AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

December 12, 2023, 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, October 10, 2023.

The agenda packet is on the website at:
https://www.ci.taylor.tx.us/Calendar.aspx?EID=4547&month=12&year=2023&day=12&calType=0

CALL TO ORDER AND DECLARE A QUORUM

I. CITIZENS COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

II. 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 to discuss and act upon it individually as part of the Regular Agenda.)

1. Review and approve minutes from the meeting held on November 14, 2023.

2. PZ-2023-1935 - Consider Disapproval of Taylor Tract Preliminary Plat consisting of approximately 69.169 acres generally located at 14501 Hwy 79, more particularly described by the Williamson Central Appraisal District Parcels R019338 and R019992 part of and out of the HG Johnson Survey, Section No. 6, Abstract No. 348, Taylor, Williamson County, Texas. (Shai Roos-HDR)

3. PZ-2023-1936 - Consider Disapproval of Murphy Street Preliminary Plat consisting of approximately 1.333 acres generally located on Murphy Street north of E. 4th Street and south of E. 6th Street, more particularly described by the Williamson Central Appraisal District Parcels R015241, R652345, R015264, R015258, R015233, R015232, R015231, R015230, and R015266 being a replat of Lots 1-5 Block 52, Lot 5 Block 53, Lot 6 and part of Lot 1 Block 56 and part of Lot1 Block 57, Taylor, Williamson County, Texas. (Brenda Joyas-COT)

4. PZ-2023-1947 – Consider Conditional Approval of Stuart 2023 Subdivision Minor Plat consisting of approximately 0.743 acres generally located at 2010 West 2nd Street, more particularly described by the Williamson Central Appraisal District Parcel R019749, part of and out of the William R. Williams Survey, Abstract 665, Taylor, Williamson County, Texas. (Brenda-COT)

III. REGULAR AGENDA

5. **PZ-2023-1920-** Hold a public hearing regarding a request to approve a New Neighborhood Plan and Employment Center Plan on approximately 117.335 acres that is pending annexation known as the Davis Tract II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651, part of and out of the James C Eaves Survey, Abstract No. 214 and George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas. (Brenda Joyas-COT)

6. **PZ-2023-1920-** Consider making a recommendation regarding a request to approve a New Neighborhood Plan and Employment Center Plan on approximately 117.335 acres that is pending annexation known as the Davis Tract II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651, part of and out of the James C Eaves Survey, Abstract No. 214 and George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas. (Brenda Joyas-COT)

7. Place Type Zoning Change – Hold a public hearing regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties. (Colin Harrsion-COT)

8. Place Type Zoning Change – Consider making a recommendation regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties. (Colin Harrison-COT)

IV. DISCUSSION ITEMS

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

VI. ADJOURN

Next Meeting Date: January 9, 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 **October 10, 2023.** I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Victoria Winchester Date: 12·8·2023

Victoria Winchester, Administrative Assistant

PLANNING AND ZONING COMMISSION MEETING
MEETING MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
November 14th, 2023, 6:00 P.M

PRESENT	ABSENT	STAFF PRESENT
Amy Everhart	Mike Eaton	Brenda Joyas, Senior Planner
Nora Roy	Steve Darden	Victoria Winchester, Administrative Assistant
Donna Frazier	Kellie Billings	Colin Harrison, Director of Development Services
Annette Maruska	Ray	Tom Yantis, Assistant City Manager
Alex Allrich		
Jim Newman		

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:05 P.M.

I. CITIZEN COMMUNICATION

No citizens were present to speak.

II. CONSENT AGENDA

1. Review and approve minutes from the meeting held on October 10, 2023.

2. **PZ-2023-1904 –** Consider Disapproval of Hilltop Preliminary Plat, consisting of approximately 27.637 acres generally located at 1910 CR452, more particularly described by the Williamson County Appraisal District Parcel R408565 part of and out of the Parthinia Coursey Survey, Abstract No.131, Taylor, Williamson County, Texas.

A motion was made by Commissioner Annette Maruska to accept the consent agenda. Seconded by Commissioner Jim Newman. Motion was carried unanimously.

III. REGULAR AGENDA

3. **PZ-2023-1849-** Hold a public hearing regarding a request to amend the zoning of the development called Silicon Vistas, approximately 113 acres of land generally located west of the airport, at the intersection east of Justin Lane and south of CR 398 and also west of Justin Lane south of CR 398, at CR 369 from the existing zoning of Single-Family Residential *(R*-1) to Employment Center (EC), more particularly described by Williamson

County Appraisal District Parcels R406304 and R019586, Samual Pharrass Survey, Taylor, Williamson County, Texas.

Chairman Amy Everhart opened the Public Hearing at 6:08PM.
Assistant City Manager, Tom Yantis spoke on item, PZ-2023-1849 made a presentation on this item and introduced Mike Watkins and his Team that are working alongside City staff on the neighborhood plans.

Comments were then made between Commissioner, Alex Allrich and Assistant City Manager Yantis, regarding industrial buildings and sewer service.

Brad Robins, on behalf of the applicant spoke on Item PZ-2023-1849.

Chairman, Amy Everhart closed the Public Hearing at 6:24 PM.

4. **PZ-2023-1849-** Consider making a recommendation regarding a request to amend the zoning of the development called Silicon Vistas, approximately 113 acres of land generally located at 369-B CR from the existing zoning of Single-Family Residential (R-1) to Employment Center (EC), more particularly described by Williamson County Appraisal District Parcels R406304 and R019586, Samual Pharrass Survey, Taylor, Williamson County, Texas.

A motion was made by Commissioner, Nora Roy to recommend approval. Seconded by Commissioner, Alex Allrich. The vote to recommend approval to City Council was unanimous.

5. **PZ-2023-18**97**-** Hold a public Hearing regarding a request to amend the zoning of Taylor Heights Planned Development- Change from T3 to T4 to allow townhomes to be built, approximately 78.53 acres of land generally located north of the intersection of County Road 398 and Justin Lane, part of and out of the Samual Pharass Survey, Abstract No. 496, Taylor, Williamson County, Texas.

Chairman Amy Everhart opened the Public Hearing for Item PZ -2023-1897 at 6:25PM. No Citizens were present to speak. Chairman Amy Everhart closed the Public Hearing at 6:25PM.

6. **PZ-2023-1897**- Consider making a recommendation regarding a request to amend the zoning of Taylor Heights Planned Development- Change from T3 to T4 to allow townhomes to be built, approximately 78.53 acres of land generally located north of the intersection of County Road 398 and Justin Lane, Part of and out of the Samual Pharass Survey, Abstract no. 496, Taylor, Williamson County, Texas.

No action was taken as the applicant had withdrawn the application.

IV. DISCUSSION ITEMS

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

Assistant City Manager made a presentation on the City Council Actions on Items referred by the Planning and Zoning Commission.

V. ADJOURN *at 6:31 PM*

Next Meeting Date: December 12, 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 **October 10, 2023.** I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Victoria Winchester, Administrative Assistant **Chair Amy Everhart**

City of Taylor
PZ-2023-1935
Taylor Tract Preliminary Plat
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Disapproval of Taylor Tract Preliminary Plat
Address/Location:	Generally located at 14501 Highway 79
Legal Description:	Approximately 69.169 acres generally located at 14501 Hwy 79, more particularly described by the Williamson Central Appraisal District Parcels R019338 and R019992 part of and out of the HG Johnson Survey, Section No. 6, Abstract No. 348, Taylor, Williamson County, Texas.
Current Zoning:	Employment Center
Current Use:	Greenfield
Applicant:	Brent Tuley, Pape Dawson Engineers
Case History:	This is the first submission of the preliminary plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Land Development Code. Therefore, staff recommends Disapproval of the proposed preliminary plat.

Attachments

1. Staff Comments
2. Proposed Preliminary Plat
3. Engineering comments on the proposed preliminary plat

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

Trevor Riek
Pape-Dawson Engineers
10801 N Mopac Expy, Bldg 3, Suite 200
Austin TX 78759
triek@pape-dawson.com

Date: Tuesday, November 28, 2023

Address: 14501 hwy 79, Taylor 76574

Permit Number PZ-2023-1935

Dear Trevor Riek,

Staff has completed its review of plans for the Park 79 Commerce Center Taylor Tract Preliminary plat that is to be located at 14501 hwy 79, 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 Shai Roos. Should you have any questions or require additional information regarding any of these comments, please contact Shai Roos at (972) 415-0914 or by email at shai.roos@hdrinc.com.

General Comment: In addition to the engineering comments below please ensure that lot lines are clearly shown.

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 Documents section of the permit page to download a PDF containing the following engineering comments:

General

1. A TIA Scoping meeting is to be coordinated to verify applicable TIA requirements. A ITE Trip Generation calculation is to be provided for review at the time of the scoping meeting.
2. Provide Correspondence for coordination regarding verification of proposed utility capacity.
3. Formatting of the plat is to follow the Taylor Plat Requirements.
4. Proposed street network to follow Taylor Transportation Plan.

Utility Schematic

1. Reviewed for cursory information only.
2. Wastewater to be extended to west to allow for extension beyond proposed CR 401.
3. Need to provide easement for proposed line extending from US 79.

Preliminary Plat

1. Follow City of Taylor formatting for preliminary plats, including heading, notes, certificates, legal description (metes and bounds), street table, etc.)
2. Floodplain area to be designated as a reserve (e.g., drainage reserve, open space).
3. Lot 4 (detention areas) be designated as a reserve (e.g., drainage reserve, open space)

4. Is this proposed drainage easement for an outfall? Verify detention requirements are being satisfied for the proposed subdivision.
5. Provide to larger scale (e.g., 1"=100').
6. Street sections shown are not to be included on the preliminary plat. This can be included as ancillary information.
7. Name of owner and address (unless given in letter of transmittal). If owner is a company or corporation, name of responsible individual such as a president or vice-president must be given.
8. 3.2 - Subdivision Preliminary Plat

   Topography Within the Subdivision: Provide water courses and ravines, showing high bank and width of existing or proposed easements, and contour lines at two (2) foot intervals and any other physical features pertinent to the subdivision.

9. 3.2 - Subdivision Preliminary Plat

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

10. 3.2 - Subdivision Preliminary Plat

    Engineering Data Required:

    a) Streets: Complete curve data shown on each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line.

    b) Lots: Complete dimensions and bearings for front, rear, and side lot lines.

    c) Water Courses and Easements: Distances to be provided along the side lot lines from the front lot line to the point where the side line crosses the drainage easement line or the high bank of a stream; traverse line to be provided along the edge of all large water courses in a convenient location, preferably along a utility easement if paralleling the drainage easement or stream.

11. 3.2 - Subdivision Preliminary Plat

    Boundaries:

    a) Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.

    b) Lines outside of boundaries of proposed subdivision to be dashed.

    c) Provide a tie to an original corner of the original survey of which said land is a part.

12. Plat Application - Plat Content

    7b. Boundary survey (field notes / metes and bounds description) with bearings and distances.

13. Plat Application - Plat Content

    d. Surrounding properties identified with the plat/deed recording information (Document Number) and beneficiary labeled.

14. Plat Application - Plat Content

    5f. Right-of-way (ROW) otherwise dedicated if not new streets.

15. Plat Application - Plat Content

    g. Label all ROW widths; include complete curve and line data if applicable.

16. Plat Application - Plat Content

    6. The following information drawn/expressed on the schematic/drawing of subdivision:

        a. Boundary shown in solid bold lines and point of beginning labeled.

        b. 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.

        c. The proposed location of neighborhood mailbox units with expanded right of way turn outs.

        d. Designation of any lot that is for a private or public purpose, including but not limited to proposed park land, utilities, drainage, private amenity areas, landscape easements, and similar uses.

        e. Preliminary Plats only: Topographic features with two-foot (2') interval contour lines

        f. A secondary point of vehicular access if the plat contains more than 30 residential lots.

        g. Label all ROW widths; include complete curve and line data if applicable.

        h. Blocks lettered (A, B, C) consecutively following a general clockwise pattern beginning at 12 o'clock.

        i. Lots numbered (1, 2, 3) consecutively within each block, generally in a clockwise pattern; numbering continues from block to block.

17. Private drive area to be noted as a temporary easement.
18. Is this portion of the proposed yield street being dedicated with this plat? Remove if not applicable.
19. Plat Application - Plat Content

    a) Minimum scale 1"=100' shown both numerically and in a scale bar.
    b) North arrow on the schematic.
    c) Vicinity map designating the relation of the Subdivision to major streets and City limits.
    d) Title Block - Unique subdivision name – top/center on first sheet, consistent location each additional sheet.

Fire Department Comments (PZ)
The following comments have been provided by Eric Engelke. Should you have any questions or require additional information regarding any of these comments, please contact Eric Engelke at or by email at eric.engelke@taylortx.gov.

Reviewed with no comments.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (972) 415-0914, or by e-mail at shai.roos@hdrinc.com.

Thank you,

Shailaja Roos

Shai Roos, AICP

REVISIONS					
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF TAYLOR APPROVAL	APPROVAL DATE

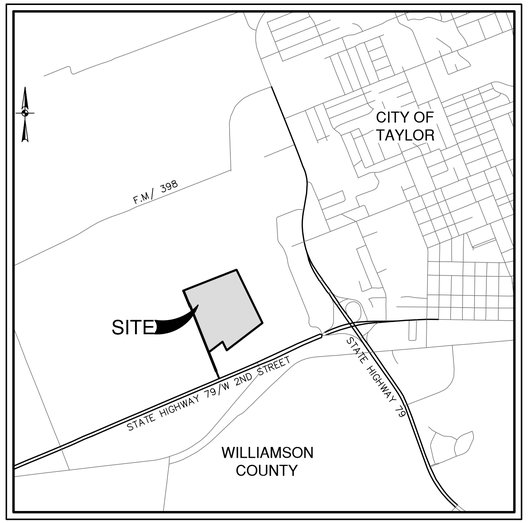
TAYLOR TRACT

14501 HWY 79
TAYLOR, TEXAS 76574

PRELIMINARY PLAT ONLY
NOT FOR RECORDATION

NOTES:

1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR
2. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
3. MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
5. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PORTION OF CR401 AND ALONG BOTH SIDES OF THE PROPOSED STREET.



LOCATION MAP

NOT-TO-SCALE

QUANNAH PARTNERS

1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222

OCTOBER 2023

LEGAL DESCRIPTION :

A 69.169 ACRE TRACT OF LAND, BEING SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR TEXAS HOLDINGS, INC., RECORDED IN DOCUMENT NO. 2008053881 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 69.169 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

SHEET INDEX

Sheet Title	Sheet Number
COVER SHEET	01
EXISTING CONDITIONS AND TREES PLAN	02
PRELIMINARY PLAT	03
UTILITY PLAN	04
DETAILED DRAINAGE MAP	05
EXISTING WATERSHED MAP	06

OWNER
TAYLOR TEXAS HOLDINGS, INC.
4512 AQUA VERDE DRIVE
AUSTIN, TEXAS 78746
PH: (512)413-2994

DEVELOPER
QUANNAH PARTNERS
1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222
PH: (832)316-2870

ENGINEER
PAPE-DAWSON ENGINEERS.
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH: (512)454-8711

SURVEYOR
PAPE-DAWSON ENGINEERS.
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH: (512)454-8711

CITY OF TAYLOR - PUBLIC WORKS DEPARTMENT
CONTACT: JIM GRAY
15500 SUN LIGHT NEAR WAY #B
TAYLOR, TEXAS 78660
(512)352-5818

I, SHELLY MITCHELL, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER

SUBMITTED BY: Shelly Mitchell

10/30/2023
DATE

PAPE-DAWSON ENGINEERS
SHELLY MITCHELL
VICE PRESIDENT

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

NOTES:

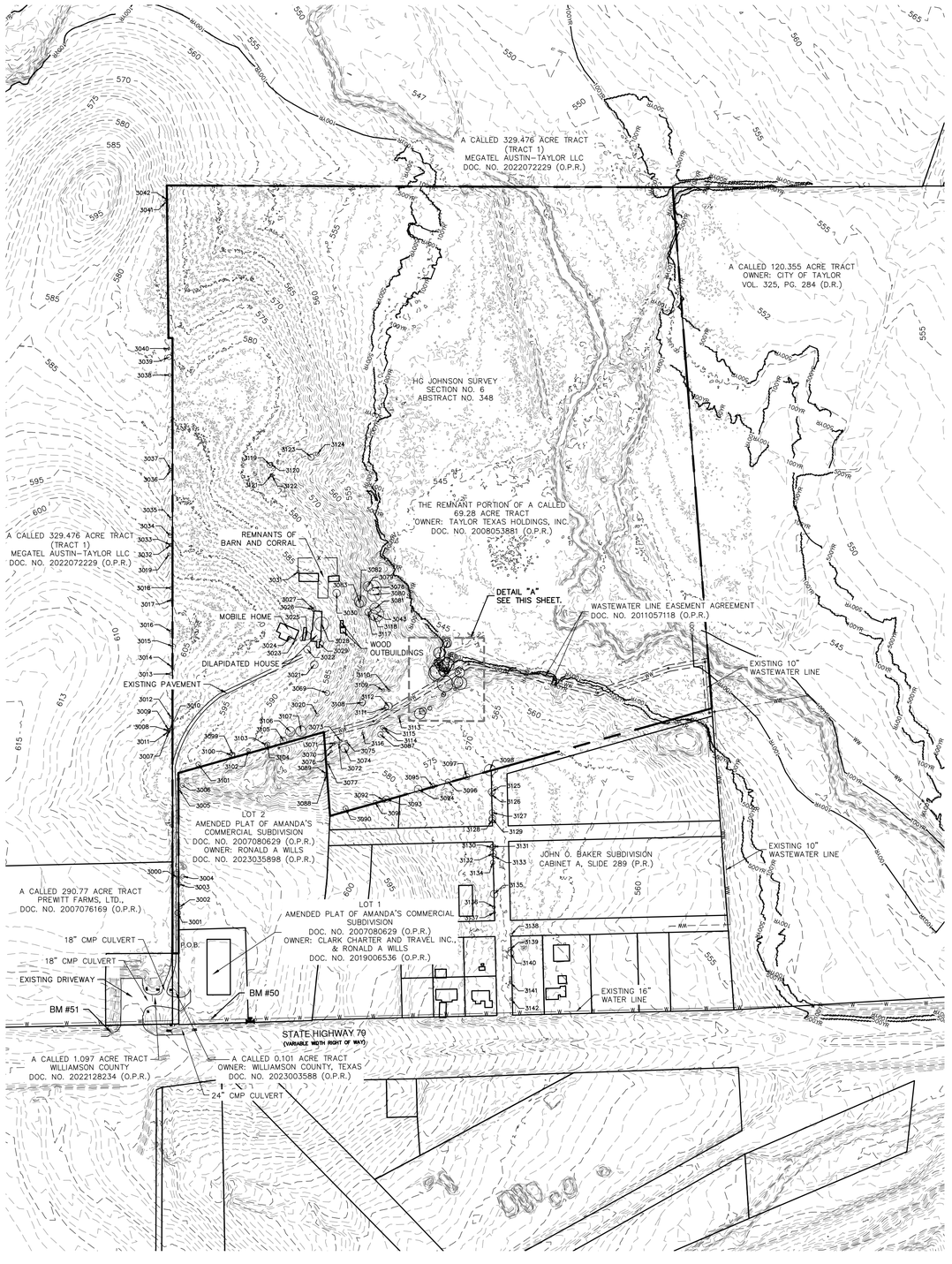
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

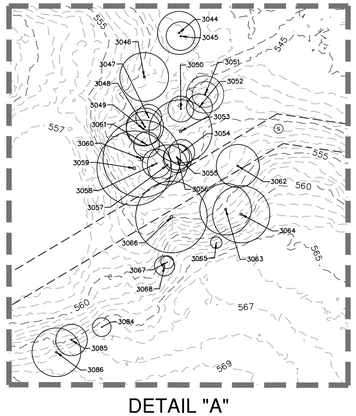
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF TAYLOR MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

PD JOB NO. 51429-00 TAYLOR TRACT

Date: Oct 30, 2023, 11:57am User ID: jwolf
File: H:\Projects\51429.00\212 Preliminary\Civil\T51429-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





DETAIL "A"
SCALE: 1" = 50'

ONSITE TREE LIST:

TREE#	DIA	TYPE
3000	9	HACKBERRY
3001	18	HACKBERRY
3002	13	HACKBERRY
3003	12	HACKBERRY
3004	12	HACKBERRY
3005	9	MULBERRY
3006	13	HACKBERRY
3007	8	HACKBERRY
3008	13.5	HACKBERRY (M)
3009	10.5	HACKBERRY (M)
3010	8	HACKBERRY
3011	9	HACKBERRY
3012	8	HACKBERRY
3013	13	HACKBERRY (M)
3014	8	HACKBERRY
3015	15	MULBERRY (M)
3016	16	HACKBERRY (M)
3017	9	HACKBERRY
3018	10	HACKBERRY
3019	10	HACKBERRY
3020	11	GUM
3021	12	PECAN
3022	11	PECAN
3023	8	BOX ELDER
3024	11	HACKBERRY
3025	25	HACKBERRY
3026	9	HACKBERRY
3027	14.5	HACKBERRY (M)
3028	22	PECAN
3029	13	PECAN
3030	24	HACKBERRY
3031	9	HACKBERRY
3032	11	HACKBERRY
3033	8	HACKBERRY
3034	12	HACKBERRY (M)
3035	15	HACKBERRY (M)
3036	13	HACKBERRY
3037	8	HACKBERRY
3038	14	HACKBERRY (M)
3039	15.5	HACKBERRY (M)
3040	8	HACKBERRY
3041	13.5	HACKBERRY (M)
3042	10	HACKBERRY
3043	22.5	CEDAR ELM (M)
3044	15	CEDAR ELM
3045	10	CEDAR ELM
3046	17	CEDAR ELM
3047	9	CEDAR ELM
3048	13	CEDAR ELM
3049	12	CEDAR ELM
3050	18	ASH
3051	13	CEDAR ELM
3052	9	CEDAR ELM
3053	22	CEDAR ELM
3054	9	CEDAR ELM
3055	9	CEDAR ELM
3056	10	CEDAR ELM
3057	14	CEDAR ELM (M)
3058	10	CEDAR ELM
3059	26	CEDAR ELM (M)
3060	27	PECAN
3061	9	CEDAR ELM
3062	15	CEDAR ELM
3063	18	CEDAR ELM
3064	20	CEDAR ELM
3065	8	MESQUITE
3066	25	CEDAR ELM (M)
3067	9	MESQUITE
3068	14	MESQUITE
3069	8	CEDAR ELM
3070	8	ASH
3071	8	ASH
3072	8	ASH
3073	9	ASH
3074	13	CEDAR ELM (M)
3075	8	MESQUITE
3076	8	ASH
3077	10	HACKBERRY
3078	23	CEDAR ELM
3079	15	CEDAR ELM
3080	21.5	CEDAR ELM (M)
3081	17	CEDAR ELM
3082	19	CEDAR ELM
3083	12	CEDAR ELM
3084	13	MESQUITE
3085	28	LOAK 28M
3086	17	CEDAR ELM
3087	17	HACKBERRY
3088	9	HACKBERRY
3089	11	HACKBERRY
3090	16	HACKBERRY (M)
3091	13	HACKBERRY
3092	15	HACKBERRY
3093	20.5	HACKBERRY (M)
3094	12	CEDAR ELM
3095	15	ASH
3096	16	HACKBERRY
3097	10	CEDAR ELM
3098	35	HACKBERRY
3099	15	HACKBERRY
3100	18	HACKBERRY
3101	15	HACKBERRY
3102	12	HACKBERRY
3103	12	HACKBERRY
3104	17	HACKBERRY (M)
3105	22	HACKBERRY
3106	30	HACKBERRY
3107	33	HACKBERRY
3108	19.5	ASH 19.5M
3109	10	ASH
3110	8	ASH
3111	15	ASH
3112	12	CEDAR ELM
3113	13.5	GUM 13.5M
3114	14.5	MESQUITE (M)
3115	12.5	MESQUITE (M)
3116	8	BOX ELDER
3117	10.5	CEDAR ELM (M)
3118	16	CEDAR ELM
3119	17	HACKBERRY
3120	12	HACKBERRY (M)
3121	9	HACKBERRY
3122	10	HACKBERRY
3123	20	HACKBERRY
3124	12	HACKBERRY
3125	22	HACKBERRY
3126	12	HACKBERRY
3127	24	HACKBERRY (M)
3128	33.5	HACKBERRY (M)
3129	22	HACKBERRY
3130	16	HACKBERRY
3131	16	HACKBERRY
3132	20	HACKBERRY
3133	14	HACKBERRY
3134	14	HACKBERRY
3135	23	HACKBERRY
3136	12.5	HACKBERRY (M)
3137	8	HACKBERRY
3138	10	HACKBERRY
3139	13	HACKBERRY
3140	24.5	HACKBERRY (M)
3141	8	HACKBERRY
3142	8	HACKBERRY

SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- 790 EXISTING CONTOURS
- GAS GAS GAS EXISTING GAS LINE
- OHE OHE EXISTING OVERHEAD ELECTRIC
- WW WW EXISTING WASTEWATER LINE
- W W EXISTING WATER LINE
- SD SD EXISTING STORM DRAIN LINE
- 500YR 500-YEAR FEMA FLOODPLAIN
- 100YR 100-YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- X EXISTING FENCE
- EXISTING WASTEWATER MANHOLE
- EXISTING TREE
- EXISTING STORM DRAIN HEADWALL
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING BUILDING

TREE NOTES:

1. SURVEY INCLUDES ALL TREES THAT ARE 8" OR GREATER THAT ARE HARDWOOD.
2. TREES LOCATED IN THE FLOODPLAIN ARE NOT COLLECTED AS DEVELOPMENT WILL NOT IMPACT FLOODPLAIN.
3. MITIGATION PLAN TO BE PROVIDED AT SITE PLAN STAGE

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE 100 AND 500 YEAR FLOODPLAIN BOUNDARIES ARE BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

(M) – MULTI-TRUNK TREE
(ROW) – RIGHT-OF-WAY
(ROW)* – RIGHT-OF-WAY AFTER PROPOSED RIGHT-OF-WAY DEDICATION

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
10/30/2023

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

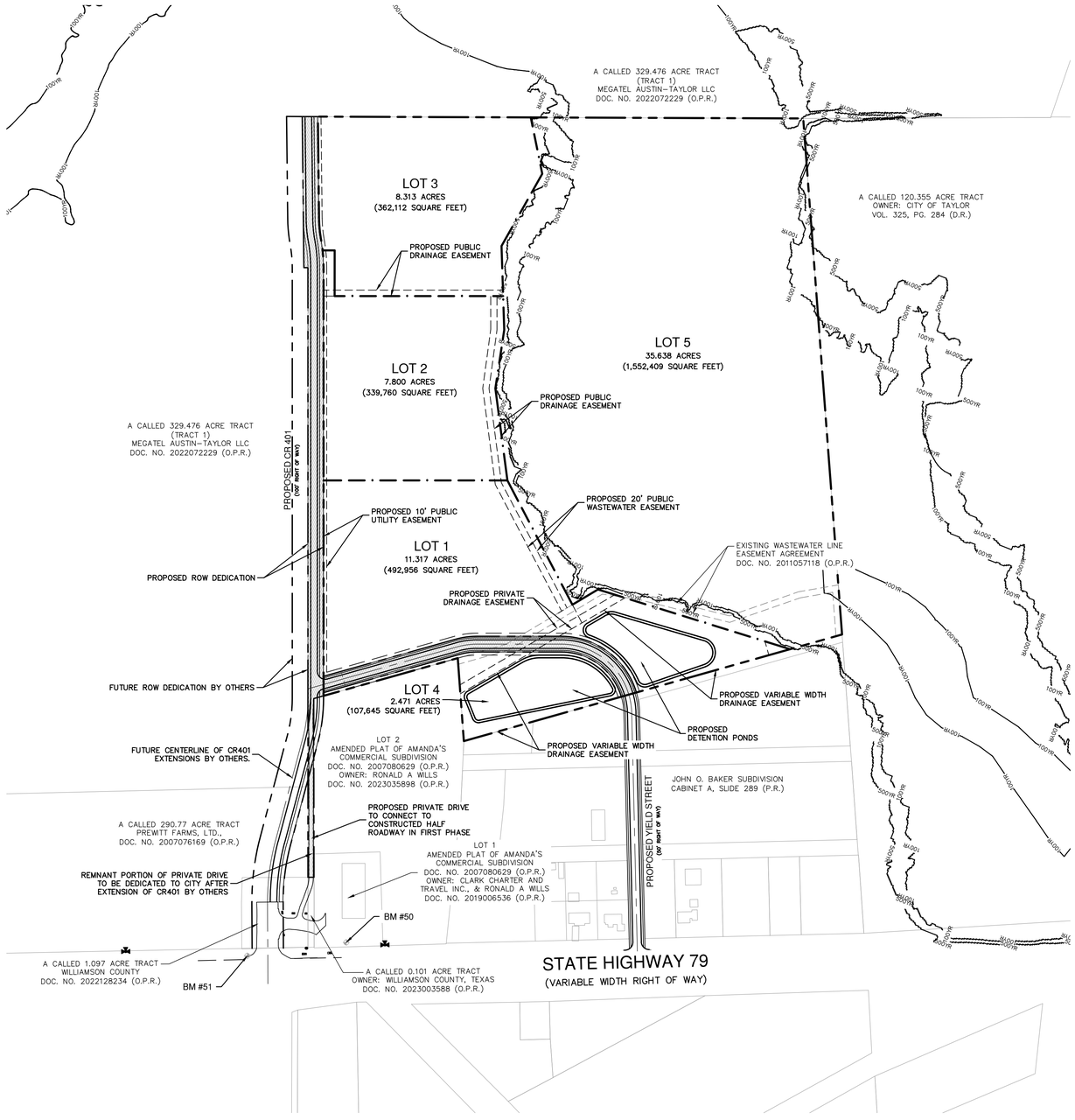
TAYLOR TRACT
TAYLOR, TEXAS 76574

EXISTING CONDITIONS AND TREES PLAN

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 02 of 06

2023-X-XX

Date: Oct 30, 2023, 11:57am User ID: jherf
File: H:\Projects\514\29\00\212 Preliminary\Civil\EX51429-00.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1"= 200'

0' 200' 400' 600'

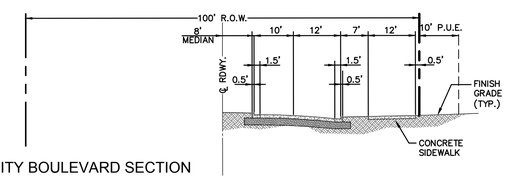
LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED ROW DEDICATION
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING UTILITY POLE

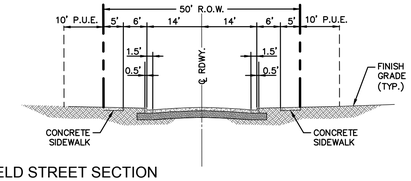
PLAT NOTES:

1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. ALL EASEMENTS OF RECORD, AS FOUND IN THE TITLE COMMITMENT, ARE SHOWN ON THIS SHEET PREPARED BY VALERIE ZURCHER, RPLS OF PAPE–DAWSON ENGINEERS.

LAND USE SUMMARY:
ZONING: M–1: LIGHT INDUSTRIAL – 36.66 AC.
RA: RURAL AGRICULTURAL – 32.509 AC. (WITHIN 100–YR FLOODPLAIN)



CR401 COMMUNITY BOULEVARD SECTION



YIELD STREET SECTION

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

LOT & BLOCK TABLE		
LOT	LOT USE	LOT ACREAGE
R.O.W. DEDICATION	DEDICATED TO CITY	3.630
LOT 1	LIGHT INDUSTRIAL	11.317
LOT 2	LIGHT INDUSTRIAL	7.800
LOT 3	LIGHT INDUSTRIAL	8.313
LOT 4	DETENTION POND	2.471
LOT 5	DEDICATED TO CITY	35.638

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
10/30/2023

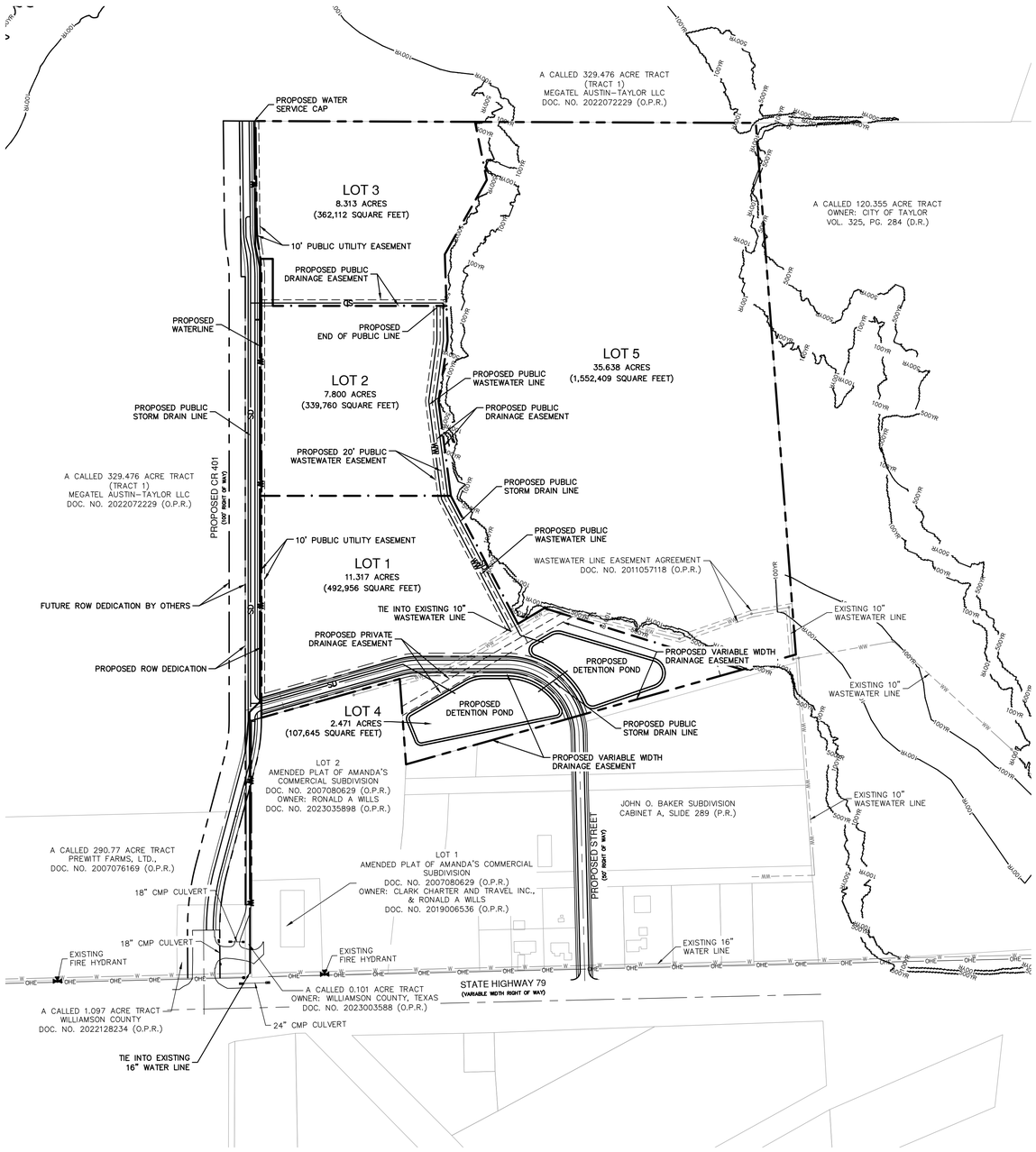
PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

PRELIMINARY PLAT

JOB NO. 51429–00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 03 of 06

Date: Oct 30, 2023, 11:57am User ID: jwolf
File: H:\Projects\51429.00\02 Preliminary\Civil\SP51429–00.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 500YR — 500–YEAR FEMA FLOODPLAIN
- 100YR — 100–YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- OHE — EXISTING OVERHEAD ELECTRIC
- GAS — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- WW — PROPOSED WASTEWATER LINE
- SD — PROPOSED STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING UTILITY POLE

UTILITY NOTES:

1. WATERLINE TO BE PRIVATE DOMESTIC AND FIRE LINE TO BE MAINTAINED BY OWNER.
2. UTILITY SERVICE TO BE PROVIDED BY CITY OF TAYLOR.

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER

10/30/2023

Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

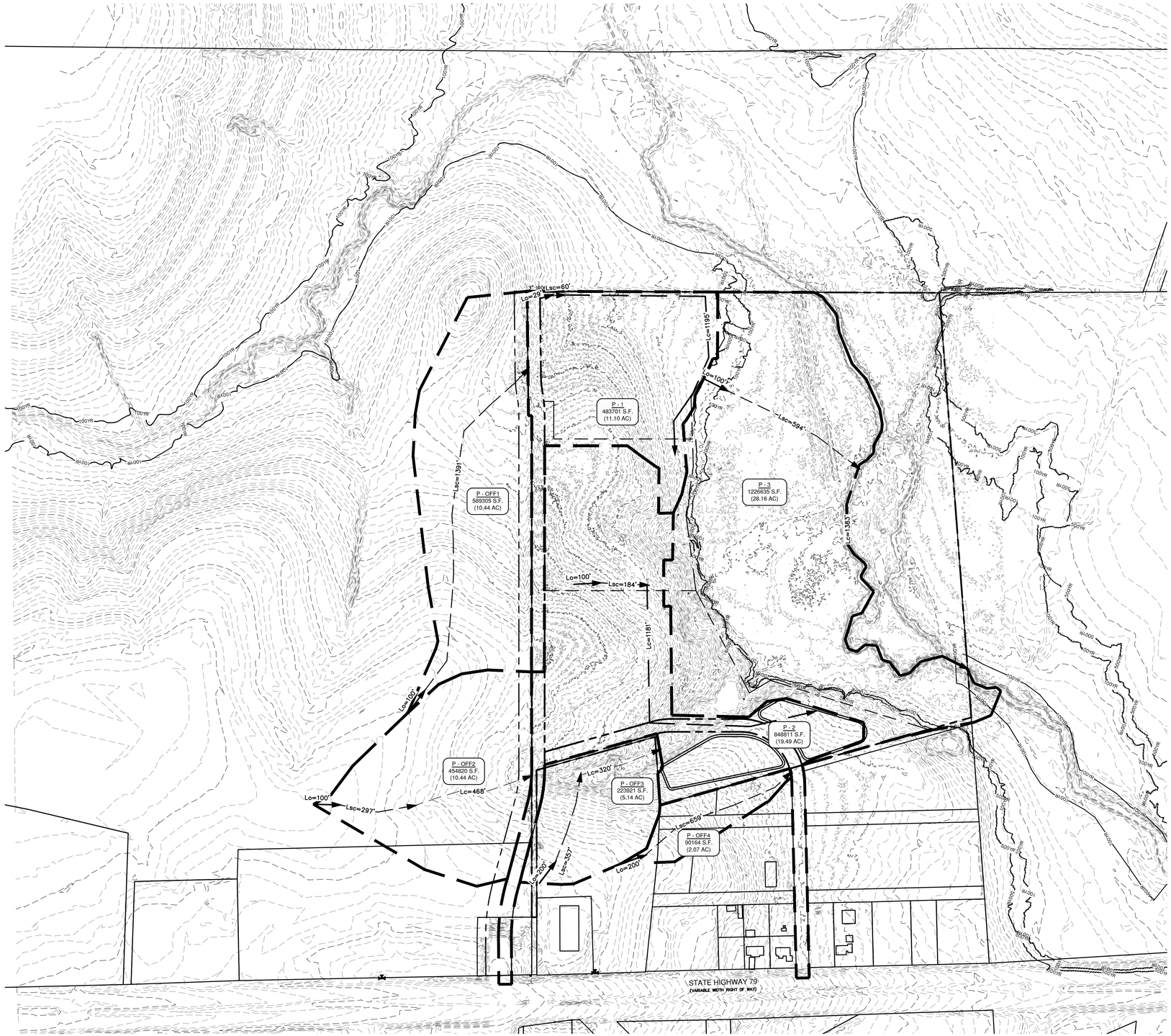
TAYLOR TRACT
TAYLOR, TEXAS 76574

UTILITY PLAN

JOB NO. 51429–00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 04 of 06

Date: Oct 30, 2023, 11:57am User ID: jwolf
File: H:\Projects\514\29\00\212 Preliminary\Civil\U1751429–00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED OFFSITE RIGHT-OF-WAY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- PROPOSED DRAINAGE AREA BOUNDARY
- 300' — OVERLAND FLOW
- 600' — SHALLOW CONCENTRATED FLOW
- 900' — CHANNELIZED FLOW
- DA: PR X XX.XX AC. — DRAINAGE AREA LABEL

DRAINAGE NOTES:

1. PROPOSED Q2, Q25, AND Q100 FLOWS ARE LESS THAN EXISTING CONDITIONS.
2. REFERENCE ANALYSIS POINT WATERSHED MAP SHEET 06 FOR LOCATION OF PROPOSED ANALYSIS POINT AT SH-79.
3. POND SIZING AND LAYOUT IS PRELIMINARY AND MAY BE REDUCED.

ANALYSIS POINT 1

Event	Existing (CFS)	Proposed (CFS)
2-YR	8480.10	8477.90
25-YR	20879.10	20861.20
100-YR	28938.50	28914.50

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
10/30/2023

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

DETAILED DRAINAGE MAP

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 05 of 06

Date: Oct. 30, 2023, 11:57am User ID: jrorf
File: K:\Projects\51429.23\00.212 Preliminary\Civil\DR51429-00.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1"= 1,500'

0' 1,500' 3,000' 4,500'

LEGEND

- PROPERTY BOUNDARY
- CONTRIBUTING WATERSHED
- EXISTING EASEMENT LINE
- 100YR — 100-YEAR FEMA FLOODPLAIN

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER

10/30/2023

Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

EXISTING WATERSHED MAP

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 06 of 06

Date: Oct. 30, 2023, 11:58am User ID: jwolf
File: H:\Projects\51429.001.212 Preliminary\Civil\OFF-DR51429-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

2023-X-XX

REVISIONS					
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF TAYLOR APPROVAL	APPROVAL DATE

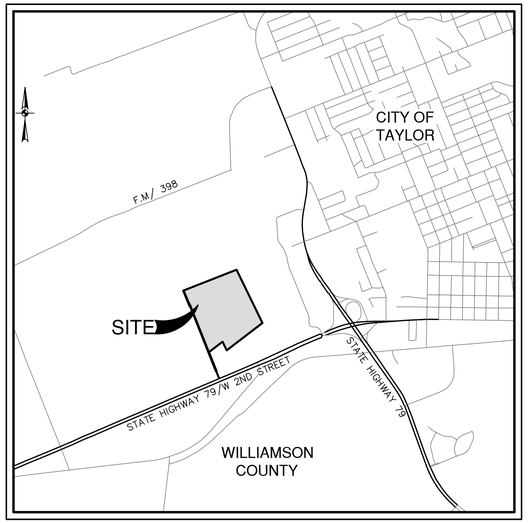
TAYLOR TRACT

14501 HWY 79
TAYLOR, TEXAS 76574

PRELIMINARY PLAT ONLY
NOT FOR RECORDATION

NOTES:

1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR
2. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
3. MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
5. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PORTION OF CR401 AND ALONG BOTH SIDES OF THE PROPOSED STREET.



