

CITY OF COOPER
PLANNING & ZONING MEETING
DECEMBER 6, 2024 – 6:30 PM

Present: Darren Braddy, Carolyn Bacy and Dean Johnson via telephone (was sick)

Absent: Cynthia Steward, Kathy Houchins and Ronnie Gonzales

AGENDA ITEM #1

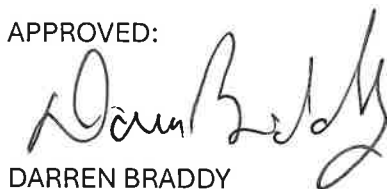
Darren presented for the property ID # 1161 to request a re-zone from R1 single family to R3 multifamily. We discussed the fact that this property has been vacant for many years and that there is always a need for rental property in Cooper. We also discussed that there was another multifamily property across the street so precedence has been set. We agreed that empty lots do not help the city and this re zone would bring much needed tax revenue to the city. Carolyn Bacy made the motion to accept the request to rezone property ID# 1161 from R1 to R3 Dean Johnson seconded vote was unanimous.

AGENDA ITEM #2

There was no discussion on the Planning & Zoning Ordinance

Carolyn Bacy made the motion to adjourn and Dean Johnson seconded. Vote was unanimous to adjourn.

APPROVED:

A handwritten signature in black ink, appearing to read 'Darren Braddy', written over the printed name.

DARREN BRADDY

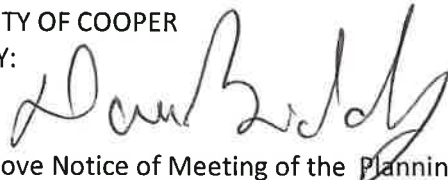
**NOTICE OF MEETING OF THE
PLANNING & ZONING COMMISSION BOARD
CITY OF COOPER**

Notice is hereby given that a meeting of the City of Cooper Planning & Zoning Board of the above-named City of Town will be held on MONDAY, the 16th day of DECEMBER 2024 at 6:30 PM in the City Council Chamber Building, Cooper, Texas at which time the following subjects will be discussed to wit:

1. DISCUSS AND POSSIBLE ACTION TO REZONE PROPERTY ID # 1161 FROM R1 TO R3.
2. DISCUSS ANY CHANGES TO THE PLANNING AND ZONING ORDINANCE.

DATE THIS THE 12TH DAY OF DECEMBER, 2024

CITY OF COOPER
BY:

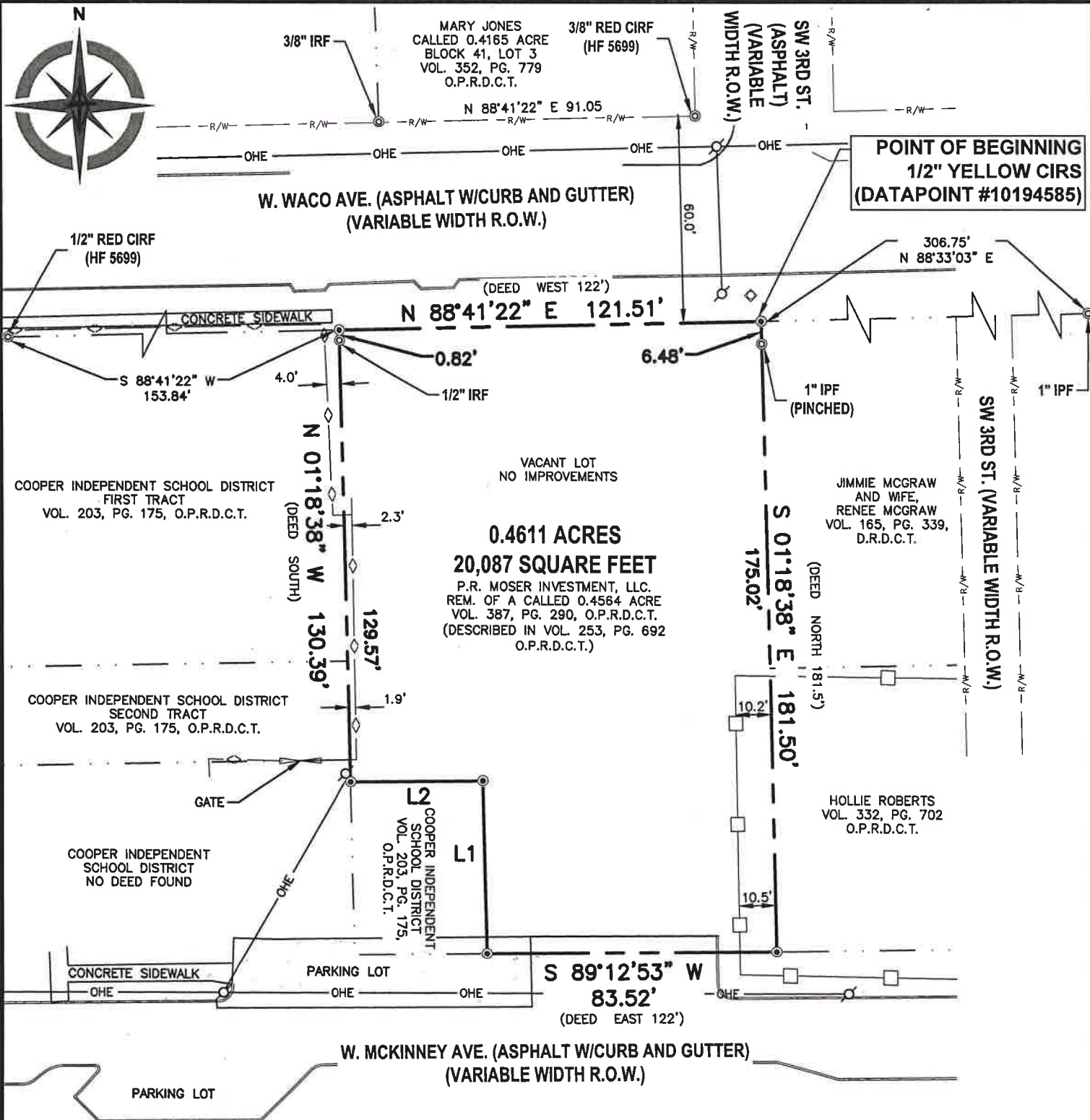


I, The undersigned authority, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the above named City, City of Cooper, is a true and correct copy of said notice and that I posted a true and correct copy of said Notice on the bulletin board, in the City Hall of said City or Town in Cooper, Texas a place convenient and readily accessible to the general public at all times, and said Notice was posted on DECEMBER 11, 2024 BY 5:00 PM and remained so posted continuous for at least 72 hours preceding the scheduled time of said meeting.

DATE THIS THE 12TH DAY OF DECEMBER, 2024

BY:





LINE TABLE

LINE	BEARING	DISTANCE	
L1	N 01°18'38\" W	50.00'	(DEED SOUTH 50')
L2	S 89°12'53\" W	38.00'	(DEED EAST 38')

NOTES

- ALL DISTANCES CONTAINED HEREIN ARE (GRID) U.S. SURVEY FEET AND BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING NOVEMBER 22, 2024.
- ALL BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).
- ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A SCHEDULE B OF A CURRENT TITLE COMMITMENT; THEREFORE, ALL EASEMENTS AND OTHER MATTERS OF RECORD MAY NOT BE SHOWN HEREIN. EASEMENTS, RECORDED DEED REFERENCES AND OTHER RECORDS INFORMATION

LEGEND

- SUBJECT TRACT BOUNDARY
- ADJOINER TRACT BOUNDARY
- RIGHT OF WAY (R.O.W.)
- OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- WOOD FENCE
- FOUND MONUMENT
- SET 1/2\" CAPPED IRON ROD STAMPED "DATAPOINT 10194585"
- POWER POLE
- WATER METER



