

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

December 13, 2022, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, 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 13, 2022.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=4537&month=12&year=2022&day=13&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 8, 2022.
2. **PZ-2022-1546** – Consider conditionally approving 3811 N. Main St. Preliminary Plat, consisting of approximately 21.78 acres of land to create eight lots, including right-of-way dedication, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
3. **PZ-2022-1564** – Consider disapproving The Retreat at Mallard Subdivision Improvement Plans, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, generally located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of NW Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
4. **PZ-2022-1591** – Consider disapproving The Steel Network Subdivision Improvement Plans, consisting of approximately 35.38 acres, generally located at the northeast corner of the intersection of East Martin Luther King Jr. Boulevard and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcel R616083, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.
5. **PZ-2022-1598** – Consider disapproving Northside Preliminary Plat, consisting of approximately 40.18 acres to create 206 lots, including right-of-way dedication, generally

located at the northeast corner of the intersection of NW Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

6. **PZ-2022-1599** – Consider disapproving Taylor South Preliminary Plat, consisting of 126.48 acres to create 478 lots, including right-of-way dedication, addressed as 3001 FM 973, more particularly described by Williamson Central Appraisal District Parcels R019219, R019221, R517968, and R631326, part of and out of the Jacob Ebberly Survey, Abstract No. 923, Taylor, Williamson County, Texas.

REGULAR AGENDA

7. **PZ-2022-1593** – Hold a public hearing regarding a request for a specific use permit to allow a liquor store on approximately 1.698 acres of land, addressed as 3311 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R432726, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.
8. **PZ-2022-1593** – Take action regarding a request for a specific use permit to allow a liquor store on approximately 1.698 acres of land, addressed as 3311 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R432726, part of and out of the H.G. Johnson Survey, Abstract No. 348, 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 10, 2023

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 before **December 13, 2022**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: _____

Carrie Orts, Administrative Assistant

Date: 12.09.22

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street
Taylor, Texas 76574
PLANNING AND ZONING COMMISSION MEETING
November 8, 2022, 6:00 P.M.**

PRESENT

Donna Frazier
Nora Roy
Jim Newman
Mike Eaton
Annette Maruska
Amy Everhart
Steve Darden

ABSENT

Rick Selin
Kellie Billings-Ray

OTHERS PRESENT

Tom Yantis, Director, Development Services
McKenzi Hicks, Planning Tech, Development Services
Courtney Peres, Planning Manager, Development Services
Carrie Orts, Admin Assistant, Development Services
Chelsey Cooper, Planner, HDR

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION

N/A

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.)

1. **Review and approve minutes from the meeting on October 11, 2022.**
2. **PZ-2022-1516 – Consider conditionally approving Spring Creek Phase 1 Final Plat, consisting of approximately 27.93 acres of land, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.**
3. **PZ-2022-1546 – Consider disapproving 3811 N. Main St. Preliminary Plat, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65.**

Mrs. Maruska made a motion to approve the consent agenda as written. The vote was seconded by Mr. Eaton. All present voted in favor (7-0). Motion carried.

REGULAR AGENDA

4. **PZ-2022-1579 – Hold a public hearing regarding a request to amend the Transportation Plan thoroughfare classification to designate Southpark Boulevard as a Community Boulevard, Industrial Drive as a Neighborhood Avenue, and remove a section designated as Neighborhood Avenue along Dogwood Circle west of the intersection of Dogwood Circle and Industrial Drive, generally located at 1903 Industrial Drive, consisting of existing and proposed roadways in and adjacent to Taylor Southpark Subdivision One, Taylor, Williamson County, Texas.**

Chairwoman Frazier opened the Public Hearing.

Ms. Cooper made a presentation and stated that staff recommends approval of the proposed amendments to the Transportation Master Plan of the Comprehensive Plan.

No questions were presented by the Commission.

Mr. Yantis gave an update on the reclassification of positions in the department. The Senior Planner position was changed to Planning Manager. Ms. Peres was chosen from our department to be promoted. Mr. Yantis further stated that we have been able to utilize Chelsey Cooper with HDR as an augmented planner in the interim.

Public Hearing was closed.

5. **PZ-2022-1579 – Consider making a recommendation regarding a request to amend the Transportation Plan thoroughfare classification to designate Southpark Boulevard as a Community Boulevard, Industrial Drive as a Neighborhood Avenue, and remove a section designated as Neighborhood Avenue along Dogwood Circle west of the intersection of Dogwood Circle and Industrial Drive, generally located at 1903 Industrial Drive, consisting of existing and proposed roadways in and adjacent to Taylor Southpark Subdivision One, Taylor, Williamson County, Texas.**

Mrs. Maruska made motion to approve the presented request by making a recommendation regarding a request to amend the Transportation Master Plan thoroughfare classification to designate Southpark Boulevard as a Community Boulevard, Industrial Drive as a Neighborhood Avenue, and remove a section designated as Neighborhood Avenue along Dogwood Circle west of the intersection of Dogwood Circle and Industrial Drive, generally located at 1903 Industrial Drive, consisting of existing and proposed roadways in and adjacent to Taylor Southpark Subdivision One, Taylor, Williamson County, Texas.

Mr. Newman seconded the motion to approve (7-0). Motion carried.

DISCUSSION ITEMS

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

Mr. Yantis stated that there were no Council updates at this time. Mr. Yanis did update the Commission on the Development Ordinances Update Open House:

- o The Open House event was open to the public to come and go from 1-7 P.M and was very well attended. The next steps in the process will be to finalize the drafting of the codes.

Adjournment

Meeting adjourned at 6:10 P.M.

Carrie Orts

Administrative Assistant II, Development Services

Donna Frazier

Planning & Zoning Commission Chair

City of Taylor
PZ-2022-1546
3811 N. Main St. Preliminary Plat
Staff Report

Item Details

Requested Action:	Consider <u>conditional approval</u> for the 3811 N. Main St. Preliminary Plat.
Address/Location:	3811 North Main Street
Legal Description:	Approximately 21.78 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	MF-2/RPD (Multi-Family/Residential Planned Development)
Current Use:	Vacant
Applicant:	Michael Lee, P.E./Kimley-Horn
Case History:	This is the third submission of the preliminary plat.
Staff Recommendation:	The submitted plat partially meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends conditional approval of the proposed preliminary plat. The conditions of the approval are in regard to all outstanding comments made by staff (attached). Staff has determined that the outstanding comments are minor in nature and can be addressed in a timely manner by the applicant to proceed to the next step in the development process.

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

Michael Lee
Kimley-Horn
5301 Southwest Parkway, Suite 100
Austin TX 78735
michael.lee@kimley-horn.com

Date: December 8, 2022

Address: 3811 N Main St, Taylor 76574

Permit Number PZ-2022-1546

Dear Michael Lee,

Staff has completed its review of 3811 N. Main St. Preliminary Plat that is to be generally located at 3811 N Main St, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the Preliminary Plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov.

1. All lots must show a 10.0' public utility easement along street frontages. A plat note will not meet this requirement. Moving electrical utilities into the right-of-way has not been historically granted. The applicant should confer with the electric utility provider (ONCOR) to request that their utilities be placed within the right-of-way.
2. The Water Easement 495/455 OPRWC appears to be for a domestic water well. The determination is that this easement needs to be vacated and text should allude "to be abandoned".
3. A private wastewater line and easement within Block E, Lots 2 and 3 is not standard and not recommended. Wastewater connections should be off the proposed wastewater line along Fountain Street (public right-of-way). Additionally, the schematics for said proposed private water easement etc. should not be part of the preliminary plat. It is understood that this was to provide further detail but pages 2, 3, and 4 should be removed and captured within future steps of development.
4. A 10.0' public access easement should be provided between Block E, Lots 2 and 3 to identify a crucial division between the lots.
5. Street Table - Perimeter St. and Claire Cv. should be labeled as "Amended Neighborhood Avenue". All other streets should be listed as "Neighborhood Street".

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 by email at javier.vasquez@hdrinc.com.

TIA Review

TIA Report dated 9/22/22 has been reviewed and approved with an advisory comment noted below. See response letter by reviewer Kathy Smith, P.E., PTOE in the Associated Documents that includes the advisory comment as well.

6. HDR Comment (9.6.22): Page 15. Confirm the turn lanes design with TxDOT, indicate whether these will be accomplished with construction or restriping, and provide documentation as to their approval. Also, please add a statement indicating that the turn lanes must be constructed with the site driveway construction and should be included in the driveway permit application.

K-H Response (10.10.22): Response: Documentation from TxDOT has been added in Appendix. A statement has been added to the report on pages 15, 20 and 22.

HDR Response (11.1.22): Advisory Comment - Minor point of clarification – Typically, the right-turn lane can be built with the site driveway without need for a donation agreement, while the left-turn lane will

require a donation agreement. The timing of construction of the left-turn lane will need to be coordinated, so that it's operational when the site is generating traffic.

Engineering Review

***See Associated Documents section of the permit page to download a PDF copy of the review document with engineering comments provided below:**

1. Update plat to place the proposed detention area outside of the proposed 20-ft P.U.E. along North Main Street.
2. Revise plat to remove proposed "Private Wastewater Easements". Coordination shall be made to coordinate utility schematic for this area.
3. Verify and provide curve table on the plat. The curve table was removed in this submittal.
4. The plat shall reflect how the existing water easement at the northwest corner will be abandoned with this plat.
5. Show 10-ft PUE along all street frontages (TYPICAL).

Preliminary Utility Schematic

1. Update schematic to remove proposed "Private Wastewater Easements". Coordination shall be made to coordinate utility schematic for this area.

Fire Department Comments

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.

Additional Pending Fire Department related comments to be delivered to the applicant as soon as possible.

1. The width of the fire department access road shall be noted.
2. The schematic of the proposed utility plan shall indicate the fire hydrants and the distances between the hydrants that shall be no greater than 500 feet apart.

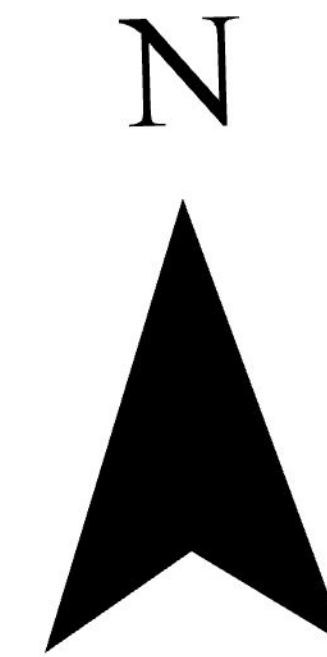
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

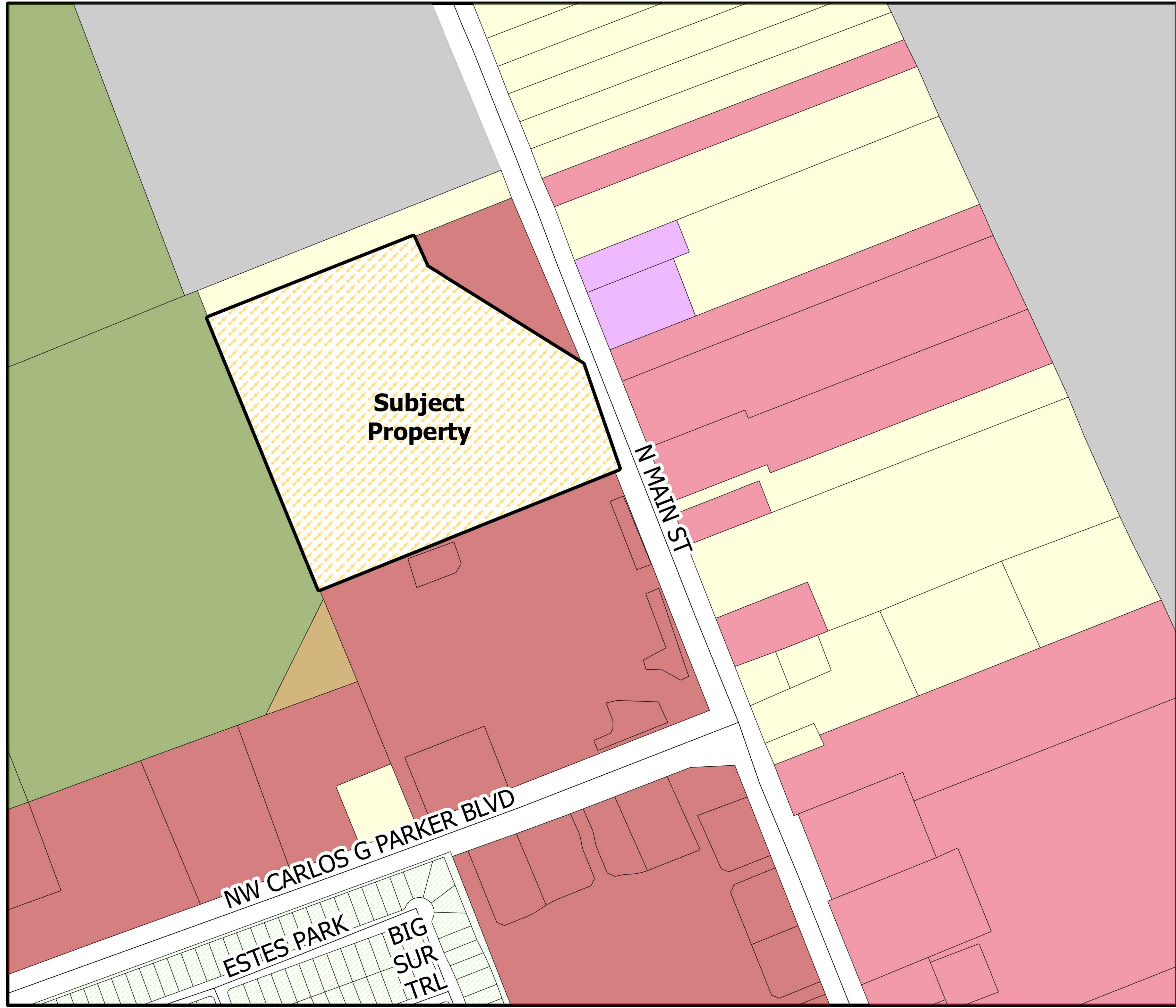
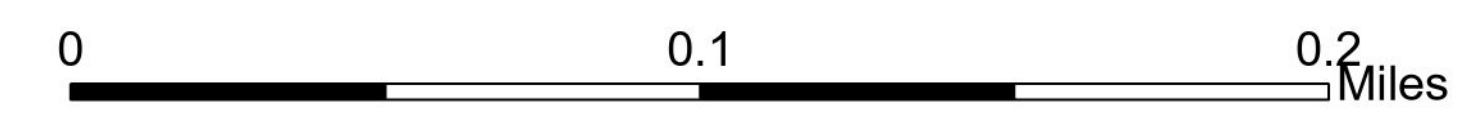
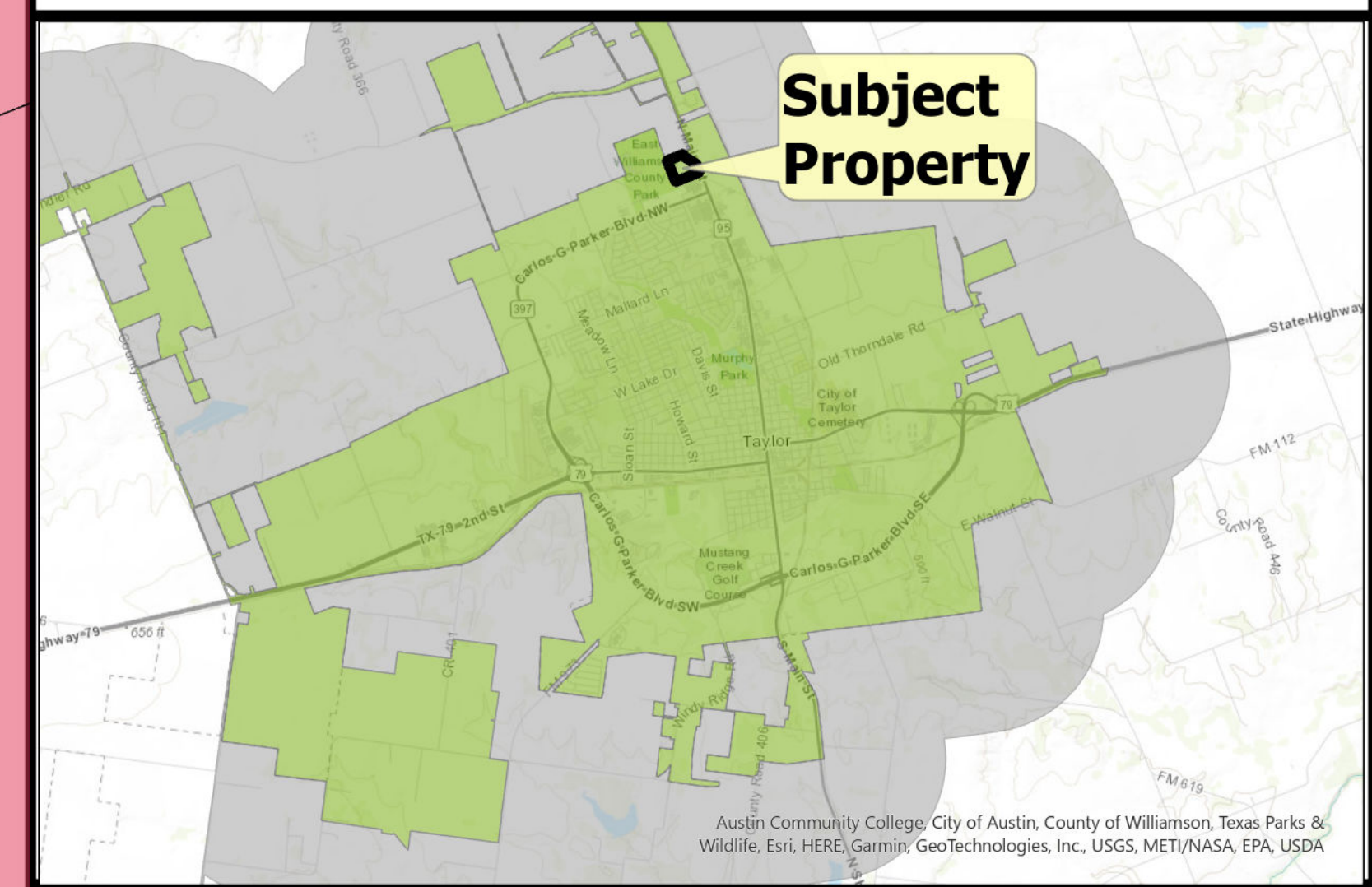


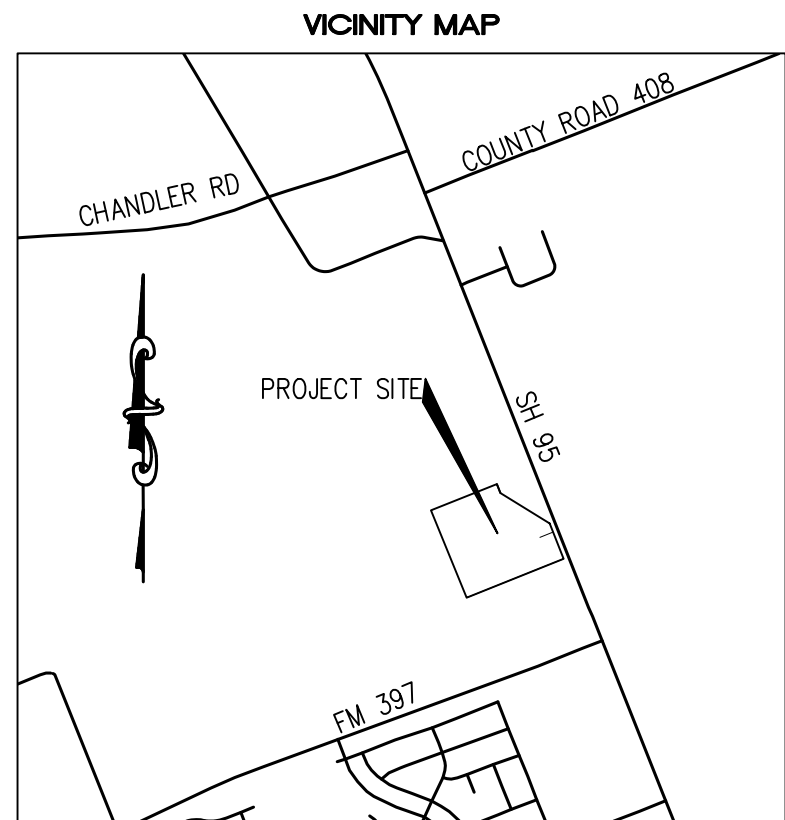
PZ-2022-1546

3811 N. Main St.
Preliminary Plat
Location Map
Approximately 21.78 Acres

Legend

- ETJ
- Subject Property
- Current MF-2/RPD Zoning
- Parcels
- Streets
- ZONING**
- B-1
- B-2
- I Institutional
- M-1 Light Industrial
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development



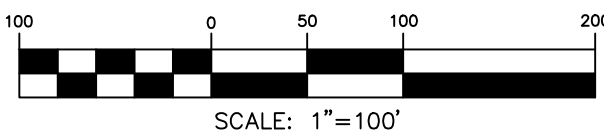


3811 NORTH MAIN PRELIMINARY PLAT
21.782 ACRES SITUATED IN THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65
SAME BEING CONVEYED TO 3811 MAIN STREET LP,
RECORDED IN DOCUMENT NO. 2021158298
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

WILLIAM J. BAKER SURVEY A - 65

LEGEND

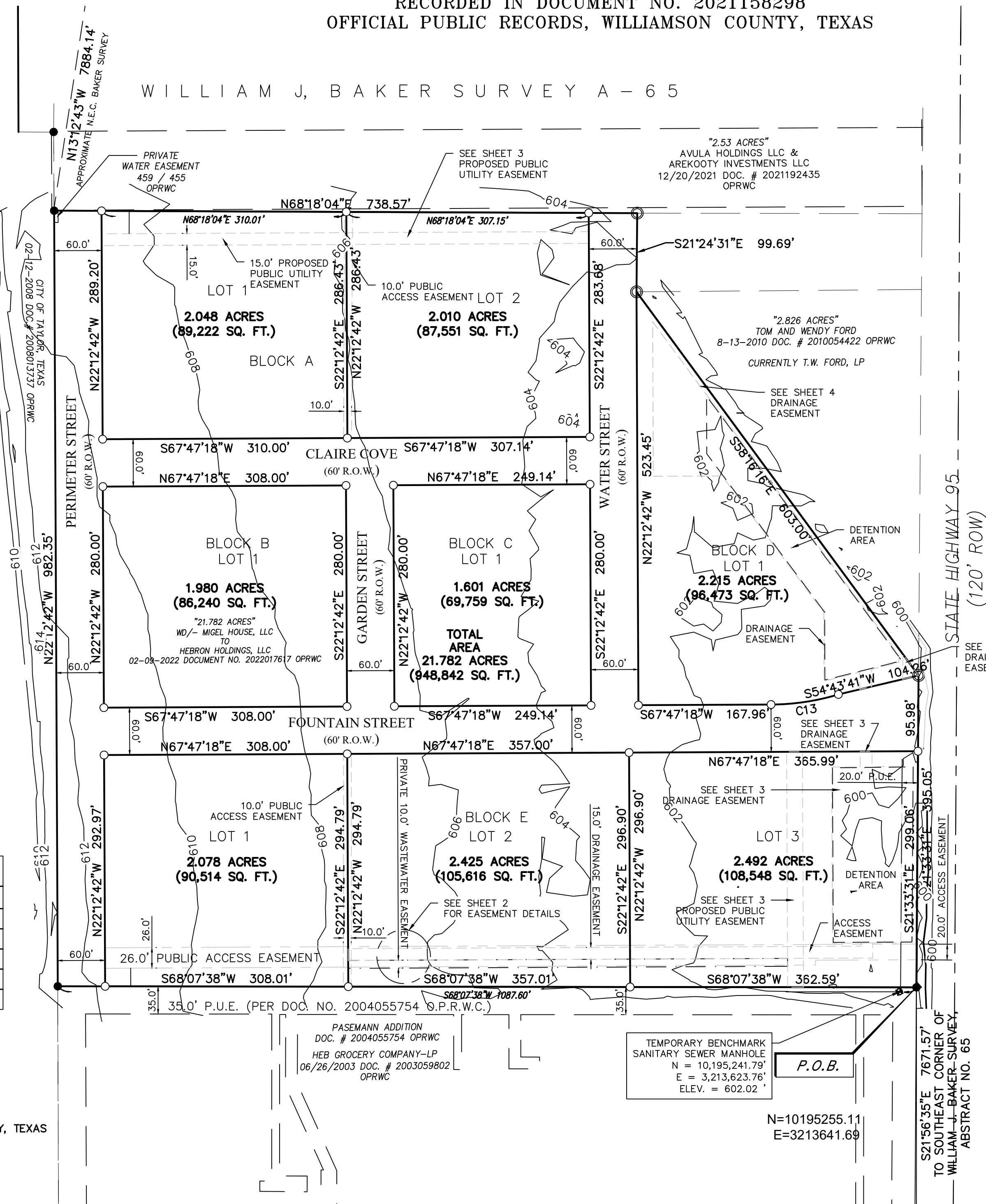
- IRON ROD FOUND
- IRON ROD SET
- ⊕ BENCHMARK



PARCEL AREA TABLE				
LOT NO.	BLOCK	SQ. FT.	ACRES	
1	A	89,222	2.048	
2	A	87,551	2.010	
1	B	86,240	1.980	
1	C	69,759	1.601	
1	D	96,473	2.215	
1	E	90,514	2.078	
2	E	105,616	2.425	
3	E	108,548	2.492	

STREET TABLE		
STREET NAME	LINEAR LENGTH	STREET TYPE
PERIMETER STREET	947.27'	NEIGHBORHOOD AVENUE
CLAIRE COVE	643.02'	NEIGHBORHOOD AVENUE
FOUNTAIN STREET	1039.48'	NEIGHBORHOOD AVENUE
WATER STREET	631.84'	NEIGHBORHOOD AVENUE
GARDEN STREET	340.00'	NEIGHBORHOOD AVENUE

ABBREVIATIONS
FND. - FOUND
I.R. - IRON ROD
N.F. - NOT FOUND
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
D W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD
{xx.xx} - RECORD CALL
P.U.E. - PUBLIC UTILITY EASEMENT



"3.00 ACRES"
MERZ, PAUL & WANDA
10/22/2004 DOC. # 2004083773

"5.998 ACRES"
ALFORD, RICKY J & SHERYL A
3/31/1993 VOL. 2284, PG 510

"1.00 ACRES"
DAVE NOVY RENTALS
4/7/2021 DOC. # 2021060467

"8.996 ACRES"
GENUINE AUSTIN RADIO LP
11/9/2016 DOC. # 2016109891

"3.537 ACRES"
ZIMMERMANZEL, CRAIG
7/12/2012 DOC. # 2012057181

"6.31 ACRES"
IKON GREEN VALLEY LLC
5/26/2021 DOC. # 2021082051

"8.223 ACRES"
GREENACRE DEVELOPMENT &
INVESTMENTS LLC
2/16/2022 DOC. # 2022021756

OWNER:
HEBRON HOLDINGS, LLC
2261 MORGAN PARKWAY
SUITE 100
DALLAS TEXAS, 75234

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100, AUSTIN, TEXAS 78735
512-646-2237
TBPE FIRM NO.928
Michael.Lee@kimley-horn.com

LEGAL DESCRIPTION:
21.782 ACRE TRACT OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS, BEING A 21.782 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT RAY PASEMANN, RECORDED IN DOC. #2020013247 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:
WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65

TOTAL NUMBER OF BLOCKS: 5

TOTAL NUMBER OF LOTS: 8

LINEAR FEET OF NEW STREETS: SEE STREET TABLE
TOTAL ACREAGE: 21.782 ACRES

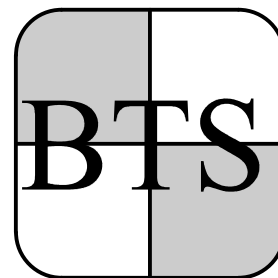
SUBMITTAL DATE:
NOVEMBER, 2022

BENCHMARK DESCRIPTION:
SANITARY SEWER MANHOLE
N = 10,195,241.79'
E = 3,213,623.76'
ELEVATION = 602.02 FEET (NAVD 88, GEOID MODEL 2012B)

3811 NORTH MAIN
PRELIMINARY PLAT

21.782 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
A-65
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

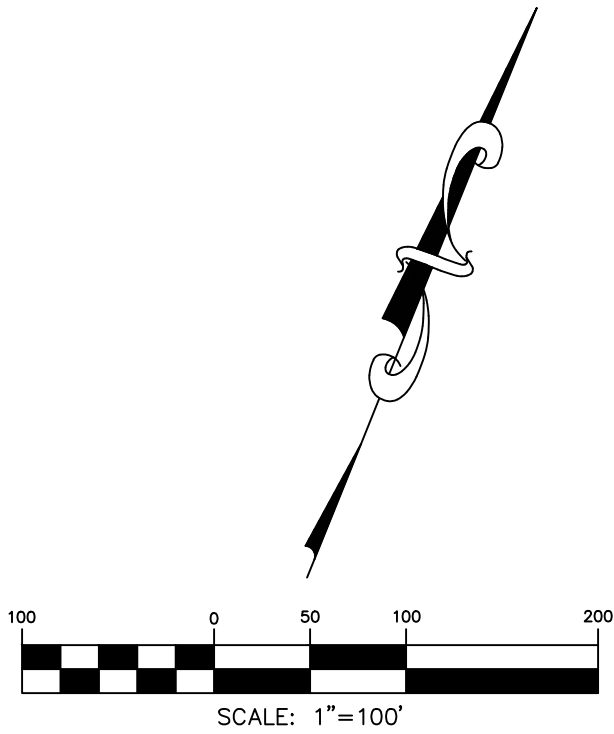
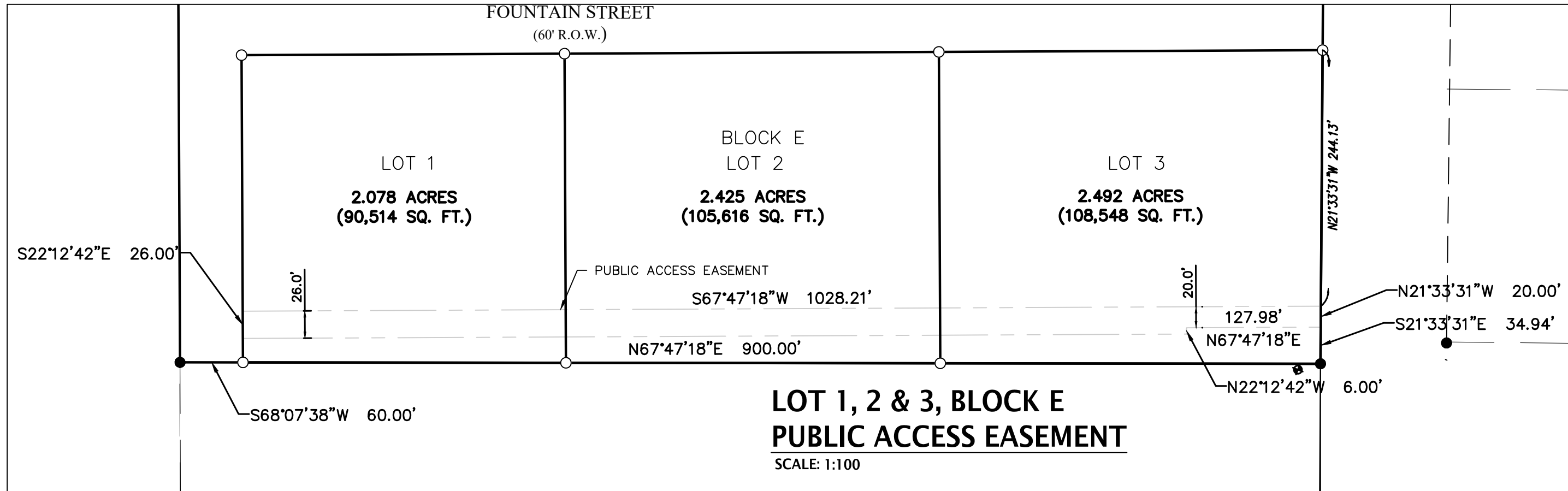
PHONE: (512) 352-9090
FAX: (512) 352-9091

