

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

December 14, 2021, 6:00 P.M.

City Hall Council Chambers

400 Porter St., Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, December 14, 2021.

The agenda packet is on the website at:

<http://www.taylortx.gov/Calendar.aspx?EID=4213&month=11&year=2021&day=9&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chairman or a Commissioner may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular Agenda.)

1. Review and approve minutes from the meeting on November 9, 2021.
2. **PZ-2021-1345** – Consider disapproving Prospect Farms Final Plat, consisting of approximately 29.37 acres including right-of-way dedication to create two lots, located at the intersection of Chandler Road and CR 101, more particularly described by Williamson Central Appraisal District Parcel R020981, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.
3. **PZ-2021-1359** – Consider disapproving Mule Loop Townhomes, Lot 1, Block 1, Preliminary Plat, consisting of approximately 2.94 acres to create one lot and one block, located about 1,400 feet north of the intersection of Debus Drive and West 2nd Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
4. **PZ-2021-1360** – Consider disapproving Taylor Plaza Subdivision Replat No. 2, consisting of approximately 0.85 acres, being a replat of Taylor Plaza Subdivision, addressed as 3100 North Main Street, Taylor, Williamson County, Texas.
5. **PZ-2021-1363** – Consider disapproving RCR-Taylor Logistics Park Phase 2 Minor Plat, consisting of approximately 51.46 acres to create two lots, addressed as 201 FM 3349 and located about 3,200 feet south of the intersection of US 79 and FM 3349, part of and out of the Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

6. **PZ-2021-1362** – Consider disapproving RCR-Taylor Logistics Park Subdivision Improvement Plans, north-south water line extension, 201 FM 3349 and located at the southeast corner of the intersection of US 79 and FM 3349, part of and out of the James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.
7. **PZ-2021-1361** – Consider disapproving North Drive Subdivision Improvement Plans, North Drive right-of-way improvements, north of N.W. Carlos G. Parker Boulevard, Taylor, Williamson County, Texas.
8. **PZ-2021-1364** – Consider disapproving Spring Creek Phase 1 (formerly Taylor 70), Subdivision Improvement Plans, consisting of approximately 27.93 acres, located at the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

9. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

ADJOURN

Next Meeting Date: January 11, 2021

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours **December 14, 2021**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 12.10.21
Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
November 9, 2021, 6:00 p.m.**

PRESENT

Amy Everhart
Nora Roy
Mike Eaton
Kellie Billings-Ray
Annette Maruska

ABSENT

Donna Frazier
Rick Selin

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
Shelly Shelton, Senior Planner, Development Services
McKenzi Hicks, Planning Tech, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:02 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it as part of the Regular agenda.)

Review and approve minutes from the meeting on October 12, 2021.

PZ-2021-1352 – Consider disapproving Castlewood Phases 2 & 3 Final Plat, consisting of approximately 26.18 acres including right-of-way dedication, located across from Taylor High School, addressed as 530 FM 973, part of and out of the G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

PZ-2021-1353 – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to disapprove the two items on the consent agenda. Second by Ms. Everhart. All voted aye. Motion carries.

DISCUSSION ITEMS

Update regarding City Council actions on items referred by the Planning and Zoning Commission.

Mr. Yantis stated that the City Council introduced the Comprehensive Plan Ordinance and held a Public Hearing on October 28, 2021.

Adjourn

Meeting adjourned at 6:06 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

City of Taylor
Prospect Farms Final Plat
PZ-2021-1345
Staff Report

Requested Action:

Consider disapproving Prospect Farms Final Plat.

Applicant:

Eduardo Seda/Texas Sports and Civil Engineering

Subject Property:

Approximately 29.37 acres including right-of-way dedication to create two lots, located southwest of the intersection of Chandler Road and CR 101, more particularly described by Williamson Central Appraisal District Parcel R020981, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2

Current Use: Vacant

Purpose:

The purpose of the plat is to create two lots for future commercial development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance so staff recommends disapproval of the proposed preliminary plat.

Attachments:

1. Staff Comments
2. Location Map
3. Proposed Plat



City of Taylor

400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Kenneth Jurado
TSCE
3100 Richmond Ave Suite 309
Houston TX 77098
k.jurado@texasce.com

Date: Wednesday, December 8,
2021

Address: 10093 Chandler Rd, TAYLOR 76574

Permit Number PZ-2021-1345

Dear Kenneth Jurado,

Staff has completed its review of plans for the Prospect Farms Final Plat that is to be located at 10093 Chandler Rd, TAYLOR 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylor.tx.gov.

1. Provide letter from the utility providers. Is CenterPoint or Oncor the electrical provider.
2. Jonah Special Utility District is the correct name of the water provider not Jonah Group.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

1. Subdivision Ordinance 3.3 Final Plats, 10. Drainage and Floodplains,

c.: The final plat shall also contain certification by a licensed professional engineer that certifies that the information contained on the plat complies with all ordinances adopted by the City.

2. Potential comments for floodplain/drainage easements pending completed engineering review of the site development plan and completing other department comments.
3. No objections taken for the proposed estimate provided for the 5-ft sidewalk.
4. Potential comments for floodplain/drainage easements pending completed engineering review of the site development plan and completing other department comments.

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylor.tx.gov.

1. Reviewed plat with upload date of 11/19/2021 with no comments.

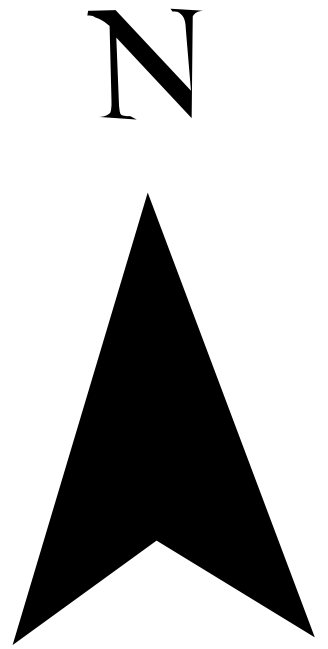
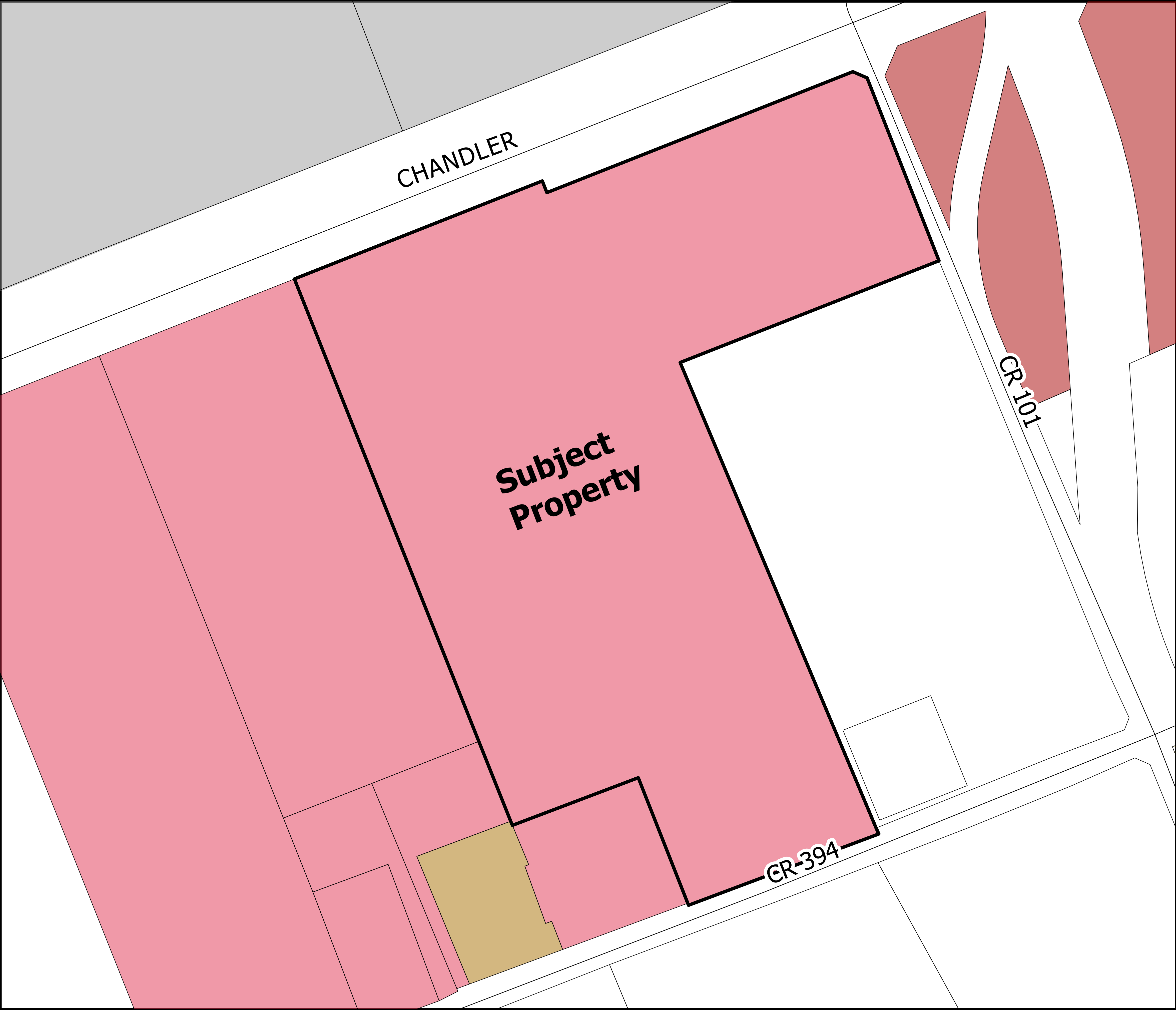
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6186, or by e-mail at shelly.shelton@taylortx.gov.

Thank you,



Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning (Shelly R Shelton),
Planning Admin., Planning case manager (reviewer)
Attachment

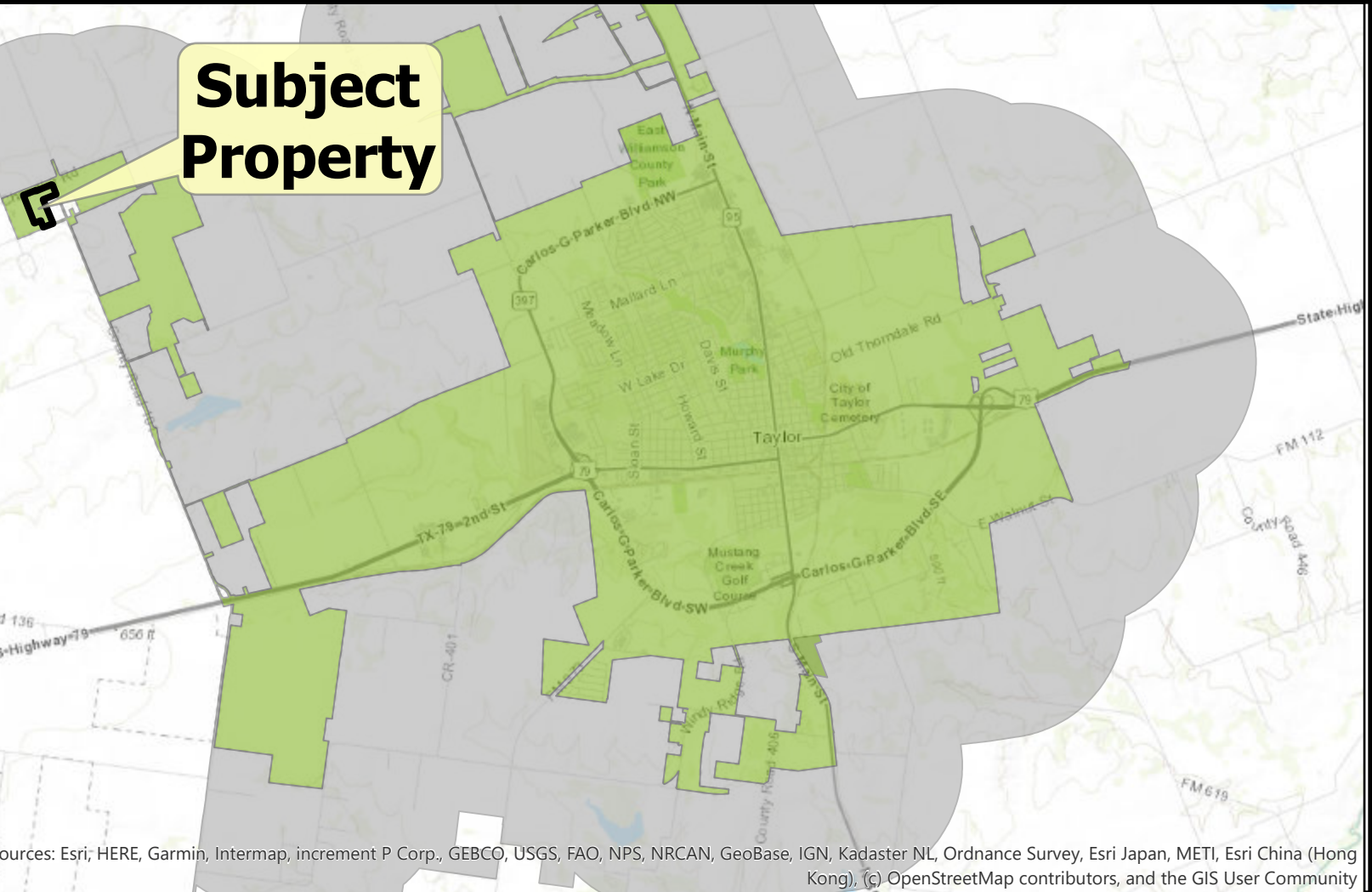


PZ-2021-1345

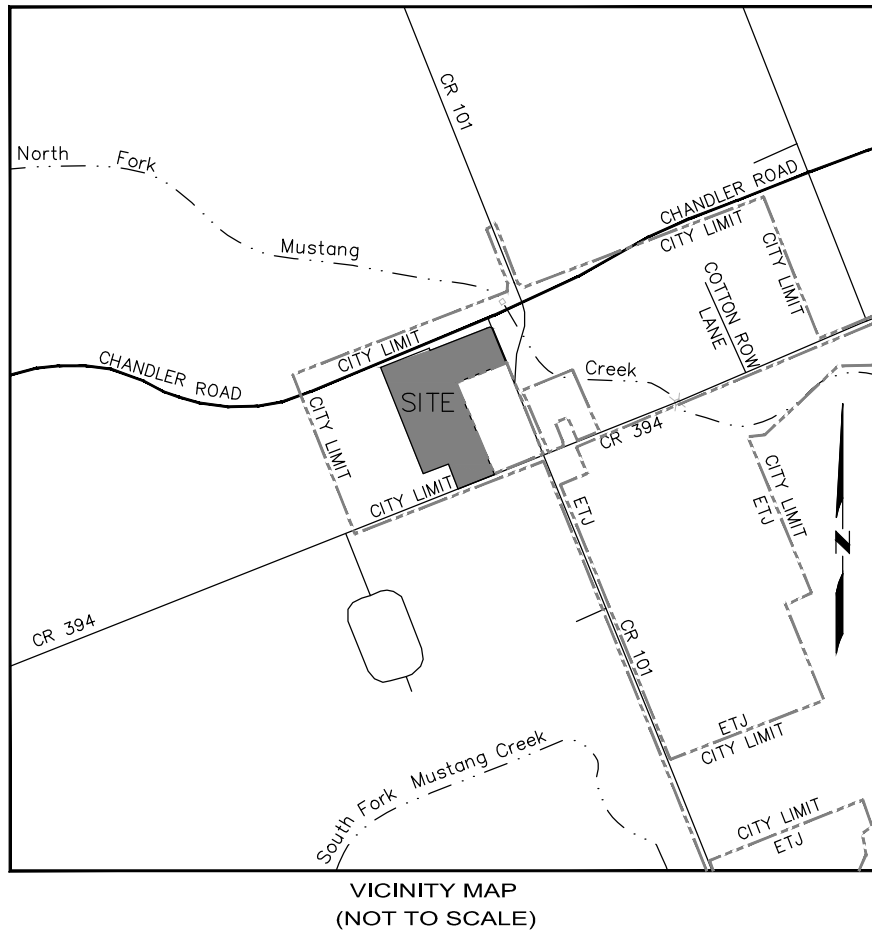
**Prospect Farms Final Plat
10093 Chandler Rd.
Approximately 29.37 Acres**

Legend

- | | |
|------------------|-------------------|
| ETJ | ZONING |
| Subject Property | B-1 |
| Parcels | B-2 |
| Streets | I Institutional |
| | R-3 Single Family |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community



OWNERS: ROBIN W. FAULK
151 MUSTANG DR,
HUTTO, TX 78734

JASON SEATON
3201 BAY HILL LN,
ROUND ROCK, TX 78664

SURVEYOR: SHANE SHAFER R.P.L.S.
DIAMOND SURVEYING, INC.
T.B.P.E.L.S. #10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamondsurveying.com

ENGINEER: KENNETH I JURADO, P.E.
TEXAS SPORTS AND CIVIL ENGINEERING
TEXAS PROFESSIONAL ENGINEERING FIRM F-19645
3100 RICHMOND AVE, SUITE 309
HOUSTON, TX 7098
(832) 367-5021
k.jurado@texasce.com

NUMBER OF LOTS: 2

NUMBER OF BLOCKS: 1

TOTAL LINEAR FEET OF NEW STREETS: NONE

TOTAL STREET R.O.W. AREA TO BE DEDICATED: 1.090 ACRES

TOTAL ACREAGE: 29.368 ACRES

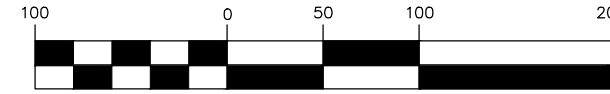
DATE SUBMITTED: JUNE 18, 2021

TAYLOR SPORTSPLEX PLAT

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY,
ABSTRACT NO. 610, TO CREATE 2 LOT(S) AND CONVEYED TO JASON
SEATON, IN SPECIAL WARRANTY DEED 2021035103 O.P.R.W.C.T. AND
PREVIOUSLY CONVEYED TO DON L. WEISS AND GLADYS O. WEISS AND
RECORDED IN DOCUMENT NO. 2018019902 IN THE O.P.R.W.C.T., TAYLOR,
WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°28'09"E	27.07'
L2	S67°07'02"E	33.54'
L3	N19°39'44"W	9.08'
L4	N22°35'48"W	179.87'
L5	N21°15'40"W	12.71'
L6	N20°25'20"W	10.82'
L7	N67°14'31"E	40.42'
L8	N67°20'18"E	12.67'
L9	S84°33'06"W	85.89'
L10	S68°18'13"W	35.02'
L11	S21°13'51"E	47.90'
L12	S23°43'52"E	45.18'
L13	S66°39'52"E	35.76'
L14	N22°45'29"W	50.85'
L15	N22°50'31"E	69.78'
L16	N67°38'08"E	39.21'
L17	S21°13'51"E	45.16'

GRAPHIC SCALE



BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203),
STATE PLANE SYSTEM. COORDINATES AND DISTANCES
SHOWN HEREON ARE SURFACE BASED ON A COMBINED
SURFACE ADJUSTMENT FACTOR OF 1.00012.

