

ORDINANCE NO. 2020- 04

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS DESIGNATING THE ZONING FOR THE SALADO INDEPENDENT SCHOOL DISTRICT PROPERTIES LOCATED ON WILLIAMS ROAD, IN SALADO, BELL COUNTY, TEXAS, AS PUBLIC FACILITIES (PF); AND PROVIDING FOR THE FOLLOWING: SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING.

WHEREAS, the regulations established by the Village of Salado Zoning Ordinance, as amended, (the "Code") are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and

WHEREAS, in the course of adopting the regulations established by the Code, the Planning and Zoning Commission and Board of Aldermen gave careful consideration to the unique qualities of the Village, including the demographics of its inhabitants, the community's history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and

WHEREAS, the regulations established by the Code have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the Village; and

WHEREAS, the regulations established by the Code are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the Village and necessary and proper for carrying out the power granted by law to the Village; and

WHEREAS, the following enactments are a valid exercise of the Village's broad police powers and based upon the Village's statutory regulatory authority, including but not limited to Texas Local Government Code Chapters 51, 52, and 211; and

WHEREAS, the Board of Aldermen has carefully reviewed the requirements of the Village's Code of Ordinances and have concluded that the requested zoning designation is consistent with established Village policy and in the public interest; and

WHEREAS, parties in interest and citizens have had an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and Board of Aldermen, notice of which was published in the Village's official newspaper before the 15th day before the first public hearing and agendas for each hearing were posted at the Village Municipal Building more than seventy-two (72) hours prior to the respective hearing.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS:

ARTICLE I. ZONING DESIGNATION

The Board of Aldermen of the Village of Salado has established zoning districts to regulate land use on individual properties within the corporate limits of the Village. For each zoning district, the Village has adopted use, height, area and development regulations that shall apply to that particular district. The following geographic boundaries of the zoning district for the property listed below is hereby established as follows:

THAT the Salado Independent School District properties located on Williams Road in Salado, Bell County, Texas, according to the map or plat thereof recorded in Bell County Plat Records, and as described on the attached Exhibit "A", incorporated by reference for all purposes, is hereby zoned Public Facilities (PF).

ARTICLE II. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the zoning district boundary established by this Ordinance.

ARTICLE III. SEVERABILITY

It is hereby declared to be the intention of the Board of Aldermen that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE IV. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE V. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, the Standard Zoning Enabling Act, and Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 6th day of February, 2020, by 5 (Ayes) to 0 (Nays) 0 (Abstain) vote of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO

BY: *Skip Blancett*
Skip Blancett, Mayor

ATTEST:

Cara McPartland
Cara McPartland, City Secretary

APPROVED AS TO FORM:

City Attorney



Zoning Case ZA20-002

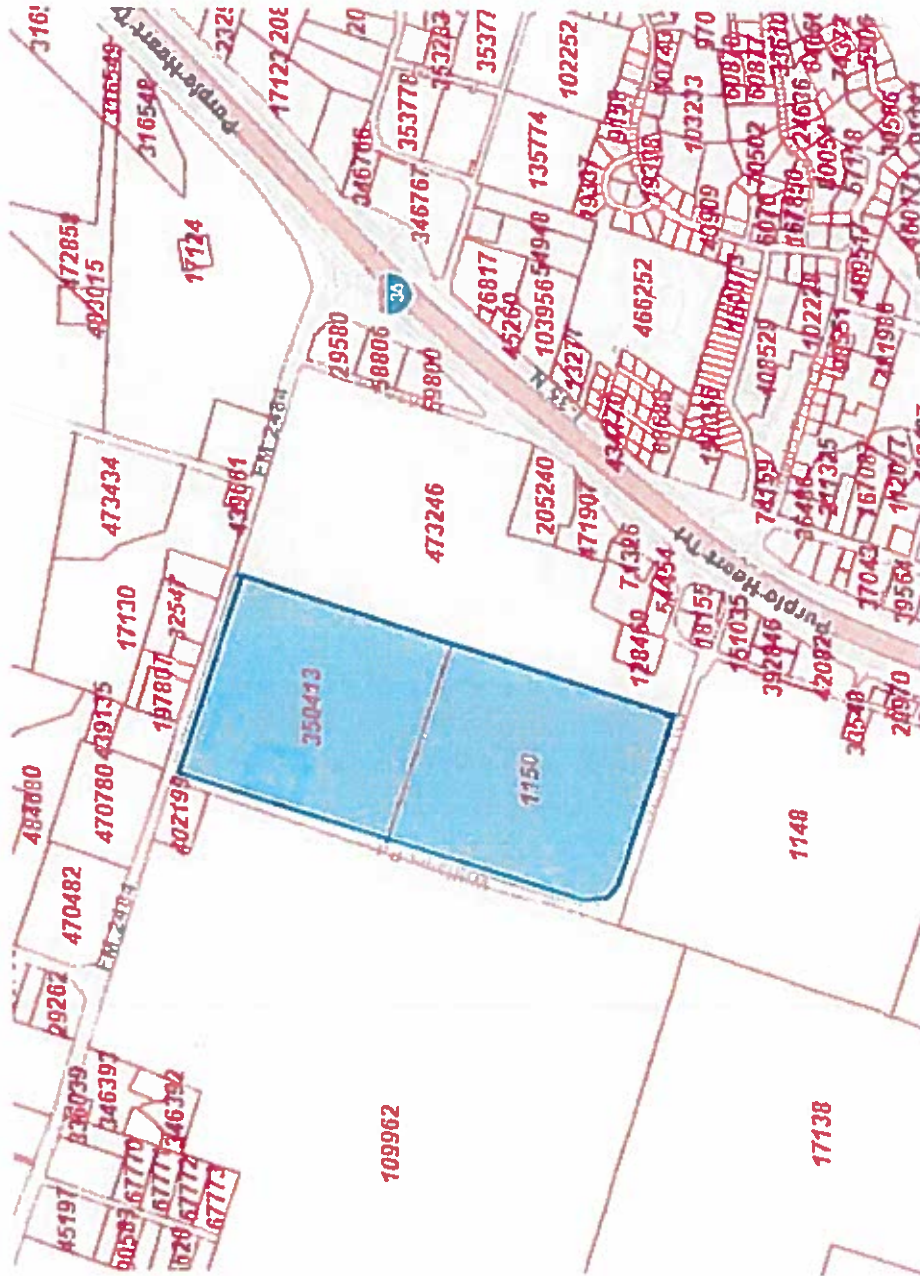


Exhibit "A"

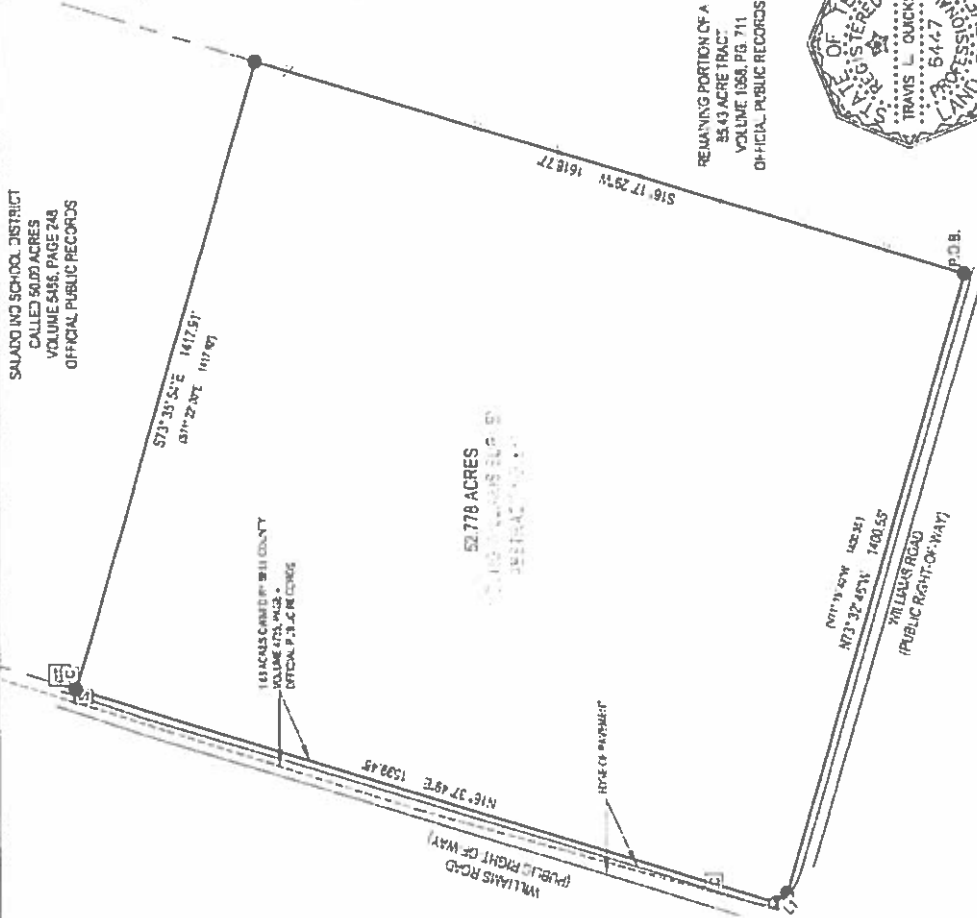
**SURVEY SHOWING A 52.778 ACRE TRACT OF LAND OUT OF THE
YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY,
TEXAS; AND BEING PART OF 105 ACRES DESCRIBED IN
INSTRUMENT RECORDED IN VOLUME 1024, PAGE 406, OF THE
DEED RECORDS, BELL COUNTY, TEXAS.**