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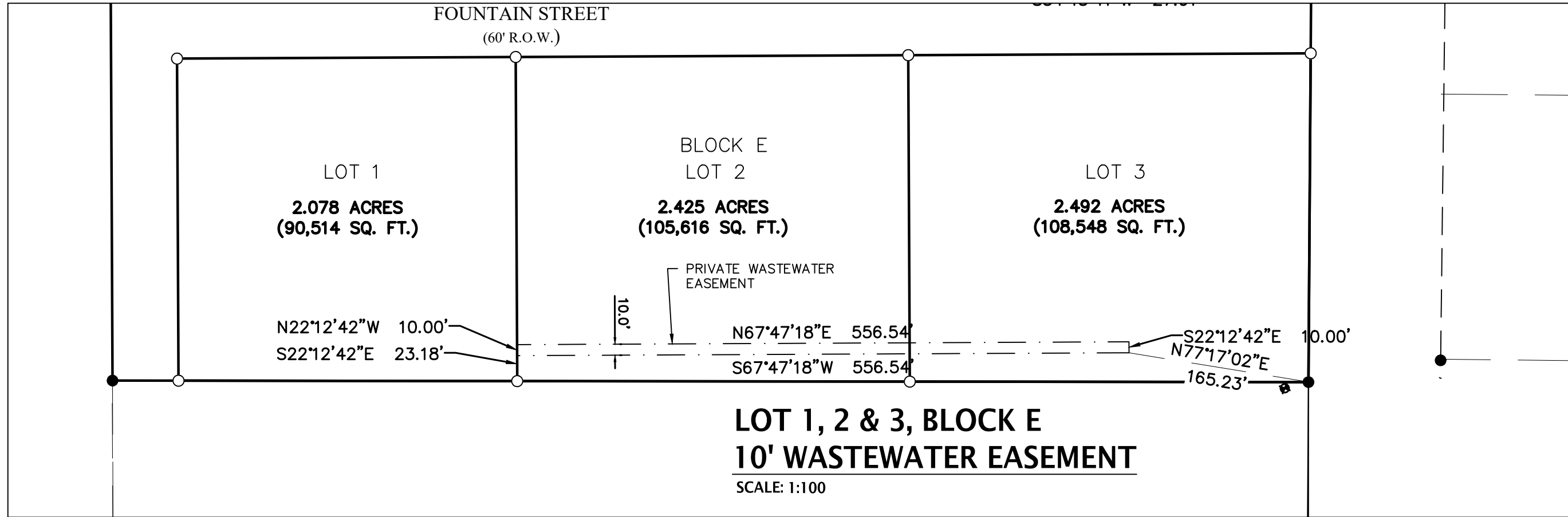
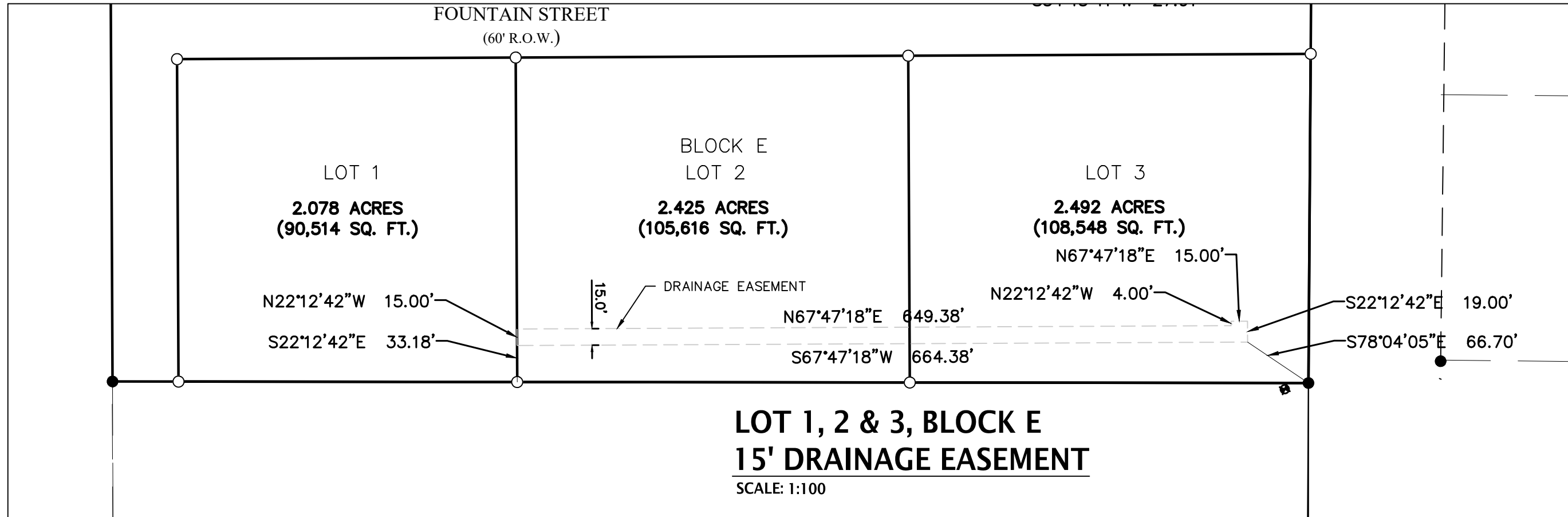
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1	8/5/22	INITIAL SUBMITTAL	JC
2	10/14/22	UPDATE 1	JC
3	11/18/22	UPDATE 2	JC
DRAWN BY: JC		CHECKED BY: BLB	
SCALE: 1" = 100'		APPROVED BY: BLB	
PROJECT NO. 22-157		DATE: November 15, 2022	

3811 NORTH MAIN PRELIMINARY PLAT
21.782 ACRES SITUATED IN THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65
SAME BEING CONVEYED TO 3811 MAIN STREET LP,
RECORDED IN DOCUMENT NO. 2021158298
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - ⊕ BENCHMARK



OWNER:
HEBRON HOLDINGS, LLC
2261 MORGAN PARKWAY
SUITE 100
DALLAS TEXAS, 75234

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

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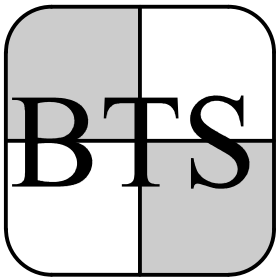
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3811 NORTH MAIN
PRELIMINARY PLAT

21.782 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
A-65
CITY OF TAYLOR
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BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
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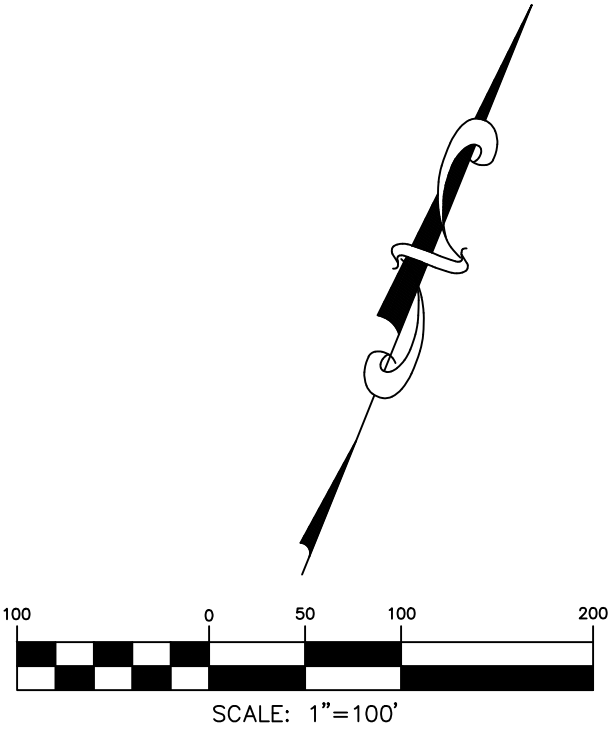
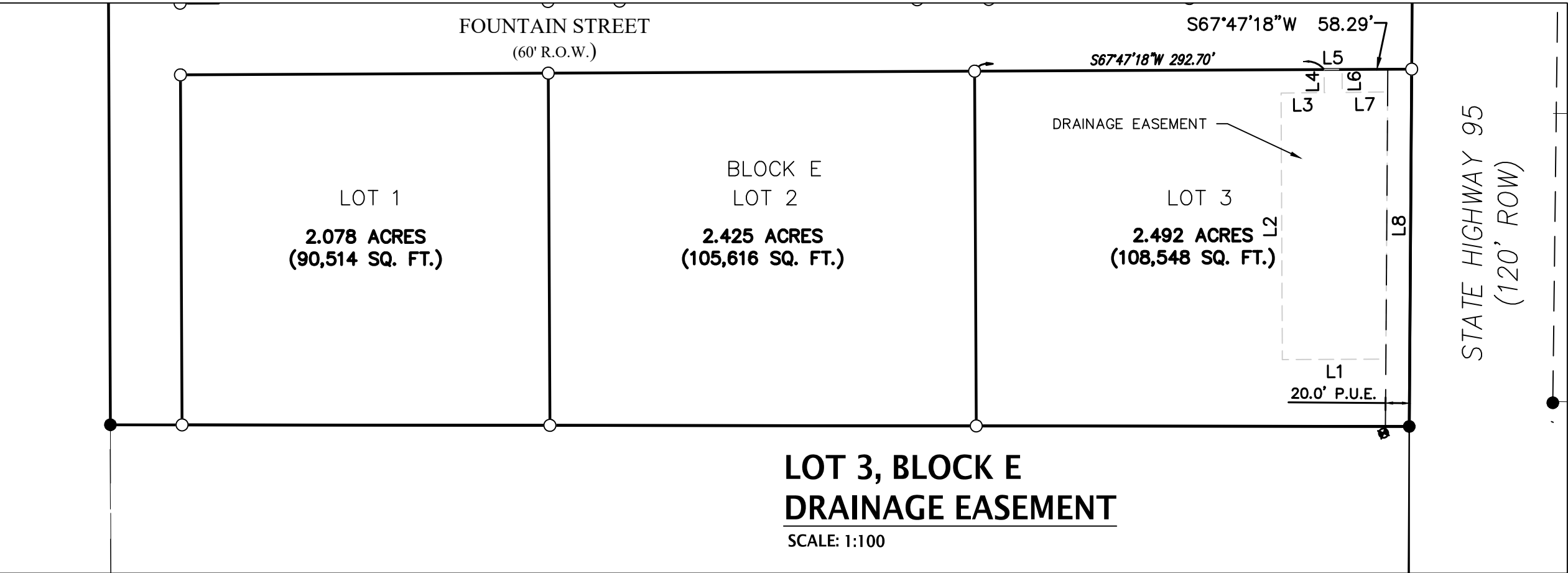
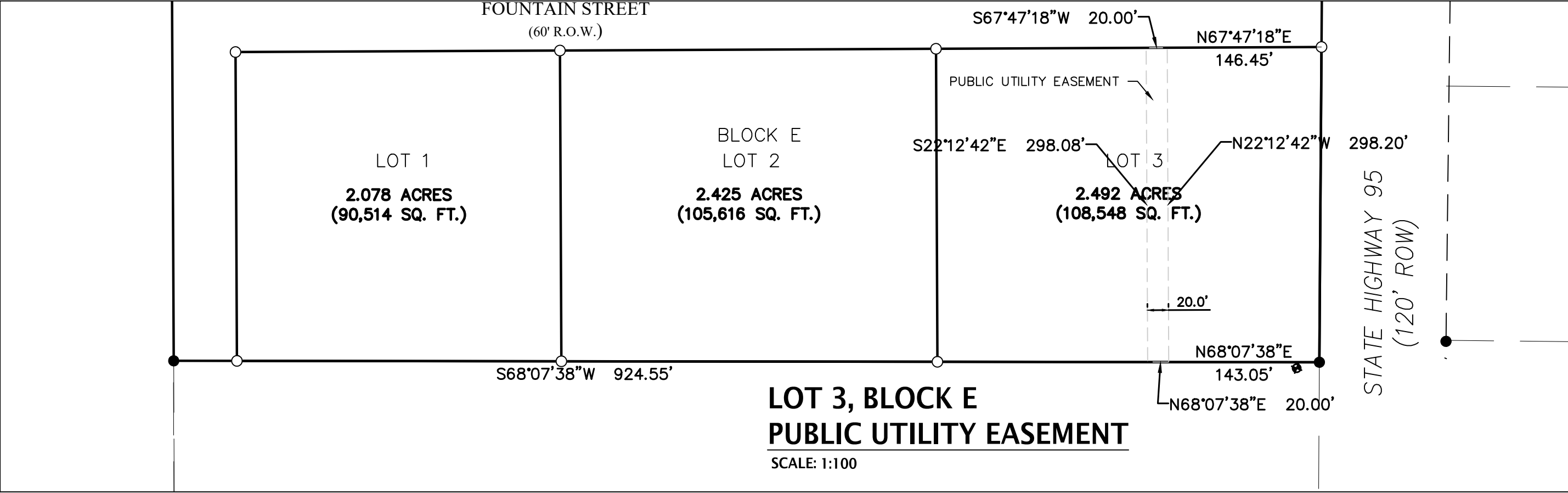
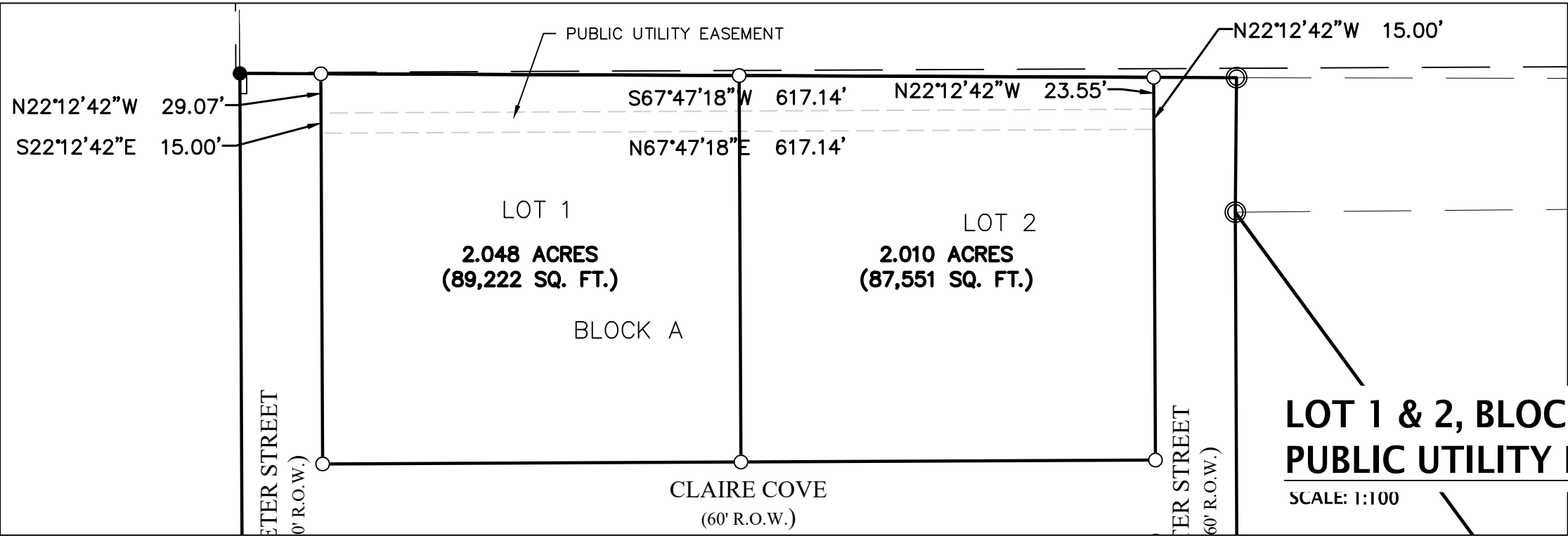
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
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3	11/18/22	UPDATE 2	JC
DRAWN BY: JC		CHECKED BY: BLB	
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3811 NORTH MAIN PRELIMINARY PLAT
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- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - ⊕ BENCHMARK

LINE TABLE		
LINE	LENGTH	BEARING
L1	86.69	S67°47'18"W
L2	223.07	N22°12'42"W
L3	36.16	N67°23'48"E
L4	19.29	N22°12'42"W
L5	15.00	N67°47'18"E
L6	19.24	S22°12'42"E
L7	38.07	N67°20'24"E
L8	223.68	S21°33'31"E

OWNER:
HEBRON HOLDINGS, LLC
2261 MORGAN PARKWAY
SUITE 100
DALLAS TEXAS, 75234

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100, AUSTIN, TEXAS 78735
512-646-2237
TBPE FIRM NO.928
Michael.Lee@kimley-horn.com

LEGAL DESCRIPTION:
21.782 ACRE TRACT OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, WILLAMSON COUNTY, TEXAS, BEING A 21.782 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT RAY PASEMANN, RECORDED IN DOC. #2020013247 OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.

PATENT SURVEY:
WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65

TOTAL NUMBER OF BLOCKS: 5

TOTAL NUMBER OF LOTS: 8

LINEAR FEET OF NEW STREETS: SEE STREET TABLE

TOTAL ACREAGE: 21.782 ACRES

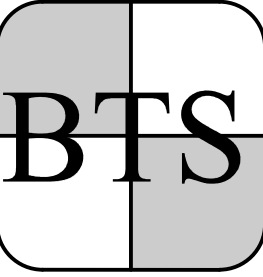
SUBMITTAL DATE:
NOVEMBER , 2022

BENCHMARK DESCRIPTION:
SANITARY SEWER MANHOLE
N = 10,195,241.79'
E = 3,213,623.76'
ELEVATION = 602.02 FEET (NAVD 88, GEOID MODEL 2012B)

3811 NORTH MAIN
PRELIMINARY PLAT

21.782 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
A-65
CITY OF TAYLOR
WILLAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

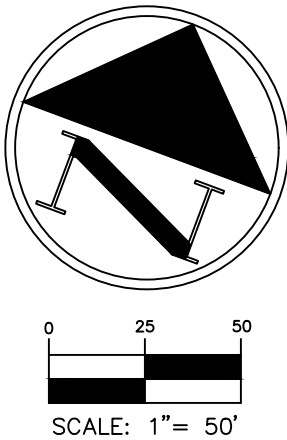
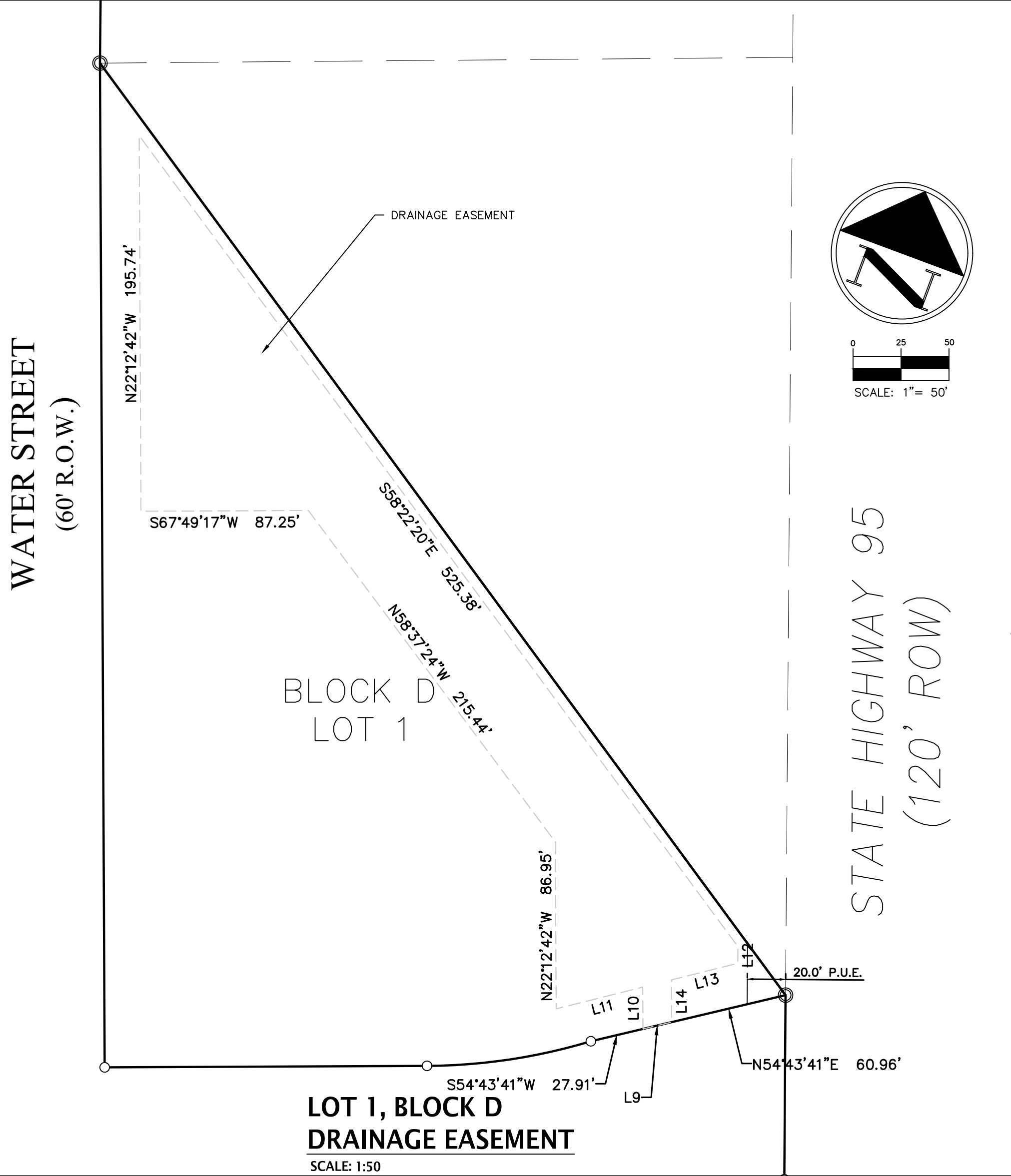
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

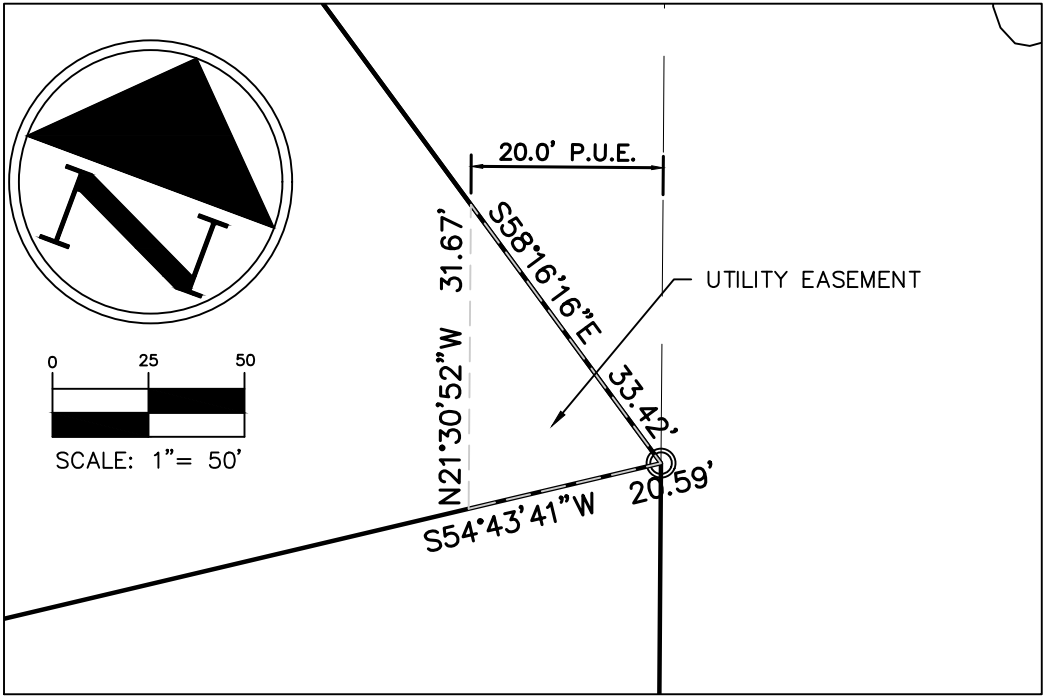
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1	8/5/22	INITIAL SUBMITTAL	JC
2	10/14/22	UPDATE 1	JC
3	11/18/22	UPDATE 2	JC
DRAWN BY: JC		CHECKED BY: BLB	
SCALE: 1" = 100'		APPROVED BY: BLB	
PROJECT NO. 22-157		DATE: November 15, 2022	

3811 NORTH MAIN PRELIMINARY PLAT
21.782 ACRES SITUATED IN THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65
SAME BEING CONVEYED TO 3811 MAIN STREET LP,
RECORDED IN DOCUMENT NO. 2021158298
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - ⊕ BENCHMARK



OWNER:
HEBRON HOLDINGS, LLC
2261 MORGAN PARKWAY
SUITE 100
DALLAS TEXAS, 75234

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

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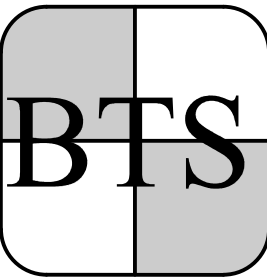
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3811 NORTH MAIN
PRELIMINARY PLAT

21.782 ACRE TRACT OUT OF
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FIRM No. 10128500

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NO.	DATE	REVISIONS	BY
1	8/5/22	INITIAL SUBMITTAL	JC
2	10/14/22	UPDATE 1	JC
3	11/18/22	UPDATE 2	JC
DRAWN BY: JC		CHECKED BY: BLB	
SCALE: AS SHOWN		APPROVED BY: BLB	
PROJECT NO. 22-157		DATE: November 15, 2022	

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "21.782 ACRES" CONVEYED IN WARRANTY DEED FROM 3811 MAIN STREET LP TO HEBRON HOLDINGS, LLC DATED 02-09-2022 RECORDED IN DOC NO. 2022017617 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF JULY, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOUND (CAPPED "BPI") (NORTH=10195255.1100 FEET, EAST=3213641.6890 FEET) AT THE NORTHEAST CORNER OF THE PASEMANN ADDITION RECORDED IN DOC NO. 2004055754 OF THE (OPRWC) ALSO THE SOUTHWEST CORNER "21.782 ACRES" AND THE WEST LINE OF STATE HIGHWAY 95;

THENCE SOUTH 68° 07' 38" WEST ALONG THE NORTH LINE OF THE PASEMANN ADDITION A DISTANCE OF **1087.60 FEET** TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF "23.689 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM THE CITY OF TAYLOR PARK FOUNDATION TO THE CITY OF TAYLOR, TEXAS AND RECORDED IN DOC NO. 2008013737 OF THE (OPRWC) DATED 2-12-2008, ALSO AT THE SOUTHWEST CORNER OF "21.782 ACRES" AND THE NORTHWEST CORNER OF THE PASEMANN ADDITION SUBDIVISION;

THENCE NORTH 22° 12' 42" WEST ALONG THE COMMON LINE OF SAID "21.782 ACRES" AND "23.689 ACRES" A DISTANCE OF **982.35 FEET** TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF "2.53 ACRES" CONVEYED IN GENERAL WARRANTY DEED FROM JOSEPH R. QUEBE, ET UX AMY S. QUEBE TO AVULA HOLDINGS LLC & AREKOOTY INVESTMENTS LLC AND RECORDED IN DOC NO. 2021192435 OF THE (OPRWC) AND DATED 12-20-2021 SAME BEING THE NORTHWEST CORNER OF SAID "21.782 ACRES";

THENCE NORTH 68° 18' 04" EAST ALONG THE NORTH LINE OF "21.782 ACRES" ALSO THE SOUTH LINE OF "2.53 ACRES" A DISTANCE OF **738.57 FEET** TO A 1/2" IRON PIPE FOUND IN THE SOUTH LINE OF "2.53 ACRES" ALSO THE NORTHEAST CORNER OF "21.782 ACRES" SAME BEING THE NORTHWEST CORNER OF "2.826 ACRES" CONVEYED IN GENERAL CASH WARRANTY DEED FROM ROBERT M. PARKER AND BARBARA A. PARKER TO T.W. FORD, LP RECORDED IN DOC NO. 2010054422 OF THE (OPRWC) DATED 8-13-2010;

THENCE SOUTH 21° 24' 31" EAST WITH THE UPPER WEST LINE OF SAID "2.826 ACRES" A DISTANCE OF **99.69 FEET** TO A 1/2" IRON PIPE FOUND AT AN EXTERIOR CORNER OF "21.782 ACRES"; SAME BEING AN INTERIOR CORNER OF SAID "2.826 ACRES";

THENCE SOUTH 58° 16' 16" EAST ALONG THE LOWER WEST LINE OF "2.826 ACRES"; SAME BEING THE LOWER EAST LINE OF SAID 21.782 ACRES, A DISTANCE OF **603.00 FEET** TO A 1/2" IRON PIPE FOUND AT THE SOUTH CORNER OF "2.826 ACRES" AND AN EXTERIOR CORNER OF "21.782 ACRES" IN THE WEST RIGHT OF WAY OF STATE HIGHWAY 95;

THENCE SOUTH 21° 33' 31" EAST ALONG THE LOWER EAST LINE OF "21.782 ACRES" AND THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 95 A DISTANCE OF **395.05 FEET** TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED ARE OF 21.782 ACRES OF LAND.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT AND ARE GRID VALUES. ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR FURTHER INFORMATION.

