

**Village of Salado**  
**Zoning Board of Adjustments**  
**Meeting Minutes**  
**Wednesday, April 16, 2014 @3:00pm**  
**Municipal Building**

Members Present: Rod Russell, Don Ellis, Alternate Bryan Fritch, Alternate Michael McDougal

Members Absent: Jim Walls

Others Present: Larry Sands, Larry Berrier, Mayor Danney McCort, Margaret Murray

Meeting was called to order by Rod Russell at 3:00pm.

1. Variance Request to allow a variance in the road width for a new development located at 523 Van Bibber Lane. The owner has requested that the road width be less than what city ordinances require, in order that several historic Crepe Myrtle trees are not removed. Michael McDougal made a motion to grant the variance. Rod Russell seconded, motion carried 3-1 with Bryan Fritch voting no.

Meeting Adjourned at 3:20pm.

Respectfully submitted,



Margaret Murray  
Village Secretary

# ZONING VARIANCE APPLICATION



Date: 04/05/14

## APPLICANT

## PROPERTY OWNER

Name: LARRY SANDS

STEVE M. PYLANT

Mailing Address: P.O. BOX 125

P.O. BOX 1168

SALADO, TX 76571

SALADO, TX 76571

Daytime Phone: (254) 913-5467

(254) 947-0345

Fax: (254) 947-5508

E-mail: LARRY@SALADO PROPERTIES.COM

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## PROPERTY DESCRIPTION

Street Address: 523 VAN BIBBER LANE Acres: 8.297 ACRES

Location: 100 YDS [SOUTH] OF SALADO PLAZA DR & VAN BIBBER LANE  
(ie: corner of \_\_\_ & \_\_\_; or, 1 mile south of FM \_\_\_; etc.)

Existing use of property: HISTORIC HOME OF DR SCOTT (STW) & VAN BIBBER <sup>DION</sup>

Are there buildings on the property? YES If yes, what are they used for. RESIDENCE

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## REQUESTED VARIANCE

I/We request a variance to Section \_\_\_\_\_ of the Zoning Ordinance which requires...

\_\_\_\_\_  
\_\_\_\_\_

Instead, I/We would like to request...

A 14' PRIVATE LANE WITHIN A 30' R.O.W. (PRIVATE ACCESS EASEMENT) FOR ACCESS TO SIX (6) LOTS & MAINTAINED BY HOA.  
Due to... SAVING HISTORIC CREPE MYRTLE TREES LOCATED ON EITHER SIDE OF LANE TO ACCESS HISTORIC HOME ON SALADO CREEK.



A SURVEY OF A 8.297 ACRE TRACT OF LAND

FIELD NOTES for a survey of a 8.297 acre tract of land being out of and a part of the G. F. Lankford Survey, Abstract Number 510, Bell County, Texas, and the same tract of land described as 8.303 acres in a deed to Hulin P. Kemp of record in Document Number 200800024367, Official Public Records, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a found iron pin in the east line of Van Bibber being the northwest corner of a 5.2 acre tract of land described in a deed to JRAMSEY, LTD. of record in Document Number 200900035771, Official Public Records, Bell County, Texas, and the northwest corner of this;

THENCE N 17°56'38" E 437.52 feet with the east line of said Van Bibber to a found iron pin being the southeast corner of a 24.253 acre tract of land described in a deed to Pipes Family Trust, of record in Document Number 201000035442, Official Public Records, Bell County, Texas,

THENCE with the south line of said 24.253 acre tract of land S 65°36'20" E 616.39 feet to a found iron pin being an angle point in said property line and S 48°44'37" E at 321.16 feet passing an iron pin found for reference and continuing a total of 394.13 feet to a point in Salado Creek being the southeast corner of said 24.253 acre tract of land and the southeast corner of this;

THENCE S 52°36'46" W 413.01 feet with Salado Creek to a point in said creek that bears S 48°29'08" E 49.77 feet from an iron pin found for reference. Said point in the creek being the northeast corner of said 5.2 acre tract of land and southeast corner of this;

THENCE with the north line of said 5.2 acre tract of land N 48°29'08" W at 49.77 feet passing said iron pin found for reference and continuing a total of 307.62 feet to a found iron pin being an angle point in said property line and N 71°30'30" E 457.58 feet to the place of BEGINNING and containing 8.297 acres of land.