BENCHMARK NOTE: PK NAIL SET IN EAST SIDE OF
CONCRETE DRIVEWAY ON SOUTH SIDE OF CHANDLER ROAD.
VERTICAL DATUM: NAVD-88 (GEOID 2012A)
SURFACE COORDINATES:
N: 10195171.0
E: 3185805.1
ELEVATION = 648.72'

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD FOUND WITH CAP
- AXLE FOUND
- IRON ROD SET WITH CAP
MARKED "DIAMOND SURVEYING"
- CALCULATED POINT
- BENCHMARK
- POWER POLE
- DOWN GUY
- RIGHT-OF-WAY DEED LINE
- FEMA LINE
- APPROXIMATE SURVEY LINE
- MINIMUM 4' REQUIRED SIDEWALK
- 10' PUBLIC UTILITY LINE
- OVERHEAD UTILITIES LINE
- APPROX. CENTER OF NORTH FORK MUSTANG CREEK
- RIGHT-OF-WAY HEREBY DEDICATED
- FLOODPLAIN AND DRAINAGE EASEMEN
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- P.O.B. POINT OF BEGINNING
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

SILAS PALMER SURVEY ABSTRACT NO. 499

JOHN THOMAS SURVEY ABSTRACT NO. 610

MATCHLINE SHEET 2

SHEET 1 OF 3



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

NOTES:

A. UTILITY PROVIDERS:
WATER: JONAH GROUP
WASTEWATER: SEPTIC WILLIAMSON COUNTY
ELECTRICITY: CENTER POINT ENERGY

B. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.

C. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0510F, EFFECTIVE DATE OF DECEMBER 20, 2019

D. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.

E. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.

F. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: 1 AND 2

G. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.

H. LOT AND BLOCK TABLE		
LOT 1	BLOCK 1	24.591 ACRES
LOT 2	BLOCK 1	4.777 ACRES

TOTAL: 29.368 ACRES

RIGHT-OF-WAY HEREBY DEDICATED PART OF LOT 1: 0.049 ACRE
RIGHT-OF-WAY HEREBY DEDICATED PART OF LOT 2: 1.041 ACRES

TOTAL RIGHT-OF-WAY HEREBY DEDICATED: 1.090 ACRES

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, TO CREATE 2 LOT(S) AND CONVEYED TO JASON SEATON, IN SPECIAL WARRANTY DEED 2021035103 O.P.R.W.C.T. AND PREVIOUSLY CONVEYED TO DON L. WEISS AND GLADYS O. WEISS AND RECORDED IN DOCUMENT NO. 2018019902 IN THE O.P.R.W.C.T., TAYLOR, WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

FOR A 29.368 ACRE TRACT OF LAND BEING SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE 29.368 ACRE TRACT OF LAND CONVEYED TO JASON SEATON, RECORDED IN DOCUMENT NO. 2021035103 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 29.368 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "CS LTD"monumenting the northwest corner of said 29.368 acre Seaton tract and the northeast corner of a called 11.06 acre tract of land (Tract 2) conveyed to CTR Acquisition Sub, LLC, recorded in Document No. 2020035730 of the Official Public Records of Williamson County, Texas, same being on the south boundary line of a called 8.897 acre tract of land described in a Special Warranty Deed (Chandler Road Phase IIIA Right of Way) to Williamson County, Texas, recorded in Document No. 2011051301, Official Public Records of Williamson County, Texas, same being the south right-of-way line of Chandler Road, for the northwest corner and POINT OF BEGINNING hereof;

THENCE, with the north boundary line of said 29.368 acre Seaton tract, said south boundary line of the 8.897 acre Williamson County, Texas tract and said south right-of-way line of Chandler Road, the following four (4) courses and distances:

1. N 68°26'00"E for a distance of 572.58 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for an angle point;
2. S 21°28'09"E for a distance of 27.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point
3. N 68°26'19"E for a distance of 706.21 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for the most northerly northeast corner of said 29.368 acre Seaton tract tract and for the most northerly northeast corner hereof;
4. S 67°07'02"E for a distance of 33.54 feet to a 1/2" iron rod found (bent) on the west right-of-way line of County Road 101, for the most easterly northeast corner of said 29.368 acre Seaton tract and for the most easterly northeast corner hereof;

THENCE, S 22°35'22"E with the east boundary line of said 29.368 acre Seaton tract and said west right-of-way line of County Road 101 for a distance of 411.43 feet to a 3/4" iron pipe found monumenting the northeast corner of a called 15.00 acre tract of land described in a Warranty Deed to Gary G. Beran and wife, Bertha M. Beran, recorded in Volume 1685, Page 579 of the Official Records of Williamson County, Texas, and the most easterly southeast corner of said 29.368 acre Seaton tract;

THENCE, departing said west right-of-way line of County Road 101, S 68°18'13"W with the north boundary line of said 15.00 acre Beran tract common with said 29.368 acre Seaton tract for a distance of 599.70 feet to a 3/8"iron rod found monumenting the northwest corner of said 15.00 acre Beran tract and an interior ell corner of 29.368 acre Seaton tract;

THENCE, S 22°34'50"E with the west boundary line of said 15.00 acre Beran tract common with said 29.368 acre Seaton tract for a distance of 1092.24 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for the southwest corner of said 15.00 acre Beran tract and the most southerly southeast corner of said 29.368 acre Seaton tract, same being on the north right-of-way line of County Road 394, from which an iron rod found with cap marked "Williamson County" monumenting the southwest corner of the called 0.005 acre tract of land (Parcel 45) conveyed to Williamson County, Texas (Chandler Road 101 Right-of-way), bears N 69°02'50" E for a distance of 579.65 feet;

THENCE, S 68°24'15"W with the south boundary line of said 29.368 acre Seaton tract and said north right-of-way line of County Road 394 for a distance of 430.13 feet to a power pole on the most southerly southwest corner of said 29.368 acre Seaton tract and the southeast corner of Lot 3, Wheeler Subdivision, recorded in Cabinet EE, Slide 38 of the Plat Records of Williamson County, Texas, for the most southerly southwest corner hereof;

THENCE, departing said north right-of way line of County Road 394, N 21°10'34"W with the east boundary line of said Lot 3, Wheeler Subdivision common with said 29.368 acre Seaton tract for a distance of 295.04 feet to a 1/2" iron rod found (bent) monumenting the northeast corner of said Lot 3 and an interior ell corner of said 29.368 acre Seaton tract;

THENCE, S 68°55'15"W with the north boundary line of said Lot 3, Wheeler Subdivision common with said 29.368 acre Seaton tract for a distance of 295.34 feet to an iron rod found with cap marked "RPLS 5748"monumenting the northwest corner of said Lot 3, Wheeler Subdivision and the most westerly southwest corner of said 29.368 acre Seaton tract, same being on the east boundary line of Lot 2, Wheeler Subdivision, for the most westerly southwest corner hereof;

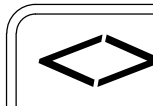
THENCE, N 19°39'44"W with the west boundary line of said 29.368 acre Seaton tract and said east boundary line of Lot 2, Wheeler Subdivision for a distance of 9.08 feet to an iron rod set with cap marked "Diamond Surveying"for the northeast corner of said Lot 2 and the southeast corner of Lot 1, Wheeler Subdivision;

THENCE, N 22°35'48"W with the west boundary line of said 29.368 acre Seaton tract and the east boundary line of said Lot 1, Wheeler Subdivision for a distance of 179.87 feet to an iron rod found with cap marked "CS LTD"monumenting the northeast corner of said Lot 1, Wheeler Subdivision and the southeast corner of said 11.06 acre CTR Acquisition Sub, LLC tract;

THENCE, N 21°44'33"W with the west boundary line of said 29.368 acre Seaton tract and the east boundary line of said 11.06 acre CTR Acquisition Sub, LLC tract for a distance of 1069.17 feet to the POINT OF BEGINNING hereof and containing 29.368 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203), State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.





DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

City of Taylor
Mule Loop Preliminary Plat
PZ-2021-1359
Staff Report

Requested Action:

Consider disapproving Mule Loop, Lot 1, Block 1, Preliminary Plat.

Applicant:

Gregg Andrulis P.E./Civil Insite, LLC

Subject Property:

Approximately 2.94 acres to create one lot and one block, located about 1,400 feet north of the intersection of Debus Drive and West 2nd Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: MF-1/RPD

Current Use: Vacant

Purpose:

The purpose of the plat is to create one lot for future multi-family development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance so staff recommends disapproval of the proposed plat.

Attachments:

1. Staff Comments
2. Location Map
3. Proposed Plat



City of Taylor
400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Gregory Andrulis
Civil Insite, LLC
10200 W HWY 290
Austin TX 78736
gregg@civilinsite.com

Date: Wednesday, November 17,
2021

Address: Cecilia St. & Debus Dr., Taylor 76574

Permit Number PZ-2021-1359

Dear Gregory Andrulis,

Staff has completed its review of the Plat Application for the Mule Loop Townhomes Preliminary Plat that is to be located at Cecilia St. & Debus Dr., Taylor, TX 76574. As the application does not meet the requirements of the ordinances, your application is being placed on the December 14, 2021 Planning and Zoning Commission Agenda for disapproval. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylor.tx.gov.

1. The Vicinity Map would be better if the area were closer.
2. The (A), (B), etc. at the top are unnecessary as the description of adjacent lots should be more like watermarks rather than the same line work as proposed plat map. See Subdivision Ordinance Excerpt below:

3.2 Subdivision Preliminary Plat

The developer or owner of the land to be subdivided shall submit a preliminary plat of the entire area under one ownership at the time the preliminary plat is submitted.. The plat shall be drawn to a scale of one inch equals one hundred feet (1"=100'), and shall show or be accompanied by the following information:

10. *Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses, etc.*
3. Do not use colors.
4. If you were to make the plat more than one page and increase the size of the plat map and other details it would be easier to read and the feeling that you need (A), (B), etc. would be resolved. For the sake of review it would be much better to make this plat map and details bigger. See Subdivision Ordinance Excerpt below:

3.2 Subdivision Preliminary Plat

The developer or owner of the land to be subdivided shall submit a preliminary plat of the entire area under one ownership at the time the preliminary plat is submitted. The plat shall be drawn to a scale of one inch equals one hundred feet (1"=100'), and shall show or be accompanied by the following information:

5. Some of the Plat Notes that are required per the Subdivision Application are missing. The one for Fire Flow, for example. Also, the Building Setbacks are per the Planned Development so that needs to be noted rather than the Taylor Ordinances. If the Planned Development is repealed or dissolved or something then the Taylor Ordinances would be the default.

- a. No development shall begin prior to the issuance of a Floodplain Development Permit for each of the¹³

following lots: _____ .

- b. The detention facilities are privately owned and will not be maintained by the City of Taylor.
- c. Minimum Fire Flow of <per Fire Marshall> gallons per minutes for not less than two (2) hours shall be provided.
- d. This subdivision is subject to Ordinance (#) , which contains the following development requirements/restrictions:

6. Per Subdivision Ordinance 3.2 (excerpt below)

11. *Topography Within the Subdivision: Water courses and ravines, showing high bank and width of existing or proposed easements, and contour lines at two (2) foot intervals and any other physical features pertinent to the subdivision.*
14. *Plans shall show the limits of the one hundred (100) year floodplains and floodways for all waterways.*

Show the Floodplain and Floodway on the plat with shading and hatching.



7. Make the Details (A, B, C,) smaller so the subject property of the plat can be larger. The plat map is not easy enough to read. Additionally, it would easier to read the names of the surrounding subdivisions if they were watermarks on the property and it would save space for the plat map. Jolly Ranch Subdivision should be lighter and Lot 1A can be somewhat darker. See Subdivision Ordinance excerpt below:

3.2 Subdivision Preliminary Plat

1. *Name of subdivision (check for duplication).*
2. *Legal description of the land being subdivided attached to preliminary plat.*
3. *Total acreage and total number of lots and blocks.*
4. *Name of owner and address (unless given in letter of transmittal). If owner is a company or corporation, name of responsible individual such as a president or vice-president must be given.*
5. *Name of registered engineer or public surveyor.*
6. *Scale: One inch equals one hundred feet (1"=100') (consent of Planning and Zoning Commission needed for smaller scale and then only if lots are more than one-half (½) acre in area).*
7. *North arrow: North to be at top of sheet if possible.*
8. *Date: Each revision to bear new date.*
9. *Boundaries:*
 - a. *Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.*
 - b. *Lines outside of boundaries of proposed subdivision to be dashed.*
 - c. *Provide a tie to an original corner of the original survey of which said land is a part.*
10. *Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses,*

etc.

8. Label Cecilia and show the dedication from One World Developer per the plat.

9. Comments will change when the plat is legible.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

The following are comments noted for the proposed preliminary plat:

- Provide metes and bounds field notes on the plat
- Provide notation of detention area/easements on the plat
- Provide delineation of the floodplain and label on the plat
- Label the contour lines shown with elevations
- Remove "short form" notations A-F and include information directly on the plat. Provide an additional sheet as needed for plat notes/details.
- Provide plat notes regarding the floodplain and no structures and/or obstructions are prohibited in drainage easements (per the Subdivision Application)
- Signature blocks will be required on the final plat, and are recommended to be included on the preliminary plat to configure the layout appropriately
- Provide a tie to the corner of the original abstract survey and label/notate on the plat

See Subdivision Ordinance excerpts below:

2. Legal description of the land being subdivided attached to preliminary plat.
3. Total acreage and total number of lots and blocks.
6. Scale: One inch equals one hundred feet (1"=100') (consent of Planning and Zoning Commission needed for smaller scale and then only if lots are more than one-half (½) acre in area).
9. Boundaries:
 - a. Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.
 - b. Lines outside of boundaries of proposed subdivision to be dashed.
 - c. Provide a tie to an original corner of the original survey of which said land is a part.
10. Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses, etc.
11. Topography Within the Subdivision: Water courses and ravines, showing high bank and width of existing or proposed easements, and contour lines at two (2) foot intervals and any other physical features pertinent to the subdivision.
13. Proposed Features Inside Residential Subdivision:
 - a. Location, width, and name of streets.
 - b. Width and depth of all lots.
 - c. Location of building lines, alleys and easements.
14. Plans shall show the limits of the one hundred (100) year floodplains and floodways for all waterways.
15. Easements: A copy of the instrument establishing any private easement shall be submitted with the preliminary plat. Easement boundaries must be tied by dimensions to adjacent lot and tract corners. Where the private easement has no defined location or width, an effort shall be made to reach agreement on a defined easement. Where no agreement can be reached, then pipelines shall be accurately located and tied to lot lines, and building setback lines shall be

shown at a distance of ten (10) feet from and parallel to the centerline of the pipeline.

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

Plat note to be added:

Minimum Fire Flow of 500 gallons per minutes for not less than two (2) hours shall be provided.