PLAT NOTES:

- UTILITY PROVIDERS -WATER: CITY OF TAYLOR ; WASTEWATER: CITY OF TAYLOR ; ELECTRICITY: ONCOR
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0531F, EFFECTIVE DATE OF 12/20/2019
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE PLANNED ORDINANCE 2022-39.
- PARKLAND DEDICATION REQUIREMENTS WILL BE MET BY THE DEDICATION OF 1.25 ACRES OF PRIVATELY OWNED AND MAINTAINED PARKLAND AS STIPULATED WITHIN THE PLANNED DEVELOPMENT ORDINANCE 2022-39.
- MINIMUM OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
- THE SUBDIVISION IS SUBJECT TO ORDINANCE 2022-39, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
 - HEIGHT IS LIMITED TO 4 STORIES OR 55 FEET, WHICHEVER IS GREATER
 - NO MINIMUM PARKING IS REQUIRED
 - MAXIMUM DENSITY IS ONE DWELLING UNIT PER 1,000 SQUARE FEET
 - SETBACKS ARE A MINIMUM OF 5 FEET AND A MAXIMUM OF 15 FEET

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT **HEBRON HOLDINGS LLC**, SOLE OWNER OF THE CERTAIN 21.782 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021158298 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 TO 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 **3811 NORTH MAIN**.

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

JAI LU
MANAGER
6034 W. COURTYARD DR. STE 288
AUSTIN, TEXAS 78730

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **JIA LU**, KNOWN BY 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:

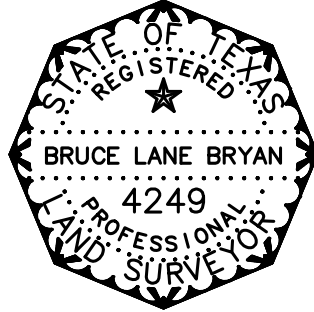
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, BRUCE LANE BYRAN, 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 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.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS



I, **MICHAEL LEE**, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCREACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0531F, EFFECTIVE DATE 12-20-2019, 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 EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL ENGINEER
NO. **138483** STATE OF TEXAS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS

3811 NORTH MAIN

HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, A.D.

_____, CHAIRMAN

DATE

_____, SECRETARY

DATE

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

I, NANCY 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 _____, 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 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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

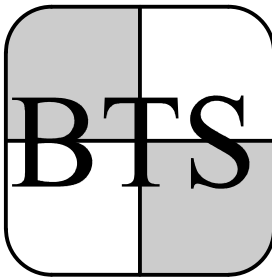
BY:

DEPUTY

3811 NORTH MAIN
PRELIMINARY PLAT

21.782 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
A-65
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JC	CHECKED BY: BLB
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 22-157	DATE: November 15, 2022

3811 NORTH MAIN PRELIMINARY PLAT
21.782 ACRES SITUATED IN THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65
SAME BEING CONVEYED TO 3811 MAIN STREET LP,
RECORDED IN DOCUMENT NO. 2021158298
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

City of Taylor
PZ-2022-1564
The Retreat at Mallard
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproving The Retreat at Mallard Subdivision Improvement Plans
Address/Location:	Generally located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of N.W. Carlos G. Parker Boulevard and Mallard Lane.
Legal Description:	Approximately 19.62 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1
Current Use:	Vacant
Applicant:	Trevor Tast, P.E./TX2 Engineering
Case History:	This is the second submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, 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

Trevor Tast
TX2 Engineering
645 Floral Ave Ste C
New Braunfels TX 78130
Trevor@TX2engineering.com

Date: Thursday, December 8,
2022

Address: Mallard Lane, Taylor 76574

Permit Number PZ-2022-1564

Dear Trevor Tast,

Staff has completed its review of The Retreat at Mallard SIP that is to be located at Mallard Lane, Taylor, TX 76574. There are some corrections that need to be made prior to approval of the plans. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Mckenzi Hicks. Should you have any questions or require additional information regarding any of these comments, please contact Mckenzi Hicks at (512) 309-6173 or by email at mckenzi.hicks@taylor.tx.gov.

General Comments

1. Submit a street lighting & photometric plan (Sec. 2.8.13, Subdivision Ordinance & Sec. 5.4.5, Zoning Ordinance).
2. Revise the "Public Drainage Easement/P.D.E." designation on Sheet C6.0 to "Drainage Easement/D.E."

Additional Comment

1. The 12' sidewalk width along Mallard Ln. (Community Boulevard) may be reduced if the developer is willing to plant street trees along the sidewalk.

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.

*See Associated Files section of the permit page to download a PDF copy of the planset with engineering comments as noted below.

C01.0 GENERAL NOTES

1. Break note out separately as "Geotechnical". Both report and letter from RKCI to be referenced

C04.0 PROPOSED SITE PLAN

1. Coordination to be made with engineering regarding proposed sidewalk width and potential installation of street trees along Mallard

C06.0 PROPOSED GRADING PLAN

1. Please demonstrate compliance with EM 8.13 criteria for channels, including HGL/freeboard, velocities, and easement requirements per EM 8.1.
2. Verify and show how the ditch gets across LOT 1 towards the inlets in the sag on Oaklawn

3. Proposed easement to be reflected in final plat. If used for drainage, the easement shall denote use.
4. Verify and show how each lot is designated with a drainage type per this detail
5. Provide grading for off-site drainage to block 1. (comment outstanding)
6. Block 5 does not meet EM 8.19.2, EM 8.19.4, or EM 8.19.5. Revise grading. Grading as shown would channelize water into the sides of the houses on lots 4-6. (comment outstanding)
7. Please demonstrate compliance with EM 8.13 criteria for channels, including HGL/freeboard, velocities, and easement requirements per EM 8.1. (Previous Comment: North half of block 4 drains along property line. Provide permanent drainage structure with easement per EM 8.19.4, or revise lot grading to meet EM 8.19.)

C07.0 SIGNAGE AND STRIPING PLAN

1. Update Table

C08.0 PLAN & PROFILE - JASON DRIVE

1. For revised profile, provide callout for the PGL grade break

C08.2 PLAN & PROFILE - OAKLAWN DRIVE

1. Min grade is 0.5%. EM 5.3

C08.2 PLAN & PROFILE - OAKLAWN DRIVE

1. Report and letter from RKCI to be referenced on sheet regarding clay fill requirements and referring to geotech report

C10.0 EXISTING DRAINAGE CONDITIONS

1. Previous Comment below pending results from drainage model. "there appears to be a drainage channel at the back of the property. Please verify compliance with EM 8.20, 8.21 and 8.22. A drainage study may be required to confirm watershed timing and no adverse impacts downstream of the project site."

C11.0 PROPOSED DRAINAGE PLAN

1. Flow path of PDA 4 will be obstructed by proposed homes. please provide a permanent drainage structure on the back of the lots and/or comply with EM 8.19. (comment outstanding)
2. Provide additional existing contour labels.
3. Please provide a detail for the channel along east property line and demonstrate adequate conveyance per EM 8.13 (Previous comment: Based on inlet locations, most of PDA 6 will bypass detention pond.)

C11.1 PROPOSED DRAINAGE PLAN CALCULATIONS

1. Rainfall Precipitation table on Sheet 11.1 does not match Atlas 14 rainfall from EM Table 8-1. (Comment outstanding)

C12.0 PROPOSED OVERALL STORM SEWER

1. Label all inlet sizes (Comment Outstanding)
2. According to the AP flow table on Sheet 11.3 analysis points AP-C and AP-D are labeled as street intersections where there are proposed inlets. Please clarify if the reported flows are being captured by inlets or the total bypassing the inlets.
3. H2 and H3 are designed for the 100-year capacity per EM 8.7 and label positive overflow paths for these inlets on the plans.
4. Please provide higher class of pipe for storm less than 2 feet below top of pavement (Pipe B1, D1, E1 E2 E3, H2, I1).

C13.0 STORM SEWER LINE A - P&P

1. For conduits, label which storm event these are associated with. Please provide an inlet calculations table including bypass flows.
2. Verify velocities comply with EM 8.10.2, several laterals do not meet minimum velocity requirements.
3. Label pipe material in a note on the P&P sheets, reviewer could not locate this called out on the plans.
4. Please dimension clearance between crossing utilities and storm conduit on the profile sheets.

C13.1 STORM SEWER LINE B, C - P&P

1. For conduits, label which storm event these are associated with. Please provide an inlet calculations table including bypass flows.
2. Label pipe material in a note on the P&P sheets, reviewer could not locate this called out on the plans.
3. verify velocities comply with EM 8.10.2, several laterals do not meet minimum velocity requirements.
4. Please dimension clearance between crossing utilities and storm conduit on the profile sheets.

C13.2 STORM SEWER LINE D, F - P&P

1. For conduits, label which storm event these are associated with. Please provide an inlet calculations table including bypass flows.
2. Label pipe material in a note on the P&P sheets, reviewer could not locate this called out on the plans.
3. verify velocities comply with EM 8.10.2, several laterals do not meet minimum velocity requirements.
4. 25-YR HGL is out of the ground in Storm D.
5. Provide HGL in profile F
6. Please dimension clearance between crossing utilities and storm conduit on the profile sheets.

C13.3 STORM SEWER LINE E - P&P

1. For conduits, label which storm event these are associated with. Please provide an inlet calculations table including bypass flows.
2. Label pipe material in a note on the P&P sheets, reviewer could not locate this called out on the plans.
3. verify velocities comply with EM 8.10.2, several laterals do not meet minimum velocity requirements.
4. Please dimension clearance between crossing utilities and storm conduit on the profile sheets.

C13.4 STORM SEWER LINE G, H - P&P

1. For conduits, label which storm event these are associated with. Please provide an inlet calculations table including bypass flows.
2. Label pipe material in a note on the P&P sheets, reviewer could not locate this called out on the plans.
3. verify velocities comply with EM 8.10.2, several laterals do not meet minimum velocity requirements.
4. Provide HGL in profile G
5. Provide HGL in profile H
6. Please dimension clearance between crossing utilities and storm conduit on the profile sheets.

C13.5 STORM SEWER LINE I - P&P

1. For conduits, label which storm event these are associated with. Please provide an inlet calculations table including bypass flows.
2. Label pipe material in a note on the P&P sheets, reviewer could not locate this called out on the plans.
3. verify velocities comply with EM 8.10.2, several laterals do not meet minimum velocity requirements.
4. 25-YR HGL is out of the ground in Storm I

C13.5 STORM SEWER LINE I - P&P

1. Please dimension clearance between crossing utilities and storm conduit on the profile sheets.

C14.0 STORM SEWER DETAILS

1. Provide detail for proposed junction boxes.

C15.0 DETENTION POND PLAN & DETAILS

1. Please label riprap sizing calculations on
2. Indicate that the concrete pilot channel shall be constructed at 0.5% slope on the plans.
3. Comment pending analysis of drainage channel for PDA6. Previous Comment: Clarify this note. Are the flows provided in the table pre- or post- detention? AP1 on the Proposed Drainage Area Map is upstream of detention. Also, all flows to the detention pond should be considered (PDA5 and PDA6), otherwise demonstrate no increase in offsite discharge for PDA 5 and PDA 6 (EM 8.1.3).
4. Report does not provide enough information to confirm model and plans are in agreement. (Comment outstanding) Previous comment: please provide a model to verify detention flows.
5. Provide velocities leaving the pond outfall, and verify slopes on the back side of outfall do not exceed 4:1 for earthen embankment. It does not appear 601.0' elevation for the outfall is achievable onsite, contour ties into elev. 602 at the property line.

C18.0 PROPOSED OVERALL SANITARY SEWER PLAN

1. Sanitary sewer manhole not shown as reflected on Sheet C19.0

C19.0 SANITARY SEWER PLAN AND PROFILE - LINE A

1. Install additional sanitary manhole near property boundary to maintain alignment (example shown)

Stormwater Drainage Report

Sheet 16 - FEMA FIRM –

1. Previous comment cleared with suggestion to update approximate project location (shown inaccurate) on the second panel and suggests project is located adjacent to floodplain, consider revising. Previous Comment: project boundary is cut off on this FEMA panel, please provide the adjacent panel.

Sheet 45 - Hydraflow output

1. Comment outstanding. Flows do not match between Hydrograph Summary Report pages and AP summary tables in the plans. (see EDA 1 values). Previous Comment: Hydraflow output - verify all flows reported from the model match what is provided on the plans (Existing and Proposed Drainage Area Maps, Detention Pond plans).
2. Comment outstanding. Pond outfall structure is at elevation 601', but elevation at the property line suggests contour 601 is further out. Please verify positive outflow at the pond outfall. Previous Comment: Hydraflow output - please provide verification that pond outlet structure parameters in the model match what is presented on the plans.

Sheet 120 - Stormsewer Inventory –

1. Comment pending modeling results. Some missing information on the plan sheets. Previous Comment: Please provide storm HGLs, inlet calcs, and other pertinent information on the plans. Verify that values provided on the plans and in the model report are in agreement.

Sheet 123 - Stormsewer Inventory –

1. Comment outstanding. 0 CFS flow to Structures E2, E3 and E5 still shown on PDF page 97. Previous Comment: Verify storm event shown and why 0 cfs is shown to multiple inlets.

Geotechnical Report

Responses provided below are referenced to RKCI responses provided in a protected PDF.

Page 06

1. "Design Criteria Table - Was a TIA performed for this project and where does 20,000 ESAL come from?"
Response ok, if included in final report
2. "Project Description Paragraph 3 - What about the other two streets, four streets total Oaklawn, Jason, Cayuga, and Pekin?" **Response ok, if included in final report"**
3. "Project Description Paragraph 2 - What specific procedures are being used to address this deep fill, fill specification, and how much settlement is expected?" **What is the estimated settlement of the fill, over what time period, and what is the frequency of testing?**

Page 07

1. "Boring and Laboratory Tests Paragraph one - CoT EM requires 15-ft deep borings, existing borings too shallow."
Revise, not per City of Taylor Engineering Manual
2. "Testing Table - Only one sieve test conducted" **Deferred to RKCI**

Page 09

1. "Pavement Recommendations - Expansive Soil Related Movements - How was an active zone of 15 ft used with 10 ft deep borings?" **Not per City of Taylor Engineering Manual.**

Page 10

1. "Subgrade Conditions - Taylor EM requires obtaining bulk samples and testing for subgrade strength."
Response ok, if included in final report, what was the CBR result and what was the PI of the soil tested
2. "Subgrade Conditions - VerifyTypo noted" **Response ok, if included in final report"**
3. "Design Information - CoT EM requires pavement design per TxDOT not AASHTO." **Response ok, if included in final report.**
4. "Flexible Pavement Table - Option 2 CoT EM requires a minimum of 8 inches of LSS." **Not an option in the current City of Taylor Engineering Manual**
5. "Flexible Pavement -Verify if there are two different traffic conditions on this project" **Response ok, if included in final report**
6. "Verify TX-5 been added to the section as recommended, check/update plans" **Response ambiguous, the extra addition of geogrid should be determined by the owner and design engineer**
7. "Flexible Pavement Table - Option 2 - Where is select fill defined?" **Response ok, if included in final report**
8. "Design Table - Provide FPS21 output along with Mechanistic and Triaxial Checks per CoT EM." **Not per City of Taylor Engineering Manual**

Page 12

1. "Drainage Considerations - Item 2 - Check plans to confirm this is included." **Suggest revising language in report similar to the response**
2. "Lime Treatment of Subgrade - How was 5% determined, based on CoT EM application rate should be based on lime series testing." **Not per City of Taylor Engineering Manual**
3. "Lime Treatment of Subgrade - Has any organic content of the subgrade been performed?" **Not per City of Taylor Engineering Manual**

Page 13

1. "Lime Treatment of Subgrade - Paragraph three - Per the CoT EM sulfate testing is required as part of the pavement study." **Response ok, if included in final report**

*See Associated Files section of the permit page to download a PDF copy of the document with engineering comments as noted below.

Cost Estimate

Streets

1. Sidewalk to be included in cost estimate.
2. Missing Lime (Ton)
3. Missing Lime treated subgrade (SY)
4. Missing Prime (Gal)
5. Verify pricing for Crushed Limestone Base in reference to TxDOT 2022 data provided on the TxDOT website. Pricing for this item appears to be higher.
6. Verify pricing for curb and gutter. It is suggested that curb and gutter pricing is closer to \$24/ LF.

Erosion Control

1. Verify seeding to be included for stabilization.

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.

Additional Pending Fire Department related comments to be delivered to the applicant as soon as possible.

1. Plans shall include the City of Taylor Fire Department's updated fire hydrant detail. The detail has been uploaded to the additional files area.

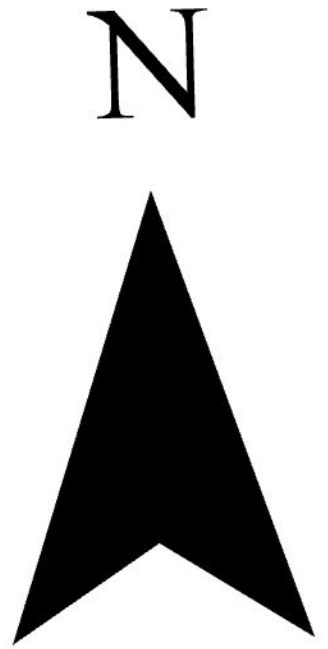
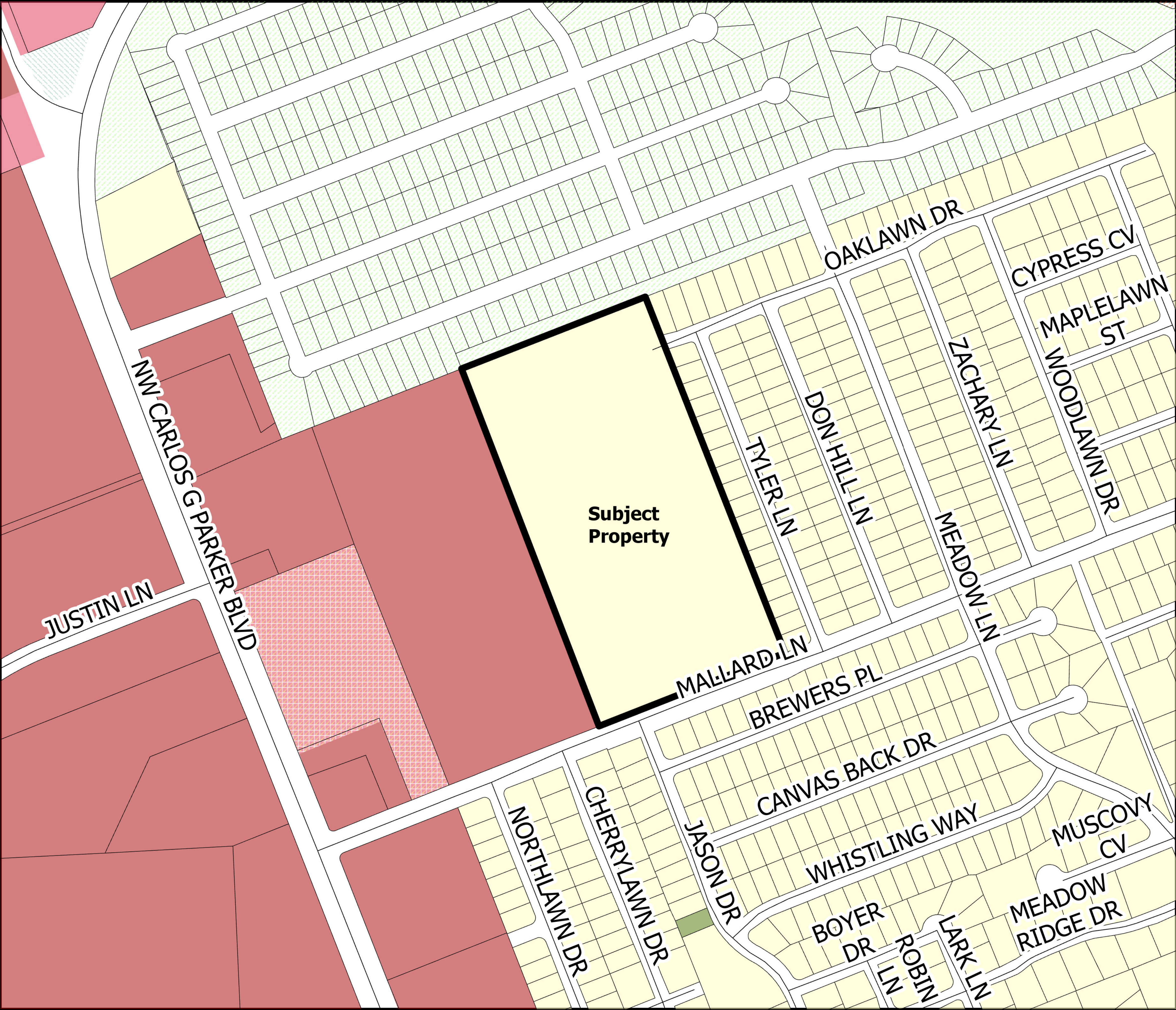
Please revise the subdivision improvement plans to address the comments noted above. Following revision, submit the plan set electronically with a resolution letter in PDF format.

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) 309-6173, or by e-mail at mckenzi.hicks@taylor.tx.gov.

Thank you,



McKenzi Hicks
Development Services

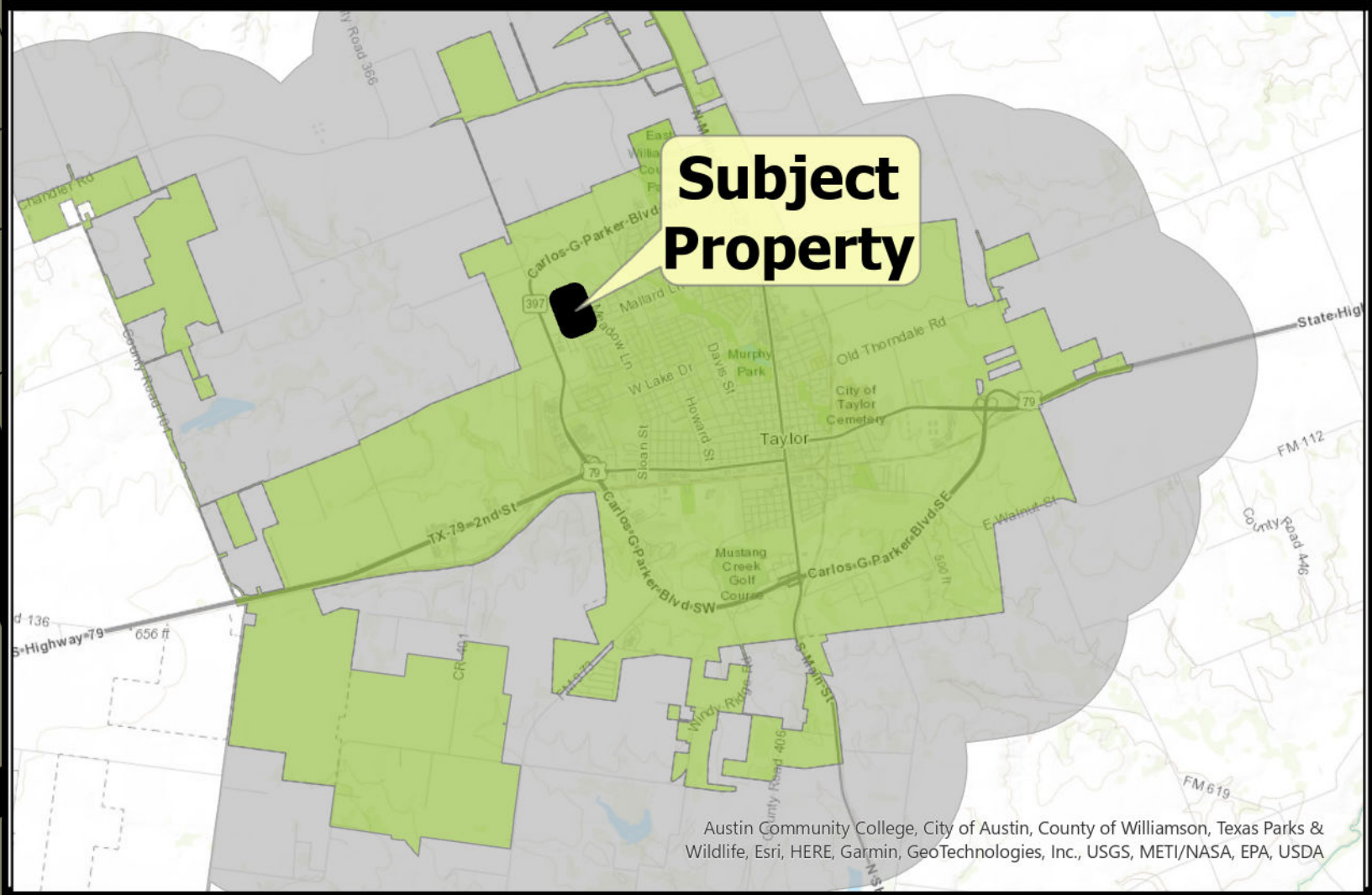


PZ-2022-1564

The Retreat at Mallard SIP
Location Map
Approximately 19.62 Acres

Legend

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



City of Taylor
PZ-2022-1591
The Steel Network
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproving The Steel Network Subdivision Improvement Plans
Address/Location:	Generally located at the northeast corner of the intersection of East Martin Luther King Jr. Boulevard and NW Carlos G. Parker Boulevard
Legal Description:	Lot 1, Block 1, Steel Network Addition Minor Plat
Current Zoning:	M-2
Current Use:	Vacant
Applicant:	Matthew Rector, P.E./Halff Associates, Inc.
Case History:	This is the first submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, 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

Matthew Rector
Halff Associates Inc
13620 Briarwick Dr, Suite 100
Austin TX 78729
mrector@halff.com

Date: Thursday, December 8,
2022

Address: 1601 Martin Luther King Jr. Blvd., Taylor 76574

Permit Number PZ-2022-1591

Dear Matthew Rector,

Staff has completed its review of plans for The Steel Network Subdivision Improvement Plans that is to be located at 1601 Martin Luther King Jr. Blvd., Taylor 76574. There are some corrections that need to be made prior to resubmission. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Mckenzi Hicks. Should you have any questions or require additional information regarding any of these comments, please contact Mckenzi Hicks at (512) 309-6173 or by email at mckenzi.hicks@taylortx.gov.

Sheet 1 (Cover Sheet)

1. Include the project number, PZ-2022-1591, on the cover sheet.
2. Revise the date on the cover sheet from "October 31, 2022" to "November 4, 2022" to remain in alignment with the subdivision application calendar.
3. Revise the signature section for the Williamson County Addressing Coordinator to "City of Taylor Planning."

Sheet 7 (Overall Site Plan)

4. Provide a note on the sheet that indicates that this sheet is preliminary only (since the site development plan has not been approved at this time). If the site development plan is conditionally approved in the interim, the sheet may be used without a disclaimer/note.

Sheet 8 (Paving Details)

5. Include a sidewalk detail for the required 5' sidewalk in the Comprehensive Plan (p. 101, Comprehensive Plan).
6. Provide a detail showing the sidewalk in relation to the Community Boulevard (E. MLK Blvd.) and Regional Roadway (Carlos G. Parker Blvd.)
7. Include a detail for the proposed public trail.

Sheet 10 (Erosion Control Plan 2 of 3)

8. Provide a note on the sheet that indicates that this sheet is preliminary only (since the site development plan has not been approved at this time). If the site development plan is conditionally approved in the interim, the sheet may be used without a disclaimer/note.

Sheet 14 (Grading Plan 2 of 3)

9. Provide a note on the sheet that indicates that this sheet is preliminary only (since the site development plan has not been approved at this time). If the site development plan is conditionally approved in the interim, the sheet may be used without a disclaimer/note.

Sheet 19 (Overall PDAM)

10. Provide a note on the sheet that indicates that this sheet is preliminary only (since the site development plan has not been approved at this time). If the site development plan is conditionally approved in the interim, the sheet may be used without a disclaimer/note.

Sheet 20 (Utility Plan 1 of 3)

11. Provide a note on the sheet that indicates that this sheet is preliminary only (since the site development plan has not been approved at this time). If the site development plan is conditionally approved in the interim, the sheet may be used without a disclaimer/note.

Sheet 21 (Utility Plan 2 of 3)

12. Provide a note on the sheet that indicates that this sheet is preliminary only (since the site development plan has not been approved at this time). If the site development plan is conditionally approved in the interim, the sheet may be used without a disclaimer/note.

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.

***See Associated Files Section of the permit page to download a PDF containing the following corresponding engineering comments.

General

- Trail layout and design to be re-evaluated to meet design criteria including AASHTO Guide for the Development of Bicycle Facilities (2012).
- Coordination for water line oversize (12-inch) to be provided and reflected on the plans

Plan Review

07 OVERALL SITE PLAN

1. Notate sidewalk and trail hatching in the Sheet Legend

09 EROSION CONTROL PLAN 1 OF 3

1. Notate sidewalk and trail hatching in the Sheet Legend
2. Verify and label feature shown on plan (appears to be septic area).
3. TxDOT approval of SWPPP items in TxDOT ROW to be provided

16 STORM A PLAN AND PROFILE

1. Provide updated drainage model to verify design information.
2. Provide updated drainage model to verify design information.
3. Label profile information.
4. Label profile information required in Engineering Manual 8.10 Storm Drains and 8.11 Culverts.
5. Verify and update culvert size noted in the plan view.

17 STORM B PLAN AND PROFILE

1. Provide rip-rap sizing calculations.
2. Label profile information.
3. Label profile information required in Engineering Manual 8.10 Storm Drains and 8.11 Culverts.

20 UTILITY PLAN (1 OF 3)

1. Provide an isolation valve near end of water line, prior to end of line fire hydrant.
2. Provide fire hydrant and automatic flushing valve at end of line per Engineering Manual 6.7 AIR RELEASE AND FLUSHING VALVES.