NOTE: FIELD WORK PERFORMED ON JULY 17, 2017.
THIS SURVEY IS BASED ON THE RECORDS OF THE SALADO INTERMEDIATE SCHOOL, 200412.
IN THE COUNTY RECORDS OF BELL COUNTY, TEXAS.
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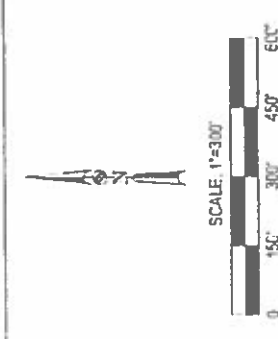
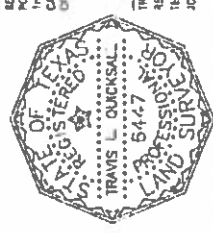
SCHEDULE ELECTRICITY
THE ELECTRICAL SERVICE TO THIS PROPERTY IS PROVIDED BY THE SALADO INTERMEDIATE SCHOOL, 200412.
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TRAVIS L. QUICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 847
JOB NO. 17-15-1617



REMAINING PORTION OF A
35.43 ACRE TRACT
VOLUME 1888, PG. 711
OFFICIAL PUBLIC RECORDS



- LEGEND**
- P.O.B.
 - RECORD CALL PER VOLUME 1024, PAGE 406
 - RECORD CALL PER VOLUME 5468, PAGE 248
 - 1/2" IRON ROD FOUND
 - COTTON SPINDLE SET IN ASPHALT
 - SIGN
 - CABLE BOX
 - CABLE TELEVISION PEDESTAL WIRE REFERENCE
- | INSTRUMENT | DATE | BY |
|------------|----------|-----------------|
| 1888 | 10/24/17 | TRAVIS L. QUICK |
| 5468 | 10/24/17 | TRAVIS L. QUICK |

QUICK INC.
LAND SURVEYING

1000 S. RICHMOND ST. SUITE 100
DALLAS, TEXAS 75217
PHONE: 214-343-8888
FAX: 214-343-8889
WWW.QUICKSURVEYING.COM

Exhibit 'B' Survey of SUSD Property along Williams Road

QUICK INC. LAND SURVEYING

Office Address: 3308 Shell Rd. Suite 100, Georgetown, Texas 78628
Mailing Address: 4900 Williams Dr., Suite 212, Box 228, Georgetown, Texas 78633
Phone: 512-815-4850

FIELD NOTES FOR A 52.778 ACRE TRACT OF LAND:

BEING A 52.778 ACRE TRACT OF LAND LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS, SAID 52.778 ACRE TRACT BEING A PORTION OF THAT CALLED 105 ACRE TRACT RECORDED IN VOLUME 1024, PAGE 406, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 52.778 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located in the north right-of-way line of Williams Road, said point being the southeast corner of the said 105 acre tract, the southwest corner of the remaining portion of an 86.43 acre tract recorded in Volume 1068, Page 711, Official Public Records, Bell County, Texas, and being the southeast corner of the herein described tract;