LOCATION MAP

NOT-TO-SCALE

QUANNAH PARTNERS

1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222

OCTOBER 2023

LEGAL DESCRIPTION :

A 69.169 ACRE TRACT OF LAND, BEING SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR TEXAS HOLDINGS, INC., RECORDED IN DOCUMENT NO. 2008053881 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 69.169 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

SHEET INDEX

Sheet Title	Sheet Number
COVER SHEET	01
EXISTING CONDITIONS AND TREES PLAN	02
PRELIMINARY PLAT	03
UTILITY PLAN	04
DETAILED DRAINAGE MAP	05
EXISTING WATERSHED MAP	06

OWNER
TAYLOR TEXAS HOLDINGS, INC.
4512 AQUA VERDE DRIVE
AUSTIN, TEXAS 78746
PH: (512)413-2994

DEVELOPER
QUANNAH PARTNERS
1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222
PH: (832)316-2870

ENGINEER
PAPE-DAWSON ENGINEERS.
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH: (512)454-8711

SURVEYOR
PAPE-DAWSON ENGINEERS.
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH: (512)454-8711

CITY OF TAYLOR - PUBLIC WORKS DEPARTMENT
CONTACT: JIM GRAY
15500 SUN LIGHT NEAR WAY #B
TAYLOR, TEXAS 78660
(512)352-5818

I, SHELLY MITCHELL, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER

SUBMITTED BY: Shelly Mitchell

10/30/2023
DATE

PAPE-DAWSON ENGINEERS
SHELLY MITCHELL
VICE PRESIDENT

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

NOTES:

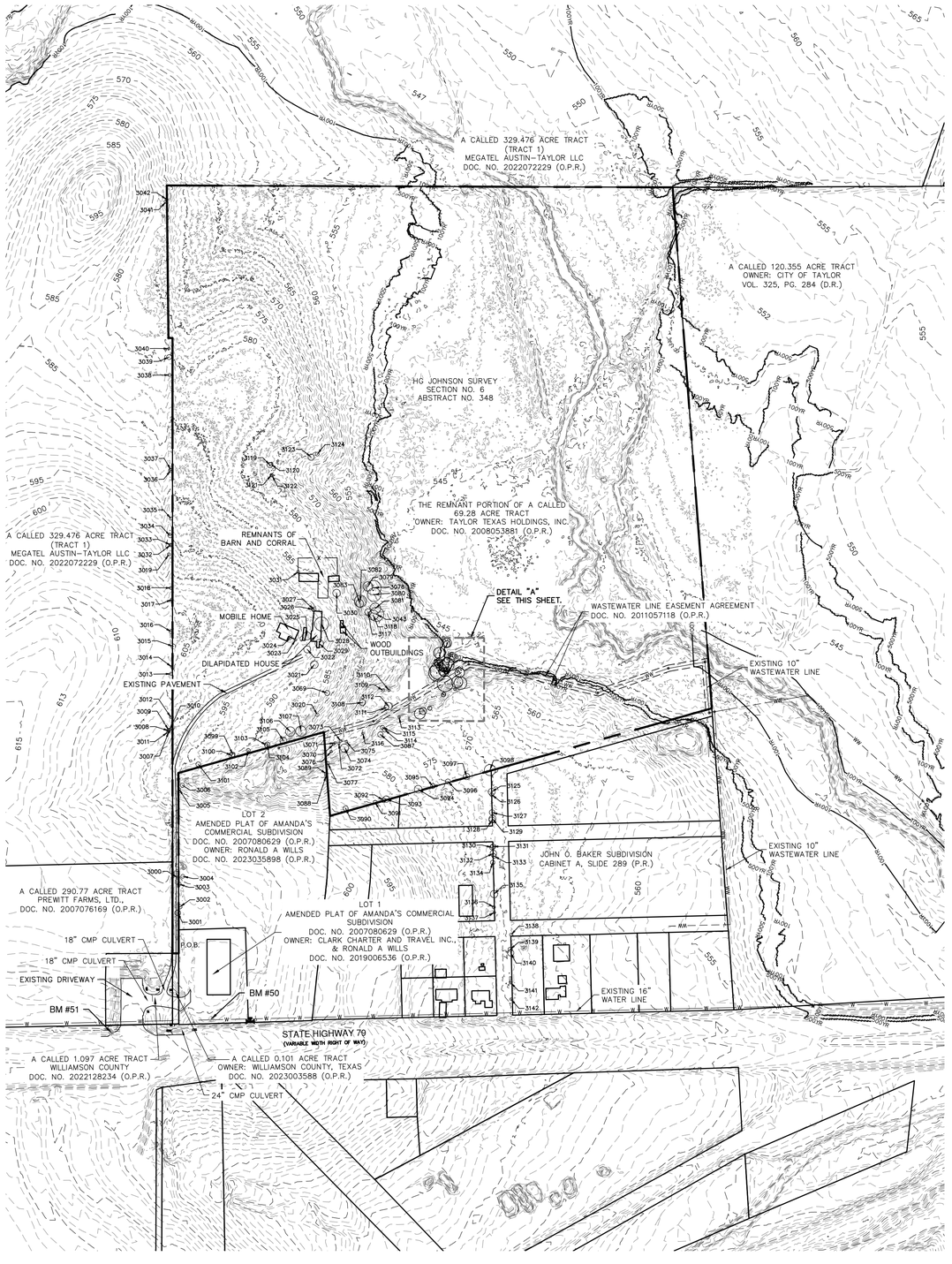
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

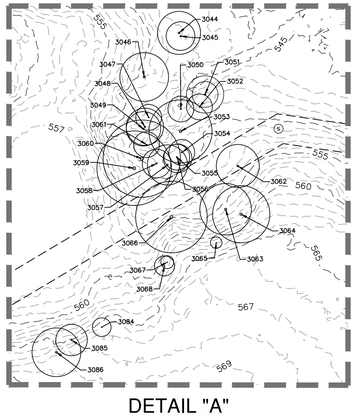
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF TAYLOR MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

PD JOB NO. 51429-00 TAYLOR TRACT

Date: Oct 30, 2023, 11:57am User ID: jwolf
File: H:\Projects\51429.00\212 Preliminary\Civil\T51429-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





DETAIL "A"
SCALE: 1" = 50'

ONSITE TREE LIST:

TREE#	DIA	TYPE
3000	9	HACKBERRY
3001	18	HACKBERRY
3002	13	HACKBERRY
3003	12	HACKBERRY
3004	12	HACKBERRY
3005	9	MULBERRY
3006	13	HACKBERRY
3007	8	HACKBERRY
3008	13.5	HACKBERRY (M)
3009	10.5	HACKBERRY (M)
3010	8	HACKBERRY
3011	9	HACKBERRY
3012	8	HACKBERRY
3013	13	HACKBERRY (M)
3014	8	HACKBERRY
3015	15	MULBERRY (M)
3016	16	HACKBERRY (M)
3017	9	HACKBERRY
3018	10	HACKBERRY
3019	10	HACKBERRY
3020	11	GUM
3021	12	PECAN
3022	11	PECAN
3023	8	BOX ELDER
3024	11	HACKBERRY
3025	25	HACKBERRY
3026	9	HACKBERRY
3027	14.5	HACKBERRY (M)
3028	22	PECAN
3029	13	PECAN
3030	24	HACKBERRY
3031	9	HACKBERRY
3032	11	HACKBERRY
3033	8	HACKBERRY
3034	12	HACKBERRY (M)
3035	15	HACKBERRY (M)
3036	13	HACKBERRY
3037	8	HACKBERRY
3038	14	HACKBERRY (M)
3039	15.5	HACKBERRY (M)
3040	8	HACKBERRY
3041	13.5	HACKBERRY (M)
3042	10	HACKBERRY
3043	22.5	CEDAR ELM (M)
3044	15	CEDAR ELM
3045	10	CEDAR ELM
3046	17	CEDAR ELM
3047	9	CEDAR ELM
3048	13	CEDAR ELM
3049	12	CEDAR ELM
3050	18	ASH
3051	13	CEDAR ELM
3052	9	CEDAR ELM
3053	22	CEDAR ELM
3054	9	CEDAR ELM
3055	9	CEDAR ELM
3056	10	CEDAR ELM
3057	14	CEDAR ELM (M)
3058	10	CEDAR ELM
3059	26	CEDAR ELM (M)
3060	27	PECAN
3061	9	CEDAR ELM
3062	15	CEDAR ELM
3063	18	CEDAR ELM
3064	20	CEDAR ELM
3065	8	MESQUITE
3066	25	CEDAR ELM (M)
3067	9	MESQUITE
3068	14	MESQUITE
3069	8	CEDAR ELM
3070	8	ASH
3071	8	ASH
3072	8	ASH
3073	9	ASH
3074	13	CEDAR ELM (M)
3075	8	MESQUITE
3076	8	ASH
3077	10	HACKBERRY
3078	23	CEDAR ELM
3079	15	CEDAR ELM
3080	21.5	CEDAR ELM (M)
3081	17	CEDAR ELM
3082	19	CEDAR ELM
3083	12	CEDAR ELM
3084	13	MESQUITE
3085	28	LOAK 28M
3086	17	CEDAR ELM
3087	17	HACKBERRY
3088	9	HACKBERRY
3089	11	HACKBERRY
3090	16	HACKBERRY (M)
3091	13	HACKBERRY
3092	15	HACKBERRY
3093	20.5	HACKBERRY (M)
3094	12	CEDAR ELM
3095	15	ASH
3096	16	HACKBERRY
3097	10	CEDAR ELM
3098	35	HACKBERRY
3099	15	HACKBERRY
3100	18	HACKBERRY
3101	15	HACKBERRY
3102	12	HACKBERRY
3103	12	HACKBERRY
3104	17	HACKBERRY (M)
3105	22	HACKBERRY
3106	30	HACKBERRY
3107	33	HACKBERRY
3108	19.5	ASH 19.5M
3109	10	ASH
3110	8	ASH
3111	15	ASH
3112	12	CEDAR ELM
3113	13.5	GUM 13.5M
3114	14.5	MESQUITE (M)
3115	12.5	MESQUITE (M)
3116	8	BOX ELDER
3117	10.5	CEDAR ELM (M)
3118	16	CEDAR ELM
3119	17	HACKBERRY
3120	12	HACKBERRY (M)
3121	9	HACKBERRY
3122	10	HACKBERRY
3123	20	HACKBERRY
3124	12	HACKBERRY
3125	22	HACKBERRY
3126	12	HACKBERRY
3127	24	HACKBERRY (M)
3128	33.5	HACKBERRY (M)
3129	22	HACKBERRY
3130	16	HACKBERRY
3131	16	HACKBERRY
3132	20	HACKBERRY
3133	14	HACKBERRY
3134	14	HACKBERRY
3135	23	HACKBERRY
3136	12.5	HACKBERRY (M)
3137	8	HACKBERRY
3138	10	HACKBERRY
3139	13	HACKBERRY
3140	24.5	HACKBERRY (M)
3141	8	HACKBERRY
3142	8	HACKBERRY

SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- 790 EXISTING CONTOURS
- GAS GAS GAS EXISTING GAS LINE
- OHE OHE EXISTING OVERHEAD ELECTRIC
- WW WW EXISTING WASTEWATER LINE
- W W EXISTING WATER LINE
- SD SD EXISTING STORM DRAIN LINE
- 500YR 500-YEAR FEMA FLOODPLAIN
- 100YR 100-YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- X EXISTING FENCE
- EXISTING WASTEWATER MANHOLE
- EXISTING TREE
- EXISTING STORM DRAIN HEADWALL
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING BUILDING

TREE NOTES:

1. SURVEY INCLUDES ALL TREES THAT ARE 8" OR GREATER THAT ARE HARDWOOD.
2. TREES LOCATED IN THE FLOODPLAIN ARE NOT COLLECTED AS DEVELOPMENT WILL NOT IMPACT FLOODPLAIN.
3. MITIGATION PLAN TO BE PROVIDED AT SITE PLAN STAGE

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE 100 AND 500 YEAR FLOODPLAIN BOUNDARIES ARE BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

(M) – MULTI-TRUNK TREE
(ROW) – RIGHT-OF-WAY
(ROW)* – RIGHT-OF-WAY AFTER PROPOSED RIGHT-OF-WAY DEDICATION

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
10/30/2023

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

EXISTING CONDITIONS AND TREES PLAN

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 02 of 06

2023-X-XX

Date: Oct 30, 2023, 11:57am User ID: jherf
File: H:\Projects\514\29\00\212 Preliminary\Civil\EX51429-00.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Plat Application - Plat Content
1.Minimum scale 1"=100' shown both numerically and in a scale bar.
2.~~North arrow on the schematic~~;
3.Vicinity map designating the relation of the Subdivision to major streets and City limits.
4.Title Block - Unique subdivision name – top/center on first sheet, consistent location each additional sheet.

g.Label all ROW widths; include complete curve and line data if applicable.

3.2 - Subdivision Preliminary Plat Topography Within the Subdivision: Provide water courses and ravines, showing high bank and width of existing or proposed easements, and contour lines at two (2) foot intervals and any other physical features pertinent to the subdivision.

A CALLED 329.476 ACRE TRACT
(TRACT 1)
MEGATEL AUSTIN–TAYLOR LLC
DOC. NO. 2022072229 (O.P.R.)

LOT 3
8.313 ACRES
(362,112 SQUARE FEET)

PROPOSED PUBLIC DRAINAGE EASEMENT

Is this easement for an outfall? Verify detention requirements are being satisfied for the proposed subdivision

LOT 2
7.800 ACRES
(339,760 SQUARE FEET)

LOT 5
35.638 ACRES
(1,552,409 SQUARE FEET)

Floodplain area to be designated as a reserve (e.g. drainage reserve, open space)

A CALLED 120.355 ACRE TRACT
OWNER: CITY OF TAYLOR
VOL. 325, PG. 284 (D.R.)

PROPOSED PUBLIC DRAINAGE EASEMENT

PROPOSED 20' PUBLIC WASTEWATER EASEMENT

Lot 4 (detention areas) be designated as a reserve (e.g. drainage reserve, open space)

PROPOSED 10' PUBLIC UTILITY EASEMENT

PROPOSED CR 401 (80' R.O.W.)

LOT 1
11.317 ACRES
(492,956 SQUARE FEET)

EXISTING WASTEWATER LINE EASEMENT AGREEMENT
DOC. NO. 2011057118 (O.P.R.)

PROPOSED ROW DEDICATION

PROPOSED PRIVATE DRAINAGE EASEMENT

3.2 - Subdivision Preliminary Plat Boundaries:
a.Ownership boundaries drawn in very heavy lines, with overall dimensions and bearings.

b.Lines outside of boundaries of proposed subdivision to be dashed.

c.Provide a tie to an original corner of the original survey of which said land is a part.

FUTURE ROW DEDICATION BY OTHERS

LOT 4
2.471 ACRES
(107,645 SQUARE FEET)

PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT

PROPOSED DETENTION PONDS

Is this portion of the proposed yield street being dedicated with this plat? Remove if not applicable

FUTURE CENTERLINE OF CR401 EXTENSIONS BY OTHERS.

LOT 2
AMENDED PLAT OF AMANDA'S COMMERCIAL SUBDIVISION
DOC. NO. 2007080629 (O.P.R.)
OWNER: RONALD A WILLS
DOC. NO. 2023035898 (O.P.R.)

PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT

JOHN O. BAKER SUBDIVISION
CABINET A, SLIDE 289 (P.R.)

Private drive area to be noted as a temporary easement

PROPOSED PRIVATE DRIVE TO CONNECT TO CONSTRUCTED HALF ROADWAY IN FIRST PHASE

A CALLED 290.77 ACRE TRACT
PREWITT FARMS, LTD.,
DOC. NO. 2007076169 (O.P.R.)

LOT 1
AMENDED PLAT OF AMANDA'S COMMERCIAL SUBDIVISION
DOC. NO. 2007080629 (O.P.R.)
OWNER: CLARK CHARTER AND TRAVEL INC., & RONALD A WILLS
DOC. NO. 2019006536 (O.P.R.)

PROPOSED YIELD STREET (80' R.O.W.)

REMNANT PORTION OF PRIVATE DRIVE TO BE DEDICATED TO CITY AFTER EXTENSION OF CR401 BY OTHERS

BM #50

BM #51

A CALLED 1.097 ACRE TRACT
WILLIAMSON COUNTY
DOC. NO. 2022128234 (O.P.R.)

A CALLED 0.101 ACRE TRACT
OWNER: WILLIAMSON COUNTY, TEXAS
DOC. NO. 2023003588 (O.P.R.)

STATE HIGHWAY 79
(VARIABLE WIDTH RIGHT OF WAY)

Plat Application - Plat Content
d.Surrounding properties identified with the plat/deed recording information (Document Number) and beneficiary labeled

6.The following information drawn/expressed on the schematic/drawing of subdivision:
a.Boundary shown in solid bold lines and point of beginning labeled.

b.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.

c.The proposed location of neighborhood mail box units with expanded right of way turn outs.

d.Designation of any lot that is for a private or public purpose, including but not limited to proposed park land, utilities, drainage, private amenity areas, landscape easements, and similar uses

e.Preliminary Plats only: Topographic features with two foot (2') interval contour lines

f.~~A secondary point of vehicular access if the plat contains more than 30 residential lots~~

g.Label all ROW widths; include complete curve and line data if applicable.

h.Blocks lettered (A, B, C) consecutively following a general clockwise pattern beginning at 12 o'clock.

i.Lots numbered (1, 2, 3) consecutively within each block, generally in a clockwise pattern; numbering continues from block to block.

Provide to larger scale (e.g. 1"=100')

SCALE: 1"= 200'
0' 200' 400' 600'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED ROW DEDICATION
- 500YR — 500–YEAR FEMA FLOODPLAIN
- 100YR — 100–YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING UTILITY POLE

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

3.2 - Subdivision Preliminary Plat Engineering Data Required:
a.Streets: Complete curve data shown on each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line.

b.Lots: Complete dimensions and bearings for front, rear, and side lot lines.

c.Water Courses and Easements: Distances to be provided along the side lot lines from the front lot line to the point where the side line crosses the drainage easement line or the high bank of a stream; traverse line to be provided along the edge of all large water courses in a convenient location, preferably along a utility easement if paralleling the drainage easement or stream.

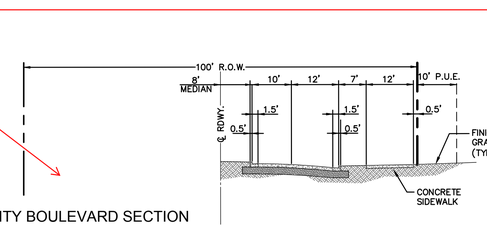
Plat Application - Plat Content
7b.Boundary survey (field notes / metes and bounds description) with bearings and distances

PLAT NOTES:

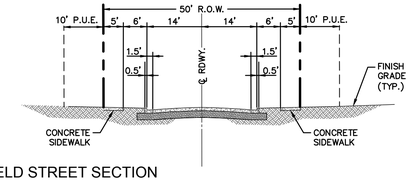
1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. ALL EASEMENTS OF RECORD, AS FOUND IN THE TITLE COMMITMENT, ARE SHOWN ON THIS SHEET PREPARED BY VALERIE ZURCHER, RPLS OF PAPE–DAWSON ENGINEERS.

LAND USE SUMMARY:
ZONING: M–1: LIGHT INDUSTRIAL – 36.66 AC.
RA: RURAL AGRICULTURAL – 32.509 AC. (WITHIN 100–YR FLOODPLAIN)

Street sections shown are not to be included on the preliminary plat. This can be included as ancillary information



CR401 COMMUNITY BOULEVARD SECTION



YIELD STREET SECTION

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

Follow City of Taylor formatting for preliminary plats, including heading, notes, certificates, legal description (metes and bounds), street table, etc.)

Plat Application - Plat Content
5f.Right-of-way (ROW) otherwise dedicated if not new streets

LOT & BLOCK TABLE

LOT	LOT USE	LOT ACREAGE
R.O.W. DEDICATION	DEDICATED TO CITY	3.630
LOT 1	LIGHT INDUSTRIAL	11.317
LOT 2	LIGHT INDUSTRIAL	7.800
LOT 3	LIGHT INDUSTRIAL	8.313
LOT 4	DETENTION POND	2.471
LOT 5	DEDICATED TO CITY	35.638

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

NO. REVISION | DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
10/30/2023

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

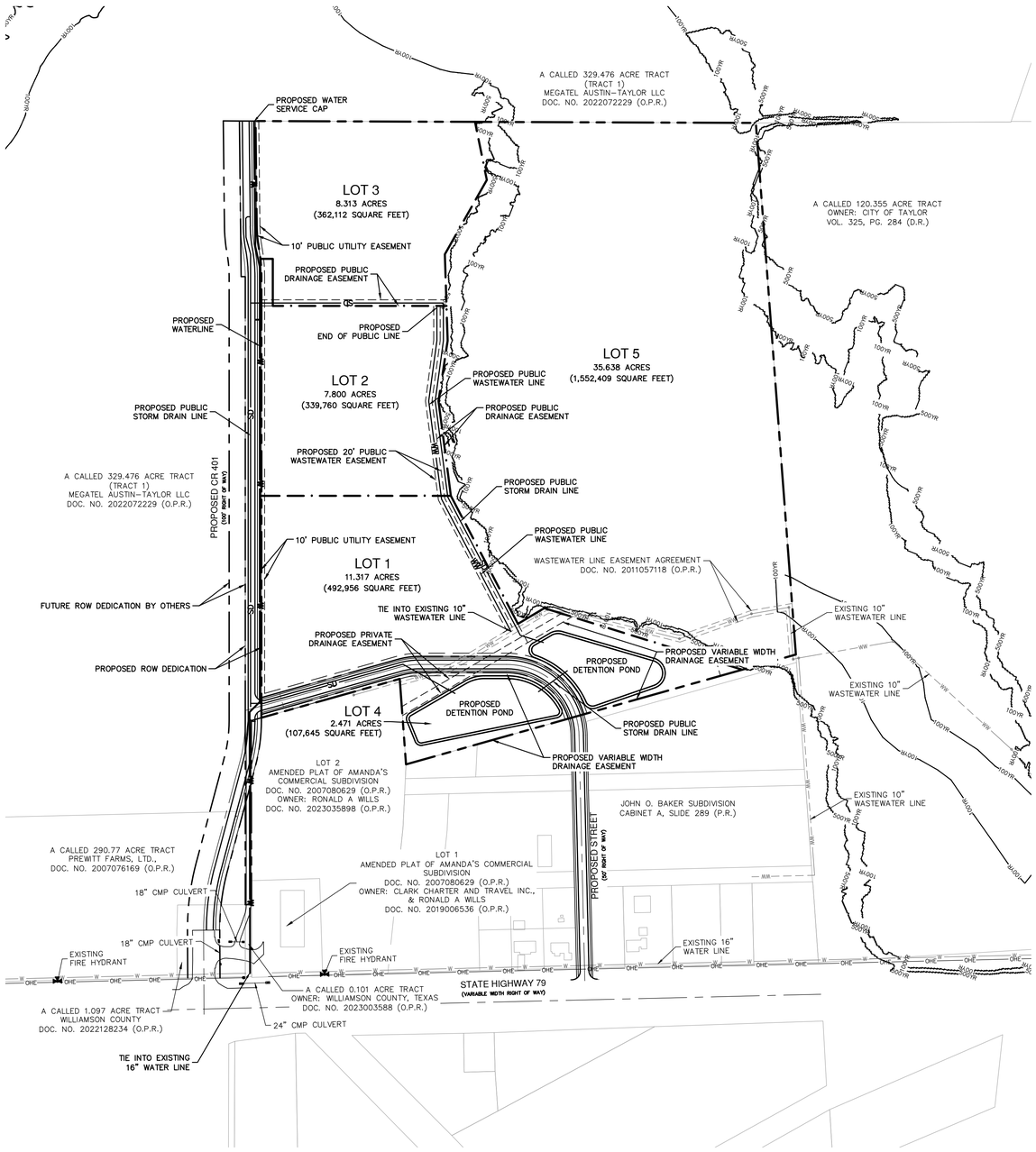
PRELIMINARY PLAT

JOB NO. 51429–00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 03 of 06

2023-X-XX

Date: Oct 30, 2023, 11:57am User ID: jwolf
File: H:\Projects\514\29\00\212 Preliminary\Civil\SP51429–00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 500YR — 500–YEAR FEMA FLOODPLAIN
- 100YR — 100–YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- OHE — EXISTING OVERHEAD ELECTRIC
- GAS — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- WW — PROPOSED WASTEWATER LINE
- SD — PROPOSED STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING UTILITY POLE

UTILITY NOTES:

1. WATERLINE TO BE PRIVATE DOMESTIC AND FIRE LINE TO BE MAINTAINED BY OWNER.
2. UTILITY SERVICE TO BE PROVIDED BY CITY OF TAYLOR.

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER

10/30/2023

Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

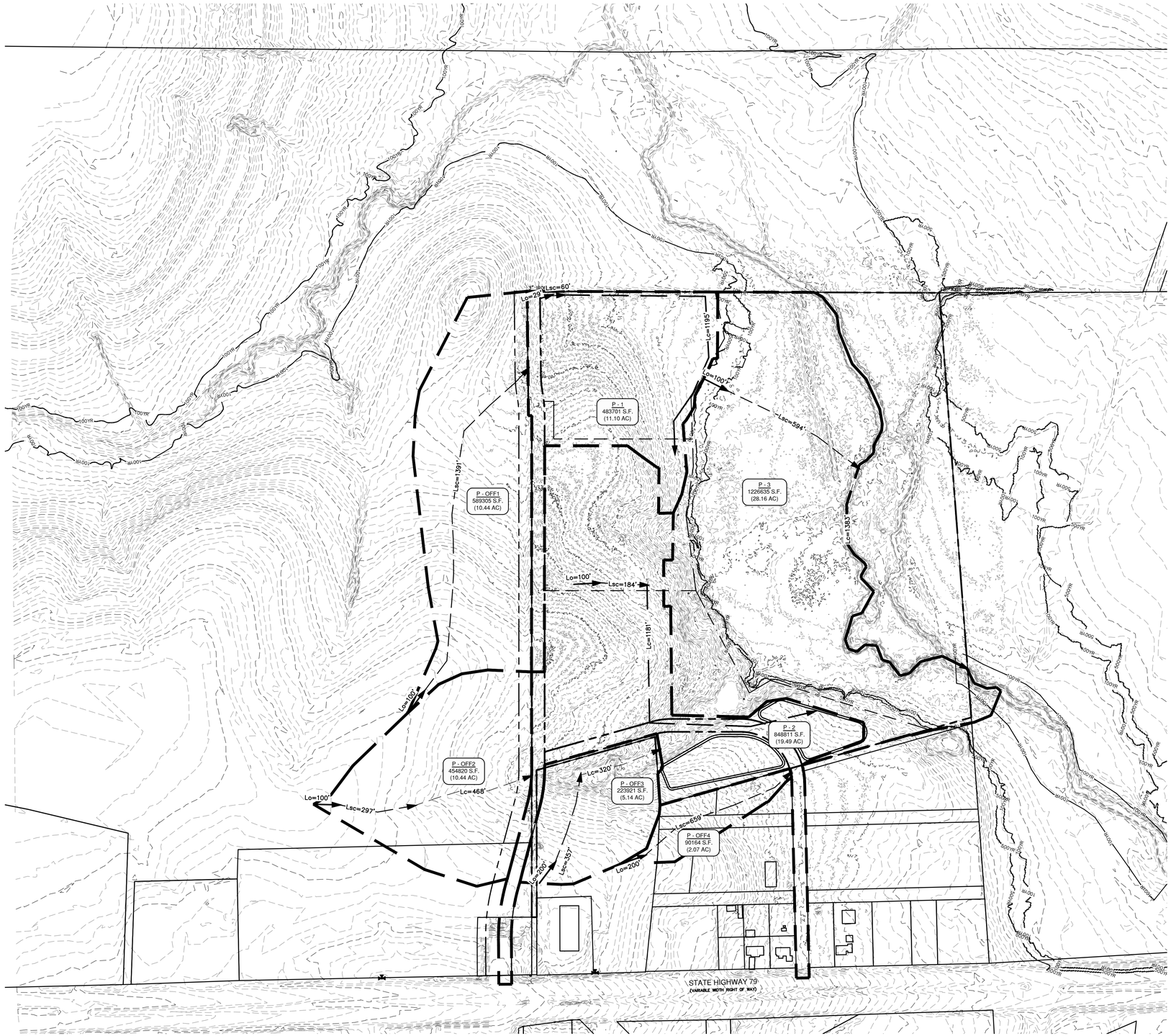
TAYLOR TRACT
TAYLOR, TEXAS 76574

UTILITY PLAN

JOB NO. 51429–00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 04 of 06

Date: Oct 30, 2023, 11:57am User ID: jwolf
File: H:\Projects\514\29\00\212 Preliminary\Civil\U1751429–00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED OFFSITE RIGHT-OF-WAY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- PROPOSED DRAINAGE AREA BOUNDARY
- 300' — OVERLAND FLOW
- 600' — SHALLOW CONCENTRATED FLOW
- 900' — CHANNELIZED FLOW
- DA: PR X XX.XX AC. — DRAINAGE AREA LABEL

DRAINAGE NOTES:

1. PROPOSED Q2, Q25, AND Q100 FLOWS ARE LESS THAN EXISTING CONDITIONS.
2. REFERENCE ANALYSIS POINT WATERSHED MAP SHEET 06 FOR LOCATION OF PROPOSED ANALYSIS POINT AT SH-79.
3. POND SIZING AND LAYOUT IS PRELIMINARY AND MAY BE REDUCED.

ANALYSIS POINT 1

Event	Existing (CFS)	Proposed (CFS)
2-YR	8480.10	8477.90
25-YR	20879.10	20861.20
100-YR	28938.50	28914.50

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
10/30/2023

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

DETAILED DRAINAGE MAP

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 05 of 06

Date: Oct. 30, 2023, 11:57am User ID: jrorf
File: K:\Projects\51429.23\00.212 Preliminary\Civil\DR51429-00.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1"= 1,500'

0' 1,500' 3,000' 4,500'

LEGEND

- PROPERTY BOUNDARY
- CONTRIBUTING WATERSHED
- EXISTING EASEMENT LINE
- 100YR — 100-YEAR FEMA FLOODPLAIN

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER

10/30/2023

Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

EXISTING WATERSHED MAP

JOB NO. 51429-00
DATE OCTOBER 2023
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 06 of 06

Date: Oct. 30, 2023, 11:58am User ID: jwolf
File: H:\Projects\51429.001.212 Preliminary\Civil\OFF-DR51429-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

2023-X-XX

City of Taylor
PZ-2023-1936
Murphy Street Preliminary Plat
Staff Report

Item Details

Agenda No.	3
Requested Action:	Consider Disapproval of Murphy Street Preliminary Plat
Address/Location:	Generally located on 419 Murphy Street north of E. 4th Street and south of E. 6th Street
Legal Description:	Approximately1.333 acres generally located on Murphy Street north of E. 4th Street and south of E. 6th Street, more particularly described by the Williamson Central Appraisal District Parcels R015241, R652345, R015264, R015258, R015233, R015232, R015231, R015230, and R015266 being a replat of Lots 1-5 Block 52, Lot 5 Block 53, Lot 6 and part of Lot 1 Block 56 and part of Lot1 Block 57, Taylor, Williamson County, Texas. .
Place Type Zoning:	P4-Mix
Current Use:	Vacant residential lots
Applicant:	Isabel Parcel, Dunaway Associates, LLC
Case History:	This is the first submission of the preliminary plat.
Staff Recommendation:	The submitted preliminary plat does not meet the minimum requirements of the Land Development Code. Therefore, staff recommends disapproval of the proposed preliminary plat.

Attachments

1. Staff Comments
2. Proposed Preliminary Plat

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

Address: 419 Murphy St, Taylor 76574 November 27, 2023

Permit Number PZ-2023-1936

Dear Applicant,

Staff has completed its review of plans for the Murphy Street Preliminary Plat that is to be located at 419 Murphy St, Taylor 76574. There are some corrections that need to be made prior to approval of the preliminary plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas by email at brenda.joyas@taylortx.gov.

PZ-2023-1936 _ Murphy Street Revival Preliminary Plat

Planning Comments: Denied

1. Please have the agent authorization second portion notarized giving the agent authority to speak on behalf of the owner to the City.

2. Lot sizes do not match-up to the planned development Option 2.

Were there going to be different products than were offered in the planned development?

3. Tree Survey states qualifying trees.

Please state what they qualify for, removal, kept, part of count for necessary landscaping?

4. Site Exhibit: missing

Please show and label easements for secondary frontages, parks/trails/plazas.

5. Site Exhibit: missing

Please show and label build lines, set-backs.

6. Site Exhibit: Parking areas as per planned development.

Will parking areas be sold as lots as well? They are usually kept with part of the development, platted as a whole, and maintained by HOA.

7. Site Exhibit: 80 ft street ROW.

Please make sure segments of the ROW match the PD Standards ST-80-20 and ST-60-20.

8. Please place City of Taylor project number under the title ‘Murphy Street’ : PZ-2023-1936

9. Leave 1.5x1.5 inch space near County Signature block per WILCO recording requirements.

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.

Preliminary Plat

1. Lot and block lettering/numbering to be per Platting Requirements Packet (Typical).
2. Show easements/reserves for civic spaces and secondary frontages.
3. Verify and show a tie with bearing and distance for each location of the subdivision.
4. Verify if City Owner block needed. If so, need to determine designated person from City to sign.
5. It is noted that the final plat shall incorporate required minimum finished floor elevations for applicable lots located within the floodplain.

Exhibits

1. Please note that the exhibit provided is for cursory review only and all proposed improvements will be reviewed during the subdivision improvement submittal phase of the subdivision.
2. All water and sanitary sewer line sizes will be required to meet minimum pipe size as found in the Taylor Engineering Manual.
3. The proposed street sections shall be per the approved Planned Development Ordinance for Murphey Street Revival.

Fire Department Comments (PZ)

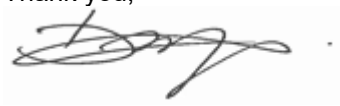
The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

Reviewed the plat with no comments. The note pertaining to the fire flow is found on page 1 of 2 of the plat. The development code requirements pertaining to this project will be reviewed at the appropriate phases that would include fire hydrant locations, fire suppression systems etc.

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

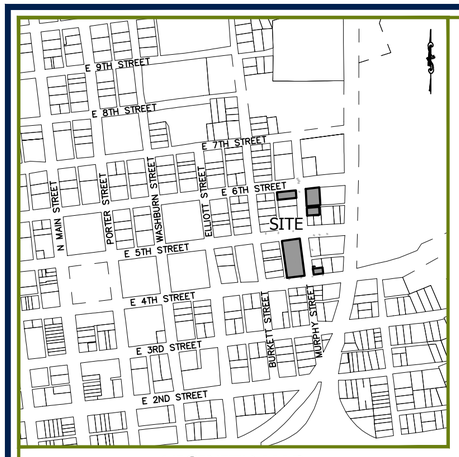
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached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

Thank you,



Brenda Joyas, CNU-A
Senior City Planner
City of Taylor

Attachment



VICINITY MAP
NOT TO SCALE

DEVELOPMENT NOTES:

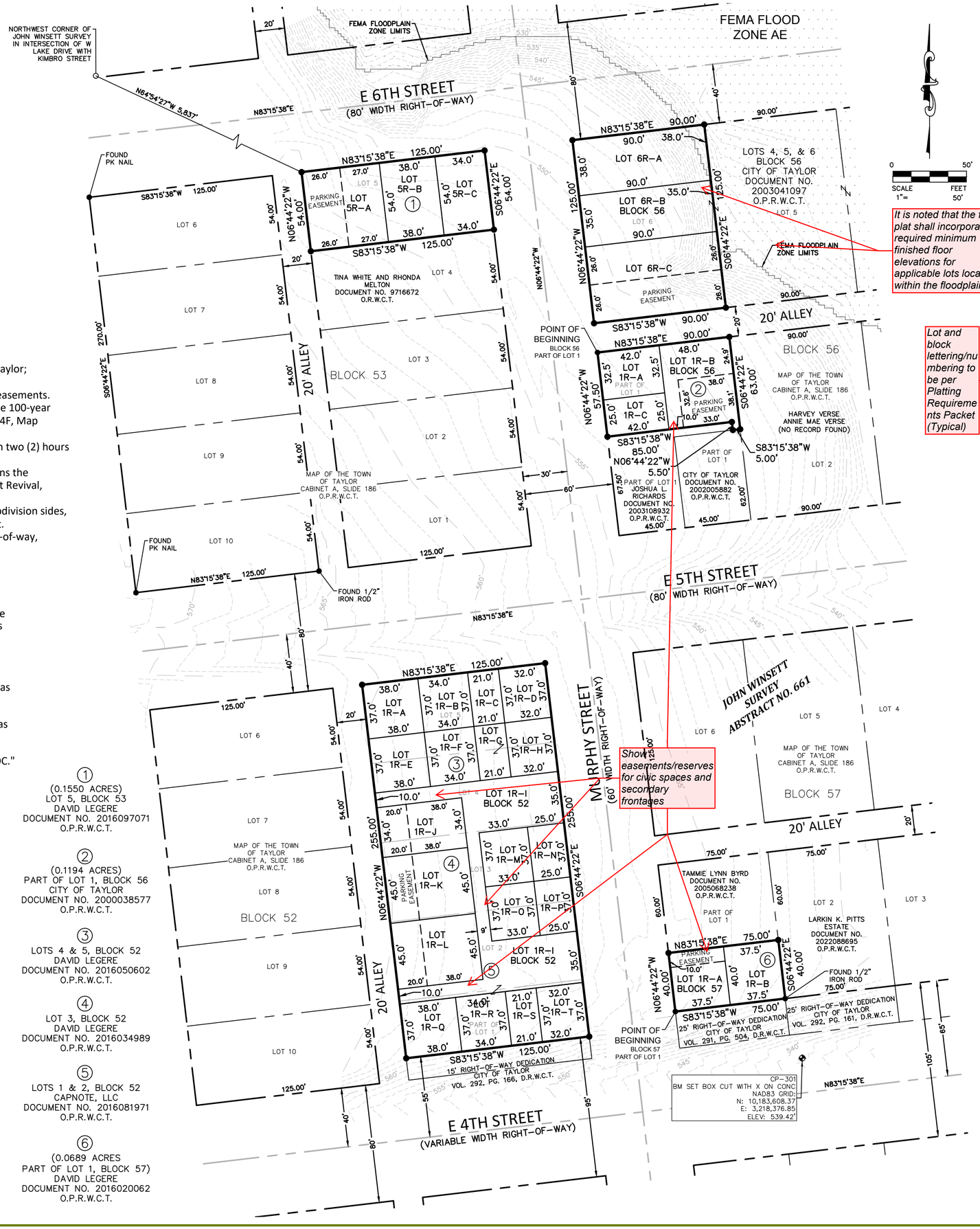
A. Utility providers – Water: City of Taylor; Wastewater: City of Taylor; Electricity: Oncor.
B. All structures and/or obstructions are prohibited in drainage easements.
C. There are areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FEMA FIRM map number 48491C0534F, Map Revised Date of 12/20/2019.
D. Minimum fire flow of 500 gallons per minutes for not less than two (2) hours shall be provided.
E. This subdivision is subject to ordinance 2022-06, which contains the development restrictions in the master plan for Murphy Street Revival, Planned Development Standards.
F. Sidewalks are required on both sides of Murphy St. on the subdivision sides, and on the subdivision sides of E 4th St., E 5th St., and E 6th St.
G. Hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements, and public places shown hereon.

SURVEY NOTES:

The basis of bearings for this survey is the Texas State Coordinate System, Central Zone, based upon GPS measurements. Distances and areas hereon are grid values.

Benchmark
Control Point 301 (CP-301) is a box cut with an "X" on concrete located on the north side of E 4th Street, east of Murphy Street, as shown hereon. Elevation = 539.42 feet

O.P.R.W.C.T. = Official Public Records of Williamson County, Texas
D.R.W.C.T. = Deed Records of Williamson County, Texas
VOL., PG. = Volume and Page
● = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC." (unless otherwise noted)
(#) = Ownership Deed Reference Number



① (0.1550 ACRES) LOT 5, BLOCK 53 DAVID LEGERE DOCUMENT NO. 2016097071 O.P.R.W.C.T.

② (0.1194 ACRES) PART OF LOT 1, BLOCK 56 CITY OF TAYLOR DOCUMENT NO. 2000038577 O.P.R.W.C.T.

③ LOTS 4 & 5, BLOCK 52 DAVID LEGERE DOCUMENT NO. 2016050602 O.P.R.W.C.T.

④ LOT 3, BLOCK 52 DAVID LEGERE DOCUMENT NO. 2016034989 O.P.R.W.C.T.

⑤ LOTS 1 & 2, BLOCK 52 CAPNOTE, LLC DOCUMENT NO. 2016081971 O.P.R.W.C.T.

⑥ (0.0689 ACRES PART OF LOT 1, BLOCK 57) DAVID LEGERE DOCUMENT NO. 2016020062 O.P.R.W.C.T.

LOT SUMMARY TABLE: TOTAL AREAS			
Block	NUMBER OF LOTS	AREA (SQ. FT.)	AREA (ACRES)
52	20	31,875	0.7317
53	3	6,750	0.1550
56	6	16,453	0.3777
57	2	3,000	0.0689
TOTAL:	31	58,078	1.3333

LOT SUMMARY TABLE BLOCK 53		
LOT	AREA (SQ. FT.)	AREA (ACRES)
5R-A	2,862	0.0657
5R-B	2,052	0.0471
5R-C	1,836	0.0421

LOT SUMMARY TABLE BLOCK 56		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1R-A	1,365	0.0313
1R-B	2,788	0.0640
1R-C	1,050	0.0241
6R-A	3,420	0.0785
6R-B	3,150	0.0723
6R-C	4,680	0.1074

LOT SUMMARY TABLE BLOCK 52		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1R-A	1,406	0.0323
1R-B	1,258	0.0289
1R-C	777	0.0178
1R-D	1,184	0.0272
1R-E	1,406	0.0323
1R-F	1,258	0.0289
1R-G	777	0.0178
1R-H	1,184	0.0272
1R-I	6,516	0.1496
1R-J	1,972	0.0453
1R-K	2,610	0.0599
1R-L	2,610	0.0599
1R-M	1,221	0.0280
1R-N	925	0.0212
1R-O	1,221	0.0280
1R-P	925	0.0212
1R-Q	1,406	0.0323
1R-R	1,258	0.0289
1R-S	777	0.0178
1R-T	1,184	0.0272

LOT SUMMARY TABLE BLOCK 57		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1R-A	1,500	0.0344
1R-B	1,500	0.0344

OWNER/DEVELOPER NAMES AND ADDRESSES

Name: David Legere
Address: 1462 FM 112, Lexington, TX 78947
Phone: (512) 695-5098

Name: CapNote, LLC
Address: 1462 FM 112, Lexington, TX 78947
Phone: (512) 695-5098

Name: City of Taylor
Address: 400 Porter St., Taylor, TX 76574
Phone: (512) 352-3675

ENGINEER/SURVEYOR NAME AND ADDRESS

Name: Dunaway Associates, LLC
Address: 5707 Southwest Parkway, Building 2, Suite 250
Austin, TX 78735 Phone: 512-306-8252

PRELIMINARY PLAT

MURPHY STREET

BEING 1.333 ACRES
REPLAT OF LOTS 1-5, BLOCK 52, LOT 5, BLOCK 53, LOT 6 AND PART OF LOT 1, BLOCK 56, AND PART OF LOT 1, BLOCK 57 MAP OF THE TOWN OF TAYLOR CABINET A, SLIDE 186, O.P.R.W.C.T.

Situated in the John Winsett Survey, Abstract No. 661
City of Taylor, Williamson County, Texas

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SEPTEMBER 2023

PLOTTED BY: Brandon Bullard ON: Friday, November 03, 2023 AT: 8:15 AM FILEPATH: G:\Production\8000\009400\9467\0011\Survey\Drawings\8009467.001 Murphy Street Re-Plat.dwg

Verify and update to Co-owner

OWNER'S SIGNATURE BLOCK

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

I, REPRESENTATIVE OF THE CITY OF TAYLOR, OWNER OF A PORTION OF THE CERTAIN 1.333 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NOS. 2003041097 AND 2000038577, OF THE OFFICIAL PUBLIC 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 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 MURPHY STREET REVIVAL.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____DAY OF _____, 20___.

_____
REPRESENTATIVE OF THE CITY OF TAYLOR

Verify if City Owner block needed. If so, need to determine designated person from City to sign.

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 _____, KNOWN TO ME TO BE THE REPRESENTATIVE OF THE ENTITY 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: _____

OWNER'S SIGNATURE BLOCK

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

I, DAVID LEGERE, OWNER OF A PORTION OF THE CERTAIN 1.333 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NOS. 2016097071, 2016050602, 2016034989, AND 2016020062, OF THE OFFICIAL PUBLIC 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 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 MURPHY STREET REVIVAL.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____DAY OF _____, 20___.

_____
DAVID LEGERE

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 DAVID LEGERE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

OWNER'S SIGNATURE BLOCK

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

I, REPRESENTATIVE OF CAPNOTE, LLC, OWNER OF A PORTION OF THE CERTAIN 1.333 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2016081971 OF THE OFFICIAL PUBLIC 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 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 MURPHY STREET REVIVAL.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____DAY OF _____, 20___.

_____
REPRESENTATIVE OF CAPNOTE, LLC

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 _____, KNOWN TO ME TO BE THE REPRESENTATIVE OF THE ENTITY 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: _____

PROPERTY DESCRIPTIONS:

All properties described hereon are situated in the John Winsett Survey, Abstract No. 661, City of Taylor, Williamson County, Texas, and combine to 1.3333 acres (or 58,078 square feet) of land, more or less.

BLOCK 52:
BEING a 0.7317 acre (or 31,875 square feet) tract of land, and being all of Lots 1, 2, 3, 4, and 5, of Block 52, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), less a 15-foot wide Right-of-Way Dedication for E 4th Street (variable width) to the City of Taylor, located along the southerly line of said Lot 1, as recorded in Volume 292, Page 166, Deed Records of Williamson County, Texas (D.R.W.C.T.), same being the tracts of land described in deeds to Capnote, LLC and David Legere, as recorded in Document Numbers 2016081971, 2016034989, and 2016050602, O.P.R.W.C.T.

BLOCK 53:
BEING a 0.1550 acre (or 6,750 square feet) tract of land, and being all of Lot 5, Block 53, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to David Legere, as recorded in Document Number 2016097071, O.P.R.W.C.T.

BLOCK 56, PART OF LOT 1:
BEING a 0.1194 acre part of Lot 1, Block 56, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to The City of Taylor, as recorded in Document Number 2000038577, O.P.R.W.C.T., said 0.1194 acre part of Lot 1 being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." (herein referred to as "with cap") for the northwest corner of said Lot 1, being the intersection of the east right-of-way line of Murphy Street (60 foot width) with the south right-of-way line of a 20-foot alley;

THENCE North 83 degrees 15 minutes 38 seconds East, along the south right-of-way line of said 20-foot alley, a distance of 90.00 feet to a set 5/8-inch iron rod with cap for the northeast corner of said Lot 1 and the northwest corner of Lot 2, of said Block 56;

THENCE South 06 degrees 44 minutes 22 seconds East, departing the south right-of-way line of said 20-foot alley along the common east line of said Lot 1 and the west line of said Lot 2, a distance of 63.00 feet to a set 5/8-inch iron rod with cap;

THENCE South 83 degrees 15 minutes 38 seconds West, departing said common line and crossing said Lot 1, a distance of 5.00 feet to a set 5/8-inch iron rod with cap for corner;

THENCE North 06 degrees 44 minutes 22 seconds West, continuing across said Lot 1, a distance of 5.50 feet to a set 5/8-inch iron rod with cap for corner;

THENCE South 83 degrees 15 minutes 38 seconds West, continuing across said Lot 1, a distance of 85.00 feet to a set 5/8-inch iron rod with cap for corner on the common west line of said Lot 1 and the east right-of-way line of said Murphy Street;

THENCE North 06 degrees 44 minutes 22 seconds West, along said common line, a distance of 57.50 feet to the POINT OF BEGINNING and containing 0.1194 acres (or 5,203 square feet) of land, more or less.

BLOCK 56, LOT 6:
BEING a 0.2583 acre (or 11,250 square feet) tract of land, and being all of Lot 6, Block 56, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to The City of Taylor, as recorded in Document Number 2003041097, O.P.R.W.C.T.

BLOCK 57, PART OF LOT 1:
BEING a 0.0689 acre part of Lot 1, Block 57, Map of the Town of Taylor, an addition to the City of Taylor, as recorded in Cabinet A, Slide 186, O.P.R.W.C.T., same being the tract of land described in deed to David Legere, as recorded in Document Number 2016020062, O.P.R.W.C.T., said 0.0689 acre part of Lot 1 being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." (herein referred to as "with cap") for the southwest remainder corner of said Lot 1, being the intersection of the east right-of-way line of Murphy Street (60 foot width) with the north line of a 25-foot wide Right-of-Way Dedication for E 4th Street (variable width), to the City of Taylor, as recorded in Volume 291, Page 504, D.R.W.C.T.;

THENCE North 06 degrees 44 minutes 22 seconds West, along the common west line of said Lot 1 and the east right-of-way line of said Murphy Street, a distance of 40.00 feet to a set 5/8-inch iron rod with cap for corner;

THENCE North 83 degrees 15 minutes 38 seconds East, departing said common line and crossing said Lot 1, a distance of 75.00 feet to a set 5/8-inch iron rod with cap for corner on the common east line of said Lot 1 and the west line of Lot 2, of said Block 57;

THENCE South 06 degrees 44 minutes 22 seconds East, along said common line, a distance of 40.00 feet to a found 1/2-inch iron rod for corner at the intersection of said common line with the north line of said 25-foot wide Right-of-Way Dedication for E 4th Street;

THENCE South 38 degrees 15 minutes 38 seconds West, along the north line of said 25-foot width Right-of-Way Dedication, a distance of 75.00 feet to the POINT OF BEGINNING and containing 0.0689 acres (or 3,000 square feet) of land, more or less.

ENGINEER'S CERTIFICATION

I, JENNIFER ZHANG, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS 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 , EFFECTIVE DATE SEPTEMBER 26, 2008, 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 _____, _____ COUNTY, TEXAS

THIS _____ DAY OF _____, 20_____.

_____
REGISTERED PROFESSIONAL ENGINEER NO._____ STATE OF TEXAS

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATION

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

I, MARK YALE, 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. 5975, STATE OF TEXAS

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

COUNTY CLERK'S CERTIFICATION

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 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.

NANCY E. RISTER, 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 MURPHY STREET REVIVAL 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 SIGNATURE DATE

_____,
SECRETARY SIGNATURE DATE

OWNER/DEVELOPER NAMES AND ADDRESSES

Name: David Legere
Address: 1462 FM 112, Lexington, TX 78947
Phone: (512) 695-5098

Name: CapNote, LLC
Address: 1462 FM 112, Lexington, TX 78947
Phone: (512) 695-5098

Name: City of Taylor
Address: 400 Porter St., Taylor, TX 76574
Phone: (512) 352-3675

ENGINEER/SURVEYOR NAME AND ADDRESS

Name: Dunaway Associates, LLC
Address: 5707 Southwest Parkway, Building 2, Suite 250
Austin, TX 78735 Phone: 512-306-8252

PRELIMINARY PLAT

MURPHY STREET

BEING 1.333 ACRES
REPLAT OF LOTS 1-5, BLOCK 52,
LOT 5, BLOCK 53, LOT 6 AND PART OF LOT 1,
BLOCK 56, AND PART OF LOT 1, BLOCK 57
MAP OF THE TOWN OF TAYLOR
CABINET A, SLIDE 186, O.P.R.W.C.T.

Situated in the John Winsett Survey, Abstract No. 661
City of Taylor, Williamson County, Texas

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SEPTEMBER 2023

PLOTTED BY: Brandon Bullard ON: Friday, November 03, 2023 AT: 8:15 AM FILEPATH: G:\Production\8000\009400\9467\001\Survey\Drawings\8009467.001 Murphy Street Re-Plat.dwg

City of Taylor
PZ-2023-1947
Stuart 2023 Subdivision Minor Plat
Staff Report

Item Details

Agenda No.	4
Requested Action:	Consider Conditional Approval of Stuart 2023 Subdivision Minor Plat
Address/Location:	Generally located at 2010 W 2nd St
Legal Description:	Approximately 0.743 acres generally located at 2010 West 2nd Street, more particularly described by the Williamson Central Appraisal District Parcel R019749, part of and out of the William R. Williams Survey, Abstract 665, Taylor, Williamson County, Texas.
Place Type Zoning:	P4-Mix
Current Use:	Empty Building on lot.
Applicant:	Michael Turner, Bryan Technical Services
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat requires minimal changes to meet the requirements of the Land Development Code. Therefore, staff recommends conditional approval of the proposed minor plat.

Attachments

1. Staff Comments
2. Proposed Plat

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

Address: 2010 W 2ND ST, TAYLOR 76574 November 28, 2023

Permit Number PZ-2023-1947

Dear Applicant,

Staff has completed its review of plans for the 2010 W 2ND ST that is to be located at 2010 W 2ND ST, TAYLOR 76574. There are some corrections that need to be made prior to the approval of the plat. Comments from this review follow.

Planning Department Comments
The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas by email at brenda.joyas@taylortx.gov.

PZ-2023-1947 _ 2010 W 2nd St

Planning Comments: Denied

1. Please have a complete title to show as below:

Minor Plat

Stuart 2023 Subdivision

City of Taylor PZ-2023-1947

Being 0.743 acre (32,365.08 SQ.FT.)Tract of land in the William R. Williams Survey, Abstract 665

City of Taylor, Williamson County, Texas

2. Plat Notes #8

Please add: Driveways will be built to the City of Taylor's detail PV0005.