21 UTILITY PLAN (2 OF 3)

1. Verify and notate meter size. Verify isolation valve for service line

22 UTILITY PLAN (3 OF 3)

1. Provide traffic control details for associated work near roadways
2. Verify and label proposed connection type (i.e. TS&V or Wet Tap)
3. Verify and update fire hydrant orientation (i.e. rotated to be behind sidewalk) to allow for TCEQ separation of fire hydrants and sanitary lines (TYPICAL)
4. Label existing floodplain on plan sheet(s)
5. Verify and provide an additional in-line isolation valve on water line
6. Verify and provide an additional in-line isolation valve on water line
7. Verify fire hydrant placement to meet Engineering Manual 6.7 AIR RELEASE AND FLUSHING VALVES, A-E.

Cost Estimate

- Update cost estimate to include additional items added per plan review 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.

Reviewed the subdivision site improvement plans with no comments. Fire hydrant detail and spacing are correct.

Parks Department Review

The following comments have been provided by Tyler Bybee. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Bybee at (512) 627-3231 or by email at tyler.bybee@taylor.tx.gov.

Sheet 7: 10' wide 5" thick trail proposed along the creek. Trail alignment/flow should be reviewed and hard turns and sharp angles removed. The trail should have a flow that would be pedestrian/bicycle friendly and meet the design criteria in the AASHTO Guide for development of bicycle facilities.

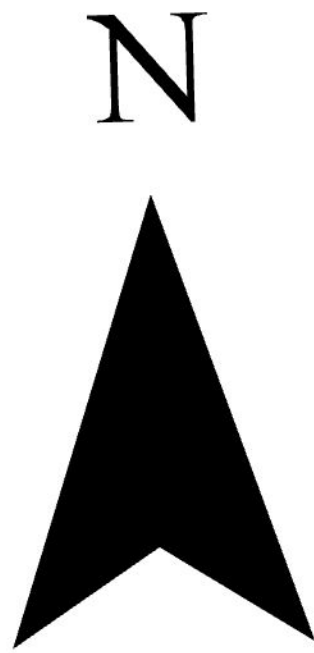
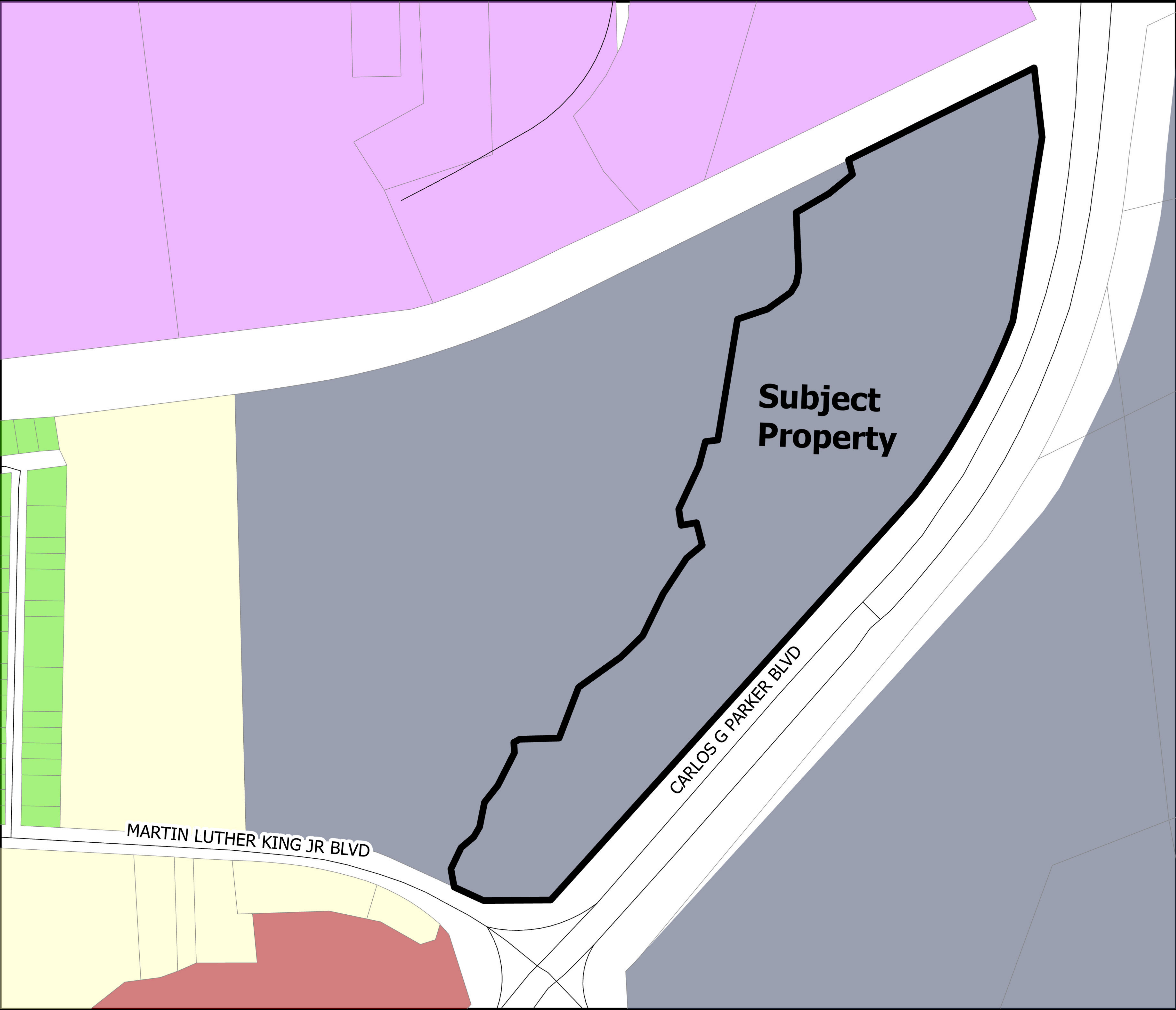
Please revise the subdivision improvement plans to address the comments noted above. Following revision, submit the plan set electronically with a resolution letter in PDF format.

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) 309-6173, or by e-mail at mckenzi.hicks@taylor.tx.gov.

Thank you,



McKenzi Hicks
Development Services

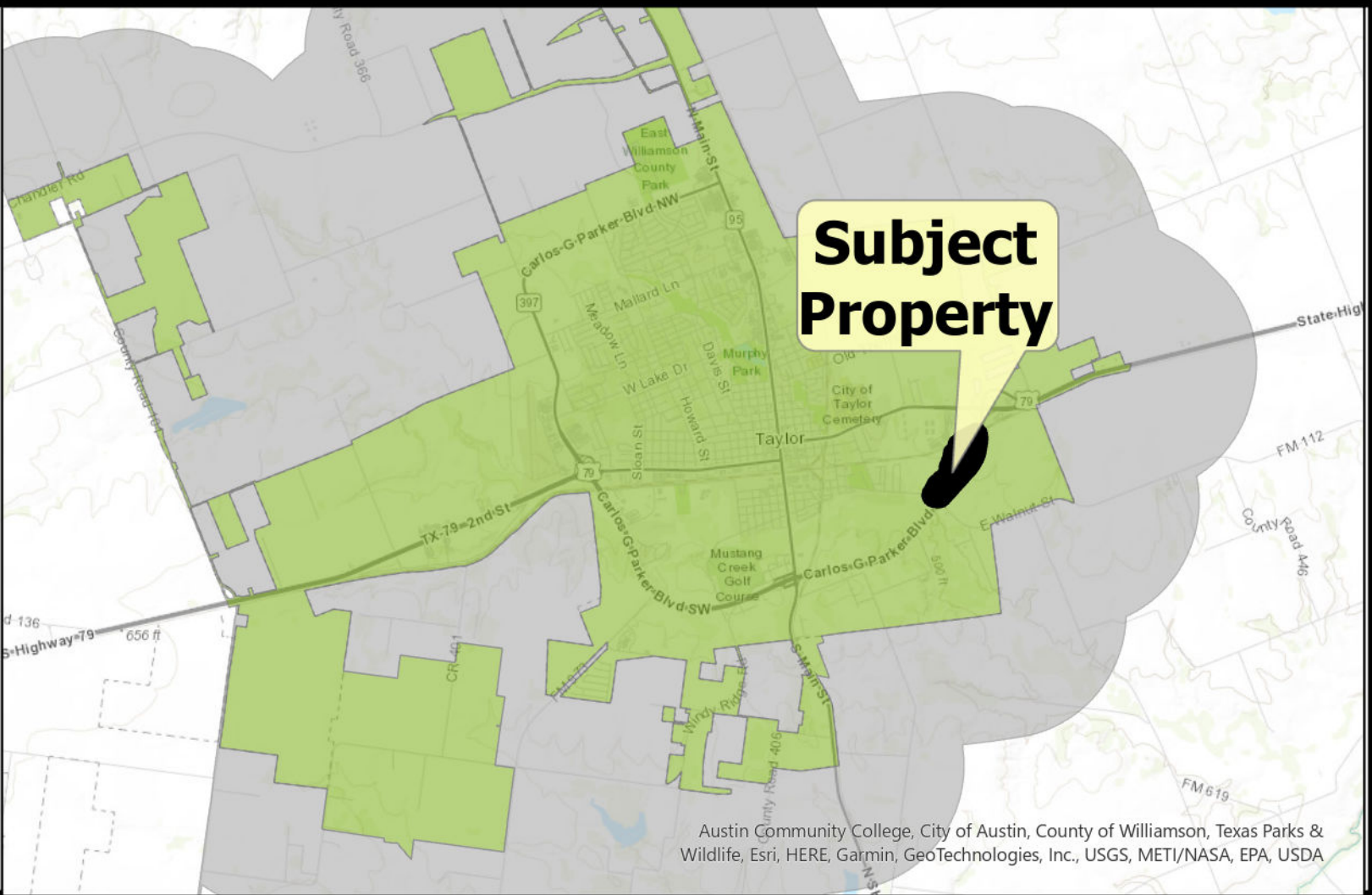


PZ-2022-1591

**The Steel Network SIP
Location Map
Approximately 19.62 Acres**

Legend

- | | |
|------------------|--------------------------|
| Subject Property | M-1 Light Industrial |
| Parcels | M-2 Heavy Industry |
| Streets | M-H Manufactured Housing |
| ZONING | R-1 Single Family |
| B-1 | |



City of Taylor
PZ-2022-1598
Northside Preliminary Plat
Staff Report

Item Details

Requested Action:	Consider disapproving Northside Preliminary Plat
Address/Location:	Generally located at the northeast corner of the intersection of NW Carlos G. Parker Boulevard and North Drive
Legal Description:	40.18 acres of William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1/RPD & B-1/CPD
Current Use:	Vacant
Applicant:	Isabelle Parcel/Dunaway Associates, LLC
Case History:	This is the first submission of the preliminary plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, 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

Isabelle Parcel
Dunaway Associates
5707 Southwest Pkwy, BLDG.2 STE 250
Austin TX 78735
iparcel@dunaway.com

Date: Thursday, December 8,
2022

Address: NW Carlos G. Parker Blvd. & North Dr., Taylor 76574

Permit Number PZ-2022-1598

Dear Isabelle Parcel,

Staff has completed its review of the Northside Preliminary Plat that is to be generally located at NW Carlos G. Parker Blvd. & North Dr., Taylor 76574. There are some corrections that need to be made prior to approval of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Mckenzi Hicks. Should you have any questions or require additional information regarding any of these comments, please contact Mckenzi Hicks at (512) 309-6173 or by email at mckenzi.hicks@taylor.tx.gov.

1. An additional page shall be added to account for the following required signature blocks:
 - o Owner (Elizabeth Krueger)
 - o Owner (Geraldo Reyes)
 - o Lien Holder
 - o Engineer
 - o Surveyor
 - o Williamson County Clerk
 - o Planning & Zoning Commission (two signature spaces - one for the Chair (Donna Frazier) and one for the Secretary (Amy Everhart))
2. Revise the adjacent property owner name for R018651 from "RCT HOLDINGS LLC, 404 CARLOS G PARKER BLVD" to "RCT HOLDINGS LLC - 404 CARLOS G PARKER BLVD SERIES."
3. For all adjacent property owner information (specifically for the property owners in the neighboring Hunter's Run subdivision), include the property owner's names, not just addresses.
4. Provide a tie to an original corner of the survey of which said land is a part (Sec. 3.2.9(c), Subdivision Ordinance).
5. Revise all drainage easements intended to serve as a park or greenspace as a civic space reserve.
6. All easements shall be dimensioned and labeled as "proposed" (Sec. 3.2(15), Subdivision Ordinance).
 - o And should be labeled on the Final Plat as "hereby dedicated."
7. Any existing easements shown shall include recording information (Document Number) and the listed beneficiary (refer to 7(d) within the Additional Information section of the City of Taylor Subdivision Application).
8. In the "Street Length" section on the plat, revise the land use types (Commercial/Residential) and instead cite the appropriate street sections associated with each street (e.g., RA-24-12).
9. Label blocks (A, B, C) consecutively following a general clockwise pattern beginning at 12 o'clock (Sec. 2.7, Subdivision Ordinance) - refer to the block labeling system already established within Ord. 2022-06 (refer to page C.3 within the Ord. 2022-06).
10. Lot 33 (within the T5 zone) exceeds the 180 ft. maximum lot width requirement on page C.12 of Ord. 2022-06.
 - o Show as a phase that will be resubdivided in the future.
11. Lot 34 (within the T5 zone) exceeds the 180 ft. maximum lot width requirement on page C.12 of Ord. 2022-06.
 - o Show as a phase that will be resubdivided in the future.
12. Submit a separate schematic sheet showing the proposed location of mailboxes (refer to the Schematic/Drawing section (6) within the City of Taylor Subdivision Application).
13. Include the following plat notes on the sheet from the City of Taylor Subdivision Application (refer to the Required Notes section within the City of Taylor Subdivision Application):
 - o Utility Providers – Water: City of Taylor; Wastewater: City of Taylor; Electricity: ONCOR; Natural Gas: Atmos (if applicable)

- o All structures and/or obstructions are prohibited in drainage easements.
 - o There (are/are not) areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number _____, effective date of _____.
 - o A 10-ft Public Utility Easement (P.U.E.) shall be dedicated in the rear of all alley-loaded lots.
 - o Parkland Dedication requirements are met by: the dedication of Block __/Lot ____.
 - o Minimum Fire Flow of 500 gallons per minute for not less than two (2) hours shall be provided.
 - o This subdivision is subject to Ordinance 2022-06.
14. Also include the following plat notes on the sheet from Ord. 2022-06:
- o All civic space reserves shall be owned and maintained by the POA.
 - o All civic space reserves shall have a public access easement to provide access to lots that front them.
 - o Civic space reserves may also operate as drainage reserves.
15. Pedestrian streets (when converted to right-of-way) shall be named.
16. Within the phasing plan, identify how the commercial lots (Lots 33 & 34) will be subdivided.

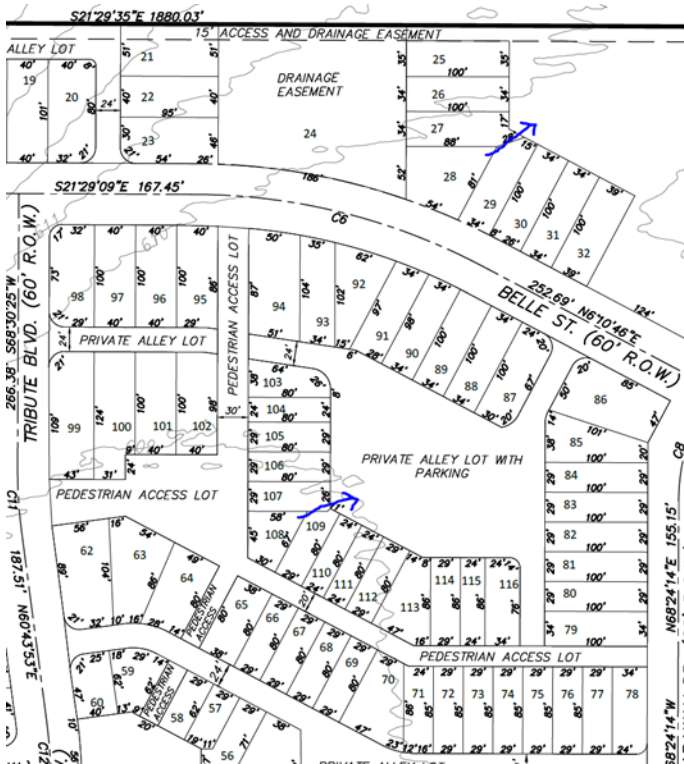
Assistant City Manager Comments

The following comments have been provided by Tom Yantis. Should you have any questions or require additional information regarding any of these comments, please contact Mckenzi Hicks at (512) 309-6173 or by email at mckenzi.hicks@taylor.tx.gov.

1. Add block labels.
2. Add phase boundaries.
3. Assign numbers or labels to the private alley lots/reserves.
4. Add transect zone boundaries (T3, T4, T5).
5. The pedestrian streets should be shown as right-of-way (PS-20-8 or PS-30-20). Lots that front on pedestrian streets will get their legal frontage from the pedestrian street.
6. Extension of Shepherd St. to the east should be ROW for future extension into school site.
7. Lot 155 should have access to alley.



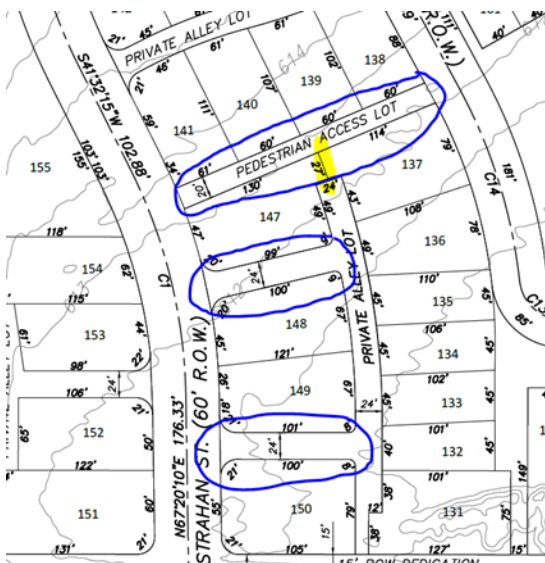
8. What is the front of lots 123-130? Lots 126-130 appear to front Barber Blvd. However, lots 123-125 appear to front the alley.
9. Lots facing what are shown as drainage easements (165-162, 126-130, 50-59, etc.) need to front civic space to create legal frontage. Please show those lots/reserves as civic space with a drainage easement.
10. What is the edge condition between North Dr. and the alley behind lots 123-130?
11. Where are PUEs proposed on private lots?
12. Can lot 1 allow the alley to exit onto Belle St. Otherwise, that is a long, dead end alley.
13. How do lots 28 and 108 access the alley/parking area?



14. The configuration of lots 55 and 56 is odd and will be difficult to site a building on.
15. Consider eliminating the alley between lots 184 and 185. Also consider a pedestrian path between lots 178 and 186 connecting to the alley.



16. Are both alley access points needed between lots 147 and 148 and 149 and 150? Consider a pedestrian path between lots 137 and 147.

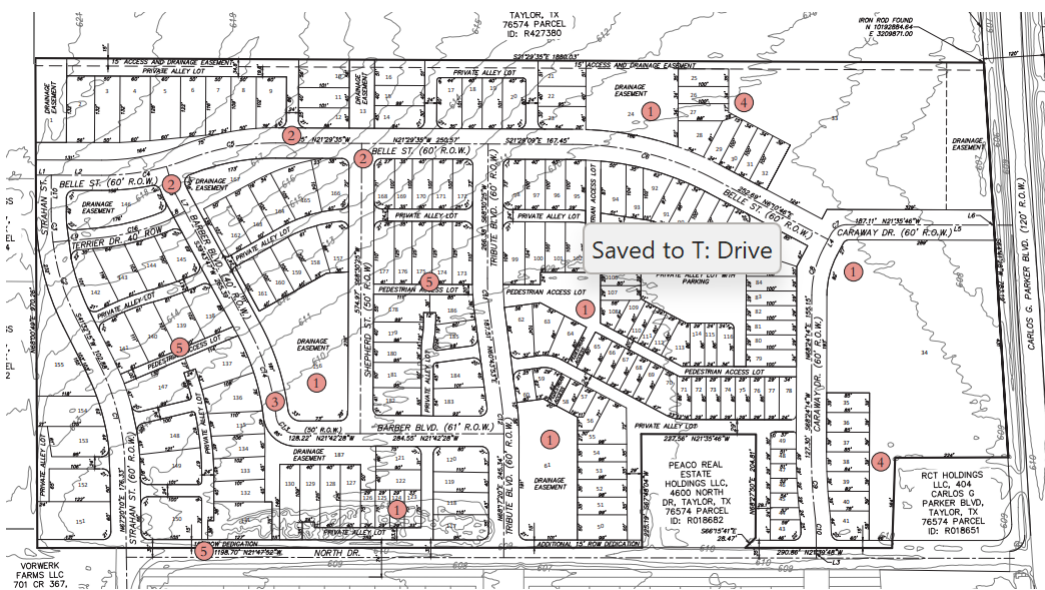


17. Create a lot/reserve for the civic space (square) in lot 34 (see regulating plan in the PD).
18. Create a lot/reserve for the civic space (plaza) adjacent to lots 100-108 (see regulating plan).
19. Label all civic space lots/reserves and include the size/acreage of each with a table summarizing the total amount of civic space to conform with the regulating plan.

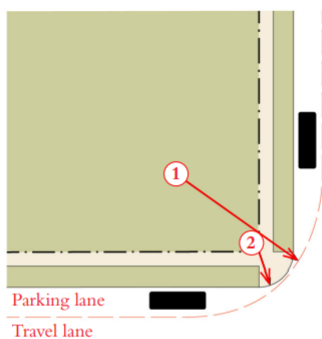
Urban Design Review Comments

The following comments have been provided by Matthew Gschwind on behalf of Michael Watkins Architect. Should you have any questions or require additional information regarding any of these comments, please contact Matthew Gschwind at (650) 575.4453 or by email at mckenzi.hicks@taylortx.gov.

Thoroughfares



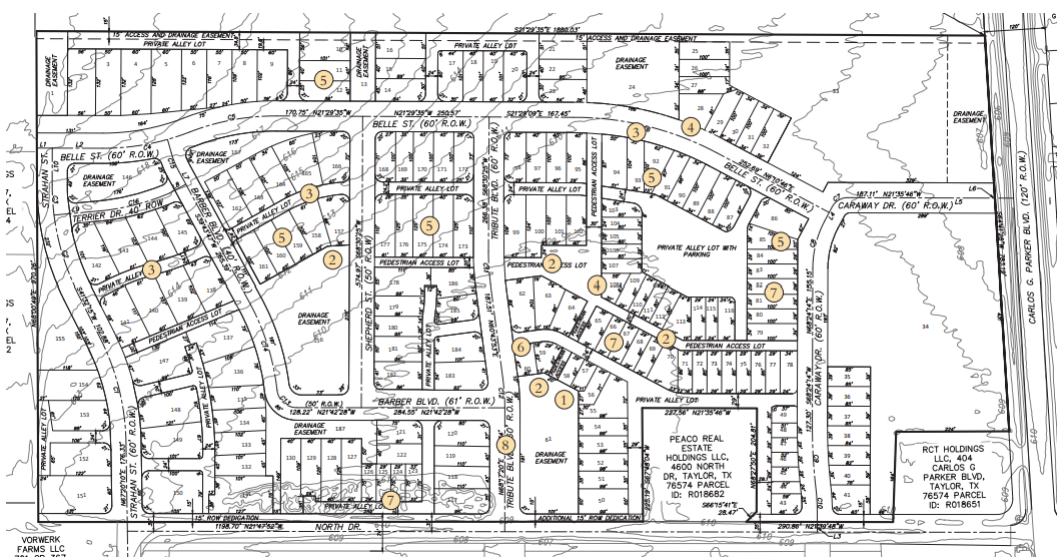
1. All lots should front a primary thoroughfare or civic space. Civic spaces and pedestrian thoroughfares should be platted separately in a way that clearly satisfies this requirement.
2. Corners of lots and civic spaces should not be radiused. Pavement radiuses should be as tight as possible and account for parking lanes as shown below (from page C.16 of the PD Standards):



- ① **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
- ② **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

3. Why does the width of Barber Blvd. vary from 40' to 61'? The PD Standards designate it as a 50'-wide street for its entire run.
4. An alley should be plated around the edge of parking lots to serve adjoining lots.
5. The end of an alley stub should fall entirely on one lot, not split between two.

Private Lots



1. Lots should be shaped to allow the front facade of the primary building to be parallel to the front property line. See below a sketch of one potential solution:

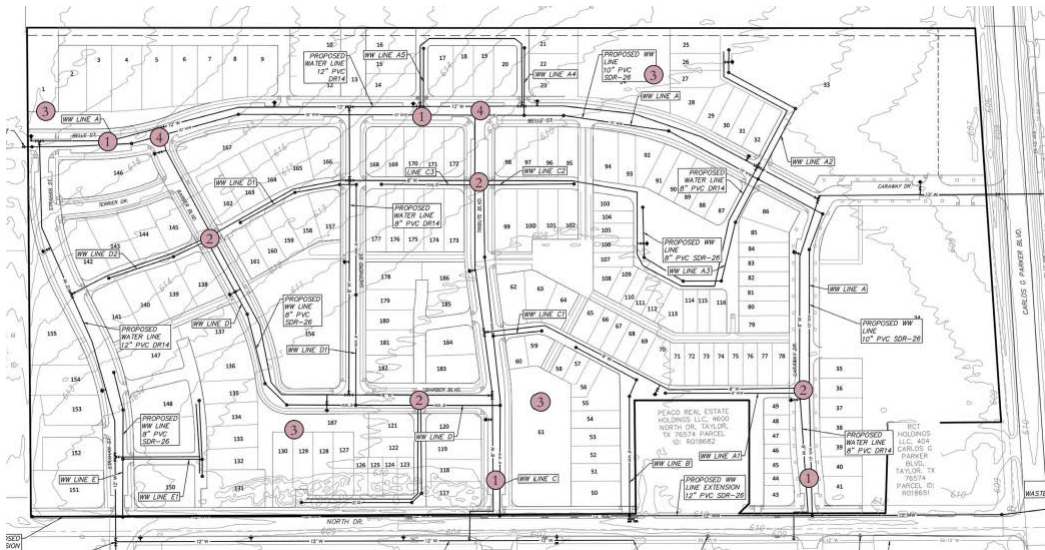


2. Steps/corners in front lot lines should occur at side lot lines.
3. Side lot lines should be perpendicular to the front lot line, including when the front lot line is curved.
4. This lot should connect to the alley and should fit a typical building. This lot may be more effectively utilized if it is divided between the adjacent lots.
5. Lots should be platted with consistent buildable area to allow plans to repeat on many lots. Greater width given to corners to allow larger side setbacks. Radiused lot corners also contribute to inconsistent buildable area.

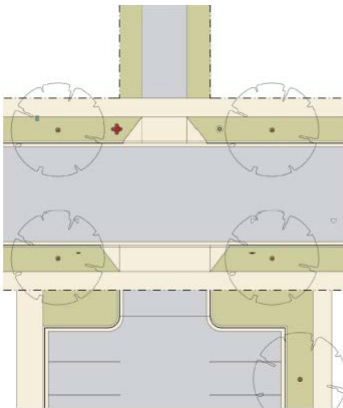
6. 62' deep is quite shallow. Are there plans identified that would fit on these lots? Do they have ground-floor living rooms and kitchens?
7. In general, are there plans identified for the lots? It is difficult to assess if the lot sizes are reasonable without knowing the intended building plans.
8. How will the site be phased? It would allow greater flexibility going forward to hold off on platting future phases, so the lots can be adjusted based on market conditions.

Urban Details

Urban details such as those commented on here are not required for Preliminary Plat approval, but these issues will need to be addressed in later submissions.



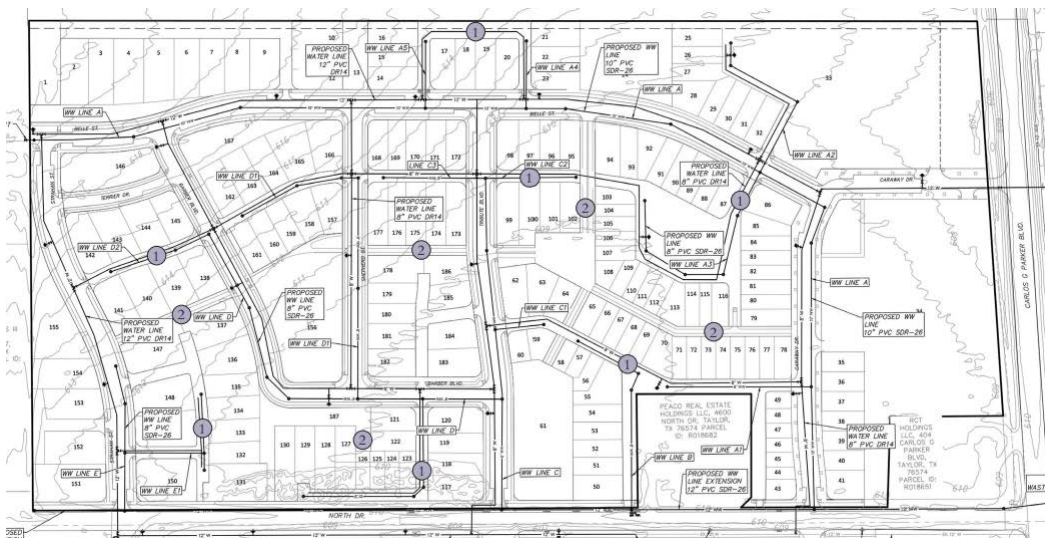
1. Avoid bulbouts unless otherwise noted. See effective turning radius diagram above.
2. Sidewalks should be continuous across alley aprons. See detail below:



3. All civic spaces should be shown with sidewalks.
4. Sidewalk curb cuts should follow details similar to those below:

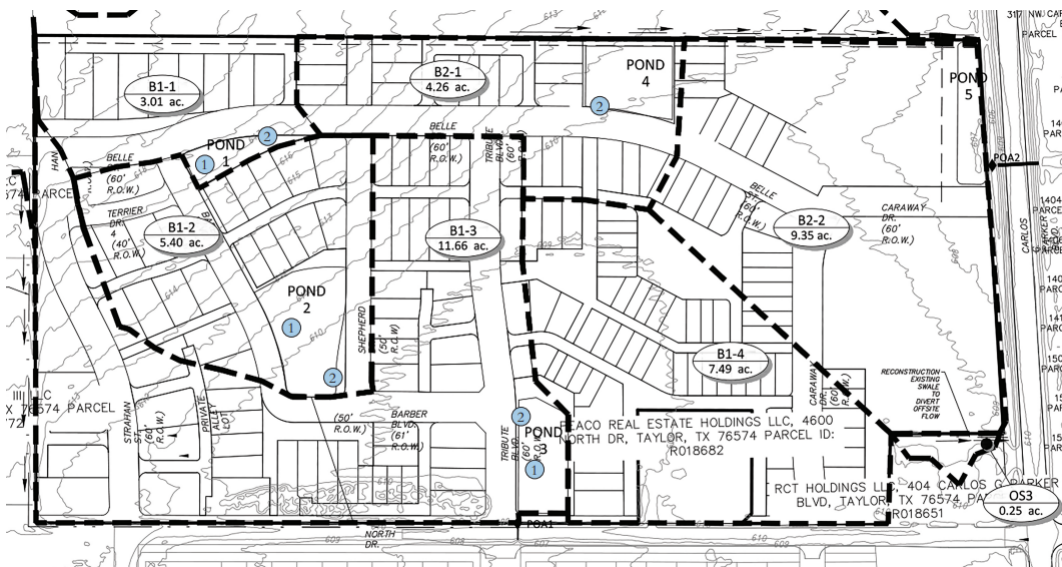


Utilities



1. Where will gas, electric, telephone, and cable lines go? Locating water and sewer in the front (including pedestrian streets and civic spaces) would allow dry utilities and any above-ground pedestals to be located in the rear.
2. What will be the required setbacks from all utilities? Do any pedestrian streets or civic spaces need to be widened to avoid easements on private lots?