STATE OF TEXAS:

COUNTY OF BELL:

I hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief said description is true and accurate.

IN WITNESS THEREOF, my hand and seal this 30th day of September, 2011.

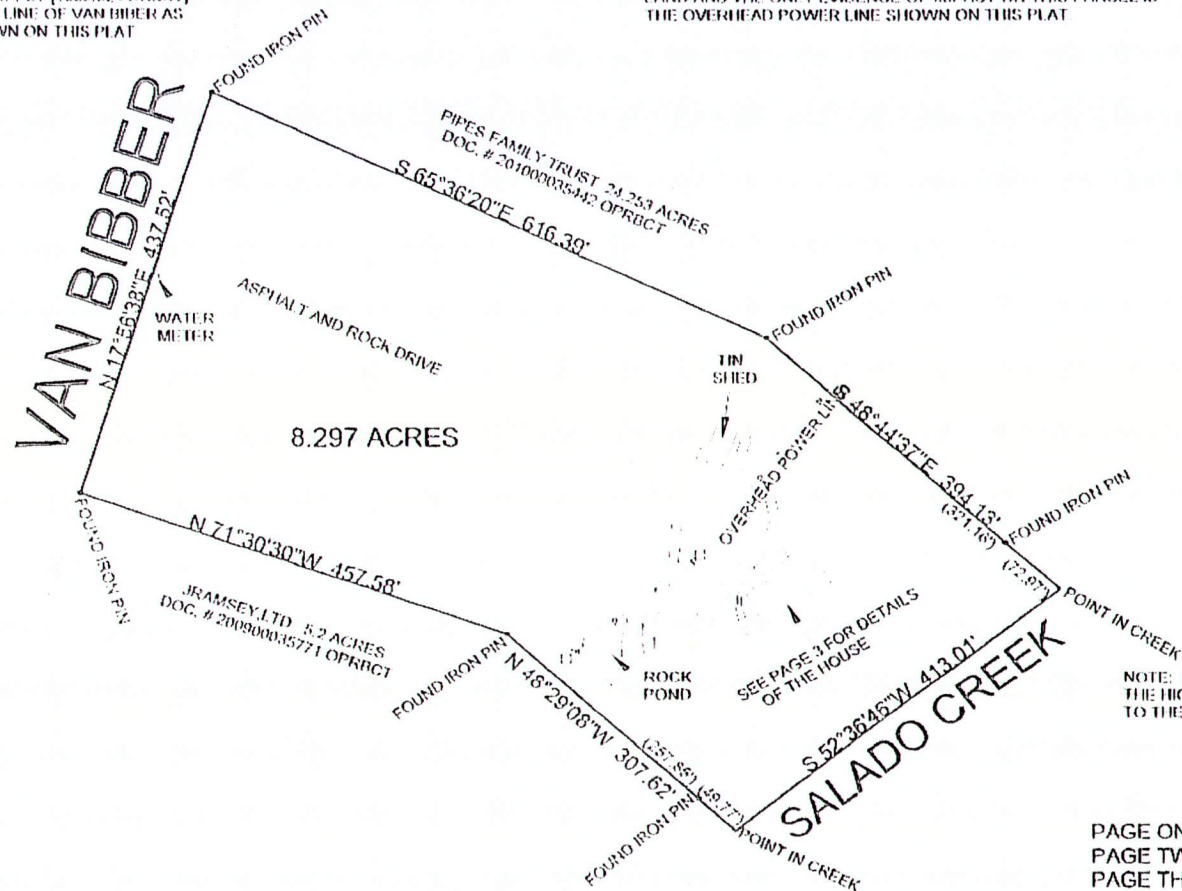


Beade O. Northcut  
Registered Professional Land Surveyor  
License Number 1817  
1701 Sunset Road  
Robinson, Texas 76706

A SURVEYOR'S SKETCH OR PLAT SHOWING THE LOCATION AND DESCRIPTION OF A 8.297 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THE G. F. LANKFORD SURVEY, ABSTRACT NUMBER 510, BELL COUNTY, TEXAS.