3. Plat Notes #6

Please change to: Maximum density shall comply with the City of Taylor's New Land Development Code P4 Place Type

4. Any change of use or redevelopment of site will require to close 79 access and use of access off of Debus.

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 Documents section of the permit page to download a PDF of the plat with the following engineering comments:

Sheet 1 of 2

1. Lot is within the 1% annual chance special flood hazard zone (100-yr). A minimum finished floor elevation shall be established for the lot and noted on the plat in accordance to Sec. 7-82 of the City Code of Ordinances.
2. Notate acreage for adjacent Boxwood lots 2 & 3 referenced.
3. Add plat note that driveway access to the lot shall be taken from Debus Drive in accordance to the City Transportation Plan.

Sheet 2 of 2

1. Engineer's Certificate - Update "Registered" to "Licensed" where noted.
2. County Clerk Certificate - Verify and update "Instrument" to "Document" where noted.
3. Floodplain Administrator Certificate - Update "Williamson County" to "City of Taylor" where noted.
4. Development Services Director Certificate - Include line for "Date" as noted.

Fire Department Comments (PZ)

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

Reviewed the minor plat with no comments.

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

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

Thank you,

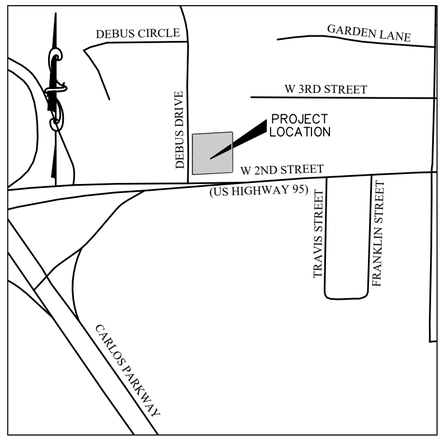


Brenda Joyas, CNU-A
Senior Planner
City of Taylor

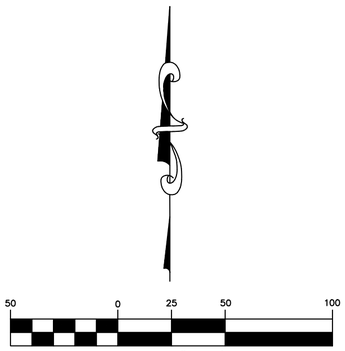
Attachment

MINOR PLAT
STUART 2023 SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

VICINITY MAP



SCALE: 1" = 500'



SCALE: 1"= 50'

LOT AND BLOCK TABLE			
PARCEL #	SQ. FT.	ACRES	TYPE B-1
LOT 1	32,379	0.743	LOCAL BUSINESS

"LOT 2, BLOCK 1 OF THE BOXWOOD SUBDIVISION (2021100139)"
GWD-ONE WORD DEVELOPMENT,LLC
TO
TURNSTYLE HOMES,LLC
12-7-2021 2021185998 (OPRWC)

Notate acreage for adjacent Boxwood lots 2 & 3 referenced

"LOT 3, BLOCK 1 OF THE BOXWOOD SUBDIVISION (2021100139)"
WD-CYNTHIA MCLAUGHLIN,TRUSTEE OF THE HOFMEISTER AND MCLAUGHLIN LIVING TRUST(11-19-2018)
TO
ONE WORD DEVELOPMENT,LLC
3-18-2021 2021043578 (OPRWC)

"6.68 ACRES"
WD
THE HOUSING AUTHORITY OF THE CITY OF TAYLOR
TO
TAYLOR SUNSET HOUSING DEVELOPMENT
8-10-1988 1694/368 (ORWC)

DEBUS DRIVE
(50' RIGHT-OF-WAY)

TEMPORARY BENCHMARK
1/2" IRON ROD FOUND
N: 10182444.67'
E: 3209394.59'
ELEV.: 557.65'

"0.7423 ACRES"
WD W/VL-H PROPERTIES, INC
TO
CONCATENATION, LLC
12-6-2021 2021185769 (OPRWC)

LOT 1, BLOCK "A"
0.743 ACRES
(32,379 SQ. FT.)

"0.379 ACRE"
WD W/VL
UNITED FOUR AND ASSOCIATES, INC.
TO
GHAFFAR QAHHAR, LLC
9-4-2014 2014070928 (OPRWC)

Lot is within the 1% annual chance special flood hazard zone (100-yr). A minimum finished floor elevation shall be established for the lot and noted on the plat

Add plat note that driveway access to the lot shall be taken from Debus Drive in accordance to the City Transportation Plan

U.S. HIGHWAY 79
(100' RIGHT-OF-WAY)

"6388"
"HOLT"
"BTS"

P.O.B.
N=10182274.41
E=3209574.55

WILLIAM R. WILLIAMS SURVEY,
ABSTRACT NO. 665

PLAT NOTES:

1. UTILITY PROVIDERS -WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER **48491C0533F**, EFFECTIVE DATE OF **12/20/2019**
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
6. MAXIMUM DENSITY IS ONE DWELLING UNIT PER 1,000 SQUARE FEET.
7. SETBACKS AND STRUCTURES WILL CONFORM TO CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
8. IT IS RECOMMENDED THAT ACCESS ROADS OR DRIVEWAYS BE CONSTRUCTED WITH SUFFICIENT WIDTH AND ALL WEATHER MATERIAL TO SUPPORT EMERGENCY SERVICE VEHICLES.

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

LEGEND:
○ - 1/2" IRON ROD SET
● - IRON ROD FOUND
◉ - 1" IRON PIPE FOUND
FZB —— - FEMA FLOOD PLAIN

OWNER:
DOUG STUART
2010 2ND STREET W
TAYLOR TEXAS 76574

SURVEYOR:
MICHAEL TURNER, RPLS NO. 6441
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
MTURNER@BRYANTECHNICALSERVICES.COM

ENGINEER:
BRODY CAMPBELL, PE NO. 109758
DRAKE ENGINEERING
8036 MASSA DR.
ROUND ROCK TX 78665

LEGAL DESCRIPTION:
0.743 ACRE TRACT OF LAND IN THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT 665, INWILLIAMSON COUNTY, TEXAS, BEING A 0.743 ACRE TRACT OF LAND DESCRIBED IN DEED TO CONCATENATION, LLC, RECORDED IN DOC. #2021185769 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:
WILLIAM R. WILLIAMS SURVEY
ABSTRACT NO. 665

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 1

LINEAR FEET OF NEW STREETS: NONE
TOTAL ACREAGE: 0.743 ACRES

SUBMITTAL DATE:
NOVEMBER 3, 2023

BENCHMARK DESCRIPTION:
TEMPORARY BENCH MARK
1/2" IRON ROD FOUND
N: 10182444.67'
E: 3209394.59'
ELEV.=557.65'
(NAVD 88, GEOID MODEL 2012B)

MINOR PLAT

0.743 ACRE TRACT OUT OF THE WILLIAM R. WILLIAMS SURVEY
ABSTRACT NO. 665
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JC	CHECKED BY: BLB
SCALE: 1" = 50'	APPROVED BY: BLB
PROJECT NO. 22-185	DATE: October 18, 2023

MINOR PLAT
STUART 2023 SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665, AND LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF CALLED "0.7423 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM H PROPERTIES, INC. TO CONCATENATION, LLC, DATED 12-6-2021 AND RECORDED IN DOCUMENT NO. 2021185769 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC); BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF JUNE 2022,AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (CAPPED 6388) IN THE NORTH MARGIN OF SECOND STREET (HIGHWAY 79) AT THE SOUTHEAST CORNER OF SAID "0.7423 ACRES", ALSO BEING THE SOUTHWEST CORNER OF A CALLED "2.013 ACRES" CONVEYED IN A WARRANTY DEED FROM CYNTHIA MCLAUGHLIN, TRUSTEE OF THE HOFMEISTER AND MCLAUGHLIN LIVING TRUST (11-19-2018) TO ONE WORD DEVELOPMENT, DATED 3-18-2021 AND RECORDED IN DOCUMENT NO. 2021043578 (OPRWC);

THENCE SOUTH 86° 52' 47" WEST, ALONG THE SOUTH LINE OF SAID "0.7423 ACRES" AND THE NORTH LINE OF SECOND STREET (HIGHWAY 79), A DISTANCE OF 180.17 FEET, TO A 1/2" IRON ROD SET (CAPPED BTS), BEING IN THE CORNER INTERSECTION OF THE NORTH LINE OF SECOND STREET (HIGHWAY 79) AND THE EAST LINE OF DEBUS DRIVE, BEING THE SOUTHWEST CORNER OF SAID "0.7423 ACRES";

THENCE NORTH 00° 01' 16" WEST, WITH THE WEST LINE OF SAID "0.7423 ACRES" AND EAST LINE OF DEBUS DRIVE, A DISTANCE OF 179.95 FEET , TO A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID "0.7423 ACRES" AND THE SOUTHWEST CORNER OF A CALLED "LOT 2, BLOCK 1, THE BOXWOOD SUBDIVISION" CONVEYED IN A GENERAL WARRANTY DEED FROM ONE WORD DEVELOPMENT, LLC TO TURNSTYLE HOMES, LLC, DATED 12-7-2021 AND RECORDED IN DOCUMENT NO. 2021185998 (OPRWC);

THENCE NORTH 86° 42' 41" EAST, ALONG THE NORTH LINE OF SAID "0.7423 ACRES" AND THE SOUTH LINE OF SAID "LOT 2, BLOCK 1, THE BOXWOOD SUBDIVISION", A DISTANCE OF 179.73 FEET, TO A 1" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID "0.7423 ACRES" AND THE NORTHWEST CORNER OF SAID "2.013 ACRES", SAME BEING AN EXTERIOR CORNER OF SAID "LOT 2, BLOCK 1, THE BOXWOOD SUBDIVISION";

THENCE SOUTH 00° 10' 13" EAST, WITH THE EAST LINE OF SAID "0.7423 ACRES" AND THE WEST LINE OF SAID "2.013 ACRES" A DISTANCE OF 180.45 FEET, TO THE POINT OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 0.743 ACRES.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83 ADJUSTMENT AND ARE EXPRESSED AS GRID VALUES.

Licensed

I, BRODIE CAMPBELL, 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 **48491C0533F**, 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 _____, _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

_____
BRODIE CAMPBELL
LICENSED PROFESSIONAL ENGINEER
NO. 109758 STATE OF TEXAS

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

I, MICHAEL TURNER, 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 _____, 2023.

_____
REGISTERED PROFESSIONAL SURVEYOR
NO. 6441 STATE OF TEXAS

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, **CONCATENATION, LLC**, SOLE OWNER OF THE CERTAIN 0.743 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER **2021185769** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 **STUART 2023 SUBDIVISION**.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2023.

_____
CONCATENATION, LLC
DOUG STUART, PRESIDENT
2010 2ND STREET W
TAYLOR TEXAS 76574

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 **DOUG STUART**, 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 _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, BENJAMIN WILLIAMS, LIEN HOLDER OF THAT CERTAIN 0.743 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021185769 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 THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS STUART 2023 SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2023.

_____
BENJAMIN WILLIAMS
10119 LAKE CREEK PKWY, STE 201
AUSTIN, TEXAS 78729

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 BENJAMIN WILLIAMS, 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 _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

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~~ DATE

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 SAID 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

City of Taylor

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 _____, 2023 A.D., AT ___O'CLOCK, ___.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

Verify and update "Instrument" to "Document"

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

City of Taylor

PZ-2022-1920

New Neighborhood and Employment Center Plan

Staff Report

Item Details

Subject Property:	Davis Tract Phase II
Total Acreage:	Approximately 118 acres
Legal Description:	Part of and out of the James C. Eaves Survey, and the George M. Reese Survey, City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.
Applicant:	Luke Caraway, Viewpoint Engineering
Property Owner(s):	Dharma Rajah, Epitome Development
Request:	A request to approve a New Neighborhood and Employment Center Plan on approximately 118 acres of land that is pending annexation known as the Davis Tract Phase II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651, part of and out of the James C Eaves Survey, George M. Reese Survey, Taylor Extra-Territorial Jurisdiction, Williamson County, Texas.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property consists of approximately 118 acres. All of Davis Tract Phase II lies within the Extraterritorial Jurisdiction of the City of Taylor and will be voluntarily brought into the city limits in conjunction with this new plan request.

The applicant participated in a charrette process with the City's urban design consultant and has completed a plan that aligns with the Envision Taylor Comprehensive Plan and the New Land Development Code for a total of 378 mixed residential units, 68,000 square feet of mixed-use commercial and 149,800 square feet of mixed-use office and a proposed elementary school site.

The Residential Planned Development for Davis Tract Phase I (PZ-2022-1594) was approved by the City Council in October 2023.

Location:

The subject property Phase II is located in southwest Taylor outside the Carlos Parker loop across the street from Taylor High School, west of the Castlewood neighborhood and immediately west of Backwood Pass.

Physical and Natural Features:

The subject property consists of approximately 118 acres of land that is relatively flat surrounded by agricultural land on the north, south and west with single family homes to the east.

Growth Sector Designations:

The current Growth Sector is Controlled Growth Sector Tier II. Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Employment Center: Special Zone and Neighborhood Greenfield. Employment Centers are areas within the community that are intended to provide locations for major employment and industrial development. As such, these areas may not be able to meet the development standards or character of the other neighborhood development patterns. Employment Centers should still be developed in a manner that is consistent with the City's overall master plans, street network, and adjacent neighborhoods, but may require modifications to block dimensions, civic space locations, building types and sizes, etc. The Neighborhood Greenfield land use designation is intended to provide areas for new communities that contain a wide mix of residential uses and neighborhood services and should be an extension of the existing urban fabric of Taylor.

The property is currently within the extraterritorial jurisdiction and therefore zoning will become effective upon annexation.

The surrounding properties are:

Direction	Place Type Zoning	Growth Sector	Future Land Use	Existing Land Use
North	ETJ/ R-1: RPD	Controlled Growth Sector (G-2.2)	EC: Special Zone	Vacant Agricultural Land
South	R2.5: Large Lot	Infill Neighborhood Sector (G-4)	Neighborhood Greenfield	Infrastructure for residential subdivison is under construction
East	P3: Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Residential Development-Single Family and TH
West	ETJ (No Zoning)	Controlled Growth Sector (G-2.2)	EC: Special Zone	Vacant Agricultural Land

Transportation

The subject property gains access from the streets within the adjacent Castlewood development from W. Wesley Miller Ln., and Backwood Pass. Preliminary neighborhood designs within the New Plan standards have identified an internal thoroughfare network consisting of a variety of thoroughfare types that describe a set of typical vehicular and pedestrian thoroughfare assemblies permitted.

Utilities

The subject property is located within the City of Taylor water CCN. There is an eight (8) inch water line on Pebblestream Pass and Backwood Pass. There is a six (6) inch wastewater line on Backwood Pass and Pebblestream Pass.

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 zoning map amendment request. Eleven (12) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 1, 2023.

Staff Analysis

Upon analyzing the request, the proposed mix of land uses are consistent with the Comprehensive Plan. The uses are consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
    - The development provides internal street connectivity and follows the traditional small block pattern of Taylor.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
    - Developing in an area with existing infrastructure and allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.
- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
    - The applicant has proposed a variety of residential housing types with varying lot sizes.
- **LU3** - New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.
- **LU8** - A jobs-housing balance that supports people living and working in Taylor should be encouraged.

In summary, the applicant's request to approve the New Neighborhood and Employment Center Plans incorporates a variety of residential housing types and mixed-use is consistent with the Comprehensive Plan in the proposed location. The applicant's use of the urban design consultant has allowed for collaboration between the applicant and the city. The results of the New Plan will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a small block, grid street network, remain within an area with existing utilities, and incorporate a variety of housing types and mixed use.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the New Neighborhood and Employment Center Plan.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for New Neighborhood and Employment Center Plans and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a New Neighborhood and Employment Center Plan, the Planning and Zoning Commission members consider the following factors:

Is the plan consistent with the Comprehensive Plan?

- The proposed plan is consistent with the Comprehensive Plan.

Is the plan compatible with the surrounding area?

- The proposed plan is compatible with the surrounding area.

Does the plan promote the public health, safety, or general welfare?

- Staff analysis determined that the plan will promote public health, safety, and general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the immediate area through the development southeast of the property. The developer will be responsible for extending utilities through the proposed new neighborhood and employment center.

Do current conditions indicate that a plan is necessary?

- In order for this property to develop, a New Neighborhood and Employment Center Plan is required. The New Plan allows the subject property to consist of a more walkable community with varying lot sizes, mixed-use, mixed-retail, and civic spaces throughout the property.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sector Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
    a. Exhibit A – Survey
    b. Exhibit B – Planned Development Master Plan & Standards

ViewPoint Engineering

8512 Bestride Bend
Austin, TX 78744
Phone: 512-779-9464
Viewpointengineering.com

RE: Planned Development Application Letter of Intent

Mr Yantis,

It is my sincere pleasure to present a planned development zoning submittal for a 100 acre tract currently primarily located within the City of Taylor ETJ. This area was integrated into the City of Taylor Comprehensive Plan as amended by City Council on May 12, 2022. The future land use map located within the aforementioned comprehensive plan identifies the tract under two general use categories: Neighborhood Greenfield and Special Employment District.

A portion of the tract is located within the Neighborhood Greenfield District. The comprehensive plan states the following pertaining to anticipated development located with this designation, "The greenfield areas should include a mix of residential building types and neighborhoods serving retail and services". My team is proposing a mixture of 40' and 45' lots in this area. Roughly 73% of the lots shown in our existing concept plan are park facing and alley loaded product, allowing for basically 3 different housing approaches within the area. We sincerely believe this approach to design will provide enhanced character to the development with cleaner looking street yards and that this puts a specific emphasis on the pedestrian experience my providing clear separation between spaces designed for vehicular traffic and spaces design for pedestrian connectivity. This area of the development also containing lot fronting open space is interconnected to different parts of the development, including tract 2, which is designated for education, higher density residential, and business district uses. We are excited about the experience this creates for residents of the community where they will have the ability to walk out the door and bike/walk to a local commercial spot in a traffic free, planted environment. Our team can use landscaping requirements for the open space fronting residences and instead plant those trees in the adjacent open space to create a shaded vegetated path for the end user.

Another portion of the tract is being proposed as a roughly 60 acre mixed use tract contemplating 5 acres of business district, 13.5 acres of multi-family, a 12 acre elementary school site, and 15 acres medium density single-family for rent. The single-family for rent would incorporate transitional medium-density residential options such as cottage housing or townhomes. The area will be well connected by the proposed neighborhood avenue (80' ROW) and collector boulevard (100' ROW). These streets were incorporated into the existing plan shown in the application package as exhibit a and they are referenced in the the City of Taylor's master thoroughfare plan

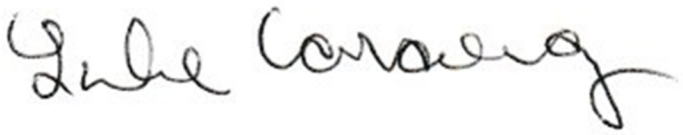
Please note although we are providing review staff with a conceptual exhibit we are simply doing so to provide the City's third party planning staff with our vision of the property. It is our intention to pursue option 2, collaborative design, as discussed in my previous email correspondence with Mr. Yantis and Ms Shelton dated July 26.

Also included in this Submittal page package are the following requires items:

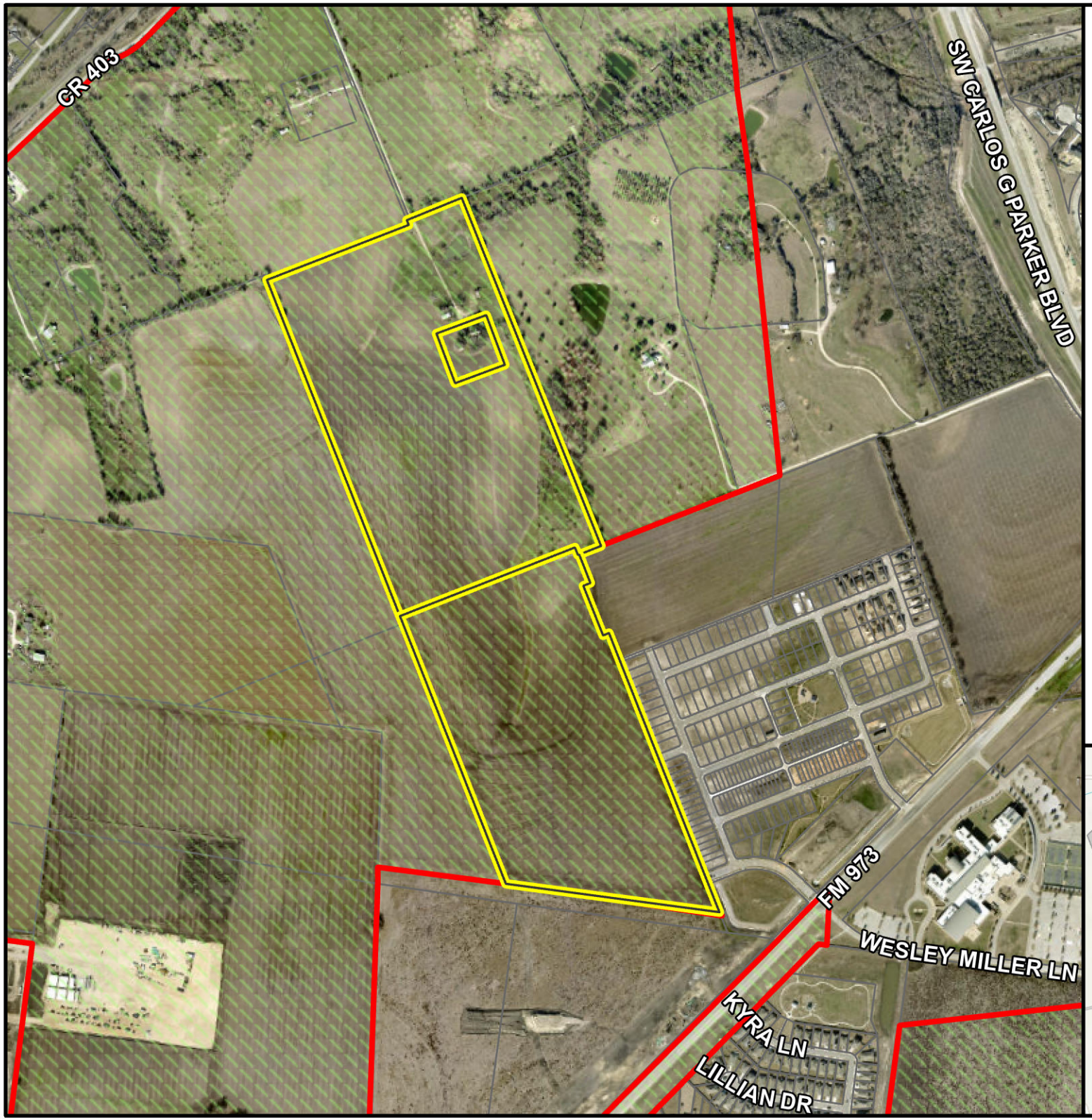
- Applications with signature
- ALTA survey w Metes and Bounds and legal description

We sincerely look forward to working with staff to continue to optimize this conceptual plan into something the City of Taylor and the developer can be proud of. Please feel free to contact me directly at 512-779-9464.

Warm Regards,



Luke Caraway, P.E.
President
Lcaraway@viewpointengineering.com

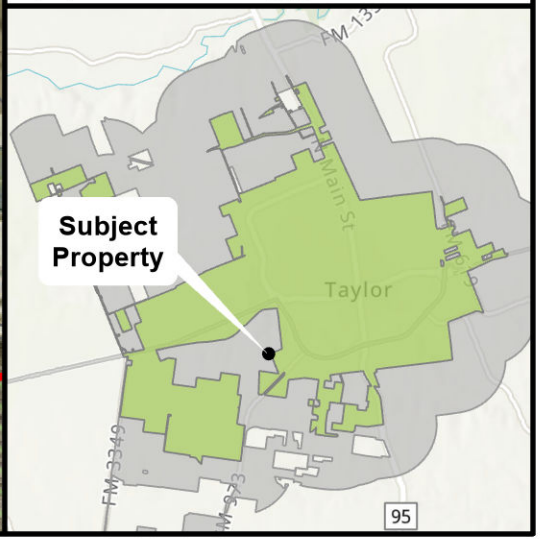


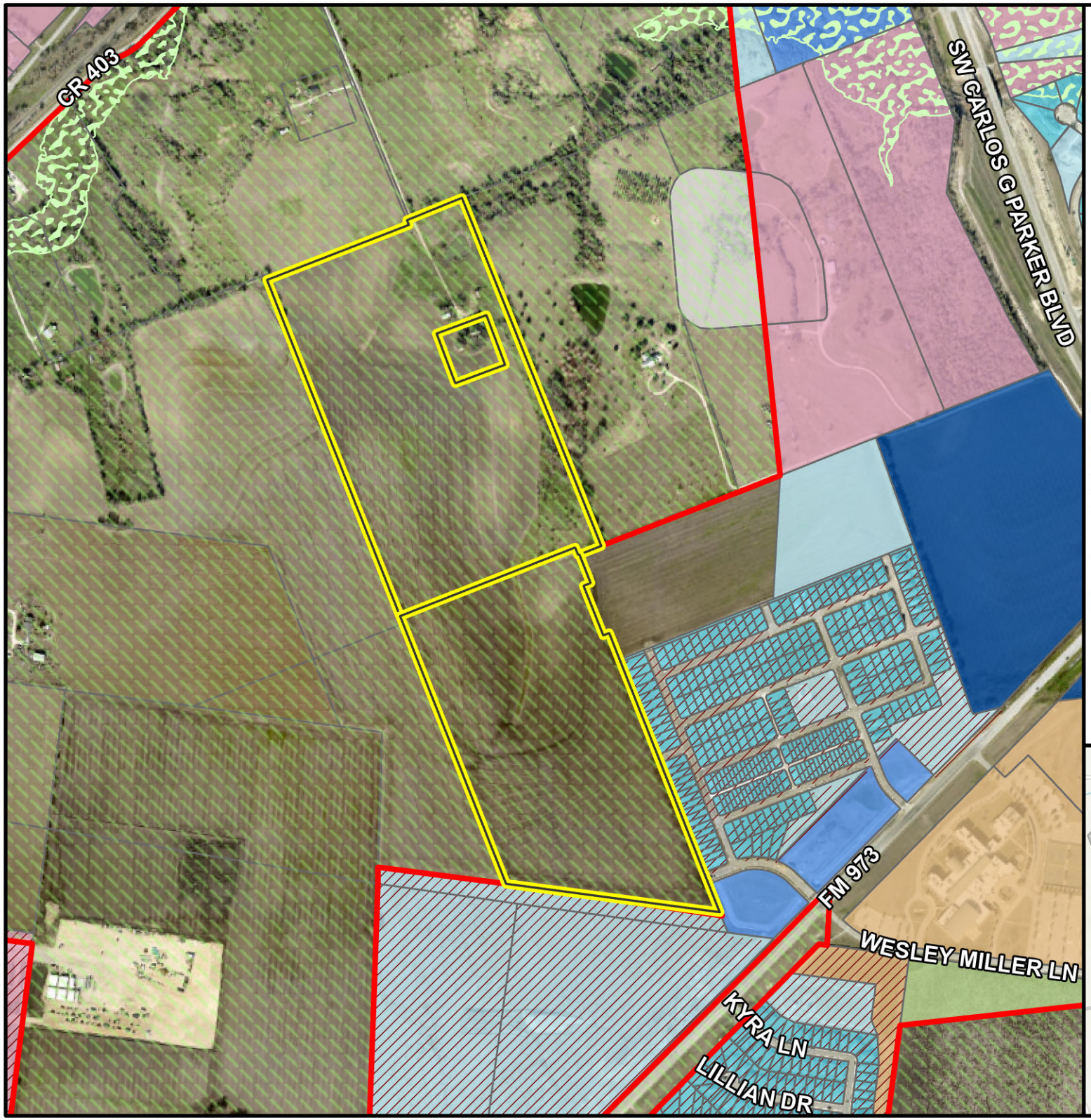
PZ-2023-1920

Generally located west of Backwood Pass
Rezoning & Annexation
Location Map
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 760 1,520
Feet





Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1920

Generally located west of Backwood Pass
Rezoning & Annexation
Current Zoning Map
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

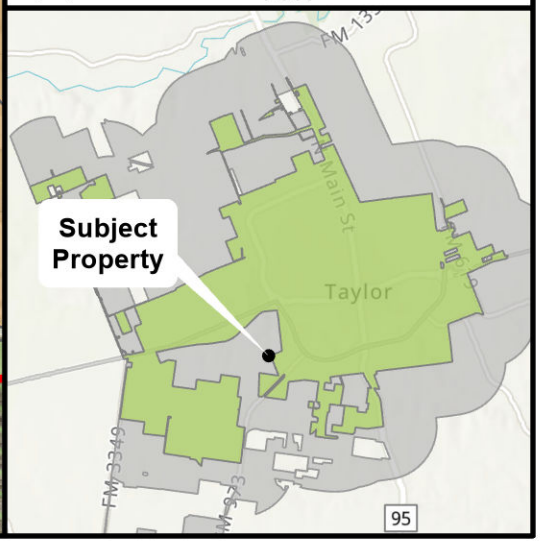
Overlay Zoning

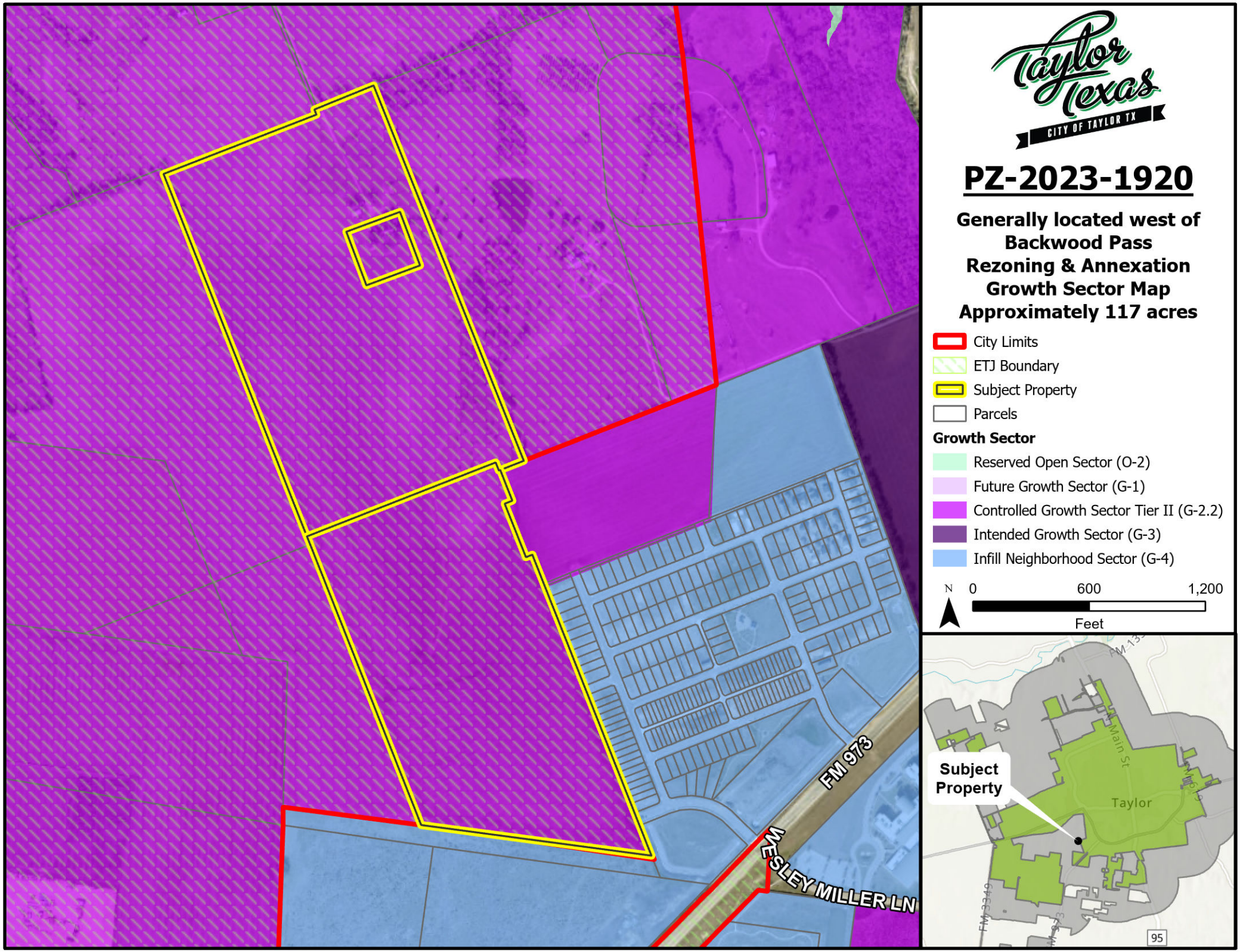
- Planned Development Overlay
- P1: Nature

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- CS: Civic Space
- Unknown

N 0 760 1,520
Feet





PZ-2023-1920

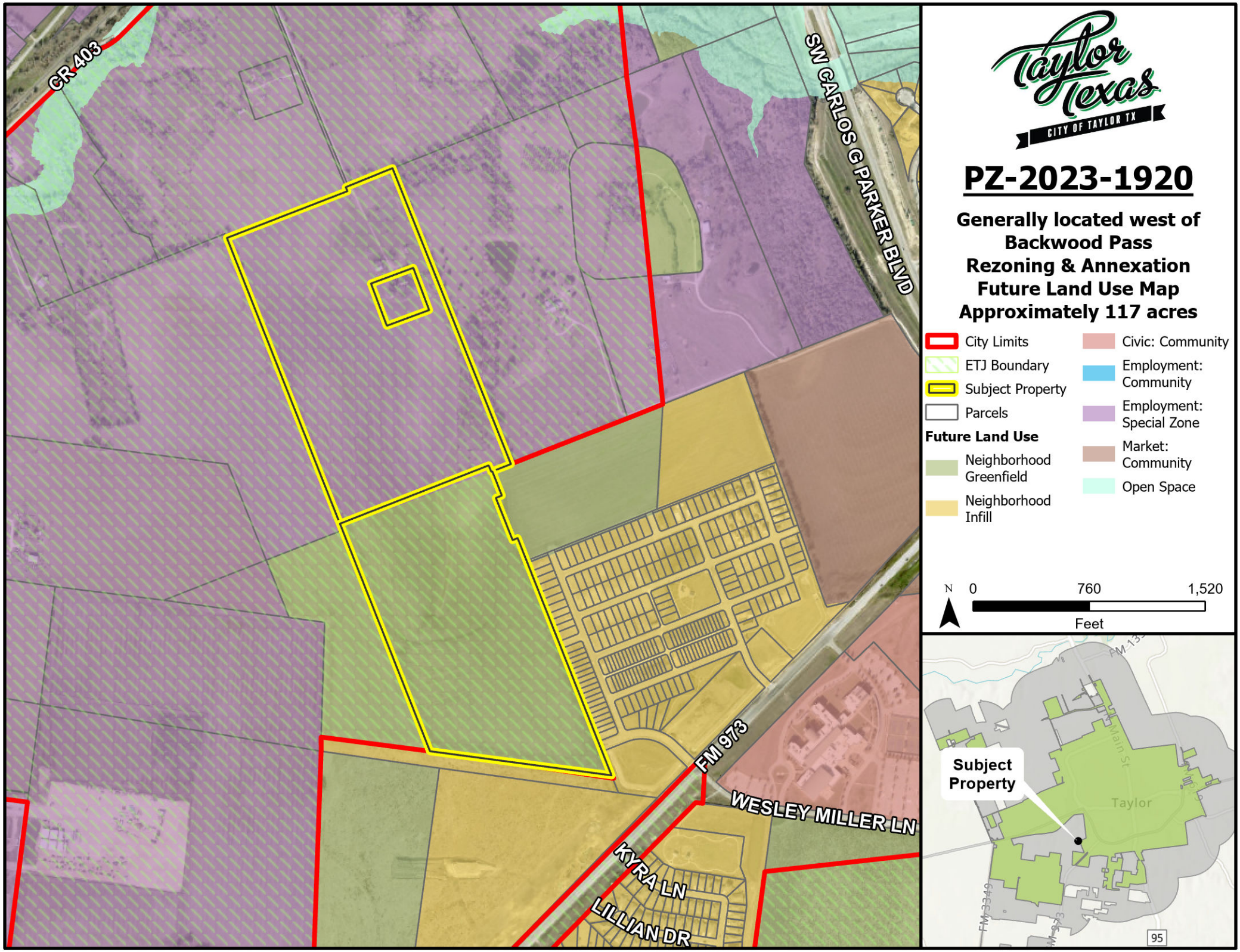
Generally located west of Backwood Pass
Rezoning & Annexation
Growth Sector Map
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)

N 0 600 1,200
Feet



PZ-2023-1920

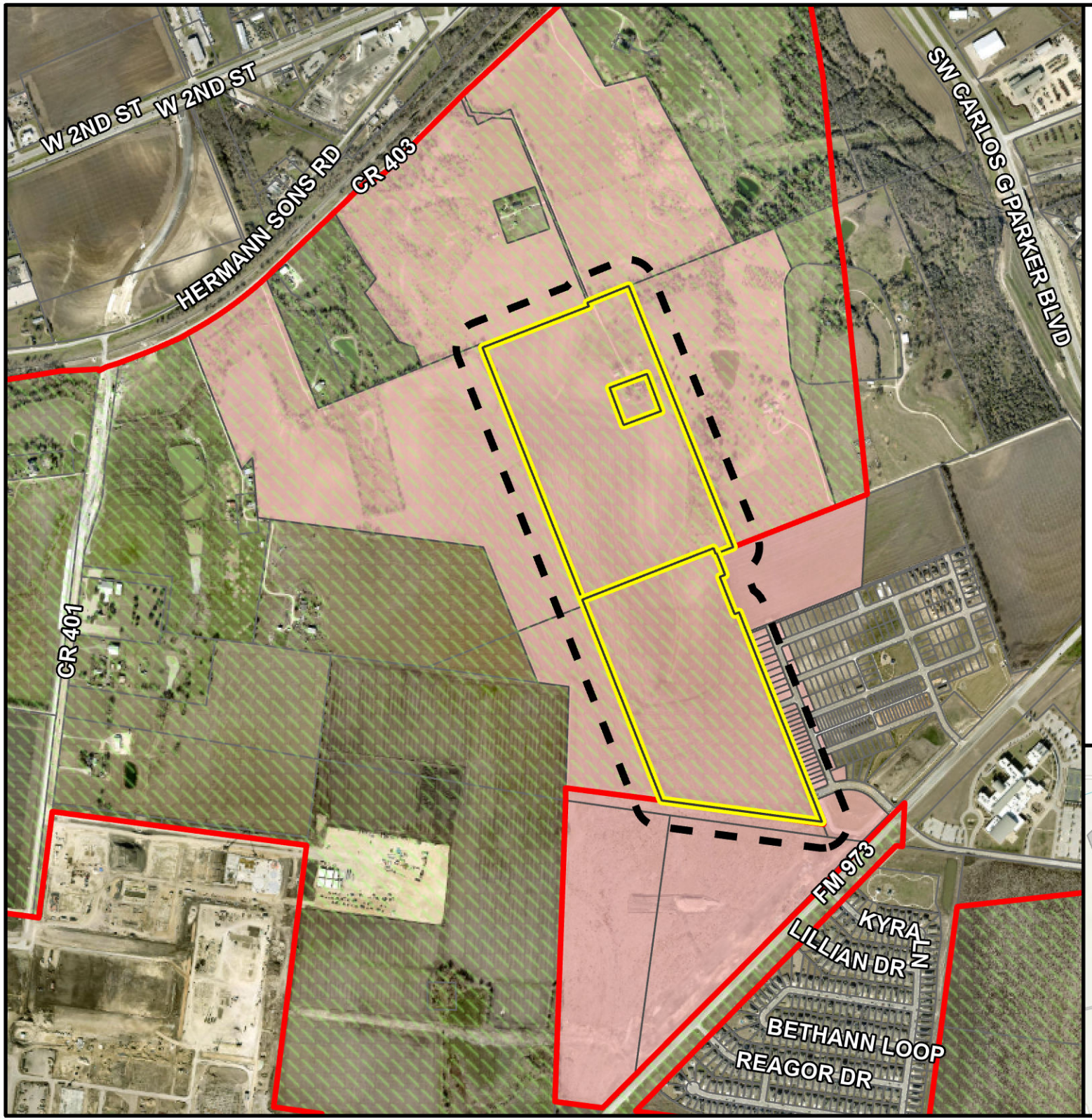
Generally located west of Backwood Pass
Rezoning & Annexation
Future Land Use Map
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Neighborhood Greenfield
- Neighborhood Infill
- Civic: Community
- Employment: Community
- Employment: Special Zone
- Market: Community
- Open Space

N 0 760 1,520
Feet



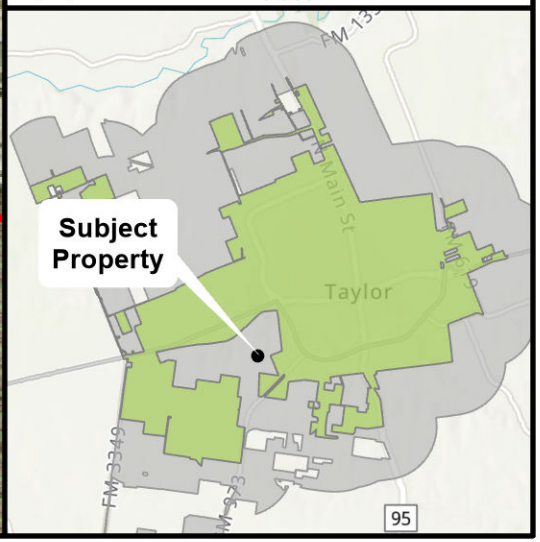
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1920

Generally located west of Backwood Pass
Rezoning & Annexation Notification Map
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft Buffer
- Notified Properties
- Parcels

N 0 1,000 2,000
Feet



ORDINANCE NO. 2024-01

AN ORDINANCE APPROVING A NEW NEIGHORHOOD PLAN AND EMPLOYMENT CENTER PLAN ON APPROXIMATELY 118 ACRES OF LAND KNOWN AS THE DAVIS TRACT PHASE II LOCATED WEST OF BACKWOOD PASS, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, AND THE GREORGE M. REESE SURVEY, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 11, 2024, to consider the request made by the applicant, whose property is legally described in **Exhibit "A"** attached hereto and incorporated by reference herein for all purposes ("Property"), to approve a New Neighborhood Plan and Employment Center Plan, referred to as the Davis Tract Phase II; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on December 12, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the New Neighborhood Plan and Employment Center Plan for the Property.

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 zoning of the Property is changed for the approximate 118 acres from the zoning upon annexation to a New Neighborhood Plan and Employment Center Plan referred to as the Davis Tract Phase II. The New Neighborhood and Employment Center Plan including development standards applicable to the property are described in **Exhibit "B"** attached hereto and incorporated herein for all purposes.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed for the approximate 118 acres with the base zoning districts as identified in the New Neighborhood and Employment Center Plan as shown in **Exhibit "C"** attached hereto 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

DRAFT

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 2024-01 was introduced before the Taylor City Council on the 25th day of January 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

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. 2024-01, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, 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 _____ 2024.

_____
Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

DRAFT

DRAFT

ASH & ASSOCIATES
SURVEYING - MAPPING - PLANNING
"Serving the Community of Texas"
142 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

REM. (-) S&E ANNEXATION TRACT
99.990 ACRES
GM REESE & JC EAVES SURVEYS

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEING A 99.990 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533 AND THE JAMES C. EAVES SURVEY ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS, THE SAME BEING ALL THAT CERTAIN 54.911 ACRE TRACT OF LAND CALLED TRACT 1 AND A PORTION OF THAT CERTAIN 70.644 ACRE TRACT OF LAND CALLED TRACT 2, AS CONVEYED BY DEED DATED DECEMBER 9, 2021 TO TAYLOR 973, LLC, RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3 inch buried metal fence post found at the south corner of said Taylor 973, LLC, called 70.644 acre Tract 2, for the south corner of the herein described tract of land, same being at the common east corner of that certain called 90.65 acre tract of land conveyed to T.W. Ford, LP, by deed dated June 1, 2017, recorded in Document No. 2017050597, Official Public Records, Williamson County, Texas, and being in the north line of that certain called 69.993 acre tract of land conveyed to Castlewood South, LLC, by deed dated June 4, 2021, recorded in Document No. 2021084226, Official Public Records, Williamson County, Texas;

THENCE North 21°34'49" West (N21°34'35"W Record), with the northeast line of said Ford called 90.65 acre tract and the common southwest line of said Taylor 973, LLC, called 70.644 acre Tract 2, at an approximate distance of 1556 feet passing the northwest line of said George M. Reese Survey and the common southeast line of said James C. Eaves Survey, at a distance of 1597.78 feet passing the west corner of said Taylor 973, LLC, called 70.644 acre Tract 2 and the common south corner of said Taylor 973, LLC, called 54.911 acre Tract 1, and continuing on with the northeast line of said Ford called 90.65 acre tract and the common southwest line of said called 54.911 acre Tract 1, a total distance of **3610.80 feet** (3611.39' Record) to a 1/2" iron rod found at the west corner of said called 54.911 acre Tract 1, for the west corner of the herein described tract of land, same being at a south corner of that certain called 52.501 acre tract of land conveyed to Taylor 53 Business, LLC, by deed dated October 29, 2021, recorded in Document No. 2021166275, Official Public Records, Williamson County, Texas;

THENCE North 68°46'43" East (N68°46'54"E Record) with the northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1 and the common southeast line of said Taylor 53 Business, LLC, called 52.501 acre tract, along the meander of a wire fence, at a distance of 852.54 feet (852.58' Record) passing a 1" iron pipe found, and continuing on for a total distance of **864.85 feet** (864.99' Record) to a 1/2" iron rod with cap "Chaparral" found at the east corner of said Taylor 53 Business, LLC, called 52.501 acre tract and a common interior corner of said Taylor 973, LLC, called 54.911 acre Tract 1, for an interior corner of the herein described tract of land, and from which a 1" bent iron pipe found bears North 68°55'04" East, a distance of 17.93 feet;

THENCE North 22°28'28" West (N22°20'19"W Record) with a northeast line of said Taylor 53 Business, LLC, called 52.501 acre tract and a common southwest line of said Taylor 973, LLC, called 54.911 acre Tract 1, a distance of **35.94 feet** (36.05' Record) to a 1/2" iron rod with cap "RPLS 2547" found at the northerly west corner of said 54.911 acre Tract 1, for a northerly west corner of the tract of land herein described, same being at the common south corner of that certain 0.873 acre tract of land called Tract 3, as conveyed by deed dated December 9, 2021 to Taylor 973, LLC, recorded in Document No. 2021188725, Official Public Records, Williamson County, Texas, and being in the northwest line of the said James C. Eaves Survey and the common southeast line of the H.G. Johnson Survey, Abstract No. 348;

THENCE North 68°47'56" East (N68°43'57"E Record), with the J.C. Eaves/H.G. Johnson Survey line and a northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1, a distance of **17.99 feet** (18.02' Record) to a 1/2" iron pipe found at an east corner of said Taylor 973, LLC, called 0.873 acre Tract 3 and a common corner of said Taylor 973, LLC, called 54.911 acre Tract 1, for a corner of the herein described tract of land, same being at the south corner of that certain called 142.37 acre tract of land conveyed to John Bohls by deed dated January 19, 1907, recorded in Volume 123, Page 191, Deed Records, Williamson County, Texas;

THENCE North 68°46'34" East (N68°46'48"E Record), with the southeast line of said Bohls called 142.37 acre tract, the common northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1 and said J.C. Eaves/H.G. Johnson Survey line, along the meanders of a wire fence, a distance of **298.64 feet** (298.69' Record) to 1/2" iron rod found at the north corner of said called 54.911 acre Tract 1, for the north corner of the herein described tract of land, same being at the common west corner of that certain called 45.83 acre tract of land, conveyed to J. Patrick and Beverly K. Quinn by deed dated September 25, 1996, recorded in Document No. 1996052460, Official Public Records, Williamson County, Texas;

THENCE South 21°33'08" East (S21°33'03"E Record), with the northeast line of said Taylor 973, LLC, called 54.911 acre Tract 1 and the common southwest line of said J. Patrick and Beverly K. Quinn called 45.83 acre tract, along the meanders of a wire fence, a distance of **2086.64 feet** (2087.00' Record) to a 1/2" iron rod found at the east corner of said called 54.911 acre Tract 1 and the common south corner of said Quinn called 45.83 acre tract, for an east corner of the herein described tract of land, same being in the northwest line of the aforesaid Taylor 973, LLC, called 70.644 acre Tract 2, and the afore-mentioned Eaves/Reese Survey line;

THENCE South 68°35'33" West (S68°34'59"W Record), with the southeast line of said Taylor 973, LLC, called 54.911 acre Tract 1, the common northwest line of said called 70.644 acre Tract 2, and the said Eaves/Reese Survey line, a distance of **125.33 feet** to a corner of the herein described tract of land, and from which a common corner of said tracts 1 and 2, bears South 68°35'33" West (S68°34'59" W Record), a distance of 8.04 feet;

THENCE through and severing said Taylor 973, LLC, called 70.644 acre Tract 2, the following courses and distances numbered **(1)** through **(5)**:

1) South 20°51'11" East, a distance of **170.39 feet** to corner;

2) South 68°35'08" West, a distance of **40.89 feet** to corner;

3) South 21°26'02" East, a distance of **295.44 feet** to corner;

4) North 68°24'19" East, a distance of **34.93 feet** to corner;

5) South 21°54'48" East, a distance of **160.00 feet** to a 1/2" iron rod found at an interior corner of said Taylor 973, LLC. called 70.644 acre Tract 2, and the common west corner of Castlewood Subdivision Phase 2, an addition to Williamson County, Texas, according to the map thereof recorded in Document No. 2022074792, Official Public Records, Williamson County, Texas;

THENCE with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common southwest line of said Castlewood Subdivision Phase 2, the following courses and distances numbered **(1)** and **(2)**:

1) South 21°38'06" East (S21°35'30"E Record), a distance of **514.60 feet** (514.66' Record) to a 6 inch steel pipe post found for corner;

2) South 21°34'27" East (S21°35'30"E Record), at a distance of 80.4 feet passing the centerline of Blaze Trail, a 50 foot public right-of-way, and continuing on for a total distance of **759.37 feet** to a 1/2" iron rod found for corner at a south corner of said Castlewood Subdivision Phase 2 and a common west corner of Wesley Miller Lane, a 70 foot public right-of-way, as shown by plat of Castlewood Subdivision Phase 1, an addition to Williamson County, Texas, according to the map thereof recorded in Document No. 2021152781, Official Public Records, Williamson County, Texas;

THENCE South 21°26'07" East (S21°35'25"E Record), continuing with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2, a distance of **70.01 feet** (70.00' Record) to a 1/2" iron rod found for corner at a south corner of said Castlewood Subdivision Phase 1, a south corner of said Wesley Miller Lane, and a common west corner of Castlewood Subdivision Phase 3, an addition to Williamson County, Texas, according to the afore-mentioned map thereof recorded in Document No. 2022074792, Official Public Records, Williamson County, Texas;

THENCE South 21°38'36" East (S21°35'30"E Record), continuing with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common southwest line of said Castlewood Subdivision Phase 3, a distance of **162.78 feet** to a 1/2" iron rod with cap "Chaparral" found at the east corner of said called 70.644 acre Tract 2, for an east corner of the herein described tract of land, same being at an east corner of the of the afore-mentioned called 69.993 acre tract of land conveyed to Castlewood South, LLC, by deed dated June 4, 2021, recorded in Document No. 2021084226, Official Public Records, Williamson County, Texas, and from which a 1/2" iron rod with cap "Haynie Consulting" found in the south line of said George M. Reese Survey and the common north line of the HT&B RR. CO. Survey, Section 6, Abstract No. 211, a corner of said Castlewood Subdivision Phase 3 and a common interior corner of said called 69.993 acre tract, bears South 21°31'48" East (S21°35'30"E Record), a distance of 127.72 feet (127.58' Record);

THENCE North 82°37'18" West (N82°38'12"W Record), with the southeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common north line of said Castlewood South, LLC, called 69.993 acre tract a distance of **1196.62 feet** (1196.79' Record) to the **POINT OF BEGINNING** and **CONTAINING 99.990 ACRES OF LAND.**

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS CENTRAL ZONE) & NAD83 (HORIZONTAL).