Plat shall include Infrastructure Construction Plans – if off-site utility extensions are necessary to serve the property

A curve table identifying the delta, length of curve, radius, point of curvature, point of reverse curvature, point of tangency, chord length and bearing for each proposed line

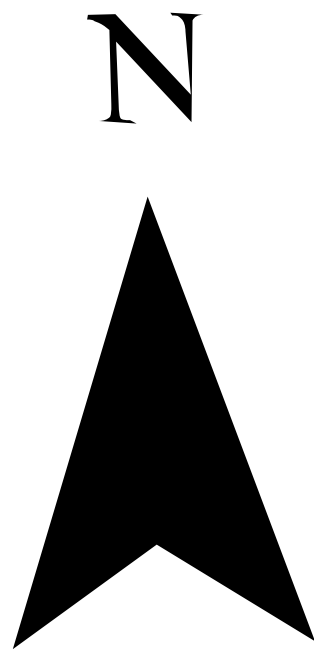
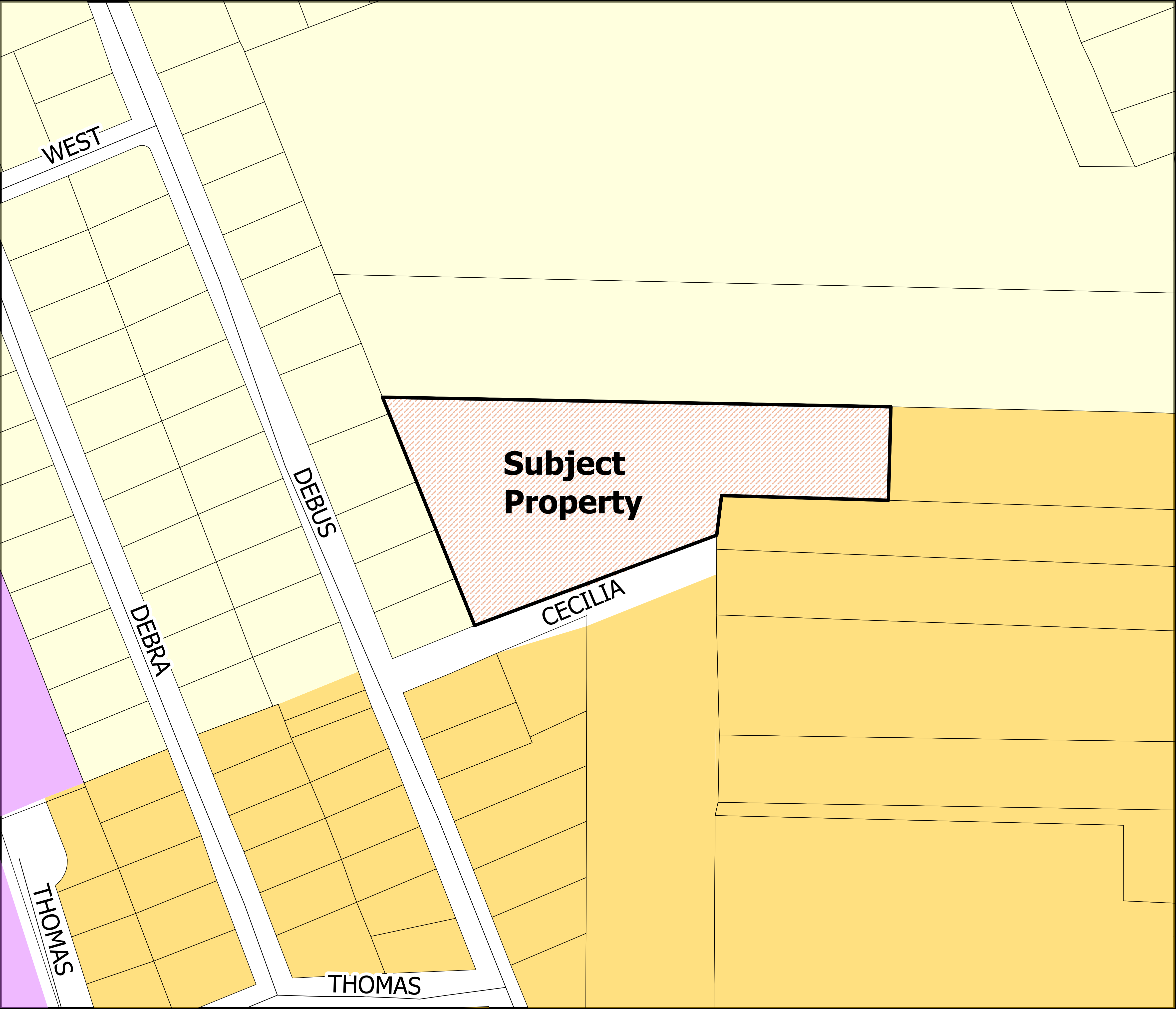
Please revise the plat to address the comments noted above. Following revision, submit the plat in My Permit Now on a Resubmission Date with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6186, or by e-mail at shelly.shelton@taylortx.gov.

Thank you,



Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning (Shelly R Shelton),
Planning Admin., Planning case manager (reviewer)
Attachment

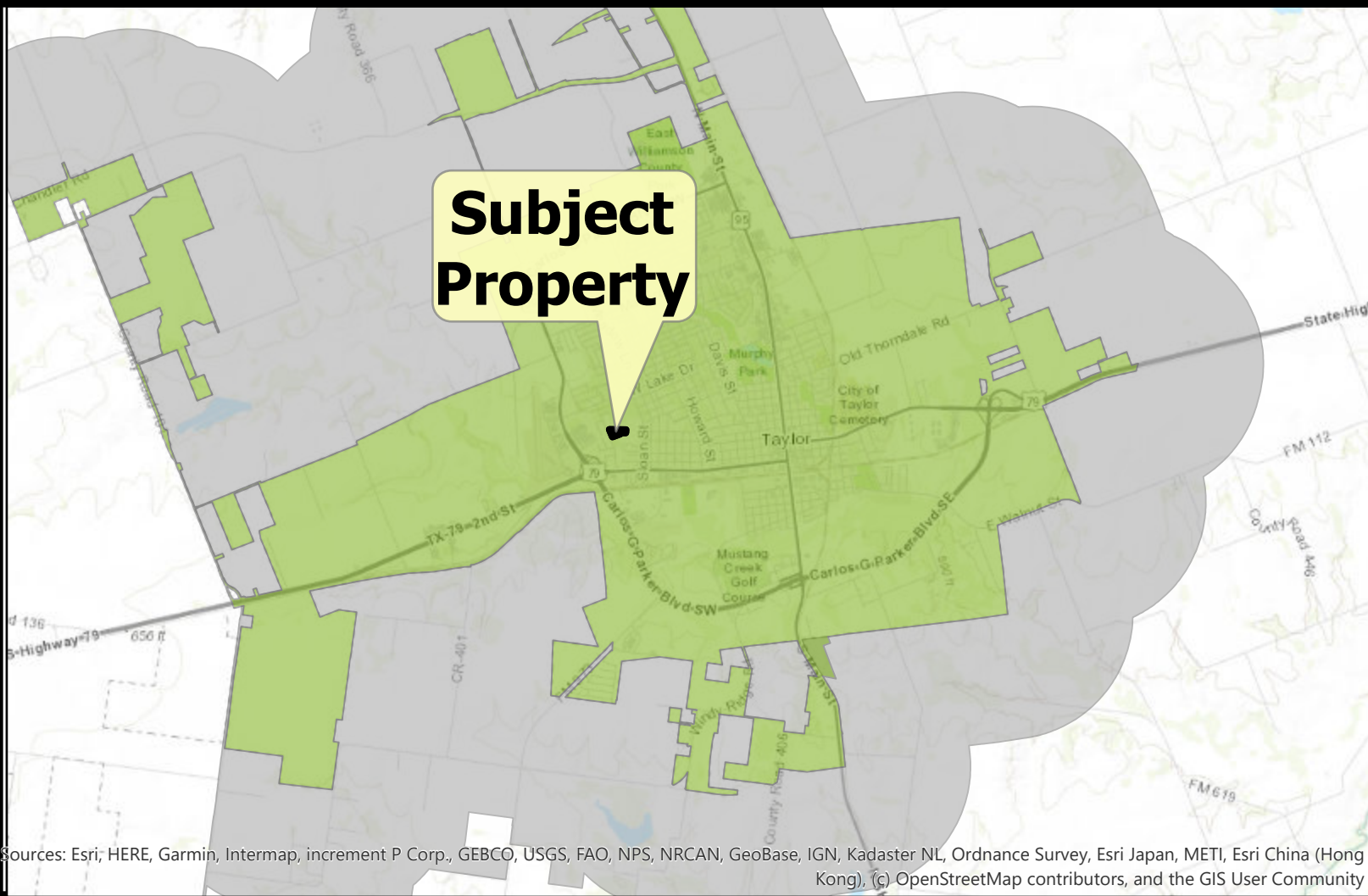


PZ-2021-1359

**Mule Loop Townhomes
Preliminary Plat
North of Cecilia St.
and East of Debus Dr.
Approximately 2.94 Acres**

Legend

- | | |
|------------------|----------------------|
| Subject Property | ZONING |
| Parcels | M-1 Light Industrial |
| Streets | MF-2 Multi-Family |
| | R-1 Single Family |
| | MF-1/RPD |

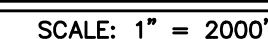
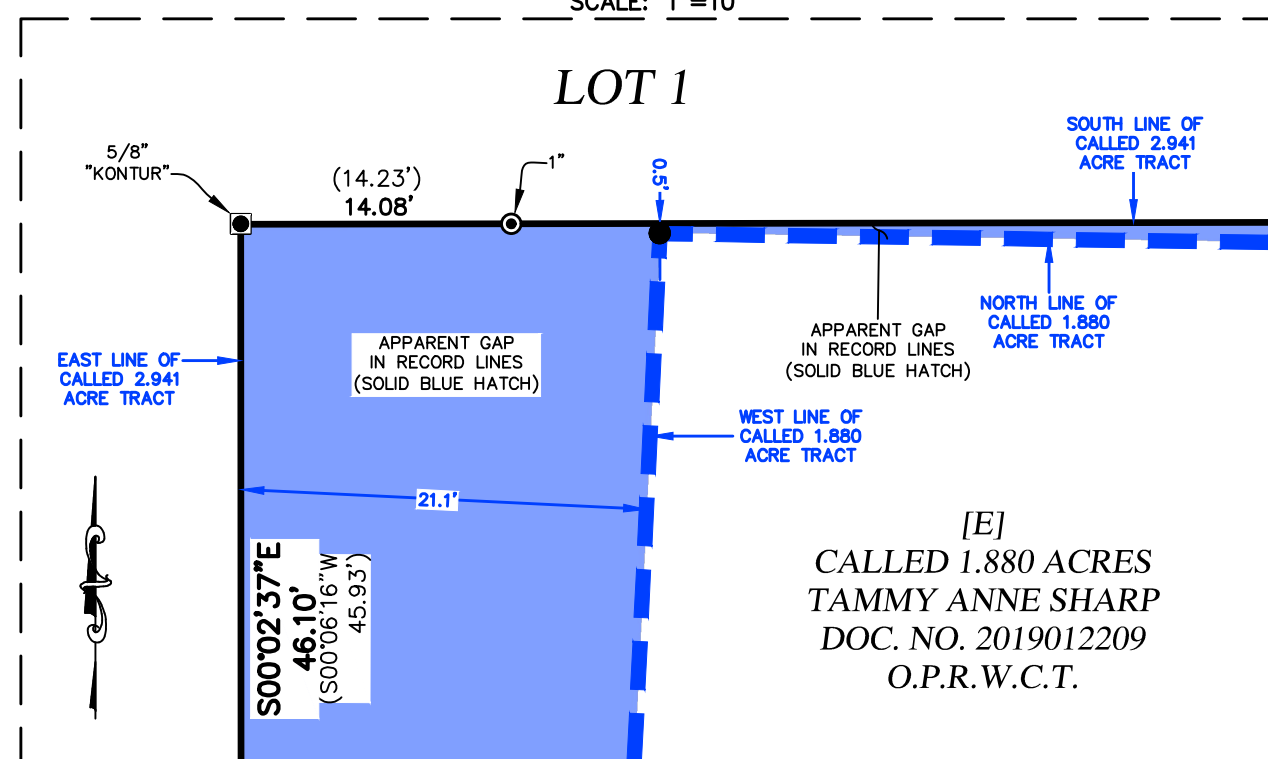


**CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167477,
O.P.R.W.C.T., PART OF AND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS**

**[F]
CECILIA
STREET
(UNIMPROVED,
50' R.O.W.)**

TBM #2- COTTON GIN SPINDLE SET IN ASPHALT WITH 4WARD WASHER IN THE WEST MARGIN OF DEBUS DRIVE, $\pm 60'$ SOUTHEAST FROM A FIRE HYDRANT AND $\pm 185'$ SOUTHWEST OF A POWER POLE IN THE NORTH MARGIN OF CECILIA STREET
ELEVATION = 573.76'.

1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
2. A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
3. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
4. NO BUILDING PERMIT WILL BE ISSUED FOR THIS LOT UNTIL UTILITIES ARE EXTENDED TO IT.



=====	PROPERTY LINE
-----	EXISTING PROPERTY LINES
- - - - -	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
△	CALCULATED POINT
⊙	IRON ROD WITH "TRIAD" CAP FOUND (UNLESS NOTED)
△	SURVEY CONTROL POINT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
W.C.A.D.	WILLIAMSON COUNTY APPRAISAL DISTRICT
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOCUMENT NO. 202016747
{.....}	RECORD INFORMATION PER DEED VOL. 447, PG. 562
[.....]	RECORD INFORMATION PER PLAT CAB. GG, SLDS. 83-8
[[.....]]	RECORD INFORMATION PER DOC. NO. 2019012209

[illegible]

Date:	9/29/2021
Project:	01278
Scale:	1" = 100'
Reviewer:	DV
Tech:	DV
Field Crew:	NH/MM
Survey Date:	AUG. 2021
Sheet:	1 OF 1

City of Taylor
Taylor Plaza Subdivision
Replat No. 2
PZ-2021-1360
Staff Report

Requested Action:

Consider disapproving Taylor Plaza Subdivision Replat No. 2.

Applicant:

Bruce Bryan/Bryan Technical Services

Subject Property:

Approximately 0.85 acres, being a replat of Taylor Plaza Subdivision, addressed as 3100 North Main Street, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-1

Current Use: Taylor Plaza Shopping Center parking

Purpose:

The purpose of the plat is to create a new lot for future commercial development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance so staff recommends disapproval of the proposed preliminary plat.

Attachments:

1. Staff Comments
2. Location Map
3. Proposed Plat



City of Taylor

400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

BRUCE BRYAN
BTS
911 N MAIN
TAYLOR TX 76574
bruce@bryantechnicalservices.com

Date: Wednesday, December 1,
2021

Address: 3100 N MAIN, TAYLOR 76574

Permit Number PZ-2021-1360

Dear BRUCE BRYAN,

Staff has completed its review of plans for the Taylor Plaza Subdivision Replat No. 2 that is to be located at 3100 N MAIN, TAYLOR 76574. There are some corrections that need to be made prior to recordation of the plat. Consequently, your application, Taylor Plaza Subdivision Replat No 2 is being added to the Planning and Zoning Commission meeting agenda for the December 14, 2021. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

1. Do not show the columns of the sign on the plat. Do not show anything that is vertical or built on the plat. The plat is for laying out the property ownership or land boundaries only. It is not a survey so do not show anything that is not a property line, an easement, etc.
2. Topography (contour) lines are not shown on Final Plats.
3. Anything that is not within the proposed boundary of the lot should not be the same as far as the line work goes. The line work for the proposed lot is supposed to be a dark solid line. Curbs and such are not boundary lines and should not even be shown.
4. Remove the lights and hatching.
5. Lot 2 is going to be Lot 2A now and is part of the replat. The entire existing lot is being replatted not part of it. Part of Taylor Plaza is being replatted. It also needs to be corrected as Lot 1 was not changed to Lot 1A as is required. The same lot number cannot be used again. The title of the plat should be Taylor Plaza Subdivision Replat No. 2. Then describe it below. Being a replat of Taylor Plaza Subdivision, consisting of ____ acres, give information about the previous plats, and as add Taylor, Williamson County, Texas.
6. Symbology for easements is a dashed line.
7. Cross access easements and shared parking easements should have been established on the original plat. They need to be added now.
8. Locate the original survey with the proposed plat.
9. Start providing the Certificate of Formation for LLCs when the subject property is owned by an LLC not a person.
10. See previous plats and mark-ups. The previous plats are examples for you to use to re-do the plat. You turned in a survey drawing.
11. There are markups on the proposed plat
12. *Remove items in the Legend that are not supposed to be there.*

See Subdivision Ordinance excerpts for comments (Final Plat Requirement)s below:

3.3 Final Plat

Twelve (12) white print copies of the final plat and one (1) mylar reproducible of the final plat shall be submitted to the Planning and Zoning Commission after the preliminary plat has been approved and all required changes and alterations made. No final plat will be considered unless a preliminary plat has first been submitted. Such plats shall be filed with the Development Services Department at least twenty-one (21) days prior to the meeting at which approval is requested. The final plat shall show or be accompanied by the following data:

1. *Plats shall be drawn on eighteen by twenty-three (18 × 23) inch sheets to the scale of one inch equals one hundred feet (1"=100').*
2. *A title including name and subdivision, owner or owners, and registered professional land surveyor responsible for the plat and the scale and location of the subdivision with reference to an original corner of the original survey of which said land is a part, the date, north arrow, total acres and numbers of lots and blocks.*
4. *A certificate of ownership and dedication of all streets, easements, alleys, parks and playgrounds to public use forever, signed and acknowledged before a notary public by the owner and lienholder of the land.*
5. *An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.*
7. *The plat shall show all existing features inside of the area being subdivided, such as existing water courses, railroads, width of streets, alleys and easements to be retained and other physical features deemed pertinent to the subdivision.*
8. *Streets, alleys and easements to be dedicated will be shown with the following engineering data: complete curve data shown on each side of the street; length and bearings of all tangents; dimensions from all angle points of curve to an adjacent side lot line.*
11. *Lot and block lines and numbers of all proposed lots and blocks with complete dimensions for front, rear and side lot lines. Building setback lines shall be shown on all lots.*

2.9 - Utility Easements

The subdivider may be responsible for dedicating utility easements to the City. Easements shall be worked out with private utility companies prior to plat submittal to the City.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

Please see the "Associated Documents" section of the permit page to review the uploaded PDF containing the following Engineering Review Comments:

1. Verify access easement requirements for the proposed Lot 4 are met with this area dedicated. Where will egress be allowed on Lot 2?
2. Provide a tie to the corner of the original abstract survey.
3. Notate right of way width on the plat.
4. For proposed utility services, verify private utility easements required across Lot 2 to service the proposed Lot 4.
5. Notate all easement types and widths on the plat. Dimension easement width on the drawing.
6. For Boundary Survey Notes, verify bearing noted in the review drawing PDF and revise accordingly.
7. Update the permit number information shown in the title block.
8. Verify and update the plat subdivision name noted in the Owner's plat certificate block on Sheet 2.
See Subdivision Ordinance Excerpt below:

2.4 - Engineer Required

The subdivider shall retain the services of a professional engineer, licensed in the State of Texas, whose seal shall be placed on each sheet of the drawings, and who shall be responsible for the design and inspection of the

drainage, roads and streets, and sewer and water facilities within the subdivision.

