

**BRADY**  
THE CITY OF  
**TEXAS**

Tony Groves,  
Mayor

Terry Phillips  
Council Member Place 1

Missi Elliston  
Mayor Pro Tem  
Council Member Place 2

Jeffrey Sutton  
Council Member Place 3

Felix Gomez, Jr.  
Council Member Place 4

Gabe Moreno  
Council Member Place 5

Erin Corbell  
City Manager

Tina Keys  
City Secretary

Sharon Hicks  
City Attorney

## CITY OF BRADY COUNCIL AGENDA SPECIAL CITY COUNCIL MEETING AUGUST 13, 2024, 6:00 PM

NOTICE is hereby given of a meeting of the City Council of City of Brady, McCulloch County, State of Texas, to be held at **6:00** p.m. August 13, 2024, at the City of Brady Municipal Court Building located 207 S. Elm St., Brady, Texas, for the purpose of considering the following items. The City Council of the City of Brady, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551. of the Texas Government Code.

### 1. CALL TO ORDER, ROLL CALL & CERTIFICATION OF A QUORUM

### 2. INVOCATION & PLEDGE OF ALLEGIANCE

### 3. PUBLIC COMMENTS: Reserved for items NOT listed on the agenda

*Please limit individual public comments to three (3) minutes. In accordance with TX AG opinion, any public comment addressing items not on the agenda, will only be heard by the City Council. No formal action, deliberation, discussion, or comment will be made by City Council. State Law prohibits any deliberation or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff to place the item on an agenda for a subsequent meeting.*

### 4. PUBLIC HEARING:

- A. Public hearing to receive comments from the public for or against a request for a zoning change from Commercial District to Single Family Residential for property located at 300 S. Pecan St., Luhr Subdivision, Block 18, Lot E/2.
- B. Public hearing to receive comments from the public for a request for or against a zoning change from Brady Lake Recreational to Agricultural for property located at 480.326 acres, Northside FM 2028

### **MISSION**

The City of Brady strives to share its history and encourage the development of diverse housing, employment, infrastructure, and opportunity through transparent management and financing for all residents and employees.

## 5. INDIVIDUAL CONCERNS

**City Council Members are to deliberate the following items.** Staff will present the item and are prepared to answer City Council Member questions. The Mayor will recognize Council Members as the council discuss the item so everyone is heard. Once the City Council Members finish discussion, the Mayor will recognize attendees who have comments. Attendees and council members need to direct comments to the Mayor as they are recognized. When all comments are complete, the Mayor will call for a motion

- A. Discussion, consideration and possible action regarding the **first reading of Ordinance 1382** of the City of Brady, Texas granting a zoning change from Commercial District to Single Family Residential for property located at 300 S. Pecan Street, Luhr Subdivision, Block 18, Lot E/2.
- B. Discussion, consideration and possible action regarding the **first reading of Ordinance 1383** of the City of Brady, Texas granting a zoning change from Brady Lake Recreational to Agricultural for property located at 480.326 acres, Northside FM 2028

## 6. EXECUTIVE SESSION

The City Council of the City of Brady will adjourn into Executive Session for the following:

- Pursuant to Section 551.071 (Consultation with Attorney), the City Council will consult with the City Attorney about pending or contemplated litigation or on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:
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## 7. ADJOURNMENT

*I certify that this is a true and correct copy of the City of Brady City Council Meeting Agenda and that this notice as posted on the designated bulletin board at Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on \_\_\_\_\_ by 6:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.*

\_\_\_\_\_  
*Tina Keys, City Secretary*

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or [tkeys@bradytx.us](mailto:tkeys@bradytx.us)

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

The City Council of the City of Brady reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding prospective Gifts or Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), 551.086 (Deliberate, vote or take final action on competitive matters of the public power utility), and 551.087 (Deliberation regarding Economic Development).

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes written interpretation of the Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.104(c) and the meeting is conducted by all participants in reliance on this opinion.

**City Council  
City of Brady, Texas**

## **Agenda Action Form for Ordinance**

<b>AGENDA DATE:</b>	08/13/2024	<b>AGENDA ITEM</b>	7.A.
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action regarding the <b>first reading of Ordinance 1382</b> of the City of Brady, Texas granting a zoning change from Commercial District to Single Family Residential for property located at 300 S. Pecan Street, Luhr Subdivision, Block 18, Lot E/2.		
<b>PREPARED BY:</b>	T. Keys	<b>Date Submitted:</b>	8/9/24
<b>EXHIBITS:</b>	Ordinance 1382 Zoning Application and Packet		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	0.00	
	<b>Amount Budgeted:</b>	0.00	
	<b>Appropriation Required:</b>	0.00	
<b>CITY MANAGER APPROVAL:</b>			
<p><b>SUMMARY:</b>  Keith Bryant contacted the Code Office requesting a zoning change to Single Family Residential District for property located at 300 S. Pecan Street. This property is currently zoned as a Commercial District.</p> <p>The property to the North is currently zoned Commercial. East, West and South is currently zoned Single Family. Southeast is currently zoned MH, and Southwest is currently Commercial.</p> <p>The zoning application was filed on November 23, 2023..</p> <p>The City published the proper notice for property located at 300 S. Pecan Street in the Luhr Subdivision, Block 18, lot E/2, Brady Texas, for the purpose to rezone and gave proper notice to all property owners within 200 feet.</p>			

<b>RECOMMENDED ACTION:</b>
<b>Mayor will ask:</b> “Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter.” “Secretary reads preamble”
<b>Mayor calls for a motion:</b> Move to approve the <b>first reading</b> of Ordinance 1382.