Drainage



1. How are the ponds connected? There is an easement shown alongside Barber Blvd. connecting Pond 1 to Pond 2, but not between Pond 2 and Pond 3 as shown in the PD Standards. Is this connection not needed?
2. Ponds should have a naturalistic shape and ideally be shallow enough that they are usable parks when dry.

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.

*See the Associated Documents Section of the permit page for a PDF of the plat document containing engineering

comments.

Utility Schematic

1. A preliminary utility schematic was submitted for review; however, coordination shall be made to verify lot service for lots proposing "rear lot" services.

Preliminary Plat

Notate the following items on the plat. The proposed plat shall follow the format or include information as noted below in items 1-13:

1. Plat Content – 4. Title Block - Unique subdivision name – top/center on first sheet, consistent location each additional sheet.
2. Plat Content – 5d. Lot and Block Table – Detail proposed lots per block, by type or use, including acreage or square feet, and length of each Block. Breakout by Phase if Phasing plan proposed.
3. Plat Content – 5f. Right-of-way (ROW) otherwise dedicated if not new streets
4. Plat Content – 6a. Point of beginning to be labeled (to match metes and bounds).
5. Plat Content – 6b. The dimensions and bearings of all lot and boundary lines with a tie to a corner of the original tract and a tie to the closest platted lot.
6. Plat Content – 6h. Blocks lettered (A, B, C) consecutively following a general clockwise pattern beginning at 12 o'clock.
7. Plat Content – 6h. Lots numbered (1, 2, 3) consecutively within each block, generally in a clockwise pattern; numbering continues from block to block.
8. Plat Content – 7a. Legend of graphics and abbreviations.
9. Plat Content – 7b. Boundary survey (field notes / metes and bounds description) with bearings and distances.
10. Plat Content – 7e. Surrounding properties identified with the plat/deed recording information (Document Number) and beneficiary labeled
11. Plat Content – 7g. Proposed easements on Preliminary Plats shall be depicted and labeled "Proposed"

Update or revise the following items 1-16 shown on the plat:

1. Update "Street Length" table to match street designations found in the City Comprehensive Plan (Transportation Plan).
2. Plat configuration for Strahan to allow for future extension of proposed Neighborhood Avenue to the east. Suggest having this as a ROW reserve/Open Space to allow for future connection.
3. Show centerline alignment with existing Tribute Blvd. and Caraway Dr. on the plat.
4. Dimension alley width for private alleys noted on the plat
5. Street Jog centerline offset to be minimum 125-ft (Belle St. and Terrier Dr.)(Subdivision Ord. 2.8.3)
6. The subdivider is responsible to note the location of sidewalks on the plat. (Subdivision Ord. 2.14)
7. Lots: Complete dimensions and bearings for front, rear, and side lot lines. (Subdivision Ord. 3.2.16.b)
8. Lines outside of boundaries of proposed subdivision to be dashed. (Subdivision Ord. 3.2.9b.)
9. Verify and update plat for all street intersection right of way configurations to be 90° angles (no radius/flareouts)
10. Verify and update plat for Alley widths shown as 29-ft (near Parcel R018682), per PD Standards shown to be 24-ft.
11. Lots 25-27 will require access to a public street (Subdivision Ord. 2.6.1).
12. Lot naming convention to be used for those that are residential/commercial. All others to be easements, reserves, etc.
13. Remove the word "Additional" from 15-ft ROW Dedication near lots 61/50.
14. Barber Street ROW to be updated to reflect consistent ROW width per Planned Development documents.
15. Notate 15-ft ROW dedication near lot 151.
16. Verify Proposed drainage easement lots shown on the plat are providing allowable space for both civic space and detention (including maintenance strips, slopes,etc.)

Fire Department Comments

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.

1. Discussion to be had to label or identify how some of the lots on the alleys and walking paths are to be addressed.
2. Where on the plat is the min. fire flow requirement found?

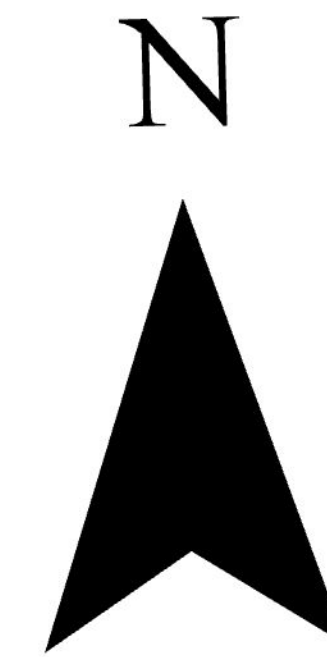
Please revise the plat to address the comments noted above. Following revision, submit the plat and pertinent documents electronically with a resolution letter in PDF format.

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) 309-6173, or by e-mail at mckenzi.hicks@taylortx.gov.

Thank you,

A handwritten signature in black ink, appearing to read "Mckenzi Hicks". The signature is stylized with a large, looping flourish at the end.

Mckenzi Hicks
Development Services

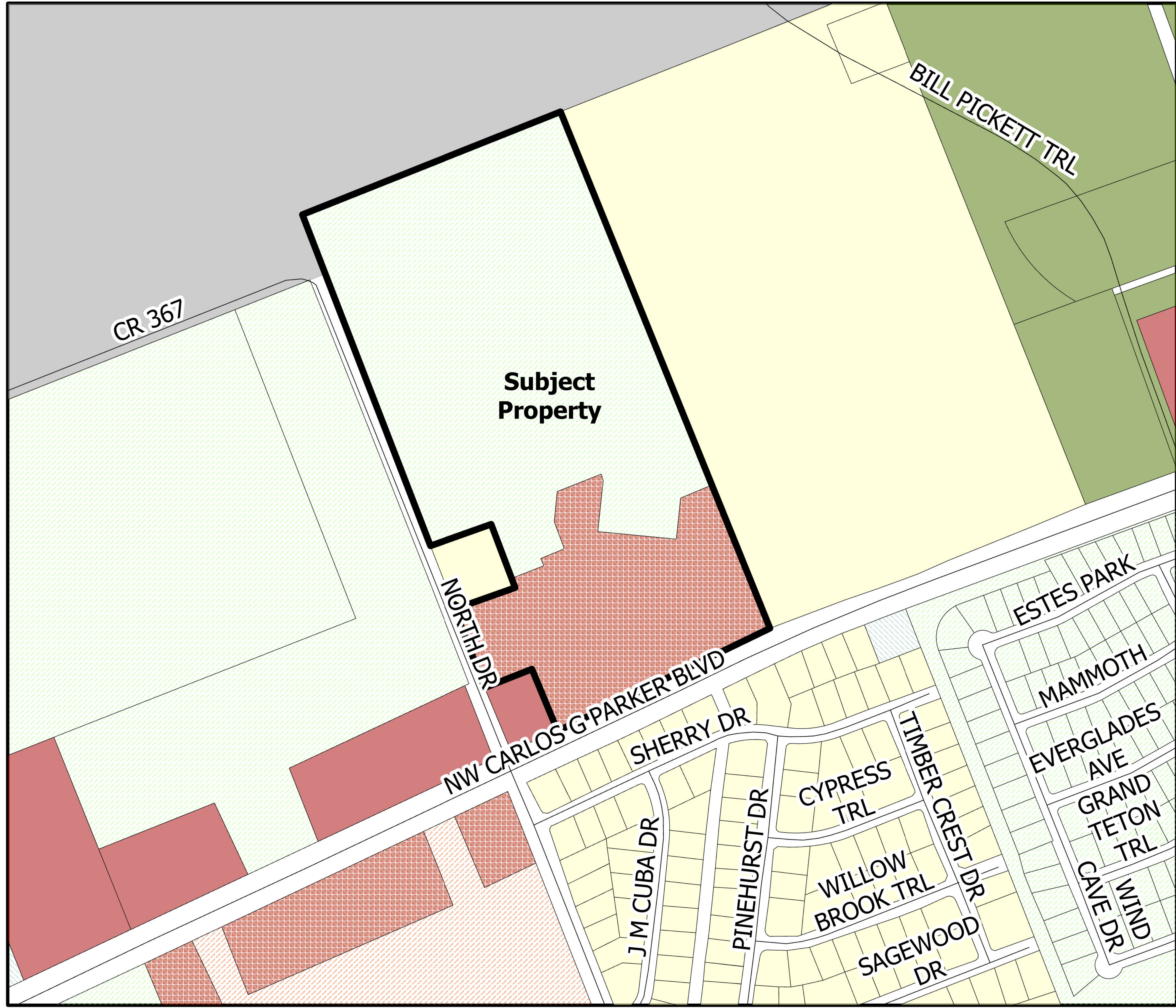
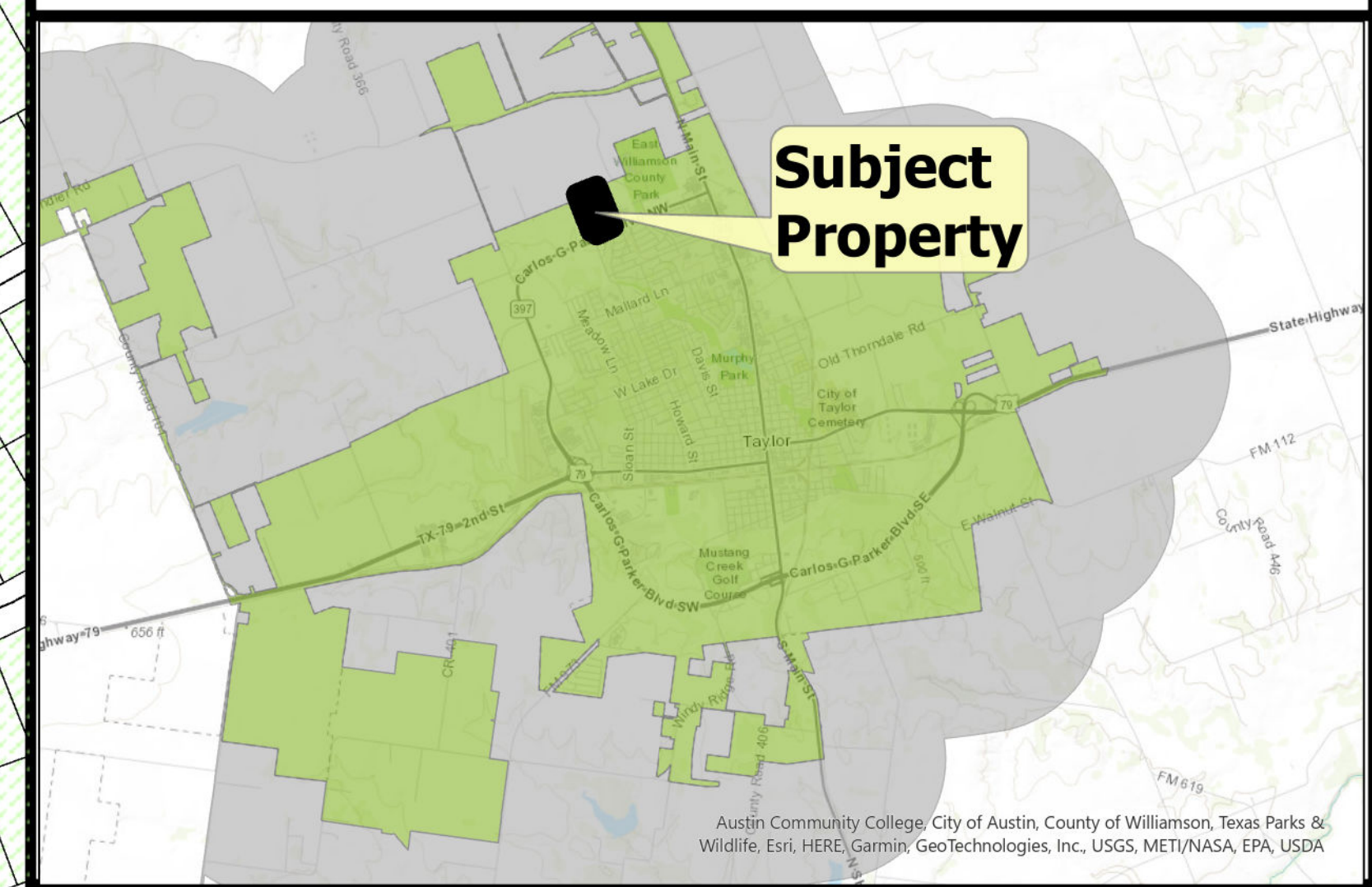


PZ-2022-1598

Northside Preliminary Plat
Location Map
Approximately 40.18 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- B-1/CPD
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture
- MF-1/RPD



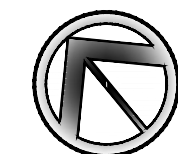


5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-11114)

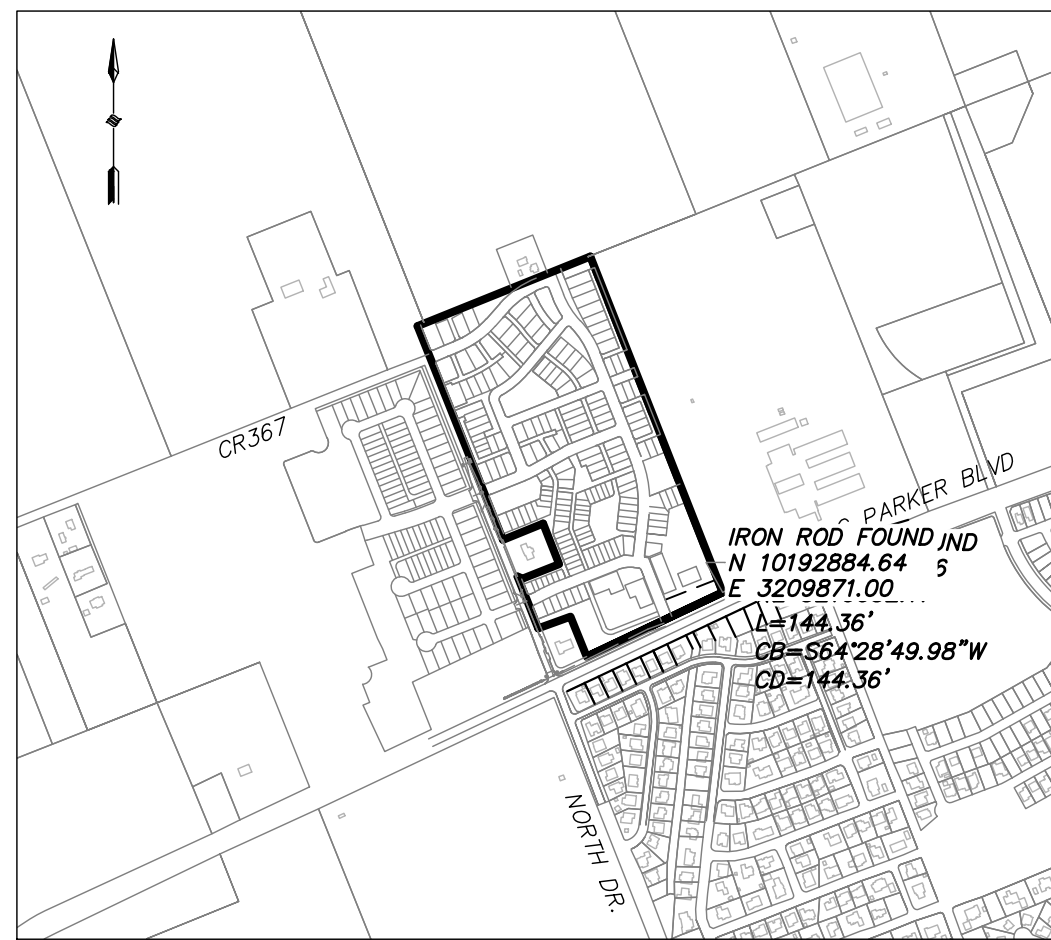
OWNER
EVK HOMES LLC
425 COUNTRY ROAD 487
TAYLOR, TEXAS 76574

APPLICANT
EVK HOMES LLC
425 COUNTRY ROAD 487
TAYLOR, TEXAS 76574

ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, LLC
STATE OF TEXAS FIRM REG. NO. F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TEXAS 78735
512-306-8252



0 100 200
GRAPHIC SCALE IN FEET
SCALE: 1"= 100 ft.



VICINITY MAP
N.T.S.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	211.63'	470.00'	25°47'54"	N54°26'13"E	209.84'
C2	159.77'	470.00'	19°28'38"	S51°16'34"W	159.00'
C3	60.61'	470.00'	7°23'20"	S64°42'34"W	60.57'
C4	175.85'	470.00'	21°26'16"	S32°18'54"E	174.83'
C5	176.70'	470.00'	21°32'27"	N32°15'48"W	175.66'
C6	294.84'	600.00'	28°09'19"	N7°53'54"W	291.88'
C7	38.05'	35.00'	62°17'09"	N52°40'40"W	36.20'
C8	96.90'	200.00'	27°46'37"	S82°17'27"W	96.01'
C9	134.17'	1084.90'	7°05'10"	S64°48'35"W	134.09'
C10	43.36'	500.00'	4°58'07"	S65°55'28"E	43.35'
C11	63.78'	470.00'	7°46'32"	N64°37'09"W	63.73'
C12	58.35'	470.00'	7°06'46"	N64°17'16"E	58.31'
C13	56.90'	39.00'	83°35'53"	S20°05'29"W	51.99'
C14	181.78'	470.00'	22°09'38"	N50°48'36"E	180.65'
C15	40.24'	180.00'	12°48'28"	N46°08'01"W	40.15'
C16	147.02'	470.00'	17°55'24"	S35°51'43"E	146.43'

LINE TABLE		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	S21°35'46"E	30.55'
L2	S21°35'46"E	99.97'
L3	S68°08'59"W	35.11'
L4	S83°49'14"E	31.84'
L5	N21°35'46"W	64.00'
L6	N21°35'46"W	77.67'
L7	S39°43'47"W	29.24'
L8	S50°16'13"E	36.68'
L9	N26°54'01"W	87.48'
L10	N68°24'14"E	72.20'

BENCHMARKS:
BM *1 CHISLED SQUARE " " CUT ATOP OF CURB AT THE NE CURB RETURN OF
CC *458 PINEHURST AND WILLOWBROOK
FB 102/28 ELEV.= 596.825

BR *2 CHISLED SQUARE " " CUT ATOP OF CURB AT THE NE CURB RETURN OF
CC *410 WILLOWBROOK AND TIMBERCREST DR.
FB 102/28 ELEV. = 598.005

BM *3 RAILROAD SPIKE FOUND IN POWER POLE AT THE SW CORNER OF NORTH DR.
CC *311 (CR. 367) AND F.M. 397
FB 102/29 ELEV.= 608.955

BR *4 RAILROAD SPIKE FOUND IN POWER POLE AT THE NW CORNER OF THE JOHN
CC *106 M. CUBA ADDITION. +/- 1.269 FEET EAST FROM THE INTERSECTION OF
FB 102/29 NORTH DR. AND F.M. 397.
ELEV. = 608.745

STREET LENGTH
CARAWAY DR. - 998.39' - (COMMERCIAL)
BELLE ST. - 1,619.37' - (RESIDENTIAL)
TRIBUTE BLVD. - 829.28' - (RESIDENTIAL)
BARBER BLVD. - 1,013.32' - (RESIDENTIAL)
SHEPHERD ST. - 574.97' - (RESIDENTIAL)
TERRIER DR. - 271.18' - (RESIDENTIAL)
STRAHAN ST. - 791.57' - (RESIDENTIAL)

LOT TYPE PERCENTAGE
T3: NEIGHBORHOOD EDGE ZONE - 27 - 13.1%
T4: NEIGHBORHOOD GENERAL ZONE - 125 - 60.7%
T5: NEIGHBORHOOD CENTER ZONE - 27 - 13.1%
TOTAL LOTS - 181

NOTE
1. PRIVATE ACCESS LOTS SHALL BE USED FOR DRAINAGE AND P.U.E.

**PRELIMINARY PLAT
NORTHSIDE
BEING A PRELIMINARY PLAT CONSISTING OF
APPROXIMATELY 40.18 ACRES INCLUDING
APPROXIMATELY 7.48 ACRES OF RIGHT-OF-WAY
DEDICATION TO CREATE 179 RESIDENTIAL LOTS, 12
PRIVATE ALLEY LOTS, 9 DRAINAGE EASEMENT LOTS,
4 PEDESTRIAN ACCESS LOTS, AND 2 RETAIL LOTS;
PART OF AND OUT OF THE W. J. BAKER SURVEY,
ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY,
TEXAS**

City of Taylor
PZ-2022-1599
Taylor South Preliminary Plat
Staff Report

Item Details

Requested Action:	Consider disapproving Taylor South Preliminary Plat
Address/Location:	Generally located at 3001 FM 973.
Legal Description:	126.48 acres of Jacob Ebberly Survey, Abstract No. 923
Current Zoning:	N/A (ETJ)
Current Use:	Agricultural
Applicant:	Eric Vann, P.E./Quiddity Engineering, LLC
Case History:	This is the first submission of the preliminary plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance and is not in compliance with the general plan of the City, the Envision Taylor Comprehensive Plan. Therefore, 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

Eric Vann
Quiddity
Evann@quiddity.com

Date: December 8, 2022

Address: 3001 FM 973, Taylor 76574

Permit Number PZ-2022-1599

Dear Eric Vann,

Staff has completed its review of Taylor South Preliminary Plat that is to be generally located at 3001 FM 973, Taylor, TX 76574. There are corrections and considerations that need to be made prior to the acceptance of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov.

Until the critical comments (#1-3) pertaining to utility availability/source and overall compliance with the City's Comprehensive Plan are met a thorough review of the submitted preliminary plat cannot be conducted.

1. **Development - The subject property is located within the Restricted Growth Sector identified within the city's Comprehensive Plan. Development and additional entitlements within this area are discouraged. The development presented is therefore inconsistent with the Comprehensive Plan.**
2. **Wastewater - The subject property does not provide adequate means for wastewater service. Formerly a MUD was presented for this development and was not approved by the City of Taylor City Council.**
3. **Water - The concurrence letter provided from Manville WSC does not provide a definitive answer to their ability to provide water service to the proposed development. Within their letter it states, "no formal commitment can be issued, and no retail service can be initiated, without an application and payment of all requisite fees." It would appear that additional steps are required in order to secure water service and that determination is required to proceed with the proposed preliminary plat.**
4. In general, your cover page is first and then plat schematics should be the next several pages (pages 5-8), followed by any informational pages and then your signature block page(s). Please reorder the submitted preliminary plat. Please provide a cover page. On the Cover Page include the following information:
 - i. Title Block and legal description at top of the page (to be carried forward on every page).
 - ii. Owner
 - iii. Surveyor
 - iv. Engineer
 - v. Lot and Block Table – Detail proposed lots per block, by type or use, including acreage or square feet, and length of each Block. Break out by Phase if phasing plan proposed.
 - vi. Linear feet of new streets, table including type of street.
 - vii. Right-of-way (ROW) otherwise dedicated if not new streets.
 - viii. Submittal Date (with revision dates, if any)
 - ix. Location/Vicinity map to scale with cross streets identified. Scale at 1,000 or 2,000.
 - x. In the bottom right-hand corner of every page provide the project number: PZ-2022-1599.
5. In addition to a few of the requirements stated in the previous comment please ensure that all requirements within City of Taylor Code of Ordinance (Appendix C, Chapter 3, Section 3.2 Subdivision Preliminary Plat), Subdivision Application requirements and plat content checklist, and Preliminary Plat checklists are being thoroughly addressed on the proposed preliminary plat.
6. Compliance is warranted for the proposed lots and blocks depicted on the preliminary plat. Ensure that the design of the subdivision is in line with Chapter 2, Article II of the Subdivision Improvements section. **Some** of the concerns are listed below:

- i. 2.7 Blocks – A block is an arrangement of lots, and in some cases alleys, bounded on all sides by streets (see Figure 2.7.1). A new subdivision consists of lots within blocks that are surrounded by streets. Exceptions to the requirement for a block to be bounded on all sides by streets may be approved by the Planning and Zoning Commission at the Preliminary Plat stage and may be considered when the provision of a street is not feasible due to natural or man-made features.
 - ii. 2.7 Blocks - Maximum Block Length 600' and the minimum block length is 300'. Block length is measured along the front of lots within a block face between intersecting streets (see Figure 2.7.3). A cul-de-sac does not create a break in the block for the purposes of measuring block length a (see Figure 2.7.4). This requirement applies to the entire subdivision. The proposed multi-family residential and commercial developments shall follow the traditional grid pattern of Taylor, providing walkable blocks and interconnected network of streets that extend to and from adjacent neighborhoods and undeveloped properties. The subdivider shall be responsible for the construction of all interior street improvements.
 - iii. 2.8 Streets – All streets are to intersect at a ninety (90) degree angle (Section 2.8.4). Furthermore, property boundaries should not be radiused and should be at 90-degree angles.
 - iv. 2.8 Streets – Intersection exchange where proposed Wildwood Trace, Ivy Lane, and Chestnut Bend. Ensure that this meets the requirements within 2.8.3 Street Jogs.
 - v. 2.8 Streets – Cul-de-sacs are not permitted and are only approved when a street cannot be extended due to unique circumstances such as topography, other natural features, or existing development. Cul-de-sacs shall not be longer than six hundred (600) feet and shall have a turnaround roadway (cul-de-sac) of eighty (80) feet and a street right-of-way of at least one hundred (100) feet at the closed end... (Section 2.8.8).
 - Is there significance to the cul-de-bubbles scattered throughout the subdivision?
7. At least two (2) benchmarks for each subdivision shall be permanently installed in an approved manner, with the location and the elevation as shown on the construction plans (Appendix C, Article 1, 2.5).
 8. Show topographic features with two-foot (2') interval contour lines – please increase the darkness of these lines slightly.
 9. Please ensure that street names are checked countywide as this is how they will be determined for availability. Redundant street names will not be accepted. For example, Taylor already has Mallard and Cherrywood as street names.
 10. All existing and proposed easements should be identified. The type of easement and its respective square footage or width should be shown. Proposed easements on Preliminary Plats shall be depicted and labeled "Proposed".
 11. Plat note, "d. a 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages should be shown on the plat." A plat note alone will not suffice, please identify these areas on the plat.
 12. Provide further analysis of Parkland dedication (provide total acreage of site, calculation of parkland dedication, total acreage toward parkland dedication). Parkland should be spread throughout the subdivision to ensure easy access for all residents as opposed to allocating parkland to the perimeters of the proposed development.

Engineering Department Comments

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 by email at Javier.vasquez@hdrinc.com.

Refer to the Associated Documents Section of the permit page to download a copy of the PDF containing engineering comments.

General

1. The right of way at intersection are to be at 90° angles. Currently, the plat shows radii at intersections (Subdivision Ord. 2.8.4)
2. Verify easements or lots are provided where proposed lift stations will be installed.

Sheet 5 of 10

1. Label plat notes.
2. Block sequence to be per (Subdivision Application - Plat Content 6h.)
3. Block sequence to be per (Subdivision Application - Plat Content 6h.)
4. Verify and update plat to show access to WWTP lot pending TCEQ approval.
5. Label block information where noted on the plat PDF.
6. Provide a tie to an original corner of the original survey of which said land is a part.(Subdivision Ord. 3.2.9c.)
7. Show graphics for plat elements (eg. iron rods) (Subdivision Application - Plat Content 7a.)
8. Plat does not provide street arrangements noted in Subdivision Ord. 2.8.1

Sheet 6 of 10

1. Maximum block length exceeded (Subdivision Ord. 2.7)
2. Plat does not provide street arrangements noted in Subdivision Ord. 2.8.1
3. Verify: How will subdivision operate if not connected?
4. Provide a tie to an original corner of the original survey of which said land is a part. (Subdivision Ord. 3.2.9c.)
5. For locations of lift stations, notate lots/reserve on plat

Sheet 7 of 10

1. Label block information where noted on the plat PDF.

Sheet 8 of 10

1. Verify if Red Laurel Drive will be allowed to connect to FM 973 pending existing County Road note on plat.
2. Label block information where noted on the plat review PDF document.

Sheet 10 of 10

1. Signatures required at the time of recordation and shall be provided accordingly.
2. Provide the OSSF Signature Block for proposed WWTP/Lift Stations.

TIA Review

1. TIA scoping review items and summary have been presented in the TIA memo submitted. No TIA has been submitted at this time.

Fire Department Comments

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.

1. Street name to be evaluated for acceptance through Williamson County addressing.
2. Plat note f should reflect Taylor's requirements of 500 gallons.
3. Why are the access points from 973 not shown as connecting to 973?