2. *Legal description of the land being subdivided attached to preliminary plat.*
3. *Total acreage and total number of lots and blocks.*
4. *Name of owner and address (unless given in letter of transmittal). If owner is a company or corporation, name of responsible individual such as a president or vice-president must be given.*
6. *Scale: One inch equals one hundred feet (1"=100') (consent of Planning and Zoning Commission needed for smaller scale and then only if lots are more than one-half (½) acre in area).*
9. *Boundaries:*
 - a. *Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.*
 - b. *Lines outside of boundaries of proposed subdivision to be dashed.*
 - c. *Provide a tie to an original corner of the original survey of which said land is a part.*
10. *Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses, etc.*
12. *Existing Features Inside Subdivision: Location and width of existing rights-of-ways, streets, alleys, easements and transportation features.*
13. *Proposed Features Inside Residential Subdivision:*
 - a. *Location, width, and name of streets.*
 - b. *Width and depth of all lots.*
 - c. *Location of building lines, alleys and easements.*
14. *Plans shall show the limits of the one hundred (100) year floodplains and floodways for all waterways.*
15. *Easements: A copy of the instrument establishing any private easement shall be submitted with the preliminary plat. Easement boundaries must be tied by dimensions to adjacent lot and tract corners. Where the private easement has no defined location or width, an effort shall be made to reach agreement on a defined easement. Where no agreement can be reached, then pipelines shall be accurately located and tied to lot lines, and building setback lines shall be shown at a distance of ten (10) feet from and parallel to the centerline of the pipeline.*

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylor.tx.gov.

Reviewed with no comments pertaining to the replat.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6186, or by e-mail at shelly.shelton@taylor.tx.gov.

Thank you,



Shelly Shelton

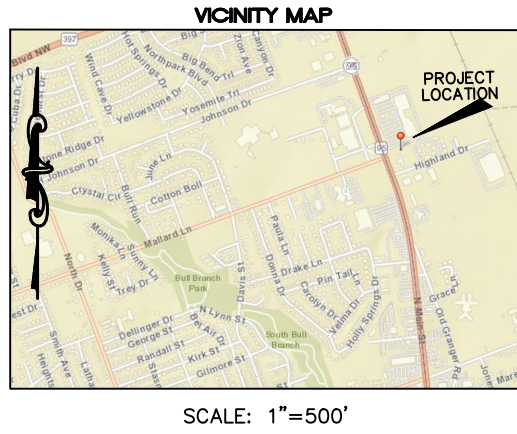
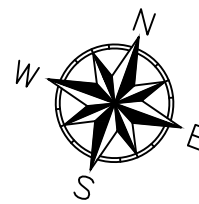
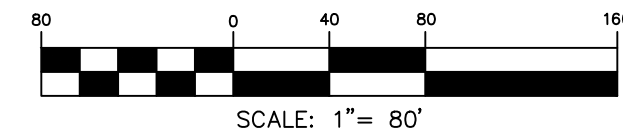
Development Services

Original Departments: Permit Administrator, Planning (Shelly R Shelton),
Planning Admin., Planning case manager (reviewer)

Attachment

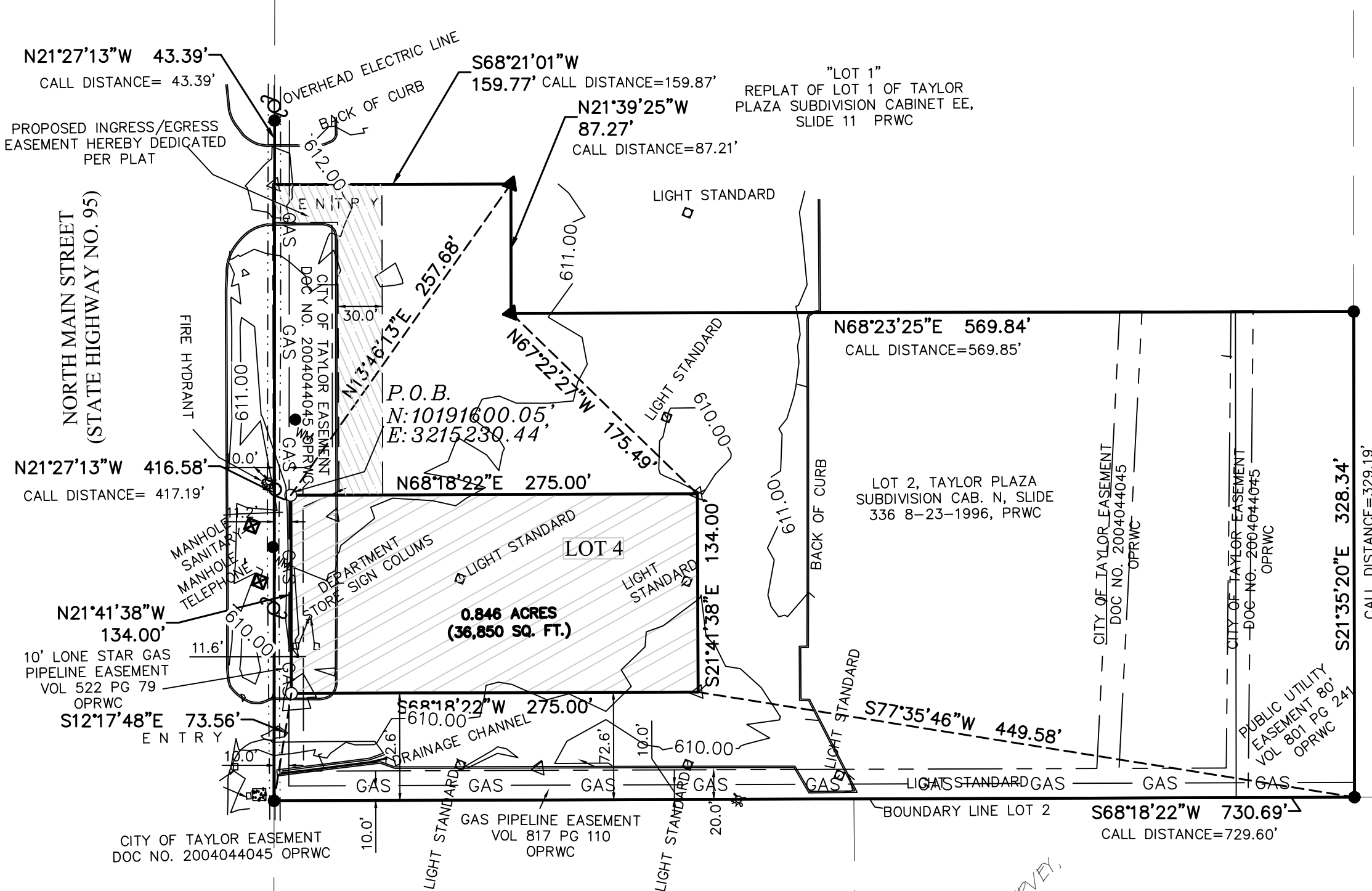
REPLAT OF LOT 2, TAYLOR PLAZA SUBDIVISION
PRIVATE SUBDIVISION FOR A
STARBUCKS COFFEE

— CITY OF TAYLOR, TEXAS, WILLIAMSON COUNTY —
BEING A REPLAT TO CREATE LOT 4, OUT OF LOT 2 OF THE TAYLOR PLAZA SUBDIVISION CONSISTING OF APPROXIMATELY
0.846 ACRES, RECORDED IN CABINET N, SLIDE 336, DATED 08/23/1996 OF THE PLAT RECORDS OF WILLIAMSON COUNTY,
PART OF AND OUT OF THE JOHN PHARRASS SURVEY, ABSTRACT NO. 495.



LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- MANHOLE
- LIGHT STANDARD
- POWER POLE
- ⊗ FIRE HYDRANT
- △ MAG NAIL SET
- ▲ MAG NAIL FOUND
- WM WATER METER
- ⊠ PEDESTAL
- OVERHEAD ELECTRIC
- GAS
- LONE STAR GAS EASEMENT



"3.000 ACRES"
WARRANTY DEED
JOSEPH H. LUNDELL AND WIFE, BLANCHE LUNDELL, OF BELL
COUNTY, TEXAS; BERTHA LUNDELL HEARD, A WIDOW, OF
BELL COUNTY, TEXAS; EUNICE LUNDELL SLACK, A WIDOW,
INDIVIDUALLY, OF TRAVIS COUNTY, TEXAS; C.W. LUNDELL, JR.,
A SINGLE MAN, OF CHEROKEE COUNTY, TEXAS; RUBY ALYCE
LUNDELL, A FEME SOLE, OF DALLAS COUNTY, TEXAS; CLAUDE
M. LUNDELL, A SINGLE MAN, OF AUSTIN COUNTY, TEXAS;
MARY ELIZABETH REDD, JOINED BY MY HUSBAND, JACK H.
REDD, OF GUADALUPE COUNTY, TEXAS; MAUDE ELEANOR
LYNCH, A WIDOW, OF NUECES COUNTY, TEXAS, ACTING HEREIN
BY AND THROUGH HER ATTORNEY-IN-FACT, EUNICE LUNDELL
SLACK; AND MARY ANNE NORTON, A SINGLE WOMAN, OF
TRAVIS COUNTY TEXAS
TO
WINSTON S. HUGHES, J. T. WRIGHT, AND BILL R. HAASE,
TRUSTEES OF THE VERNON STREET CHRISTIAN CHURCH
1-6-1966
VOL 491 PAGE 59
OPRWC

JOHN PHARRASS SURVEY,
ABSTRACT NO. 495

"3.974 ACRES"
SPECIAL WARRANTY DEED WITH V/L
ARB PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP
TO
201 HIGHLAND-TAYLOR, LLC, A TEXAS LIMITED LIABILITY COMPANY
11-7-2006
DOC NO. 2006098849
OPRWC

CURRENT OWNER : TAYLOR PLAZA, LLC
SURVEYOR-BRUCE L. BRYAN, BRYAN TECHNICAL SERVICES, INC.
ENGINEER-MICHAEL THOMAS, MJ THOMAS ENGINEERING, LLC.
SURVEY: JOHN PHARRASS, A-495
TOTAL AREA OF SITE: 0.846 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS : 1
NUMBER OF BLOCKS :N/A
PROPOSED USE: MULTI-FAMILY ; ZONED B-1
SUBMITTAL DATE : NOVEMBER 5, 2021

ABBREVIATIONS

- FND. — FOUND
- I.R. — IRON ROD
- I.P. — IRON PIPE
- R.O.W. — RIGHT-OF-WAY
- DRWC — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- WD — WARRANTY DEED
- GWD — GENERAL WARRANTY DEED
- SWD — SPECIAL WARRANTY DEED
- W/VL — DEED WITH VENDOR'S LIEN
- WCR — WILLIAMSON COUNTY ROAD
- P.O.C. — PLACE OF COMMENCING
- P.O.B. — PLACE OF BEGINNING

GENERAL NOTES:

- A. UTILITY PROVIDERS
WATER — CITY OF TAYLOR
WASTEWATER — CITY OF TAYLOR
ELECTRICITY — ONCOR
NATURAL GAS PROVIDER — ATMOS
- B. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- C. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0533F, EFFECTIVE DATE OF 12/20/2019; LOCATED IN ZONE "X" (UNSHADED)
- D. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE LOT 2, TAYLOR PLAZA SUBDIVISION, WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET N, SLIDE 336, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- E. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL SIDEWALKS INCLUDING ALL REQUIRED ADA RAMP. SIDEWALKS SHALL BE INSTALLED ON AT LEAST ONE (1) SIDE OF THE STREET, BE A MINIMUM OF FOUR (4) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER.
- F. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- G. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 2010-12, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS: SECTION 3.0, SECTION 4.0

BOUNDARY SURVEY NOTES
0.846 ACRES :

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE JOHN PHARRASS SURVEY, ABSTRACT NO. 495, SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING PART OF AND OUT OF CALLED "LOT 2, TAYLOR PLAZA SUBDIVISION" AS RECORDED IN CABINET N SLIDE 336, PLAT RECORDS OF WILLIAMSON COUNTY (PRWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF AUGUST, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET (ORANGE PLASTIC CAP "BTS") (NORTH=10,191,600.05 FEET, EAST=3,215,230.44 FEET) AT THE NORTHWEST CORNER OF SUBJECT TRACT; FOUND A "MAG" NAIL AT AN INTERIOR CORNER OF THE REPLAT OF LOT 1 OF TAYLOR PLAZA SUBDIVISION AS RECORDED IN CABINET EE, SLIDE 11, PRWC, ALSO BEING AN INTERIOR CORNER OF AFOREMENTIONED "LOT 2, TAYLOR PLAZA SUBDIVISION", BEARING NORTH 13° 46' 13" EAST A DISTANCE OF 257.68 FEET;

THENCE OVER AND ACROSS SAID "LOT 2, TAYLOR PLAZA SUBDIVISION" AS FOLLOWS:

- NORTH 68° 18' 22" EAST A DISTANCE OF 275.00 FEET TO A "MAG" NAIL SET AT THE NORTHEAST CORNER OF SUBJECT TRACT; FOUND A "MAG" NAIL AT THE LOWER SOUTHWEST CORNER OF SAID REPLAT OF LOT 1 OF TAYLOR PLAZA SUBDIVISION, ALSO BEING AN EXTERIOR CORNER OF AFOREMENTIONED "LOT 2, TAYLOR PLAZA SUBDIVISION", BEARING NORTH 67° 22' 27" WEST A DISTANCE OF 175.49 FEET;

- SOUTH 21° 41' 38" EAST A DISTANCE OF 134.00 FEET TO A "MAG" NAIL SET AT THE SOUTHEAST CORNER OF SUBJECT TRACT; FOUND A 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID "LOT 2, TAYLOR PLAZA SUBDIVISION" BEARING NORTH 77° 35' 46" EAST A DISTANCE OF 449.58 FEET;

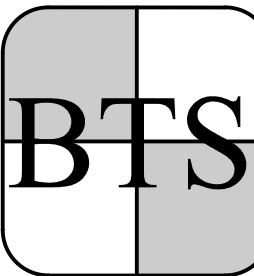
- SOUTH 68° 18' 22" WEST A DISTANCE OF 275.00 FEET TO A 1/2" IRON ROD SET (ORANGE PLASTIC CAP "BTS") AT THE SOUTHWEST CORNER OF SUBJECT TRACT; A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, TAYLOR PLAZA SUBDIVISION AND IN THE EAST RIGHT OF WAY OF NORTH MAIN STREET (STATE HIGHWAY NO. 95) FOR REFERENCE BEARS SOUTH 12° 17' 48" EAST A DISTANCE OF 73.56 FEET;

THENCE NORTH 21° 41' 38" WEST ALONG WITH THE WEST LINE OF SUBJECT TRACT A DISTANCE OF 134.00 FEET TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED ARE OF 0.846 ACRES OF LAND.

SHEET 1 OF 2

CITY OF TAYLOR PERMIT PZ-2021-XXXX

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76754

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: TLR

CHECKED BY: BLB

SCALE: 1" = 80'

APPROVED BY: BLB

PROJECT NO. 21-643

DATE: NOVEMBER 5, 2021

NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

REPLAT OF LOT 2, TAYLOR PLAZA SUBDIVISION
PRIVATE SUBDIVISION FOR A
STARBUCKS COFFEE

— CITY OF TAYLOR, TEXAS, WILLIAMSON COUNTY —
BEING A REPLAT TO CREATE LOT 4, OUT OF LOT 2 OF THE TAYLOR PLAZA SUBDIVISION CONSISTING OF APPROXIMATELY
0.846 ACRES, RECORDED IN CABINET N, SLIDE 336, DATED 08/23/1996 OF THE PLAT RECORDS OF WILLIAMSON COUNTY,
PART OF AND OUT OF THE JOHN PHARRASS SURVEY, ABSTRACT NO. 495.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

I, TODD ROUTH OF TAYLOR PLAZA, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON
AND DESCRIBED AS LOT 2, RECORDED IN CABINET N SLIDE 336, PLAT RECORDS OF WILLIAMSON
COUNTY (PRWC) AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY
CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO
THE CITY OF TAYLOR, THE ROADS, ALLEYS, PARKS, PLAYGROUNDS, RIGHTS-OF-WAY, EASEMENTS AND
PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM
APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS STARBUCKS COFFEE.

THERE ARE NO LIEN HOLDERS THAT EXIST ON THIS PROPERTY

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____.

TODD ROUTH (SIGNATURE)
TAYLOR PLAZA, LLC
11701 BEE CAVES ROAD, SUITE 262
AUSTIN, TEXAS 78738

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY AND STATE, ON
THIS DAY PERSONALLY APPEARED TODD ROUTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____ .

