Use designation of Neighborhood Greenfield currently encompasses 1,367 acres within the city.

The subject property is currently zoned R-1 (Single-Family Residential). The R-1 zoning designation, as written to date, would allow for moderate density single-family detached development while maintaining the character of existing neighborhoods (Sec. 2.7.1, City of Taylor Zoning Ordinance).

| Direction | Zoning District                    | Future Land Use         | Existing Land Use |
|-----------|------------------------------------|-------------------------|-------------------|
| North     | R-1<br>(Single-Family Residential) | Neighborhood Greenfield | Agricultural      |
| South     | R-1                                | Neighborhood Greenfield | Vacant            |
| East      | R-1                                | Neighborhood Greenfield | Residential       |
| West      | R-1                                | Neighborhood Greenfield | Residential       |

### **Utilities**

The subject property is located within the City's service area for water and wastewater, and there are existing 6-inch water and wastewater lines along Old Thorndale Road.

### **Public Notification**

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the variance request (13 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, August 21, 2022.

### **Staff Analysis**

The request for the subject property is a variance from Section 2.7.3(3) within the Zoning Ordinance to subdivide the property and plat two lots with less than a 70-foot lot width.

Staff has determined that the applicant does have a hardship as the applicant's property has been in the same configuration since 1987, which was before the purchase of the property by the current owners in 2021. Also, staff has determined that this request meets the requirement within Section 7.4.3(1) of the Zoning Ordinance, which states that a variance request can be permitted if the request is harmonious with the general intent of the Ordinance and if any unusual or practical difficulties will be imposed if not approved. Although it was mentioned previously that a flag lot configuration (the subdivision variance request) would not be recommended approval by staff due to its conflict with the general intent of the Ordinance, this zoning variance would allow the subdivision of two lots that still maintain a rectangular configuration (although with smaller frontages than allowed in R-1) but still give the property owners an option to subdivide. If this request is not approved, the property owners will not be permitted to subdivide the property at all.

Given this information, staff recommends approval of the zoning variance request.

In addition to the hardship presented, the questions below must also be addressed by the Commission.

### **Zoning Board of Adjustment Recommendation**

No variance shall be granted or imposed unless the Zoning Board of Adjustment finds:

- 1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of his land or the City of orderly development; and**
  - The applicant would not be permitted to continue with their proposal. This condition would halt the subdivision of the property entirely due to extraneous factors that would cause an undue burden. If the variance is granted, the applicant will be granted permission to submit a minor plat application and move forward with the platting process.

2. **That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and**
  - The granting of the variance is necessary for the preservation and enjoyment of the applicant's substantial property right as they plan to plat and sell the property, which would otherwise not be possible without the variance.
3. **That the granting or imposition of the variance will not be detrimental to the public health, safety, and welfare; and**
  - Granting or imposing the requested variance will not be detrimental to the public health, safety, and welfare.
4. **That the granting or imposition of the variance will not affect preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance.**
  - The granting of the variance may not allow for the orderly subdivision of adjacent land in accordance with the provisions of the subdivision ordinance due to the subject property not currently being platted. However, the City's Comprehensive Plan identifies the area for infill development and increased housing density. The development of the subject property will not be able to facilitate the city's vision without a plat of the subject property. Additionally, no public improvements will likely be required as water, wastewater, and adequate roadways are established.

*Such findings of the Zoning Board of Adjustment together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Zoning Board of Adjustment meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances.*

**Attachments:**

1. Letter of Intent from Applicant
2. Location Map
3. Aerial Map
4. Notice Area Map

## Letter of Intent

To Whom It May Concern

My name is Aaron Barta. I live at 1301 Old Thorndale Road and also own the property next door at 1303 Old Thorndale Road. I am applying for a variance on 1303 in order to split the property in two separate lots. I believe that because of the narrowness of the existing lot AND the location of the existing home, a flag lot would be the more practical option. It would provide adequate width and depth for open space, at least one of the lots would meet the 70ft of road frontage and it would eliminate the issue of having enough space between the home and the property line. I believe that this variance would be best for property values on our street, be more in conformity to how the street is set up and better for future Taylor residents to build on this property. Thank you for your time and consideration.