1. Thence, with the south line of the said 105 acre tract, the north right-of-way line of Williams Road, N 73°32'46" W, a distance of 1400.55' (Record N 71° 19' 40" W, 1400.55') to a 1/2" iron rod located for an angle point of the herein described tract;
2. Thence, with the south line of the said 105 acre tract, the north right-of-way line of Williams Road, N 42°46'38" W, a distance of 31.27' to a cotton spindle set in asphalt for an angle point of the herein described tract, said point being the southeast corner of a 1.68 acre Right-Of-Way tract deeded to Bell County and recorded in Volume 4735, Page 4, Official Public Records, Bell County, Texas;
3. Thence, with the east line of said 1.68 acre Right-Of-Way tract, N 16°37'49" E, a distance of 1599.48' to a 1/2" iron rod located for the southwest corner of a 50.00 acre tract of land recorded in Volume 5466, Page 248, Official Public Records, Bell County, Texas, said point being the northwest corner of the herein described tract;
4. Thence, with the south line of the said 50.00 acre tract, across said 105 acre tract, S 73° 35' 54" E, a distance of 1417.91' (Record S 71° 22' 00" E, 1417.92') to a 1/2" iron rod located in the west line of the said remaining portion of an 86.43 acre tract, same point located in the east line of the said 105 acre tract, said point being the southeast corner of the said 50.00 acre tract, being the northeast corner of the herein described tract;

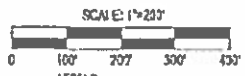
5. Thence, with the east line of the said 105 acre tract, the west line of the said remaining portion of an 86.43 acre tract, S 16°17'29" W, a distance of 1616.77' to the POINT OF BEGINNING containing 52.778 acres of land.



Travis L. Quicksall

Travis L. Quicksall Date: 10/19/2017
RPLS #6447
Job #17-2151 REV1

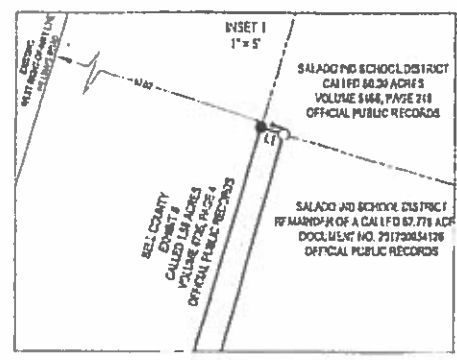
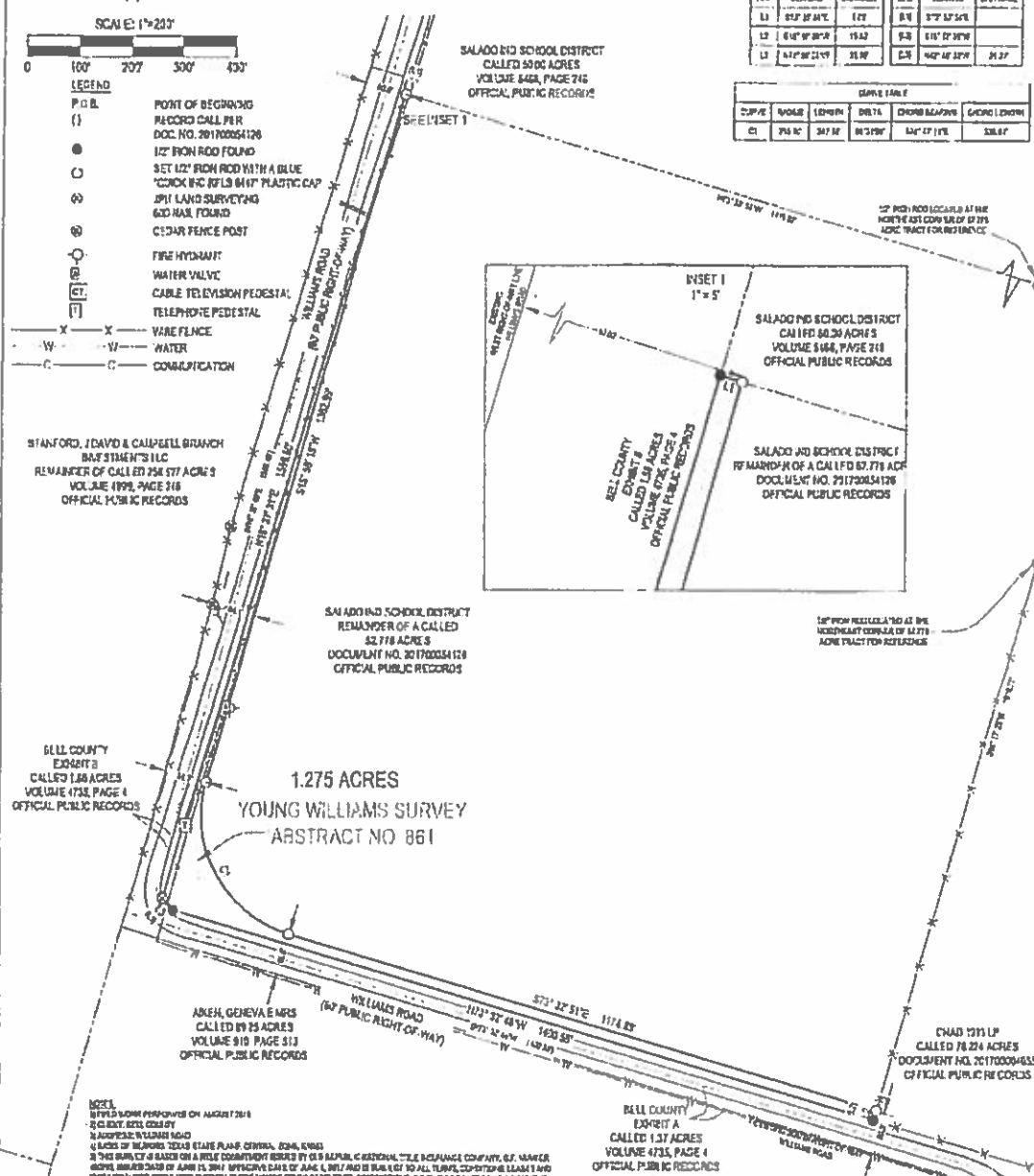
SURVEY SHOWING A 1.275 ACRE TRACT OF LAND, LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS; SAID 1.275 ACRE TRACT, BEING A PORTION OF THAT CALLED 52.78 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 201700351123, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