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

TATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN
ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON,
AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF
IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT SHOWN ON THE
ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE
PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION
REGULATIONS OF THE CITY OF TAYLOR, TEXAS.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS,
THIS ____ DAY OF _____, 2021

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS

ENGINEER'S CERTIFICATE

I, MICHAEL THOMAS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THIS SUBDIVISION, PARCELS ARE NOT ENCRoACHED BY A 100 YEAR
STORM EVENT, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY
MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL
NUMBER 48491C0533F, EFFECTIVE DATE 12/20/2019
AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. TO CERTIFY
WHICH, WITNESS MY HAND AND SEAL AT, TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS
____ DAY OF _____2021

MICHAEL THOMAS
REGISTERED PROFESSIONAL ENGINEER
MJ THOMAS ENGINEERING, LLC.
TBPE FIRM NO. F-9435
STATE OF TEXAS

DEVELOPMENT SERVICES DIRECTOR

I, _____, DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR,
TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE
COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

TOM YANTIS, DIRECTOR _____
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY
THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS
FILED FOR

RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2021. A.D.,

AT ____O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____,

2021., A.D., AT ____O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

INSTRUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF WILLIAMSON COUNTY,
AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

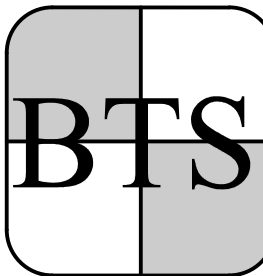
NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS:

BY: _____ DEPUTY

SHEET 2 OF 2

CITY OF TAYLOR PERMIT PZ-2021-XXXX

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500
www.bryantechnicalservices.com

DRAWN BY: TLR	CHECKED BY: BLB
SCALE: N/A	APPROVED BY: BLB
PROJECT NO. 21-643	DATE: OCTOBER 29, 2021

City of Taylor
RCR-Taylor Logistics Park
Phase 2 Minor Plat
PZ-2021-1363
Staff Report

Requested Action:

Consider disapproving RCR-Taylor Logistics Park Phase 2 Minor Plat.

Applicant:

Richard Heiges/RITD

Subject Property:

Approximately 51.46 acres to create two lots, addressed as 201 FM 3349 and located about 3,200 feet south of the intersection of US 79 and FM 3349, part of and out of the Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Vacant

Purpose:

The purpose of the subdivision is future commercial development by the railroad.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance so staff recommends disapproval of the proposed subdivision.

Attachments:

1. Staff Comments
2. Location Map
3. Proposed Plat



City of Taylor
400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

RICHARD HEIGES
R.I.T.D.
35505 COOPER ROAD
BROOKSHIRE TX 77423
RHEIGES@RITD-LLC.COM

Date: Monday, December 6, 2021

Address: 201 FM 3349, TAYLOR 76574

Permit Number PZ-2021-1363

Dear RICHARD HEIGES,

Staff has completed its review of plans for the RCR-Taylor Logistics Park Phase 2 Minor Plat that is to be located at 201 FM 3349, TAYLOR 76574. There are some corrections that need to be made prior to recordation of the plat. Consequently, your plat application is being placed on the December 14, 2021, Planning and Zoning Commission Agenda. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

1. Bond for water line required for this plat to be approved. See Subdivision Ordinance below:

3.4 Performance Bond

Prior to approval of the final plat, the subdivider shall file with the City Manager a performance bond executed by a corporate surety licensed to do business in the State of Texas, in an amount equal to the cost of the uncompleted and unaccepted improvements required by this Ordinance, as approved by the City Engineer, conditioned that the subdivider will complete such improvements within two (2) years from the date of final plat approval. Such bond shall conform to forms approved by the City.

2. Per the Subdivision Application, below is the exact wording the Clerk wants on the Plat:

County Clerk's Certification

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, _____, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock, __.M., and duly recorded this the _____ day of _____, 20____, A.D., at _____ o'clock, __.M., in the Official Public Records of said County in Document No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown,

Texas, the date last shown above written.

_____, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

3. Per the Subdivision Application, the following Certificate is missing:

Williamson County – On-Site Sewage Facilities and Floodplain Administrator

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's Office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

J. Terron Evertson, PE, DR, CFM

Date

County Engineer

4. You either need two owner's certificates or one must have the names of the owners of the parcels on it. Also, you really need to change the owner certificate because the land is not "sole owned". It cannot be if it is a LP. You can state that RCR Taylor Rail, LLC and RCR Taylor Land, L.P. owners of the land are acting through Hydrie McAlister then it is ok for you to write Manager next to her name for the signature. Per the Subdivision Application Owner's(s') is required for all owners. See Subdivision Ordinance below:

3.2 Subdivision Preliminary Plat

4. *Name of owner and address (unless given in letter of transmittal). If owner is a company or corporation, name of responsible individual such as a president or vice-president must be given.*

3.3 Final Plat

4. A certificate of ownership and dedication of all streets, easements, alleys, parks and playgrounds to public use forever, signed and acknowledged before a notary public by the owner and lienholder of the land.
5. Show the parcel descriptions on the plat. I have redlined the sheets. Look at the mark ups in My Permit Now as I am uploading them. See Subdivision Ordinance below:

3.2 Subdivision Preliminary Plat

10. *Adjacent Property: Name and adjacent boundary location of subdivision, streets, easements, pipelines, watercourses, etc.*
6. Some of the notes on the preliminary plat are missing from this plat; Prelim notes 17,18,19 and a note about the sidewalk (it was not 14 on the prelim). See uploaded mark-ups.
7. Remove the CFM Certificate.
8. Show and label easements as they are on the preliminary plat. The access easements does need red hatching;

however, the street dedication needs to be hatched as is the common symbology. See the uploaded mark ups.

9. Make the original survey name lighter and place it within the area being platted. Provide the instrument #s and descriptions of the former deeds transferring ownership of the subject property and lighten the notation. Provide details for the adjacent property and label the details e.g., the detention pond notated as it is on the amending plat.
10. Move Minor Plat to the end of the Title as it is the kind of plat. Also, you can shorten the plat description with a little consolidation e.g., all of the instrument can be together.
11. The Phase 2 boundary must be shown. The boundary of phase 2 is not the same as the plat.

9. *Boundaries:*

- a. *Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.*
- b. *Lines outside of boundaries of proposed subdivision to be dashed.*
- c. *Provide a tie to an original corner of the original survey of which said land is a part.*

12. Show the 50-foot drainage easement.
13. If there is not going to be a sidewalk later then you should take it off of this plat.
14. The plat is confusing as to where Lot 1A boundary is.
15. Review the documents from SOS Direct uploaded in the jurisdictional uploads to help with the owner's certificate.

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylor.tx.gov.

Reviewed minor plat with no comments.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

***Refer to the Associated Documents portion of the permit page to download a copy of the PDF plan review with engineering comments shown.

1. Notate owner name & address, and surveyor on the plat. See Subdivision Ordinance Excerpt below:

3.3 Final Plat

Twelve (12) white print copies of the final plat and one (1) mylar reproducible of the final plat shall be submitted to the Planning and Zoning Commission after the preliminary plat has been approved and all required changes and alterations made. No final plat will be considered unless a preliminary plat has first been submitted. Such plats shall be filed with the Development Services Department at least twenty-one (21) days prior to the meeting at which approval is requested. The final plat shall show or be accompanied by the following data:

1. *Plats shall be drawn on eighteen by twenty-three (18 × 23) inch sheets to the scale of one inch equals one hundred feet (1"=100').*
2. *A title including name and subdivision, owner or owners, and registered professional land surveyor responsible for the plat and the scale and location of the subdivision with reference to an original corner of the original survey of which said land is a part, the date, north arrow, total acres and numbers of lots and blocks.*
2. Provide a tie to an original corner of the original survey (abstract) of which said land is a part, per Subdivision Ordinance 3.2.9c.
3. Per the Subdivision Ordinance:
 - a. Notate pipeline easement information on the leg running perpendicular to FM 3349.
 - b. Notate easement information for existing 50-ft drainage easement provided in previous preliminary plat. Any necessary proposed drainage easements shall be noted for drainage across lots.

- c. Verify and notate existing drainage easement within the current proposed Phase 2 subdivision.
4. For the bearing distance noted on the plat drawing, verify distance shown as Metes and Bounds legal description shows 1197.14 feet.
5. Provide scale bar text to notate plat scale. See Subdivision Ordinance Excerpt below:

3.3 Final Plat

The final plat shall show or be accompanied by the following data:

1. *Plats shall be drawn on eighteen by twenty-three (18 × 23) inch sheets to the scale of one inch equals one hundred feet (1"=100').*
6. Notate areas shown on either side of the 10-ft PUE (i.e. easement) See Subdivision Ordinance below:

3.3 Final Plat

5. *An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.*
7. Provide plat certificate for proposed OSSF (septic), Williamson County, per Subdivision Application.
8. Complete the filing information where missing in the plat notes and the metes and bounds legal description.

3.3 Final Plat

5. *An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.*
9. If there is no floodplain shown for for this Phase 2 Subdivision, remove plat certificate.
10. Provide a note stating the following or similar: The City of Taylor Public Works shall be allowed to access easements adjacent to the 10-ft PUE shown in order to maintain public utilities.

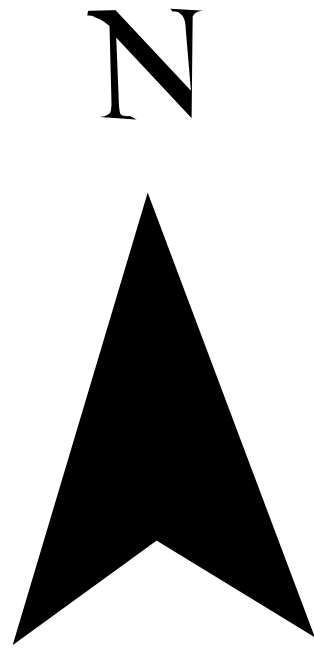
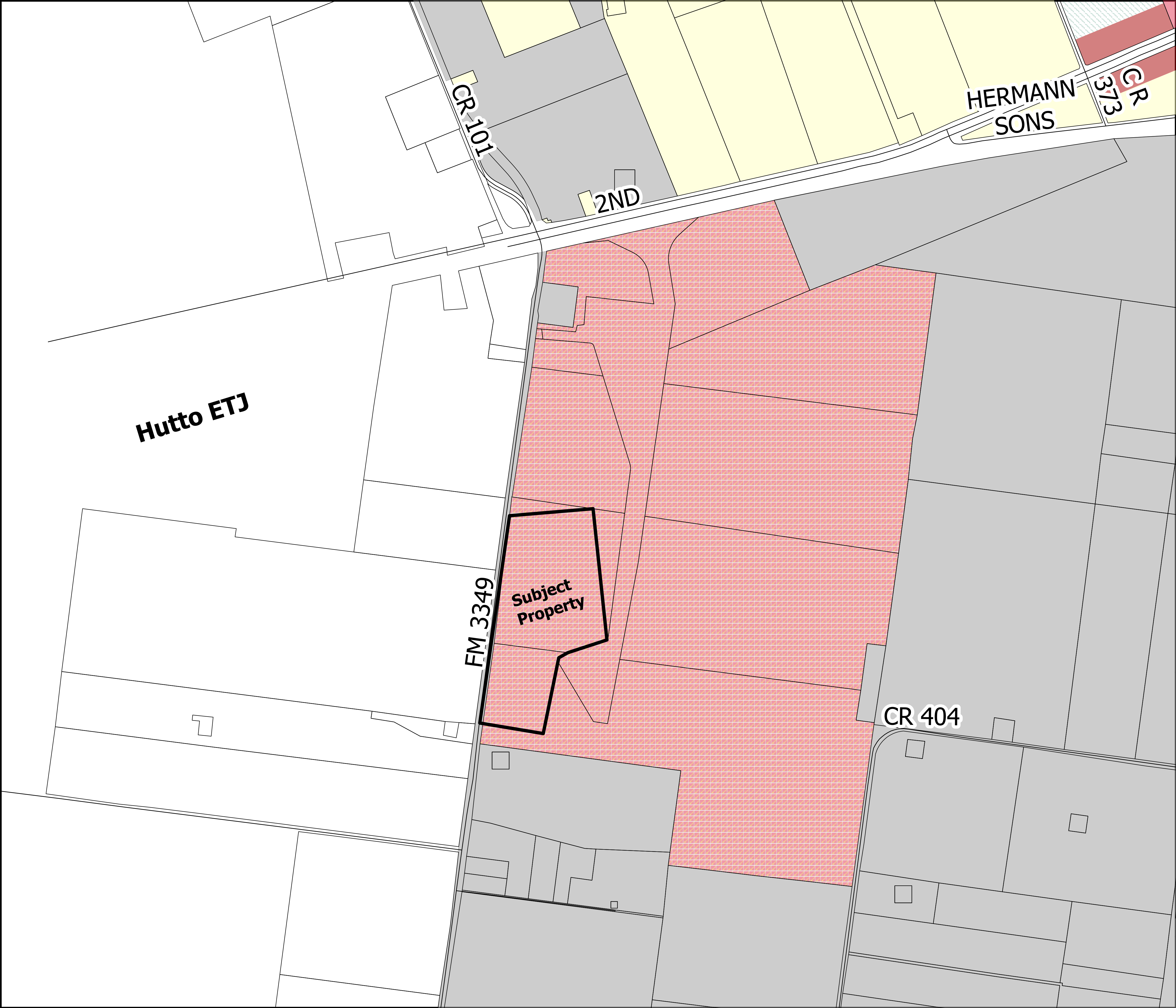
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6186, or by e-mail at shelly.shelton@taylortx.gov.

Thank you,



Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning (Shelly R Shelton),
Planning Admin., Planning case manager (reviewer)
Attachment

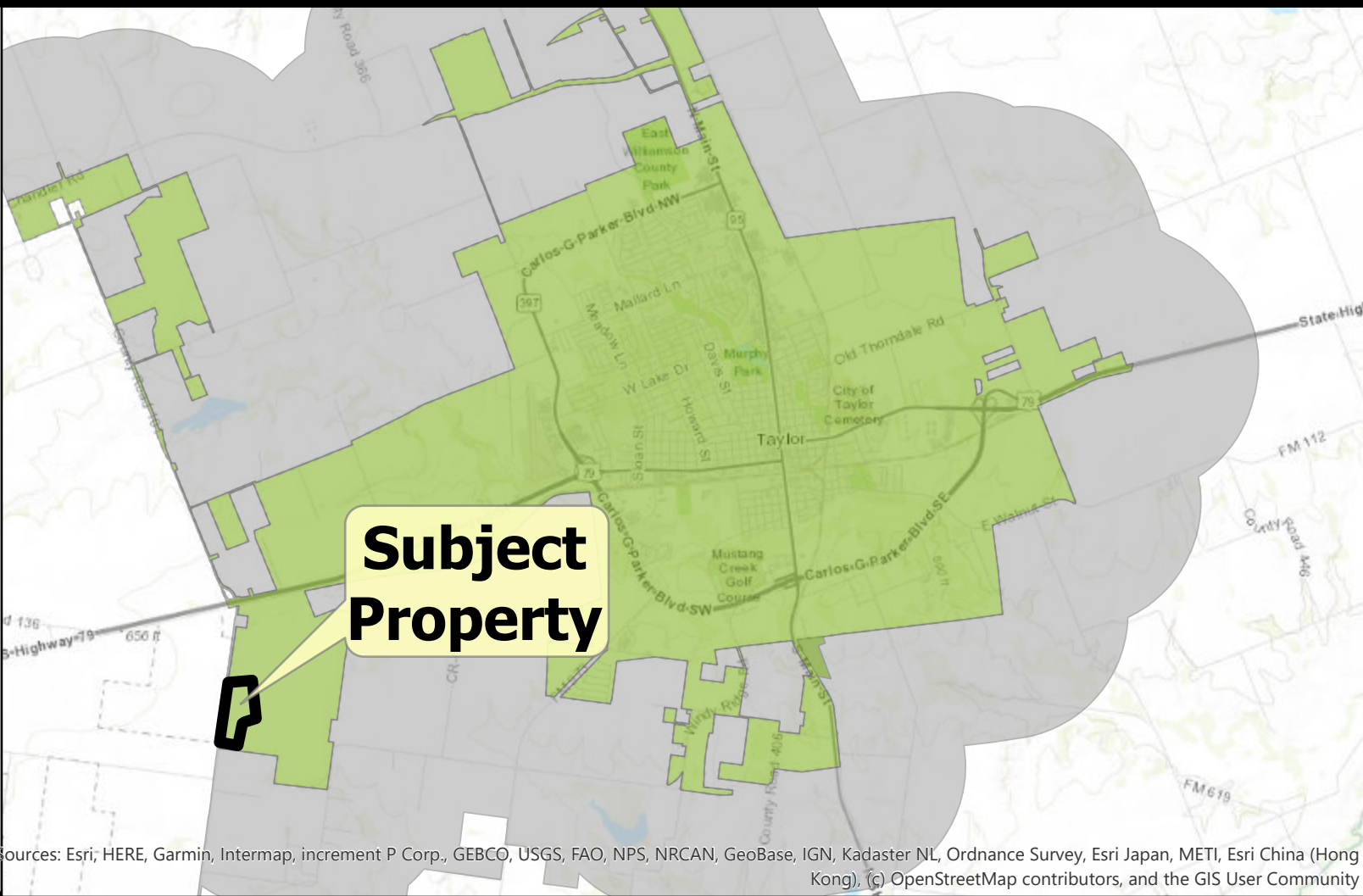


PZ-2021-1363

**RCR-Taylor Logistics Park
Phase 2 Minor Plat
201 FM 3349
Approximately 51.46 Acres**

Legend

ETJ	ZONING
Subject Property	B-1
Parcels	B-2
Streets	B-2/CPD
	R-1 Single Family
	R/A Rural Agriculture



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

0 500 1,000 2,000 US Feet

	SHEET NO. <i>1 OF 2</i> 33
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C:\Users\msummers\ACCDocs\RTD\571-1_Taylor ALTA Title Survey\Project_Files\2-DESIGN\5-SURV\3-DWG\571-1_PDC_Minor_Plat.dwg * 11/5/2021 10:39 AM * Plotted by Morgan Summers

OWNER'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {
I, RCR TAYLOR RAIL, L.P., SOLE OWNER OF THE CERTAIN 51.463 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2018058736, 2018058746, AND 2021132303 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE AMENDING PLAT OF RCR-TAYLOR LOGISTICS PARK, PHASE 1.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2021.