Sincerely,

-Aaron Barta

**City of Taylor****ZONING ORDINANCE VARIANCE APPLICATION**Date 08/01/2022**Zoning Variance Application Fee of \$150.00 is non- refundable****APPLICANT****PROPERTY OWNER**Name Aaron BartaAaron & Kate BartaMailing Address 1301 Old Thorndale Road1301 Old Thorndale RoadTaylor, TX 776574Taylor, TX 776574Email aaronbarta316@gmail.comthebartafam@gmail.comDaytime Phone (512) 296-5575(512) 296-5575**PROPERTY DESCRIPTION:**Street Old Thorndale Road Address No. 1303

Legal Description (if platted) \_\_\_\_\_

Acres 0.997Zoning Classification R-1, Single Family Residential

Existing use and improvements on subject property, including type of buildings, floor area, number of off-street parking spaces, etc., as applicable.

Vacant Single family home, renovation is in process to use as a rental property or for sale.1040 sqft., 2 off-street parking spaces

## APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

### REQUESTED ZONING VARIANCE:

Variance to Chapter Appendix B, Section 2.7.7 (3) of the Zoning Ordinance which requires...  
"the minimum front lot width in the R-1 zoning district is 70 ft."

Description of proposed use, building and site improvements, seating capacity, and number of off-street parking spaces, etc., as applicable to the proposed dimension quantity, or other feature for which the variance is requested.

I would like to separate the property in two. Right now the property is approximately 104 ft x 418.75 ft. As illustrated in the copy of the survey, I would like to have the lot with the existing home measure 74ft x 209.375ft. The other would be a flag lot with drive measuring 30 ft x 209.375 ft. and the back section measuring 104ft x 209.375. (please see copy of survey)

### SUBMITTAL REQUIREMENTS:

**Answer the 7 questions on the following pages**, as evidence that this request complies with the conditions required for approval of a zoning variance (extra pages and supplemental illustrations or photographs may be used if needed or desired).

**Site Plan or Drawing**, preferably submitted on paper no larger than 11" X 17", showing dimensions of property, location of site with respect to streets and adjacent properties, and location and dimensions of buildings, parking areas, and other features of the site which are applicable to the requested variance.

*I hereby affirm that if I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the proceeding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.*

*Further, I understand that in accordance with Texas Local Government Code, Section 211.011, a person aggrieved by a decision of the Zoning Board of Adjustment may present to a district or county court, within ten (10) days after the date the decision is filed in the Board's office, a verified petition stating that the decision of the Board is illegal in whole or in part, and specifying the grounds of the illegality.*

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: \_\_\_\_\_

### ***To be completed by Staff:***

Meeting Date: \_\_\_\_\_ Application Deadline: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date \_\_\_\_\_

## APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?

The characteristics that make the property unique are:

*The property is currently approximately 104ft x 418.75ft. I understand why the city does not want flag lots but I believe that in this case it is more practical to make it into a flag lot.*

- *In Zoning Ordinance Appendix B, Section 2.7.7 (3) it states that **"the minimum front lot width in the R-1 zoning district is 70 ft."** Because the measurements of the property are 104ft x 418.75, any option to split this lot violates this ordinance. This variance would allow at least one of the lots to be 74 ft wide*
- *In addition to the Appendix B, Section 2.7.7 (3) ordinance the SSUBDIVISION Ordinance, Section 2.6 states that, **"The lot design of a neighborhood should provide for lots of adequate WIDTH and depth to provide open area and to eliminate overcrowding."** 1. As you can see on the survey, after measuring the existing house, it is 50ft from the eastern property line which puts the already existing structure OVER the middle of the property line. Which means that with the required 5ft of distance between the structure and the property line, if we were to split the lot long ways, the two lots would measure and 59ft x 418.75 and the other 45ft x 418.75ft.. This would provide plenty of depth but does not "allow adequate WIDTH" and limits the amount of open area homeowners will have. A 45ft lot is very narrow and would only allow a very narrow and long house to be built. Moreover, most houses on the Old Thorndale are at least 30- 40ft apart. It would put the homes right on top of each other and would cause "overcrowding".*
- *The subdivision ordinance also states, **"Lots should be rectangular so far as PRACTICABLE"** In this case I think it is more practicable to make a flag lot because, in this case, both properties would have adequate width and depth, not be right on top of each other and have plenty of room for privacy and open area.*

*There is only 104 ft of road frontage on this property. A person cannot extend how much frontage they have. In order for me to separate the lot I would have to get a variance. I think this issue coupled with the subdivision ordinance above this solution is the most practical. It would allow for one of the properties to have 74 feet, would allow for adequate width and depth for both properties and would avoid overcrowding and houses being right on top of each other*

1. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?