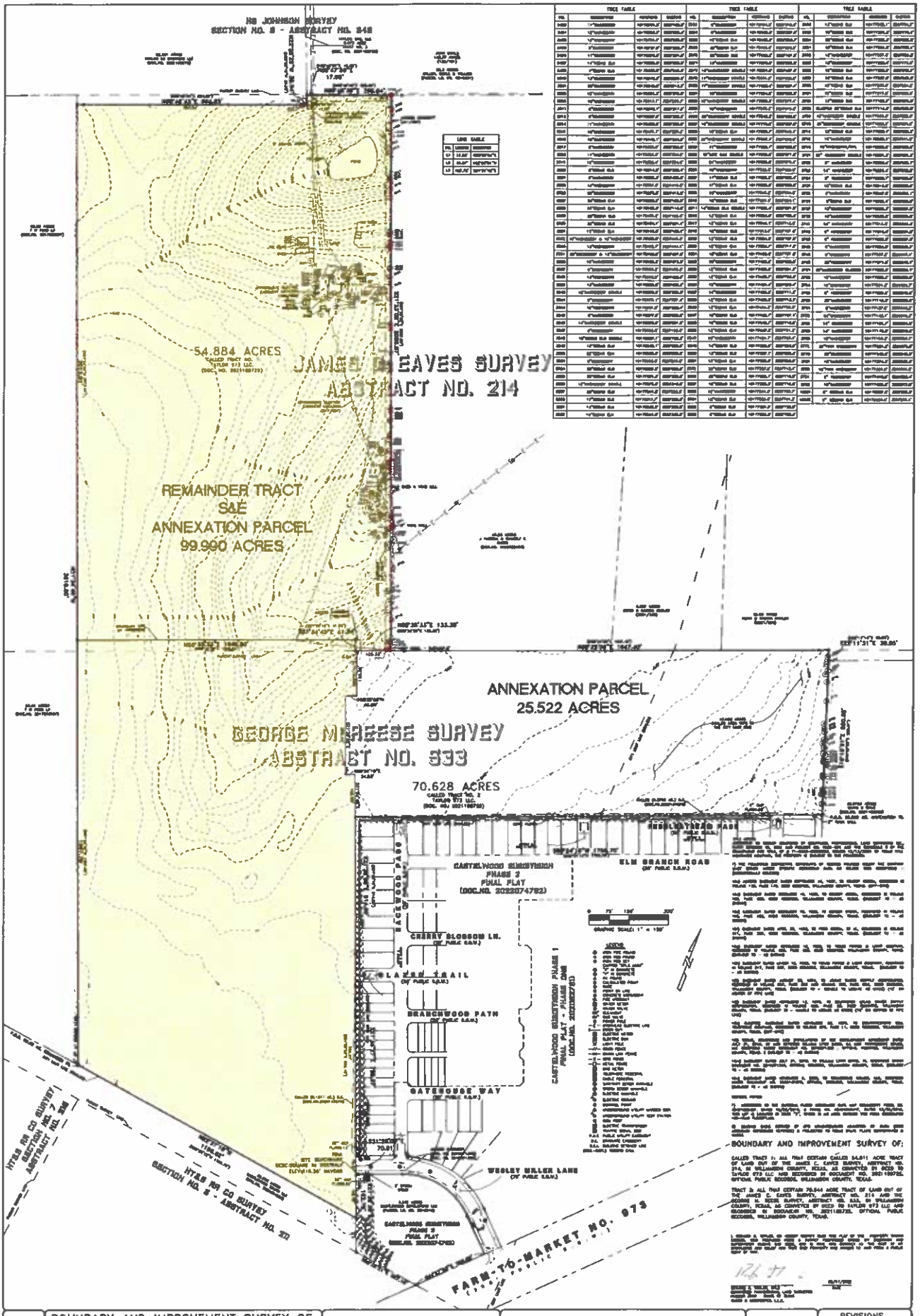
I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during May 17, 2022, and is true and correct to the best of my knowledge and belief.



10/23/2023
Date

Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas

Attachment: Drawing of 99.990 Acre Remainder Tract & 25.522 Acre Annexation Tract
Job: 22-8154



BOUNDARY AND IMPROVEMENT SURVEY OF:
TRACT 1 : 54.884 ACRES
TRACT 2 : 70.628 ACRES
JAMES C. EAVES SURVEY – ABS. NO. 214
GEORGE M. REESE SURVEY – ABS. NO. 533
WILLIAMSON COUNTY, TEXAS

DRAWING INFORMATION

DESIGNED BY:	MAM	DATE:	06/17/2022
DRAWN BY:	MAM/RHT	PROJECT NO:	22-5154
APPROVED BY:	RHT	PLOT SCALE:	1" = 150'
FILE NAME:	T 1 & 2		

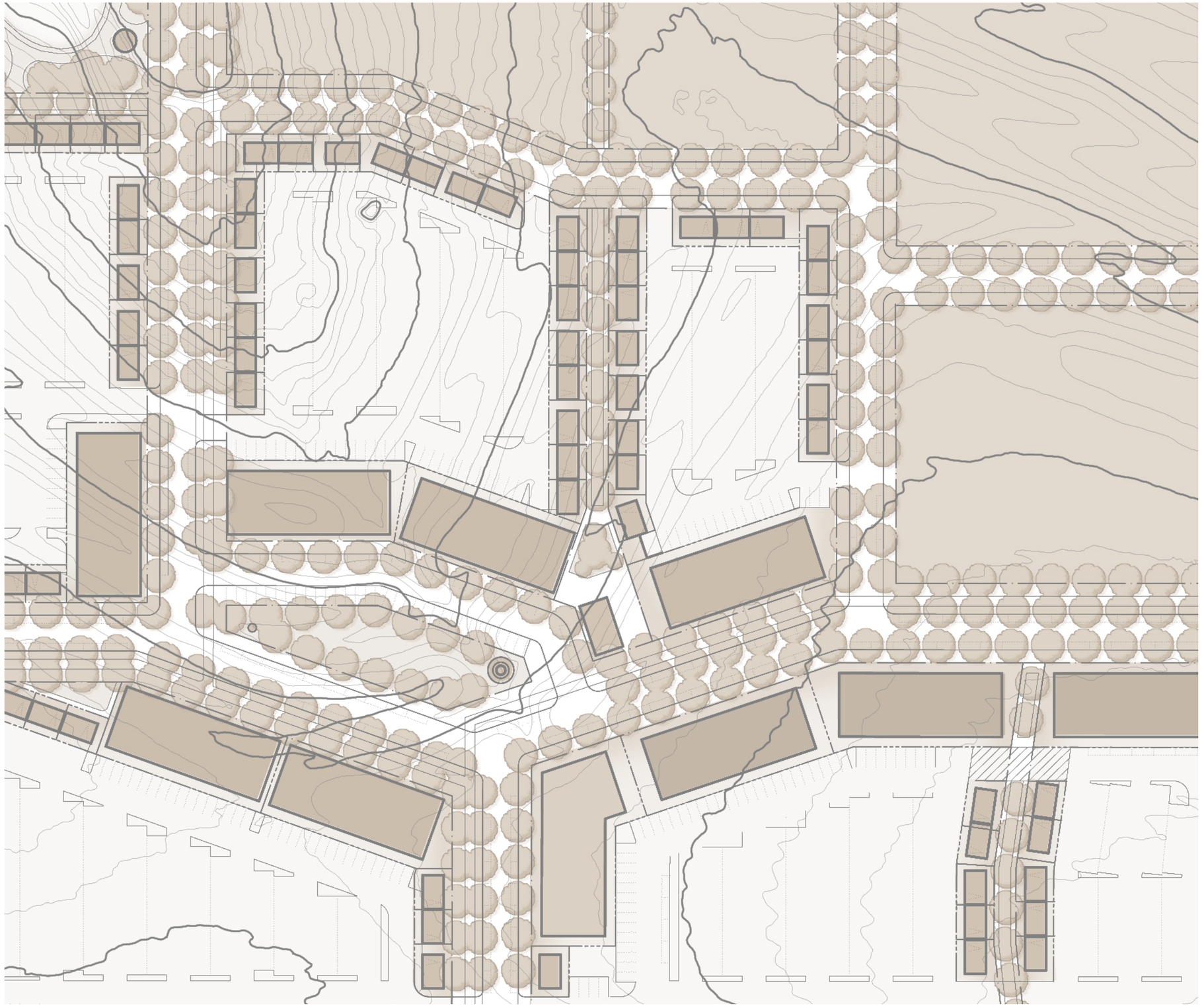
ASH & ASSOCIATES
SURVEYING PLANNING MAPPING
"BRINGING THE COMMUNITY OF HOME"
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 353-1719

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
RICHARD H. TAYLOR
5154

REVISIONS

NO.	DESCRIPTION	APPD.	DATE
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-
9	-	-	-
10	-	-	-

SHEET: 1 OF 2 SHEETS
DRAWING NO.



A Master Plan For

Davis Tract Phase 2

Taylor, Texas

A BACKGROUND

Regional Context Map A.1
Site in Context A.2
Comprehensive Plan Maps A.3
Existing Conditions Map A.4
Elevation Analysis A.5

B URBAN DESIGN

Master Plan in Context B.1
Master Plan B.2
Master Plan with Annotations B.3
Character Images B.4
Program Matrix B.5
Parking Diagram B.6-B.7

C PLANNED DEVELOPMENT STANDARDS

See separate PD Standards document.

X APPENDIX

See separate PD Standards document.

For

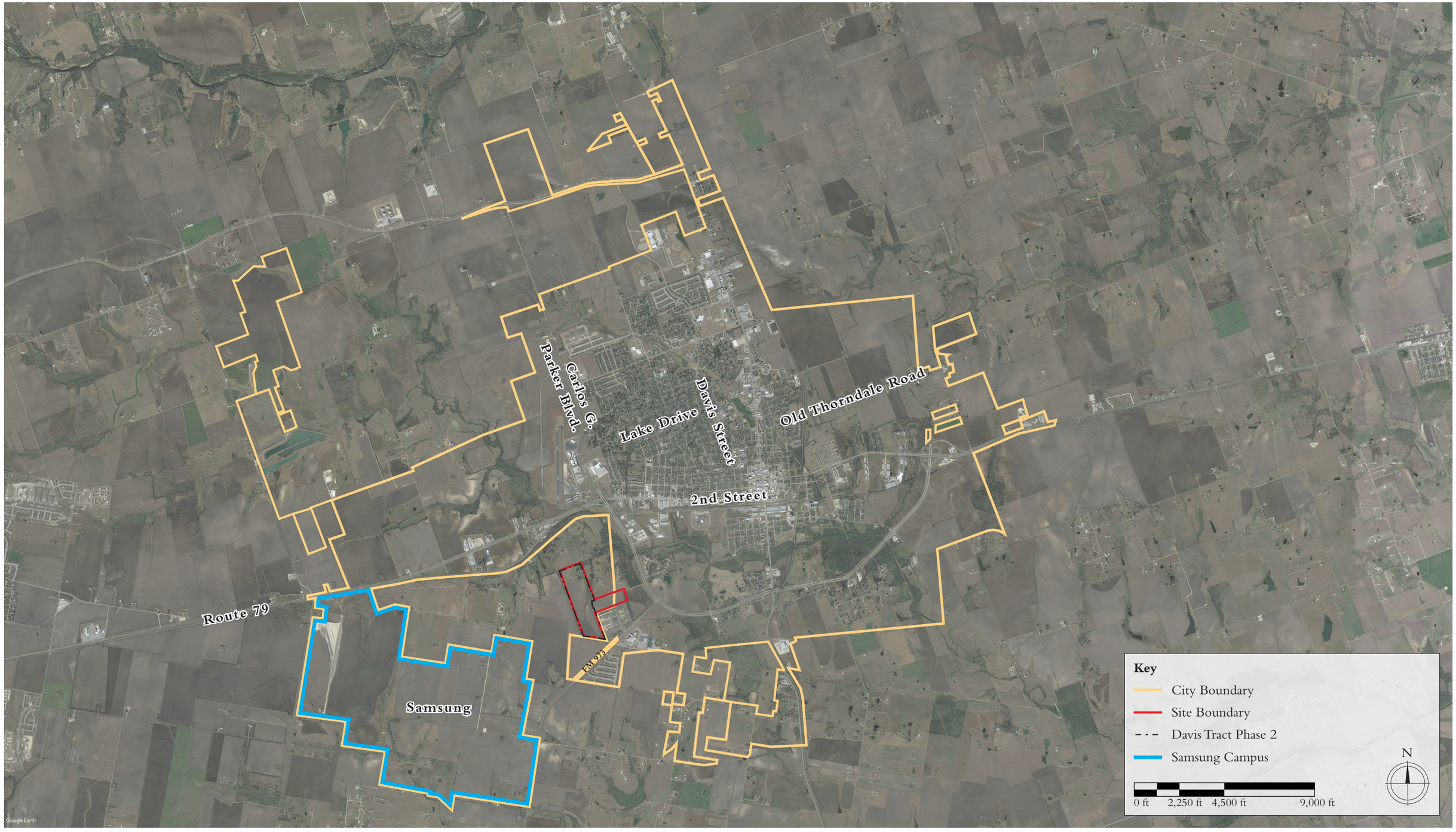
The City of Taylor, Texas

and

Epitome Development

by

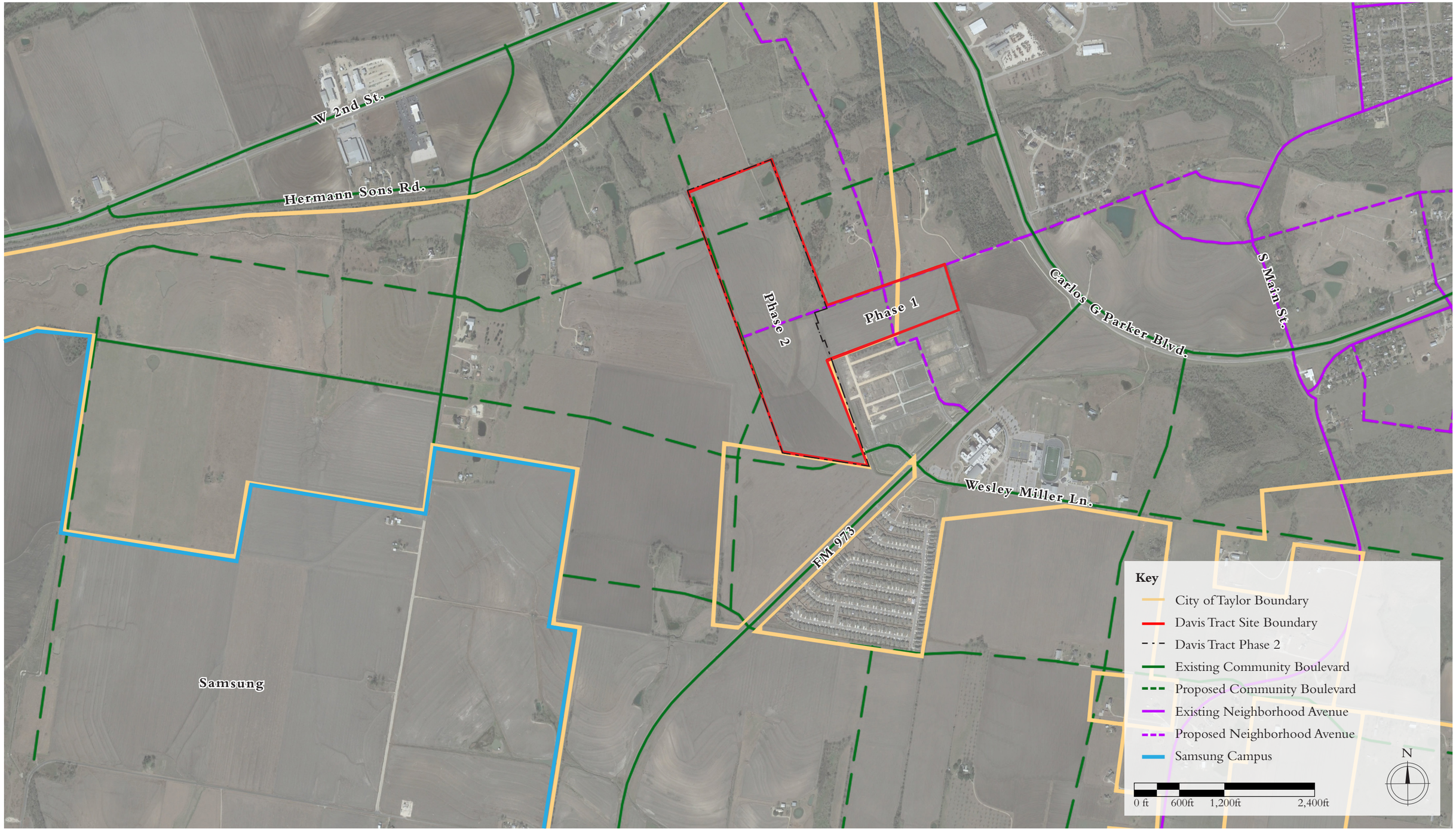
Michael Watkins Architect, LLC

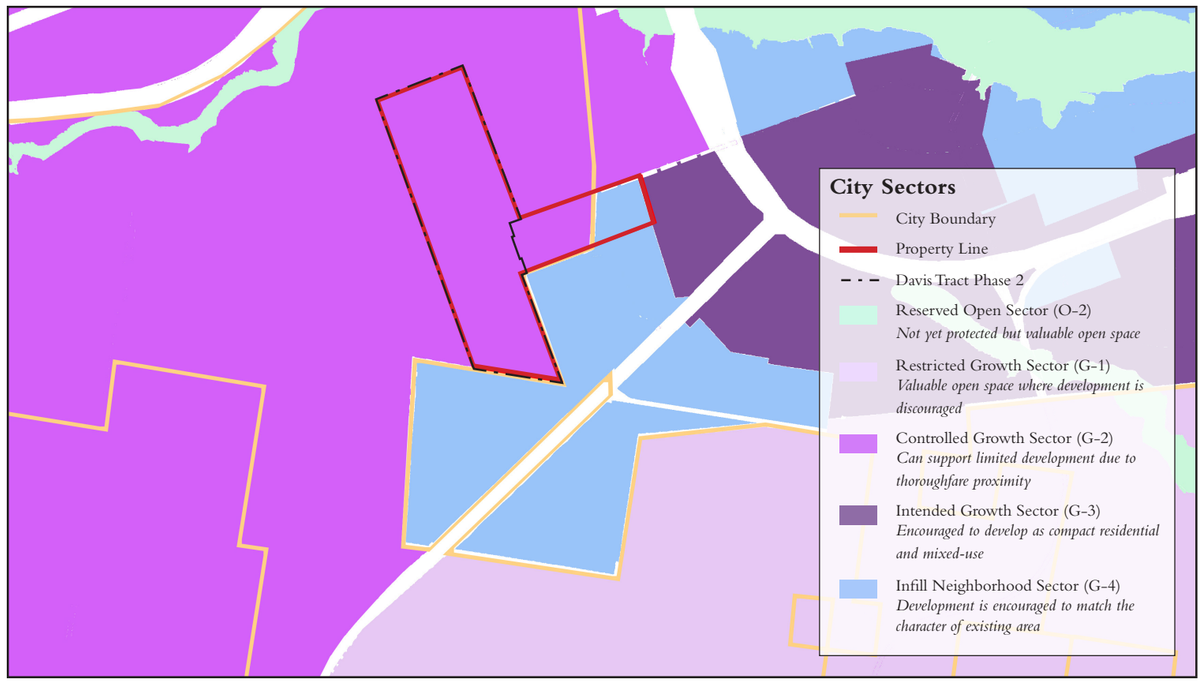


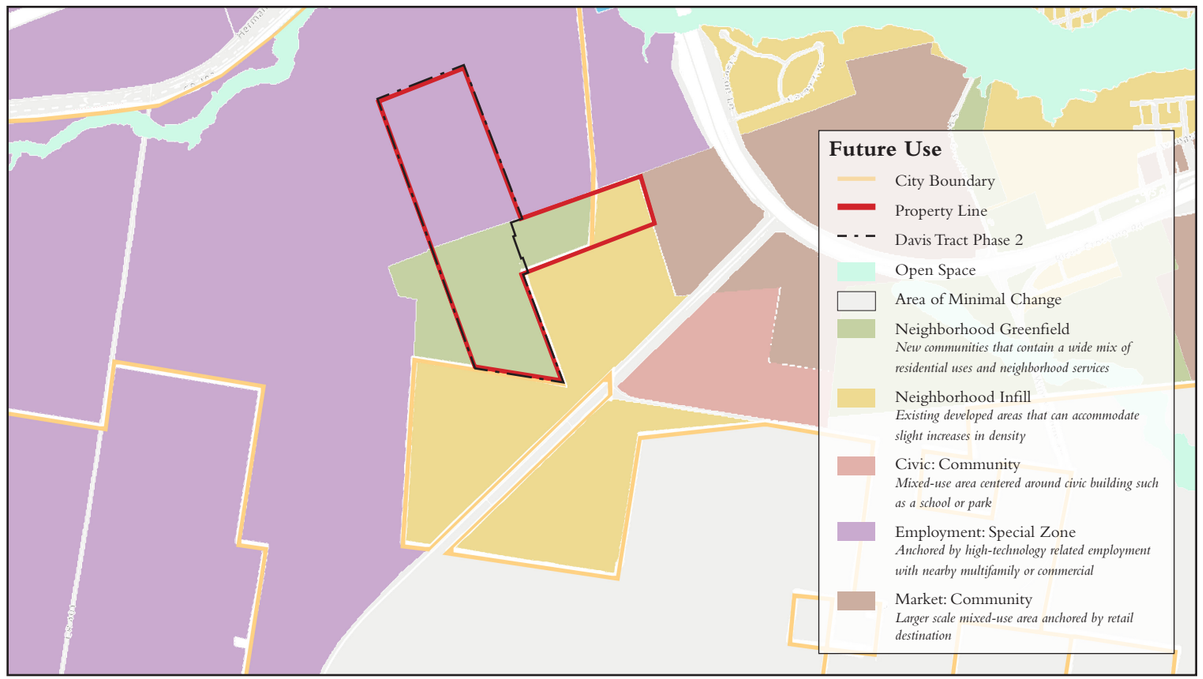
Michael Watkins Architect, llc © 2021
The design is subject to change. Not for construction.

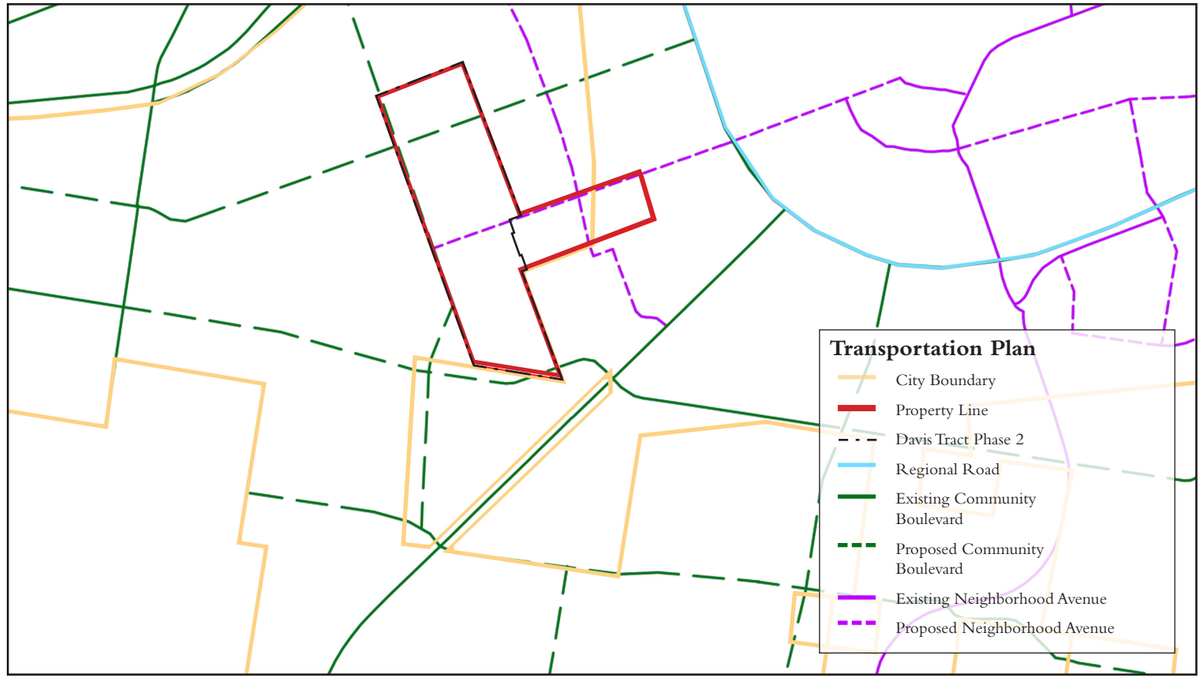
REGIONAL CONTEXT MAP

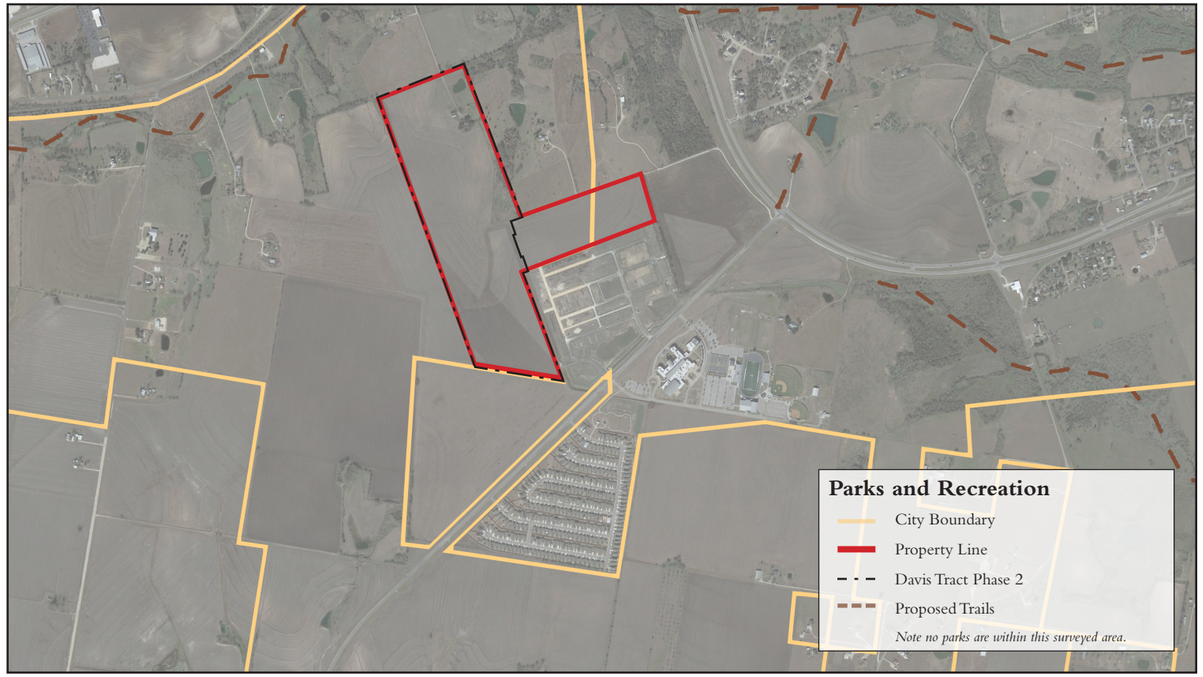
Davis Tract – Phase 2
November 30, 2023

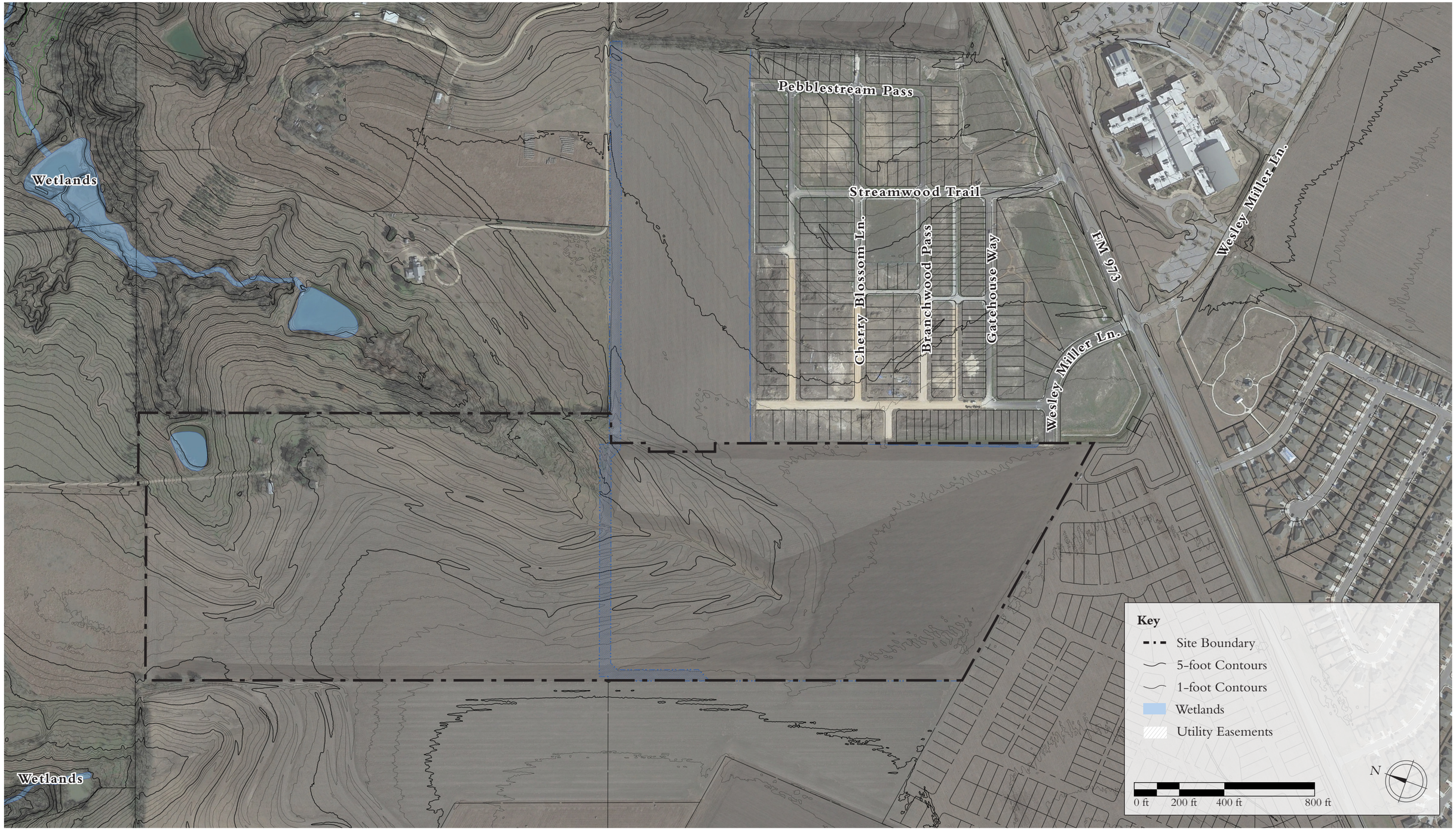

W 2nd St.
Hermann Sons Rd.
Phase 2
Phase 1
Carlos G Parker Blvd.
S Main St.
Wesley Miller Ln.
FM 973
Samsung
Key
City of Taylor Boundary
Davis Tract Site Boundary
Davis Tract Phase 2
Existing Community Boulevard
Proposed Community Boulevard
Existing Neighborhood Avenue
Proposed Neighborhood Avenue
Samsung Campus
N
0 ft
600ft
1,200ft
2,400ft

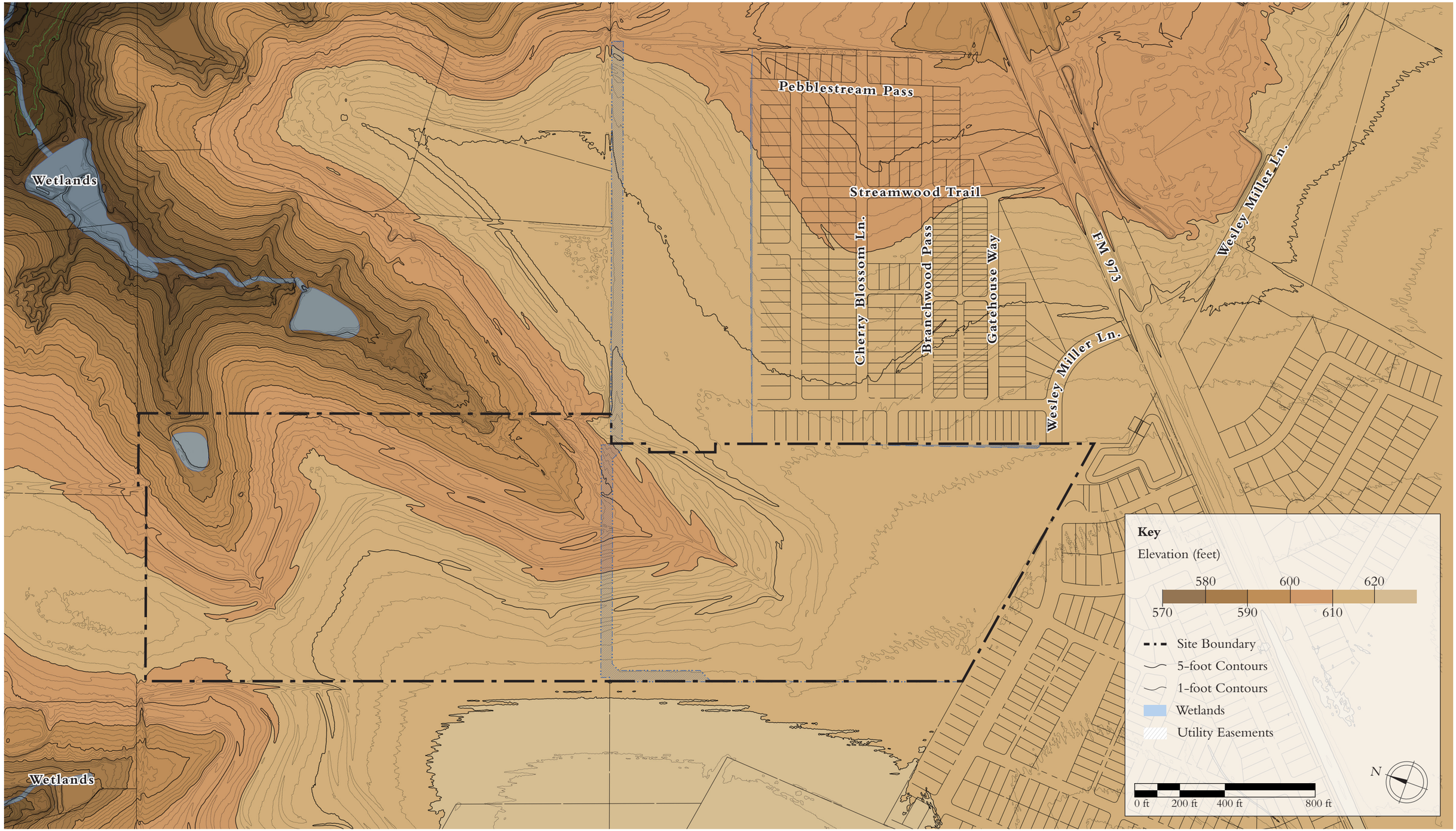

City Sectors
City Boundary
Property Line
Davis Tract Phase 2
Reserved Open Sector (O-2)
Not yet protected but valuable open space
Restricted Growth Sector (G-1)
Valuable open space where development is discouraged
Controlled Growth Sector (G-2)
Can support limited development due to thoroughfare proximity
Intended Growth Sector (G-3)
Encouraged to develop as compact residential and mixed-use
Infill Neighborhood Sector (G-4)
Development is encouraged to match the character of existing area

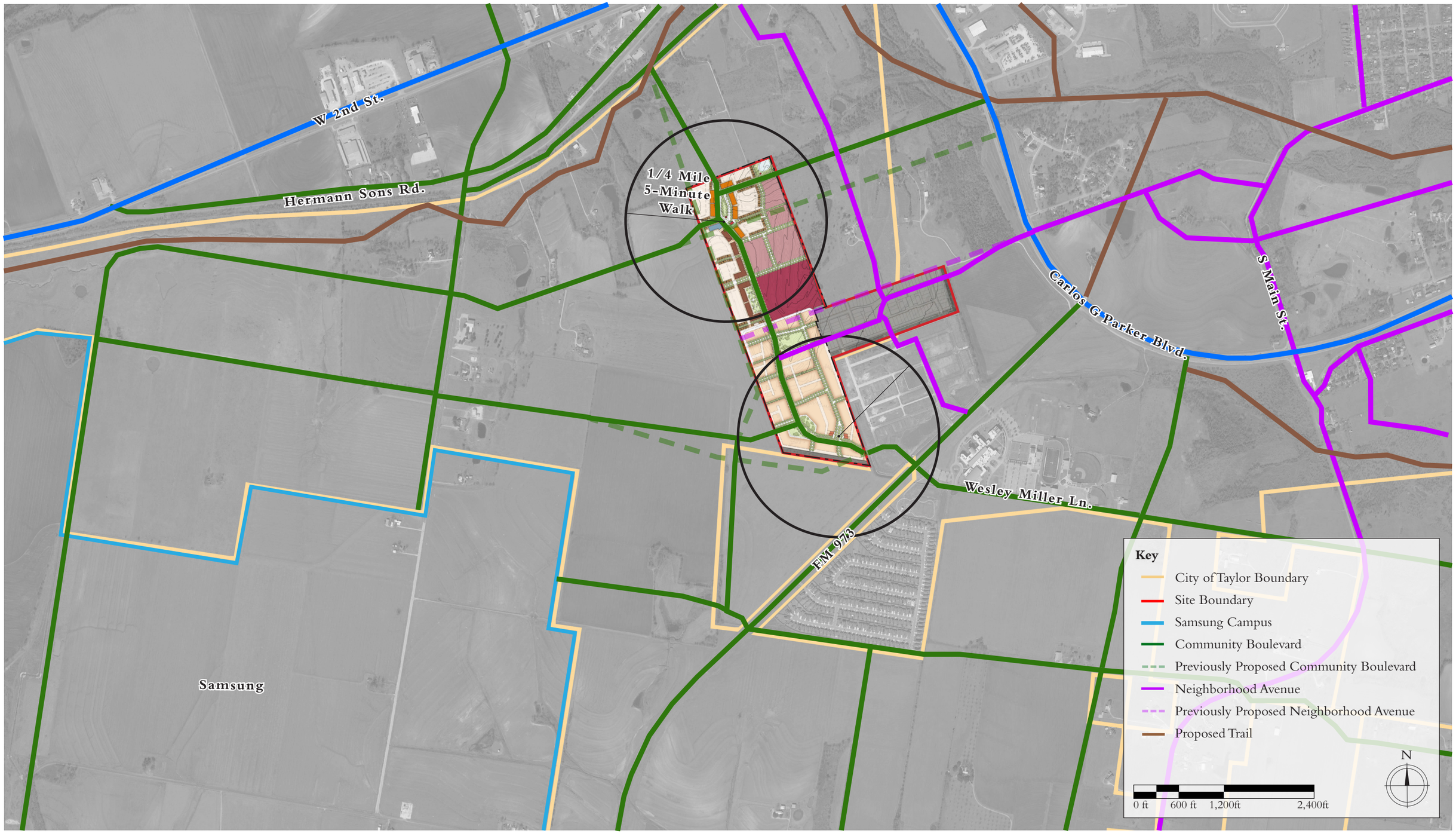

Future Use
City Boundary
Property Line
Davis Tract Phase 2
Open Space
Area of Minimal Change
Neighborhood Greenfield
New communities that contain a wide mix of residential uses and neighborhood services
Neighborhood Infill
Existing developed areas that can accommodate slight increases in density
Civic: Community
Mixed-use area centered around civic building such as a school or park
Employment: Special Zone
Anchored by high-technology related employment with nearby multifamily or commercial
Market: Community
Larger scale mixed-use area anchored by retail destination

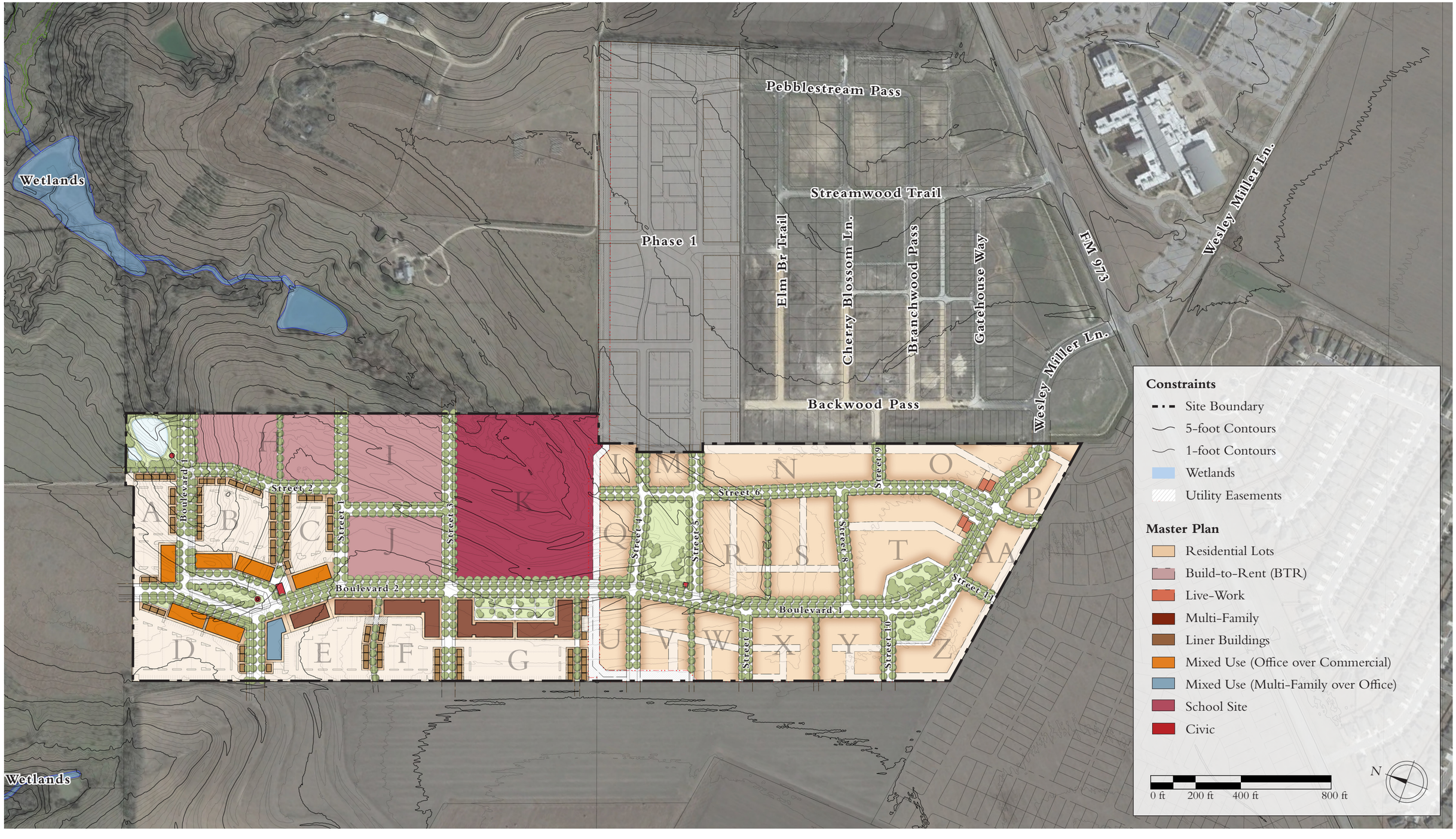

Transportation Plan
City Boundary
Property Line
Davis Tract Phase 2
Regional Road
Existing Community Boulevard
Proposed Community Boulevard
Existing Neighborhood Avenue
Proposed Neighborhood Avenue

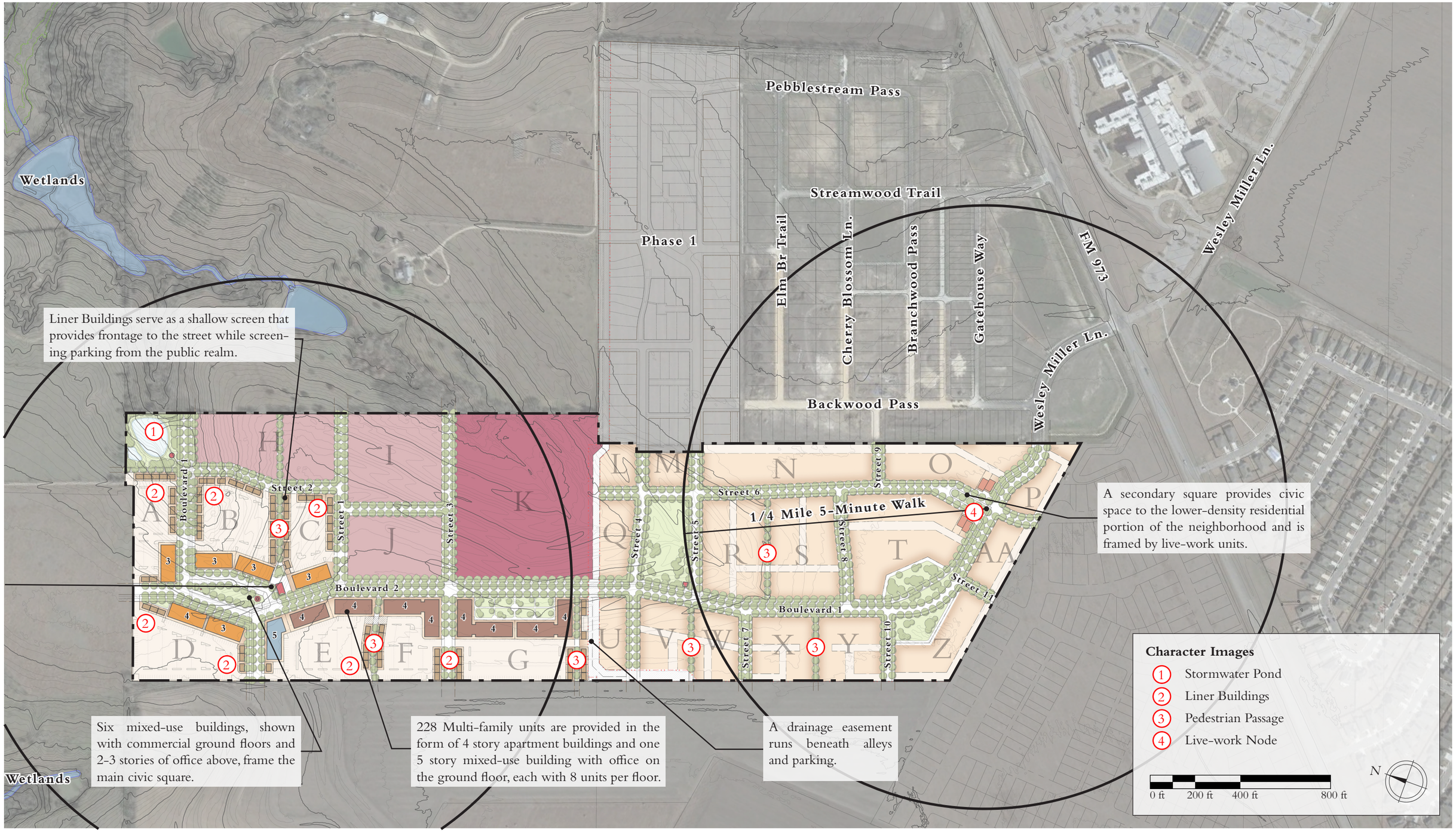

Parks and Recreation
City Boundary
Property Line
Davis Tract Phase 2
Proposed Trails
Note no parks are within this surveyed area.