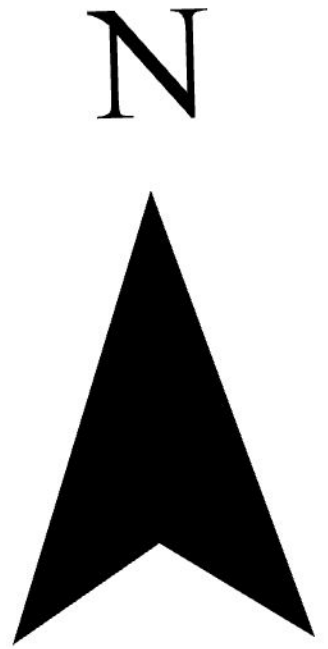
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

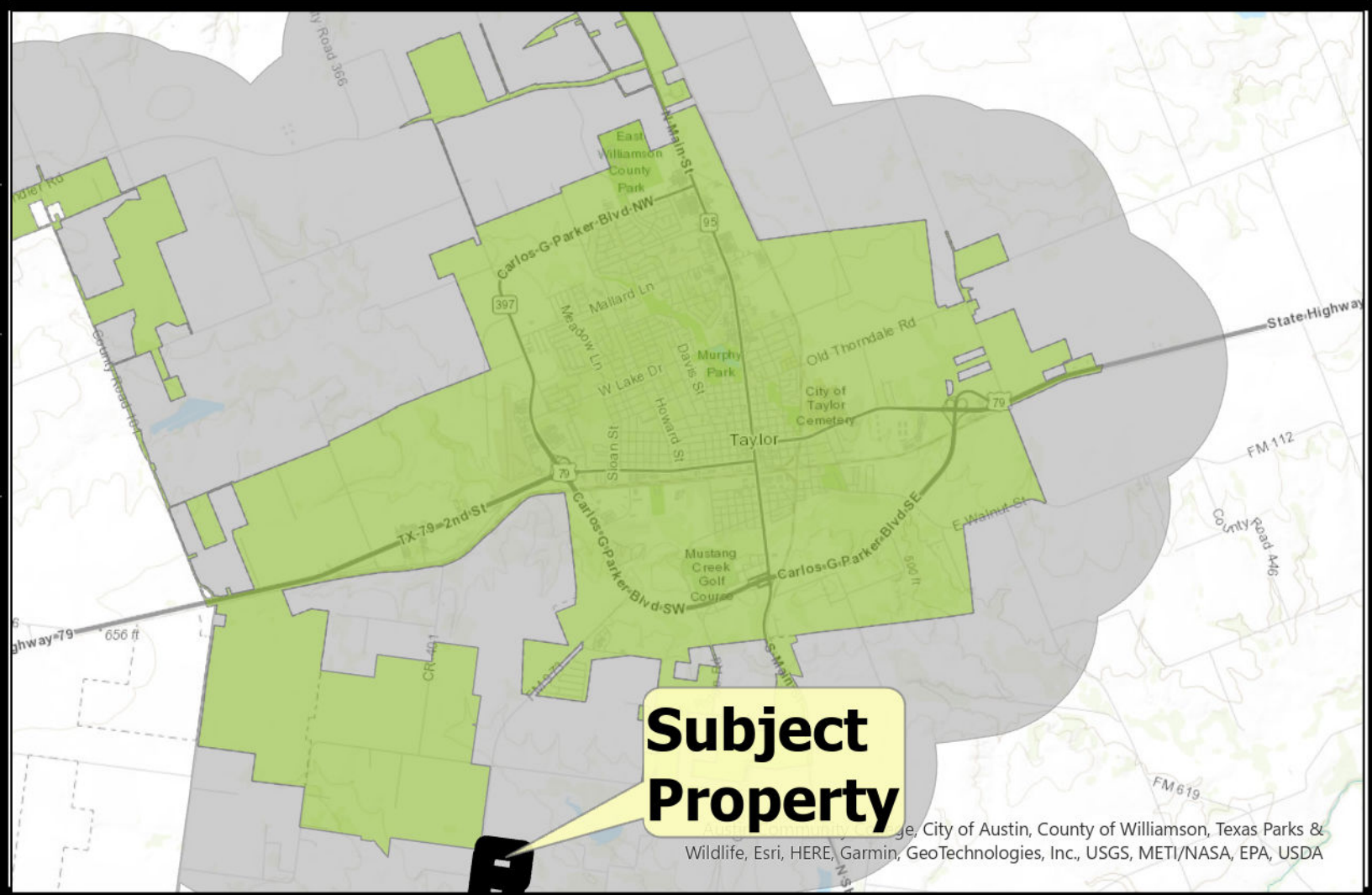


PZ-2022-1599

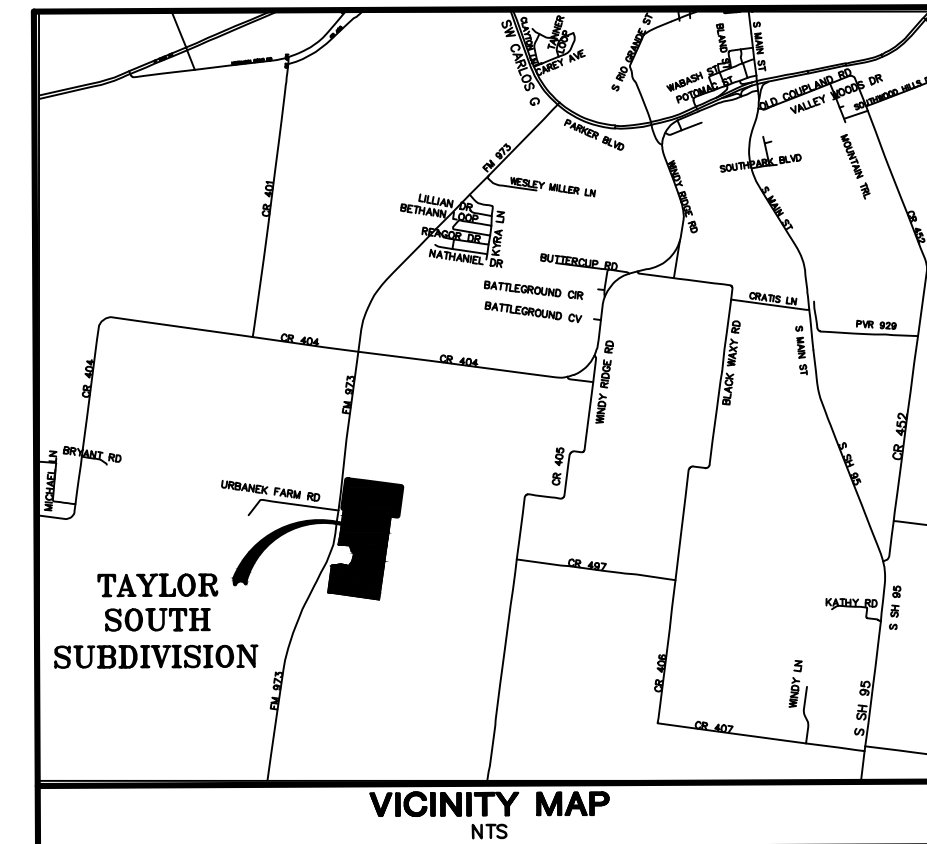
**Taylor South Preliminary Plat
Location Map
Approximately 126.48 Acres
City of Taylor ETJ**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING**
- M-2/CPD



**A PRELIMINARY PLAT OF 126.481 ACRES OF LAND
OUT OF THE JACOB EBBERLY SURVEY, A-923,
WILLIAMSON COUNTY, TEXAS
NOVEMBER 4, 2022**



Lot No.	Area (ac)	Use
1	13.749	Commercial
2	4.439	Detention/ Open Space
3	4.867	Water Treatment Plant

Lot No.	Area (ac)	Use
1	3.536	Commercial
2	0.027	Landscape / Open Space
3	0.077	Single- Family
4	0.059	Single- Family
5	0.059	Single- Family
6	0.059	Single- Family
7	0.059	Single- Family
8	0.059	Single- Family
9	0.059	Single- Family
10	0.059	Single- Family
11	0.059	Single- Family
12	0.059	Single- Family
13	0.058	Single- Family
14	0.050	Single- Family
15	0.061	Single- Family
16	0.085	Single- Family
17	0.097	Single- Family
18	0.057	Single- Family
19	0.053	Single- Family
20	0.059	Single- Family
21	0.059	Single- Family
22	0.059	Single- Family
23	0.059	Single- Family
24	0.059	Single- Family
25	0.059	Single- Family
26	0.059	Single- Family
27	0.059	Single- Family
28	0.059	Single- Family
29	0.059	Single- Family
30	0.059	Single- Family
31	0.059	Single- Family
32	0.059	Single- Family
33	0.059	Single- Family
34	0.059	Single- Family
35	0.058	Single- Family
36	0.052	Single- Family
37	0.059	Single- Family
38	0.092	Single- Family
39	0.091	Single- Family
40	0.060	Single- Family
41	0.052	Single- Family
42	0.058	Single- Family
43	0.059	Single- Family
44	0.059	Single- Family
45	0.059	Single- Family
46	0.059	Single- Family
47	0.059	Single- Family
48	0.059	Single- Family
49	0.059	Single- Family
50	0.059	Single- Family
51	0.059	Single- Family
52	0.059	Single- Family
53	0.036	Landscape / Open Space
54	7.100	Multi Family Residential
55	1.787	Drainage/ Landscape/ Open Space

Lot No.	Area (ac)	Use
1	0.093	Single-Family
2	0.055	Single-Family
3	0.055	Single-Family
4	0.055	Single-Family
5	0.055	Single-Family
6	0.055	Single-Family
7	0.055	Single-Family
8	0.055	Single-Family
9	0.055	Single-Family
10	0.055	Single-Family
11	0.055	Single-Family
12	0.055	Single-Family
13	0.055	Single-Family
14	0.055	Single-Family
15	0.055	Single-Family
16	0.064	Single-Family
17	0.058	Landscape /Open Space
18	0.064	Single-Family
19	0.055	Single-Family
20	0.055	Single-Family
21	0.055	Single-Family
22	0.055	Single-Family
23	0.055	Single-Family
24	0.055	Single-Family
25	0.055	Single-Family
26	0.055	Single-Family
27	0.055	Single-Family
28	0.055	Single-Family
29	0.055	Single-Family
30	0.055	Single-Family
31	0.055	Single-Family
32	0.055	Single-Family
33	0.093	Single-Family

Lot No.	Area (ac)	Use
1	0.093	Single- Family
2	0.055	Single- Family
3	0.055	Single- Family
4	0.055	Single- Family
5	0.055	Single- Family
6	0.055	Single- Family
7	0.055	Single- Family
8	0.055	Single- Family
9	0.055	Single- Family
10	0.055	Single- Family
11	0.055	Single- Family
12	0.055	Single- Family
13	0.055	Single- Family
14	0.055	Single- Family
15	0.055	Single- Family
16	0.064	Single- Family
17	0.058	Landscape /Open Space
18	0.064	Single- Family
19	0.055	Single- Family
20	0.055	Single- Family
21	0.055	Single- Family
22	0.055	Single- Family
23	0.055	Single- Family
24	0.055	Single- Family
25	0.055	Single- Family
26	0.055	Single- Family
27	0.055	Single- Family
28	0.055	Single- Family
29	0.055	Single- Family
30	0.055	Single- Family
31	0.055	Single- Family
32	0.055	Single- Family
33	0.093	Single- Family

Lot No.	Area (ac)	Use
1	2.471	Commercial
2	0.053	Landscape / Open Space
3	0.123	Single- Family
4	0.112	Single- Family
5	0.112	Single- Family
6	0.112	Single- Family
7	0.111	Single- Family
8	0.113	Single- Family
9	0.211	Single- Family
10	0.216	Single- Family
11	0.112	Single- Family
12	0.112	Single- Family
13	0.113	Single- Family
14	0.113	Single- Family
15	0.113	Single- Family
16	0.113	Single- Family
17	0.113	Single- Family
18	0.113	Single- Family
19	0.113	Single- Family
20	0.114	Single- Family
21	0.114	Single- Family
22	0.114	Single- Family
23	0.114	Single- Family
24	0.114	Single- Family
25	0.114	Single- Family
26	0.114	Single- Family
27	0.114	Single- Family
28	0.114	Single- Family
29	0.114	Single- Family
30	0.115	Single- Family
31	0.113	Single- Family
32	0.147	Single- Family
33	0.245	Single- Family
34	0.159	Single- Family
35	0.1	Single- Family
36	0.111	Single- Family
37	0.112	Single- Family
38	0.321	Landscape / Open Space
39	0.112	Single- Family
40	0.112	Single- Family
41	0.112	Single- Family
42	0.112	Single- Family
43	0.112	Single- Family
44	0.135	Single- Family

Lot No.	Area (ac)	Use
1	0.135	Single- Family
2	0.112	Single- Family
3	0.112	Single- Family
4	0.112	Single- Family
5	0.112	Single- Family
6	0.112	Single- Family
7	0.112	Single- Family
8	0.112	Single- Family
9	0.135	Single- Family
10	0.135	Single- Family
11	0.112	Single- Family
12	0.112	Single- Family
13	0.112	Single- Family
14	0.112	Single- Family
15	0.112	Single- Family
16	0.112	Single- Family
17	0.112	Single- Family
18	0.135	Single- Family

Lot No.	Area (ac)	Use
1	0.135	Single- Family
2	0.112	Single- Family
3	0.112	Single- Family
4	0.112	Single- Family
5	0.112	Single- Family
6	0.112	Single- Family
7	0.112	Single- Family
8	0.112	Single- Family
9	0.135	Single- Family
10	0.135	Single- Family
11	0.112	Single- Family
12	0.112	Single- Family
13	0.112	Single- Family
14	0.112	Single- Family
15	0.112	Single- Family
16	0.112	Single- Family
17	0.112	Single- Family
18	0.135	Single- Family

TAYLOR SOUTH SUBDIVISION
A PRELIMINARY PLAT OF 126.481 ACRES OF LAND
OUT OF THE JACOB EBBERLY SURVEY, A-923,
WILLIAMSON COUNTY, TEXAS
NOVEMBER 4, 2022

BLOCK H

Lot No.	Area (ac)	Use
1	3.672	Commerical
2	0.053	Single-Family
3	0.123	Single-Family
4	0.112	Single-Family
5	0.112	Single-Family
6	0.112	Single-Family
7	0.112	Single-Family
8	0.112	Single-Family
9	0.112	Single-Family
10	0.112	Single-Family
11	0.112	Single-Family
12	0.112	Single-Family
13	0.124	Single-Family
14	0.135	Single-Family
15	3.268	Landscape/ Open Space
16	0.137	Single-Family
17	0.124	Single-Family
18	0.124	Single-Family
19	0.124	Single-Family
20	0.124	Single-Family
21	0.124	Single-Family
22	0.124	Single-Family
23	0.124	Single-Family
24	0.124	Single-Family
25	0.124	Single-Family
26	0.124	Single-Family
27	0.124	Single-Family
28	0.137	Single-Family
29	0.162	Single-Family
30	0.138	Single-Family
31	0.138	Single-Family
32	0.138	Single-Family
33	0.138	Single-Family
34	0.138	Single-Family
35	0.138	Single-Family
36	0.138	Single-Family
37	0.138	Single-Family
38	0.138	Single-Family
39	0.138	Single-Family
40	0.138	Single-Family
41	0.15	Single-Family

BLOCK I

Lot No.	Area (ac)	Use
1	0.135	Single- Family
2	0.112	Single- Family
3	0.112	Single- Family
4	0.112	Single- Family
5	0.112	Single- Family
6	0.112	Single- Family
7	0.112	Single- Family
8	0.112	Single- Family
9	0.135	Single- Family
10	0.135	Single- Family
11	0.112	Single- Family
12	0.112	Single- Family
13	0.112	Single- Family
14	0.112	Single- Family
15	0.112	Single- Family
16	0.112	Single- Family
17	0.112	Single- Family
18	0.135	Single- Family

BLOCK J

Lot No.	Area (ac)	Use
1	0.135	Single- Family
2	0.112	Single- Family
3	0.112	Single- Family
4	0.112	Single- Family
5	0.112	Single- Family
6	0.112	Single- Family
7	0.112	Single- Family
8	0.112	Single- Family
9	0.135	Single- Family
10	0.135	Single- Family
11	0.112	Single- Family
12	0.112	Single- Family
13	0.112	Single- Family
14	0.112	Single- Family
15	0.112	Single- Family
16	0.112	Single- Family
17	0.112	Single- Family
18	0.135	Single- Family

BLOCK K

Lot No.	Area (ac)	Use
1	0.135	Single-Family
2	0.112	Single-Family
3	0.112	Single-Family
4	0.112	Single-Family
5	0.112	Single-Family
6	0.112	Single-Family
7	0.112	Single-Family
8	0.112	Single-Family
9	0.135	Single-Family
10	0.152	Single-Family
11	0.125	Single-Family
12	0.125	Single-Family
13	0.125	Single-Family
14	0.125	Single-Family
15	0.125	Single-Family
16	0.125	Single-Family
17	0.152	Single-Family

BLOCK L

Lot No.	Area (ac)	Use
1	0.135	Single-Family
2	0.112	Single-Family
3	0.112	Single-Family
4	0.112	Single-Family
5	0.112	Single-Family
6	0.112	Single-Family
7	0.112	Single-Family
8	0.112	Single-Family
9	0.135	Single-Family
10	0.152	Single-Family
11	0.125	Single-Family
12	0.125	Single-Family
13	0.125	Single-Family
14	0.125	Single-Family
15	0.125	Single-Family
16	0.125	Single-Family
17	0.152	Single-Family

BLOCK M

Lot No.	Area (ac)	Use
1	0.135	Single- Family
2	0.112	Single- Family
3	0.112	Single- Family
4	0.127	Single- Family
5	0.127	Single- Family
6	0.127	Single- Family
7	0.127	Single- Family
8	0.127	Single- Family
9	0.127	Single- Family
10	0.298	Landscape / Open Space
11	0.132	Single- Family
12	0.148	Single- Family

BLOCK N

Lot No.	Area (ac)	Use
1	0.153	Single-Family
2	0.125	Single-Family
3	0.125	Single-Family
4	0.125	Single-Family
5	0.125	Single-Family
6	0.125	Single-Family
7	0.125	Single-Family
8	0.125	Single-Family
9	0.125	Single-Family
10	0.125	Single-Family
11	0.125	Single-Family
12	0.153	Single-Family
13	0.153	Single-Family
14	0.125	Single-Family
15	0.125	Single-Family
16	0.125	Single-Family
17	0.125	Single-Family
18	0.125	Single-Family
19	0.125	Single-Family
20	0.125	Single-Family
21	0.125	Single-Family
22	0.125	Single-Family
23	0.125	Single-Family
24	0.153	Single-Family

BLOCK O

Lot No.	Area (ac)	Use
1	0.148	Single-Family
2	0.126	Single-Family
3	0.126	Single-Family
4	0.126	Single-Family
5	0.126	Single-Family
6	0.126	Single-Family
7	0.126	Single-Family
8	0.148	Single-Family
9	0.177	Landscape/ Open Space

BLOCK P

Lot No.	Area (ac)	Use
1	0.153	Single-Family
2	0.125	Single-Family
3	0.125	Single-Family
4	0.125	Single-Family
5	0.125	Single-Family
6	0.125	Single-Family
7	0.125	Single-Family
8	0.125	Single-Family
9	0.125	Single-Family
10	0.125	Single-Family
11	0.125	Single-Family
12	0.153	Single-Family
13	0.153	Single-Family
14	0.125	Single-Family
15	0.125	Single-Family
16	0.125	Single-Family
17	0.125	Single-Family
18	0.125	Single-Family
19	0.125	Single-Family
20	0.125	Single-Family
21	0.125	Single-Family
22	0.125	Single-Family
23	0.125	Single-Family
24	0.153	Single-Family

BLOCK Q

Lot No.	Area (ac)	Use
1	0.16	Single-Family
2	0.138	Single-Family
3	0.138	Single-Family
4	0.138	Single-Family
5	0.138	Single-Family
6	0.138	Single-Family
7	0.138	Single-Family
8	0.138	Single-Family
9	0.138	Single-Family
10	0.138	Single-Family
11	0.16	Single-Family
12	0.16	Single-Family
13	0.138	Single-Family
14	0.138	Single-Family
15	0.138	Single-Family
16	0.138	Single-Family
17	0.138	Single-Family
18	0.138	Single-Family
19	0.138	Single-Family
20	0.138	Single-Family
21	0.138	Single-Family
22	0.16	Single-Family

OWNER/ DEVELOPER:
EPITOME DEVELOPMENT
3040 POST OAK BLVD. STE. 1800-156
HOUSTON, TX 77056
281-216-9630

SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
3100 Alvin Denney Blvd., Suite 150, Austin, Texas 78743 512-443-9879

ENGINEER:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
301 E Old Settlers Blvd., Suite 200, Round Rock, Texas 78665 512-885-5134

TAYLOR SOUTH SUBDIVISION
A PRELIMINARY PLAT OF 126.481 ACRES OF LAND
OUT OF THE JACOB EBBERLY SURVEY, A-923,
WILLIAMSON COUNTY, TEXAS
NOVEMBER 4, 2022

BLOCK R

Lot No.	Area (ac)	Use
1	0.162	Single-Family
2	0.138	Single-Family
3	0.138	Single-Family
4	0.15	Single-Family
5	10.723	Detention / Open Space
6	0.15	Single-Family
7	0.138	Single-Family
8	0.138	Single-Family
9	0.138	Single-Family
10	0.138	Single-Family
11	0.138	Single-Family
12	0.138	Single-Family
13	0.138	Single-Family
14	0.138	Single-Family
15	0.138	Single-Family
16	0.16	Single-Family
17	0.16	Single-Family
18	0.138	Single-Family
19	0.138	Single-Family
20	0.138	Single-Family
21	0.138	Single-Family
22	0.138	Single-Family
23	0.138	Single-Family
24	0.138	Single-Family
25	0.134	Single-Family
26	0.221	Single-Family
27	0.137	Single-Family
28	0.138	Single-Family
29	0.138	Single-Family
30	0.138	Single-Family
31	0.138	Single-Family
32	0.138	Single-Family
33	0.138	Single-Family
34	0.15	Single-Family
35	0.15	Single-Family
36	0.138	Single-Family
37	0.138	Single-Family
38	0.138	Single-Family
39	0.138	Single-Family
40	0.138	Single-Family
41	0.138	Single-Family
42	0.138	Single-Family
43	0.138	Single-Family
44	0.138	Single-Family
45	0.132	Single-Family
46	0.189	Single-Family
47	0.236	Single-Family
48	0.147	Single-Family
49	0.137	Single-Family
50	0.138	Single-Family
51	0.138	Single-Family
52	0.15	Single-Family

BLOCK S

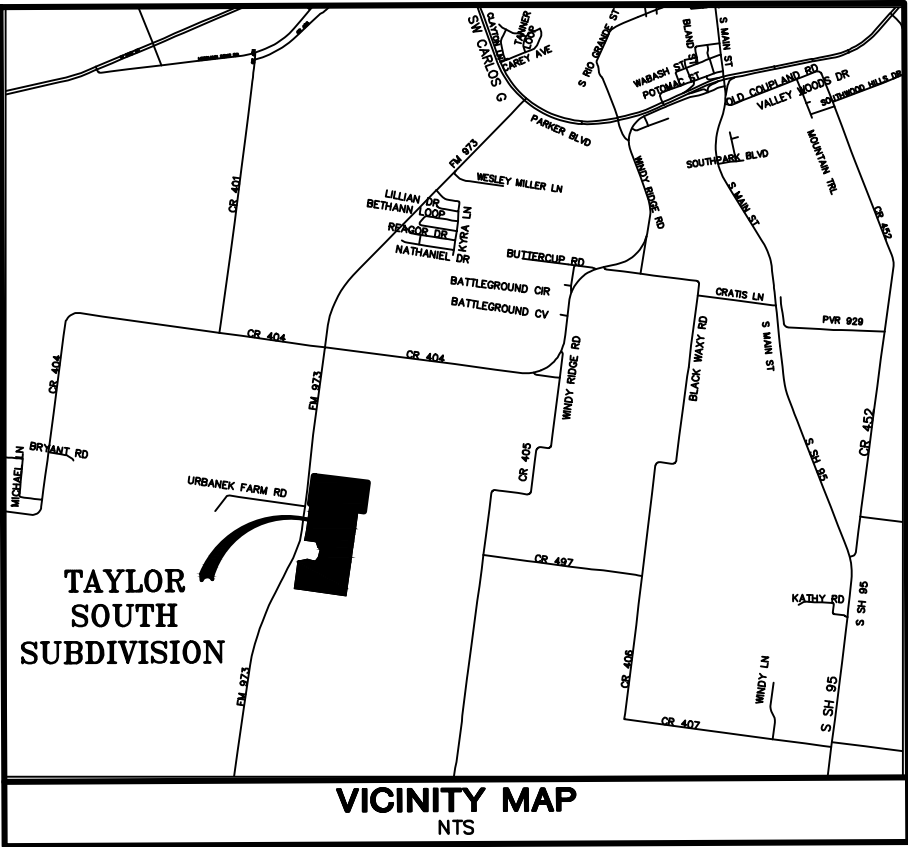
Lot No.	Area (ac)	Use
1	0.176	Single_Family
2	0.145	Single_Family
3	0.145	Single_Family
4	0.145	Single_Family
5	0.145	Single_Family
6	0.145	Single_Family
7	0.145	Single_Family
8	0.145	Single_Family
9	0.145	Single_Family
10	0.176	Single_Family
11	0.176	Single_Family
12	0.145	Single_Family
13	0.145	Single_Family
14	0.145	Single_Family
15	0.145	Single_Family
16	0.145	Single_Family
17	0.145	Single_Family
18	0.145	Single_Family
19	0.145	Single_Family
20	0.176	Single_Family

LINEAR FEET OF NEW STREETS

Street Name	Linear Feet (ft)
Redbill Street	420 ft
Mallard Trail	1070 ft
Heron Glen Drive	575 ft
Hummingbird Drive	575 ft
Osprey Cove	420 ft
Kestrel Ridge	1276 ft
Eagle Bluff Drive	870 ft
August Drive	870.55 ft
Wildwood Trace	870 ft
Willow Branch Road	1740 ft
Myrtle Street	165 ft
Iris Trail	870.55 ft
Ivy Lane	870.55 ft
Birch Street	165 ft
Cherrywood Street	618.31 ft
Chestnut Bend	1160 ft
Aspen Path	783.36 ft
Red Laurel Drive	1398.75 ft
Magnolia Lane	1099.75 ft
Mulberry Street	290 ft

LOT SUMMARY

Use	# Lots	Acreage(ac)
Commercial	4	23.428
Detention / Open Space	2	15.162
Drainage/ Landscape/ Open Space	1	1.787
Landscape / Open Space	9	4.296
Multi-Family Residential	1	7.1
Single-Family	460	51.615
Wastewater Treatment	1	4.867
TOTAL	478	108.255



TAYLOR SOUTH SUBDIVISION
A PRELIMINARY PLAT OF 126.481 ACRES OF LAND
OUT OF THE JACOB EBBERLY SURVEY, A-923,
WILLIAMSON COUNTY, TEXAS
NOVEMBER 4, 2022

LEGAL DESCRIPTION— NORTH PORTION
BEING 45.931 acres of land situated in the H.T. & B.R.R. Survey No. 3, Abstract No. 317 Williamson County, Texas, being the remainder of that certain tract of land called to contain 34.22 acres as described in a Deed with Vendor's Lien to Jay Mikulencak in Volume 901, Page 249 of the Deed Records of Williamson County, Texas, all of that certain 13.466 acre tract called Tract 1 and that certain 0.627 acre tract called Tract 2 in a Warranty Deed with Vendor's Lien to Jesse J. Hill and Brenda B. Morrow in Document No. 1999019357 of the Official Public Records of Williamson County, Texas; said 45.931 acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 1/2–inch iron rod found on the eastern line of F.M. 973 (right–of–way varies), for a corner of said F.M. 973 and the Northwestern corner of the said Tract 2 – 0.627 acres, for the northwestern corner of this herein described tract;

THENCE: South 83°06'25" East a distance of 79.85 feet along a line of said F.M. 973, the northern line of said Tract 2 – 0.627 acres to a 1/2–inch iron rod with aluminum cap found for a corner of said F.M. 973, the southwestern corner of that certain tract of land called to contain 70.00 acres as described in a Warranty Deed to Patrick A. Daffin in Document No. 2008045907 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: South 82°30'00" East at approximately a distance of 7.97 feet pass a calculated point for the northeastern corner of said Tract 2, the Northwestern corner of said Tract 1, continuing along the Northern line of said Tract 1 and the southern line of the said 70.00 acres, a distance in all of 1549.64 feet to a 1/2–inch iron pipe found for the northeastern corner of said Tract 1, a corner of the said 70.00 acre tract, for the northeastern corner of this herein described tract;

THENCE: South 07°44'36" West a distance of 377.19 feet along the eastern line of said Tract 1, a western line of the said 70.00–acre tract to a 5/8–inch iron rod found for the southeastern corner of said Tract 1, the northeastern corner of the remainder of the said 34.22–acre tract, for a corner of this herein described tract;

THENCE: South 07°20'50" West a distance of 853.32 feet along the eastern line of the remainder of the said 34.22–acre tract, a western line of the said 70.00–acre tract to a 1–inch iron pipe found on the northern line of that certain 148.957 acre tract, called Tract 1 in a Special Warranty Deed to Hilda J. Peterson, Trustee, The Peterson Family Trust– Decedent's Trust B U/T/A Dated 1–4–2000 in Document No. 2018022732 of the Official Public Records of Williamson County, Texas, for the southeastern corner of the remainder of the said 34.22–acre tract, for the southeastern corner of this herein described tract;

THENCE: North 82°24'59" West a distance of 1627.78 feet along a northern line of the said 148.957–acre tract, the southern line of the remainder of the said 34.22–acre tract to a 1/2–inch iron rod found on the eastern line of said F.M. 973, for the Southwestern corner of the remainder of the said 34.22–acre tract, for the southwestern corner of this herein described tract, from which a 5/8–inch iron rod with cap stamped "Jones I Carter" set a remainder corner of the said 148.957–acre tract, the northwestern corner of that certain tract of land called to contain 86.990 acres as described in a Warranty Deed with Vendor's Lien to Timothy S. and Roxanne B. Carnes in Document No. 2007064615 of the Official Public Records of Williamson County, Texas bears South 07°23'19" West a distance of 30.00 feet;

THENCE: North 07°24' 47" East along the eastern line of said F.M. 973, at 438.98 feet pass a TxDOT brass disk found, a distance in all of 851.10 feet to 1/2–inch iron rod found for the northwestern corner of the remainder of the said 34.22–acre tract, the southwestern corner of said Tract 1 – 13.466–acres, for a corner of this herein described tract;

THENCE: North 07°20'00" East, continuing along the eastern line of said F.M. 973, at a distance of 63.46 feet pass a 1/2–inch iron rod with aluminum cap found for the a western corner of said Tract 1 – 13.466– acres, the southwestern corner of said Tract 2 – 0.627 acres, at a distance of 89.46 feet pass a 1/2–inch iron rod with cap marked "SNS" found for the northwestern corner of a 1.00–acre tract as described in a Deed of Trust in Document No. 2013007377 of the Official Public Records of Williamson County, Texas, a distance in all of 376.20 feet to the POINT OF BEGINNING and CONTAINING an area of 45.931 acres of land.