- LEGEND**
- P.O.B. () POINT OF BEGINNING RECORD CALL PER DOC. NO. 201700351126
 - SET 1/2" FROM ROD WITH A BLUE "CLOCK" BNC REFLECTOR PLASTIC CAP
 - SET 1/2" FROM ROD FOUND
 - ⊙ 6" DIA. HAIL FOUND
 - ⊙ 6" DIA. FENCE POST
 - FIRE HYDRANT
 - WATER VALVE
 - CABLE TELEVISION PEDESTAL
 - TELEPHONE PEDESTAL
 - X X WIRE FENCE
 - W- WATER
 - C- COMPLETION

UNIT TABLE			RECORDED UNIT TABLE		
100	62.4826	0.54438	1.00	62.4826	0.54438
11	81.75	1.00	1.11	81.75	1.00
12	81.75	1.00	1.22	81.75	1.00
13	81.75	1.00	1.33	81.75	1.00

DEPT. TABLE					
100	62.4826	0.54438	1.00	62.4826	0.54438
11	81.75	1.00	1.11	81.75	1.00
12	81.75	1.00	1.22	81.75	1.00
13	81.75	1.00	1.33	81.75	1.00



NOTES

1. FIELD WORK PERFORMED ON MARCH 27, 2018.
2. CLIENT, BELL COUNTY.
3. BOUNDARY SURVEY.
4. BOUNDARY SURVEY UNDER STATE PLANS GENERAL SURVEY.
5. THIS SURVEY IS BASED ON A FIELD SURVEY MADE BY G. S. BAZEMAN, C. NATIONAL TITLE SURVEYING COMPANY, L.P., MEMBER SURVEY BOARD OF BELL COUNTY, TEXAS, APPROXIMATELY IN 1940, AND IS SUBJECT TO ALL TYPICAL CONDITIONS, ERRATA AND DISCLAIMERS CONTAINED THEREIN. THESE SURVEYING CONDITIONS, RESTRICTIONS, OR DISCLAIMERS ARE NOT PART OF THIS SURVEY AND NOT COMPLETE BY THIS SURVEY.
6. ALL SURVEYING WORK WAS PERFORMED BY A REGISTERED SURVEYOR.
7. ACCORDING TO THE SURVEYING PRACTICE PROVISIONS OF THE SURVEYING ACT FOR BELL COUNTY, TEXAS, MAP MAKING, MEASUREMENTS, SURVEYING, AND SURVEYING, THE PROPERTY LINES IN THIS SURVEY ARE SUBJECT TO THE 100 YEAR FLOOD PLAIN. THE 100 YEAR FLOOD PLAIN PROVISIONS OF THE SURVEYING ACT FOR BELL COUNTY, TEXAS, APPLY TO ALL SURVEYS OF LAND IN BELL COUNTY, TEXAS, AND ARE SUBJECT TO ALL TYPICAL CONDITIONS, ERRATA AND DISCLAIMERS CONTAINED THEREIN. THESE SURVEYING CONDITIONS, RESTRICTIONS, OR DISCLAIMERS ARE NOT PART OF THIS SURVEY AND NOT COMPLETE BY THIS SURVEY.
8. THE 100 YEAR FLOOD PLAIN PROVISIONS OF THE SURVEYING ACT FOR BELL COUNTY, TEXAS, APPLY TO ALL SURVEYS OF LAND IN BELL COUNTY, TEXAS, AND ARE SUBJECT TO ALL TYPICAL CONDITIONS, ERRATA AND DISCLAIMERS CONTAINED THEREIN. THESE SURVEYING CONDITIONS, RESTRICTIONS, OR DISCLAIMERS ARE NOT PART OF THIS SURVEY AND NOT COMPLETE BY THIS SURVEY.
9. THE 100 YEAR FLOOD PLAIN PROVISIONS OF THE SURVEYING ACT FOR BELL COUNTY, TEXAS, APPLY TO ALL SURVEYS OF LAND IN BELL COUNTY, TEXAS, AND ARE SUBJECT TO ALL TYPICAL CONDITIONS, ERRATA AND DISCLAIMERS CONTAINED THEREIN. THESE SURVEYING CONDITIONS, RESTRICTIONS, OR DISCLAIMERS ARE NOT PART OF THIS SURVEY AND NOT COMPLETE BY THIS SURVEY.