Pebblestream Pass
Streamwood Trail
Cherry Blossom Ln.
Branchwood Pass
Gatehouse Way
FM 973
Wesley Miller Ln.
Wesley Miller Ln.
Wetlands
Wetlands
Key
Site Boundary
5-foot Contours
1-foot Contours
Wetlands
Utility Easements
N
0 ft
200 ft
400 ft
800 ft


Pebblestream Pass
Streamwood Trail
Cherry Blossom Ln.
Branchwood Pass
Gatehouse Way
FM 973
Wesley Miller Ln.
Wesley Miller Ln.
Wetlands
Wetlands
Key
Elevation (feet)
570
580
590
600
610
620
Site Boundary
5-foot Contours
1-foot Contours
Wetlands
Utility Easements
N
0 ft
200 ft
400 ft
800 ft

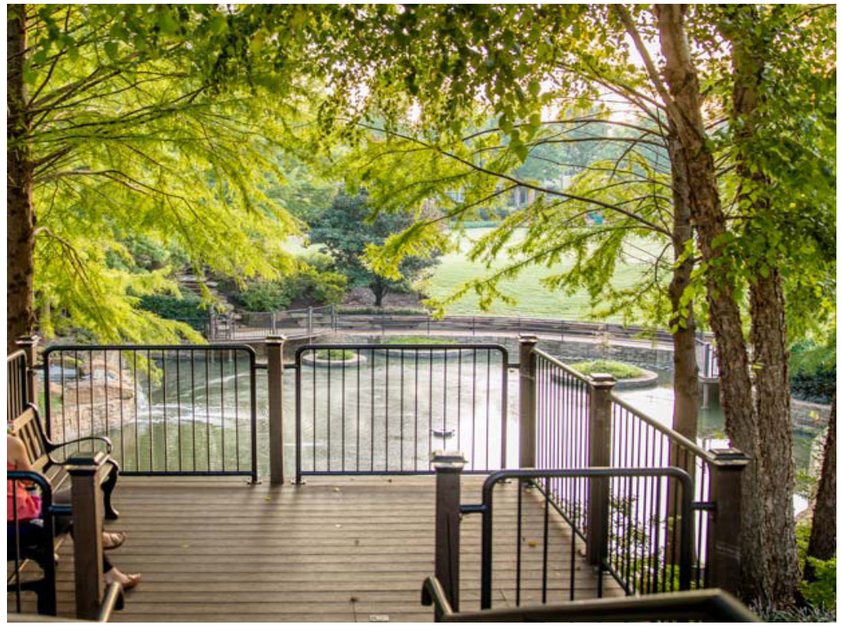

W 2nd St.
Hermann Sons Rd.
1/4 Mile
5-Minute
Walk
Carlos G Parker Blvd.
S Main St.
Wesley Miller Ln.
FM 973
Samsung
Key
City of Taylor Boundary
Site Boundary
Samsung Campus
Community Boulevard
Previously Proposed Community Boulevard
Neighborhood Avenue
Previously Proposed Neighborhood Avenue
Proposed Trail
N
0 ft
600 ft
1,200ft
2,400ft


Wetlands
Pebblestream Pass
Phase 1
Streamwood Trail
Elm Br Trail
Cherry Blossom Ln.
Branchwood Pass
Gatehouse Way
FM 973
Wesley Miller Ln.
Wesley Miller Ln.
Backwood Pass
Boulevard 1
Street 1
Street 2
Street 3
Street 4
Street 5
Street 6
Street 7
Street 8
Street 9
Street 10
Street 11
Boulevard 2
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
AA
Wetlands
Constraints
Site Boundary
5-foot Contours
1-foot Contours
Wetlands
Utility Easements
Master Plan
Residential Lots
Build-to-Rent (BTR)
Live-Work
Multi-Family
Liner Buildings
Mixed Use (Office over Commercial)
Mixed Use (Multi-Family over Office)
School Site
Civic
0 ft
200 ft
400 ft
800 ft
N


Wetlands
Pebblestream Pass
Streamwood Trail
Phase 1
Elm Br Trail
Cherry Blossom Ln.
Branchwood Pass
Gatehouse Way
FM 973
Wesley Miller Ln.
Backwood Pass
Wesley Miller Ln.
Liner Buildings serve as a shallow screen that provides frontage to the street while screening parking from the public realm.
Boulevard 1
Street 2
Street 1
Street 3
Boulevard 2
Street 6
Street 9
Street 4
Street 5
Street 8
Street 11
Boulevard 1
Street 7
Street 10
1/4 Mile 5-Minute Walk
A secondary square provides civic space to the lower-density residential portion of the neighborhood and is framed by live-work units.
Six mixed-use buildings, shown with commercial ground floors and 2-3 stories of office above, frame the main civic square.
228 Multi-family units are provided in the form of 4 story apartment buildings and one 5 story mixed-use building with office on the ground floor, each with 8 units per floor.
A drainage easement runs beneath alleys and parking.
Wetlands
Character Images
1 Stormwater Pond
2 Liner Buildings
3 Pedestrian Passage
4 Live-work Node
0 ft
200 ft
400 ft
800 ft
N



1 *Stormwater Pond, Glenwood Park, Altanta, Ga.*





2 *Liner Buildings, East Beach, Norfolk, Va. .*

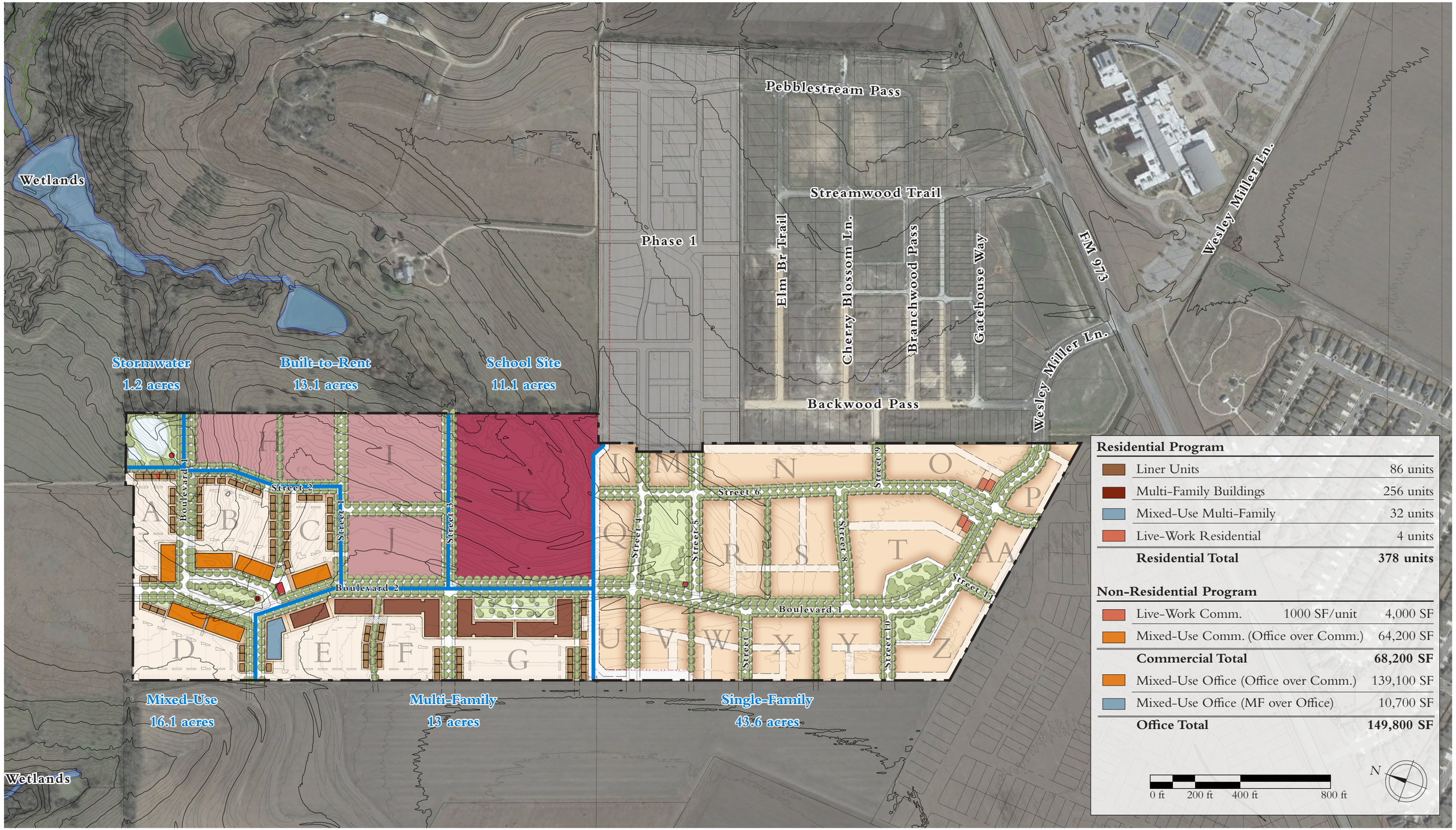


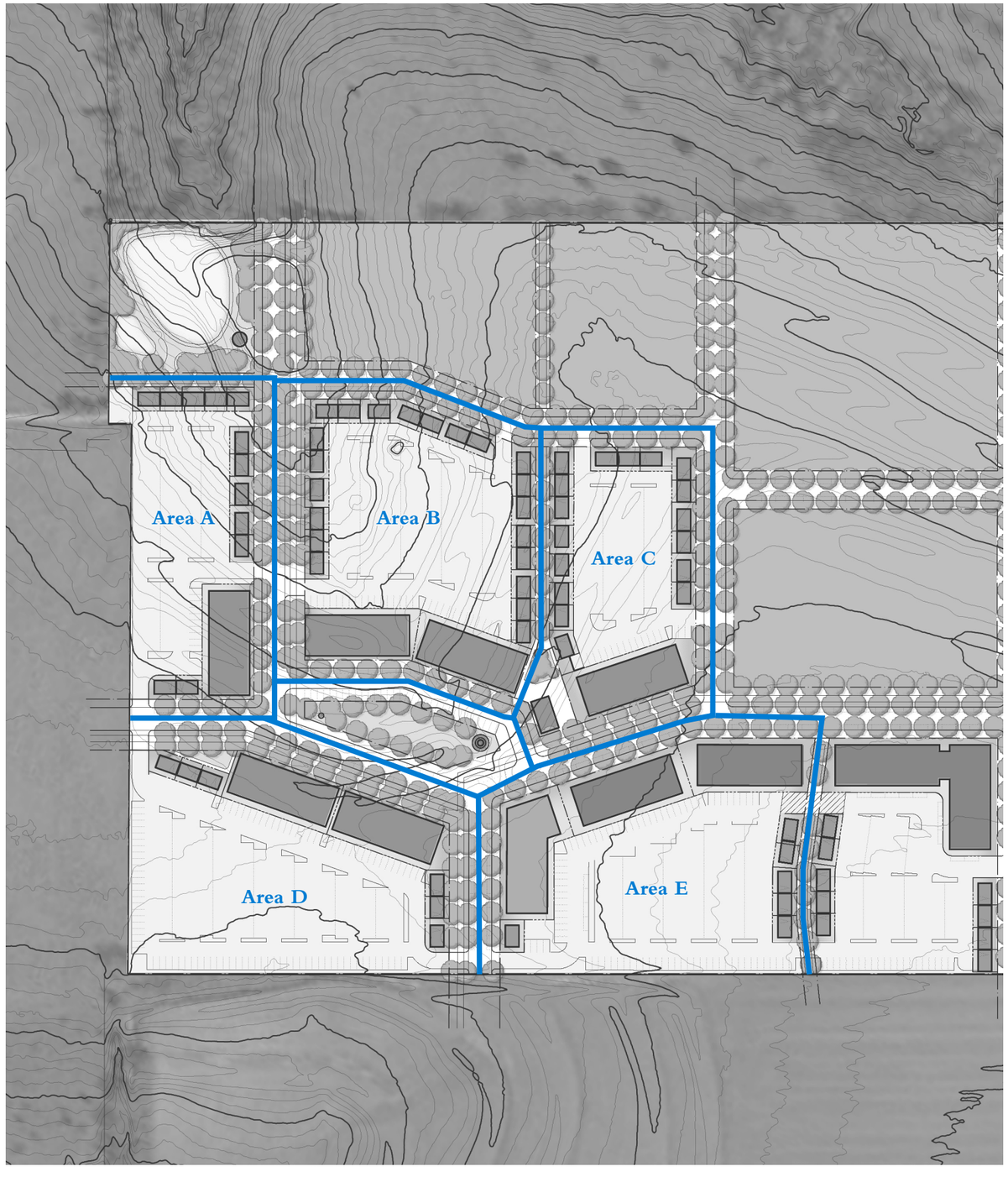
3 *Pedestrian Passage, Belgravia Court, Old Louisville, Louisville, Ky.*





4 *Live-work Units, East Beach, Norfolk, Va. (left), Norton Commons, Louisville, Ky. (right).*


Wetlands
Stormwater
1.2 acres
Built-to-Rent
13.1 acres
School Site
11.1 acres
Pebblestream Pass
Phase 1
Streamwood Trail
Elm Br Trail
Cherry Blossom Ln.
Branchwood Pass
Gatehouse Way
FM 973
Wesley Miller Ln.
Backwood Pass
Boulevard 1
Boulevard 2
Street 1
Street 2
Street 3
Street 4
Street 5
Street 6
Street 7
Street 8
Street 9
Street 10
Street 11
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
AA
Mixed-Use
16.1 acres
Multi-Family
13 acres
Single-Family
43.6 acres
Wetlands
Residential Program
Liner Units 86 units
Multi-Family Buildings 256 units
Mixed-Use Multi-Family 32 units
Live-Work Residential 4 units
Residential Total 378 units
Non-Residential Program
Live-Work Comm. 1000 SF/unit 4,000 SF
Mixed-Use Comm. (Office over Comm.) 64,200 SF
Commercial Total 68,200 SF
Mixed-Use Office (Office over Comm.) 139,100 SF
Mixed-Use Office (MF over Office) 10,700 SF
Office Total 149,800 SF
0 ft
200 ft
400 ft
800 ft
N



Assumed Parking Ratios		Spaces
Liner Residential	per unit	1.5
Multi-Family Residential	per unit	2
Retail/Restaurant	per 1,000 SF	3.33
Office	per 1,000 SF	4

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc.

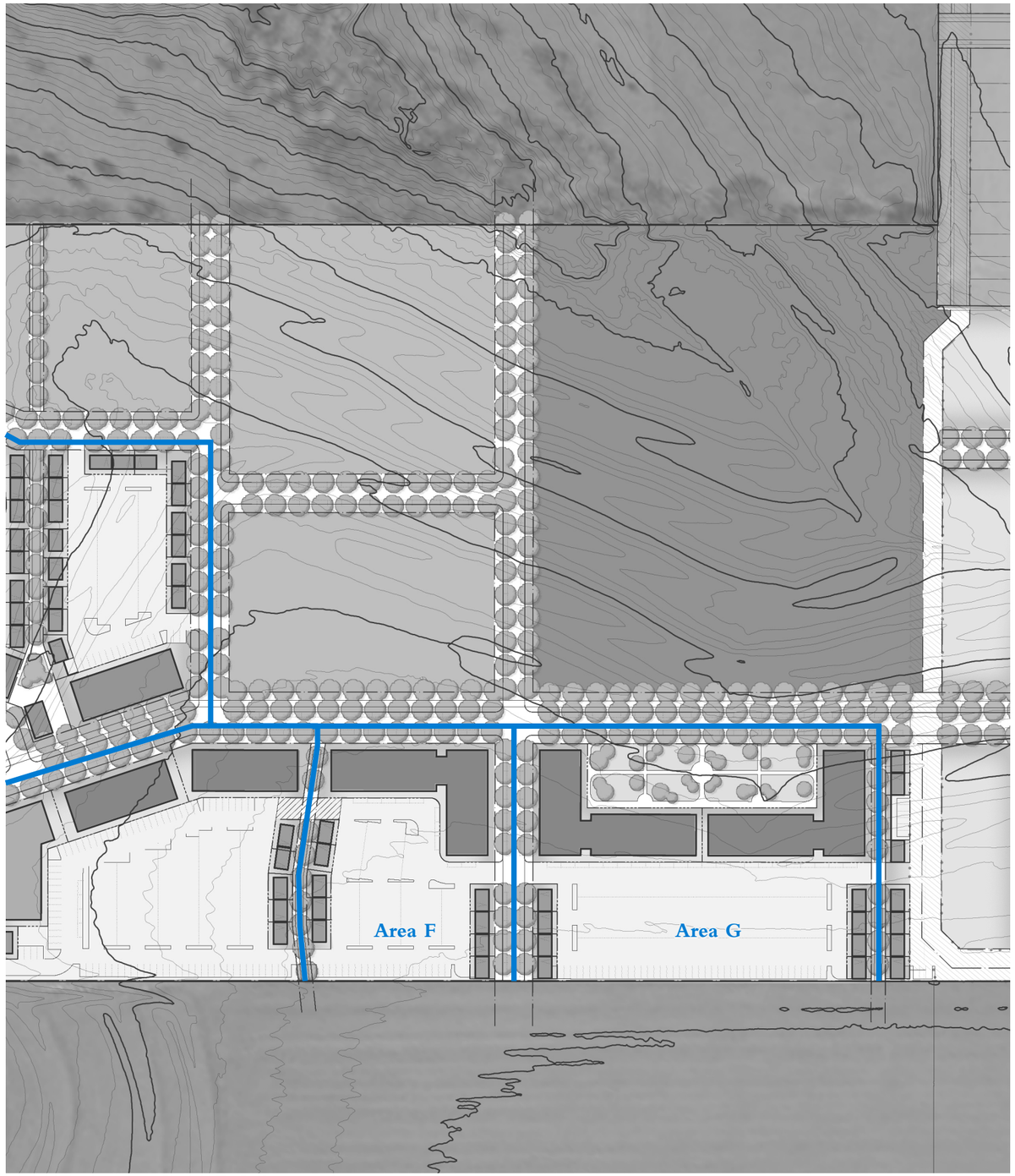
Area A	Program	Spaces
Liner Buildings	13 units	20
Office	21,400 SF	85
Retail/Restaurant	10,600 SF	35
	Total Required	**141**
	Provided on Street	23
	Provided in Parking Lots	112
	Provided in Garages	13
	Total Provided	**148**
	Difference	**+7**

Area B	Program	Spaces
Liner Buildings	21 units	32
Office	42,800 SF	171
Retail/Restaurant	21,400 SF	71
	Total Required	**274**
	Provided on Street	74
	Provided in Parking Lots	182
	Provided in Garages	21
	Total Provided	**276**
	Difference	**+2**

Area C	Program	Spaces
Liner Buildings	14 units	21
Office	21,400	85
Retail/Restaraunt	10,700 SF	35
	Total Required	**142**
	Provided on Street	29
	Provided in Parking Lots	102
	Provided in Garages	14
	Total Provided	**145**
	Difference	**+3**

Area D	Program	Spaces
Liner Buildings	6 units	9
Office	42,800 SF	80
Retail/Restaraunt	21,400 SF	70
	Total Required	**294**
	Provided on Street	35
	Provided in Parking Lots	261
	Provided in Garages	6
	Total Provided	**302**
	Difference	**+8**

Area E	Program	Spaces
Liner Buildings	7 units	14
Multi-Family	96 units	192
Office	10,700 SF	43
	Total Required	**249**
	Provided on Street	31
	Provided in Parking Lots	213
	Provided in Garages	6
	Total Provided	**249**
	Difference	**+0**



Assumed Parking Ratios		Spaces
Liner Residential	per unit	1.5
Multi-Family Residential	per unit	2
Retail/Restaurant	per 1,000 SF	3.33
Office	per 1,000 SF	4

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc.

Area F	Program	Spaces
Liner Buildings	10 units	15
Multi-Family	64 units	128
	Total Required	**143**
	Provided on Street	23
	Provided in Parking Lots	189
	Provided in Garages	10
	Total Provided	**155**
	Difference	**+12**

Area G	Program	Spaces
Liner Buildings	15 units	23
Multi-Family	128 units	256
	Total Required	**279**
	Provided on Street	38
	Provided in Parking Lots	229
	Provided in Garages	15
	Total Provided	**282**
	Difference	**+3**

PLANNED DEVELOPMENT STANDARDS

PURPOSE & INTENT, JUSTIFICATION, and THE TRANSECT

GENERAL STANDARDS

MAPS

The **Regulating Plan** shows the location of the transect zones. The **Thoroughfare Plan** shows the location of the Thoroughfare types and the **Civic Space Plan** shows the location, size, and type of Civic Spaces.

DEFINITIONS

The Public Realm

THOROUGHFARES

Requirements for Thoroughfares vary according to the Transect Zones. They include two components:

The **Thoroughfare Types** describe a set of typical vehicular and pedestrian Thoroughfare assemblies permitted in each of the specified Transect Zones.

The **Thoroughfare Standards** regulate how those Thoroughfares are implemented in the plan.

CIVIC SPACES

Requirements for Civic Spaces vary according to the Transect Zones. They include two components:

The **Civic Space Types** describe a set of characters for public Open Spaces permitted in each of the Transect Zones.

The **Civic Space Standards** regulate how those Civic Spaces are implemented in the plan.

The Private Realm

BUILDING SITES

Regulations for Building Sites, sometimes referred to as Lots, include four components:

The **Urban Standards** regulate additional aspects of buildings and Building Sites which affect the public realm, including those which vary based by Transect Zone.

The **Architectural Standards** regulate architectural elements, including signage, with the intention of yielding visual compatibility among disparate building types.

The **Landscape Standards** regulate planted areas, including trees, with the intention of reinforcing the character of the neighborhood and that of each Transect Zone in the neighborhood.

The **Parking Standards** regulate the location, screening, and detailing of off-street parking with the intention of mitigating the adverse impacts that off-street parking has on a walkable street.

APPENDIX

The Appendix includes supplemental maps which illustrate one scenario for how the Planned Development (PD) Standards may be implemented. The **Master Plan** illustrates the vision for the neighborhood and shows one possible scenario for the distribution and design of Thoroughfares, Civic Spaces, Building Sites, and Uses. The Appendix also includes **Diagrams** which provide further detail on how this scenario implements these Standards.

A Master Plan For

Davis Tract Phase 2

Taylor, Texas

C PLANNED DEVELOPMENT STANDARDS

Overview C.1
Purpose & Intent C.2
General Standards C.3
Regulating Plan C.4-C.6
Thoroughfare Plan C.8
Thoroughfares C.9-C.11
Civic Space Plan C.12
Civic Spaces C.13
Building Sites C.14-C.17
Definitions C.18-C.20

X APPENDIX

Master Plan X.1
Fire Apparatus Access Diagram X.2
Addressing Diagram X.3

Purpose & Intent

The intent of these Planned Development (PD) Standards is to enable pedestrian-friendly design, with a fine-grained mix of Thoroughfares, Civic Spaces, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community is designed as a mixed-use, walkable community with a range of uses which may include residential and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

At the Scale of the Neighborhood:

- All dwelling units are within 1.7 miles to the Samsung plant.
- An interconnected network of Thoroughfares, which also connects to the city's existing Thoroughfare network, is designed to disperse traffic and encourage walking and cycling.
- A range of Civic Spaces is distributed throughout the neighborhood.
- A range of housing types is provided to accommodate a diversity of household types.

At the Scale of the Block and the Building:

- The design of Thoroughfares and buildings should reinforce pedestrian-friendly environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the spatial definition of Thoroughfares and Civic Spaces.
- Civic buildings should be distinct from other buildings, reflecting their importance.
- Architecture and landscape design reflect local and regional climate, topography, history, and building practices.

Justification

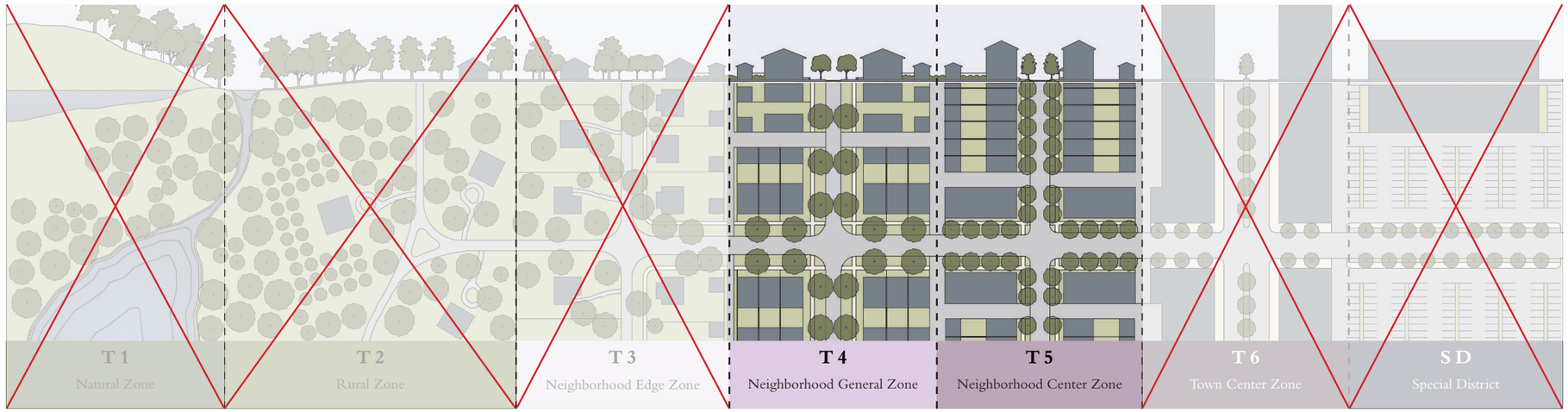
The primary reason for requesting the Neighborhood and Employment Center Plan is to propose zoning and technical design standards to align the community with the City's long-term vision/goals. The design of this new community will help the City meet the ever growing demand for walkable communities, while accommodating the necessary requirements of emergency access, trash collection, stormwater management, and the like.

The Transect

Different people thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. The rural-to-urban Transect is divided into six Transect Zones. These six zones vary by the level of intensity of their physical—and therefore social—character. Elements of the built environment are coordinated by these Transect Zones at all scales of planning, from the region, to the community, to the individual building site and building. The proposed community includes the Neighborhood Edge Zone, the Neighborhood General Zone, and the Neighborhood Center Zone.

The Neighborhood General Zone (T4) consists of a mixed-use but primarily residential medium density urban fabric. It may have a wide range of building types: houses, cottages, and townhouses, among them. Setbacks and landscaping are variable. Streets with curbs and Sidewalks define medium-sized blocks.

The Neighborhood Center Zone (T5) consists of higher density mixed-use buildings, townhouses, and apartments. It has a tight network of streets, with wide Sidewalks, regular street tree planting and buildings close to the Sidewalks.



A Typical Rural to Urban Transect, with Transect Zones.

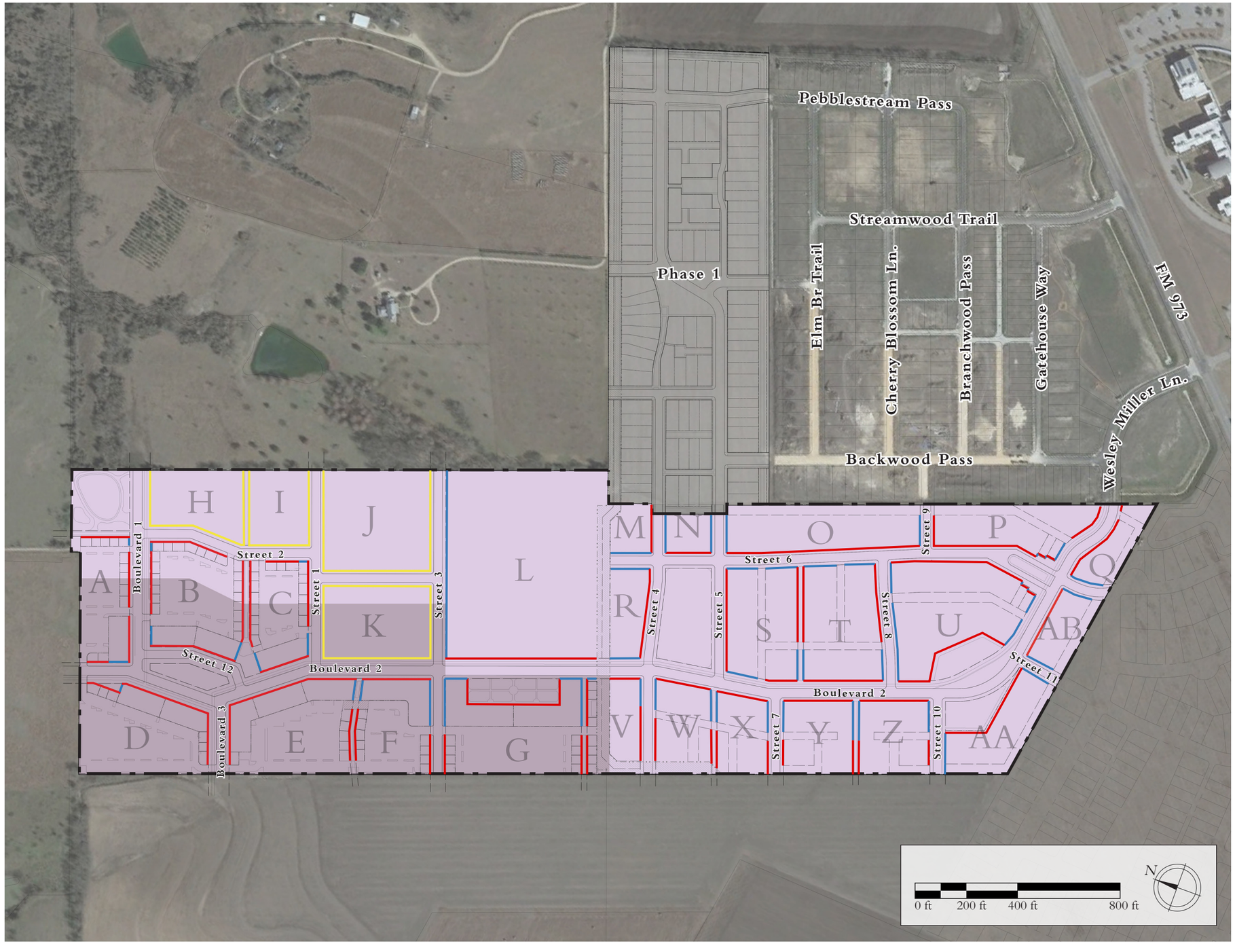
Administration

1. **Conformity.** All improvements to the community shall follow these PD Standards, including any approved Variances adopted as part of these PD Standards. It is the Purpose and Intent not the "letter" of these PD Standards to which improvements shall conform.
2. **Warrants and Variances.** There are two types of deviations from these PD Standards: Warrants and Variances. Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of scrivener's errors within this document shall be handled by Warrant (*see Definitions: Warrant and Variance*).
3. **Conflicts with Other Codes and Regulations.** In the event of a conflict between these PD Standards and the Taylor Land Development Code, these PD Standards shall control. In the event of a conflict between these PD Standards and any other applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
4. **Sources.** Sources for various texts, definitions, and illustrations include the Lexicon of the New Urbanism and SmartCode v9.2 by Andres Duany, et. al, although original versions may have been edited to apply to this community.
5. **Regulating Plan.** Improvements may be configured as shown on the Regulating Plan and detailed further as consistent with the other standards of this PD. The Illustrative Master Plan provides one scenario for how the Regulating Plan may be elaborated into a more detailed site design.
6. **Typical and Actual Conditions.** These PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. All components of Thoroughfares, Civic Spaces, and building sites are expected to be refined to be appropriate for specific locations in a reasonable manner that achieves the intent of these PD Standards.

Block Standards

The following apply to all Blocks:

1. **Block Length.** Blocks shall be a maximum of 600 feet in any direction. Blocks shall be bounded by vehicular Front Thoroughfares. A Block may be a maximum of 800 feet long if it is divided by a pedestrian Front Thoroughfare or Civic Space along that length.
2. **Block Frontage.** The Building Sites on every Block shall provide continuous Frontage wherever they Enfront a Front Thoroughfare or Civic Space, except where the Frontage must break to allow access to Rear Thoroughfares. Blocks without Frontages on all sides may be permitted if consistent with the Regulating Plan or minor adjustments therein.
3. **Division of Blocks.** Blocks shown on the Regulating Plan may be divided into smaller Blocks through the introduction of additional Front Thoroughfares and Civic Spaces. These resulting Blocks shall conform to all Block Standards.
4. **Building Sites.** Areas within Blocks which are not part of a Rear Thoroughfare or parking lot shall be divided into Building Sites. Each Building Site shall have one Primary Building and may also have Outbuildings as consistent with all Building Site Standards. Each Building Site shall have a minimum of one Primary Frontage along a Front Thoroughfare or Civic Space. The location of buildings within Building Sites shall conform to all Building Site Standards. Improvements to Building Sites shall conform to these PD Standards.
5. **Public Access to Building Sites.** Public access to an individual Building Site shall be provided via a Front Thoroughfare or Civic Space.
6. **Parking Placement.** With the exception of on-street parking that is consistent with the Thoroughfare Types and Thoroughfare Standards, parking shall be located to the interior of blocks as consistent with the Building Site Layers described in the Urban Standards.
7. **Fire Apparatus Access.** Proposed access for fire apparatus vehicles is as shown on the Fire Apparatus Access Diagram. Access is typically within 150 feet of all buildable area on a Building Site. Buildings on portions of Building Sites greater than 150 feet from the Fire Apparatus Vehicle Access Route may require a fire suppression system to meet building and fire code requirements. See the Thoroughfare Standards for related requirements.

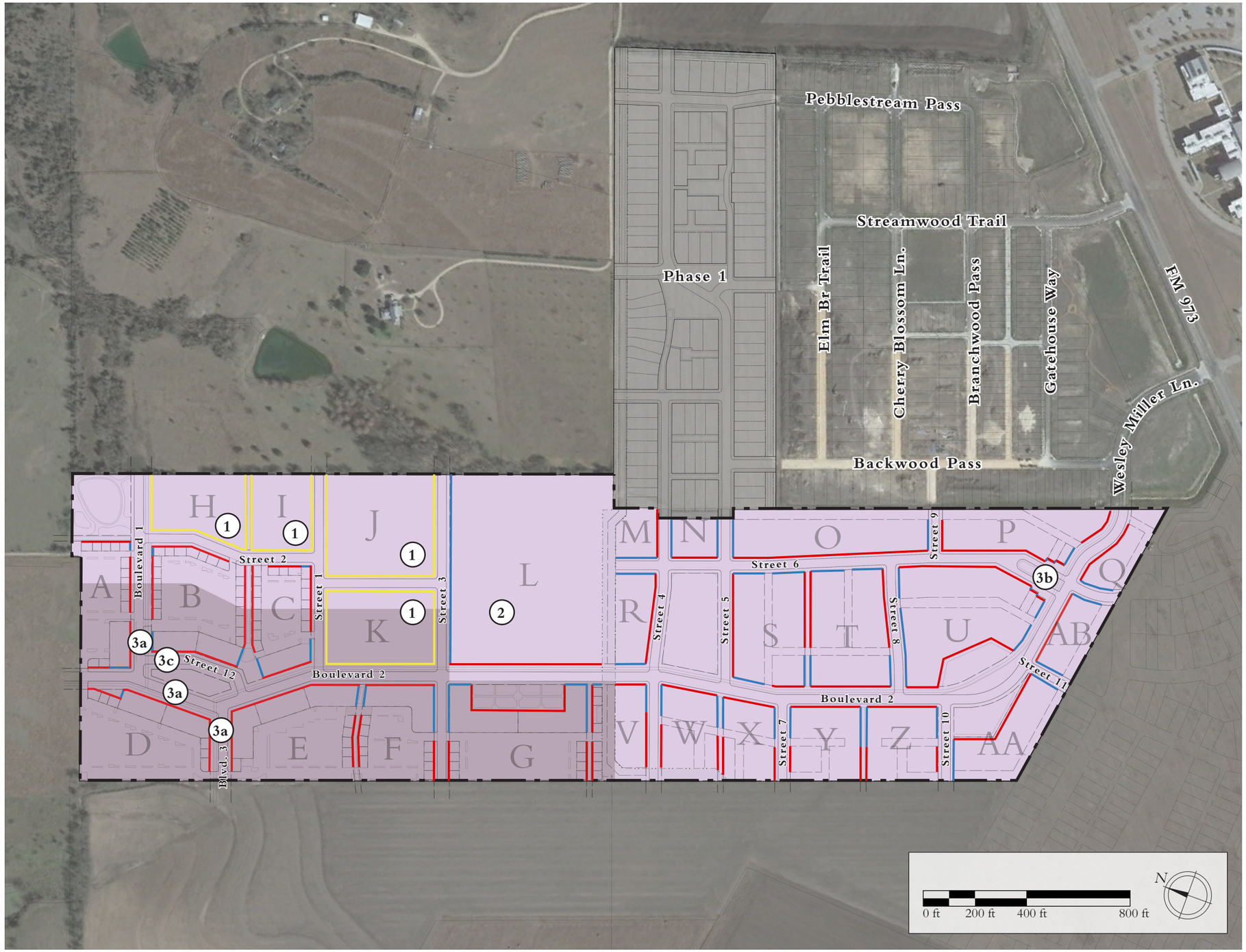


Plan Notes

1. Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these PD Standards.
2. The base zoning districts, as described in the Taylor Land Development Code, vary by transect as follows. Where these PD Standards specify standards, these PD Standards shall control. For items not addressed in these PD Standards, requirements of the base zoning district shall apply.
   - For T4, the base zoning district shall be P4.
   - For T5, the base zoning district shall be P5.
3. The exact locations of boundaries between transect zones may be adjusted, and can increase or decrease in size to accommodate future adjustments to the Master Plan. Each transect zone may increase or decrease by 2% of the total area of the community.
4. There is no site perimeter landscaping requirement. Landscaping shall comply with applicable City requirements.

Key

- T4: Neighborhood General Zone
- T5: Neighborhood Center Zone
- ROW
- Primary Frontage
- Secondary Frontage
- Frontage (Primary or Secondary TBD)



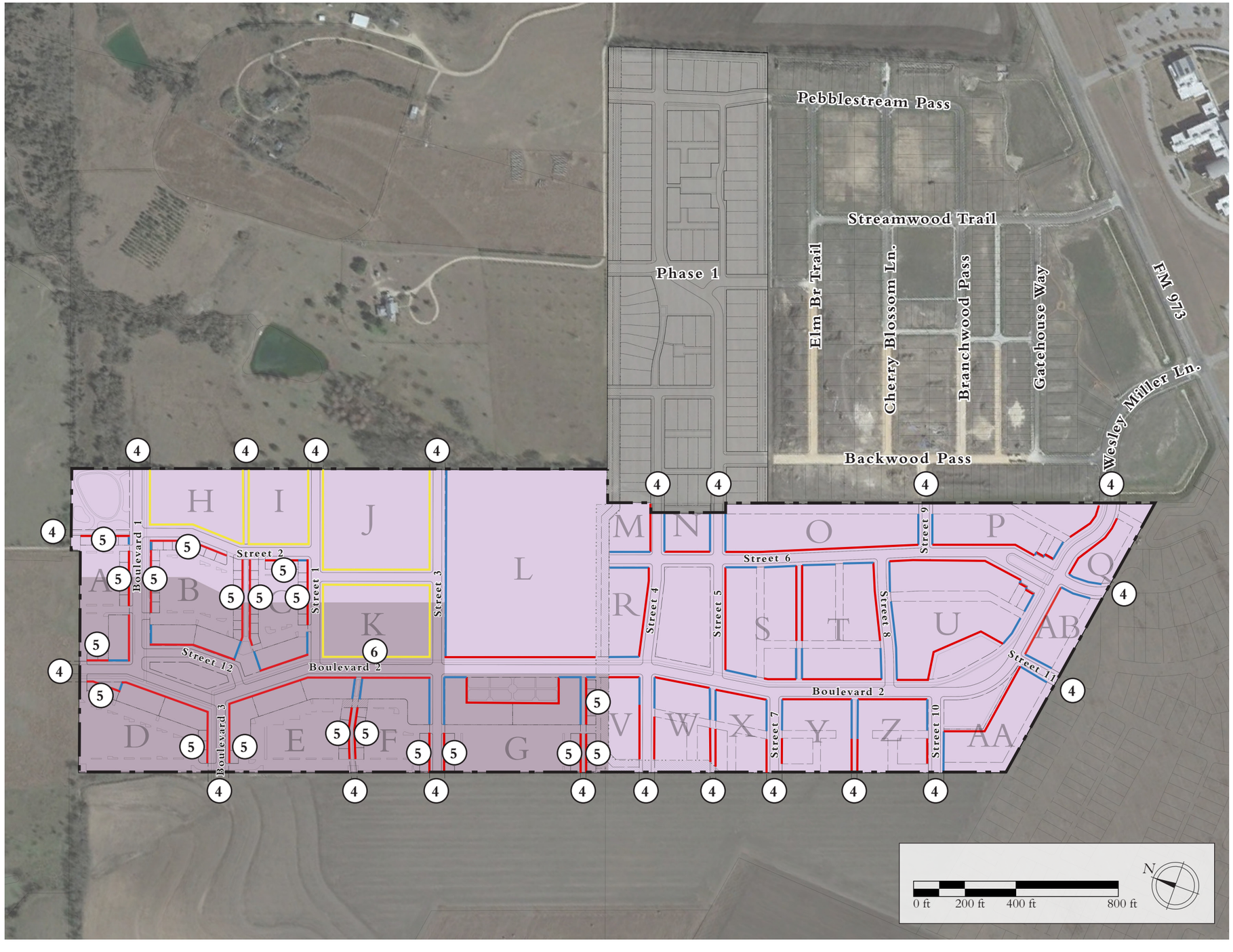
Specific Design Standards

The following specific design standards are required in the specific locations noted on the accompanying plan. These specific design standards shall supersede any conflicting requirements of these PD Standards:

1. Blocks H, I, J, and K may be divided into smaller blocks that are consistent with the Block Standards. When divided, Primary and Secondary Frontages shall be designated for each Building Site in the resulting Blocks.
2. Block L is anticipated for use as a school site. In order accommodate this use, it shall be exempt from the Block Length requirements in the Block Standards. If Block L is not utilized for a school site, then it shall be divided into smaller Blocks that are Consistent with the Block Standards. When divided, the Primary and Secondary Frontages shall be adjusted for each Building Site in the smaller Blocks.
3. The actual conditions of the following Thoroughfare locations vary from the typical conditions shown in the Thoroughfare types:
   a. Boulevards 1, 2, and 3 may be revised in areas where Commercial Frontages are present to accommodate wider Sidewalks with 5-foot tree grates instead of tree lawns.
   b. On Street 6, tree lawns and Sidewalks nearest to the adjoining Civic Space may be omitted only if adequate pedestrian connectivity and landscaping is provided in the Civic Space.
   c. On Street 12, head-in parking may be included on the side of the ROW nearest the adjoining Civic Space.