LEGAL DESCRIPTION

BEING a 0.4611 acre tract of land, situated in the James B. Anderson Survey, Abstract No. 3, City of Cooper, Delta County, Texas, being the remainder of a called 0.4564 acre tract described in a deed to P.R. Moser Investment, LLC., as recorded in Volume 387, Page 290, Official Public Records, Delta County, Texas, (O.P.R.D.C.T.), said 0.4611 acre tract being more fully described by Metes and Bounds as follows;

BEGINNING at a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set (hereinafter mentioned as DATAPOINT SET) for the northeast corner of said 0.4564 acre tract, for the northwest corner of a tract described in a deed to Jimmie McGraw and wife, Renee McGraw as recorded in Volume 165, Page 339, Deed Records, Delta County, Texas (D.R.D.C.T.), and on the south right-of-way line of West Waco Avenue (variable width R.O.W.), from which a 1" iron pipe found for reference, bears N 88°33'03" E, a distance of 306.75 feet;

THENCE S 01°18'38" E, along the east line of said 0.4564 acre tract and the west line of said McGraw tract, at 6.48 feet passing a 1" iron pipe (pinched) found for reference, continuing along said course and the west line of a tract described in a deed to Hollie Roberts as recorded in Volume 332, Page 702, O.P.R.D.C.T. in all a total distance of **181.50 feet** to a DATAPOINT SET for the southeast corner of said 0.4564 acre tract, the southwest corner of said Roberts tract, and on the north right-of-way line of West McKinney Avenue (variable width R.O.W.);

THENCE S 89°12'53" W, along the south line of said 0.4564 acre tract and said north right-of-way line a distance of **83.52 feet** to a DATAPOINT SET for a southwest corner of said 0.4564 acre tract and for the southeast corner of a tract described in a deed to Cooper Independent School District as recorded in Volume 203, Page 175, O.P.R.D.C.T.;

THENCE along the common boundary line of said 0.4564 acre tract and said Cooper ISD tract (203/175 O.P.R.D.C.T.) the following two (2) courses:

1. **N 01°18'38" W**, a distance of **50.00 feet** to a DATAPOINT SET for the northeast corner of said Cooper tract and for a corner of said 0.4564 acre tract;
2. **S 89°12'53" W**, a distance of **38.00 feet** to a DATAPOINT SET for the northwest corner of said Cooper tract, for a southwest corner of said 0.4564 acre tract, and on the east line of a tract owned by Cooper Independent School District (no deed found);

THENCE N 01°18'38" W, along the west line of said 0.4564 acre tract, the east line of said Cooper ISD tract (no deed found), and the east line of a called First Tract and Second Tract described in a deed to Cooper Independent School District as recorded in Volume 203, Page 175, O.P.R.D.C.T., at 129.57 feet passing a 1/2" iron rod found for reference, continuing along said course a total distance of **130.39 feet** to a DATAPOINT SET for the northwest corner of said 0.4564 acre tract, the northeast corner of said Cooper ISD First Tract (203/175 OPRDCT), and on said south right-of-way line of West Waco Avenue, from which a 1/2" red capped iron rod stamped (HF 5699) found for reference, bears S 88°41'22" W, a distance of 153.84 feet;

THENCE N 88°41'22" E, along the north line of said 0.4564 acre tract and said south right-of-way line a distance of **121.51 feet** to the **POINT OF BEGINNING**, containing 20,087 Square Feet and/or 0.4611 acre of land, more or less.

NOTE: BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM NORTH AMERICAN DATUM 83 (NAD 83), TEXAS NORTH CENTRAL ZONE (FIPZONE 4202), GRID (U.S. SURVEY FEET).

I, Tim C. Pappas, Registered Professional Land Surveyor No. 5543 of the State of Texas, do hereby certify this plat shows the results of an on the ground survey made under my direction.

Original signed and stamped in red ink.



Date of Signature: November 29, 2024

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
FIRM REGISTRATION/LICENSE NO. 10194585
FOR DATAPOINT SURVEYING AND MAPPING
12450 NETWORK BLVD, SUITE 155
SAN ANTONIO, TX. 78249