No, they were not:

- ☐ The existing house's location prevents us from splitting it down the middle which would make two lots, one of which would be very narrow and long.
- ☐ We only have 104ft of frontage road. In order to meet the 70ft of road frontage we would have to have 140ft. We cant create more road frontage.

2. If the conditions or characteristics were caused by the owner or applicant, could the use of the property be enjoyed in the current zoning district without the requested variance?

N/A

## APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

3. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?

I would not be able to split the property. I am hoping to sell part of the property to finish the remodel so that I can rent it out.

4. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?

YES

5. To what extent is the request for a variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?

Since I bought the property I have been planning to separate it in two.

6. What affect, if any, would the variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood?

I think this breaking up of the property would be very good for property values. It will not cause any issues with traffic or parking. It helps Taylor to get some more options for people looking to buy homes in a housing market with few options. It is a win win for for out street and Taylor.

Preferred Option

"48.91 ACRES"  
(RESIDUAL PORTION)  
WARRANTY DEED  
WITH VENDOR'S LIEN  
WAYNE RAY SCHROEDER, AS HIS  
SOLE AND SEPARATE PROPERTY  
TO  
BERNARD A. MOKRY,  
INC. A TEXAS CORPORATION  
12-10-2008  
DOC NO. 2008001858  
OPRWC

LOT 1  
GOLA KID ACRES  
DOC NO. 2021106144  
OPRWC



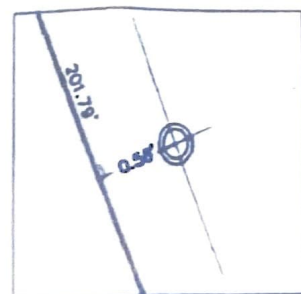
N68°03'07"E  
104.00'  
(C=104.00')

0.997 ACRES  
(43,448 SQ. FT.)

N21°42'19"N  
(C=418.75')  
417.7'

209.375 ft  
"5.90 ACRES"  
WARRANTY DEED  
MAMIE SCHROEDER LESCHBER,  
ET AL  
TO  
IVAN RAY LESCHBER,  
ET UX  
12-31-1986  
VOL. 1467, PAGE 250  
ORWC

"1.00 ACRES"  
SPECIAL WARRANTY  
DEED  
TERESA A. TALLEY,  
ET AL  
TO  
TERESA A. TALLEY,  
AS HER SOLE AND  
SEPARATE PROPERTY  
10-10-2017  
DOC NO. 2017094277  
OPRWC



(NO SCALE)

1/2" IRON PIPE  
(2' TALL)  
+201.79'  
0.58' LEFT

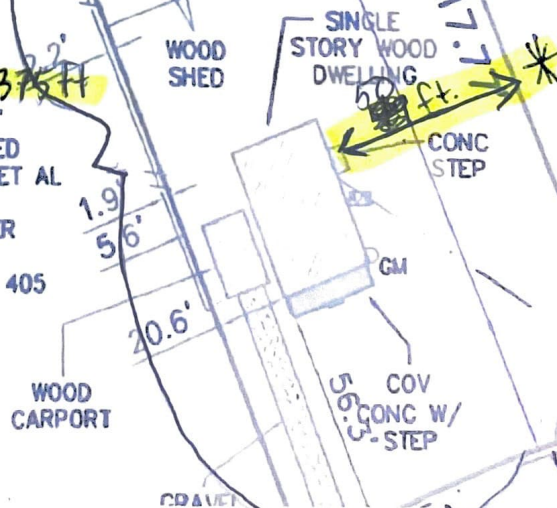
LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON BOLT FOUND
- AIR CONDITIONER
- ⊥ WATER METER
- ⊥ GAS METER
- ⊥ GUY ANCHOR
- ⊥ POWER POLE
- ⊥ OVERHEAD ELECTRIC
- ⊥ WOOD FENCE
- ⊥ CHAIN LINK FENCE

209.375 ft  
"0.60 ACRES"  
WARRANTY DEED  
MAMIE LESCHBER ET AL  
TO  
IVAN LESCHBER  
10-10-1974  
VOL. 598, PAGE 405  
DRWC

"0.74  
WARRANT  
VEND  
GARY D.  
INDEPENDEN  
THE ESTATI  
PEPPER

SANDY DON 1  
W  
9-2  
DOC NO.  
0



S68°  
104.0'  
(C=104.00')

30 ft P.C.