**ORDINANCE NO. 1382**

**AN ORDINANCE OF THE CITY OF BRADY, TEXAS, GRANTING A ZONING CHANGE FROM COMMERCIAL DISTRICT TO SINGLE FAMILY RESIDENTIAL DISTRICT FOR PROPERTY LOCATED AT 300 S PECAN STREET, LUHR SUBDIVISION, BLOCK 18, LOT E/2.**

**WHEREAS**, Chapter 211 of the Texas Local Government Code empowers the City of Brady, Texas to enact zoning regulations and provide for their administration, enforcement and amendment; and

**WHEREAS**, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

**WHEREAS**, Chapter 14 of the Brady Code of Ordinances constitutes the City's Zoning Regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

**WHEREAS**, Keith Bryant has requested a zoning change to Single Family Residential District, and

**WHEREAS**, the Planning and Zoning Commission of the City provided adequate notice and held a public hearing on August 13, 2024 in accordance with the Brady Code of Ordinances and Chapter 211 of the Texas Local Government Code; and

**WHEREAS**, the Planning and Zoning Commission of the City recommended approving the zoning change of the designated property and confirmed that the zoning change is uniform and does conform to the plan design of the City's Zoning regulations; and

**WHEREAS**, the City Council believes the zoning change will not adversely affect the character of the area of the neighborhood in which it is proposed; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning Ordinance; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety and the general welfare of the residents of the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS, THAT:**

A Zoning Change from Commercial District to Single Family Residential District is granted for property located at 300 S. Pecan Street, Luhr Subdivision, Block 18, Lot E/2

**PASSED AND APPROVED** on its First Reading on this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**PASSED AND APPROVED** on its Second reading this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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Anthony Groves, Mayor

ATTEST:

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Tina Keys, City Secretary



**BRADY**  
THE CITY OF  
**TEXAS**

# CITY OF BRADY

P.O. Box 351

Brady, TX 7682-0351

325-597-2152 FAX 325-597-2068

## SUBDIVISION PERMIT

**PERMIT #:** 181672

**DATE ISSUED:** 9/18/2023

JOB ADDRESS: 300 S PECAN ST  
PARCEL ID: 22253  
SUBDIVISION: LUHR

LOT #: E/2  
BLK #: 18  
ZONING: COMMERCIAL

ISSUED TO: KEITH BRYANT  
ADDRESS: 50 COUNTY ROAD 208  
CITY, STATE ZIP: VOCA TX 76887  
PHONE:

CONTRACTOR: KEITH BRYANT  
ADDRESS: 50 COUNTY ROAD 208  
CITY, STATE ZIP: VOCA TX 76887  
PHONE: 817-517-4807

WORK DESC: ZONING CHANGE FROM C TO 2F  
VALUATION: \$ 0.00  
SQ FT: 0.00  
OCCP TYPE:  
CNST TYPE:

SETBACKS:  
FRONT:  
LEFT SIDE:  
RIGHT SIDE:  
REAR:

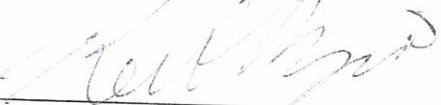
<b>FEE CODE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
PZ005	PLANNING/ZONING APPLICATION	\$ 200.00
		<b>TOTAL</b>
		\$ 200.00

NOTES:

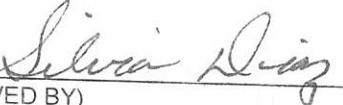
### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

  
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

9/18/2023  
DATE

  
(APPROVED BY)

9/18/2023  
DATE

Brady Code Enforcement  
Division  
325-597-2152 ext. 1000 (phone)  
325-597-2068 (fax)

City of Brady  
Zoning Application

City of Brady  
201 E. Main St  
P.O. Box 351  
Brady, TX 76825

**Property Owner Information:**

Owner: Keith & LISA Bryant Phone No.: \_\_\_\_\_  
Cell No.: 817-517-4807 Email: Keith-grandae@yahoo.com  
Address: 50 CR 208 lot 47, TX 76887  
Owner Signature: Keith Bryant

If the property owner is represented by an authorized agent, please complete the following:

Agent: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Cell No.: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_  
Agent Signature: \_\_\_\_\_

**Existing Property Information:**

Lot: E/2 No. of Lots: 1 Block: 18 Subdivision: LUHR  
Address: 300 S. Pecan Brady, TX 76825

Current Zoning District (Please note chart below): Commercial

(A) Agriculture (BLR) Brady Lake Recreational (SF-5) Single Family Residential (2F) Two Family Residential  
(MF) Multi-Family Residential (MH) Manufactured Home District (C) Commercial District (O) Office District  
(R) Retail District (CBD) Central Business District (I) Industrial District (PD) Planning Development District  
(SUP) Specific Use Provision

**Application Request:**

Zone Change  Specific Use Provision

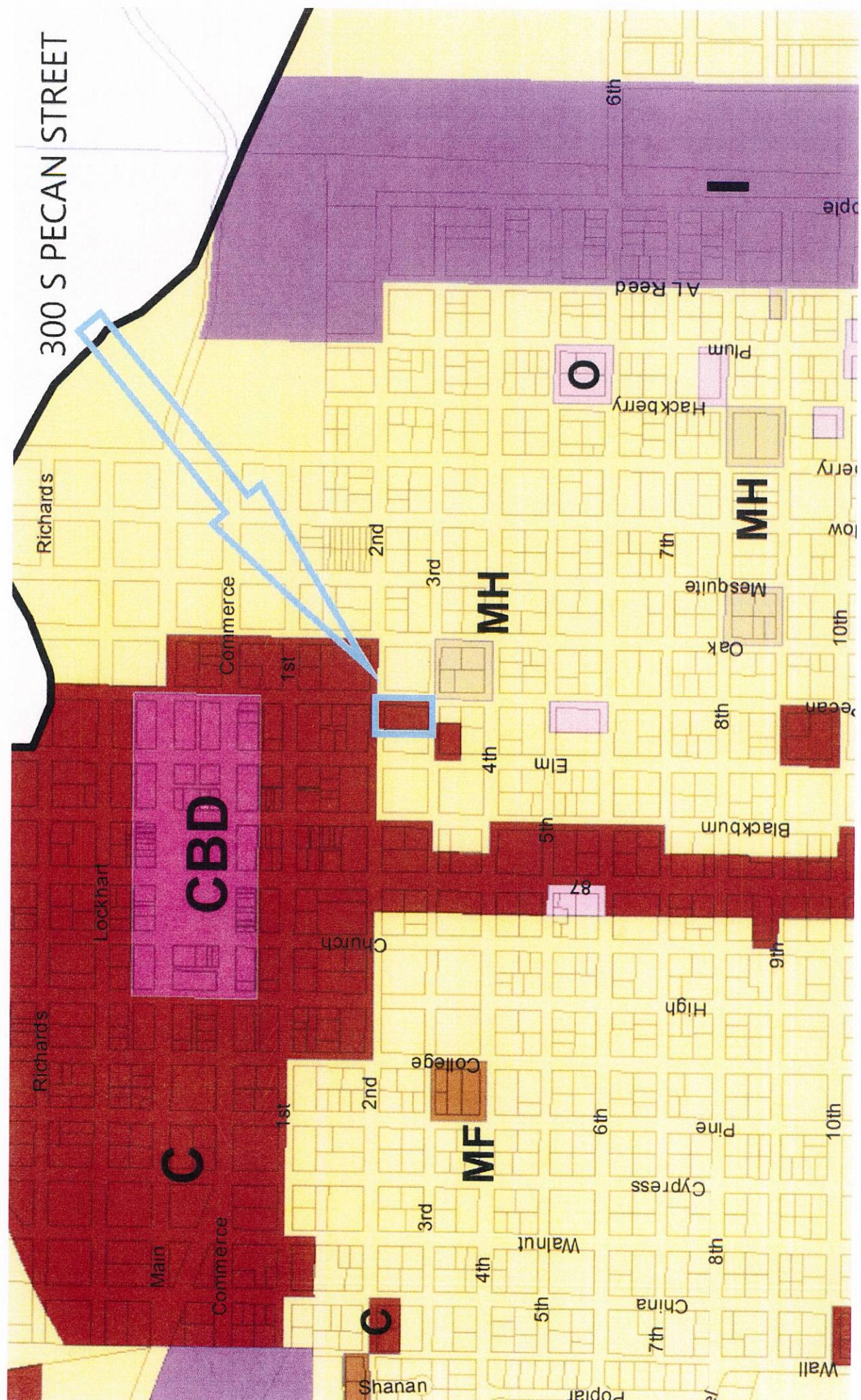
Use or Zoning Requested: (2F) Two Family Residential  
Reason for Request: New construction of multi family  
Duplex