Key

- T4: Neighborhood General Zone
- T5: Neighborhood Center Zone
- ROW
- Primary Frontage
- Secondary Frontage
- Frontage (Primary or Secondary TBD)

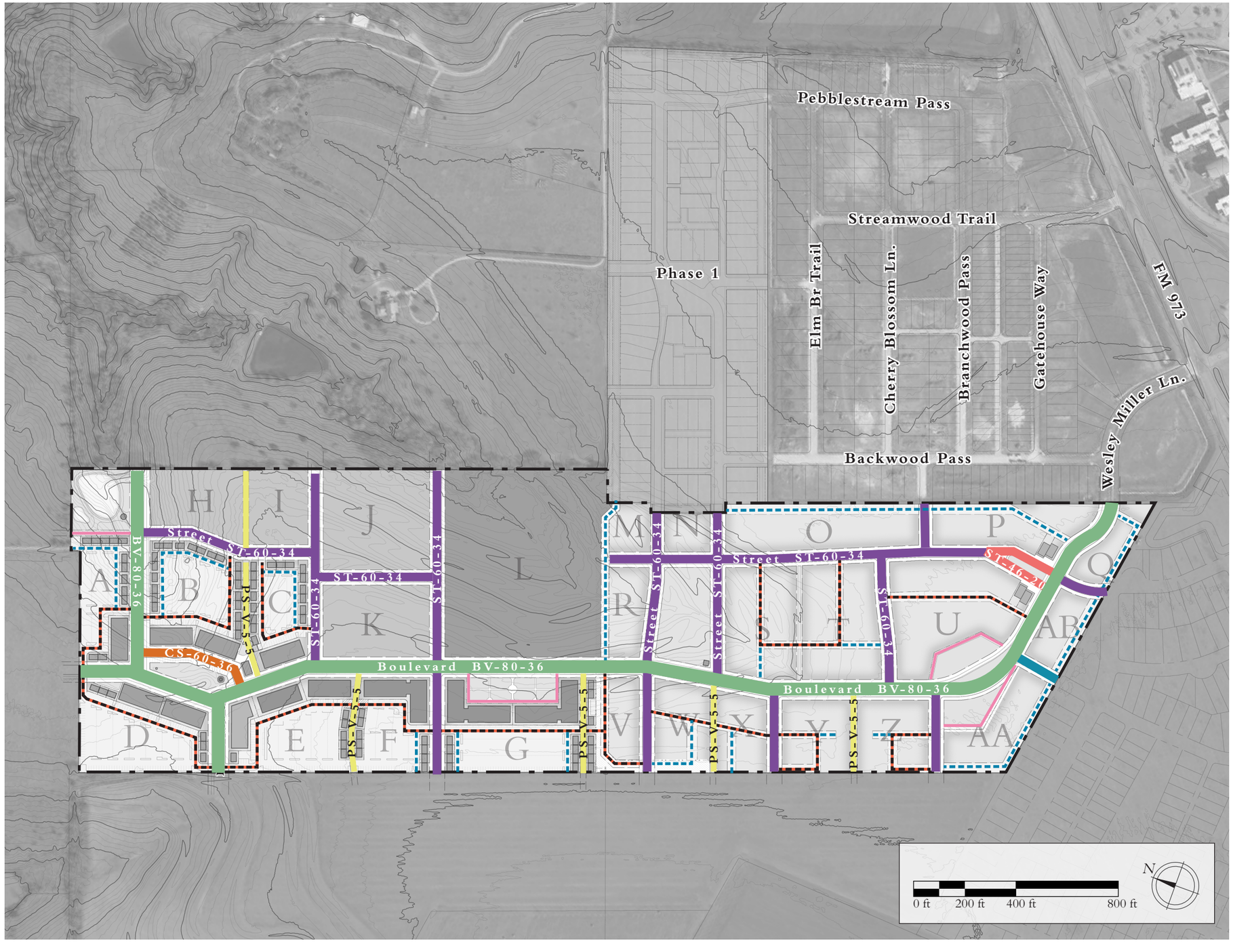


Specific Design Standards

4. These thoroughfares are intended to connect to the adjoining property at the locations shown, with the exact location of that connection to be coordinated with the owner of the adjoining property.
5. Liner Buildings shall be permitted in the areas shown in order to screen parking. All Liner Buildings shall have the Primary Entrance and a Stoop, Porch, or balcony facing the Primary Frontage. Parking may be located in the second Building Site Layer in these locations only if it is enclosed in a building and screened from view at Frontages.
6. The Frontage Buildout of this entire face of Block K shall total to a minimum of 90%, calculated excluding any Front Thoroughfares or Civic Spaces and including any other gaps between Facades. Primary Buildings along this side of Block K shall be a minimum of 2 Stories tall.

Key

- T4: Neighborhood General Zone
- T5: Neighborhood Center Zone
- ROW
- Primary Frontage
- Secondary Frontage
- Frontage (Primary or Secondary TBD)



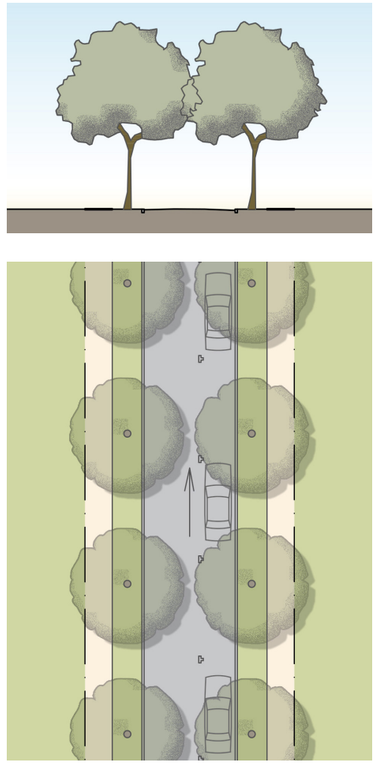
Front Thoroughfare Types

	Name	*Type*	*ROW*	*Pavement*
	Street	ST	46	20
	Street	ST	54	28
	Street	ST	60	34
TBD	Commercial Street	CS	52	28
	Commercial Street	CS	60	36
	Boulevard	BV	80	36
	Passage	PS	V	5-5
	Path	PT	V	5+
	Sidewalk in Civic Space (*see Civic Space Standards*)			
TBD	Trail in Civic Space (*see Civic Space Standards*)			

Rear Thoroughfare Types

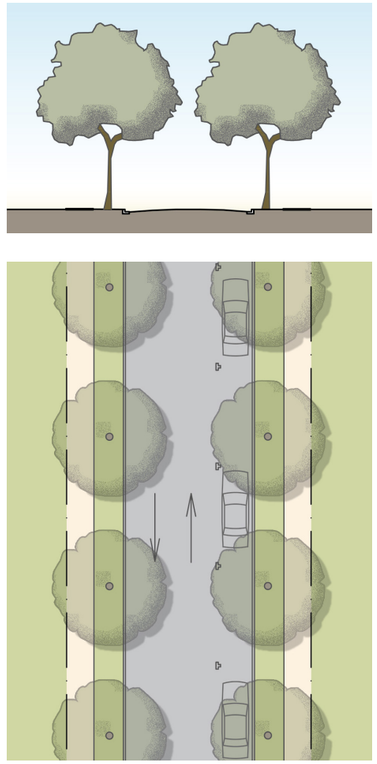
	Name	*Type*	*ROW*	*Pavement*
	Rear Alley	RA	30	12
	Fire Alley	FA	30	20

Michael Watkins Architect, LLC © 2023
The design is subject to change. Not for construction.



ST-46-20

Street
(name) Street
T4, T5
46 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
T4-5: Allee, 25 ft. o.c.
6 ft. Sidewalk
Not provided on this Thoroughfare.

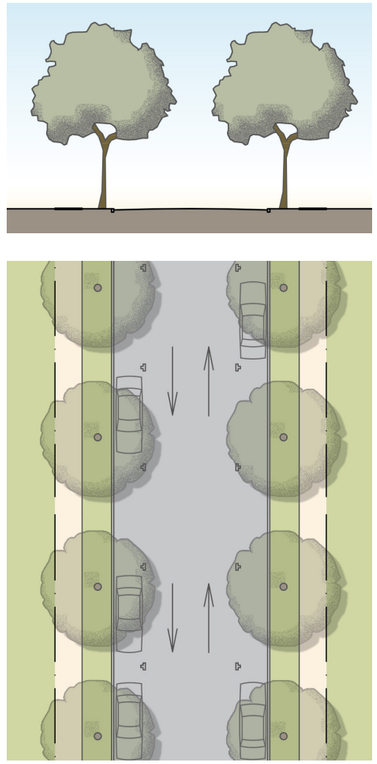


ST-54-28

Street
(name) Street
T4, T5
54 ft. ROW
28 ft. Pavement
Slow Movement
Two-Way Traffic
Parking on One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
T4-5: Allee, 25 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

This Thoroughfare Type may be modified to include double sided street parking, and

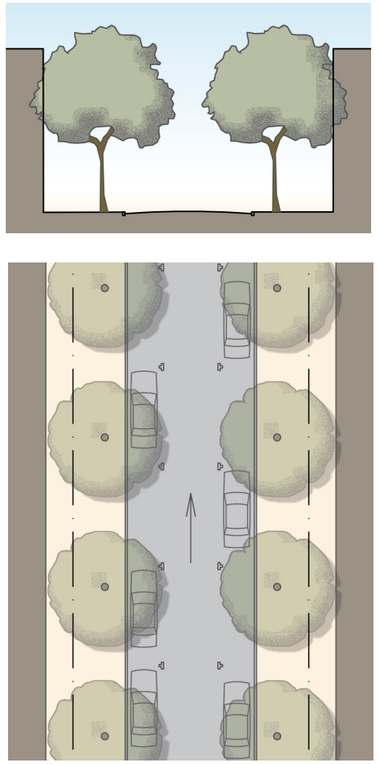
12-foot-clear two-way yield lane.



ST-60-34

Street
(name) Street
T4, T5
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
T4-5: Allee, 25 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

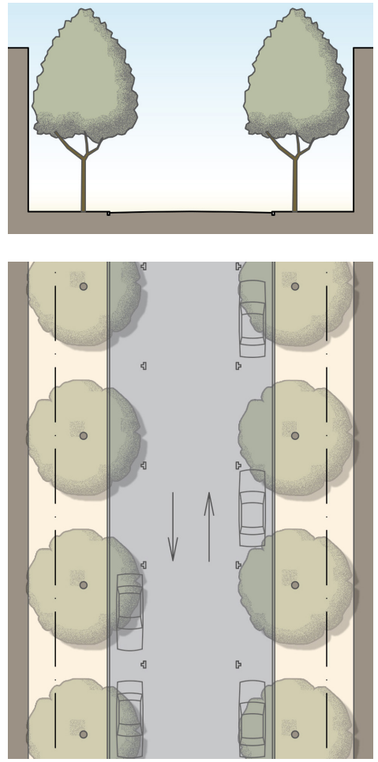
This Thoroughfare Type overrides City standards for Neighborhood Avenue.



CS-52-28

Street
(name) Street
T4, T5, T6
52 ft. ROW
28 ft. Pavement
Slow Movement
One-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
7 ft. Sidewalk
Not provided on this Thoroughfare.

Street trees may be omitted to allow for a Colonnade or Arcade.



CS-60-36

Commercial Street
(name) Street
T4, T5
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
7 ft. Sidewalk
For buildings up to 30 ft. tall

Street trees may be omitted to allow for a Colonnade or Arcade.

Thoroughfare Type
- ST Street
- CS Commercial Street
- BV Boulevard

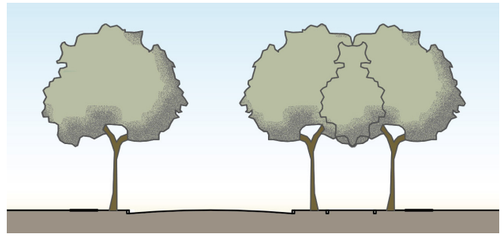
Right-of-Way Width

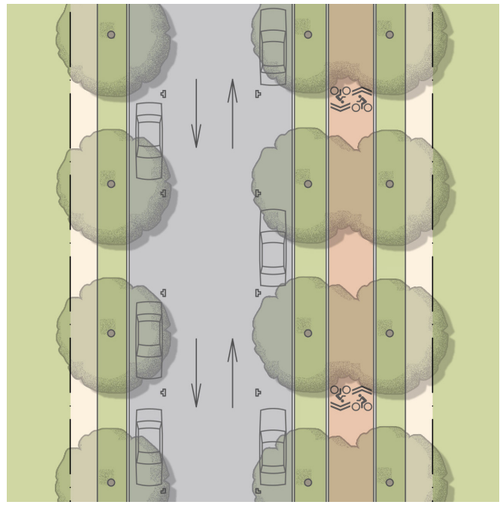
Pavement Width

XX-##-##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

Michael Watkins Architect, LLC © 2023
The design is subject to change. Not for construction.





BV-80-36

Boulevard
(name) Boulevard
T4, T5
80 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Lawn / 7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall.

This Thoroughfare Type overrides City standards for Community Blvd.

Street trees may be omitted to allow for a Colonnade or Arcade.

Thoroughfare Type
- ST Street
- CS Commercial Street
- BV Boulevard

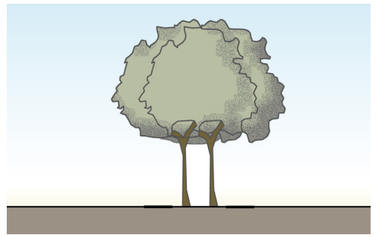
Right-of-Way Width

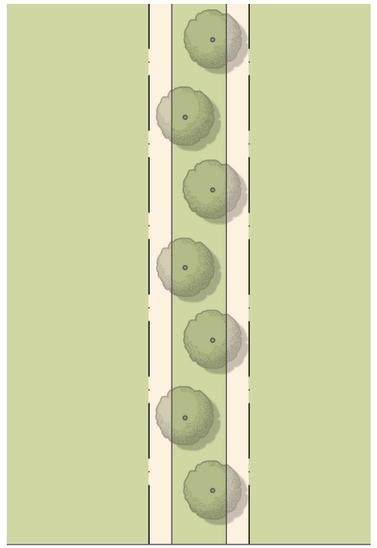
Pavement Width

XX-##-##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

Notes

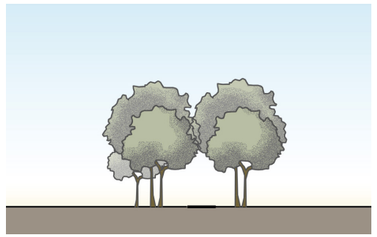


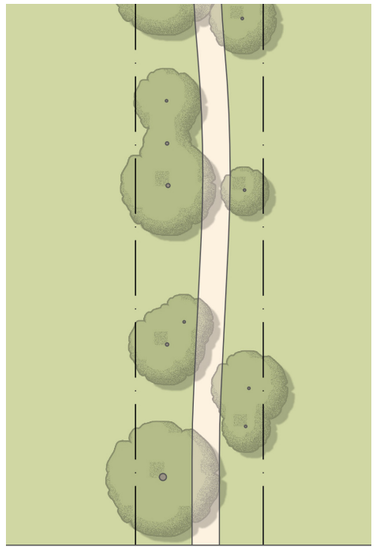


PS-V-5-5

Passage
(name) Passage
T4, T5
24 ft. ROW
N/A
N/A
N/A
N/A
N/A
N/A
12 ft. Planting Zone
Clustered
6 ft. Sidewalk each side
Not provided on this Thoroughfare

This Thoroughfare type will be privately owned and maintained.





PT-V-5+

Path
(name) Path
T4, T5
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Planting zone varies
Trees, ground cover, shrubs, lawn
5 ft. min. Sidewalk
Not provided on this Thoroughfare.

This Thoroughfare type will be privately owned and maintained.

Thoroughfare Type
CS Commercial Street
BV Boulevard

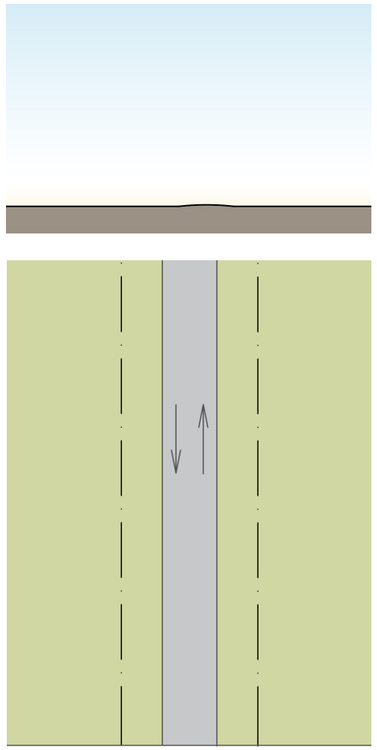
Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

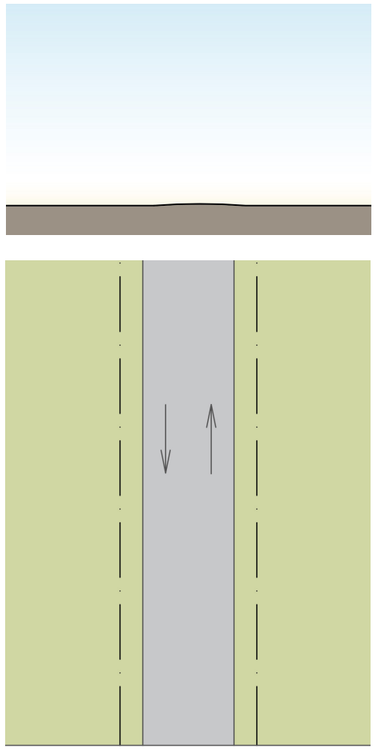
Notes



RA-30-12

Rear Alley
(name) Alley
T4, T5, T6
30 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk
Not provided on this Thoroughfare.

This Thoroughfare type will be privately owned and maintained.



FA-30-20

Fire Alley
(name) Alley
T4, T5, T6
ROW 30 ft
N/A
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk
20 foot clear width

This Thoroughfare type will be privately owned and maintained. Pavement may be widened for greater clear width.

Thoroughfare Type
RA Rear Alley
FA Fire Alley

Right-of-Way Width

Pavement Width

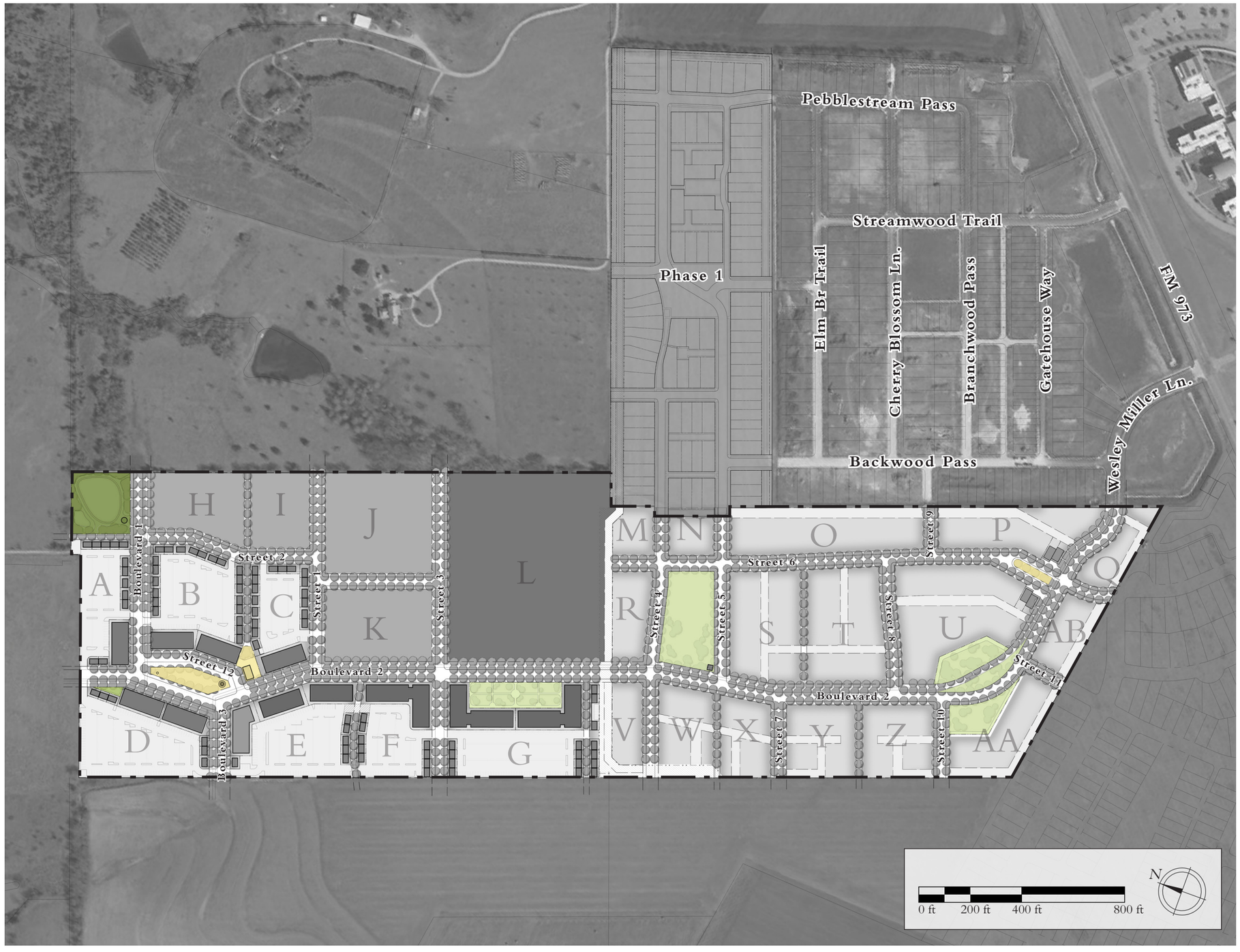
XX-##-##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

Thoroughfare Standards

The following apply to all Thoroughfares:

1. **Maintenance and Ownership.** All Front Thoroughfares accommodating vehicular traffic shall be dedicated as public Rights-of-Way. All other Thoroughfares shall be owned and maintained by a Property Owners Association (POA) and have public access easements.
2. **Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by a POA.
3. **Street Trees.** The following apply to street trees:
   - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by Warrant.
   - The Public Frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one Story.
   - At Retail Frontages, the spacing of trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
   - At Civic Spaces, the spacing of trees may be vary from the typical conditions described in these Thoroughfare Types and Standards in order to contribute to the character of the Civic Space.
   - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by Warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances.
   - Trees shall be maintained by a POA to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) For moving vans, buses, emergency vehicles, and the like.
4. **Utility Easements.** Typically, water and sewer shall be provided in Front Thoroughfares or Civic Spaces and other utilities shall be provided in Rear Thoroughfares, with easements in these Thoroughfares as required. Provision of utilities in easements on Building Sites shall be the exception and the location of last resort.
5. **Encroachments into Rights-of-Way.** Portions of buildings may be permitted to encroach over Rights-of-Way as consistent with the Building Site Standards.
6. **Proposed Fire Apparatus Access.** This access, which may be provided by Thoroughfares or Civic Spaces, shall be paved or otherwise structurally stabilized with a clear width as required by the City of Taylor and a 15-foot inside turning radius (*see Fire Apparatus Access Diagram*).
7. **Thoroughfare Alignments.** Intersection angles and offsets are permitted if consistent with the Master Plan or minor adjustments therein. Thoroughfares may have offset intersections or intersections at angles other than 90 degrees as a means of calming traffic.
8. **Alley Length.** Maximum cul-de-sac length does not apply to alleys.
9. **Turn Lanes.** Turn lanes may be required at intersections per traffic impact analysis.
10. **Thoroughfare Names.** The names of Thoroughfares shall end with the respective Thoroughfare Type name (aka suffix). More specifically, the Thoroughfare name shall end with Street, Boulevard, Passage, Path, or Alley as indicated on the Thoroughfare Types Plan and in these Thoroughfare types standards.



Civic Space Types

- Park
- Green
- Square

Total Civic Space: **5.43 acres**

Total Site Area: **99.93 acres**

Civic Space Ratio: **5.43%**

T4 Neighborhood General Zone

T5 Neighborhood Center Zone



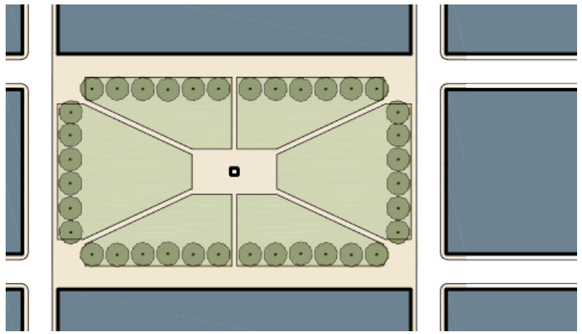
Park

A large Civic Space available for recreation, often serving an entire neighborhood or region. A Park is usually located at the neighborhood edge and is often shaped by buildings, but may give way to nature at some of its perimeter. Its landscape may include paved paths and unpaved trails, open lawn, trees, ponds, and other natural features, all with a naturalistic character requiring limited maintenance. A very large Park serving as a corridor is a greenway.



Green

A medium Civic Space available for recreation. A Green is typically shaped by buildings and its landscape consists mostly of lawn and trees with a naturalistic character requiring limited maintenance.

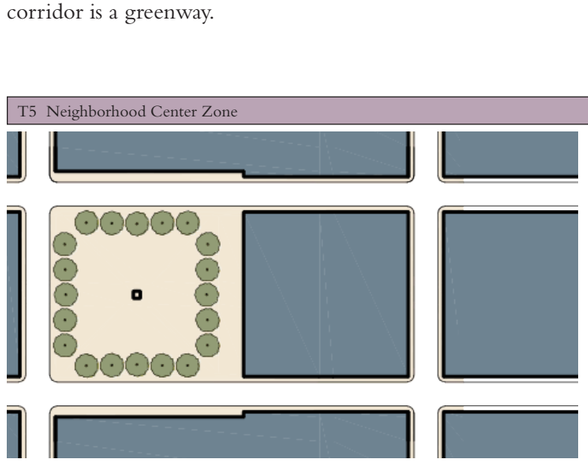


Square

A small-to-medium Civic Space, typically at the intersection of important Thoroughfares. A Square (which need not be "square" shape) is shaped by buildings, some or all of which may be mixed-use, and its landscape consists of paved walks, lawn, trees, and civic buildings with a formal character which may require substantial maintenance.

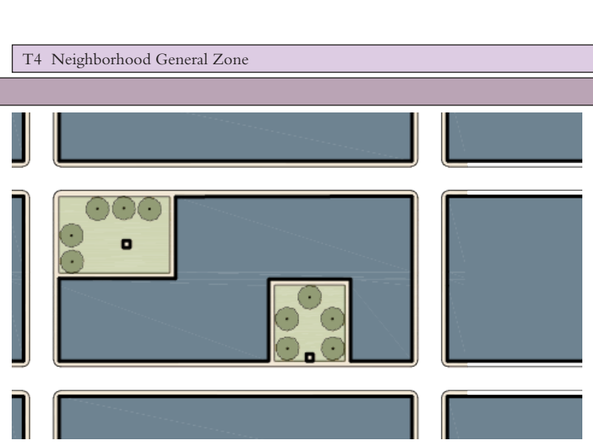
T4 Neighborhood General Zone

T5 Neighborhood Center Zone



Plaza

A Civic Space which is predominantly paved. A Plaza is circumscribed by Frontages, although not necessarily Thoroughfares, and is typically found in the center of a town or city. A Plaza is often fronted with mixed-use or Commercial buildings, as the hardscape is ideal for outdoor seating.



Pocket Park

A small Civic Space suitable for socializing, eating, and resting. Pocket Parks may be equipped with benches and/or movable tables and chairs, plantings, and public art. They are typically located alongside a Thoroughfare or within a block, visible from a Thoroughfare.



Playground

A Civic Space designed and equipped for children's recreation and adult supervision. They are typically interspersed in residential areas, within a block, or within any Civic Space.

Civic Space Standards

The following apply to all Civic Spaces:

1. **Maintenance and Ownership.** All Civic Spaces shall be owned and maintained by a POA and have public access easements.
2. **Allocation of Civic Space.** A minimum of 5% of the gross area of the community shall be Civic Space (*see Civic Space Plan*). This area shall include stormwater management features that are designed as part of a Civic Space and shall not include stormwater management features not designed as part of a Civic Space. Refinements to the location and area of Civic Spaces in the master plan are anticipated, but shall continue to meet this requirement.
3. **Sidewalks.** Civic Spaces shall have Sidewalks sufficient to provide access to all Enfronting Building Sites and provide connectivity to adjacent Front Thoroughfares and Civic Spaces.
4. **Landscaping.** Landscaping for Civic Spaces, storm water management ponds, and other landscaped areas shall comply with applicable City requirements.
5. **Stormwater Management Facilities.** Where storm-water management facilities are included in a Civic Space, they shall be designed to be compatible with the character of the Civic Space.
   a. Dry facilities shall be landscaped to act as an open lawn or space for other unstructured recreation when dry, and shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
   b. Wet facilities shall be designed to look like natural ponds with gently sloping edges rather than steep banks. Wet ponds shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
   c. Maintenance berms and/or maintenance access shall be accounted for in both wet and dry facilities.
6. **Recreation Areas.** Swimming pools, recreation courts (tennis, pickle ball, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within Civic Space.

The following apply to all Building Sites:

1. **Dwelling Size.** There is no minimum dwelling size.
2. **Number of Buildings and Units.** Building Sites may have more than one building. Building Sites with multiple Frontages may have two accessory units provided that one faces the Secondary Frontage.
3. **Accessory Unit Square Footage.** The net square footage of an Accessory Unit within a primary building or an outbuilding shall not exceed 800 square feet, excluding the stair, landings, and any parking areas.
4. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the Permitted Encroachment Table. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, ornamental features, and the like may encroach into any setback. All encroachments into utility easements are subject to the terms of the easement (*see Permitted Encroachments Table*).

Permitted Encroachments Table

	Setbacks Facing Frontages	Setbacks Not Facing Frontages	Thoroughfares (incl. ROW) [iv]
Patios [i]		•	
Decks [i]		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps [i]	•	•	
Porches and Steps [ii]	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
At Commercial Uses Only			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades [iii]	•	•	•
Colonnades [iii]	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings [iv]	•		•

Notes:

i. May encroach into setbacks up to 6 feet.

ii. May encroach into setbacks up to 12 feet.

iii. To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.

iv. Conditioned habitable space may encroach into the ROW above an Arcade or Colonnade, with a license agreement and if a 12'-6" height clearance is maintained below.

5. **Prohibited Uses.** The following uses, whether primary or accessory, shall be prohibited:
   - Adult Entertainment
   - Automobile and/or Truck Washing Facility
   - Automobile Body Repair Shop
   - Automobile Fueling Station
   - Cell Towers exposed to view
   - Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling
   - Commercial Amusement, Outdoor
   - Commercial Kennels and Animal Husbandry
   - Commercial Stable
   - Concrete or Asphalt Batching Plant
   - Construction and Demolition Debris Disposal Facility
   - Distribution Facilities
   - Solid Waste Incinerators
   - Junk & Wrecked Vehicle Salvage Yard Facility
   - Methane Recovery Facility associated with Soil Removal
   - Mineral Extraction and Surface Mining
   - Motor Vehicle Impound lots
   - Mover Storage Facility
   - Moving Truck and Trailer Rental
   - Outdoor Vending Machines, except those for bikes, scooters, etc.
   - Paint Mixing & Spraying Facility
   - Petroleum or Related Products Refining or Distributor
   - Plastic & Rubber Products Manufacture
   - Race Tracks
   - Recycling and Salvage Center (except architectural salvage)
   - Salvage Motor Vehicle Auction or Pool Facility
   - Sanitary Landfill
   - Shooting Range, Outdoor
   - Solid Waste Disposal Facility
   - Truck Stop
   - Truck Terminals
   - Wind Energy Conversion System, Large Wind Farms
   - Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, etc.). Impacts confined to this community are not considered adverse.

T4: Neighborhood General Zone



a.	Building Site Dimensions	
	Building Site Width	120 ft. max.
	Building Site Coverage	80% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	6 ft. min., 18 ft. max.
(b.2)	Front Setback (Secondary)	6 ft. min., 18 ft. max.
(b.3)	Side Setback	0 ft. min.
(b.4)	Rear Setback	1 ft. min.
	Primary Frontage Buildout	60% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	20 ft. + (b.1) min.
(c.2)	Front Setback (Secondary)	6 ft. min., 18 ft. max.
(c.3)	Side Setback	0 ft. min.
(c.4)	Rear Setback	1 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	3 stories max.
(d.2)	Outbuilding	3 stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	permitted
	Terrace and Light Court	permitted
	Forecourt	permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	not permitted

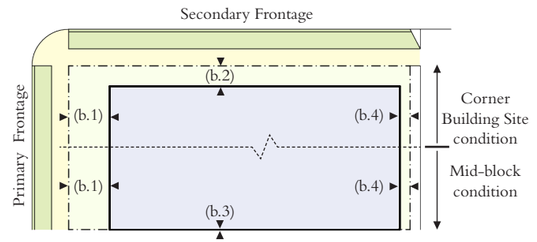
f. Building Uses

Additional uses may be approved by Warrant.

Residential	**Limited Residential:** Up to 6 dwelling units and in addition 2 accessory dwelling units are permitted on each Building Site.
Lodging	**Limited Lodging:** The number of bedrooms available for lodging shall be limited to 16. Breakfast may be provided to overnight guests before noon each day.
Office	**Limited Office:** The area available for office use shall be limited to the first Story of the principal building or to an accessory building. Home occupation is permitted.
Retail	**Limited Retail:** The area available for Retail use shall be limited to the first Story on corner Building Sites.
Manufacturing	**Limited Manufacturing:** Manufacturing uses shall be limited to the first Story on corner Building Sites (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

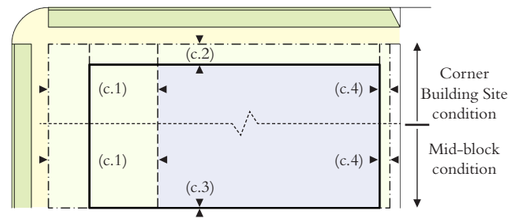
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the Building Site Lines as shown.
- Facades shall be built along the Primary Frontage to the specified Primary Frontage buildout percentage (measured as a percentage of the Building Site width). The Primary Frontage buildout requirement does not apply at Secondary Frontages.



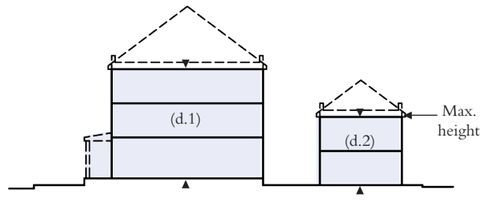
c. Setbacks: Outbuilding

- The Outbuilding shall be distanced from the Building Site Lines as shown.



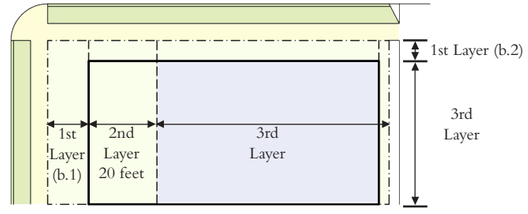
d. Building Height

- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: Civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.

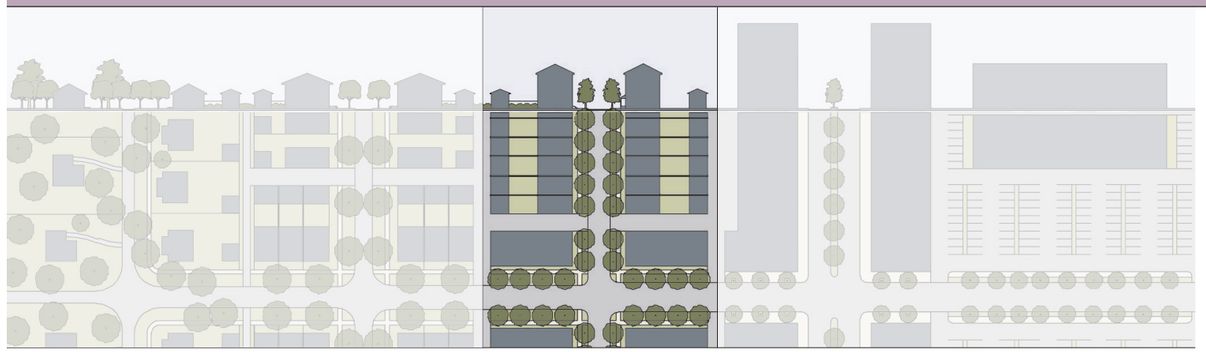


Parking Placement

- Parking on Building Sites (whether open, covered, or enclosed) shall only be provided within the third Layer. Garages are permitted within Liner Buildings in the second Layer, and may be permitted elsewhere in the first or second Layer by Warrant.
- Parking shall be accessed by a rear alley when such are provided.



T5: Neighborhood Center Zone



a.	**Building Site Dimensions**	
	Building Site Width	180 ft. max.
	Building Site Coverage	95% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	0 ft. min., 12 ft. max.
(b.2)	Front Setback (Secondary)	0 ft. min., 12 ft. max.
(b.3)	Side Setback	0 ft. min.
(b.4)	Rear Setback	4 ft. min.
	Primary Frontage Buildout	70% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	40 ft. max. from rear prop.
(c.2)	Front Setback (Secondary)	0 ft. min., 12 ft. max.
(c.3)	Side Setback	0 ft. min.
(c.4)	Rear Setback	1 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	5 Stories max.
(d.2)	Outbuilding	3 Stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	not permitted
	Terrace and Light Court	permitted
	Forecourt	permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	permitted

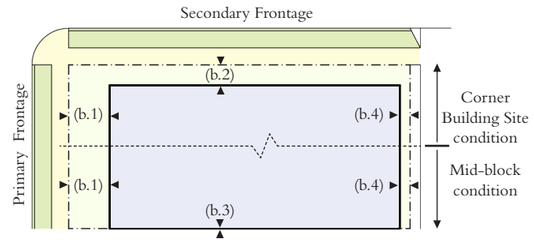
f. Building Uses

Additional uses may be approved by Warrant.

Residential	**Open Residential:** There shall be no maximum number of dwelling units for a Building Site.
Lodging	**Open Lodging:** There shall be no maximum number of rooms available for Lodging on a Building Site. Food service may be provided at any time. The maximum length of a stay shall not exceed 90 days.
Office	**Open Office:** Office uses are permitted.
Retail	**Open Retail:** Retail uses are permitted.
Manufacturing	**Open Manufacturing:** Manufacturing uses are permitted (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair). Artifacts shall not be stored where visible from Frontages.
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

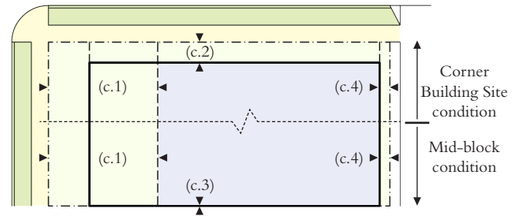
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the Building Site Lines as shown.
- Facades shall be built along the Primary Frontage to the specified Primary Frontage buildout percentage (measured as a percentage of the Building Site width). The Primary Frontage buildout requirement does not apply at Secondary Frontages.



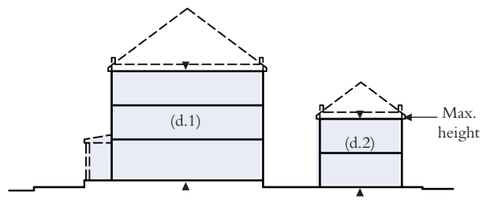
c. Setbacks: Outbuilding

- The Outbuilding shall be distanced from the Building Site Lines as shown.



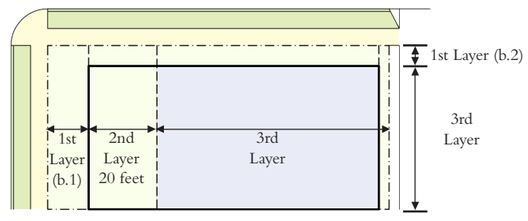
d. Building Height

- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: Civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking on Building Sites (whether open, covered, or enclosed) shall only be provided within the third Layer. Garages are permitted within Liner Buildings in the second Layer, and may be permitted elsewhere in the first or second Layer by Warrant.
- Parking shall be accessed by a rear alley when such are provided.



Architectural Standards

The following requirements apply to all Building Sites:

1. **Building Entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the Primary Frontage of that Building Site. The primary entrance to accessory buildings may face any Thoroughfare type.
2. **Facades.** Facades shall be built parallel to a rectilinear Primary Frontage Line or to the chord of a curved Primary Frontage Line.
3. **Ground Floor Grading.** At the ground floor, residential and bedrooms in lodging uses shall be raised a minimum of 2 feet from the average Sidewalk grade at Frontages for the purpose of establishing privacy. Ground floor units of Multi-family buildings with 8 or more units shall have direct access to Sidewalks from the unit.
4. **First-Story Glazing.** The first Story of each Facade shall be glazed with clear glass for a minimum of 30% of the wall area of the first Story, with each Facade being calculated independently.
5. **Upper-Story Glazing.** Above the first Story of each Facade, openings shall be glazed with clear glass for a maximum of 50% of the wall area above the first Story, with each Facade being calculated independently.
6. **Storefront Glazing.** At storefronts, the first Story of the Facade shall be glazed with clear glass for a minimum of 70% of the wall area of the first Story and shaded by an awning or canopy that extends over the Sidewalk.
7. **Pitched Roofs.** Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
8. **Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.
9. **Frontage Access.** Where more than 8 Dwelling Units are present
10. **Signs.** The following sign standards apply to all signs:
    - One blade sign for each business entrance may be installed perpendicular to the Facade. Such a sign shall not exceed 6 square feet and shall clear the Sidewalk by 8 feet.
    - One band sign may be incorporated into the Facade of each storefront. Such a sign shall not exceed 3 feet in height by any length.
    - Signage may be externally illuminated or neon.



Example of a blade sign.



Example of a band sign.

Landscape Standards

1. **Frontage Landscaping.** Landscaping on Building Sites is only required at Frontages unless noted otherwise and required plantings shall comply with City requirements.
    - **Front Yard Trees.** Front yards of a depth greater than 12 feet require one deciduous tree of a minimum height of 30 feet at maturity and one additional tree for every 18 linear foot of Frontage not occupied by a terrace, stoop, or porch.
    - **Lawn.** Lawn is prohibited at Frontages in T5 and in all zones where the lawn area is 6 feet or less in either dimension.
    - **Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 inches.
    - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
    - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
2. **Fences.** A hedge, fence, or wall along a shared rear or side Building Site Line shall be no closer than 5 feet to another fence. Alternatively, neighbors may share a single hedge, fence, or wall along a shared side or rear Building Site Line. Fences within the first Building Site Layer shall be painted.

Parking Standards

1. **Parking Requirements.** There shall be no minimum or maximum parking requirements.
2. **Visibility.** Visibility of parking lots from Frontages shall be minimized using buildings, walls, and/or landscaping. Parking lots not facing Frontages need not provide screening from adjacent Building Sites.
3. **Connections.** Parking lots on adjacent private lots shall connect to one another.
4. **Surfacing.** Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.
5. **Light Spillover.** Given the intention of making parking lots as compact as possible and creating shared access from one owner's parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
6. **Landscaping.** Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces, or parking lots of two drive aisles or less in width, are both in either circumstance exempt from landscaping requirements.

Accessory Dwelling Unit: a Dwelling Unit sharing ownership and utility connections with a Primary Building.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Building Site with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure, open or enclosed, connecting a Primary Building to an Outbuilding.

Band Sign: a band of lettering across the entire width of a building or storefront.

Blade Sign: a two-sided sign board hung from a projecting element at 90 degrees to the building Facade.

Block: the aggregate of Building Sites, pedestrian Front Thoroughfares, Civic Spaces, Rear Thoroughfares, and parking lots circumscribed by vehicular Front Thoroughfares.

Building Site: a parcel of land accommodating a building or buildings of unified design, sometimes referred to as a Lot. The size of a Building Site is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Building Site Coverage: the maximum area of a Building Site that may be occupied by a structure. Building Site Coverage is expressed as a ratio. Arcades, open porches, decks, terraces, and stoops are excluded from the calculation.

Building Site Layer: a range of depth of a Building Site within which certain elements are permitted. *See Definitions: Illustrated.*

Building Site Line: *See Definitions: Illustrated.*

Building Site Width: the length of the Primary Frontage Line of a Building Site.

Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See Definitions: Illustrated.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system.

Driveway: a vehicular lane within a Building Site, often leading to a garage.

Dwelling Unit: One (1) or more rooms, which are arranged, designed, used, or intended to be used for occupancy by a single family or a group of persons living together or by a single person. Individual bathrooms and complete kitchen facilities permanently installed are not necessarily provided. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall constitute a separate dwelling unit. Apartment units in apartment hotels are dwelling units.

Effective Turning Radius: *See Definitions: Illustrated.*

Elevation: *See Definitions: Illustrated.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with an architectural element, so that it exceeds the limit into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any architectural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: *See Definitions: Illustrated.*

Fire Alley: *See Thoroughfare Types*

Frontage: *See Definitions: Illustrated.*

Frontage Line: *See Definitions: Illustrated.*

Frontage Buildout: That portion of a Setback Line which shall have a building Facade on it.

Gallery: *See Definitions: Illustrated.*

Green: *See Civic Space Types.*

Liner Building: a building specifically designed to mask a parking lot, Parking Structure or other use detrimental to walkability from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. (Syn. flexhouse.)

Lodging: Premises available for short-term human habitation, including daily and weekly rental.

Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their Retail sale except when such activity creates adverse impacts.

Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding Retail sales and manufacturing.

Open Space: land intended to remain undeveloped; it may be used for Civic Space.

Outbuilding: a building, usually located toward the rear of the same Building Site as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See Definitions: Illustrated.*

Park: *See Civic Space Types.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pavement Radius: *See Definitions: Illustrated.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See Civic Space Types.*

POA: Property Owners Association.

Primary Building: the main building on a Building Site, usually located toward the Frontage. *See Definitions: Illustrated.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See Definitions: Illustrated. See* **Frontage.**

Private Frontage: *See Definitions: Illustrated. See* **Frontage.**

Public Frontage: *See Definitions: Illustrated. See* **Frontage.**

Rear Alley (RA): a vehicular way located to the rear of Building Sites providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or occasionally with roll Curbs at the edges.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by these PD Standards

Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.

Retail: Premises available for the Commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.

Right-of-Way (ROW): *See Definitions: Illustrated.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3).

Secondary Frontage: *See Definitions: Illustrated.*

Setback: the area of a Building Site measured from the Building Site Line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on the Building Site Standards. *See Definitions: Illustrated.*

Sidewalk: the paved section of the Public Frontage dedicated primarily to pedestrian activity.

Square: S*ee Civic Space Types.*

Stoop: *See Definitions: Illustrated.*

Storefront: a Private Frontage conventional for Retail Use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity.

Swale: a low or slightly depressed natural area for drainage.

T-zone: *See* **Transect Zone.**

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Building Sites and Civic Spaces, consisting of Vehicular Lanes and the Public Frontage. *See the following page.*

Transect: a cross-section of the environment showing a range of different habitats. Used in the SmartCode template, the rural-urban Transect of the human environment is divided into six Transect Zones that describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. *See The Transect*

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the Building Site and building and Public Frontage. *See The Transect*

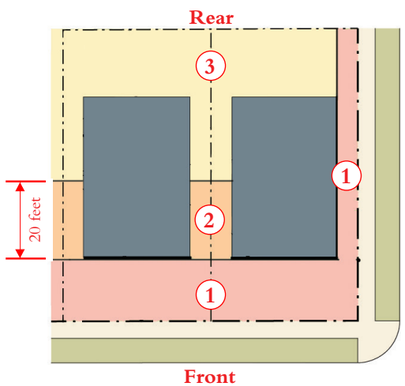
Turning Radius: the curved edge of a Thoroughfare, measured at the inside edge of the vehicular tracking. At a crosswalk, the smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Definitions: Illustrated.*

Use: the function or functions accommodated by a building and its Building Site, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing.

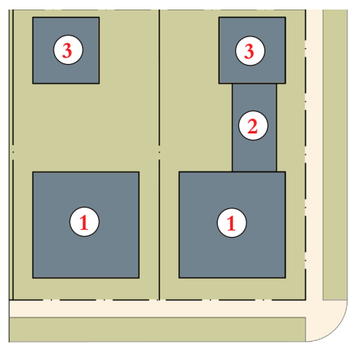
Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but is justified by its Intent. Warrants are granted administratively.

Building Site Layers



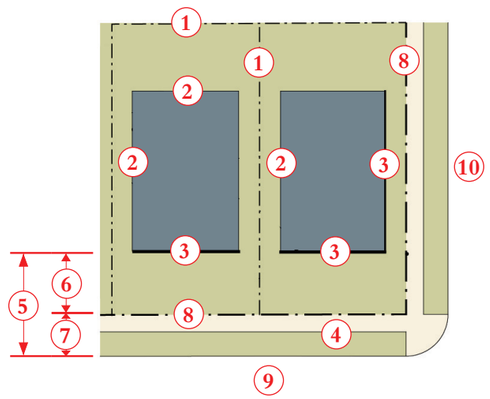
1. 1st Layer
2. 2nd Layer
3. 3rd Layer

Principle Building & Outbuilding



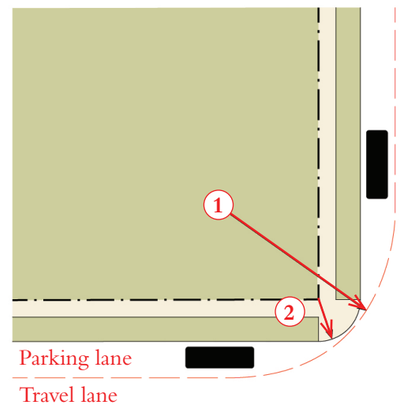
1. **Primary Building**
2. **Backbuilding**
3. **Outbuilding**

Building Site Lines & Frontages



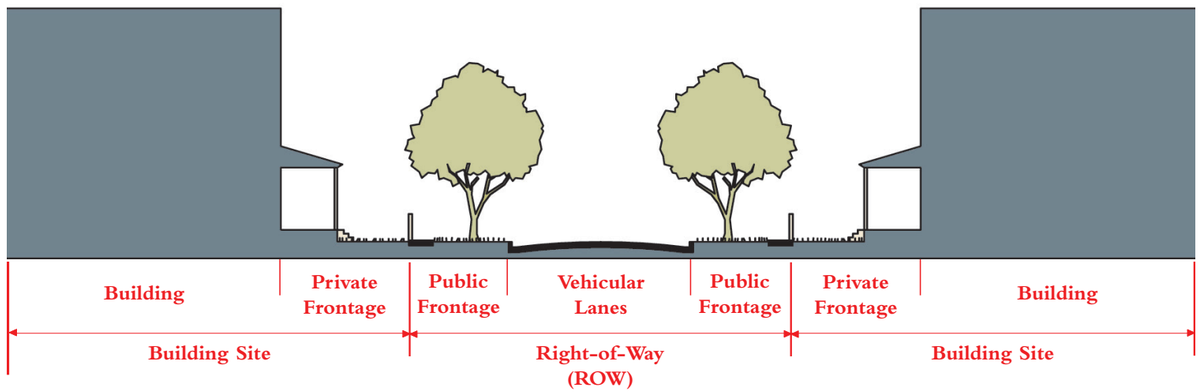
1. **Building Site Line**: the boundary that legally and geometrically demarcates a Building Site.
2. **Elevation**: an exterior wall of a building not facing a Frontage Line.
3. **Facade**: the exterior wall(s) of a building that is (are) set along a Frontage Line. Facades face Frontage Lines and define the public realm, and are therefore more highly regulated than the Elevations facing other Building Site Lines.
4. **Right-of-Way (ROW):** the composite public area dedicated to circulation, including vehicular lanes pedestrian paths and walks, and the Public Frontage.
5. **Frontage:** the area between a building Facade and a Thoroughfare or Civic Space, inclusive of its various built and planted components. Frontage is divided into Private Frontage and Public Frontage.
6. **Private Frontage:** the privately held Layer between the Frontage Line and the Primary Building Facade.
7. **Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line.
8. **Frontage Line:** the line between the Public and Private Frontage, (Primary or Secondary). The Frontage Line is coincident with the Building Site Line(s), at Frontages.
9. **Primary Frontage:** on Building Sites with multiple Frontages, the Frontage which will bear the address and primary entrance to the building.
10. **Secondary Frontage:** on Building Sites with multiple Frontages, the Frontage(s) that are not the Primary Frontage.