NOTE: EASEMENT TO SALADO WATER SUPPLY (1006/524 DRBCT) AFFECTS THIS PARCEL ALONG THE EAST LINE OF VAN BIBBER AS EVIDENCED BY THE WATER METER SHOWN ON THIS PLAT

NOTE: EASEMENTS TO TEXAS POWER AND LIGHT COMPANY (576/81, 566/81, 566,497, 553/204, 556/518 AND 540/63 DRBCT) WERE GENERAL EASEMENTS GRANTED ON LARGER TRACTS OF LAND AND THE ONLY EVIDENCE OF IMPACT ON THIS PARCEL IS THE OVERHEAD POWER LINE SHOWN ON THIS PLAT



NOTE: ANY PORTION OF THIS PROPERTY LYING BELOW THE HIGH WATER MARK OF SALADO CREEK IS SUBJECT TO THE RIGHTS OF THE STATE OF TEXAS

PAGE ONE FIELD NOTES  
PAGE TWO PLAT  
PAGE THREE DETAILS OF HOUSE PAGE 2 OF 3

I hereby certify that this plat reflects an actual, on the ground survey, conducted by men working under my supervision and that all survey markers are correctly shown hereon this the 30 day of September, 2011.

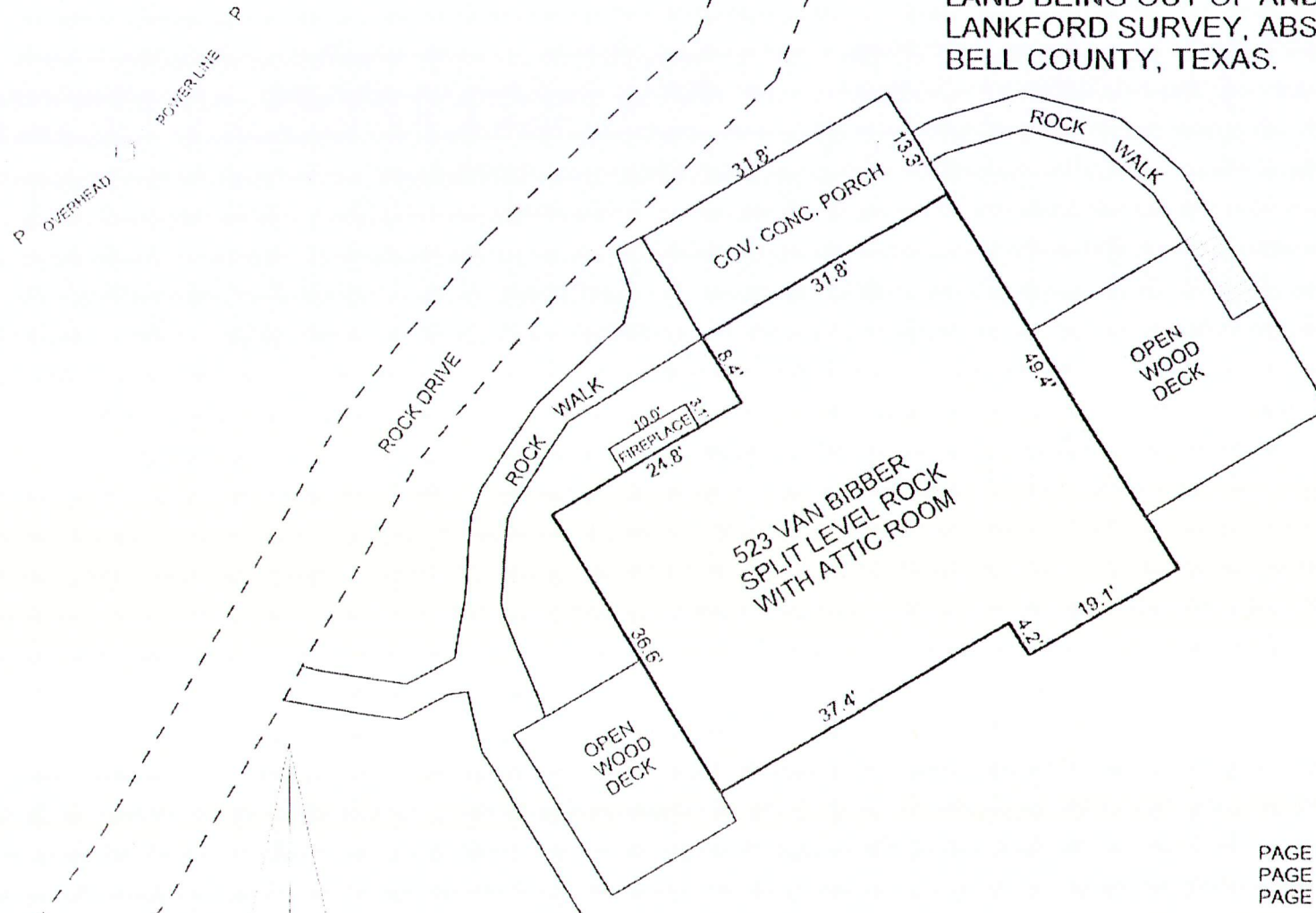
*Beade O. Northcut*

BEADE O. NORTHCUT, Texas Registered Professional Land Surveyor #1817  
1701 Sunset Road, Robinson, Texas 76706 Phone (254) 662-0044

0 200' 400'



A SURVEYOR'S SKETCH OR PLAT SHOWING THE  
DETAILS OF A HOUSE ON A 8.297 ACRE TRACT OF  
LAND BEING OUT OF AND A PART OF THE G. F.  
LANKFORD SURVEY, ABSTRACT NUMBER 510,  
BELL COUNTY, TEXAS.