The Code Enforcement Division will only accept complete applications. This includes a completed application form, proof of ownership, non-refundable filing fee made payable to the City of Brady, legal description or surveyed plat drawn by a Licensed Surveyor, and a Comprehensive Site Plan (if applicable). Planning and Zoning Commission meetings are held on the 2nd Tuesday of each month at 5:30 p.m. Applications are due thirty (30) days prior to the meeting date.

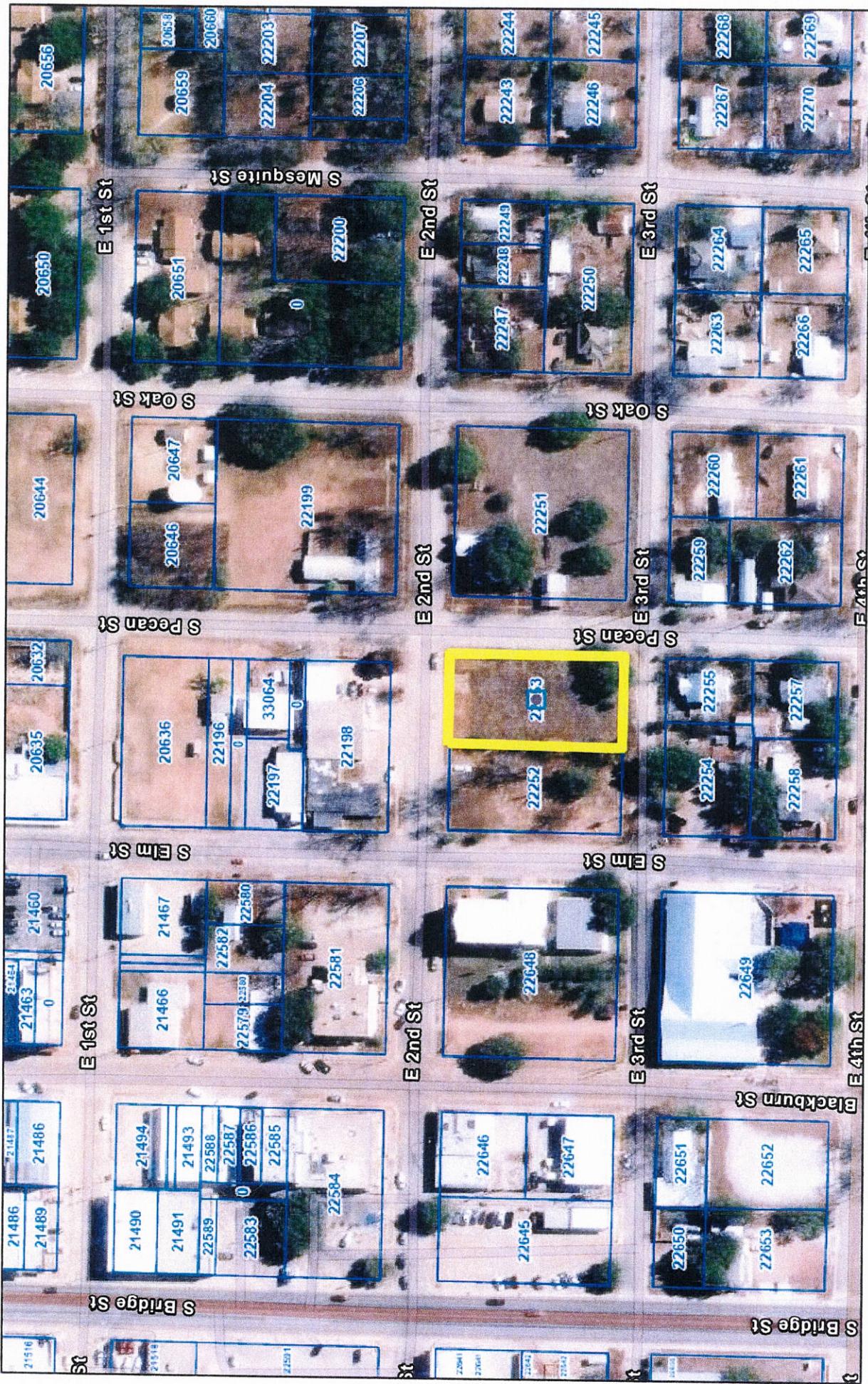
**Office Use Only:**

Complete Application  
 \$200.00 Fee  
 Proof of Ownership  
 Surveyed Plat  
 Comprehensive Site Plan (for PD or SUP)

Received by: Silvia Diaz  
Filing Date: September 18, 2023  
P&Z Date: October 10, 2023  
1st City Council Date: October 17, 2023  
2nd City Council Date: November, 7, 2023



# 300 S PEACH STREET, BRADY TX



1:2,257  
0 0.01 0.03 0.05 0.06 mi

0 0.1 km  
© OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, Maxar, Microsoft Esri Community Maps Contributors, Texas Parks & Wildlife.

McCollum CAD

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the



## NOTICE OF PUBLIC HEARING

Re: Request for a zoning change from Commercial District to Single Family Residential District, for property located at 300 S Pecan Street, in the Luhr Subdivision, Block 18, Lot No. E/2.