Turning Radius



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.

Thoroughfare & Frontages



Private Frontages

Common Lawn: a Facade set back substantially from the Frontage Line. The front yard shall remain unfenced and shall be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front Porch is encouraged but not required, as social interaction from the Sidewalk is unlikely at such a distance.



Porch: a Facade is set back from the Frontage Line with a front Porch. The Porch should be within conversation distance of the Sidewalk. Hedges, fences, or garden walls at the Frontage Line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.



Terrace and Light Court: a Facade is set back from the Frontage Line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the Sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.



Forecourt: a Facade is aligned close to the Frontage Line with a portion of it set back. The Forecourt created is suitable for a garden or auto court providing a transition from the public Sidewalk to the building entry. This type should be used sparingly. Trees within the forecourt should be placed to have their canopies overhanging the Sidewalks. The Facades on the Frontage Line shall be between 40% to 80% the width of the overall Frontage width. The intent is to create buildings which both hold the edge of the street, and create a generous interior courtyard space.



Stoop: a Facade is aligned close to the Frontage Line with the ground Story elevated from the Sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the Storefront. Stoops shall include a landing and steps, and may include a ramp. The landing shall be at least 5 feet deep and 5 feet wide, shall be no deeper than it is wide, and may or may not be covered.



Storefront and Awning: a Facade is aligned close to the Frontage Line with the entrance at Sidewalk grade. This type is common for Commercial Frontage. It is commonly equipped with a cantilevered shed roof, Awning, or Gallery. The absence of a raised ground Story generally precludes residential uses on the ground floor, although residential uses may temporarily be present where Commercial is anticipated in the future.



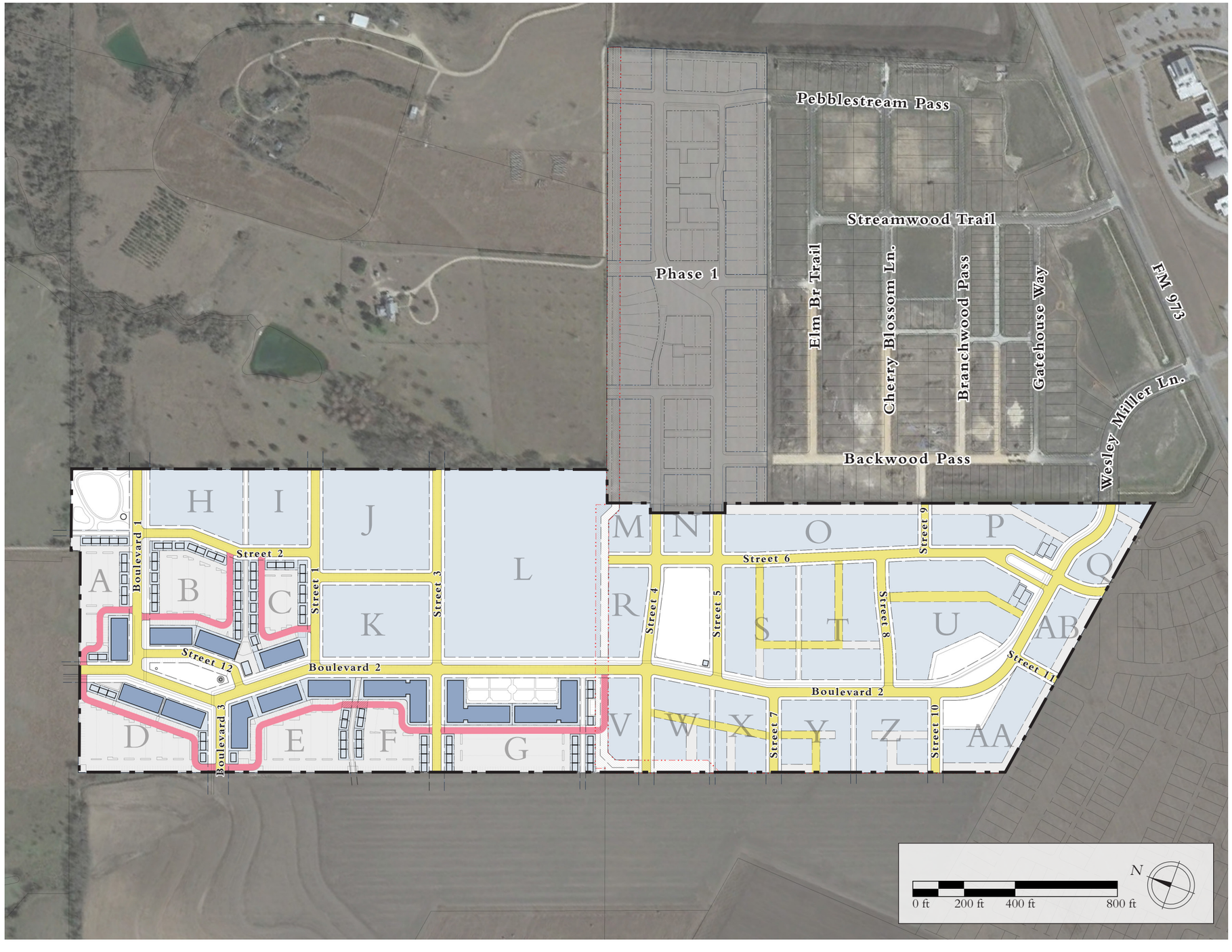
Gallery: a roof extends over the Sidewalk above while the building Facade remains at the Frontage line. This type is most common for Office, Retail, and Manufacturing uses. To be useful, the Gallery should be no less than 12 feet deep and should overlap the Sidewalk to within 2 feet of a vehicular lane so that a pedestrian must pass under it.



Arcade or Colonnade: An Arcade (arches) or Colonnade (columns and beams) is a structure including habitable space that extends over a Sidewalk supported by arches or columns, respectively, and open to the adjacent street or Civic Space. The ground Story remains at the Frontage Line while the Facade of the upper stories overlaps the Sidewalk. This type is most common for Office, Retail, and Manufacturing uses.

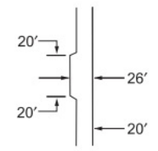



Wetlands
Pebblestream Pass
Phase 1
Streamwood Trail
Elm Br Trail
Cherry Blossom Ln.
Branchwood Pass
Gatehouse Way
FM 973
Wesley Miller Ln.
Wesley Miller Ln.
Backwood Pass
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
AA
AB
Boulevard 1
Boulevard 2
Boulevard 3
Street 1
Street 2
Street 3
Street 4
Street 5
Street 6
Street 7
Street 8
Street 9
Street 10
Street 11
Street 12
Wetlands
This plan illustrates one possible scenario for the distribution of Building Sites, uses, and buildings, which is subject to revision within the parameters of these PD Standards.
Constraints
Site Boundary
5-foot Contours
1-foot Contours
Wetlands
Utility Easements
Master Plan
Residential Lots
Build-to-Rent (BTR)
Live-Work
Multi-Family
Liner Buildings
Mixed Use (Office over Commercial)
Mixed Use (Multi-Family over Office)
School Site
Civic
0 ft
200 ft
400 ft
800 ft
N



Fire Apparatus Access Notes

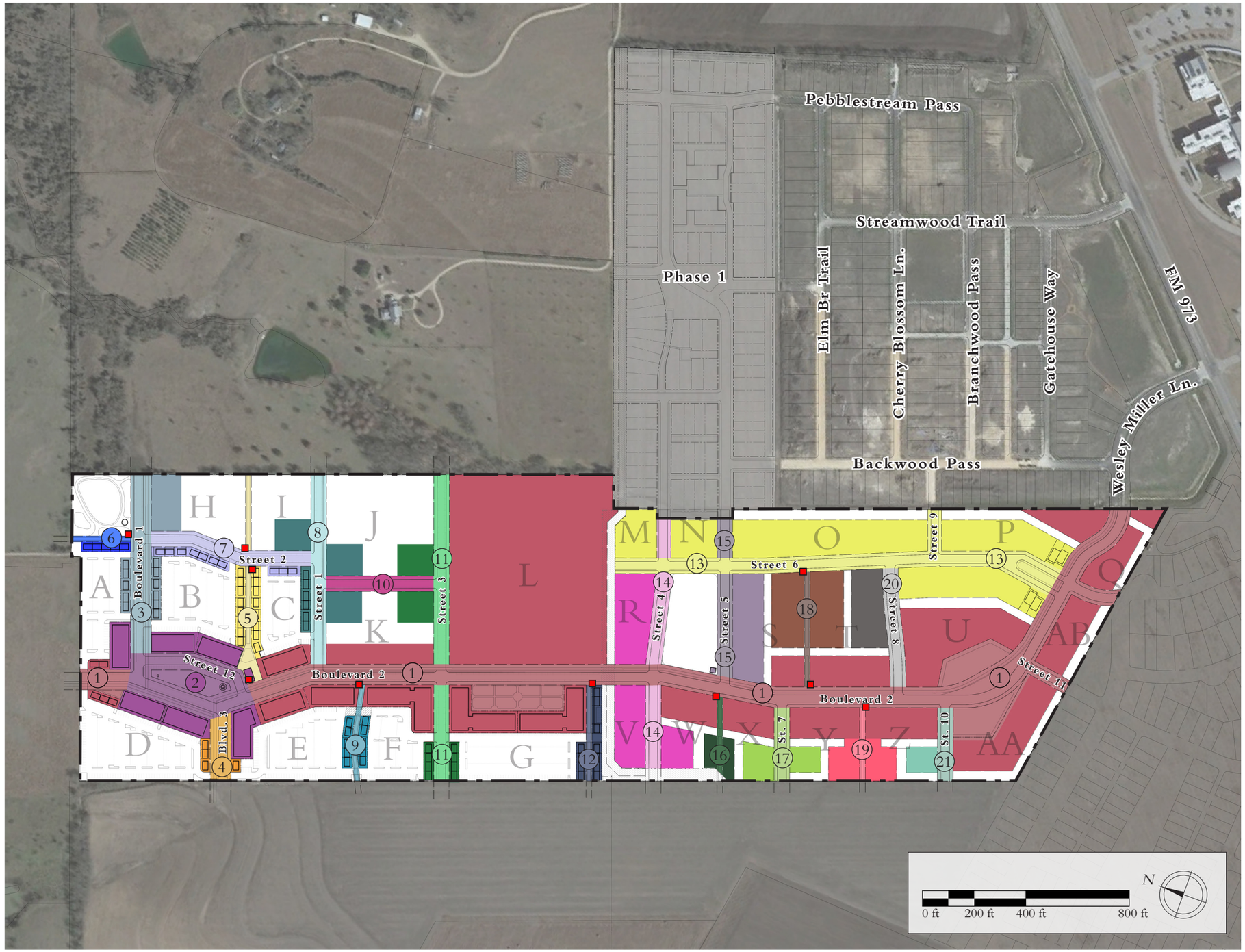
1. Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. For buildings 30 feet tall or greater:
   - Fire Apparatus Access Roads shall be 26 feet clear minimum.
   - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
   - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

Key

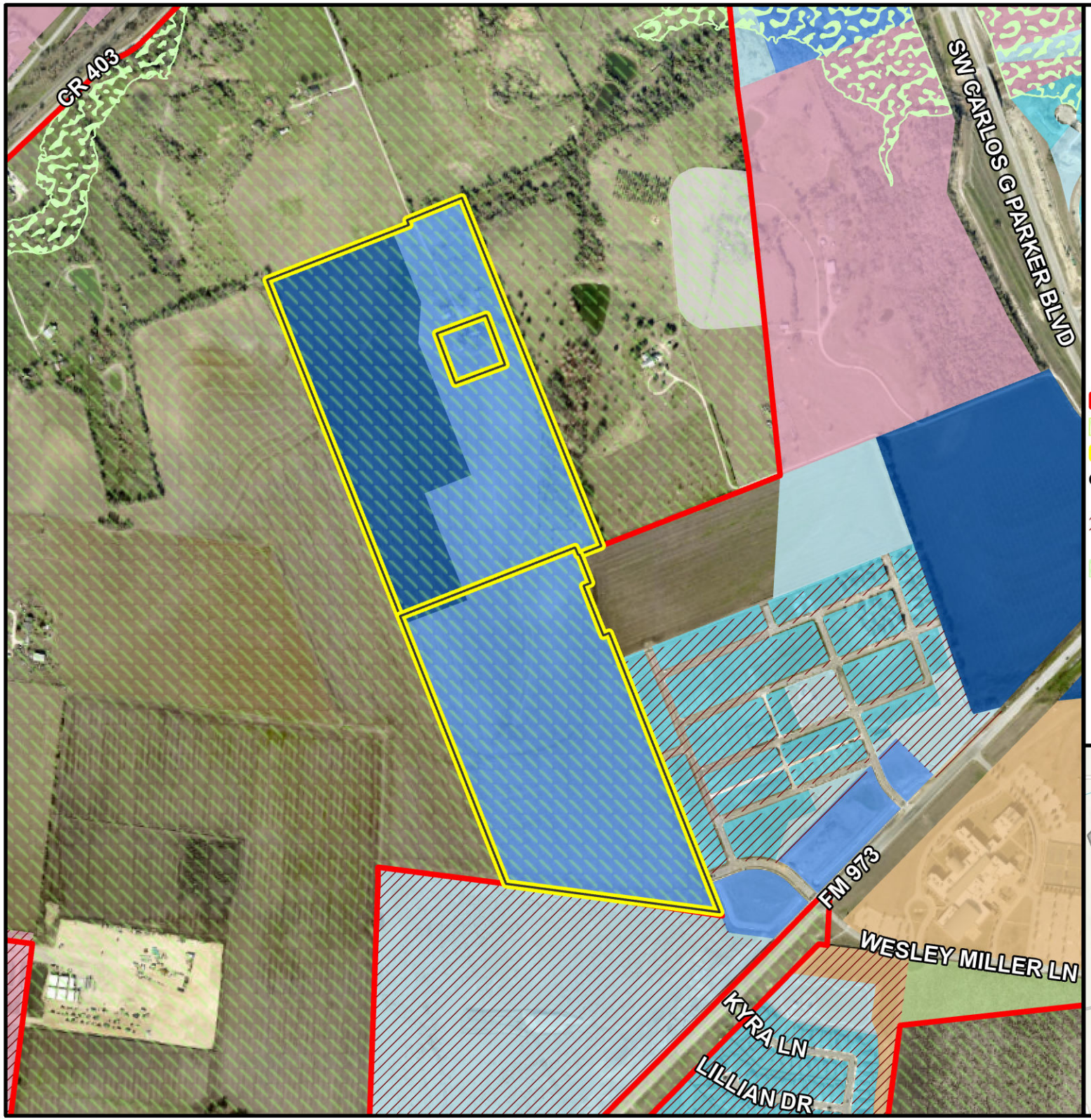
- 26-foot Fire Apparatus Access Road
- 20-foot Fire Apparatus Access Road
- Buildings over 30 feet
- Lots with buildings under 30 feet



Thoroughfare Names and Addressing Key

1. _____ Boulevard
2. _____ Square (To match proper name of 1)
3. _____ Boulevard
4. _____ Boulevard
5. _____ Way
6. _____ Way
7. _____ Street
8. _____ Street
9. _____ Street
10. _____ Street
11. _____ Street
12. _____ Way
13. _____ Street
14. _____ Street
15. _____ Street
16. _____ Way (To match proper name of 15)
17. _____ Street
18. _____ Way
19. _____ Way
20. _____ Street
21. _____ Street

■ Sign with unit numbers



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1920

Generally located west of Backwood Pass
Rezoning & Annexation
Proposed Zoning Map
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property

Overlay Zoning

- Planned Development Overlay
- P1: Nature

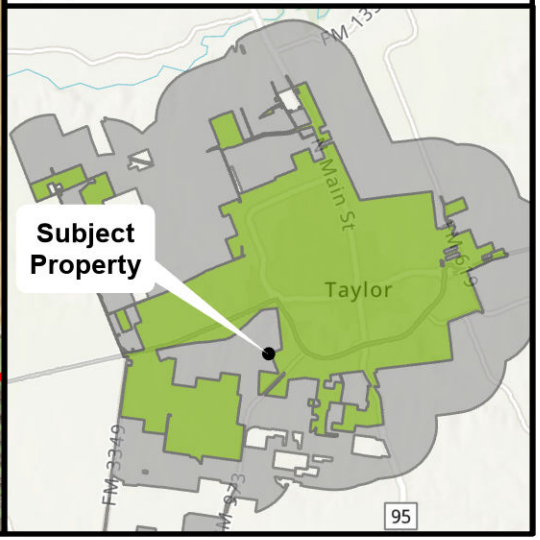
Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- CS: Civic Space
- Unknown

N

0 760 1,520

Feet



City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	819 Hackberry Street
Legal Description:	AW0661 AW0661 -Winsett, J. Sur, Acres 0.653, Tract AKA High School, Block 1, Lot 1 (R017261)
Date Submitted:	10/10/2023
Current Place Type:	P3 – Neighborhood
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Infill
Requestor:	Jo Anna & Timothy McGinnis
Staff Analysis:	The requestor desires the P4 Place type to continue operating the Pecan Manor Bed & Breakfast business. The existence of the existing business being operated from this building plus its proximity to the Old Taylor High School is an appropriate location for P4 Place type and mixed-use, walkable neighborhoods. The P4 Place type was recently approved for 902 Hackberry Street. This recommendation is consistent with this recent decision by the City Council in the immediate vicinity of 819 Hackberry Street.
Staff Recommendation:	Approval for Place type P4 at 819 Hackberry Street.
P&Z Recommendation:	

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Jo Anna and Timothy McGinnis

Address for the proposed zoning change: 819 Hackberry St., Taylor, Tx 76574

Phone: 501-993-4076 E-mail: tm9010@yahoo.com

Proposed Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
(P3 - Neighborhood)	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	(P4 – Mix)
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

- We would like to continue running a business on our property & be zoned so others can also (Pecan Manor Bed and Breakfast)

If you have any questions or need help completing this form, please call 512-365-3863

☑ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Jo Anna McGinnis Signature: Jo Anna McGinnis Date: 10/10/2023

Owner Name 2: Timothy McGinnis Signature: [signature] Date: 10/10/2023

- **Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov**



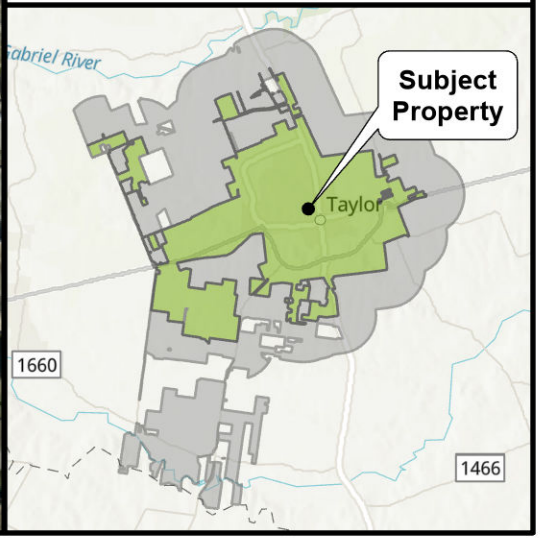
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1911

819 Hackberry St.
Rezoning
Location Map
Approximately 0.7 acres

- City Limits
- Subject Property
- Parcels

N 0 200 400
Feet



City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	217 S. Main Street
Legal Description:	AW0214 AW0214 – Eaves, J.C.Sur, 9.335 acres (R051473)
Date Submitted:	10/24/2023
Current Place Type:	P4 – Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Employment: Neighborhood
Requestor:	Jordan Grier
Staff Analysis:	This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St. The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.
Staff Recommendation:	Approval of Place Type EC at 217 S. Main St.
P&Z Recommendation:	

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map
3. Applicants letter

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Texas Cotton Growers Cooperative Association

Address for the proposed zoning change: 217 S. Main, Taylor, Tx 76574

Phone: 512-713-8448 **E-mail:** jordan.grier@taylorcompress.com

Proposed Place Type Zoning (Circle One)	**Requested Place Type Zoning** (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
(P4 – Mix)	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	(EC – Employment Center)
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

These parcels of land are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. Typical building sizes of 250' x 600'.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Jordan Grier Signature: Jordan Grier Date: 10/24/2023

Owner Name 2: _____ Signature: _____ Date: _____

- **Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov**

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

The following parcels are submitted for consideration under this application:

R015558 Texas Cotton Growers Cooperative Association
R015559 Texas Cotton Growers Cooperative Association
R051473 Texas Cotton Growers Cooperative Association
R015568 Texas Cotton Growers Cooperative Association
R510028 Texas Cotton Growers Cooperative Association
R015636 Texas Cotton Growers Cooperative Association
R019206 Texas Cotton Growers Cooperative Association
R327608 Texas Cotton Growers Cooperative Association

- **Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov**

TAYLOR COMPRESS
DIVISION OF
TEXAS COTTON GROWERS
Cooperative Association

October 24, 2023

Planning & Zoning Committee
400 Porter St.
Taylor, TX 76574

To Whom It May Concern:

I have been following this process at about the 10,000-foot level but I guess I should have been looking at it a little closer and making some noise. In the versions of the proposal that I have seen prior to this final draft, the properties for Taylor Compress located at 217 S. Main, and in District #1, were designated as Employment: Neighborhood as a future land use. This in my mind was no change from a M-1 Industrial as we had no more information to go on than seeing a grouping of three different Employment: "Types". At the time of the development of the future land use map it didn't seem like much was going to change with our properties; they were being characterized in a manner that seemed consistent with before and would probably hold the same development characteristics. I now see our properties have been designated as a P4: Mix based on the specific designation of employment: neighborhood and the development characteristics are drastically different that before. I cannot determine how this translation was made but believe that this designation will not be positive for agricultural service businesses long term and goes against the comprehensive plan adopted.

Taylor Compress has always been a major Employment Center for Taylor by aggregating regional agricultural products, storing them, and processing/sorting them for timely use as needed. Our business was founded where we were strategically located along the railroad with the ability for inbound transportation along state highways and Farm to Market roads as a means of delivery from regional cotton gins. At the time rail transportation was key with a large domestic textile industry. Today that isn't so much the case but continues to be a viable option if needed. I recall a discussion during the comprehensive plan amendment about employment centers being located along railroad tracks. This description certainly fits us.

I also believe I heard it said in the comprehensive planning discussions and meetings that Taylor wants to maintain its agriculture roots moving forward; I do not believe these changes accomplish this goal. Agriculture goes well beyond the notion of raising an animal, cultivating the ground, baling hay, planting a seed. These products have to be gathered, stored, processed, and delivered in order to be usable for the consumer. Taylor Compress and surrounding businesses are vital parts of Taylor's agriculture past, present, and hopefully future.

The type and manor in which our buildings are constructed and laid out may seem odd to many; many "smaller" buildings, unlike a modern distribution warehouse, on a large parcel totaling a large amount of square feet. However, this design is not only strategic but essential due to regulations set by USDA, and the ability to get insurance on the products we store. In industry

217 S. MAIN • P.O. BOX 391 • TAYLOR, TX 76574 • PHONE 512.365.5531 • FAX 512.352.5532
WWW.TAYLORCOMPRESS.COM

meetings I attend these issues continue to arise amongst the industry because of the nature of the products we handle and the amount of exposure we have in the event of a loss. Many of our post 1950's buildings are designed to hold a certain volume of cotton bales and are separated by 100' of clear space. This was done as a means to spread out the associated risk of storing large volumes of baled cotton and lowering the risk of an outbroke fire.

My interpretation of the place type zoning P4: Mix would not allow us to reconstruct buildings of similar shape and size to replace aging ones, or in the unfortunate event of disaster. In what is being touted as "Patterns of the Past: Tools for Our Future", only certain parts of Taylor's past seem to shine through. I strongly urge you to accept this request to change the place type zoning for parcels owned by Texas Cotton Growers Cooperative Association as well as other neighboring agricultural and industrial enterprises located adjacent to us to a place type of Employment Center that will ensure a future for the agricultural industry of Taylor.

If you have any questions, concerns, or just want to know more about us please feel free to reach out any time. My cell phone number is 512-713-8448

Respectfully,



Jordan Grier
General Manager

Office of the Secretary of State
Reports Unit
P.O. Box 12028
Austin, Texas 78711-2028
(Form 802)

Filed in the Office of the
Secretary of State of Texas
Filing #: 7923701 05/17/2023
Document #: 1247484840003
Image Generated Electronically
for Web Filing

PERIODIC REPORT - DOMESTIC NONPROFIT CORPORATION

File Number: **7923701**

1. The name of the corporation is: **TEXAS COTTON GROWERS COOPERATIVE ASSOCIATION**

2. It is incorporated under the laws of: **TEXAS, USA**

3. The name of the registered agent is: **Jordan L Grier**

4. The registered office address, which is identical to the business office address of the registered agent in Texas, is:
217 S Main, Taylor, TX, USA 76574

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

5. If the corporation is a foreign corporation, the address of its principal office in the state or country under the laws of which it is incorporated, is:

_____

6. The names and addresses of all directors of the corporation are:

Director 1: (Individual Name) **Rick Kruger**
Address: **5090 CR 100 Hutto, TX, USA 78643**

Director 2: (Individual Name)	Michael Brown
Address:	677 FM 132 Crockett, TX, USA 75835
Director 3: (Individual Name)	Tim Vrabel
Address:	4750 Cr 301 Bartlett, TX, USA 76511
Director 4: (Individual Name)	Joe Marek
Address:	PO Box 222 Rosebud, TX, USA 76570
Director 5: (Individual Name)	Melvin Marek
Address:	1401 CR 381 Granger, TX, USA 76530
Director 6: (Individual Name)	Steve Scarmado
Address:	PO Box 6747 Bryan, TX, USA 77805
Director 7: (Individual Name)	Tony Varisco
Address:	5354 Steele Store Road Bryan, TX, USA 77807
Director 8: (Individual Name)	Patrick DeStefano
Address:	3906 Esquire Ct. Bryan, TX, USA 77808
Director 9: (Individual Name)	Roger J Wilson
Address:	1204 Mount Vernon St. Ennis, TX, USA 75119
Director 10: (Individual Name)	Aaron Martinka
Address:	608 FM 2268 Holland, TX, USA 76534
Director 11: (Individual Name)	Luke Sell
Address:	304 CR 363 Rosebud, TX, USA 76570

7. The names, addresses and titles of all officers of the corporation are:

Officer 1: (Individual Name)	Patrick DeStefano	Title:	President
Address:	3906 Esquire Ct. Bryan, TX, USA 77808		
Officer 2: (Individual Name)	Jordan Grier	Title:	Secretary
Address:	17341 FM 112 Thrall, TX, USA 76578		
Officer 3: (Individual Name)	Jordan Grier	Title:	Treasurer
Address:	17341 FM 112 Thrall, TX, USA 76578		
Officer 4: (Individual Name)	Roger J Wilson	Title:	Vice-President
Address:	1204 Mount Vernon St Ennis, TX, USA 75119		

Execution:

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: May 17, 2023

Jordan Grier

Signature of authorized officer

FILING OFFICE COPY

TAYLOR COMPRESS
DIVISION OF
TEXAS COTTON GROWERS
Cooperative Association

October 24, 2023

Planning & Zoning Committee
400 Porter St.
Taylor, TX 76574

To Whom It May Concern:

I have been following this process at about the 10,000-foot level but I guess I should have been looking at it a little closer and making some noise. In the versions of the proposal that I have seen prior to this final draft, the properties for Taylor Compress located at 217 S. Main, and in District #1, were designated as Employment: Neighborhood as a future land use. This in my mind was no change from a M-1 Industrial as we had no more information to go on than seeing a grouping of three different Employment: "Types". At the time of the development of the future land use map it didn't seem like much was going to change with our properties; they were being characterized in a manner that seemed consistent with before and would probably hold the same development characteristics. I now see our properties have been designated as a P4: Mix based on the specific designation of employment: neighborhood and the development characteristics are drastically different that before. I cannot determine how this translation was made but believe that this designation will not be positive for agricultural service businesses long term and goes against the comprehensive plan adopted.

Taylor Compress has always been a major Employment Center for Taylor by aggregating regional agricultural products, storing them, and processing/sorting them for timely use as needed. Our business was founded where we were strategically located along the railroad with the ability for inbound transportation along state highways and Farm to Market roads as a means of delivery from regional cotton gins. At the time rail transportation was key with a large domestic textile industry. Today that isn't so much the case but continues to be a viable option if needed. I recall a discussion during the comprehensive plan amendment about employment centers being located along railroad tracks. This description certainly fits us.

I also believe I heard it said in the comprehensive planning discussions and meetings that Taylor wants to maintain its agriculture roots moving forward; I do not believe these changes accomplish this goal. Agriculture goes well beyond the notion of raising an animal, cultivating the ground, baling hay, planting a seed. These products have to be gathered, stored, processed, and delivered in order to be usable for the consumer. Taylor Compress and surrounding businesses are vital parts of Taylor's agriculture past, present, and hopefully future.

The type and manor in which our buildings are constructed and laid out may seem odd to many; many "smaller" buildings, unlike a modern distribution warehouse, on a large parcel totaling a large amount of square feet. However, this design is not only strategic but essential due to regulations set by USDA, and the ability to get insurance on the products we store. In industry

meetings I attend these issues continue to arise amongst the industry because of the nature of the products we handle and the amount of exposure we have in the event of a loss. Many of our post 1950's buildings are designed to hold a certain volume of cotton bales and are separated by 100' of clear space. This was done as a means to spread out the associated risk of storing large volumes of baled cotton and lowering the risk of an outbroke fire.

My interpretation of the place type zoning P4: Mix would not allow us to reconstruct buildings of similar shape and size to replace aging ones, or in the unfortunate event of disaster. In what is being touted as "Patterns of the Past: Tools for Our Future", only certain parts of Taylor's past seem to shine through. I strongly urge you to accept this request to change the place type zoning for parcels owned by Texas Cotton Growers Cooperative Association as well as other neighboring agricultural and industrial enterprises located adjacent to us to a place type of Employment Center that will ensure a future for the agricultural industry of Taylor.

If you have any questions, concerns, or just want to know more about us please feel free to reach out any time. My cell phone number is 512-713-8448

Respectfully,

Jordan Grier
General Manager



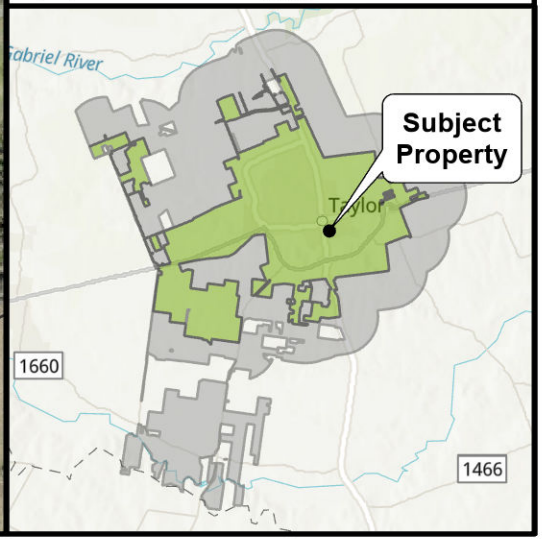
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1911

217 S. Main St. (R051473)
Rezoning
Location Map
Approximately 9.3 acres

City Limits
Subject Property
Parcels

N 0 500 1,000
Feet



City of Taylor
Place Type Change Request

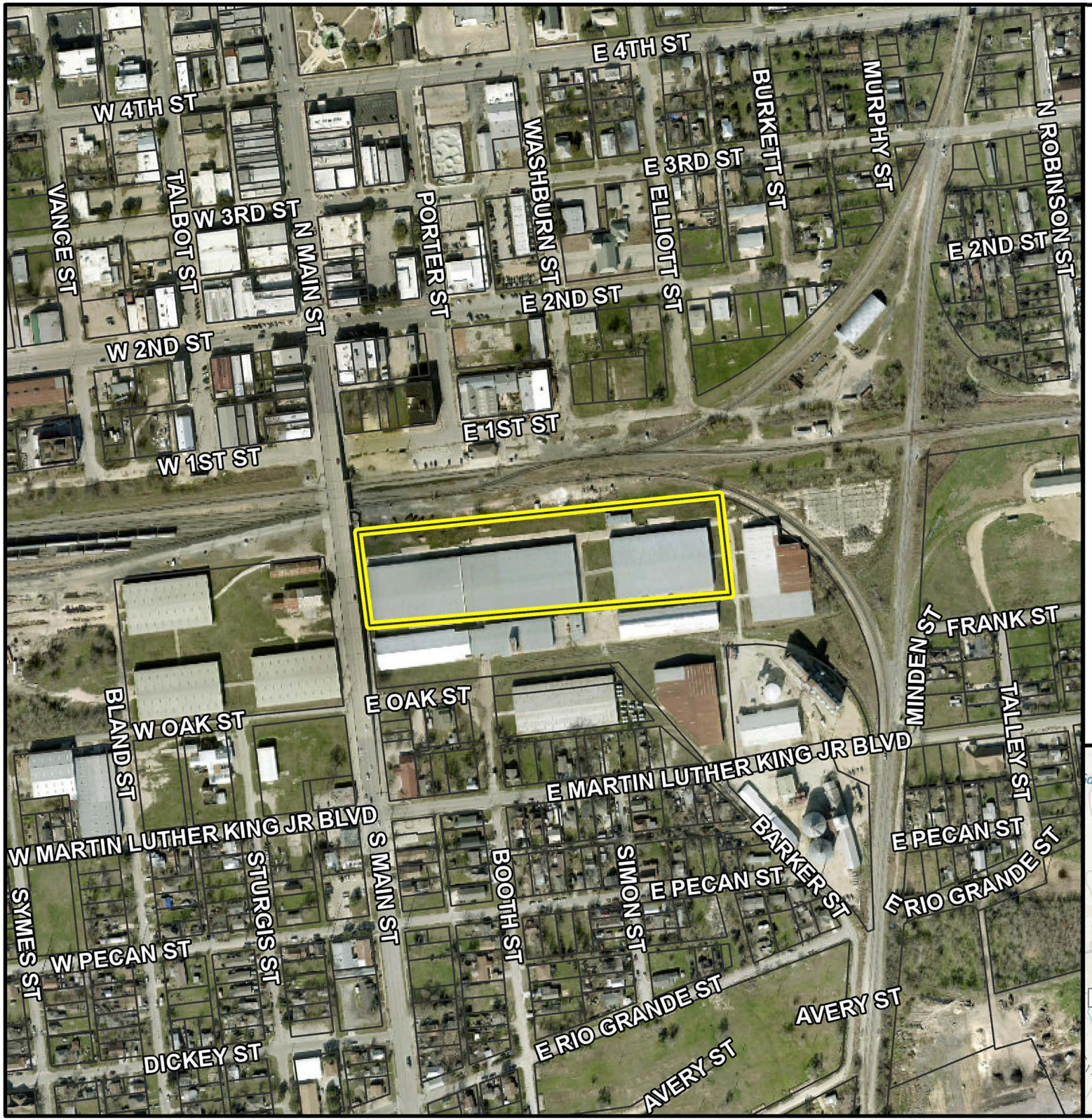
Staff Report

Item Details

Agenda No.	
Address/Location:	215 S. Main Street
Legal Description:	AW0214 Eaves, J.C.Sur (R019206)
Date Submitted:	10/24/2023
Current Place Type:	P4 – Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Employment: Neighborhood
Requestor:	Jordan Grier
Staff Analysis:	This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St and abutting the railroad track. The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.
Staff Recommendation:	Approval of Place Type EC at 215 S. Main St.
P&Z Recommendation:	

Attachments

1. Location Map

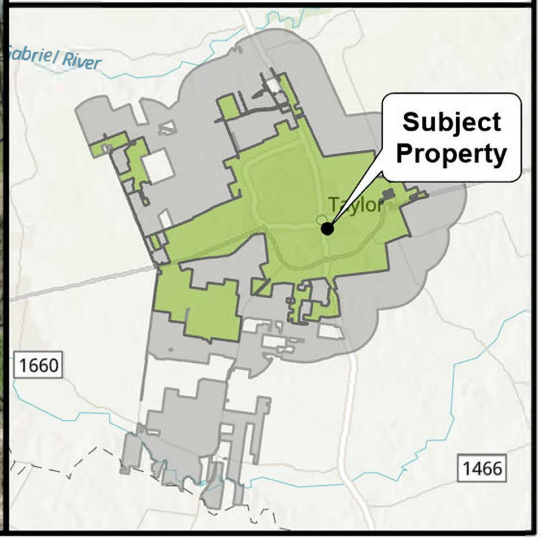


PZ-2023-1911

215 S. Main St.
(R019206) Rezoning
Location Map
Approximately 7.5 acres

City Limits
Subject Property
Parcels

N 0 410 820
Feet



City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	Oak Street (R510028)
Legal Description:	S4790 – Taylor City of, Lot 92, Acre 0.512 (Pt vacated Oak St) (R510028)
Date Submitted:	10/24/2023
Current Place Type:	P4 – Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Neighborhood Infill
Requestor:	Jordan Grier
Staff Analysis:	This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St. The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.
Staff Recommendation:	Approval of Place Type EC at Oak St. (R510028)
P&Z Recommendation:	

Attachments

1. Location Map

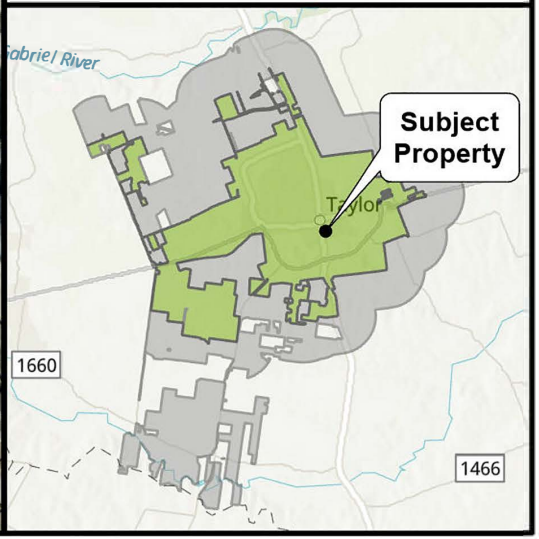


PZ-2023-1911

Oak St. (R510028)
Rezoning
Location Map
Approximately 0.5 acres

- City Limits
- Subject Property
- Parcels

N 0 200 400
Feet



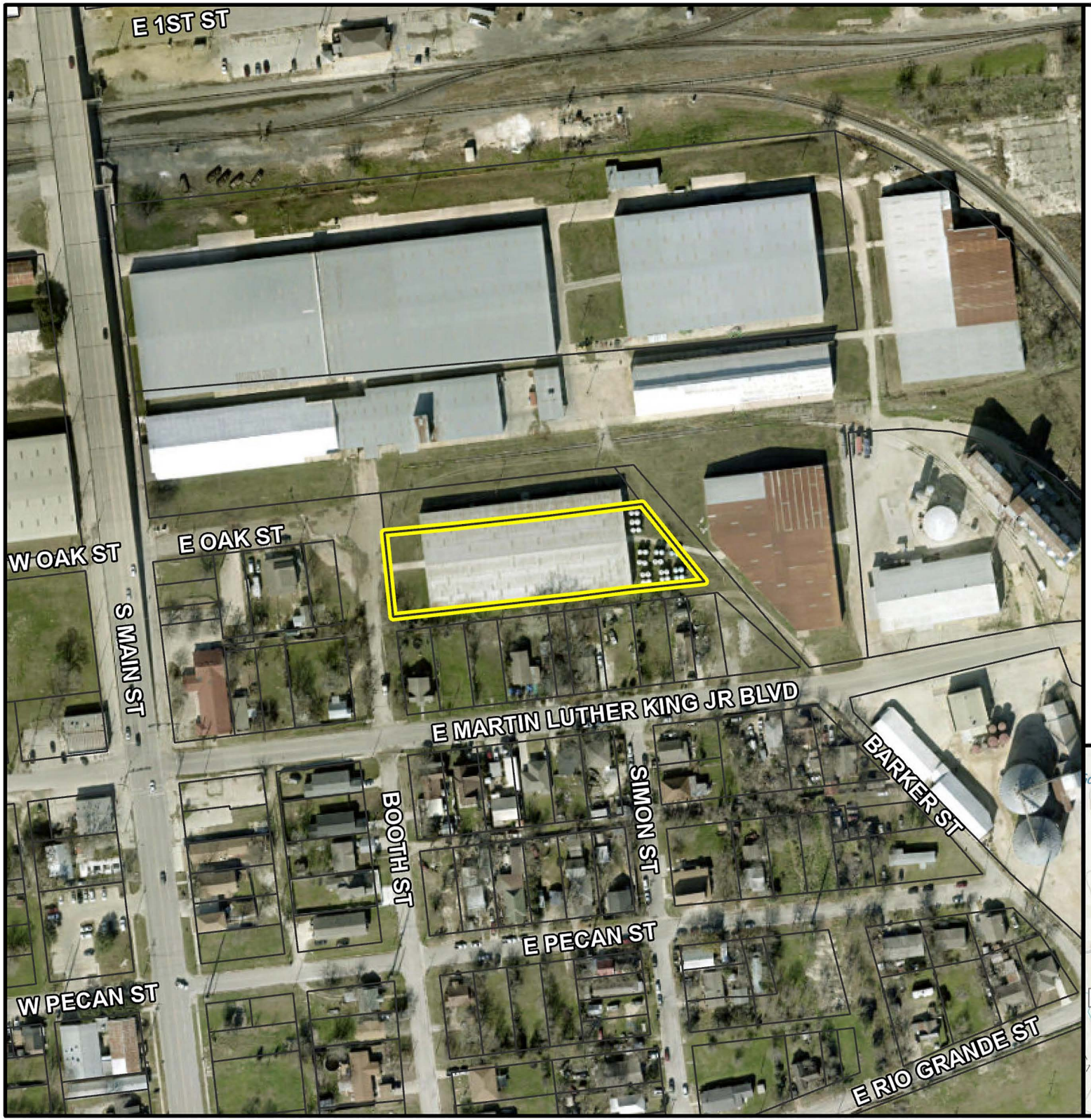
City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	109 Booth Street
Legal Description:	Taylor City of, Block 92, Lot 11-18 (R015568)
Date Submitted:	10/24/2023
Current Place Type:	P4 – Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Neighborhood Infill
Requestor:	Jordan Grier
Staff Analysis:	This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St. There are residential properties to the south of this lot. The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.
Staff Recommendation:	Approval of Place Type EC at 109 Booth St.
P&Z Recommendation:	

Attachments

1. Location Map

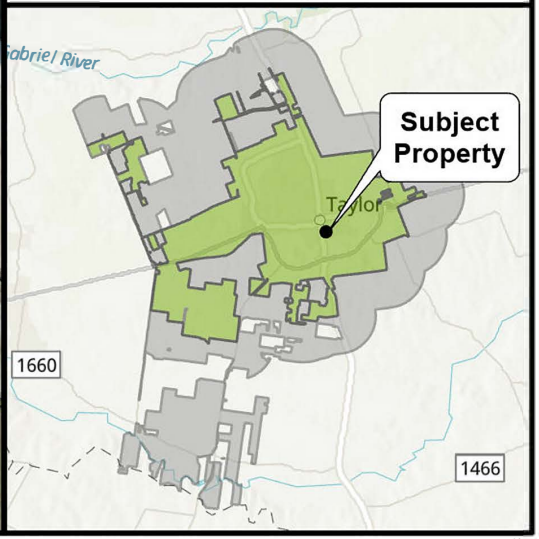


PZ-2023-1911

109 Booth St. (R015568)
Rezoning
Location Map
Approximately 1.2 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet



City of Taylor
Place Type Change Request
Staff Report

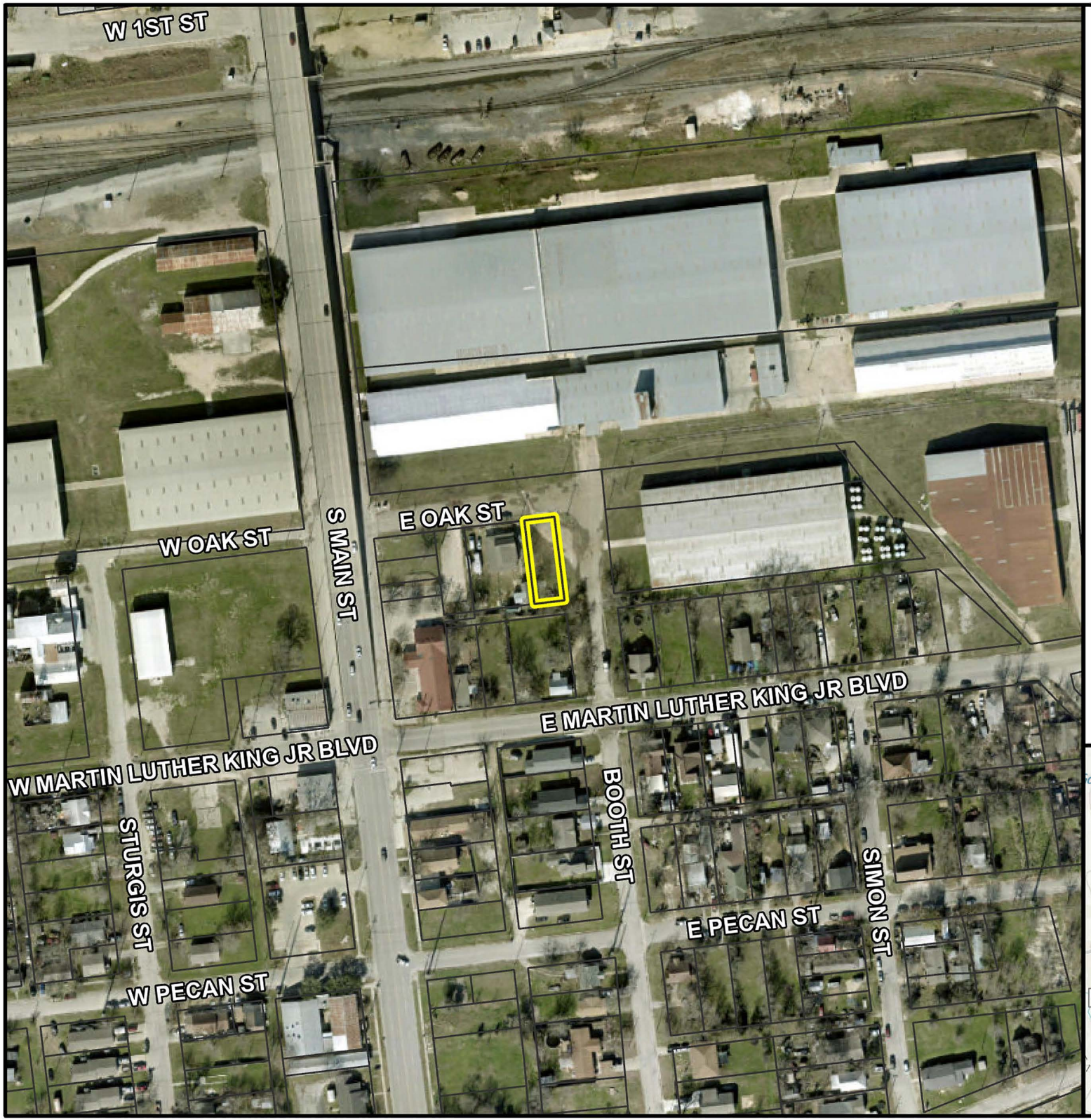
Item Details

Agenda No.