LEGAL DESCRIPTION – SOUTH PORTION
BEING 80.550–acre tract of land situated in the H.T. & B.R.R. Survey No. 3, Abstract No. 317 Williamson County, Texas, being a portion of that certain tract of land called to contain 86.990 acres as described in a Warranty Deed with Vendor's Lien to Timothy S. and Roxanne B. Carnes in Document No. 2007064615 of the Official Public Records of Williamson County, Texas; said 80.550 acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 5/8–inch iron rod with cap stamped "Jones I Carter" set on the eastern line of F.M. 973 (right–of–way varies) for the Northwestern corner of the said 86.990 acre tract, a corner of the remainder of that certain tract of land called Tract 1 called to contain 148.957 acres as described in a Special Warranty Deed to Hilda J. Peterson, Trustee, the Peterson Family Trust– Decedent's Trust B U/T/ A in Document No. 2018022732 of the Official Public Records of Williamson County, Texas;

THENCE: South 82°24'59" East a distance of 1444.22 feet along a line of the said 148.957–acre tract, the northern line of the said 86.990–acre tract to a 5/8–inch iron rod with cap stamped "Jones I Carter" set for a corner of the said 148.957–acre tract, the northeastern corner of the said 86.990–acre tract, for the northeastern corner of this herein described tract;

THENCE: South 07°44'08" West a distance of 2533.31 feet along a western line of the said 148.957–acre tract, the eastern line of the said 86.990–acre tract to a 3/4–inch iron pipe found on the northern line of that certain tract of land called to contain 89.83 acres as described in a Deed without Warranty to Robert M. Tiemann in Volume 2247, Page 466 of the Official Public Records of Williamson County, Texas, for the southeastern corner of the said 86.990–acre tract, for the southeastern corner of this herein described tract;

THENCE: North 82°20'25" West a distance of 1559.03 feet along the northern line of the said 89.83–acre tract, passing the northeastern corner of that certain tract of land called Tract 1– containing 18,687 acres as described in a Special Warranty Deed to Robert M. Tiemann in Document No. 1995025025 of the Official Public Records of Williamson County, Texas, the northern line of a possible old county road (unknown recording information) as indicated in the State of Texas– Department of Transportation, Right of Way Project Plans for F.M. 973; CSJ No. 2295–01–012, the same being the southern line of the said 86.990–acre tract, to a 5/8–inch iron rod with cap stamped "Jones I Carter" set on the northern line of the said possible old county road, with intersection of the eastern line of another possible old county road (unknown recording information) as indicated in Document No 2012076138 of the Official Public Records of Williamson County, Texas, for the southwestern corner of the said 86.990–acre tract, for the southwestern corner of this herein described tract;

THENCE: North 07°18'10" East a distance of 787.52 feet along the eastern line of the said possible old county road, the western line of the said 86.990–acre tract to a 5/8–inch iron rod with cap stamped "Jones I Carter" set on the eastern line of said F.M. 973, a corner of the said 86.990–acre tract, for a corner of this herein described tract;

THENCE: North 14°47'26" East a distance of 40.07 feet along the eastern line of said F.M. 973, a western line of the said 86.990–acre tract to a 5/8–inch iron rod with cap stamped "Jones I Carter" set for the southwestern corner of a 6.601–acre tract, this day described, for a corner of this herein described tract;

THENCE: Departing from said F.M. 973 and across the said 86.990–acre tract and along the lines of the said 6.601–acre tract, this day described with the following courses and distances:
North 86°11'54" East a distance of 57.52 feet to a 5/8–inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
North 76°59'00" East a distance of 222.04 feet to a 5/8–inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
South 75°16'16" East a distance of 245.26 feet to a 5/8–inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
North 35°30'39" East a distance of 152.78 feet to a 5/8–inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
North 14°39'38" East a distance of 232.11 feet to a 5/8–inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
North 44°32'13" West a distance of 104.59 feet to a 5/8–inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
North 19°54'12" West a distance of 168.59 feet to a 5/8–inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;

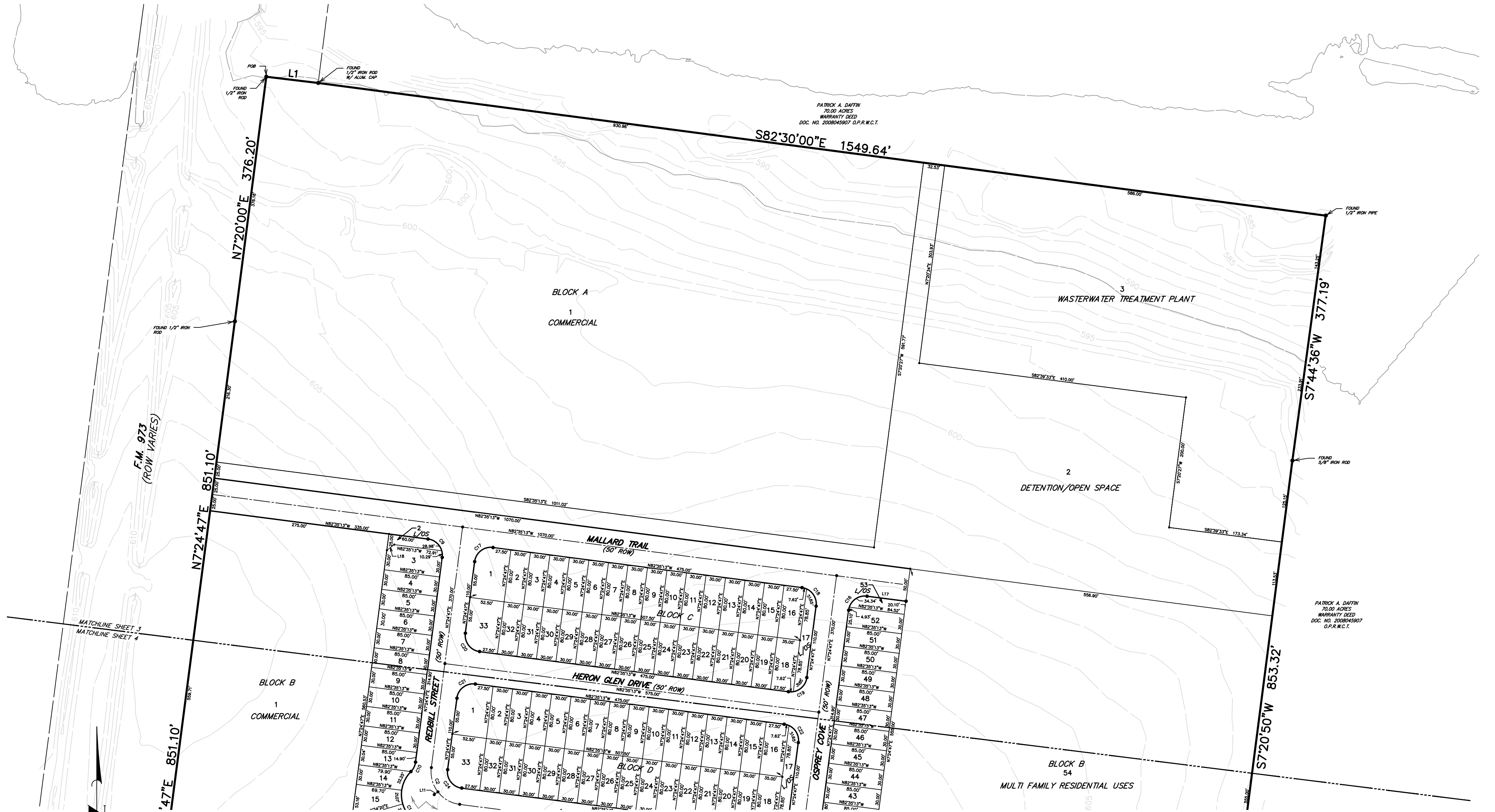
THENCE: North 83°17'43" West a distance of 344.22 feet continuing across the said 86.990–acre tract a line of the said 6.601–acre tract, this day described to a 5/8–inch iron rod with cap stamped "Jones I Carter" set on the eastern line of said F.M. 973, a western line of the said 86.990–acre tract, for the northwestern corner of the said 6.601–acre tract, for a corner of this herein described tract;

THENCE: Along the eastern line of said F.M. 973, a western line of the said 86.990–acre tract with a curve to the left having a Delta angle of 06°51'11", a Radius of 2964.79 feet, an Arc length of 354.62 feet with the chord of the curve North 10°45'25" East a distance of 354.41 feet to a 5/8–inch iron rod with cap stamped "Jones I Carter" set for a corner of the said F.M. 973, a corner of the said 86.990–acre tract, for a corner of this herein described tract;

THENCE: North 07°23'19" East a distance of 717.31 feet containing along the eastern line of said F.M. 973, a western line of the said 86.990–acre tract to the POINT OF BEGINNING and CONTAINING an area of 80.550 acres of land.

TAYLOR SOUTH SUBDIVISION

A PRELIMINARY PLAT OF 126.481 ACRES OF LAND
OUT OF THE JACOB EBBERLY SURVEY, A-923,
WILLIAMSON COUNTY, TEXAS
NOVEMBER 4, 2022



Legend of Graphics and Abbreviations

AC	"Acre"
DOC	"Document"
D.R.W.C.T.	"Deed Records of Williamson County, Texas"
L/OS	"Landscape/ Open Space Lot"
No.	"Number"
O.P.R.W.C.T.	"Official Public Records of Williamson County, Texas"
POB	"Point of Beginning"
ROW	"Right-of-Way"
Vol. Pg.	"Volume ____ Page ____"

- Utility Providers -Water: Manville Water Supply Corporation ; Wastewater/septic: WCMUD 43; Electricity: Oncor Electric.
- All structures and/or obstructions are prohibited in drainage easements.
- There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0540F, effective date of 12/20/2019.
- A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages
- Parkland Dedication requirements are met by: the dedication of Block A/Lot 2; Block H/ Lot 15 and Block B/ Lot 55; payment of fees in lieu per residential lot, payable at the time of Final Plat recordation;
- Minimum Fire Flow of 1,500 gallons per minutes for not less than two (2) hours shall be provided.

OWNER/ DEVELOPER:
EPITOME DEVELOPMENT
3040 POST OAK BLVD. STE. 1800-156
HOUSTON, TX 77056
281-216-9630

SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
3100 Allen Deneen Blvd., Suite 150, Austin, Texas 78743 512-443-9873

ENGINEER:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
3100 Allen Deneen Blvd., Suite 150, Austin, Texas 78743 512-443-9873

TAYLOR SOUTH SUBDIVISION

A PRELIMINARY PLAT OF 126.481 ACRES OF LAND
OUT OF THE JACOB EBBERLY SURVEY, A-923,
WILLIAMSON COUNTY, TEXAS
NOVEMBER 4, 2022



PATRICK A. DARTIN
70.00 ACRES
WARRANTY DEED
DOC. NO. 2008045907
O.P.R.W.C.T.

PATRICK A. DARTIN
70.00 ACRES
WARRANTY DEED
DOC. NO. 2008045907
O.P.R.W.C.T.

HILDA J. PETERSON, TRUSTEE,
THE PETERSON FAMILY TRUST
DECEASED'S TRUST B U/I/A
DATED 1-5-2000
TRACT 1 - 148.857 ACRES
SPECIAL WARRANTY DEED
DOC. NO. 2018022732
(VOL. 2018, PG. 754)
O.P.R.W.C.T.

Legend of Graphics and Abbreviations

AC "Acre"
DOC "Document"
D.R.W.C.T. "Deed Records of Williamson County, Texas"
L/OS "Landscape/ Open Space Lot"
No. "Number"
O.P.R.W.C.T. "Official Public Records of Williamson County, Texas"
POB "Point of Beginning"
ROW "Right-of-Way"
Vol. Pg. "Volume ____ Page ____"

- Utility Providers -Water: Manville Water Supply Corporation ; Wastewater/septic: WCMUD 43; Electricity: Oncor Electric.
- All structures and/or obstructions are prohibited in drainage easements.
- There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0540F, effective date of 12/20/2019.
- A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages
- Parkland Dedication requirements are met by: the dedication of Block A/Lot 2; Block H/ Lot 15 and Block B/ Lot 55; payment of fees in lieu per residential lot, payable at the time of Final Plat recordation;
- Minimum Fire Flow of 1,500 gallons per minutes for not less than two (2) hours shall be provided.

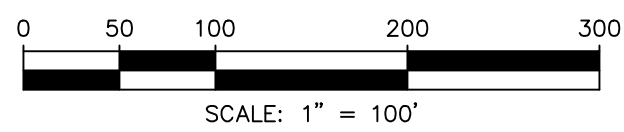
OWNER/ DEVELOPER:
EPITOME DEVELOPMENT
3040 POST OAK BLVD. STE. 1800-156
HOUSTON, TX 77056
281-216-9630

SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
3100 Alvin Avenue Blvd., Suite 150, Austin, Texas 78741 512-443-9873

ENGINEER:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
301 E. Old Settlers Blvd., Suite 200, Round Rock, Texas 78664 512-885-5134



TAYLOR SOUTH SUBDIVISION

A PRELIMINARY PLAT OF 126.481 ACRES OF LAND
OUT OF THE JACOB EBBERLY SURVEY, A-923,
WILLIAMSON COUNTY, TEXAS
NOVEMBER 4, 2022



Legend of Graphics and Abbreviations

AC	"Acre"
DOC	"Document"
D.R.W.C.T.	"Deed Records of Williamson County, Texas"
L/OS	"Landscape/ Open Space Lot"
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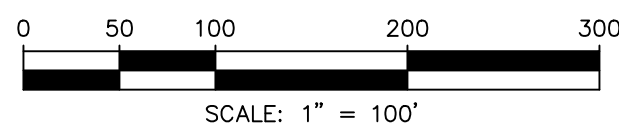
OWNER/ DEVELOPER:
EPITOME DEVELOPMENT
3040 POST OAK BLVD. STE. 1800-156
HOUSTON, TX 77056
281-216-9630

SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
3100 Allen Avenue Blvd., Suite 150, Austin, Texas 78741 512-443-9873

ENGINEER:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
301 E. Old Settlers Blvd., Suite 200, Round Rock, Texas 78664 512-885-5134



**A PRELIMINARY PLAT OF 126.481 ACRES OF LAND
OUT OF THE JACOB EBBERLY SURVEY, A-923,
WILLIAMSON COUNTY, TEXAS**

F.M. 973
(ROW VARIES)

OLD COUNTY ROAD
UNKNOWN RECORDING

C. LOPEZ ENTERPRISES, LLC
1.99 ACRES
GENERAL WARRANTY DEED DO
NO. 2012076138 O.P.R.W.C.T.

ROBERT M. TIEMANN
TRACT 2 - 58.606 ACRES
SPECIAL WARRANTY DEED
DOC. NO. 1995025025
OPRWCT

ROBERT M. TIEMANN
TRACT 1 - 18.687 ACRES
SPECIAL WARRANTY DEED
DOC. NO. 1995025025
O.P.R.W.C.T.

ROBERT M. TIEMANN
89.83 ACRES
DEED WITHOUT WARRANTY
VOL. 2247, PG. 466
O.P.R.W.C.T.

Legend of Graphics and Abbreviations

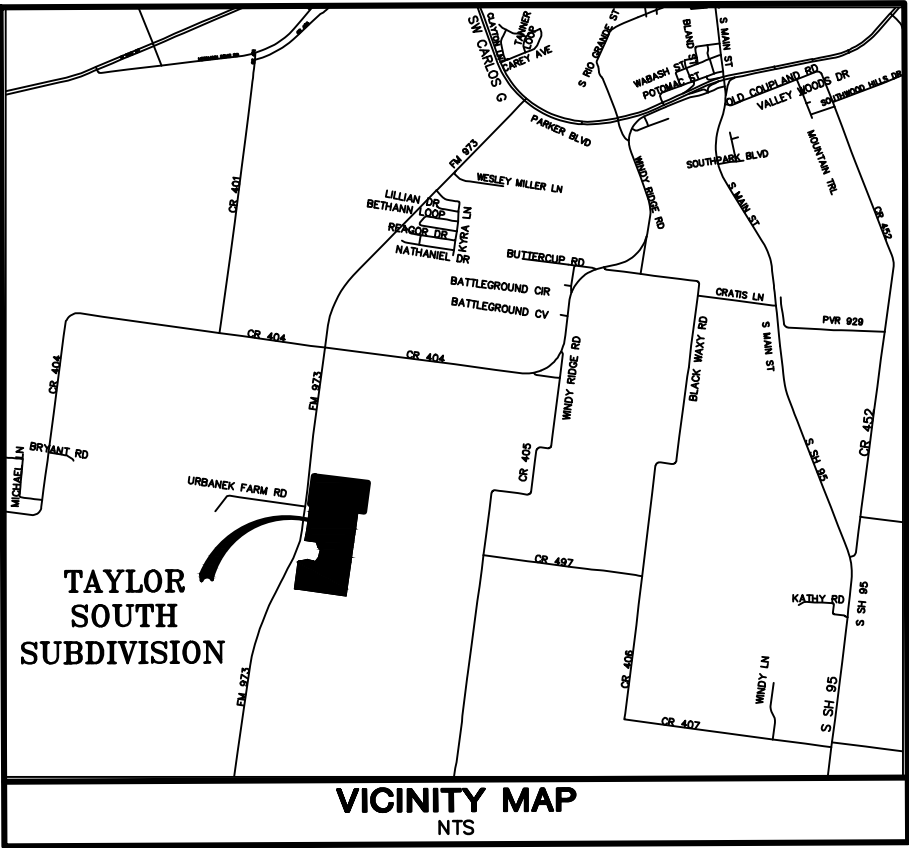
AC	"Acre"
DOC	"Document"
D.R.W.C.T.	"Deed Records of Williamson County, Texas"
L/OS	"Landscape/ Open Space Lot"
No.	"Number"
O.P.R.W.C.T.	"Official Public Records of Williamson County, Texas"
POB	"Point of Beginning"
ROW	"Right-of-Way"
Vol. Pg.	"Volume ____, Page ____"

- OWNER/ DEVELOPER:**
EPITOME DEVELOPMENT
 3040 POST OAK BLVD. STE. 1800-156
 HOUSTON, TX 77056
 281-216-9630

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046;
3100 Alvin Devane Blvd., Suite 150, Austin, Texas 78741 512.441.9493

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046
101 E Old Settlers Blvd., Suite 280, Round Rock, Texas 78665 512.685.5138

TAYLOR SOUTH SUBDIVISION
A PRELIMINARY PLAT OF 126.481 ACRES OF LAND
OUT OF THE JACOB EBBERLY SURVEY, A-923,
WILLIAMSON COUNTY, TEXAS
NOVEMBER 4, 2022



Line Table		
Line	Bearing	Distance
L1	N83°06'25"W	79.85'
L2	S14°47'26"W	40.06'
L3	S86°11'54"W	57.51'
L4	S76°59'00"W	222.01'
L5	N75°16'16"W	245.23'
L6	S35°30'39"W	152.77'
L7	S14°39'38"W	232.08'
L8	S44°32'13"E	104.58'
L9	S19°54'12"E	168.57'
L10	S83°17'43"E	344.18'
L11	N52°24'47"E	7.00'
L12	N37°35'13"W	7.00'
L13	N37°15'52"W	7.00'
L14	S58°25'18"W	7.00'
L15	N07°44'08"E	17.00'
L16	N52°44'08"E	7.00'
L17	N82°35'13"W	60.00'
L18	S52°24'47"W	14.14'
L19	S37°15'52"E	14.14'
L20	S52°44'08"W	14.14'
L21	S61°16'52"W	20.00'
L22	N37°15'52"W	14.14'
L23	S52°44'08"W	14.14'
L24	N52°44'08"E	14.14'
L25	S52°44'08"W	14.14'
L26	S37°15'52"E	14.14'
L27	S52°44'08"W	14.14'
L28	S37°15'52"E	14.14'
L29	S52°44'08"W	14.14'

Curve Table							
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	
C1	2964.49'	6°51'11"	354.58'	S10°45'25"W	354.37'	177.50'	
C2	50.00'	90°00'00"	78.54'	S37°35'13"E	70.71'	50.00'	
C3	50.00'	90°00'00"	78.54'	N52°24'47"E	70.71'	50.00'	
C4	50.00'	90°00'00"	78.54'	S52°44'08"W	70.71'	50.00'	
C5	50.00'	90°00'00"	78.54'	N37°15'52"W	70.71'	50.00'	
C6	50.00'	90°00'00"	78.54'	N52°44'08"E	70.71'	50.00'	
C7	50.00'	90°00'00"	78.54'	S37°15'52"E	70.71'	50.00'	
C8	50.00'	90°00'00"	78.54'	N37°15'52"W	70.71'	50.00'	
C9	25.00'	90°00'00"	39.27'	N37°35'13"W	35.36'	25.00'	
C10	25.00'	37°15'24"	16.26'	N26°02'29"E	15.97'	8.43'	
C11	50.00'	164°30'48"	143.56'	S37°35'13"E	99.09'	367.71'	
C12	25.00'	37°15'24"	16.26'	S78°47'05"W	15.97'	8.43'	
C13	25.00'	37°15'24"	16.26'	N63°57'31"W	15.97'	8.43'	
C14	50.00'	164°30'48"	143.56'	N52°24'47"E	99.09'	367.71'	
C15	25.00'	37°15'24"	16.26'	S11°12'55"E	15.97'	8.43'	
C16	25.00'	90°00'00"	39.27'	S52°24'47"W	35.36'	25.00'	
C17	25.00'	90°00'00"	39.27'	S52°24'47"W	35.36'	25.00'	
C18	25.00'	90°00'00"	39.27'	N37°35'13"W	35.36'	25.00'	
C19	25.00'	90°00'00"	39.27'	N52°24'47"E	35.36'	25.00'	
C20	25.00'	90°00'00"	39.27'	S37°35'13"E	35.36'	25.00'	
C21	25.00'	90°00'00"	39.27'	S52°24'47"W	35.36'	25.00'	
C22	25.00'	90°00'00"	39.27'	N37°35'13"W	35.36'	25.00'	
C23	25.00'	90°00'00"	39.27'	N52°24'47"E	35.36'	25.00'	
C24	25.00'	90°00'00"	39.27'	S37°35'13"E	35.36'	25.00'	
C25	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'	
C26	25.00'	37°15'24"	16.26'	N10°53'33"W	15.97'	8.43'	
C27	50.00'	164°30'48"	143.56'	S52°44'08"W	99.09'	367.71'	
C28	25.00'	37°15'24"	16.26'	S63°38'10"E	15.97'	8.43'	
C29	25.00'	31°35'23"	13.78'	N81°56'27"E	13.61'	7.07'	
C30	50.00'	163°24'08"	142.60'	N32°09'11"W	98.95'	342.78'	
C31	25.00'	41°48'45"	18.24'	S28°38'31"W	17.84'	9.55'	
C32	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'	

Curve Table							
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	
C33	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'	
C34	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'	
C35	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'	
C36	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'	
C37	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'	
C38	25.00'	30°27'58"	13.29'	S07°29'51"E	13.14'	6.81'	
C39	50.00'	150°55'56"	131.71'	N52°44'08"E	96.80'	192.87'	
C40	25.00'	30°27'58"	13.29'	N67°01'52"W	13.14'	6.81'	
C41	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'	
C42	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'	
C43	25.00'	26°42'48"	11.66'	N84°22'44"E	11.55'	5.94'	
C44	50.00'	270°36'19"	236.15'	N26°19'30"E	70.34'	49.47'	
C45	25.00'	63°53'31"	27.88'	N50°19'06"W	26.46'	15.59'	
C46	25.00'	37°15'24"	16.26'	S79°06'27"W	15.97'	8.43'	
C47	50.00'	164°30'48"	143.56'	S37°15'52"E	99.09'	367.71'	
C48	25.00'	37°15'24"	16.26'	N26°21'50"E	15.97'	8.43'	
C49	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'	
C50	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'	
C51	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'	
C52	25.00'	30°27'58"	13.29'	S82°30'09"W	13.14'	6.81'	
C53	50.00'	150°55'56"	131.71'	S37°15'52"E	96.80'	192.87'	
C54	25.00'	30°27'58"	13.29'	N22°58'08"E	13.14'	6.81'	
C55	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'	
C56	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'	
C57	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'	
C58	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'	
C59	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'	
C60	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'	
C61	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'	
C62	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'	
C63	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'	
C64	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'	

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C65	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'
C66	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'
C67	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'
C68	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'
C69	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'
C70	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'
C71	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'
C72	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'
C73	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'
C74	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'
C75	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'
C76	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'
C77	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'
C78	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'
C79	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'
C80	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'
C81	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'
C82	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'
C83	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'
C84	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'
C85	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'
C86	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'
C87	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'
C88	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'
C89	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'
C90	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'
C91	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'
C92	25.00'	90°00'00"	39.27'	S52°44'08"W	35.36'	25.00'
C93	25.00'	90°00'00"	39.27'	N37°15'52"W	35.36'	25.00'
C94	25.00'	90°00'00"	39.27'	N52°44'08"E	35.36'	25.00'
C95	25.00'	90°00'00"	39.27'	S37°15'52"E	35.36'	25.00'

TAYLOR SOUTH SUBDIVISION

A PRELIMINARY PLAT OF 126.481 ACRES OF LAND
OUT OF THE JACOB EBBERLY SURVEY, A-923,
WILLIAMSON COUNTY, TEXAS

NOVEMBER 4, 2022

Owner's Signature Block

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

I, Dharma Rajah, sole owner of the certain 126.481 acre tract of land shown hereon and described in a deed recorded in Document No. _____ (or Volume and Page) of the Official Records of Williamson County, Texas, 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 Williamson County to 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 Taylor South Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this 4th day of NOVEMBER, 2022

(Owner's Signature)

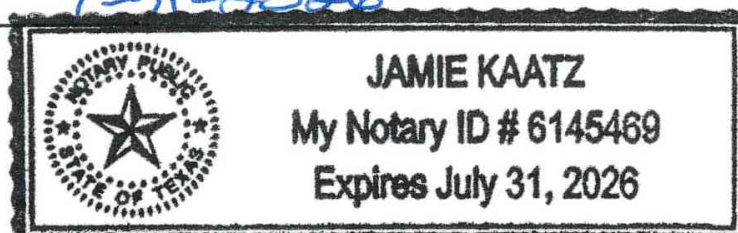
Dharma Rajah
3040 Post Oak Blvd. Ste. 1800-156
Houston, Tx 77056

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Dharma Rajah, 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 November, 2022.

Notary Public in and for the State of Texas
My Commission expires on: 7-31-2026

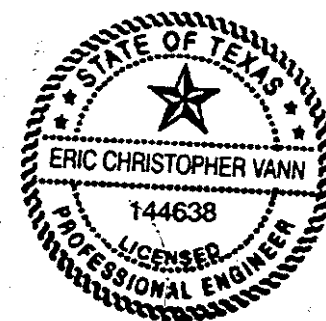


Engineer's Certification

I, Eric Christopher Vann, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood 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 easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at _____, Williamson County, Texas, this Williamson day of November, 2022.

Registered Professional Engineer
No. 144638 State of Texas



Surveyor's Certification

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

I, Rex L. Hackett, 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 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.

TO CERTIFY WHICH, WITNESS my hand and seal at _____, TRAVIS County, Texas, this 4th day of November, 2022.

Rex L. Hackett
Registered Professional Surveyor (sealed)
No. 5573 State of Texas



Lien Holder (Notarized)

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

I, Jack Tanner, FirstBank Southwest, Lien Holder of the certain 126.481 acre tract of land show hereon and described in a deed of trust recorded in Document No. 2022039470 (or Volume and Page) of the Official Records of Williamson County, Texas, do hereby consent to the subdivision, of said tract as shown hereon, and do further hereby join, approve, and consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County 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 Taylor South Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this 4th day of November, 2022

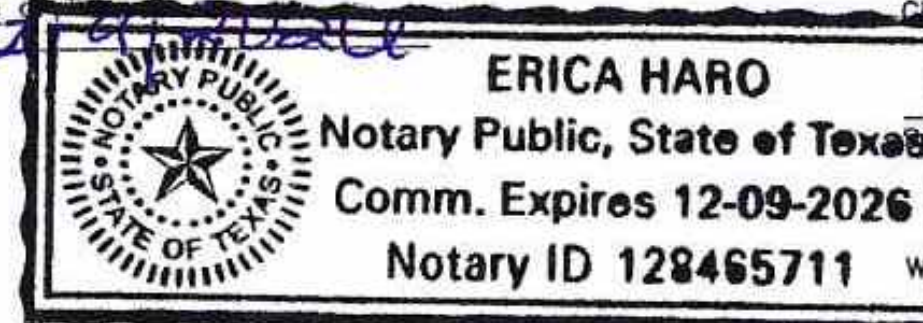
(Lien Holder's Signature)
6618 Sitio del Rio Blvd Ste D-103,
Austin, TX 78730

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Jack Tanner, FirstBank Southwest, 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 November 4th, 2022

Notary Public in and for the State of Texas
My Commission expires on: 12-09-2026



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.

Director

Date

County Clerk's Certification

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

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

Planning and Zoning Commission - Preliminary Plats

A Preliminary Plat for a subdivision to be known as Taylor South Subdivision has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the _____ day of _____, 20____, A.D.

Chairman _____ Date _____
Secretary _____ Date _____

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 Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications 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.

Williamson County Floodplain Administrator

Date

OWNER/ DEVELOPER:
EPITOME DEVELOPMENT
3040 POST OAK BLVD. STE. 1800-156
HOUSTON, TX 77056
281-216-9630

SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
3100 Ann Devane Blvd., Suite 400, Austin, Texas 78741 512-461-5493

ENGINEER:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
3100 Ann Devane Blvd., Suite 400, Austin, Texas 78741 512-461-5493

City of Taylor
PZ-2022-1593
Specific Use Permit
Staff Report

Item Details

Subject Property:	3311 W. 2nd St.
Total Acreage:	Approximately 1.6 acres
Legal Description:	1.698 acres of land part of and out of the H.G. Johnson Survey, Abstract No. 348
Applicant(s):	Zachary Alexander, Zach of All Trades Contractors, LLC
Property Owner(s):	Robert Marks and Ebrahim Manoochehri, Manar Investments, LLC
Request:	A request to obtain a Specific Use Permit to accommodate a liquor store on a commercial property currently zoned B-1.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is located in the western part of Taylor along US 79/W 2nd Street. The building is currently vacant. The applicant intends to finish out approximately 2,000 square feet of an existing structure on the subject property to accommodate a liquor store. This commercial property is currently zoned B-1. Table 3.7 of the Taylor Code in Appendix B – Zoning Ordinance indicates that a liquor store in this zoning requires a Specific Use Permit (SUP) to be approved to allow this use. Previously, the building on the subject property housed businesses including Taz's Backyard Saloon, Taylor Sports Bar, and Duck Pond Bar and Grill.