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above-referenced location.

The City of Brady Planning and Zoning Commission will consider this request at a public hearing on Tuesday, August 13, 2024, at 5:30 P.M. The Commission will meet at the Municipal Court Building located at 207 South Elm, Brady, Texas.

Upon approval from the Planning and Zoning Commission, the Brady City Council will hold a public hearing on the same request on Tuesday, August 20, 2024, at 5:30 P.M. The Council will meet at the Municipal Court Building located at 207 South Elm, Brady, Texas.

Because this request may affect your property, you are encouraged to participate in the process. The public will be given an opportunity to speak during the hearing. If you wish to comment but are unable to attend, written comments may be submitted to the Planning and Zoning Commission or to the City Council prior to the meetings.

Additional information regarding the proposed re-zoning is available for public review at the City Hall located at 201 E. Main Street, Brady, Texas during normal business hours. Should you have any questions, please contact Planning and Zoning Secretary at 325.597.2152 ext. 1000 or City Secretary Tina Keys at 325.597.2152 ext. 1006. You may also respond via email to [lalsop@bradytx.us](mailto:lalsop@bradytx.us).

### CITY OF BRADY

Please submit written comments to:

City of Brady  
Planning and Zoning Commission  
PO Box 351  
Brady, TX 76825

or

City of Brady  
City Council  
PO Box 351  
Brady, TX 76825

# 300 S PECAN STREET\_200 FEET RADIUS



9/19/2023, 10:20:01 AM

Parcels

1:2,257

0 0.01 0.03 0.05 0.06 mi  
0 0.03 0.05 0.1 km

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**NOTIFICATION LIST- 300 S PECAN STREET (COMMERCIAL DISTRICT TO (2F) TWO FAMILY RESIDENTIAL DISTRICT)**

	<i>Owner</i>	<i>Location</i>	<i>Parcel</i>	<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip code</i>
1	CITY OF BRADY	207 S ELM ST	22197	P O BOX 351	BRADY	TX	76825
2	CITY OF BRADY	206 S PECAN ST	33064	P O BOX 351	BRADY	TX	76825
3	CITY OF BRADY	209 S ELM ST	22198	P O BOX 351	BRADY	TX	76825
4	ST PATRICKS CATHOLIC CHURCH	201 S PECAN ST	22199	P O BOX 1188	BRADY	TX	76825
5	JOHN HUDSON	404 E 2 <sup>ND</sup>	22251	27308 RANCH RD 12 S	DRIPPING SPRINGS	TX	78620-4962
6	KEITH & LISA BRYANT	300 S PECAN ST	22253	50 CR 208	VOCA	TX	76887
7	ELDA LEDEZMA	401 S PECAN ST	22259	401 S PECAN ST	BRADY	TX	76825
8	WILLIAM WADE & KESHIA LEA NUNCIO	400 S OAK ST	22260	401 E 4 <sup>TH</sup> ST	BRADY	TX	76825-5011
9	MURRI GARZA	401 E 4 <sup>TH</sup> ST	22262	401 E 4 <sup>TH</sup> ST	BRADY	TX	76825
10	MICHAEL SR. LONG	307 E 4 <sup>TH</sup> ST	22257	307 E 4 <sup>TH</sup> ST	BRADY	TX	76825
11	JUAN & MARIA MEZA	301 E 4 <sup>TH</sup> ST	22258	301 E 4 <sup>TH</sup> ST	BRADY	TX	76825
12	MANUEL GOMEZ	306 E 3 <sup>RD</sup> ST	22255	306 E 3 <sup>RD</sup> ST	BRADY	TX	76825
13	MARTIN C. & MARIA M. NAJERA	403 S ELM ST	22254	301 W 10 <sup>TH</sup> ST	BRADY	TX	76825
14	FIRST UNITED METHODIST CHURCH	UNKNOWN	22649	P O BOX 1030	BRADY	TX	76825
15	CITY OF BRADY	300 E 2 <sup>ND</sup> ST	22252	P O BOX 351	BRADY	TX	76825
16	FIRST CHRISTIAN CHURCH	UNKNOWN	22648	P O BOX 487	BRADY	TX	76825
17	USA – FEDERAL BLDG POST OFFICE	229 S BLACKBURN ST	22581	NOT LISTED	BRADY	TX	76825

**City Council  
City of Brady, Texas**

**Agenda Action Form for Ordinance**

<b>AGENDA DATE:</b>	08/13/2024	<b>AGENDA ITEM</b>	7.B.
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action regarding the <b>first reading of Ordinance 1383</b> of the City of Brady, Texas granting a zoning change from Brady Lake Recreational to Agricultural for property with <b>LEGAL DESCRIPTION: Being 480.328 acres of land, approximately 171.428 acres out of the T. &amp; N.O. Rr. Co. Survey No. 8, Abstract No. 1560, approximately 10.409 acres out of the Heinrich Welge Survey No. 313, Abstract No. 1430, approximately 44.558 acres out of the Heinrich Theile Survey No. 316, Abstract No. 1354, approximately 127.820 acres out of the Heinrich Welge Survey No. 314, Abstract No. 1431, approximately 120.859 acres out of the Heinrich Theile Survey No. 315, Abstract No. 1353 and approximately 5.254 acres out of the Fisher and Miller Survey No. 2260, Abstract No. 275 in McCulloch County, Texas and being a portion of that certain 1325.2 acre tract, First Tract, described in Volume 160, Page 36 of the Deed Records of McCulloch County, Texas, all of that certain 91.1 acre tract, First Tract, described in Volume 160, Page 41 of said Deed Records, a portion of that certain 140.3 acre tract, Second Tract, described in said Volume 160, Page 41, all of that certain 154.4 acre tract, Fourth Tract, described in said Volume 160, Page 36 and all of that certain 0.1 acre tract, Third Tract, described in said Volume 160, Page 36;</b>		
<b>PREPARED BY:</b>	T. Keys	<b>Date Submitted:</b>	8/9/24
<b>EXHIBITS:</b>	Ordinance 1383 Zoning Application and Packet		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	0.00	
	<b>Amount Budgeted:</b>	0.00	
	<b>Appropriation Required:</b>	0.00	
<b>CITY MANAGER APPROVAL:</b>			
<b>SUMMARY:</b> City of Brady and co-applicant Mr. Blake Henderson are requesting a zoning change to Agricultural from Brady Lake Recreational for property located 480.326 acres, Northside FM 2028.  The property to the West and North is Brady Lake Recreational. Property to the East is zoned Brady Lake Recreational with some Single Family Residential. Property to the South is outside Brady City Limits..  The zoning application was filed on July 22, 2024.			