HYDIE McALISTER, MANAGER, RCR TAYLOR RAIL, L.P.

NOTARY'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED HYDIE McALISTER, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
I, RICHARD W. HEIGES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6452 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.
DATED THIS THE _____ DAY OF _____, 2021, A.D.

RICHARD W. HEIGES
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 6452, STATE OF TEXAS

ENGINEER'S CERTIFICATION

AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ BROOKSHIRE _____ WALLER _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 2021

RICHARD W. HEIGES, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 123135

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATION

DEVELOPMENT SERVICES DIRECTOR
I, _____, DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS

TOM YANTIS, DIRECTOR _____ DATE _____

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OF SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REGULATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR _____ DATE _____

RCR-TAYLOR LOGISTICS PARK
MINOR PLAT, PHASE 2

BEING A MINOR PLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 2, CONSISTING OF APPROXIMATELY 51.463 ACRES, LYING IN PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 48, MADE UP OF THE REMAINDER OF THE ORIGINAL TRACT CALLED RCR TAYLOR RAIL, L.P., TRACT 1, 84.000 ACRES AS RECORDED IN INSTRUMENT NO. 2021132303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE ORIGINAL TRACT CALLED RCR TAYLOR LAND, L.P., 183.84 ACRES AS RECORDED IN INSTRUMENT NO. 2018058736 OF THE SAID OFFICIAL PUBLIC RECORDS, AND PART OF THE ORIGINAL TRACT CALLED RCR TAYLOR LAND, L.P., 194.559 ACRES AS RECORDED IN INSTRUMENT NO. 2018058746 OF THE SAID OFFICIAL PUBLIC RECORDS.

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES, UNLESS OTHERWISE NOTED HEREON.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED. THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM; HOWEVER, PER CITY OF TAYLOR ORDINANCE NO. 2019-28 RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT), NO PERMANENTLY OCCUPIED BUILDINGS ARE PERMITTED WITHIN LOT OF THIS SUBDIVISION PLAT. TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2019-28 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND THE CITY OF TAYLOR SITE DEVELOPMENT PERMIT NO. PZ-2021-XXXX.
- STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER/DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMIT PZ-2019-1182. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN
- THE PROPOSED LANDSCAPE BUFFER FOR THIS MINOR PLAT OF PHASE 2, LOT 1 & 2 IS 50 FEET WIDE AND ADJACENT TO THE PROPOSED FM3349 RIGHT-OF-WAY LINE / FUTURE RIGHT-OF-WAY RESERVE. THE LANDSCAPING PLAN AND BUFFER LOCATION SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES THAT ARE IN EFFECT FOR ANY DEVELOPMENT OF THE PLATTED AREA SHOWN HEREON, OR AS APPROVED BY THE CITY OF TAYLOR.

ACCESS EASMENT
LINE TABLE

NUM	BEARING	DISTANCE
L1	S82°21'11"E	50.01'
L2	S 7°39'11"W	55.04'
L3	S 7°39'11"W	1009.49'
L4	S 7°39'11"W	1307.42'
L5	N82°24'58"W	50.01'
L6	N 7°39'11"E	1307.77'
L7	N 7°39'11"E	986.22'
L8	N 7°39'11"E	78.02'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	65°01'19"	62.42'	55.00'	S40°06'44"W	59.13'
C2	64°55'46"	90.67'	80.00'	S40°09'30"W	85.90'

LEGEND

- POINT FOR CORNER 4933 = CORNER MONUMENT AS SHOWN
- SET 5/8" IRON ROD W/ CAP "RPLS 6452" ALSO HAS A CAP MARKED "ROW 4933"
- FOUND 5/8" IRON ROD BENT = CORNER MONUMENT AS SHOWN
- FOUND 1/2" IRON ROD ALSO IS BENT
- FENCE POST FOR CORNER 6452 = CORNER MONUMENT AS SHOWN
- ALSO HAS A CAP MARKED "RPLS 6452"
- PHASE LINE

D.R.W.C.TX. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P/O = PART OF RES. = RESIDUE BM=BENCHMARK

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COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON
I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021, A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.
NANCY E RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
BY: _____ DEPUTY



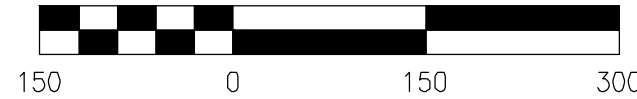
RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

DATE 11/05/21 DRAWN MS
CHECK RH APPRV'D RH

RCR - TAYLOR LOGISTICS PARK
PDC DEVELOPMENT COMPANY

MINOR PLAT
PHASE 2, LOTS 1 & 2



SHEET NO.

2 OF 2
34

City of Taylor
RCR-Taylor Logistics Park
Subdivision Improvement Plans
(north-south water line extension)
PZ-2021-1362
Staff Report

Requested Action:

Consider disapproving RCR-Taylor Logistics Park Subdivision Improvement Plans (north-south waterline extension).

Applicant:

Richard Heiges, P.E./RITD

Subject Property:

201 FM 3349 and located at the southeast corner of the intersection of US 79 and FM 3349, part of and out of the James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Railroad

Purpose:

The plans are for the extension a public water line along the west side of the RCR-Taylor Logistics Park boundary, next to FM 3349.

Staff Recommendation:

Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance/Engineering Manual so staff recommends disapproval of the proposed plans.

Attachments:

1. Staff Comments
2. Location Map



City of Taylor

400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Richard Heiges
R.I.T.D.
35505 Cooper Road
Brookshire TX 77423
rheiges@ritd-llc.com

Date: Monday, December 6, 2021

Address: 201 F.M. 3349, Taylor 76574

Permit Number PZ-2021-1362

Dear Richard Heiges,

Staff has completed its review of plans for the RCR Taylor Logistics Park SIP that is to be located at 201 F.M. 3349, Taylor 76574. There are some corrections that need to be made prior approval of your submission so your application will be placed on the December 14, 2021 Planning and Zoning Commission Agenda. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186.

Previous Completeness Review Comments

On behalf of City Engineer Per the SIP Checklist

1. The cost estimate provided was a quote from a contractor; provide a sealed cost estimate from the engineer of record with a statement regarding the cost estimate.
2. The quote notes some of the work items included for the water line construction but also has exclusions such as steel casing, fire hydrant assemblies, valves, fittings, and testing.
3. The water line material quoted appears to be HDPE pipe where cast iron is proposed according to the plans and is said to be backfilled using cement stabilized sand where typically water lines are bedded/backfilled with bank sand - the proposed quote shall match the proposed drawings and engineering specifications.
4. Include all related City of Taylor standard construction details such as water utility bedding and backfill, valves, casing, etc.
5. Include SWPPP plan and details.
6. Verify and provide notation on plan if PPCA (Potentially Petroleum Contaminated Areas) are present and notate gasket material proposed with ductile iron pipe.

Subdivision Improvement Comments (Planning)

1. Some Mark ups have been uploaded in the review files for your review (C1.0, C1.1, C1.2)
2. Provide documentation of County acquisition of Hutto property along FM 3349 ROW.
3. The water line plans must be consistent with the recently approved preliminary plat with one exception, the water line easement will need to be 20-foot wide. The easements and details along the property line need to follow the approved preliminary plat except the PUE for water.
4. Fire hydrants have to be in the public utility easement. They may be shown in a 10-foot easement but it does not look like it on C2.1..
5. There is no label for the remaining 15-feet of easement.
6. The Vegetative Buffer placement on the south portion of the property where there had been a road proposed previously is confusing to me. It makes it appear that a road is going in but that has not been determined yet. I don't think it should be there at this time since it is premature.

7. Provide a Legend on the Plans.
8. As the floodplain is supposed to be in an easement any floodplain easements should be shown on the plans to confirm there are not conflicts.
9. Is the road that seems to be the extension of 404 confirmed. If so, provide the information.

Per 6.1 Engineering Manual

SECTION 2 PLAN REQUIREMENTS

All construction plans for proposed public water, wastewater, paving, drainage, and traffic improvements shall be designed, signed, sealed, and dated by a Licensed Professional Engineer licensed in the State of Texas and adhere to the requirements of this Section. All construction plans or drawings must be accompanied by a Geotechnical Engineering Report signed, sealed, and dated by a Licensed Professional Engineer.

Plans and drawings shall be furnished in the following format and contain the elements listed herein:

1. Cover Sheet
 - a. Project title including City name
 - b. Legal property description, if applicable
 - c. Vicinity map
 - d. Owner, engineer, and surveyor name, address and telephone number
 - e. Project title in small print placed vertical along the right border
 - f. Sheet index
 - g. Signature block for City approval
2. Copy of Current Plat - When applicable, a copy of the current plat bound with plans. The signed plat shall be bound with the as-built drawings.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

No objection taken for updated cost estimate. Pipe material type shall be per the requirement of Taylor Engineering Manual 6.3.

***See Associated Documents section of the permit page for engineering comments placed on the plan review PDF.

1. Verify air release valve requirements (TAC 290.44. Water Distribution.) and per Taylor Engineering Manual 6.7 along the proposed ~5, 400 LF route
2. Verify sizing requirements of the proposed water line and notate on plan how 20-inch was determined.
3. Water lines >16-inch to be ductile iron pipe per Taylor Engineering Manual 6.3.
4. Verify if pipe is to be fully restrained and notate thrust restraint requirements for the line size provided.
5. Notate existing Flint Hills pipeline on plan view (~STA. 5+00)
6. Stubouts provided shall be one full joint of pipe (10-ft minimum)
7. Coordination with Public Works on end of line requirements (i.e. flushing valve) and per Taylor Engineering Manual 6.7.
8. Provide detail for steel casing of the line for applicable applications of the pipe shown.
9. Cautionary: Verify if locations of commercial water meters have been identified. Include on the plan.
10. Cautionary: Provide letter of no objection (LONO) for pipeline crossing(s) (Flint Hills)

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

2. The size of the water line shall be sized large enough to supply the extremely large buildings that could be built. I highly recommend consulting with a fire protection engineer to evaluate the size of the water line in relation to the water flow that would be required for the large buildings and their fire suppression systems.

Updated comments. Reviewed comment response with upload date of 11/23/2021.

The previous comment will need to be confirmed.

2. The size of the water line shall be sized large enough to supply the extremely large buildings that could be built. I highly recommend consulting with a fire protection engineer to evaluate the size of the water line in relation to the water flow that would be required for the large buildings and their fire suppression systems.

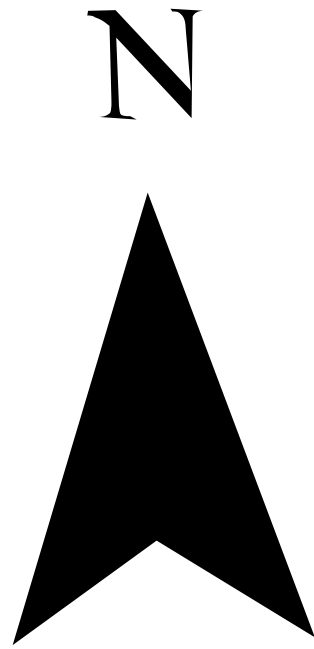
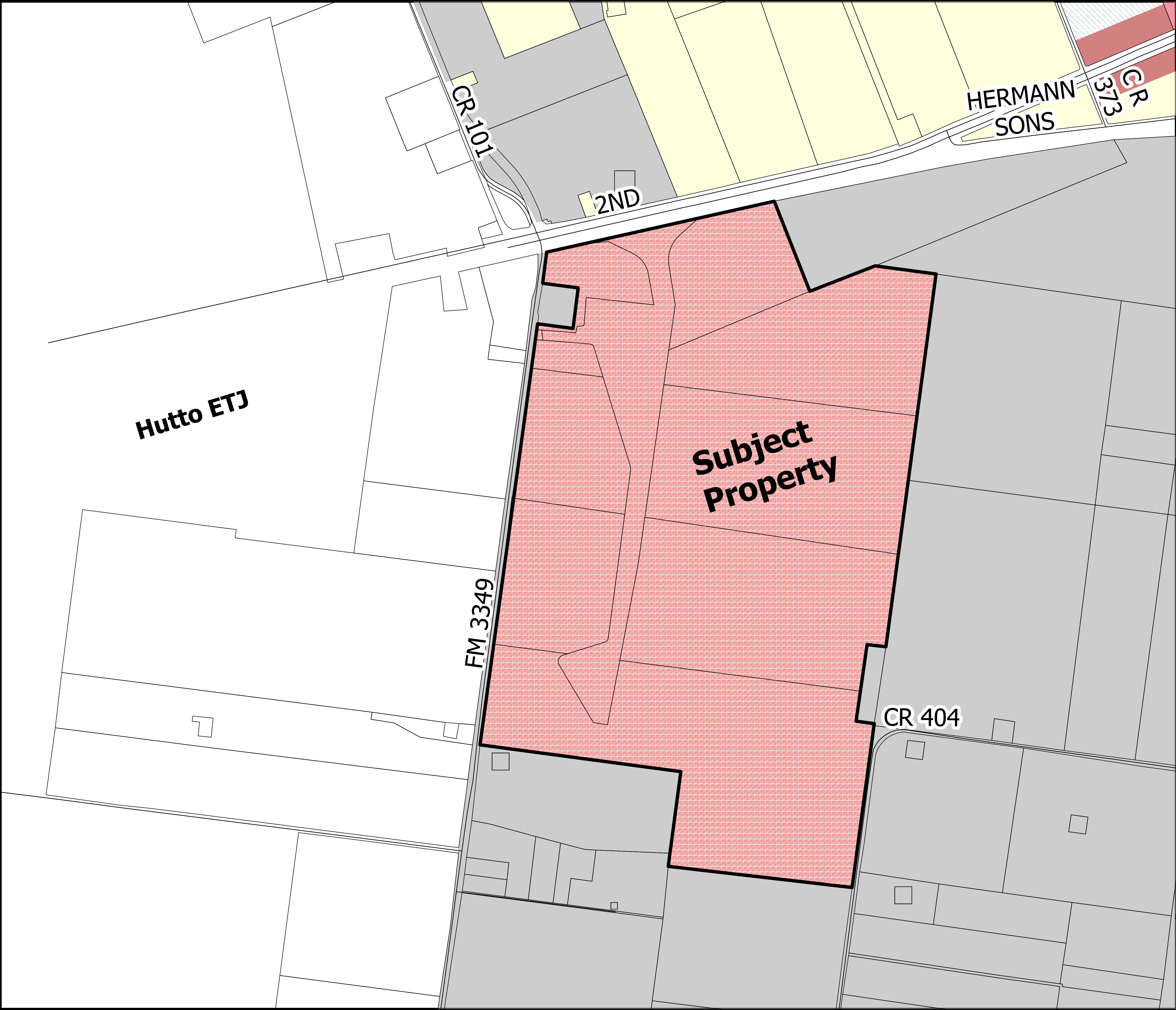
Please revise the plans to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6186, or by e-mail at shelly.shelton@taylortx.gov.