PAGE ONE FIELD NOTES  
PAGE TWO PLAT  
PAGE THREE DETAILS OF HOUSE

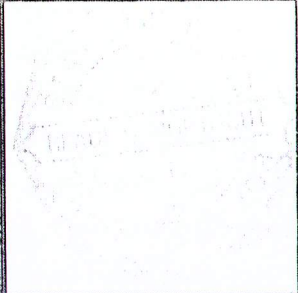
PAGE 3 OF 3

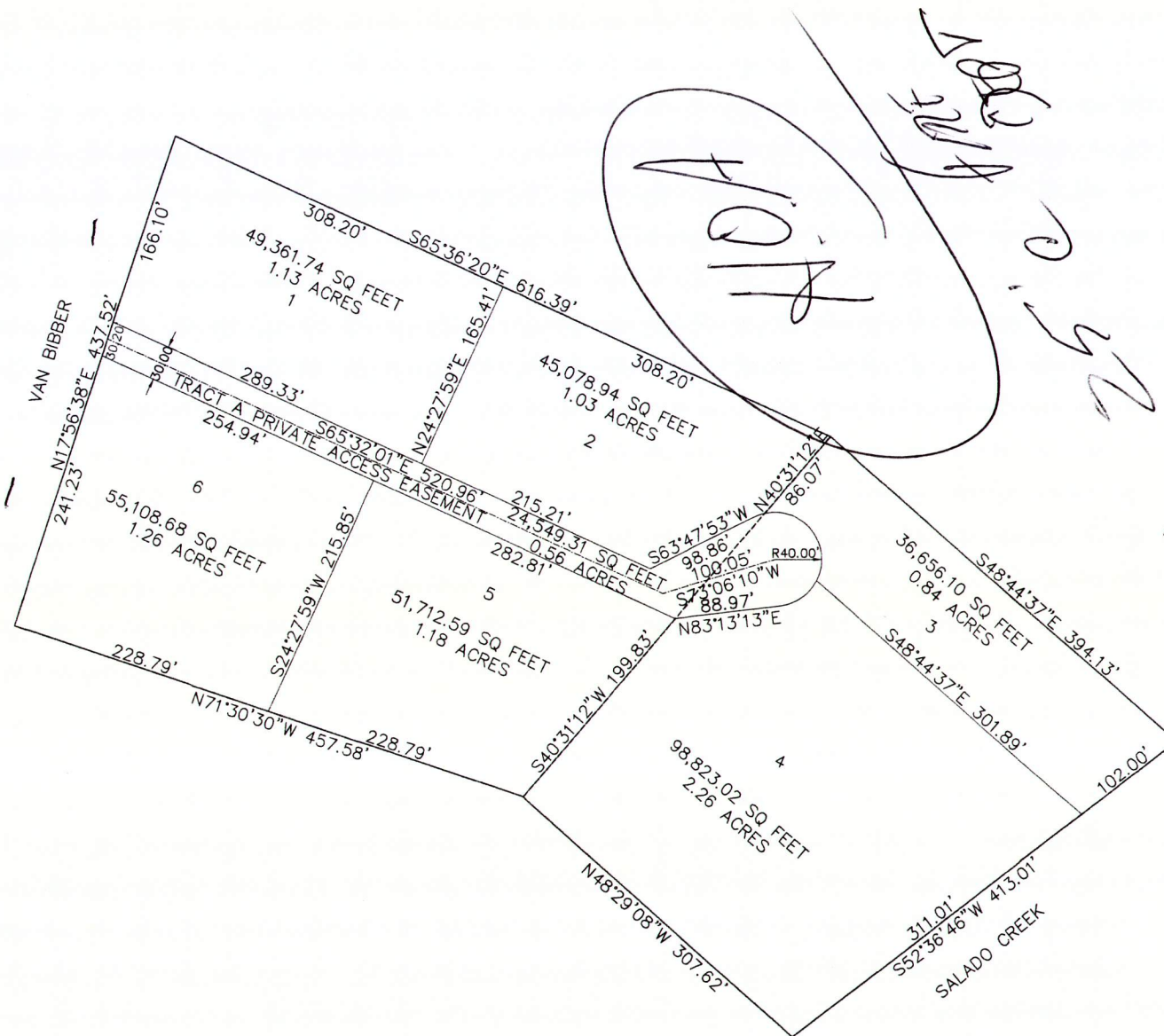
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# PRELIMINARY LAYOUT SKETCH

## NOTES:

TRACT A TO BE OWNED AND MAINTAINED BY HOA

THIS DRAWING PREPARED UTILIZING FIELDNOTE DESCRIPTION PROVIDED TO THIS COMPANY BY OTHERS. NO DEED RESEARCH OF ANY KIND WAS PERFORMED BY THIS COMPANY.

THIS DRAWING DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY AND DOES NOT REFLECT ANY CONDITIONS THAT AN ON-THE-GROUND SURVEY MAY REVEAL.

NO UTILITY RESEARCH OF ANY KIND WAS PERFORMED BY THIS COMPANY.

THIS DRAWING IS FOR REVIEW PURPOSES ONLY AND IS NOT TO BE USED IN THE TRANSFER OF ANY REAL PROPERTY.



TURLEY ASSOCIATES, INC.  
301 N. 3rd ST.  
E-MAIL: VOTURLEY@AOL.COM  
FAX NO. (254) 773-3998

VAN BIBBER ESTATES  
VILLAGE OF SALADO, TX  
BELL COUNTY, TEXAS

## REVISIONS


DATE: 4/9/14

DRN. BY: RAD

REF.: 

FIELD BOOK SKETCH

JOB NO.: 14-337

SHEET 1 OF 1

COMPUTER  
DWG. NO. 14937VANBIBBER

12830-D

DRAWING NUMBER









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3H,

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810H4 06 00H4 30,

ADVANCE  
1H,









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