Location:

The subject property is located between Lorax Lane and Hermann Sons Road (CR 402), west of Carlos G. Parker Blvd. in Taylor. It is on the south side of US-79 / W. 2nd Street.

Physical and Natural Features:

The subject property is partially developed. There is a building on-site with a paved parking lot. There is an existing wooden fence on the property enclosing the undeveloped land on the site.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector. The Controlled Growth Sector consists of areas that can support limited development based on proximity to an existing or planned thoroughfare or utility infrastructure (Envision Taylor Comprehensive Plan Pg. 82).

Future Land Use and Zoning Designations:

The subject property was assigned the land use designation Area of Minimal Change from the Envision Taylor Comprehensive Plan (Pg. 65). These areas are not intended to accommodate future growth and redevelopment and should generally remain unchanged during the time frame of the Envision Taylor Comprehensive Plan.

The subject property is currently zoned B-1 Local Business. The B-1 district provides for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community. The surrounding properties are zoned as the following:

Direction	Zoning District	Future Land Use	Existing Land Use
North	BP-2 Business Park 2 M-1 Light Industrial B-2 General Business	Area of Minimal Change	Clark Charter Business, Vacant Lot(s), Various Commercial Businesses
South	M-1 Light Industrial	Area of Minimal Change	State of Texas Maintenance Facility
East	B-1 Local Business	Area of Minimal Change	Commercial Business
West	B-1 Local Business	Area of Minimal Change	Undeveloped/Vacant

Transportation

The property is bounded by US-79 to the north and a dirt road to the west. US-79 is identified as a Regional Road in the Envision Taylor Transportation Master Plan which is designed to move vehicles between the City of Taylor and other communities (Pg 106).

Utilities

The subject property is located within the City's service area for water and wastewater. There is an existing 16-inch water line along US-79. There are currently no wastewater lines extending to the subject property. The subject property will likely need to be serviced by on-site septic if it is not currently.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the variance request (8 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, November 27, 2022.

Staff Analysis

The request from the applicant is to establish a business in an existing building to accommodate a liquor store at 3311 W. 2nd Street. This location has historically been utilized for related businesses. The intended repurposing of this building aims to utilize existing facilities in an area identified for minimal change in the Comprehensive Plan. The subject property was previously occupied by several bar and grill establishments. In comparison, the nature of the proposed request is a less intense commercial endeavor as the traffic the proposed liquor store will produce will be that of patrons that will make a transaction and leave relatively quickly as opposed to a bar and grill setting where patrons stay longer to drink and dine. The proposed specific use permit is consistent

with the intent of the land use policies on the Comprehensive Plan to focus on bringing businesses to Taylor and utilizing existing buildings and infrastructure.

After review, staff recommends approval of the request for a specific use permit to allow a liquor store located at 3311 W. 2nd Street.

Planning and Zoning Commission

The Planning and Zoning Commission is charged with reviewing all requests for specific use permits and recommends to City Council either in favor of or opposition to each request.

In determining a recommendation on a specific use permit request, the Planning and Zoning Commission members consider the following factors:

- **Is the Specific Use Permit consistent with the Comprehensive Plan?**

The application for a specific use permit request is consistent with the Comprehensive Plan. The property is within the area of minimal change. The specific use permit would allow a new business to inhabit an existing structure and bring business to the City of Taylor.

- **Is the Specific Use Permit compatible with the surrounding area?**

The subject property is in a sparsely built area along a major regional roadway. The businesses surrounding the property range in use from workshops to warehouses, so a liquor store would likely not be incompatible.

- **Does the Specific Use Permit promote public health, safety, or general welfare?**

Staff analysis determined that a specific use permit for this property will promote the general welfare of the community by promoting local business within the city.

- **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**

Based on the current understanding of the infrastructure in place which includes access to city water access, an assumed septic system (which may need to be evaluated for capacity) and an existing parking lot, the subject property has adequate existing infrastructure and at this time no utility extensions are proposed to meet the capacity needed for the proposed business.

- **Do current conditions indicate that a specific use permit is necessary?**

In order for the applicant to operate a liquor store on the subject property, it was determined that a specific use permit would be necessary to meet the requirements from the City's Zoning Ordinance; specifically, Chapter 3, Section 3.2, Table 3.7, where 'S' indicates approval via a Specific Use Permit.

Attachments:

1. Letter of Intent
2. Zoning Map
3. Notice Area Map
4. Draft Ordinance
 - a. Exhibit A Survey
 - b. Exhibit B Zoning Map

TWIMC,

We are requesting a Specific Use Permit (SUP) for 3311 W 2nd St, Taylor, TX. Legal Description: AW0348 JOHNSON, H.G. SUR., ACRES 1.6. It is the intent of the owners to finish out 2000 sf of this property to accommodate a liquor store: Ricardo Vides of Davenport Liquor. The commercial property is currently zoned as B1 and requires this exception.

Regards,



Zachary Alexander

Managing Member

Zach of All Trades Contractors, LLC

C: 512-497-2929

O: 512-698-0768

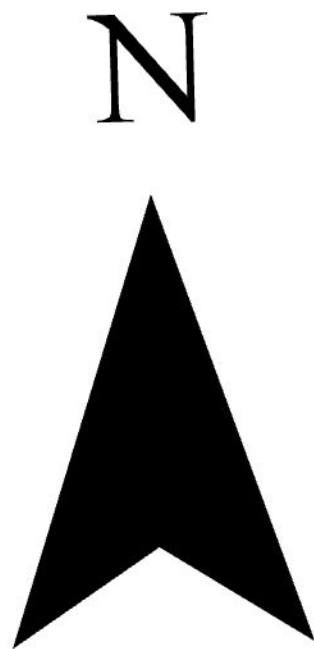
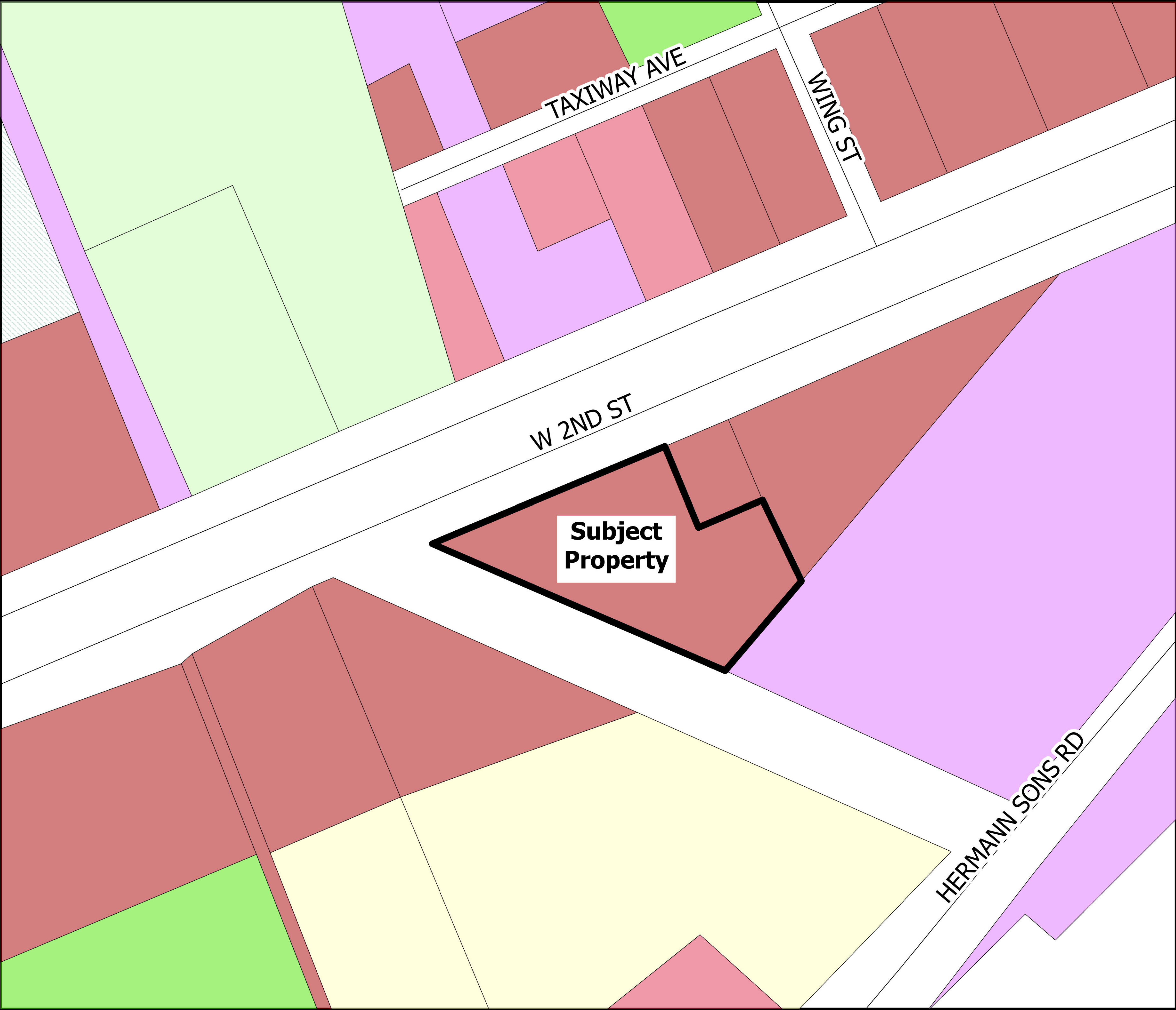
E: zach@zoatc.com

11801 Domain Blvd Suite 300

Austin, TX 78758



ZACH OF ALL TRADES
— CONTRACTORS —

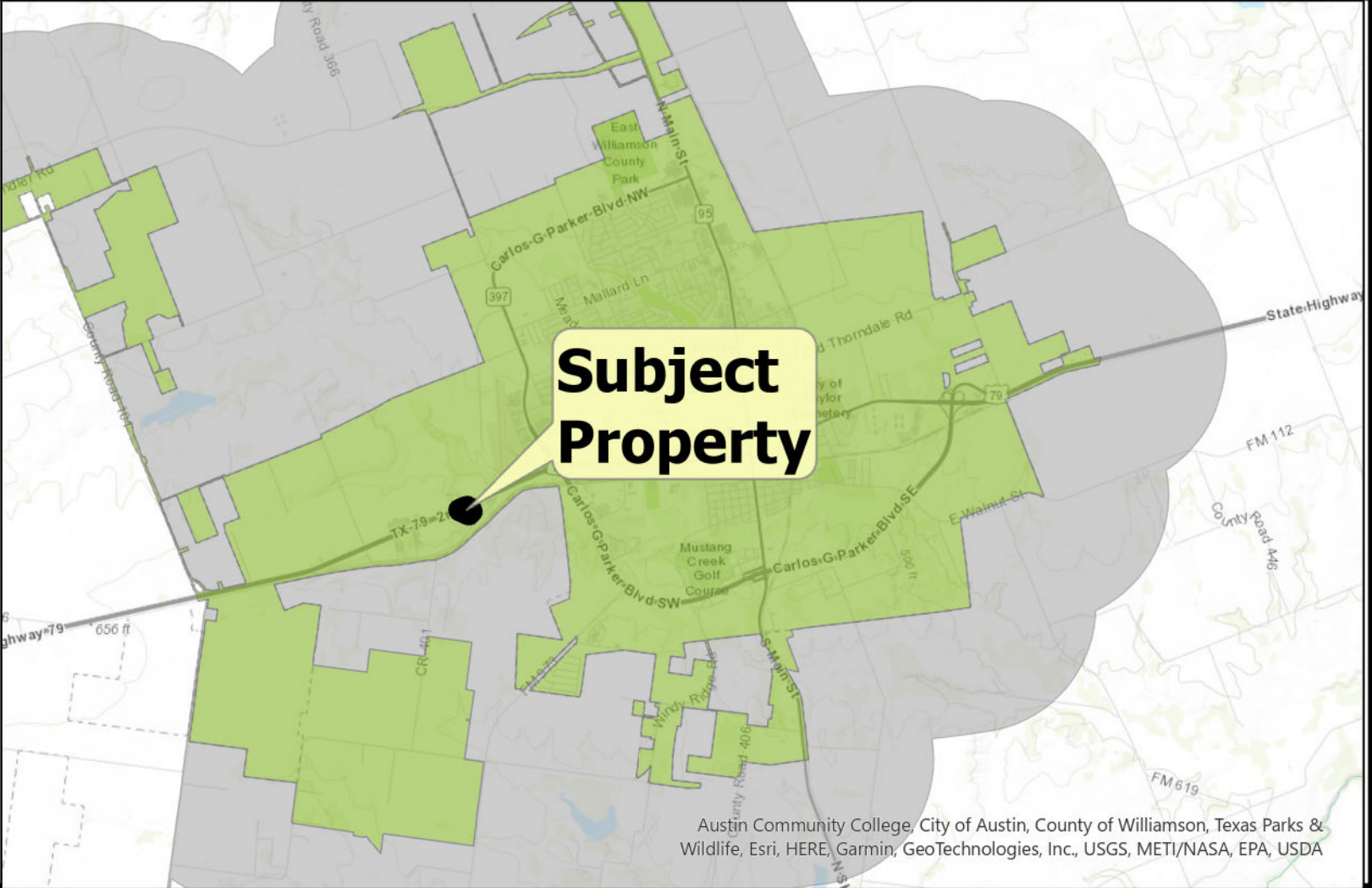


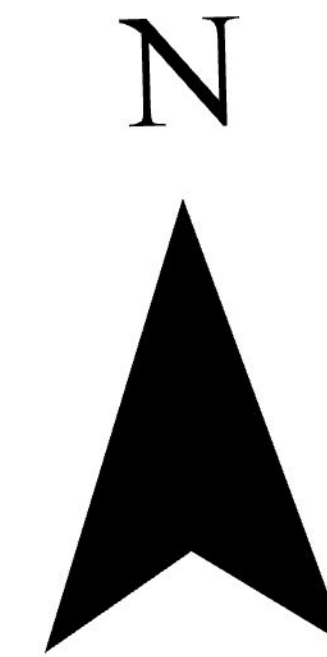
PZ-2022-1593

**Davenport Liquor SUP
Location Map
Approximately 1.698 Acres**

Legend

- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- B-2
- BP-2 Business Park 2
- M-1 Light Industrial
- M-H Manufactured Housing
- R-1 Single Family
- R/A Rural Agriculture



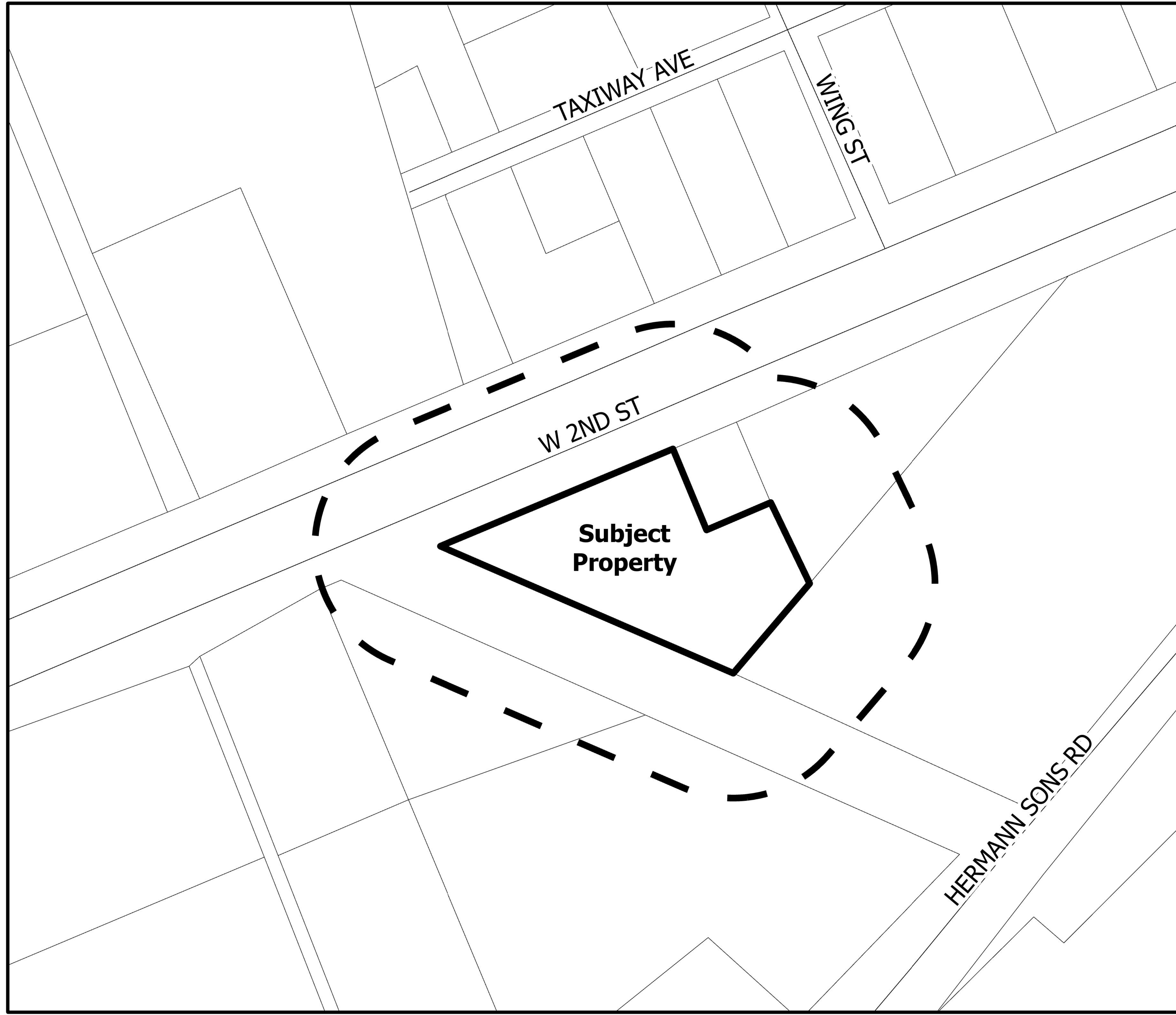
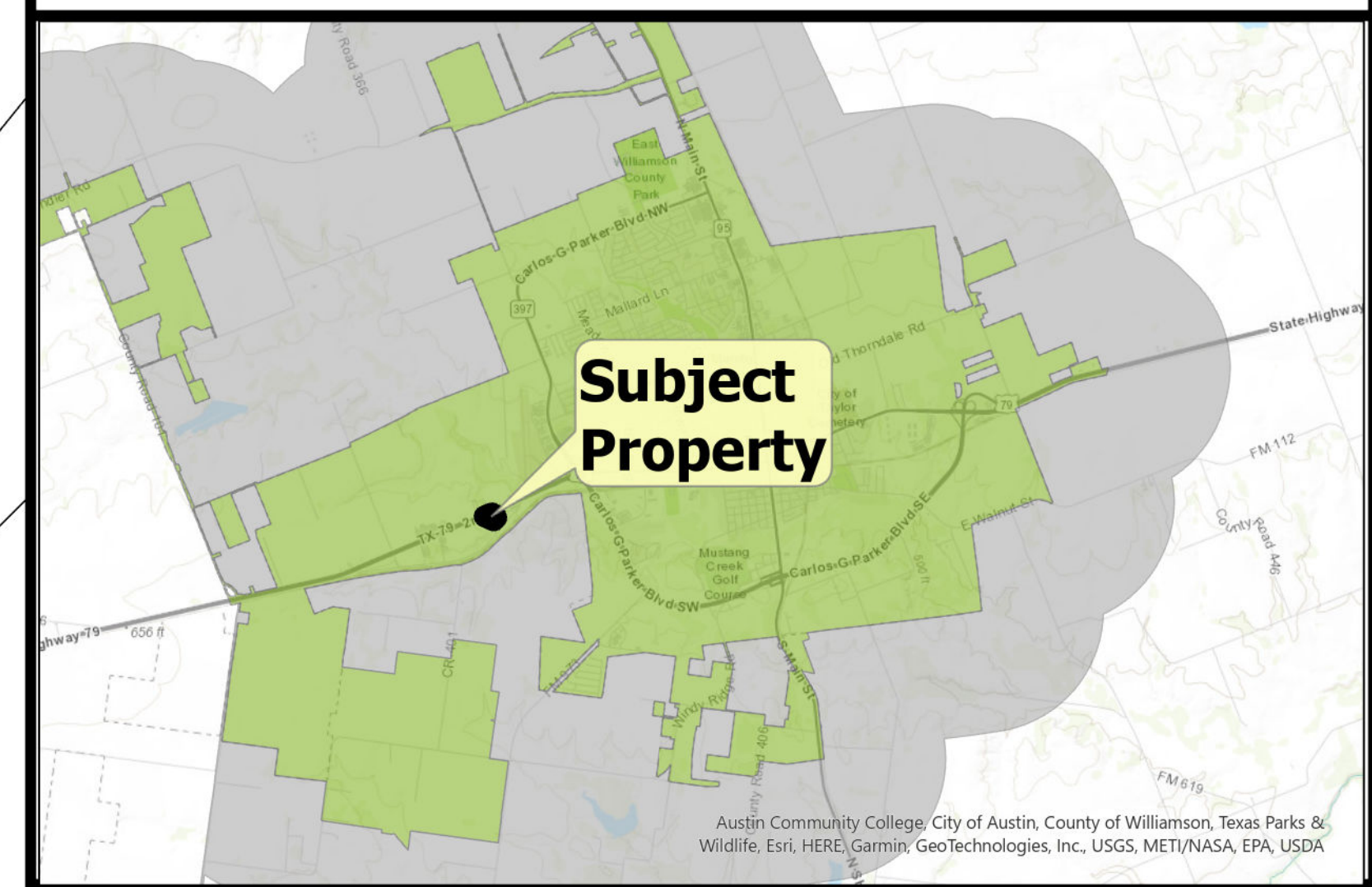


PZ-2022-1593

Davenport Liquor SUP
Notice Area Map
Approximately 1.698 Acres

Legend

- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



ORDINANCE NO. 2023-03

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A LIQUOR STORE GENERALLY LOCATED AT 3311 W. SECOND STREET, LEGALLY DESCRIBED AS 1.698 ACRES OF LAND PART OF AND OUT OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on January 12, 2023, to consider the request made by Zachary Alexander, Zach of All Trades, LLC, Applicant and Robert Marks, Owner of the property, respectively, which property is shown in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for a Liquor Store, which is a use required to obtain Specific Use Permit to grant approval within the Local Business District (B-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on December 13, 2022, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property Specific Use Permit.

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

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property is approved for a Specific Use Permit for a Liquor Store use.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit “B” attached hereto and incorporated herein for all purposes.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-03 was introduced before the Taylor City Council on the 12th day of January, 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-03, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

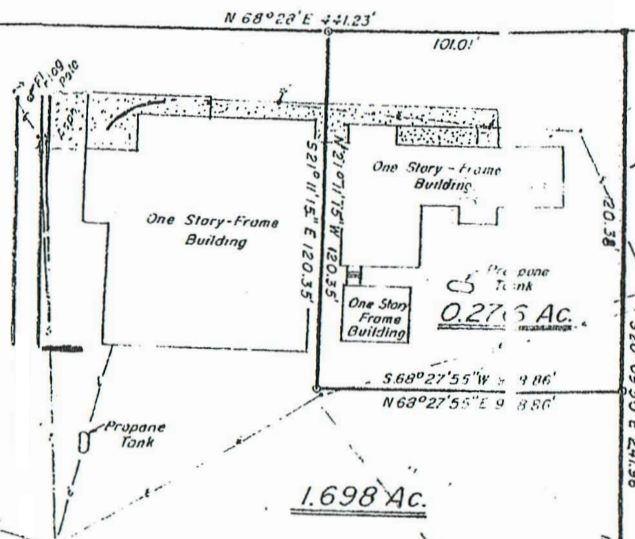
Dianna McLean,
City Clerk

EXHIBIT A
(Legal Description)

U. S. Highway No. 79

North

Scale 1" = 40'

H. G. JOHNSON SURVEY
ABST. NO. 348Cook Bastrop Investments
1.333 Ac.
Doc. No. 9862325Sidney Pierce Post Number 4476,
Veterans of Foreign Wars of the United States3.95 Ac.
5.78/114State of Texas
(Highway Department)
10.143 Ac
368/354PLAT OF SURVEY
PART OF THE V.F.W. PROPERTY
SITUATED IN THE H.G. JOHNSON
SURVEY, ABSTRACT NO. 348,
CITY OF TAYLOR, WILLIAMSON
COUNTY, TEXAS.

DECEMBER, 2002 JOB NO. 950

R. T. MAGNESS, JR.
ENGINEER-SURVEYOR
P.O. BOX 381
TAYLOR, TEXAS
76574R. T. Magness, Jr.
Registered Professional Land Surveyor, No. 1433
State of Texas

I, the undersigned, being a duly qualified and licensed Professional Land Surveyor, do hereby certify that this is a true and correct copy of the original survey as shown to me by the owner of the property, and that the same is a true and correct copy of the original survey as shown to me by the owner of the property.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

R. T. Magness, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by a on-the-ground survey made under my direction and supervision during the month of December, 2002, of the property legally described hereon and correct, and there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

I CERTIFY WHICH, WITNESS my hand and seal at Taylor, Williamson County, Texas, on the 16th day of December, A.D. 2002.

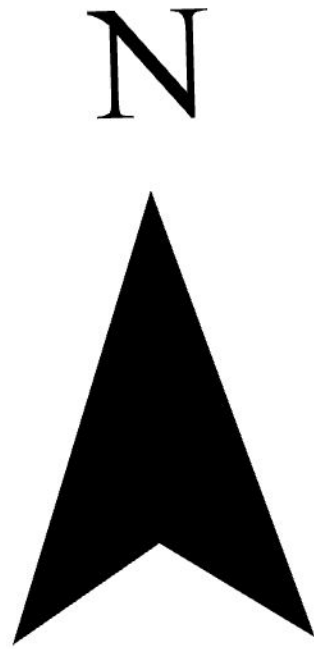
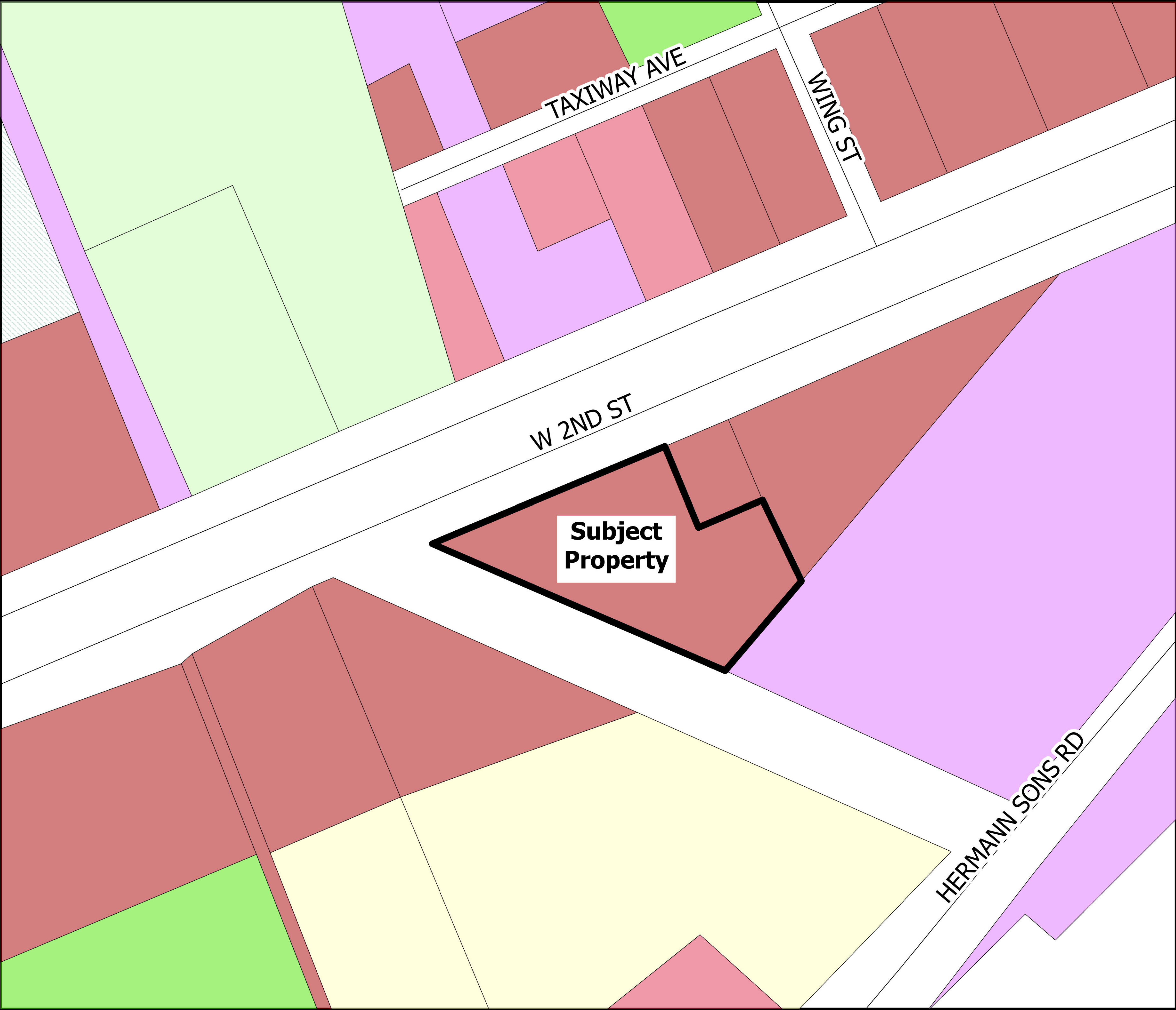


EXHIBIT B

PZ-2022-1593

**Davenport Liquor SUP
Location Map
Approximately 1.698 Acres**

Legend

- | | |
|------------------|--------------------------|
| Subject Property | BP-2 Business Park 2 |
| Parcels | M-1 Light Industrial |
| Streets | M-H Manufactured Housing |
| ZONING | R-1 Single Family |
| B-1 | R/A Rural Agriculture |
| B-2 | |