Thank you,



Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning (Shelly R Shelton),
Planning Admin., Planning case manager (reviewer)
Attachment

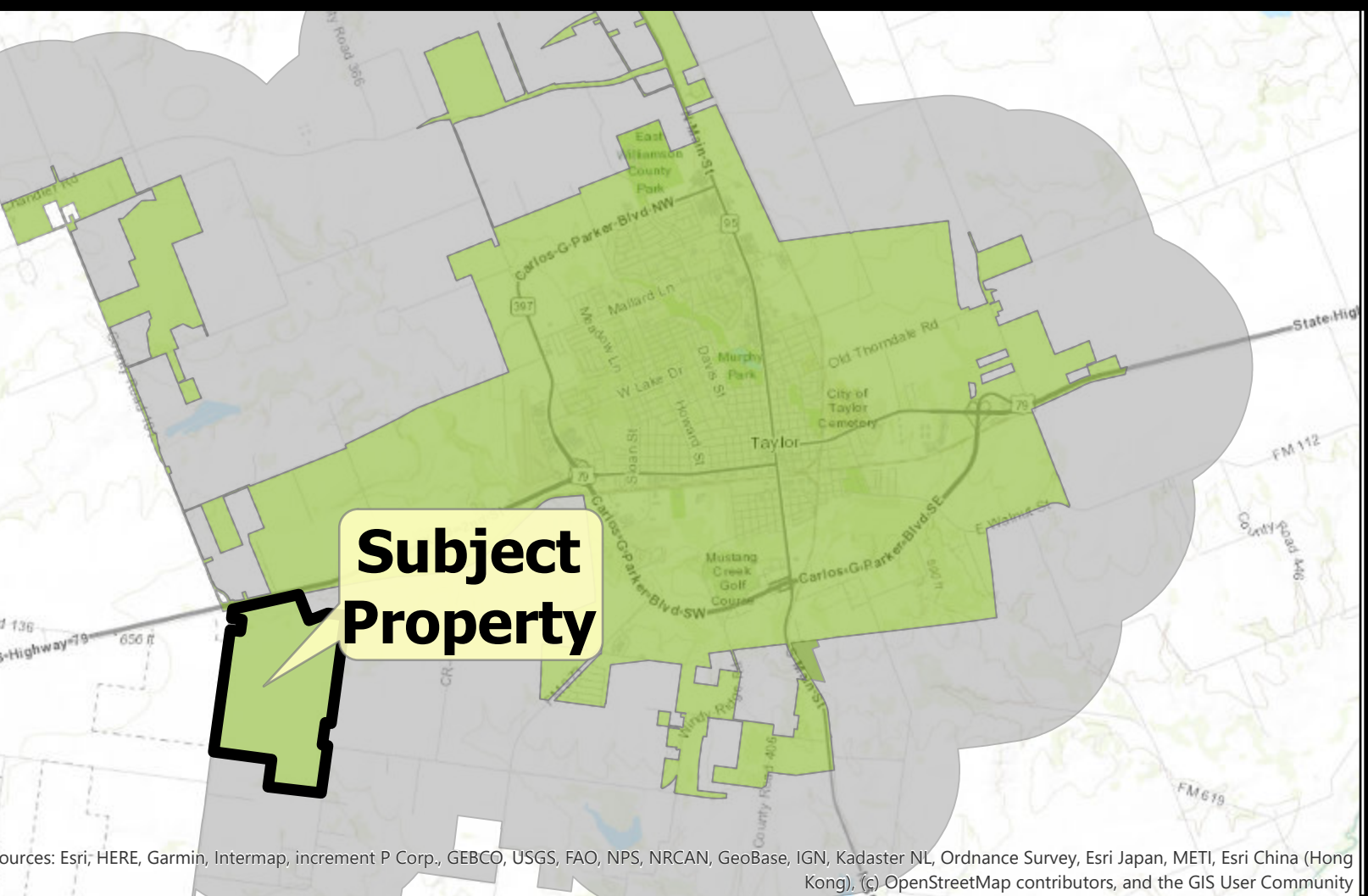


PZ-2021-1362

**RCR-Taylor Logistics Park
Subdivision Improvement Plans
201 FM 3349
Approximately 756 Acres**

Legend

- | | |
|------------------|-----------------------|
| ETJ | ZONING |
| Subject Property | B-1 |
| Parcels | B-2 |
| Streets | B-2/CPD |
| | R-1 Single Family |
| | R/A Rural Agriculture |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community



**City of Taylor
North Drive ROW
Subdivision Improvement Plans
PZ-2021-1361
Staff Report**

Requested Action:

Consider disapproving North Drive ROW Subdivision Improvement Plans.

Applicant:

Aimee Chavez, P.E./Pape-Dawson Engineers

Subject Property:

North Drive right-of-way, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: N/A (ROW)

Current Use: ROW

Purpose:

The plans are for North Drive right-of-way improvements, north of N.W. Carlos G. Parker Boulevard, in conjunction with the development of the planned development Spring Creek Phase 1, formerly Taylor 70.

Staff Recommendation:

Staff comments are attached. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance Engineering Manual so staff recommends disapproval of the proposed plans.

Attachments:

1. Staff Comments
2. Location Map
3. Proposed Plat



City of Taylor

400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Aimee Chavez
Pape-Dawson Engineers, Inc.
10801 N. Mopac Expy., Bldg. 3, Suite 200
Austin TX 78759
achavez@pape-dawson.com

Date: Friday, December 3, 2021

Address: CR 367, Taylor 76574

Permit Number PZ-2021-1361

Dear Aimee Chavez,

Staff has completed its review of plans for the North Drive Improvement Plans. There are some corrections that need to be made prior to approval. As the plans do not meet the minimum requirements, your submittal will be placed on the December 14, 2021, Planning and Zoning Commission with a recommendation of disapproval. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylor.tx.gov.

The streetlights along North Drive and at the ingress(es)/egress(es) must be conducive with each other.

Sidewalks next to collectors must be 5-feet wide. See the Engineering Manual excerpt below:

5.8 SIDEWALKS

5.8.1 SIDEWALK SPECIFICATIONS

3. Minimum Sidewalk Width - All sidewalks shall be a minimum of four (4') feet in width, except a sidewalk located within or abutting a collector street, or larger, as shown on the Thoroughfare Plan, shall not be less than five (5) feet in width. All sidewalks shall be constructed in the area between the curb or grade line of the public street and the abutting property line. The edge of the sidewalk shall generally be parallel with the curb line. The City Engineer may approve a plan to alter the location of a sidewalk to preserve a tree or for aesthetic purposes. One additional foot of width shall be added to a sidewalk that abuts a street curb.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

North Drive Improvements - Drainage Study Review Comments:

1. The study does not discuss phasing of North Drive. If North Drive is constructed first will there be adverse impacts in the interim condition? Need to address.

Traffic Impact Analysis Report

1. Refer to the Associated Documents portion of the permit page to download a PDF copy of the TIA Report comments summary. The remaining comments have been highlighted in the document.
2. Verify the buildout year of 2026 is still valid given the lapse of one year that the report was prepared.

See "Associated Documents" section of the permit page for a PDF containing comments on the plan sheets.

North Drive Improvements - Plan Review Comments

Sheet#	Sheet Name	Comment
1	Cover	Doesn't match drainage report
1	Cover	Update permit number reference on all sheets (PZ-2021-1361)
1	Cover	For water line on North Drive and portion of Sanitary Sewer shown in Spring Creek Subdivision plans near North Drive; verification to be made to include those improvements are with the North Drive extension plan set since the water and sewer are proposed near paving improvements and are in the existing right of way. Provide pertinent sheets and details accordingly.
4	EXISTING CONDITIONS & DEMOLITION PLAN	Add hatching in the sheet legend
5	EROSION CONTROL & SEDIMENTATION PLAN	For the temporary channel shown, 4:1 required unless geotech report recommendation otherwise
5	EROSION CONTROL & SEDIMENTATION PLAN	Proposed improvements to be coordinated and approved by TxDOT
7	NORTH DRIVE 2 OF 2	Notate curb transitions on the plan, reference details
8	Pavement Markings Street Light & Signage Plan	Notate curb transitions on the plan, reference details
8	Pavement Markings Street Light & Signage Plan	Verify which lane should be through lane. Typically with this type of configuration with bike lanes, the outside lane would be right turn only.
8	Pavement Markings Street Light & Signage Plan	Verify required lane width (10" straight lane)
8	Pavement Markings Street Light & Signage Plan	Through movements do not line up. Need to widen pavement/insert horizontal curves in order for the lanes to line up and for the bike lanes to continue through
8	Pavement Markings Street Light & Signage Plan	Maintain bike lane through intersection, otherwise future extension of the bike lane would require reconstruction of three inlets.
8	Pavement Markings Street Light & Signage Plan	Verify taper length per TMUTCD: $L = WSU^2/60$
8	Pavement Markings Street Light & Signage Plan	Add small radius for wheel off-tracking
9	GRADING PLAN	Provide document information for drainage easement shown
9	GRADING PLAN	Refer to Engineering Manual 8.13.3c - Channel grade too flat for earthen, required concrete pilot channel at 0.5%
9	GRADING PLAN	Engineering Manual 8.13.3a – for the channel shown, 4:1 required unless geotech analysis conducted
9	GRADING PLAN	For the culvert crossing on Carlos G. Parker, verify and not the culvert crossing and size of culverts
9	GRADING PLAN	EM 6.1.10
Channel alignment?		

Engineering Manual 8.13 3.e

Design for fully-vegetated conditions. Note vegetation maintenance plan major role in Manning's used

Engineering Manual 8.13 6.a.

Provide vegetative cover spec

Engineering Manual 8.13 8

Maintenance access must be provided on one side of the channel

EM 6.1.11Provide channel profile

11 Drainage Calculations Use the City of Taylor Engineering Manual Intensities

https://library.municode.com/tx/taylor/codes/code_of_ordinances?nodeId=CICO_APXCSUOR_CH6ENMA

See "Associated Documents" section of the permit page for a PDF containing comments on the geotechnical report.

North Drive Improvements - Geotechnical Report Review Comments

Page#	Reference	Comment
7	Top of page	Lab testing does not include a TTC, CBR, Sulfate, or pH, as required by CAPEC and needed for design
8	4.1 General	That was final draft [date], use final version dated July 6, 2017
8		For flexible pavement CAPEC requires FPS 21 be used, including Triaxial and Mechanistic checks
8	Between 4.1 and 4.2	No discussion herein regarding PVR and potential mitigation measures, CAPEC requires a PVR <2 inches for Collector Series
8	Table No. 2	Revise text, typo noted: what is Annual Growth 3.5.0 %
8		Report should address subgrade improvement methods per CAPEC
9	4.3 Pavement Sections	
Table No. 3		Pavement thickness calculations are not provided to back up pavement sections provided, and confirm the design was per CAPEC
9	Table No. 3	How was 600,000 EASLs calculated, was CAPEC followed, back up calculations not provided?
9		Document how 12" LSS can be replaced with Geogrid
9		What subgrade modulus as used for design and how was it selected?
9	4.4 Base Course	Pavement design needs to address the Performance Criteria in Section 1.2.1 of CAPEC Tables 1.1 and 1.2
9	4.5 Asphaltic Concrete	Please clarify Type D or C HMA under Section 4.5 of report, text unclear
9	Bottom of page	Per CAPEC all pavement designs must be submitted with a Life Cycle Cost Analysis as defined in Section 6 of CAPEC Pavement Manual
10	4.6 Lime Stabilized Subgrade	Sulfate content testing should be part of Geotech Study per CAPEC

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylorx.gov.

Reviewed with no comments.

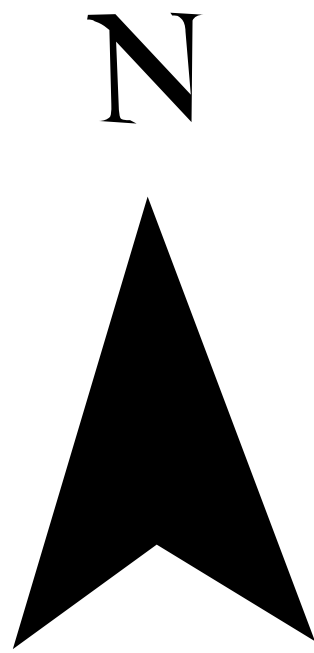
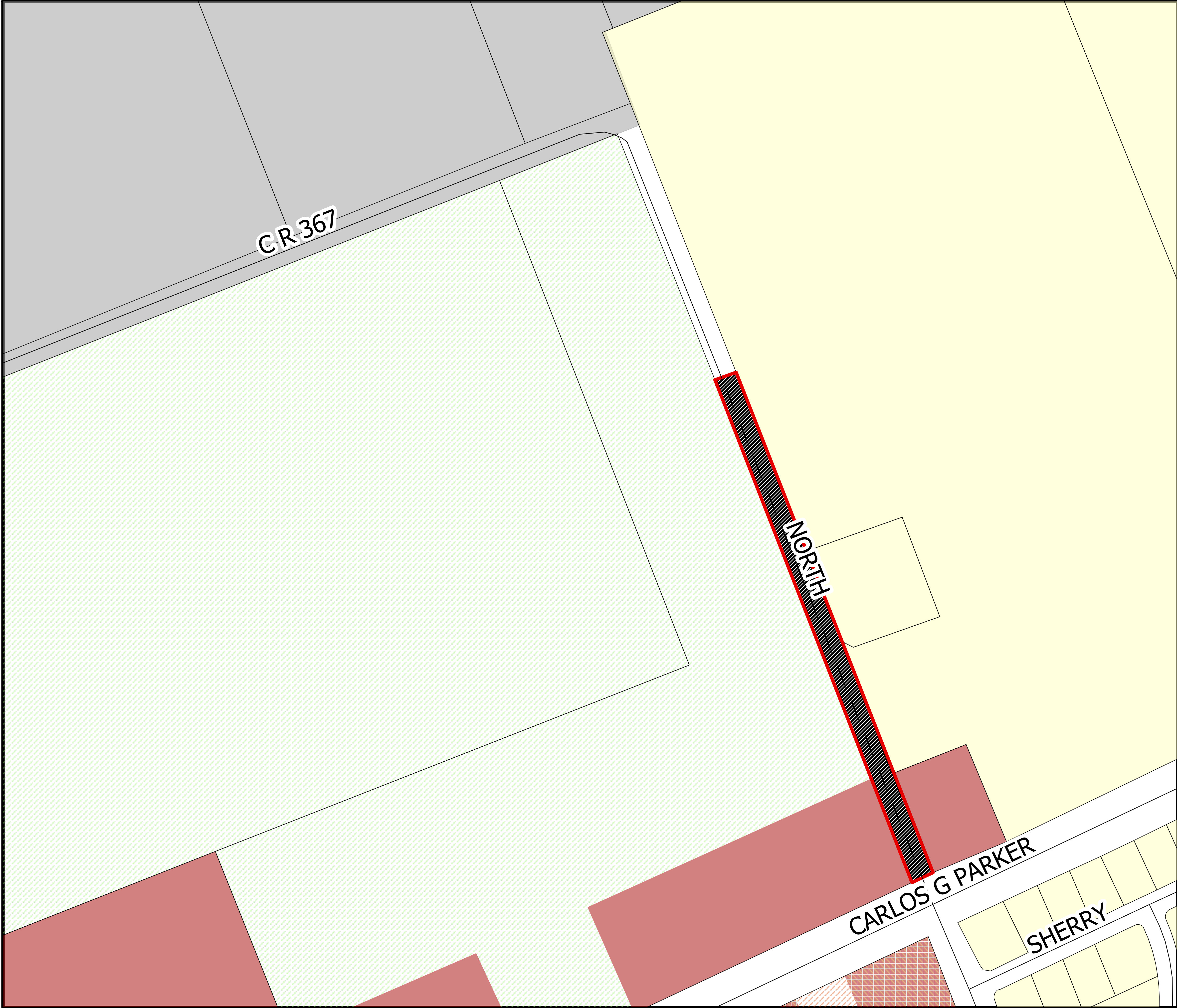
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6186, or by e-mail at shelly.shelton@taylorx.gov.

Thank you,



Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning (Shelly R Shelton),
Planning Admin., Planning case manager (reviewer)
Attachment



PZ-2021-1361

North Drive
Subdivision Improvement Plans
Approximately 5.21 Acres
of Right-of-Way

Legend

- | | |
|-------------------------------|----------------------|
| ETJ | B-1/CPD |
| Street Section to Be Improved | R-1 Single Family |
| Parcels | R-1/RPD: Residential |
| Streets | Planned Development |
| ZONING | MF-1/RPD |
| B-1 | |



**City of Taylor
Spring Creek Phase 1
(formerly Taylor 70),
Subdivision Improvement Plans
PZ-2021-1364
Staff Report**

Requested Action:

Consider disapproving Spring Creek Phase 1 (formerly Taylor 70), Subdivision Improvement Plans.

Applicant:

Aimee Chavez, P.E./Pape-Dawson Engineers

Subject Property:

Approximately 27.93 acres, located at the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

The subdivision improvement plans are for Spring Creek Phase 1.

Staff Recommendation:

Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance/Engineering Manual so staff recommends disapproval of the proposed subdivision improvement plans.

Attachments:

1. Staff Comments
2. Location Map



City of Taylor

400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Aimee Chavez
Pape-Dawson Engineers, Inc.
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin TX 78759
achavez@pape-dawson.com

Date: Wednesday, December 1,
2021

Address: CR 367, Taylor 76574

Permit Number PZ-2021-1364

Dear Aimee Chavez,

Staff has completed its review of plans for the Spring Creek Phase 1 SIP that is to be located at CR 367, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Consequently, your subdivision application is being added to the December 14, 2021, Planning and Zoning Commission Agenda. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Informational: The sizing of the wastewater line-to be extended along North Drive-needs to be determined as it may need to be oversized. The water line extension needs to be discussed further so Javier Vasquez has proposed a follow-up meeting to discuss comments and extension of utilities in North Drive.

An Application for the offset for the construction of North Drive is in the jurisdictional uploads for your client to fill out. The streetlights along North Drive and at the ingress(es)/egress(es) must be conducive with each other.

1. Refer to the mark ups uploaded by me in the Review Files. The streetlights need to be adjusted. They should be changed for the fire hydrants in some cases e.g., at the end of Caraway Drive.
2. Fire hydrants are not permitted in the sidewalks and ramps. Refer to the mark ups.
3. Sheets 4, 44 and 45 are not consistent with the approved preliminary plat. Refer to the mark ups. The approved preliminary plat has been uploaded for your conveniences.
4. Block 5, Lots 14 and 15 are contiguous with each other and Reserve 13. It is not depicted correctly in your drawings.
5. As the base layer is not correct, the drawings are all incorrect.
6. The park sidewalk is missing. Review the Planned Development and the approved plat.
7. Review the mark-ups in the review uploads so that comments are more easily understood.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

A comment summary log has been provided for the following items:

1. Subdivision Improvement Plans Review Comments,
2. Drainage Study Review Comments and
3. Geotech Review Comments (includes report letter for alleys)

***Refer to the Associated Documents portion of the permit page to download a PDF copy of the engineering plan review comments on the plan sheets

Traffic Impact Analysis Report

1. Refer to the Associated Documents portion of the permit page to download a PDF copy of the TIA Report comments summary. The remaining comments have been highlighted in the document.
2. Verify the buildout year of 2026 is still valid given the lapse of one year that the report was prepared.