10. THE 100 YEAR FLOOD PLAIN PROVISIONS OF THE SURVEYING ACT FOR BELL COUNTY, TEXAS, APPLY TO ALL SURVEYS OF LAND IN BELL COUNTY, TEXAS, AND ARE SUBJECT TO ALL TYPICAL CONDITIONS, ERRATA AND DISCLAIMERS CONTAINED THEREIN. THESE SURVEYING CONDITIONS, RESTRICTIONS, OR DISCLAIMERS ARE NOT PART OF THIS SURVEY AND NOT COMPLETE BY THIS SURVEY.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE DATE AND TIME STATED ON THE TITLE OF THIS SURVEY, AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN BELL COUNTY, TEXAS.

Travis L. Quicksall
 TRAVIS L. QUICKSALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 BELL COUNTY, TEXAS
 LICENSE NO. 6447
 EXPIRES 12/31/21

QUICK INC.

LAND SURVEYING

Office Address: 3303 Shell Rd. Suite 4, Georgetown, Texas 78628
Phone: 512-915-4950

FIELD NOTES FOR A 1.275 ACRE TRACT OF LAND:

BEING A 1.275 ACRE TRACT OF LAND LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS, SAID 1.275 ACRE TRACT BEING A PORTION OF THAT CERTAIN 52.778 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 201700054126, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 1.275 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located in the east right-of-way line of Williams Road, said point being the northwest corner of a called 52.778 acre tract of land recorded in Document No. 201700054128, Official Public Records, Bell County, Texas, the southwest corner of a called 50.00 acre tract of land recorded in Volume 5466, Page 246, Official Public Records, Bell County Texas, in the east line of a called 1.68 acre tract of land recorded in Volume 4735, Page 4, Official Public Records, Bell County, Texas, and being the northwest corner of the herein described tract of land;

1. Thence, with the south line of said 50.00 acres, the north line of said 52.778 acres, S 73° 35' 54" E, a distance of 1.09' (Record: S 73° 35' 54" E), to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set for the northeast corner of the herein described tract of land which bears N 73° 35' 54" E, 1416.82' from a 1/2" iron rod located at the northeast corner of said 52.778 acre tract for reference;

Thence, crossing said 52.778 acre tract, the following three (3), courses and distances:

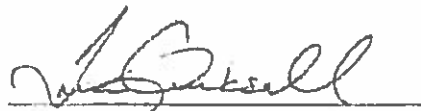
2. S 15° 58' 18" W, a distance of 1362.99', to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set at the beginning of a curve to the left of the herein described tract of land;
3. With said curve to the left containing a radius of 235.00', a central angle of 089°31'09", whose chord bears S 28° 47' 16" E, a chord length of 330.94', and a total curve length of 367.16', to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set at a point of tangency of the herein described tract of land;
4. S 73° 32' 51" E, a distance of 1174.89', to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set in the east line of said 52.778 acre tract, the west line of a called