Preferred Option

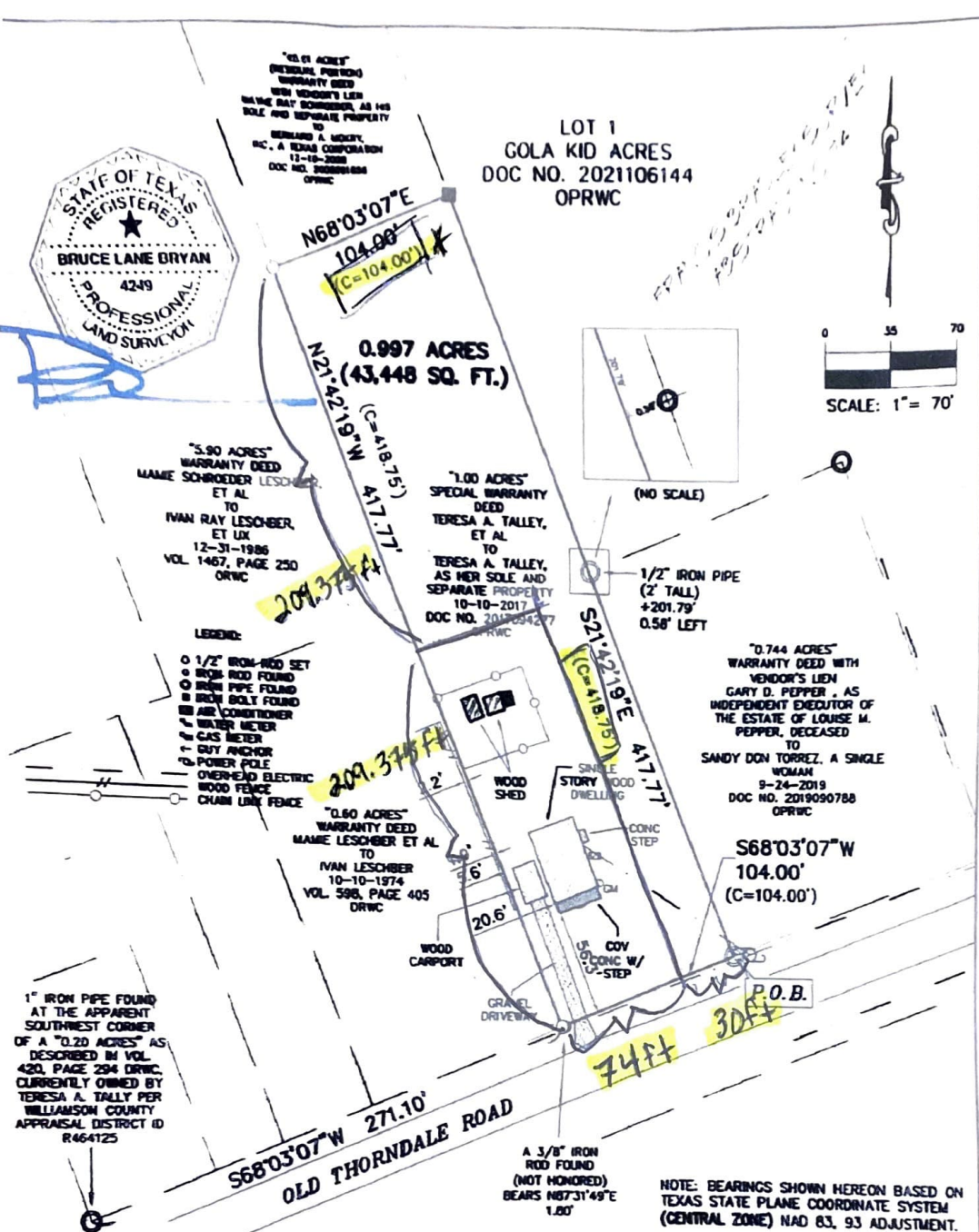
1st Lot: 74ft x 209.375  
\*(0.356 acres)