The City published the proper notice for property located at 480.326 acres, Northside FM 2028, Brady Texas for the purpose to rezone and gave proper notice to all property owners within 200 feet.

**RECOMMENDED ACTION:**

**Mayor will ask:** “Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter.” “Secretary reads preamble”

**Mayor calls for a motion:**

Move to approve the **first** reading of Ordinance 1383.

## **ORDINANCE NO. 1383**

### **AN ORDINANCE OF THE CITY OF BRADY, TEXAS, GRANTING A ZONING CHANGE FROM BRADY LAKE RECREATIONAL DISTRICT TO AGRICULTURAL DISTRICT FOR PROPERTY DESCRIBED AS 480.326 ACRES, NORTHSIDE FM 2028.**

**WHEREAS**, Chapter 211 of the Texas Local Government Code empowers the City of Brady, Texas to enact zoning regulations and provide for their administration, enforcement and amendment; and

**WHEREAS**, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

**WHEREAS**, Chapter 14 of the Brady Code of Ordinances constitutes the City's Zoning Regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

**WHEREAS**, the City of Brady and co-applicant Blake Henderson have requested a zoning change to Agricultural District, and

**WHEREAS**, the Planning and Zoning Commission of the City provided adequate notice and held a public hearing on August 13, 2024 in accordance with the Brady Code of Ordinances and Chapter 211 of the Texas Local Government Code; and

**WHEREAS**, the Planning and Zoning Commission of the City recommended approving the zoning change of the designated property and confirmed that the zoning change is uniform and does conform to the plan design of the City's Zoning regulations; and

**WHEREAS**, the City Council believes the zoning change will not adversely affect the character of the area of the neighborhood in which it is proposed; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning Ordinance; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety and the general welfare of the residents of the City;

### **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS, THAT:**

A Zoning Change from Brady Lake Recreational District to Agricultural is granted for property with legal description being 480.328 acres of land, approximately 171.428 acres out of the T. & N.O. Rr. Co. Survey No. 8, Abstract No. 1560, approximately 10.409 acres out of the Heinrich Welge Survey No. 313, Abstract No. 1430, approximately 44.558 acres out of the Heinrich Theile Survey No. 316, Abstract No. 1354, approximately 127.820 acres out of the Heinrich Welge Survey No. 314, Abstract No. 1431, approximately 120.859 acres out of the Heinrich Theile Survey No. 315, Abstract No. 1353 and approximately 5.254 acres out of the Fisher and Miller Survey No. 2260, Abstract No. 275 in McCulloch County, Texas and being a portion of that certain 1325.2 acre tract, First Tract, described in Volume 160, Page 36 of the Deed Records of McCulloch County, Texas, all of that certain 91.1 acre tract, First Tract, described in Volume 160, Page 41 of said Deed Records, a portion of that certain 140.3 acre tract, Second Tract, described in said Volume 160, Page 41, all of that certain 154.4 acre tract, Fourth Tract, described in said Volume 160, Page 36 and all of that certain 0.1 acre tract, Third Tract, described in said Volume 160, Page 36

**PASSED AND APPROVED** on its First Reading on this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**PASSED AND APPROVED** on its Second reading this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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Anthony Groves, Mayor

ATTEST:

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Tina Keys, City Secretary

Brady Code  
Enforcement Division  
325-597-2244 (phone)  
325-597-0556 (fax)

# City of Brady

## Zoning Application

City of Brady  
1405 N. Bridge Street  
P.O. Box 351  
Brady, TX 76825

### Property Owner Information:

Owner: City of Brady, co-applicant Blake Henderson Phone No.: 597-2152  
Cell No.: \_\_\_\_\_ Email: ecorbell@bradytx.us  
Address: P.O. Box 351, Brady TX 76825  
Owner Signature: Eric Corbell

If the property owner is represented by an authorized agent, please sign below.

Agent Signature: \_\_\_\_\_

### Existing Property Information:

Subdivision: See attached legal description Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
Address: 480.326 acres, N side FM 2028 No. of Lots: \_\_\_\_\_  
Current Zoning District (Please note chart below): BLR  
(A) Agriculture (BLR) Brady Lake Recreational (C) Commercial District (O) Office District (R) Retail District  
(SF-5) Single Family Residential (CBD) Central Business District (MF) Multi-Family District (I) Industrial District  
(MH) Manufactured Home District (PD) Planned Development District (SUP) Specific Use Provision

### Application Request:

Zoning Change  Specific Use

Use or Zoning Requested: Agricultural

Reason for Request: For best and most likely use of 480.326 acres located at Brady Lake for private use, current zoning does not allow for residential use

The Code Enforcement Division will only accept complete applications. This includes a completed application for, proof of ownership, non-refundable filing fee made payable to the City of Brady, legal description or surveyed plat drawn by a Licensed Surveyor, and a Comprehensive Site Plan (if applicable). Planning and Zoning Commission meetings are held on the 2<sup>nd</sup> Tuesday of each month at 5:30 p.m. Applications are due thirty (30) days prior to the meeting date.

### Office Use Only:

- Complete Application
- \$200.00 Fee
- Proof of Ownership
- Surveyed Plat
- Comprehensive Site Plan (for PD or SUP)

Received by: \_\_\_\_\_  
Filing Date: \_\_\_\_\_  
Planning and Zoning Date: \_\_\_\_\_  
1<sup>st</sup> City Council Date: \_\_\_\_\_  
2<sup>nd</sup> City Council Date: \_\_\_\_\_



**SEARCHERS**  
SURVEYORS | CONSULTANTS  
MASON | FREDERICKSBURG

4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856  
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624  
830-383-1211 | F-10193966 | [SEARCHERS.NET](http://SEARCHERS.NET)