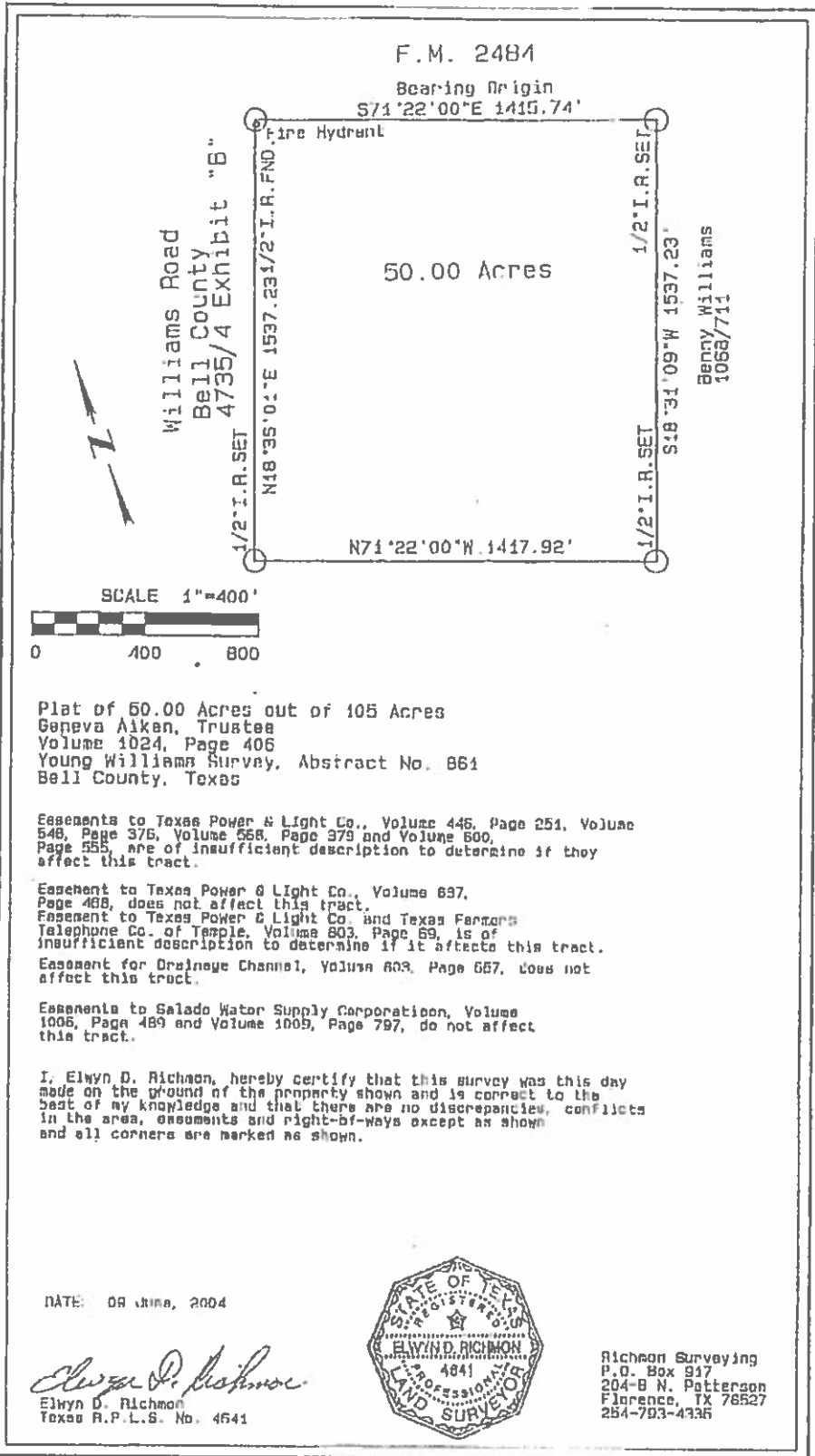
78.224 acre tract of land recorded in Document No. 201700004055, Official Public Records, Bell County, Texas, and being an exterior corner of the described tract of land which bears S 16° 17' 29" E, 1616.77' from a 1/2" iron rod located at the northeast corner of said 52.778 acre tract for reference;