2nd Lot:

Drive: 30ft x 209.375

Back: 104ft x 209.375

\*(0.641 acres)



THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 1303 OLD THORNDALE ROAD IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: 0.997 ACRES OUT OF THE FRANCIS BRADLEY SURVEY ABSTRACT NO. 74, BEING ALL OF A CALLED "1.00 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM TERESA A. TALLEY, ET AL TO TERESA A. TALLEY AS HER SOLE AND SEPARATE PROPERTY, DATED 10-10-2017 AND RECORDED IN DOCUMENT NO. 2017094277 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**FLOOD NOTE:**  
THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48401C0534F EFFECTIVE 12-20-2019 LOCATED IN ZONE "X".

**NOTE:** THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN 2017094277 OPRWC.

TO: AARON BARTA  
OF # 21061573, PROJ. NO. 21-684

# **SURVEYORS CERTIFICATE**

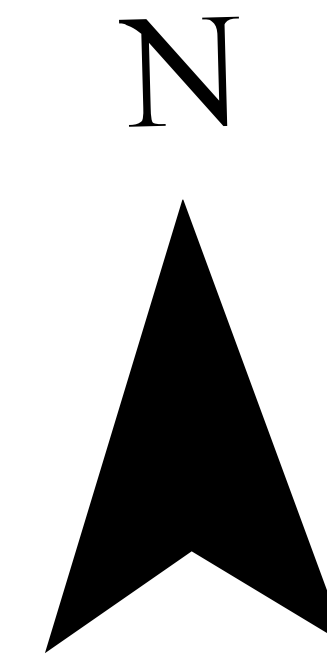
THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY. SET

**SCHEDULE B ITEMS:**

- 10A. - NOTED
- 10B. - NOTED
- 10C. - NOTED
- 10D. - NOTED
- 10E. - NOTED
- 10F. - NOTED
- 10G. - NOTED

BRYAN TECHNICAL SERVICES, INC.