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylor.tx.gov.

Review of phase 1

1. Relocate the fire hydrant at lot 7 on Caraway Dr. to the west corner of lot 10 on Caraway Dr.
2. Relocate the fire hydrant at the end of the cul-de-sac on Ansley Court to the west corner of lot 22 on Ansley Court.
3. Taylor's fire hydrant detail to reflect our new standards:

hydrant notes

Note #6. hydrants to be painted by the manufacturer in the color silver

Note #7. Caps and chains ARE to be supplied with the hydrants.

New Note #8. Center 5 inch storz cap to incorporate a center pentagon.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6186, or by e-mail at shelly.shelton@taylor.tx.gov.

Thank you,



Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning (Shelly R Shelton),
Planning Admin., Planning case manager (reviewer)
Attachment

COMMENT LOG



Drainage Review
PZ-2021-1364

Comments for PZ-2021-1364-4a-drainage report_taylortract.pdf

Sheet#	Sheet Name	Comment	Reviewer response
EX3 Pg. 7	Pre-Project Drainage Area Map	City is conducting a study of the KBI detention pond. This study shows this area draining to Bull Branch	
EX5 Pg. 9	Post-Project Drainage Area Map	TC from this area is 90 min and may not be controlling hydrograph downstream. Isolate into separate area	
EX7 Pg. 11	Topographic Work Map	1. Culvert size? Does exist convey 100-yr? Suspect existing may not and there may be roadway overtopping here which should be accounted for in floodplain	
EX7 Pg. 11		2. 6.1.1.k. - Show minimum building slab elevations (only if elevations are not shown on final plat). Need to be 2' above floodplain elevations	
EX7 Pg. 11		3. Culvert size? Meets requirements? EM 8.11.6.a - 1' freeboard in 100-yr?	
EX7 Pg. 11		4. EM 8.1.8.f - dedicate drainage easement for floodplain	
EX7 Pg. 11		5. EM 8.13 - Channels Meets requirements? 4:1 side slopes min channel slopes, bottom slopes? 1' freeboard etc.	

COMMENT LOG



Drainage Review
PZ-2021-1364

Sheet#	Sheet Name	Comment	Reviewer response
EX7 Pg. 11		6. Culvert size?	
Table 1 Pg. 12	Curve Number	What is composite CN after factoring in impervious cover? EM 8.6.5.d. <<understand HEC-HMS calculates this, but still summarize in report>>	
Table 1 Pg.14	Peak Discharge Comparison	For record purposes state the Atlas rainfall amounts used	

COMMENT LOG



Plan Review
PZ-2021-1364

Doc.	Subdivision Improvement Plans - PZ-2021-1364-spring creek phase 1.pdf		
Sheet#	Sheet Name	Comment	Reviewer response
1	Cover	Include legal description of the subdivision in the heading including County name	
1	Cover	Update permit number on all sheets (2021-1364)	
4	Phasing Plan	Reserves 1, 2, 3 – Notate ROW dedication for sidewalk	
4	Phasing Plan	Upper right corner – Dedicate corner clip	
5	Erosion & Sedimentation Control Plan 1 of 3	Engineering Manual 8.11.7 Concentrated flow over steep channel slope Check for erosion protection	
5	Erosion & Sedimentation Control Plan 1 of 3	Update sheet reference (Sheet 6 of 51)	
8	Tribute Boulevard	Provide median details and dimension median	
9	Greinert Drive 1 of 2	Verify positive drainage where shown on the review drawing	
9	Greinert Drive 1 of 2	Verify grade break % shown on the review drawing. Large grade breaks (>5%) will not be allowed	
17	Grading Plan 1 of 2	Engineering Manual 6.1.10 Verify channel alignment Engineering Manual 8.13 3.a. - Min side slopes 4:1 or as recommended from geotech analysis 3.c. - channel slope shall be a minimum of 2% unless velocity for 2-yr > 2fps, no slope may be less than 0.5%.	

COMMENT LOG



Plan Review
PZ-2021-1364

Doc.	Subdivision Improvement Plans - PZ-2021-1364-spring creek phase 1.pdf		
Sheet#	Sheet Name	Comment	Reviewer response
		3.c. - channel grass lined bottom slope must be at least 2% 3.e - design for fully-vegetated conditions <per HEC-RAS 0.03/0.04 used for channel and 0.06 used for overbanks> provide justification. Note vegetation maintenance plan major role in Manning's used 3.e - design to convey 100-yr + 1' freeboard 4.a - max velocity is 6 fps 5. - min velocity is 2 fps 6.a. - provide vegetative cover spec 8 maintenance access must be provided on one side of the channel Engineering Manual 6.1.11 Provide channel profile	
17	Grading Plan 1 of 2	Label side slopes. Slopes appear to be steep on Ditch profiles shown	
17	Grading Plan 1 of 2	Verify and provide reference to a transition plan from North Dr. temporary drainage to final drainage for Spring Creek subdivision	
18	Grading Plan 2 of 2	Engineering Manual 8.19	

COMMENT LOG



Plan Review
PZ-2021-1364

Doc.	Subdivision Improvement Plans - PZ-2021-1364-spring creek phase 1.pdf		
Sheet#	Sheet Name	Comment	Reviewer response
		Lot to Lot Drainage does not meet requirements. More than 1 lot draining to another Back to front drainage	
18	Grading Plan 2 of 2	Verify and provide reference to a transition plan from North Dr. temporary drainage to final drainage for Spring Creek subdivision	
22	Drainage Calculations	Use Engineering Manual atlas 14 flows. See Table 8-2 https://library.municode.com/tx/taylor/codes/code_of_ordinances?nodeId=CICO_APXCSUOR_CH6ENMA	
23	Storm Drain Layout 1 of 2	Engineering Manual 8.9.4 use of grate inlets are discouraged. Prior approval and use of clogging factor required	
24	Storm Drain Layout 2 of 2	Verify manhole/access requirements being met, all systems Engineering Manual 8.10.4 Note: no 8'x8' JB in details. Unsure if MH access provided	
25	Storm Drain Profiles SD-1A	Provide detail/standard of what the dimensions are for rip rap table noted on the review drawing	

COMMENT LOG



Plan Review
PZ-2021-1364

Doc.	Subdivision Improvement Plans - PZ-2021-1364-spring creek phase 1.pdf		
Sheet#	Sheet Name	Comment	Reviewer response
25	Storm Drain Profiles SD-1A	All Outfalls to follow Engineering Manual 8.10 Where noted on the review drawing verify appropriate size of riprap. Not verified where D50 size specified. Appropriate length of rock riprap to follow Engineering Manual 8.10.5.b.3, requires 10x dia. of outfall pipe...	
26	Storm Drainage Profiles SD-1B, SD-1C & SD-2A 1 of 2	Match soffit instead of flowline when diameter changes where noted on the review drawing	
29	Storm Drain Profiles SD-2E 2 of 2	Provide headwall details	
30	Water Layout 1 of 2	Utility coordination to be made for water line extension requirements along perimeter area near North Drive and CR 367	
30	Water Layout 1 of 2	Water line to be installed within easement outside of CR 367 ROW	
30	Water Layout 1 of 2	For Water Layout sheets, sheets to be configured to easily identify water line improvements. Remove existing topography, show proposed topography in a different line weight and show ROW information and dimension for streets	
31	Water Layout 2 of 2	For Water Layout sheets, sheets to be configured to easily identify water line improvements. Remove existing topography, show proposed topography in a different line weight and show ROW information and dimension for streets	

COMMENT LOG



Plan Review
PZ-2021-1364

Doc.	Subdivision Improvement Plans - PZ-2021-1364-spring creek phase 1.pdf		
Sheet#	Sheet Name	Comment	Reviewer response
31	Water Layout 2 of 2	Utility coordination to be made for water line extension requirements along perimeter area near North Drive and CR 367	
31	Water Layout 2 of 2	Water line on North Drive to be located per Typical utility assignments Taylor Standard Detail UT 001	
31	Water Layout 2 of 2	For water line on North Drive and portion of Sanitary Sewer shown in plans near North Drive; verification to be made to include those improvements are with the North Drive extension plan set since the water and sewer are proposed near paving improvements and are in the existing right of way.	
32	WATER PROFILE W-1A	Dimension and notate ROW and paving width on the plan	
32	WATER PROFILE W-1A	Notate water line offsets in the plan as noted on the review drawings	
33	WATER PROFILE W-1I 1 OF 2	Show minimum clearance under channel	
34	WATER PROFILE W-1I 2 OF 2	Dimension and notate ROW and paving width on the plan	
34	WATER PROFILE W-1I 2 OF 2	Label street name and ROW width	
35	WASTEWATER LAYOUT 1 OF 2	Show proposed future WW in other sections to verify how WW will serve parcels to the north	
35	WASTEWATER LAYOUT 1 OF 2	For Wastewater Layout sheets, sheets to be configured to easily identify water line improvements. Remove existing topography, show proposed topography	

COMMENT LOG



Plan Review
PZ-2021-1364

Doc.	Subdivision Improvement Plans - PZ-2021-1364-spring creek phase 1.pdf		
Sheet#	Sheet Name	Comment	Reviewer response
		in a different lineweight and show ROW information and dimension for streets	
36	WASTEWATER LAYOUT 2 OF 2	For Wastewater Layout sheets, sheets to be configured to easily identify water line improvements. Remove existing topography, show proposed topography in a different lineweight and show ROW information and dimension for streets	
36	WASTEWATER LAYOUT 2 OF 2	For water line on North Drive and portion of Sanitary Sewer shown in plans near North Drive; verification to be made to include those improvements are with the North Drive extension plan set since the water and sewer are proposed near paving improvements and are in the existing right of way.	
37	WASTEWATER PROFILE WW-1A 1 OF 3	Provide notation that proposed utility crossing is to be permitted through TxDOT and to meet utility crossing requirements (i.e. dry auger, casing limits, etc.)	
37	WASTEWATER PROFILE WW-1A 1 OF 3	Notate water line crossing on plan and profile	
37	WASTEWATER PROFILE WW-1A 1 OF 3	Information to be complete on plan for easement shown	
38	WASTEWATER PROFILE WW-1A 2 OF 3	Dimension and notate ROW and paving width on the plan	
38	WASTEWATER PROFILE WW-1A 2 OF 3	Verify if WW -1A can be extended to remove additional line WW-1E, example shown	
38	WASTEWATER PROFILE WW-1A 2 OF 3	Provide independent north arrow for both sections	

COMMENT LOG



Plan Review
PZ-2021-1364

Doc.	Subdivision Improvement Plans - PZ-2021-1364-spring creek phase 1.pdf		
Sheet#	Sheet Name	Comment	Reviewer response
39	WASTEWATER PROFILE WW-1A 3 OF 3	Dimension and notate ROW and paving width on the plan	
40	WASTEWATER PROFILE WW-1B	Dimension and notate ROW and paving width on the plan	
42	WASTEWATER PROFILE WW-1D	Update P&P based on comment provided on Sheet 38	
44	SIDEWALK SIGNAGE AND STREET LIGHT PLAN 1 OF 2	Add "continental" crosswalk bars	
44	SIDEWALK SIGNAGE AND STREET LIGHT PLAN 1 OF 2	Per RPD document, a 5' granite trail is to be installed along this area	
44	SIDEWALK SIGNAGE AND STREET LIGHT PLAN 1 OF 2	Provide additional streetlight between lots 15/16	
44	SIDEWALK SIGNAGE AND STREET LIGHT PLAN 1 OF 2	Provide additional streetlight between lots 31/32	
45	SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 2	Streetlight to be placed at end of cul-de-sac. Additional lights to be placed where noted. Example locations shown based on 300-ft spacing	
45	SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 2	Per RPD document, a 5' granite trail is to be installed along area noted on the review drawing	
45	SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 2	10-ft PUE to be shown. Sidewalk is required along area near Carlos G Parker, to be installed with improvements	
45	SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 2	Streetlights to be placed at end of cul-de-sac. Additional lights to be placed where noted on the review drawing.	

COMMENT LOG



Plan Review
PZ-2021-1364

Doc.	Subdivision Improvement Plans - PZ-2021-1364-spring creek phase 1.pdf		
Sheet#	Sheet Name	Comment	Reviewer response
45	SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 2	Additional street light required and proposed light to be moved to end of cul-de-sac	
47	Paving and Street Details 1 of 2	Dimension limit of pavement from BOC	
47	Paving and Street Details 1 of 2	Which pavement section will be used?	
49	WATER DETAILS	Verify and include UT 011 Single 5/8" or 3/4" or 1" Water Meter Detail	
PZ-2021-1364-5-211105 engineering report			
		NO COMMENTS	

COMMENT LOG

Geotech Review for PZ-2021-1364

Doc.	PZ-2021-1364-9a-210715 geotech report.pdf		
Page #	Reference	Comment	Reviewer response
2	Letter	No foundation recommendations included herein (letter mentions report)	
5	2.0 Purpose and Scope of Services	Where are recommendations for residential structures? (mentioned)	
6	3.0 Geotechnical Investigation	CAPEC requires minimum boring depth of 15 feet, not 10 feet.	
7	3.3 Laboratory Testing Program	Lab testing does not include a TTC, CBR, Sulfate, or pH as required by CAPEC and needed for design.	
8	4.1 General under Pavement Guidelines	(re September 28, 206) That was the final draft, use final version dated July 6, 2017	
8		(re AASHTO) For flexible pavement CAPEC requires FPS 21 be used, including Triaxial and Mechanistic checks.	
8		No discussion herein regarding PVR and potential mitigation measures, CAPEC requires a PVR <2 inches for Collector Streets	
8	Table No. 2	Typo: Annual Growth 3.5.0 %	
9	Top of page	How were design ESALs calculated, was CAPEC followed, back up calculations not provided?	
9	4.3 Pavement Sections Table No. 3	Pavement thickness calculations are not provided to back up pavement sections provided	
9		Document how 12" LSS and 2" AB can be replaced with Geogrid	

COMMENT LOG

Geotech Review for PZ-2021-1364

Doc.	PZ-2021-1364-9a-210715 geotech report.pdf		
Page #	Reference	Comment	Reviewer response
9	Table No. 4	Document how 12" LSS can be replaced with Geogrid	
9		What subgrade modulus was used for design and how was it selected?	
9		Pavement design needs to address the Performance Criteria in Section 1.2.1 of CAPEC Tables 1.1 and 1.2	
9		Per CAPEC all pavement designs must be submitted with a Life Cycle Cost Analysis as defined in Section 6 of CAPEC Pavement Manual	
10	4.6 Lime Stabilized Subgrade	Lime series should be part of the Geotech study per CoT EM	
10		Sulfate content testing should be part of Geotech Study per CoT EM	
		Addition or Update: Sulfate content testing should be part of Geotech Study per CAPEC	

COMMENT LOG

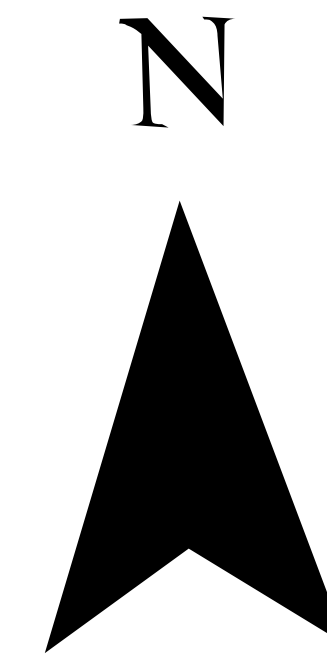
Geotech Review for PZ-2021-1364

Doc.	PZ-2021-1364-9b-211019 supplemental geotech report - alley.pdf		
Page #	Reference	Comment	Reviewer response
1	Letter	Comments in original report also apply to this supplemental report	
1	Alley Pavement Sections	What 18-kip ESAL was used for design of Alley pavement, flexible or rigid?	
1	Alley Pavement Sections	Where is garbage collected?	
		Per CoT EM, Alley paving shall conform to pavement section for Local Streets, and the Minimum Local Street flexible pavement section per CoT EM is 2" HMA / 14" FB / 8" LSS.	
2		Provide back up data to how conformance with CAPEC Pavement Manual	
2		What composite modulus of subgrade reaction was used?	
2	Table 2	Where are recommendations for types of joints, joint spacing and use of dowels and tie bars?	
2	Table 2	What procedure and program was used for rigid pavement section analyses, was CAPEC followed?	
2	Table 2	Per CoT EM, Alley paving shall conform to pavement section for Local Streets, and the Minimum Local Street rigid pavement section per CoT EM is 6" Conc / 6" FB / 6" LSS, however section below should exceed minimum, provide calculations to show this.	

COMMENT LOG

Geotech Review for PZ-2021-1364

Doc.	PZ-2021-1364-9b-211019 supplemental geotech report - alley.pdf		
Page #	Reference	Comment	Reviewer response
2	Table 2	How were the two pavement sections herein designed, the flexible and rigid pavement sections herein are inconsistent with each other as for the amount of traffic each could support	



PZ-2021-1364

Spring Creek Phase 1
Subdivision Improvement Plans
Approximately 27.93 Acres

Legend

- | | |
|--------------------|-------------------------|
| ■ ETJ | ■ B-2 |
| ▣ Subject Property | ■ MF-2 Multi-Family |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential |
| ZONING | ■ Planned Development |
| ■ B-1 | ■ R/A Rural Agriculture |
| ■ B-1/CPD | ■ MF-1/RPD |