5. Thence, with the east line of said 52.778 acre tract, the west line of said 78.224 acre tract, S 16° 17' 29" W, a distance of 19.53' (Record: S 16° 17' 29" W), to a 1/2" iron rod located in the north right-of-way line of Williams Road, said point being the southeast corner of said 52.778 acre tract, the southwest corner of said 78.224 acre tract, and being the southeast corner of the herein described tract of land;
6. Thence, with the north right-of-way line of Williams Road, the south line of said 52.778 acre tract, N 73° 32' 46" W, a distance of 1400.55' (Record: N 73° 32' 46" W, 1400.55'), to a 1/2" iron rod located in the north right-of-way line of Williams Road, said point being an angle point of said 52.778 acre tract, and being an angle point of the herein described tract of land;
7. Thence, with a northeast right-of-way line of Williams Road, a southwest line of said 52.778 acre tract, N 42° 50' 24" W, a distance of 31.09' (Record: N 42° 48' 38" W, 31.27'), to a 60d nail located in the east right-of-way line of Williams Road, said point being the southwest corner of said 52.778 acre tract, the southeast corner of said 1.68 acre tract, and being the southwest corner of the herein described tract of land;
8. Thence, with the east right-of-way line of Williams Road, the west line of said 52.778 acre tract, the east line of said 1.68 acre tract, N 16° 37' 31" E, a distance of 1599.60' (Record: N 19° 37' 49" E, 1599.48'), to the POINT OF BEGINNING containing 1.275 acres of land.

Note: This survey was completed on the ground under my supervision. Basis of Bearing is Texas State Plane, Central Zone, NAD 83.




Travis L. Quicksall Date: 09/20/2018
RPLS #6447
Job #17-2151.1



Plat of 50.00 Acres out of 105 Acres
 Geneva Aiken, Trustee
 Volume 1024, Page 406
 Young Williams Survey, Abstract No. 861
 Bell County, Texas

Easements to Texas Power & Light Co., Volume 446, Page 251, Volume 548, Page 376, Volume 568, Page 379 and Volume 600, Page 555, are of insufficient description to determine if they affect this tract.

Easement to Texas Power & Light Co., Volume 637, Page 468, does not affect this tract.
 Easement to Texas Power & Light Co. and Texas Farmers Telephone Co. of Temple, Volume 803, Page 69, is of insufficient description to determine if it affects this tract.
 Easement for Drainage Channel, Volume 803, Page 667, does not affect this tract.

Easements to Salado Water Supply Corporation, Volume 1005, Page 489 and Volume 1009, Page 797, do not affect this tract.

I, Elwyn D. Richmon, hereby certify that this survey was this day made on the ground of the property shown and is correct to the best of my knowledge and that there are no discrepancies, conflicts in the area, easements and right-of-ways except as shown and all corners are marked as shown.

DATE: 08 June, 2004

Elwyn D. Richmon
 Elwyn D. Richmon
 Texas R.P.L.S. No. 4641



Richmon Surveying
 P.O. Box 917
 204-B N. Patterson
 Florence, TX 76627
 254-793-4336

Field notes for a tract of land in Bell County, Texas, out of and a part of the Young Williams Survey, Abstract No. 861 and being out of that certain 105 acres, Geneva Aiken, Trustee, described in Volume 1024, Page 406.

Beginning at a 1/2" Iron rod set in the south R.O.W. of F.M. 2484 for the northeast corner of said 105 acres for the northeast corner of this and being a corner of a tract deeded to Bonny Williams, Volume 1068, Page 711;


Thence S18°31'00"W 1537.23' to a 1/2" Iron rod set in the east line of said 105 acres and the west line of said Williams tract for the southeast corner of this;

Thence N71°22'00"W 1417.92' to a 1/2" Iron rod set for the southwest corner of this, in the east margin of Williams Road, reference R.O.W. Deed to Bell County, Volume 4735, Page 4, Exhibit "B";

Thence N18°36'01"E 1537.23' to a 1/2" Iron rod found for the northeast corner of said Bell County R.O.W., for the northwest corner of this;

Thence S71°22'00"E 1415.74' (Bearing Origin) to the place of beginning and containing 50.00 acres.

DATE: 09 June, 2004


Elwyn D. Richman
Texas R.P.L.S. No. 4641