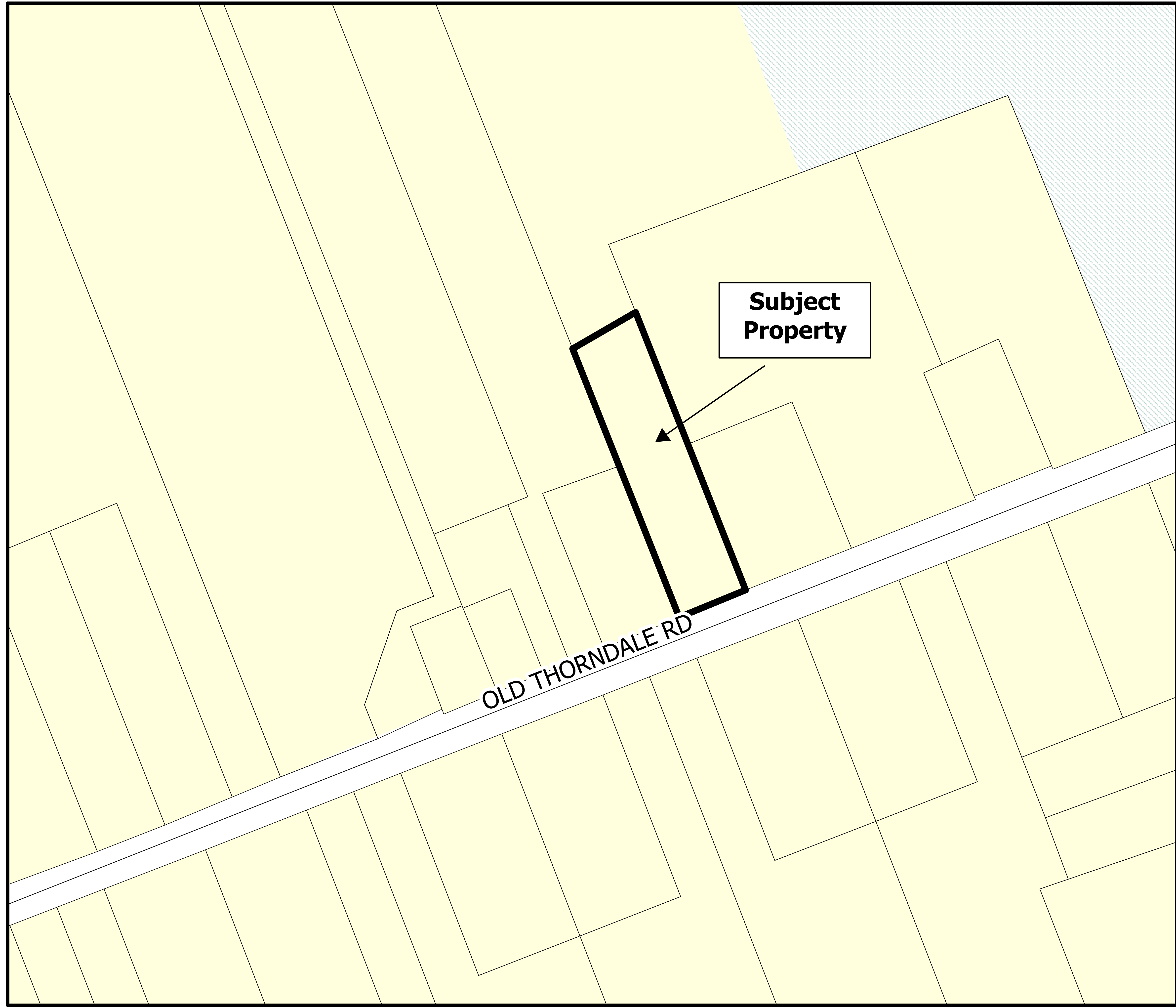
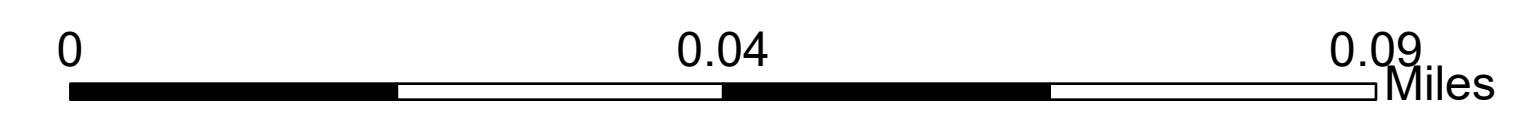