**LEGAL DESCRIPTION:** Being 480.328 acres of land, approximately 171.428 acres out of the T. & N.O. Rr. Co. Survey No. 8, Abstract No. 1560, approximately 10.409 acres out of the Heinrich Welge Survey No. 313, Abstract No. 1430, approximately 44.558 acres out of the Heinrich Theile Survey No. 316, Abstract No. 1354, approximately 127.820 acres out of the Heinrich Welge Survey No. 314, Abstract No. 1431, approximately 120.859 acres out of the Heinrich Theile Survey No. 315, Abstract No. 1353 and approximately 5.254 acres out of the Fisher and Miller Survey No. 2260, Abstract No. 275 in McCulloch County, Texas and being a portion of that certain 1325.2 acre tract, First Tract, described in Volume 160, Page 36 of the Deed Records of McCulloch County, Texas, all of that certain 91.1 acre tract, First Tract, described in Volume 160, Page 41 of said Deed Records, a portion of that certain 140.3 acre tract, Second Tract, described in said Volume 160, Page 41, all of that certain 154.4 acre tract, Fourth Tract, described in said Volume 160, Page 36 and all of that certain 0.1 acre tract, Third Tract, described in said Volume 160, Page 36; Said 480.328 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in June 2024:

BEGINNING at a 1/2 inch iron rod found with a blue cap for a corner of Farm to Market Highway 2028 and for the southeast corner of that certain 0.116 acre tract, Tract Two, described in Volume 472, Page 688 of the Official Public Records of McCulloch County, Texas, the southeast corner of that certain 0.43 acre tract described in Volume 2, Page 512 of the Road Deeds of McCulloch County, Texas, the southwest corner of said 154.4 acre tract and the southwest corner hereof;

THENCE along the east line of Farm to Market Highway 2028, the east line of Gray Street as shown on the plat of Gray Addition to Brady Lake in the City of Brady, McCulloch County, Texas recorded in Volume 174, Page 333 of said Deed Records, the east line of that certain 1.75 acre easement tract, Tract 2, described in Volume 371, Page 329 of said Official Public Records, and the west line of said 154.4 acre tract, the following 3 courses:

1. North 19°28'05" East a distance of 294.85 feet along the east line of said 0.116 acre tract and the east line of said 0.43 acre tract to a calculated point in the east line of

15. South  $23^{\circ}11'22''$  East a distance of 116.65 feet to a point;
16. South  $37^{\circ}52'39''$  East a distance of 100.60 feet to a point;
17. South  $73^{\circ}10'45''$  East a distance of 100.14 feet to a point;
18. North  $81^{\circ}46'51''$  East a distance of 100.58 feet to a point;
19. North  $47^{\circ}03'57''$  East a distance of 99.52 feet to a point;
20. North  $03^{\circ}48'41''$  East a distance of 99.97 feet to a point;
21. North  $05^{\circ}59'17''$  West a distance of 100.36 feet to a point;
22. North  $13^{\circ}42'36''$  East a distance of 100.33 feet to a point;
23. North  $02^{\circ}02'34''$  East a distance of 100.46 feet to a point;
24. North  $32^{\circ}25'29''$  East a distance of 100.11 feet to a point;
25. North  $47^{\circ}34'45''$  East a distance of 100.44 feet to a point;
26. North  $59^{\circ}05'45''$  East a distance of 107.72 feet to a concrete monument found;
27. North  $13^{\circ}31'26''$  East a distance of 105.85 feet to a point;
28. North  $30^{\circ}33'11''$  East a distance of 100.67 feet to a point;
29. North  $66^{\circ}23'46''$  East a distance of 100.44 feet to a point;
30. South  $89^{\circ}03'00''$  East a distance of 100.24 feet to a point;
31. South  $81^{\circ}35'29''$  East a distance of 100.23 feet to a point;
32. South  $84^{\circ}59'17''$  East a distance of 100.25 feet to a point;
33. South  $46^{\circ}15'01''$  East a distance of 100.55 feet to a point;
34. South  $19^{\circ}19'35''$  East a distance of 100.32 feet to a point;
35. South  $03^{\circ}31'11''$  East a distance of 100.18 feet to a point;
36. South  $16^{\circ}46'29''$  East a distance of 100.13 feet to a point;
37. South  $26^{\circ}38'04''$  East a distance of 100.40 feet to a point;
38. South  $41^{\circ}38'51''$  East a distance of 100.65 feet to a point;
39. South  $50^{\circ}07'22''$  East a distance of 100.13 feet to a point;
40. South  $58^{\circ}24'30''$  East a distance of 100.09 feet to a point;
41. South  $38^{\circ}29'52''$  East a distance of 100.16 feet to a point;
42. South  $35^{\circ}15'24''$  East a distance of 100.28 feet to a point;
43. South  $64^{\circ}42'21''$  East a distance of 100.31 feet to a point;
44. North  $81^{\circ}48'51''$  East a distance of 100.52 feet to a point;
45. North  $65^{\circ}17'34''$  East a distance of 100.09 feet to a point;
46. North  $62^{\circ}10'51''$  East a distance of 100.23 feet to a point;
47. North  $76^{\circ}37'11''$  East a distance of 116.02 feet to a point;

10. South  $87^{\circ}23'15''$  East a distance of 50.92 feet to a point;
11. South  $87^{\circ}31'18''$  East a distance of 63.23 feet to a point;
12. North  $66^{\circ}51'18''$  East a distance of 56.11 feet to a point;
13. North  $61^{\circ}29'55''$  East a distance of 47.01 feet to a point;
14. North  $34^{\circ}01'43''$  East a distance of 48.69 feet to a point;
15. North  $33^{\circ}56'16''$  East a distance of 91.59 feet to a point;
16. North  $45^{\circ}02'43''$  East a distance of 74.22 feet to a point;
17. North  $41^{\circ}49'10''$  East a distance of 52.38 feet to a point;
18. North  $38^{\circ}54'51''$  East a distance of 66.90 feet to a point;
19. North  $27^{\circ}57'24''$  East a distance of 76.99 feet to a point;
20. North  $39^{\circ}01'09''$  East a distance of 72.04 feet to a point;
21. North  $29^{\circ}43'07''$  East a distance of 48.74 feet to a point;
22. North  $35^{\circ}25'27''$  East a distance of 89.16 feet to a point;
23. North  $26^{\circ}42'31''$  East a distance of 80.56 feet to a point;
24. North  $32^{\circ}50'38''$  East a distance of 66.13 feet to a point;
25. North  $08^{\circ}11'55''$  East a distance of 28.64 feet to a point;
26. North  $02^{\circ}18'53''$  East a distance of 46.95 feet to a point;
27. North  $31^{\circ}07'47''$  East a distance of 39.04 feet to a point;
28. North  $27^{\circ}10'47''$  East a distance of 57.14 feet to a point;
29. North  $37^{\circ}27'46''$  East a distance of 86.12 feet to a point;
30. North  $57^{\circ}33'34''$  East a distance of 59.75 feet to a point;
31. North  $59^{\circ}50'47''$  East a distance of 54.26 feet to a point;
32. North  $68^{\circ}08'07''$  East a distance of 47.10 feet to a point;
33. North  $87^{\circ}46'18''$  East a distance of 56.27 feet to a point;
34. South  $88^{\circ}08'11''$  East a distance of 59.72 feet to a point;
35. South  $85^{\circ}07'01''$  East a distance of 70.73 feet to a point;
36. South  $88^{\circ}14'25''$  East a distance of 66.60 feet to a point;
37. South  $74^{\circ}52'52''$  East a distance of 71.66 feet to a point;
38. South  $85^{\circ}41'07''$  East a distance of 80.40 feet to a point;
39. South  $68^{\circ}28'54''$  East a distance of 57.68 feet to a point;
40. South  $71^{\circ}28'03''$  East a distance of 52.88 feet to a point;
41. South  $71^{\circ}17'10''$  East a distance of 69.39 feet to a point;
42. South  $65^{\circ}02'35''$  East a distance of 81.12 feet to a point;

