

**PUBLIC HEARING NOTICE  
ZONING CHANGE**

The Taylor City Council will hold a public hearing on July 22, 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](mailto:bob.vantil@ci.taylor.tx.us)

Published the 3<sup>rd</sup> day of July, 2003.  
Barbara Belz, City Clerk

City of Taylor  
P.O. Box 810  
Taylor, TX 76574

May 27, 2003

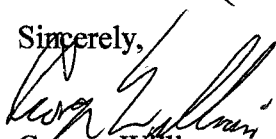
Bob VanTil  
Director of Community Development

Dear Mr. VanTil:

Please waive Traffic Impact Analysis as per conversation on May 27, 2003  
regarding the 11.033 acres located on State Highway 95 in Taylor, TX 76574.

Thank you for this consideration.

Sincerely,



George Williams  
Chicken Express

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 on July 22, 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 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 22<sup>nd</sup> day of July, 2003.

PASSED, APPROVED, and ADOPTED on the 31<sup>st</sup> day of July, 2003.

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Donald R. Hill, Mayor  
Taylor City Council

ATTEST:

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Barbara Belz, City Clerk

LL & SORPSON  
AUG 1993  
119,799 AC 2.0 AC

JOHN PHARRASS  
A-495

RO19502 RO20028  
WILLE HESELMAYER  
360/67  
100.0 AC 2.0 AC

RO19541 RO20039  
WILBERT VORWERK, et al  
409/515  
146.30 AC 3.0 AC

RO19533 RO19580 RO20035  
JOSEPH SEGGERN  
327/633  
103.0 AC  
101.9 AC 43.0 AC 3.0 AC

RO19534 RO191520  
WALLACE SEGGERN  
530/746  
88.32 AC 8.725 AC

RO19549 RO20016  
HARRIS ZEPH  
516/268  
36.0 AC 1.44 AC

**NORTH ACRES  
AMENDED**

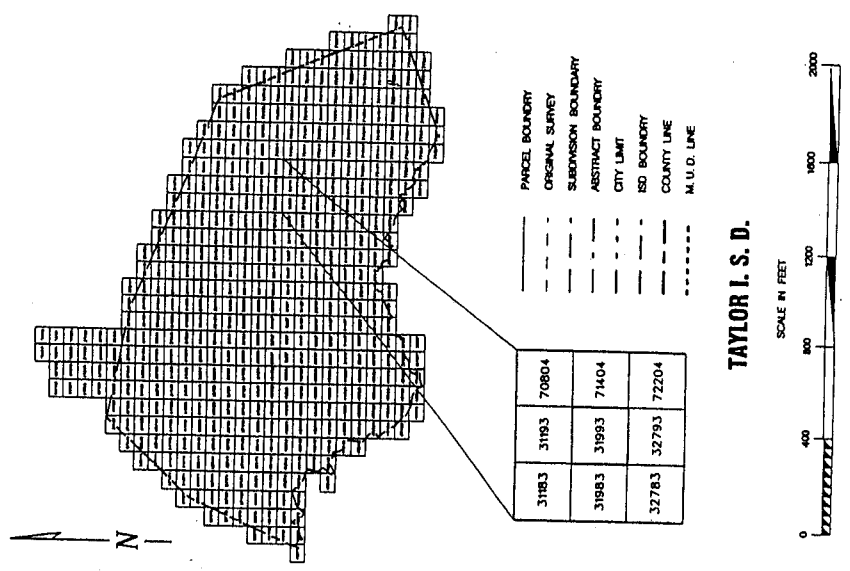
**THE THALER  
ADDITION**

**NORTH ACRES  
AMENDED**

RO18654  
ROBERT PASEMANN  
368/778  
41.44 AC

RO18641 RO18758 RO19873  
MRS. JANE JONES  
358/112  
152.4 AC .9 AC 1.0 AC

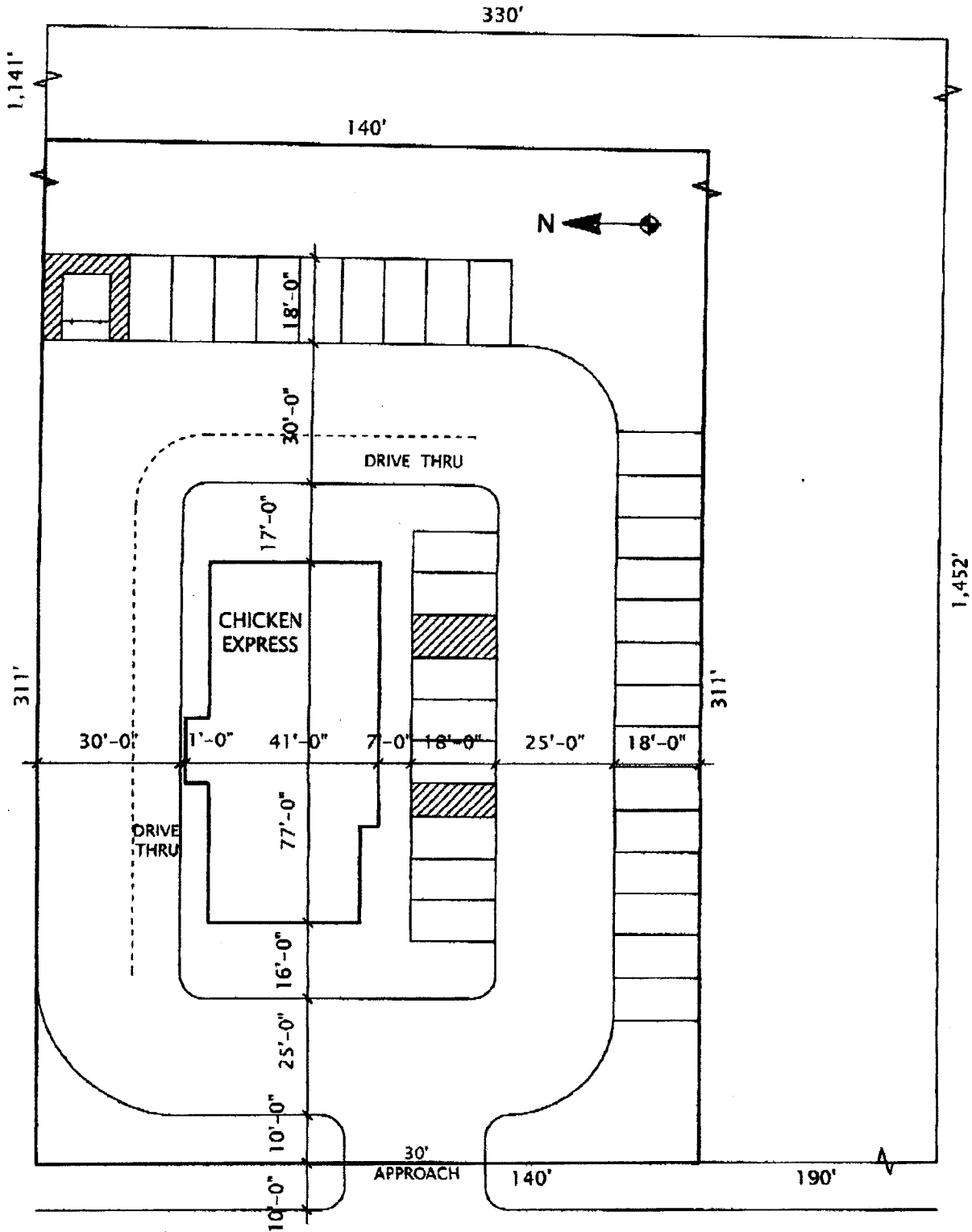
RO18655  
ROEDER, et al  
187/127  
40 AC



**3 1993**

The map has been prepared according to Section 9.3002  
Tax Maps, Texas Property Tax Law. Accuracy is limited to  
the validity of available data. Print date: 08-AUG-2000





MAIN STREET  
( HWY 95 )

# 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