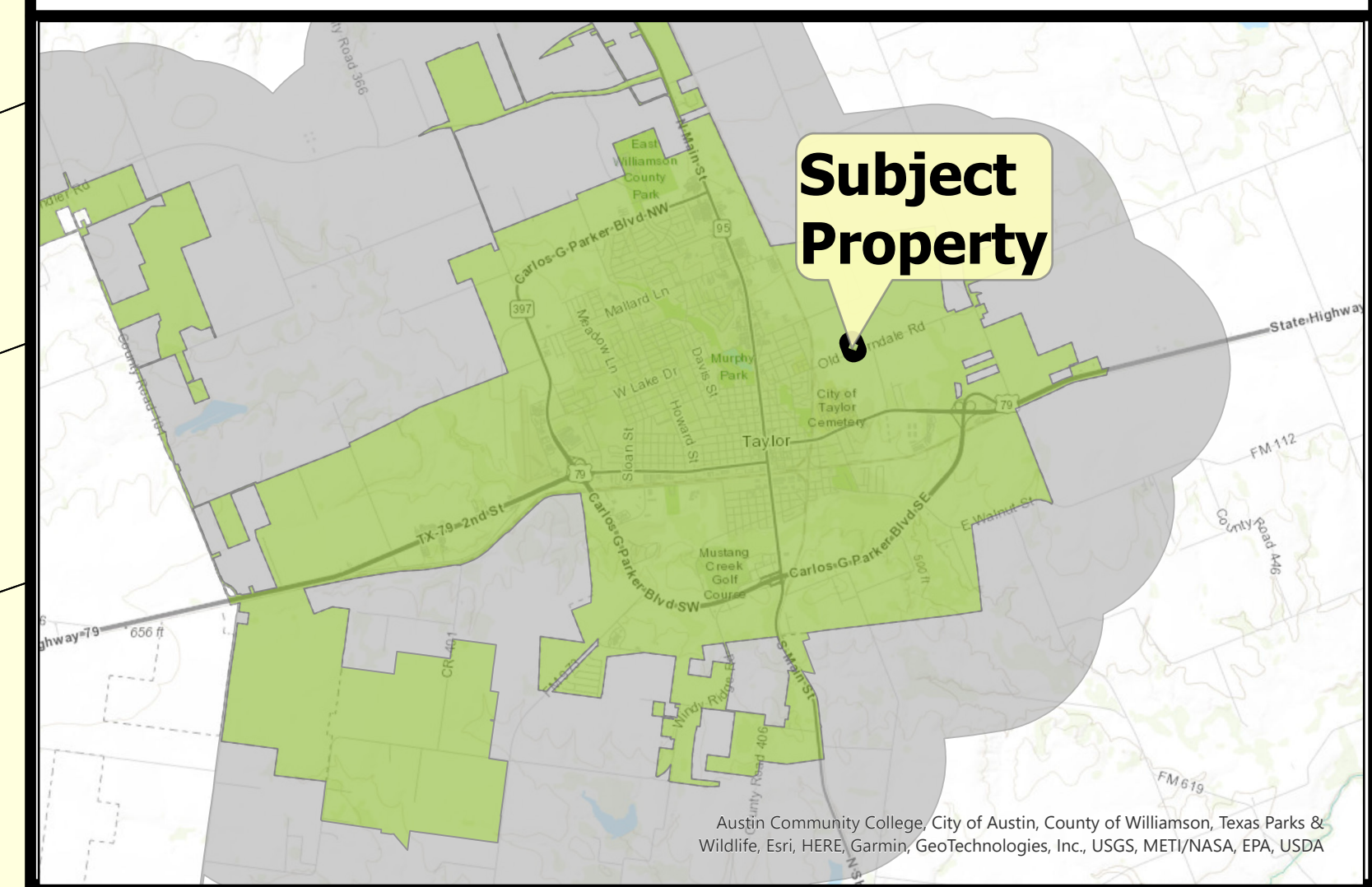