2. South  $18^{\circ}17'52''$  West a distance of 563.68 feet to a 10 inch pine fence corner post found;
3. South  $09^{\circ}26'07''$  East a distance of 33.05 feet to a 10 inch pine fence corner post found;
4. South  $35^{\circ}31'31''$  East a distance of 199.18 feet to an 8 inch pine fence corner post found;
5. South  $37^{\circ}36'30''$  East a distance of 449.19 feet to an 8 inch pine fence corner post found;
6. South  $37^{\circ}39'10''$  East a distance of 873.00 feet to a 1/2 inch iron rod set on the 1762 foot elevation contour line as derived from said U.S. Coast and Geodetic Survey reference mark "AZ1 Brady 1935";
7. South  $39^{\circ}17'12''$  East, at a distance of 279.48 feet pass a 12 inch pine fence corner post found, continuing in all for a total distance of 315.82 feet to a 1/2 inch iron rod set in the north line of Simpson Lake Club Road, also known as South Shore Drive, for the east corner hereof;

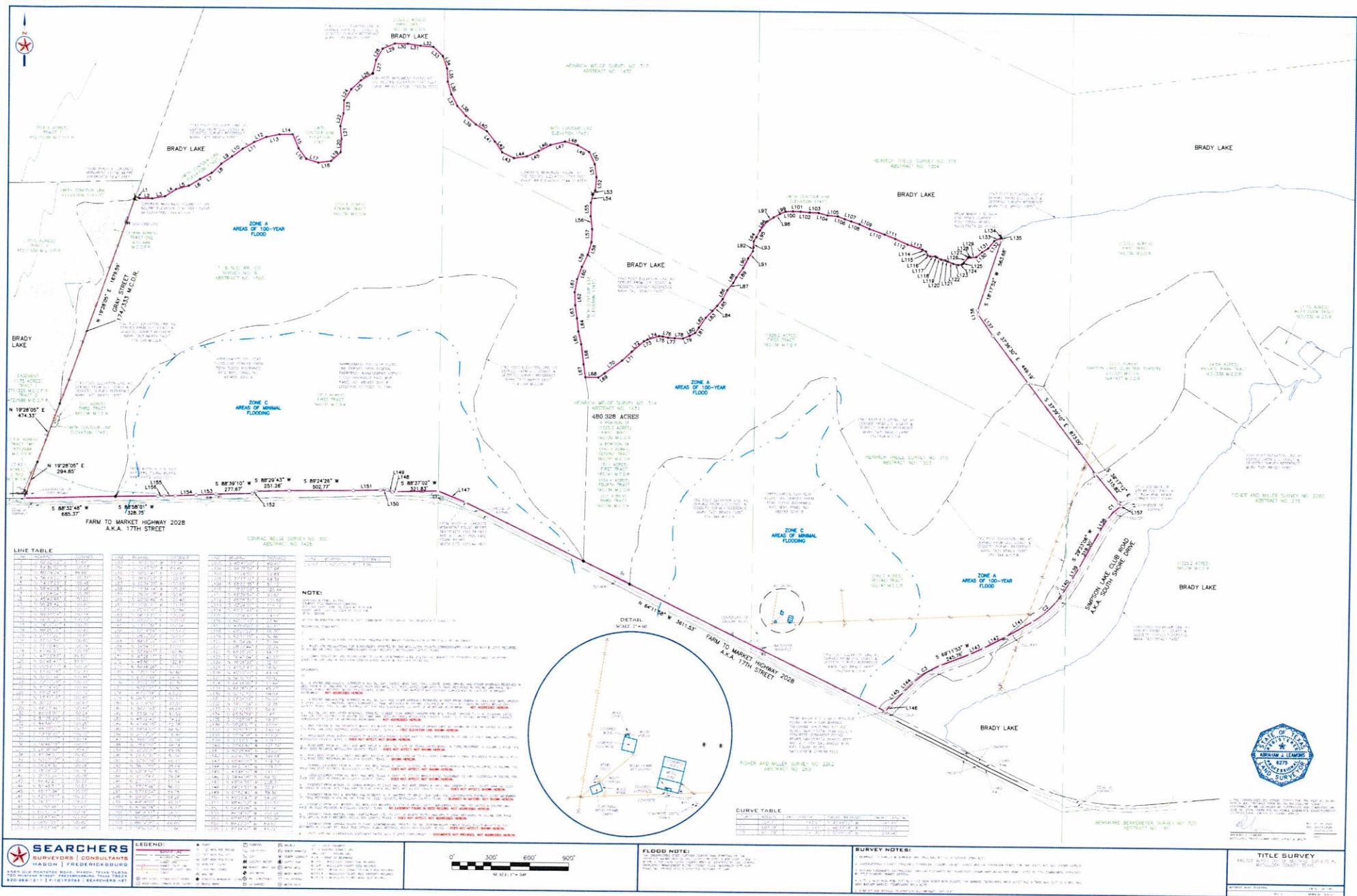
THENCE crossing said 1325.2 acre tract and crossing said 140.3 acre tract along the west line of said Simpson Lake Club Road, the following 15 courses:

1. South  $62^{\circ}20'00''$  West a distance of 4.06 feet to a 1/2 inch iron rod set;
2. Along a non-tangent curve to the left having an arc length of 143.07 feet, a radius of 324.77 feet, and a chord that bears South  $45^{\circ}49'12''$  West a distance of 141.91 feet to a 1/2 inch iron rod set;
3. South  $31^{\circ}34'39''$  West a distance of 114.00 feet to a 1/2 inch iron rod set;
4. South  $29^{\circ}23'06''$  West a distance of 318.30 feet to a 1/2 inch iron rod set;
5. South  $30^{\circ}43'37''$  West a distance of 109.11 feet to a 1/2 inch iron rod set;
6. South  $32^{\circ}49'40''$  West a distance of 125.74 feet to a 1/2 inch iron rod set;
7. Along a non-tangent curve to the right having an arc length of 313.65 feet, a radius of 697.14 feet, and a chord that bears South  $46^{\circ}37'18''$  West a distance of 311.01 feet to a 1/2 inch iron rod set;
8. South  $60^{\circ}28'49''$  West a distance of 233.55 feet to a 1/2 inch iron rod set;
9. South  $62^{\circ}43'31''$  West a distance of 194.68 feet to a 1/2 inch iron rod set;
10. South  $65^{\circ}40'25''$  West a distance of 118.79 feet to a 1/2 inch iron rod set;

6. South  $88^{\circ}40'12''$  West a distance of 210.51 feet to a 10 inch pine fence corner post found;
7. South  $89^{\circ}24'26''$  West a distance of 502.77 feet to a 10 inch pine fence corner post found;
8. South  $88^{\circ}29'43''$  West a distance of 251.26 feet to a 10 inch pine fence corner post found;
9. South  $58^{\circ}49'06''$  West a distance of 33.18 feet to a 10 inch pine fence corner post found;
10. South  $88^{\circ}39'10''$  West a distance of 277.67 feet to a 10 inch pine fence corner post found;
11. South  $86^{\circ}54'10''$  West a distance of 151.08 feet to a 14 inch pine fence corner post found;
12. South  $87^{\circ}45'37''$  West a distance of 155.38 feet to a 10 inch pine fence corner post found;
13. South  $89^{\circ}23'31''$  West a distance of 89.82 feet to a 14 inch pine fence corner post found;
14. South  $87^{\circ}44'47''$  West a distance of 44.02 feet to a 14 inch pine fence corner post found;
15. South  $88^{\circ}58'01''$  West a distance of 328.75 feet to a concrete monument found for a corner of said 154.4 acre tract and the southwest corner of said 91.1 acre tract and from which a 3/4 inch iron pipe found bears North  $48^{\circ}53'43''$  East a distance of 0.53 feet;

## Notification List- 480 acres

PARCEL	OWNER	OWNER ADDRESS	edited address
1	23419 JAMES & LISA BELL	700 BEE ST , BRADY TX 76825-3014	
2	23420 MICHAEL & CANDACE JOHNSON	PO BOX 368 , BRADY TX 76825	PO Box 51105, Midland, TX 79710
3	23421 PAMELA R CANTRELL	107 W LOOP DR , BRADY TX 76825	
4	23422 KENNETH & JUDY BRACKEEN	105 W LOOP DR , BRADY TX 76825	
5	23423 HELEN J HENNINGTON	101 W LOOP DR , BRADY TX 76825	
	23424 NO INFORMATION		
6	23425 BLISS COLLIER	102 S LOOP , BRADY TX 76825	
	23426 NO INFORMATION		
7	25552 RICHARD W WINTERS FAMILY	1314 S WALL , BRADY TX 76825	
8	25569 WHITAKER SUSAN	5727 77TH ST , LUBBOCK TX 79424-2423	
	28761 CITY OF BRADY		
9	29026 SHELLEY DEEN HARRIS-CURTSINGER	213 PR 525 , BRADY TX 76825	
10	29031 CHRISTOPER & GINA MURRAY	6169 W 17TH ST , BRADY TX 76825-8000	
11	29032 CLAUDE & KIMBERLY SILLERS SMITH	90 PR 963 , BRADY TX 76825	
12	29033 GILBERT STEELHAMMER	140 PR 562 , BRADY TX 76825	
	29035 CHRISTOPER & GINA MURRAY	6169 W 17TH ST , BRADY TX 76825-8000	
	29041 CITY OF BRADY		
	29042 CITY OF BRADY		
13	29389 Paden & Mc Kenna Behrens	6500 FM 2028 , BRADY TX 76825-8001	
14	29390 DAVID & DEBRA HALL	202 S CHINA , BRADY TX 76825	
	<b>32058 NO INFORMATION</b>		
	32506 CHRISTOPER & GINA MURRAY	6169 W 17TH ST , BRADY TX 76825-8000	





## NOTICE OF PUBLIC HEARING

Re: Request for a zoning change from Brady Lake Recreational to Agricultural for property with **LEGAL DESCRIPTION**: Being 480.328 acres of land, approximately 171.428 acres out of the T. & N.O. Rr. Co. Survey No. 8, Abstract No. 1560, approximately 10.409 acres out of the Heinrich Welge Survey No. 313, Abstract No. 1430, approximately 44.558 acres out of the Heinrich Theile Survey No. 316, Abstract No. 1354, approximately 127.820 acres out of the Heinrich Welge Survey No. 314, Abstract No. 1431, approximately 120.859 acres out of the Heinrich Theile Survey No. 315, Abstract No. 1353 and approximately 5.254 acres out of the Fisher and Miller Survey No. 2260, Abstract No. 275 in McCulloch County, Texas and being a portion of that certain 1325.2 acre tract, First Tract, described in Volume 160, Page 36 of the Deed Records of McCulloch County, Texas, all of that certain 91.1 acre tract, First Tract, described in Volume 160, Page 41 of said Deed Records, a portion of that certain 140.3 acre tract, Second Tract, described in said Volume 160, Page 41, all of that certain 154.4 acre tract, Fourth Tract, described in said Volume 160, Page 36 and all of that certain 0.1 acre tract, Third Tract, described in said Volume 160, Page 36;

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above-referenced location.

The City of Brady Planning and Zoning Commission will consider this request at a public hearing on Tuesday, August 13, 2024, at 5:30 P.M. The Commission will meet at the Municipal Court Building located at 207 South Elm, Brady, Texas.

Upon approval from the Planning and Zoning Commission, the Brady City Council will hold a public hearing on the same request on Tuesday, August 20, 2024, at 5:30 P.M. The Council will meet at the Municipal Court Building located at 207 South Elm, Brady, Texas.

Because this request may affect your property, you are encouraged to participate in the process. The public will be given an opportunity to speak during the hearing. If you wish to comment but are unable to attend, written comments may be submitted to the Planning and Zoning Commission or to the City Council prior to the meetings.