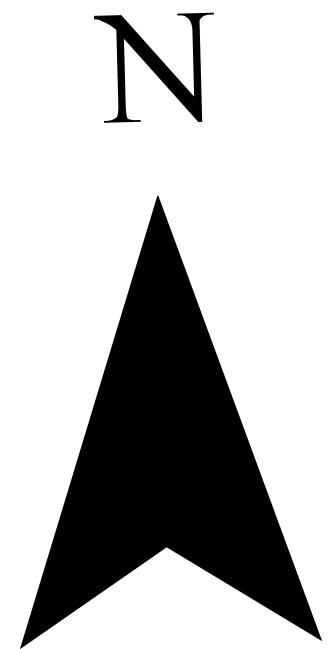
# PZ-2022-1534

1303 Old Thorndale Rd. Zoning  
Variance  
Location Map  
Approximately 0.997 Acres

## Legend

-  Subject Property
-  Parcels
-  Streets
- ZONING**
-  R-1 Single Family
-  R/A Rural Agriculture



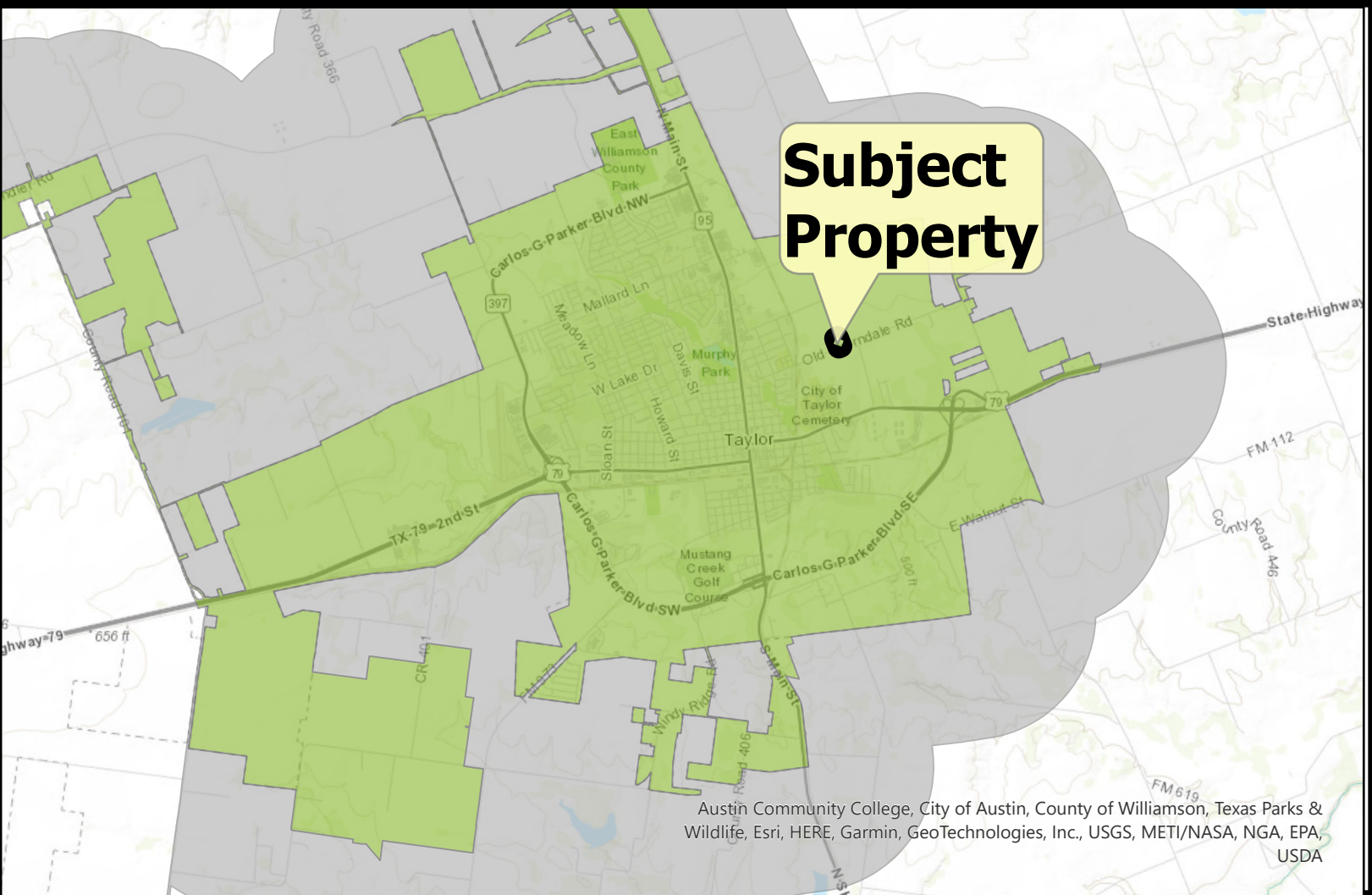


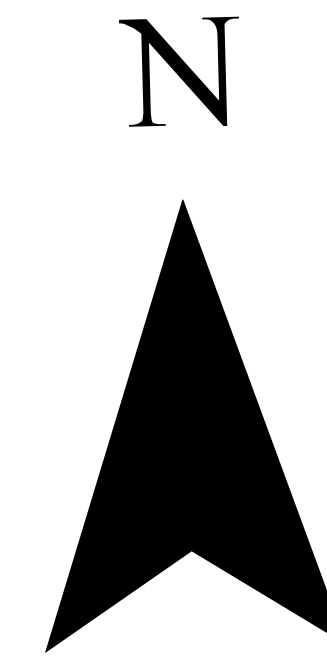
**PZ-2022-1534**

**1303 Old Thorndale Rd. Zoning  
Variance  
Aerial Map  
Approximately 0.997 Acres**

**Legend**

-  Subject Property
-  Parcels
-  Streets





# PZ-2022-1534

1303 Old Thorndale Rd. Zoning  
Variance  
Notice Area Map  
Approximately 0.997 Acres

## Legend

- Subject Property
- 200 ft. Buffer
- Parcels
- Streets