Address/Location:	108 E Oak Street
Legal Description:	Taylor City of, Block 97, Lot 12 (R105636)
Date Submitted:	10/24/2023
Current Place Type:	P4 – Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Market: Neighborhood
Requestor:	Jordan Grier
Staff Analysis:	This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St and south of E. Oak St. There are residential properties to the south and south east of this lot. The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.
Staff Recommendation:	Approval of Place Type EC at 108 E Oak St
P&Z Recommendation:	

Attachments

1. Location Map

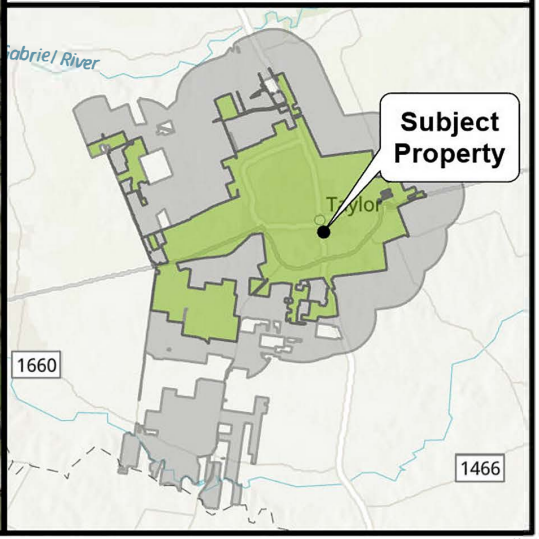


PZ-2023-1911

108 E Oak St. (R015636)
Rezoning
Location Map
Approximately 0.1 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet



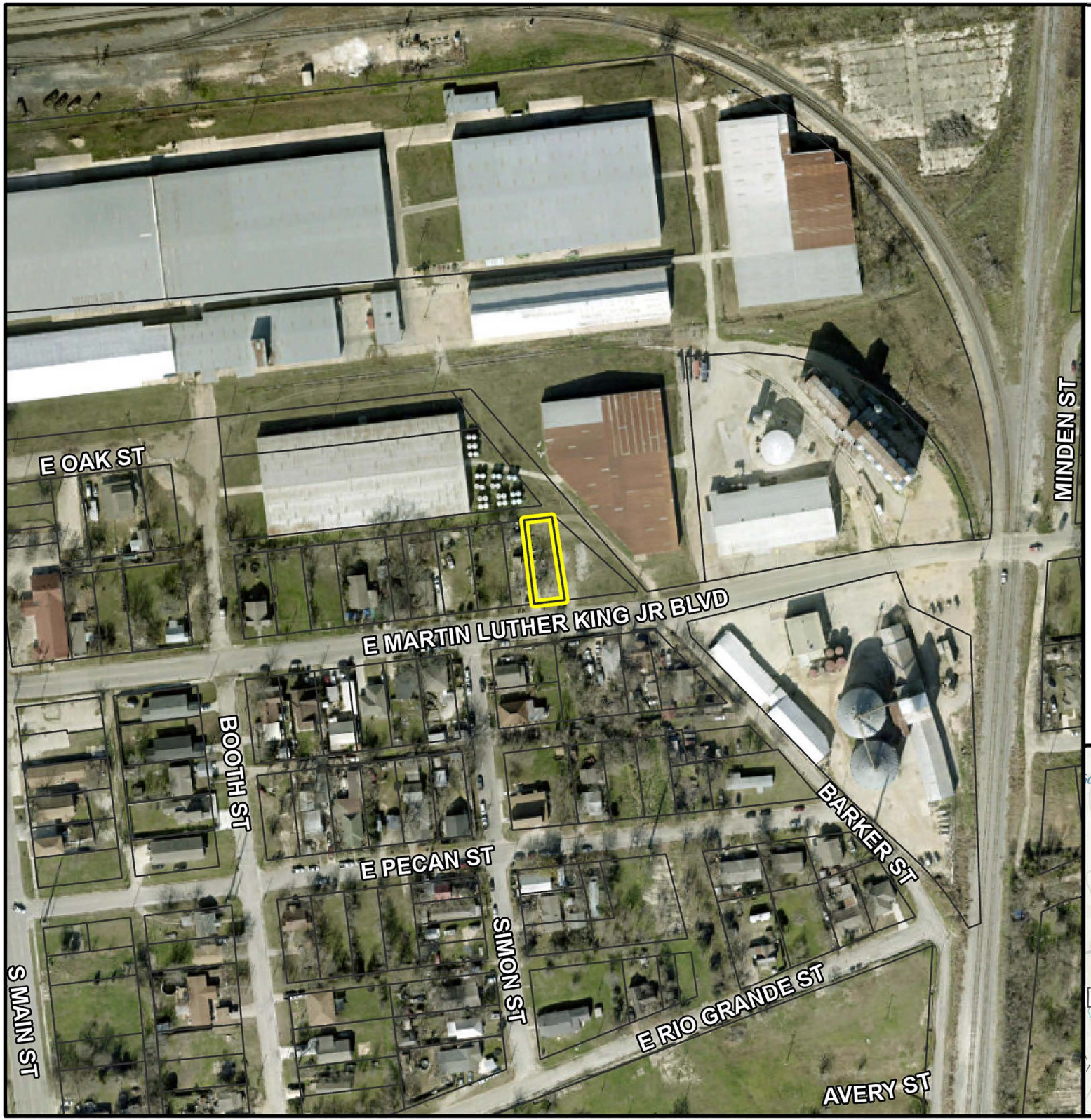
City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	305 Martin Luther King Jr. Blvd
Legal Description:	Taylor City of, Block 92, Lot 1-2 (Pts) Acres.13 (R015559)
Date Submitted:	10/24/2023
Current Place Type:	P4 – Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Neighborhood Infill
Requestor:	Jordan Grier
Staff Analysis:	This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St and north of E. Martin Luther King Jr. Blvd. There is a residential property to the west and south of this lot. The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.
Staff Recommendation:	Approval of Place Type EC at 305 Martin Luther King Jr. Blvd
P&Z Recommendation:	

Attachments

1. Location Map

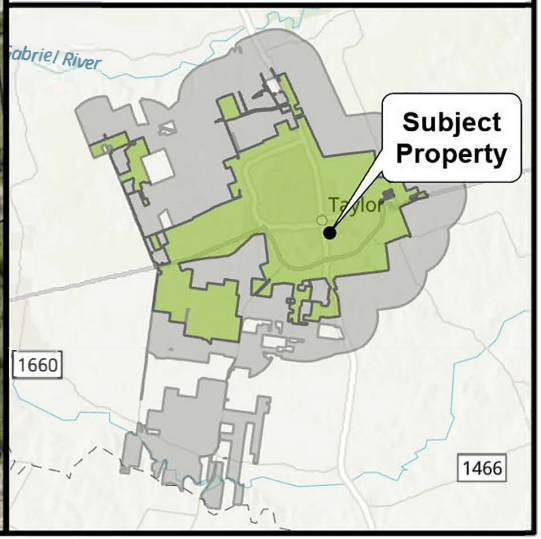


PZ-2023-1911

305 Martin Luther King Jr Blvd (R105559) Rezoning Location Map Approximately 0.1 acres

- City Limits
- Subject Property
- Parcels

N 0 200 400
Feet



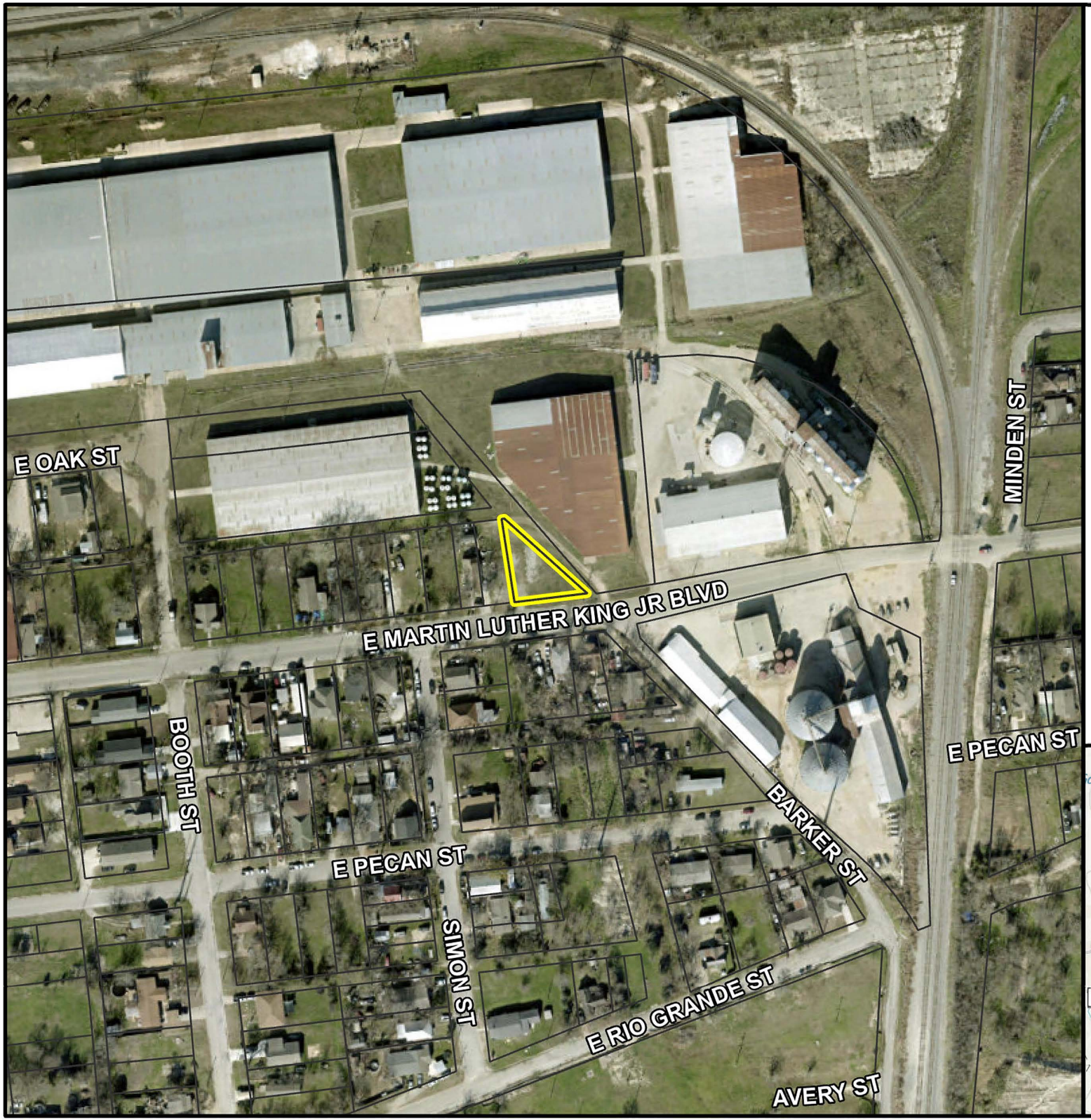
City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	307 Martin Luther King Jr. Blvd.
Legal Description:	Taylor City of, Block 92, Lot 1 (E/PT), Acre .18 (R015558)
Date Submitted:	10/24/2023
Current Place Type:	P4 – Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Neighborhood Infill
Requestor:	Jordan Grier
Staff Analysis:	This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St. and the most western parcel to the north of E. Martin Luther King Jr. Blvd. There are residential properties to the west and south of this lot. The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.
Staff Recommendation:	Approval of Place Type EC at 307 Martin Luther King Jr Blvd.
P&Z Recommendation:	

Attachments

1. Location Map

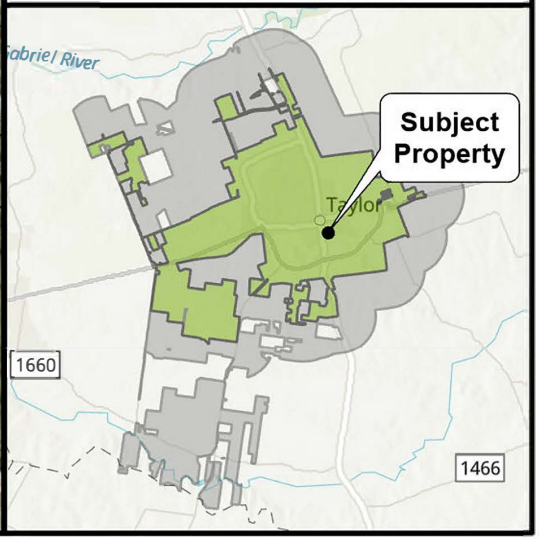


PZ-2023-1911

307 Martin Luther King Jr Blvd (R105558) Rezoning Location Map
Approximately 0.2 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet



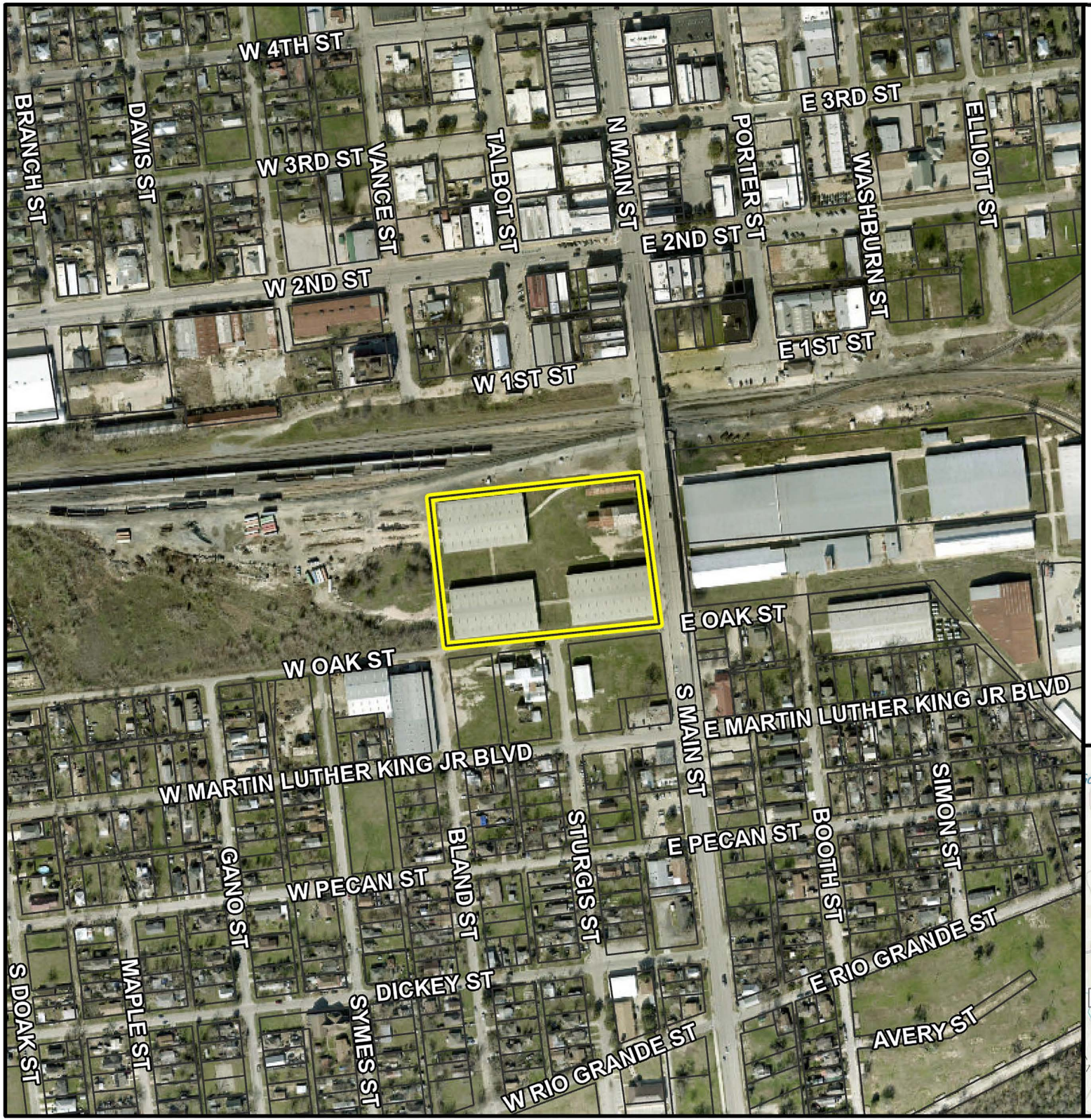
City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	W. Oak Street (R327608)
Legal Description:	AW0214 – Eaves, J.C. Sur, Acres 6.07 (R327608)
Date Submitted:	10/24/2023
Current Place Type:	P4 – Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Neighborhood Infill
Requestor:	Jordan Grier
Staff Analysis:	This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St. which are currently used by Taylor Compress. This is the single lot on the western side of S. Main St. The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.
Staff Recommendation:	Approval of Place Type EC at W. Oak St. (R327608)
P&Z Recommendation:	

Attachments

1. Location Map



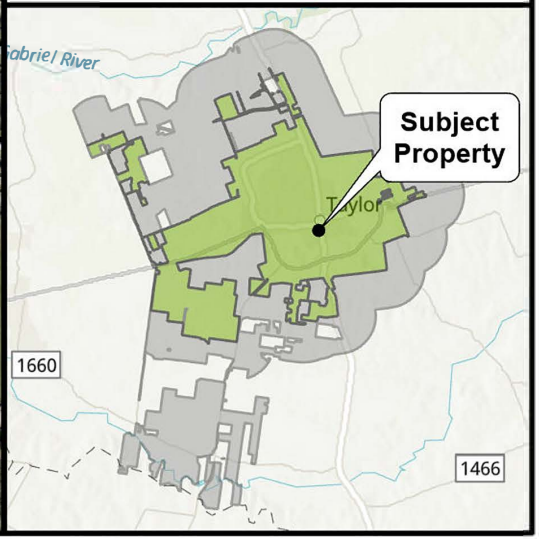
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1911

W Oak St (R327608)
Rezoning
Location Map
Approximately 6.1 acres

City Limits
Subject Property
Parcels

N 0 410 820
Feet



City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	500 SE Carlos G Parker Blvd
Legal Description:	S6788- Hilltop Sub, Lot 2 Acres 5.6 (R381281)
Date Submitted:	11/10/2023
Current Place Type:	P4 – Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Neighborhood Infill
Requestor:	500 Carlos Parker LLC
Staff Analysis:	The requestor states that the "employment center zoning fits much better". A similar place type request to employment center has been made for the adjoining lot to the east of this site (508 SE Carlos G Parker Blvd). There are residential place types (P2.5) to the south and Carlos G Parker Blvd along the northern property line. If approved, the applicant will need to submit an Employment Center Plan to establish the development standards for their specific needs.
Staff Recommendation:	Approve Place Type EC at 500 SE Carlos G Parker Blvd.
P&Z Recommendation:	

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

DocuSign Envelope ID: 301D8DC7-A170-4DA2-9109-B194656BDEC4

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): DL 500 CARLOS PARKER LLC

Address for the proposed zoning change: 500 SE CARLOS G. PARKER LLC

Phone: 512-848-7010 E-mail: DARREN@DONQUICK.COM

Proposed Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	**EC – Employment Center**
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Employment Center Zoning fits much better.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request.

(please check box)

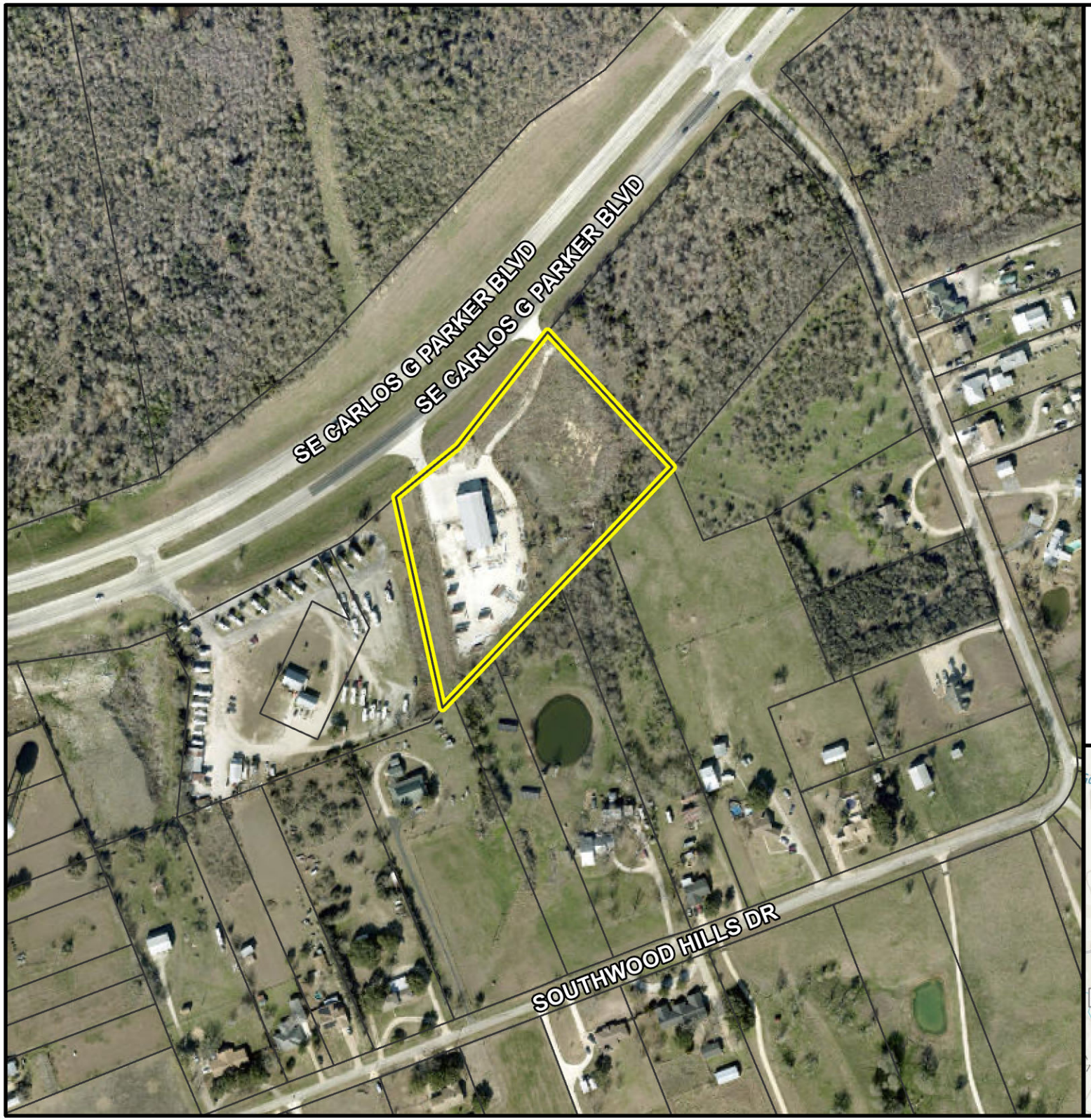
Owner Name 1: DARREN QUICK Signature: Date: 11/10/23

Owner Name 2: Lakhbir Singh Signature: DocuSigned by: Lakhbir Singh CB1A4CF5F2984F8... Date: 11/10/2023

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

* Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

© 2023 Konveio Site Terms & Conditions (/legal) Privacy Policy (/privacy-policy) Login (/user/login?destination=/zoning-change-request-form) Register (/user/register) Contact Us (/contact)
Powered by Konveio (https://www.konveio.com/?utm_source=konveio-site&utm_medium=referral&utm_campaign=footer-link)



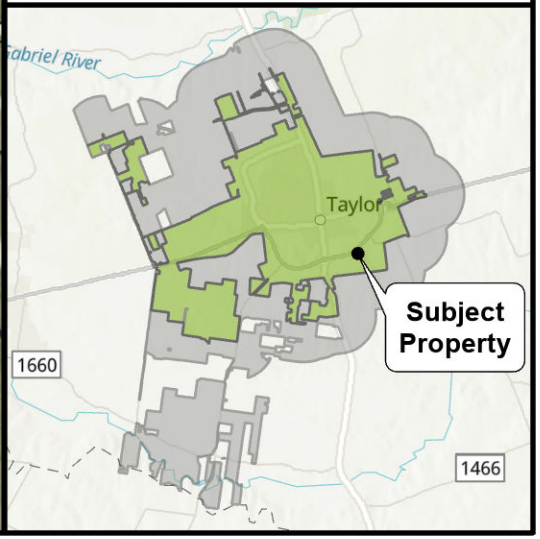
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1911

500 SE Carlos G Parker Blvd.
Rezoning
Location Map
Approximately 5.6 acres

- City Limits
- Subject Property
- Parcels

N 0 310 620
Feet



City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	508 SE Carlos G Parker Blvd
Legal Description:	S6788- Hilltop Sub, Lot 3, Acres 6.7 (R381282)
Date Submitted:	10/5/2023
Current Place Type:	P2 – Rural
Requested Place Type:	EC – Employment Center
Future Land Use:	Neighborhood Greenfield
Requestor:	Francisco Perez
Staff Analysis:	The requestor states that the previous zoning was light industrial. We have been working on developing a 78,200 sq ft flex office/warehouse project since the beginning of 2023. We are in the final stage prior to submitting documents. A similar place type request to employment center has been made for the adjoining lot to the west of this site (500 SE Carlos G Parker Blvd). The lot to the south was recently changed to place type P4. There are residential place types (P2.5) to the south west. If approved, the applicant will need to submit an Employment Center Plan to establish the development standards for their specific needs. This request will also require an amendment to the Future Land Use to be considered at a later date, should this request be approved.
Staff Recommendation:	Approval of Place Type EC at 508 SE Carlos G Parker Blvd
P&Z Recommendation:	

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name: Campo Azul Development, LLC / Francisco J. Perez

Address (where Proposed Place Type Change is requested):

508 SE Carlos G. Parker Blvd., Taylor, TX 76574

Phone #: _____ OR E-mail: FP@campoazul.us

Proposed Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	**EC – Employment Center**
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

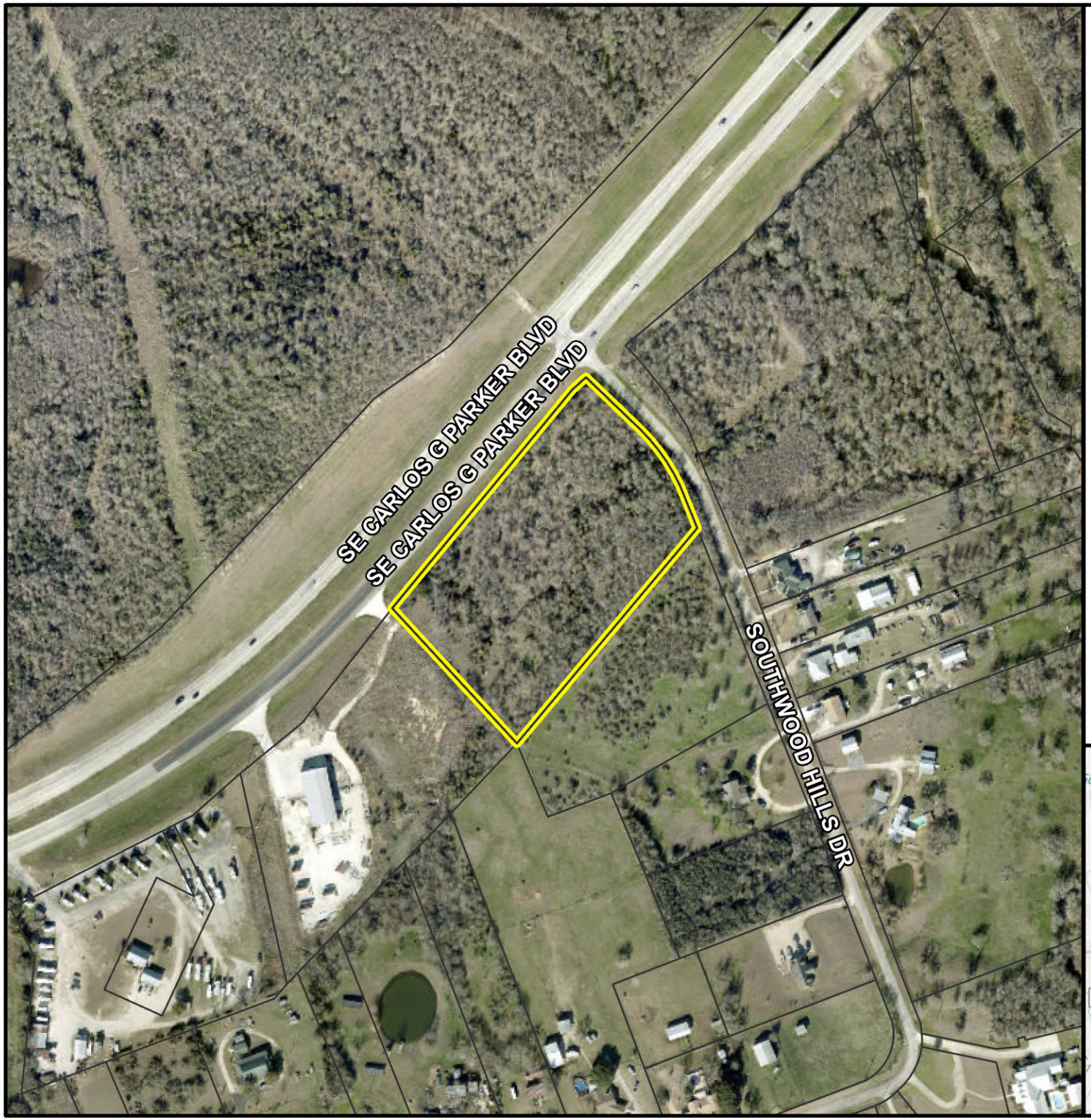
Current zoning is M-1 Light Industrial. From the bogining of 2023, we have been working on the development of a 78,200 SF flex office / warehouse project divided in 10 buildings. We are in the final stage prior to submitting documents for site development permits. Details: www.TaylorFlexPark.com

☐ I hereby confirm that I am the property owner for the property, the subject of this zoning request form (please check box).

Name: Francisco J. Perez Signature: Francisco J. Perez Date: October 5, 2023

If you have any questions or need help completing this form, please call 512-365-3863

Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov



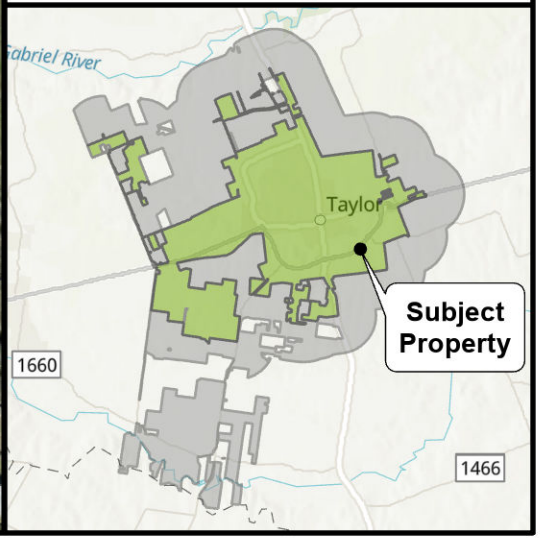
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1911

508 SE Carlos G Parker Blvd.
Rezoning
Location Map
Approximately 6.4 acres

City Limits
Subject Property
Parcels

N 0 310 620
Feet



City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	510 Murphy Street
Legal Description:	S4790 – Taylor City of, Block 56, Lot 1 (N/PT) Acre 0.119 (R015258)
Date Submitted:	11/7/2023
Current Place Type:	CS– Civic Space
Requested Place Type:	P4 – Mix
Future Land Use:	Open Space
Requestor:	David Legere
Staff Analysis:	There are three parcels which were part of a land swap connected to the Murphy Street Revival II project (see attachment 2). Two parcels (R015258 and R015264) previously owned by the City were transferred to the requestor. The requestor transferred one parcel (R015268) to the City. The current zoning maps do not take account of this change in land ownership. All the City lots have the place type CS – Civic Space and the lots included within the Murphy Street Revival II require a place type P4. This request updates the recent change in ownership which generates a change in the place type zoning.
Staff Recommendation:	Approval of Place Type P4 at 510 Murphy Street.
P&Z Recommendation:	

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map
3. Master Plan for Murphy Street Revival project

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): David Legere

Address for the proposed zoning change: 510 + 512 Murphy St (R015258 + R015264)

Phone: _____ **E-mail:** davidlegere@outlook.com

Proposed Place Type Zoning (Circle One)	**Requested Place Type Zoning** (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	(P4) – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
(CS)- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Land swap with City of Taylor

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: David Legere Signature: _____ Date: 11/7/23

Owner Name 2: _____ Signature: _____ Date: _____

- **Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov**

Colin Harrison

From: Tom Yantis
Sent: Wednesday, November 8, 2023 7:16 AM
To: David Legere
Cc: Colin Harrison
Subject: Re: potential place type concern

David,

We will put this on the list to correct.

Tom

Tom Yantis, AICP
Assistant City Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574
Office: 512-352-5990
Cell: 512-962-8243
tom.yantis@taylortx.gov

On Nov 7, 2023, at 9:36 PM, David Legere <DavidLegere@outlook.com> wrote:

Caution! This message was sent from outside your organization.

Hello Tom,

The WCAD has put the two lots I purchased from the City of Taylor for the Murphy St Project (**512 & 510 Murphy St**) into my name, but I don't see the change in '**place type**'...on the zoning tool, for example (maybe I should look somewhere else?).

I believe the two lots need to change *from* CS *to* **P4** (like the rest of the project).
[I think you probably want to change Parcel R015268 (my old lot that the city now owns) to CS; I believe that was the intention of Parks & Rec.]

Can you have this change made? Do you need anything from me?

Thank you,

David
David Legere
Managing Partner
CapNole LLC

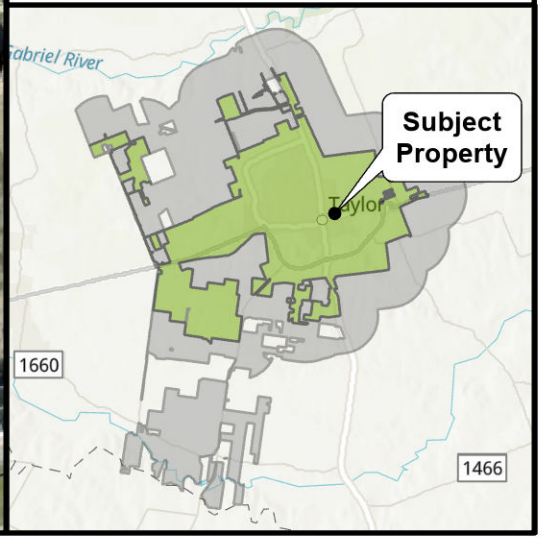


PZ-2023-1911

510 Murphy St.
Rezoning
Location Map
Approximately 0.12 acres

City Limits
Subject Property
Parcels

N 0 100 200
Feet





Key

Site Boundary

Private lots to be platted

N

0 ft 50 ft 100 ft 200 ft

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	512 Murphy Street
Legal Description:	S4790 – Taylor City of, Block 56, Lots 4-5 Acres 0.601 (R015264)
Date Submitted:	11/7/2023
Current Place Type:	CS– Civic Space
Requested Place Type:	P4 – Mix
Future Land Use:	Open Space
Requestor:	David Legere
Staff Analysis:	There are three parcels which were part of a land swap connected to the Murphy Street Revival II project (see attachment 2). Two parcels (R015258 and R015264) previously owned by the City were transferred to the requestor. The requestor transferred one parcel (R015268) to the City. The current zoning maps do not take account of this change in land ownership. All the City lots have the place type CS – Civic Space and the lots included within the Murphy Street Revival II require a place type P4. This request updates the recent change in ownership which generates a change in the place type zoning
Staff Recommendation:	Approval of Place Type P4 at 512 Murphy Street
P&Z Recommendation:	

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map
3. Master Plan for Murphy Street Revival project

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): David Legere

Address for the proposed zoning change: 510 + 512 Murphy St (R015258 + R015264)

Phone: _____ **E-mail:** davidlegere@outlook.com

Proposed Place Type Zoning (Circle One)	**Requested Place Type Zoning** (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	(P4) – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
(CS)- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Land swap with City of Taylor

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: David Legere Signature: _____ Date: 11/7/23

Owner Name 2: _____ Signature: _____ Date: _____

- **Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov**

Colin Harrison

From: Tom Yantis
Sent: Wednesday, November 8, 2023 7:16 AM
To: David Legere
Cc: Colin Harrison
Subject: Re: potential place type concern

David,

We will put this on the list to correct.

Tom

Tom Yantis, AICP
Assistant City Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574
Office: 512-352-5990
Cell: 512-962-8243
tom.yantis@taylortx.gov

On Nov 7, 2023, at 9:36 PM, David Legere <DavidLegere@outlook.com> wrote:

Caution! This message was sent from outside your organization.

Hello Tom,

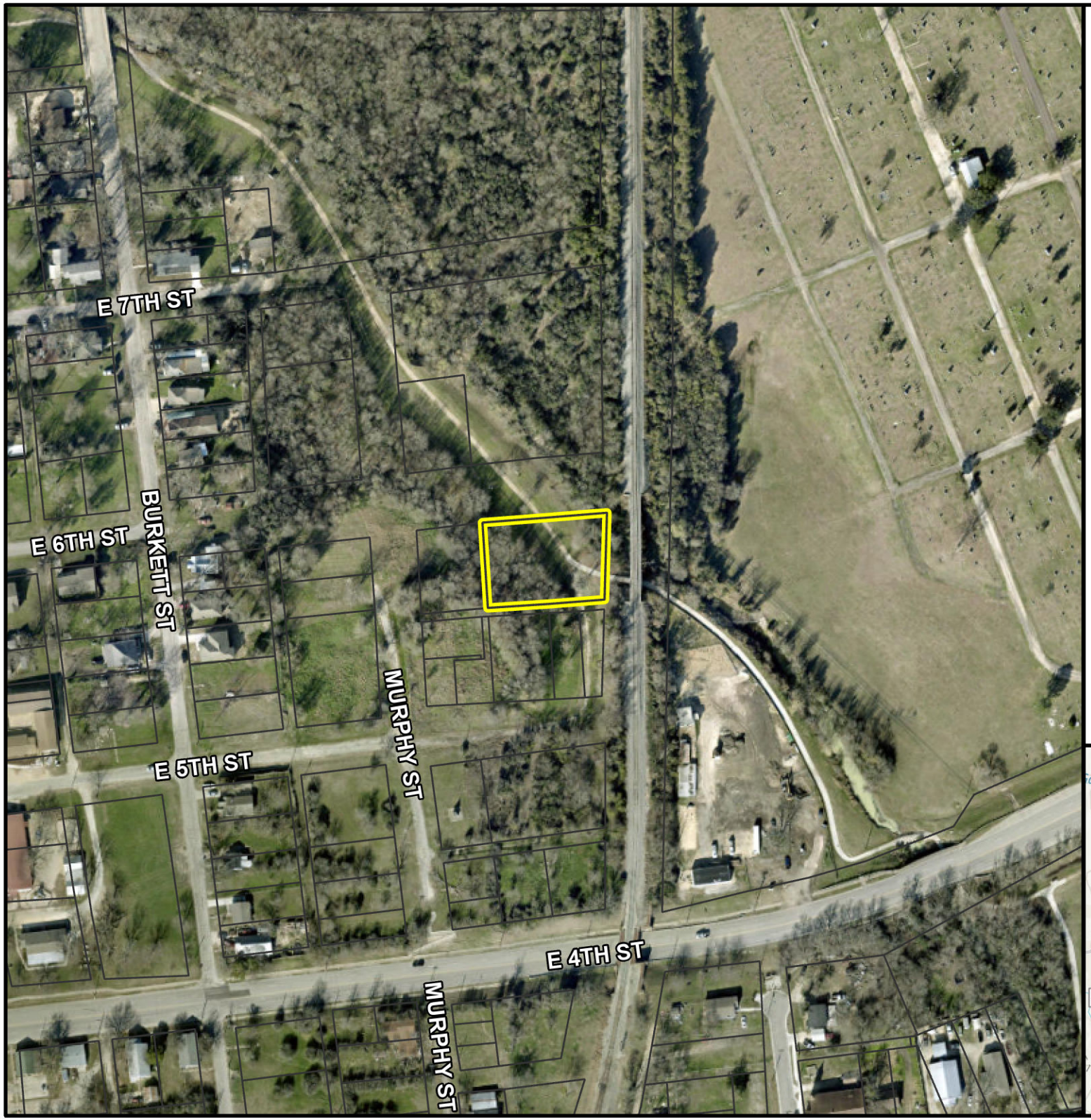
The WCAD has put the two lots I purchased from the City of Taylor for the Murphy St Project (**512 & 510 Murphy St**) into my name, but I don't see the change in '**place type**'...on the zoning tool, for example (maybe I should look somewhere else?).

I believe the two lots need to change *from* CS *to* **P4** (like the rest of the project).
[I think you probably want to change Parcel R015268 (my old lot that the city now owns) to CS; I believe that was the intention of Parks & Rec.]

Can you have this change made? Do you need anything from me?

Thank you,

David
David Legere
Managing Partner
CapNole LLC

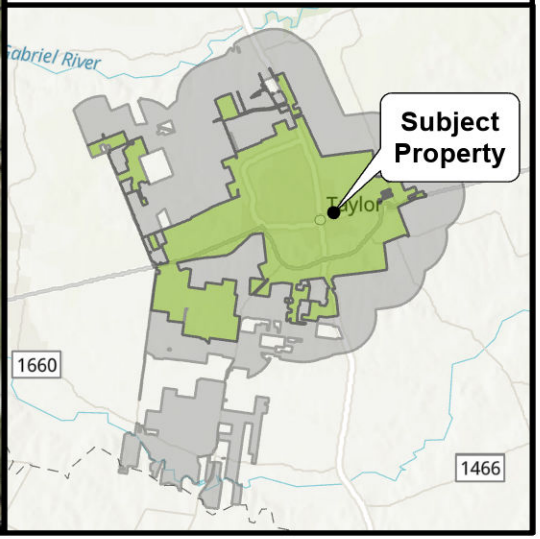


PZ-2023-1911

512 Murphy St.
Rezoning
Location Map
Approximately 0.6 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet





Key

Site Boundary

Private lots to be platted

N

0 ft 50 ft 100 ft 200 ft

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	North of East 4th St and East of Murphy St (R015268)
Legal Description:	S4790 – Taylor City of, Block 57, Lot 3 (pt) Acres 0.196, PRO EX 3/29/23 – 12/31/23 (R015268)
Date Submitted:	11/7/2023
Current Place Type:	P4 – Mix
Requested Place Type:	CS– Civic Space
Future Land Use:	Neighborhood Infill
Requestor:	David Legere
Staff Analysis:	There are three parcels which were part of a land swap connected to the Murphy Street Revival II project (see attachment 2). Two parcels (R015258 and R015264) previously owned by the City were transferred to the requestor. The requestor transferred one parcel (R015268) to the City. This request relates to the lot transferred to the City. The current zoning maps do not take account of this change in land ownership. All the City lots have the place type CS – Civic Space. This request updates the recent change in ownership which generates a change in the place type zoning
Staff Recommendation:	Approval of Place Type CS for North of East 4th St and East of Murphy St (R015268)
P&Z Recommendation:	

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): David Legere

Address for the proposed zoning change: 4th St (R015268)

Phone: _____ **E-mail:** davidlegere@outlook.com

Proposed Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
(P4) – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	(CS) – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Land swap with City of Taylor

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: David Legere Signature: _____ Date: 11/7/23

Owner Name 2: _____ Signature: _____ Date: _____

- **Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov**

Colin Harrison

From: Tom Yantis
Sent: Wednesday, November 8, 2023 7:16 AM
To: David Legere
Cc: Colin Harrison
Subject: Re: potential place type concern

David,

We will put this on the list to correct.

Tom

Tom Yantis, AICP
Assistant City Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574
Office: 512-352-5990
Cell: 512-962-8243
tom.yantis@taylortx.gov

On Nov 7, 2023, at 9:36 PM, David Legere <DavidLegere@outlook.com> wrote:

Caution! This message was sent from outside your organization.

Hello Tom,

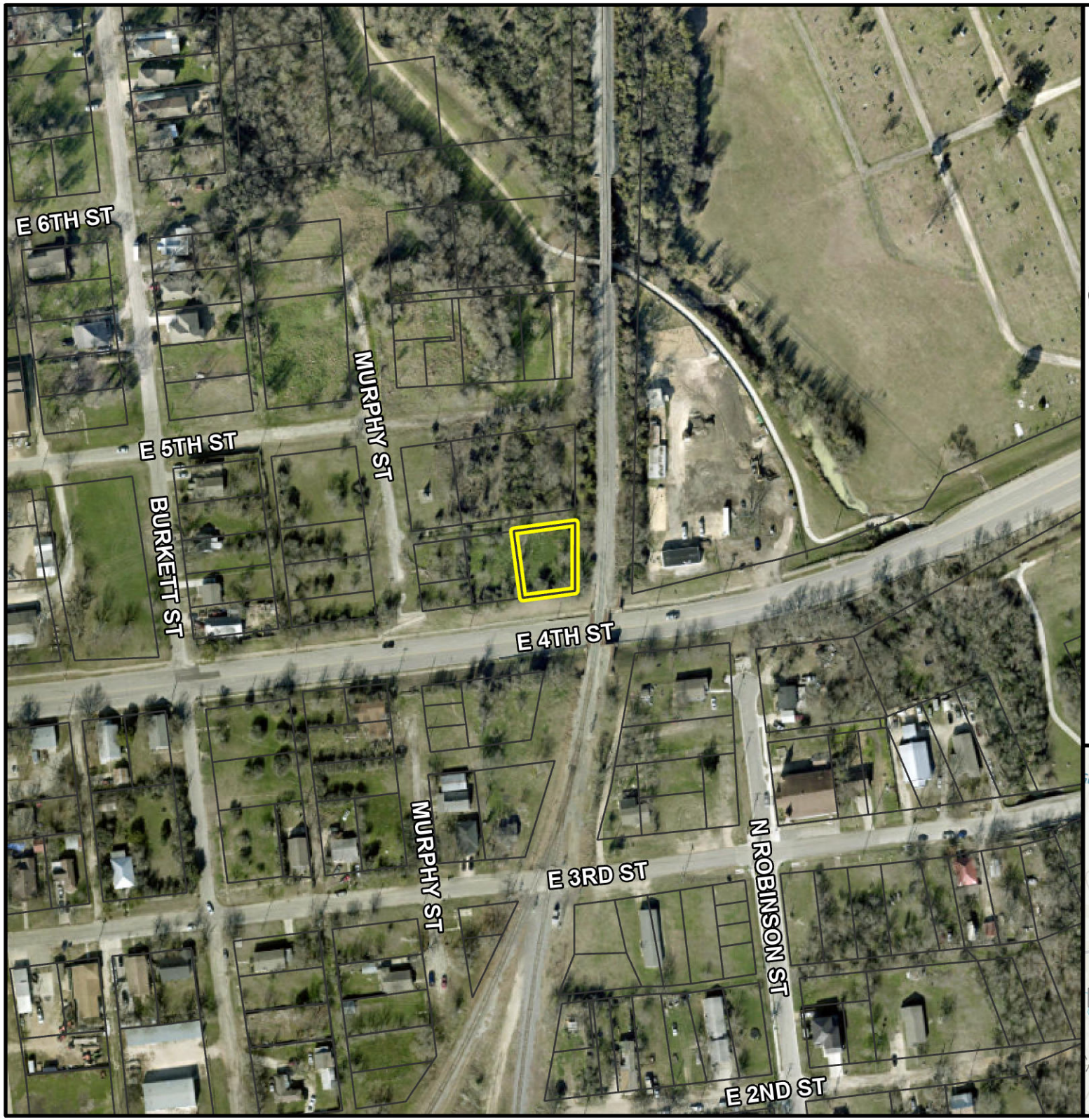
The WCAD has put the two lots I purchased from the City of Taylor for the Murphy St Project (**512 & 510 Murphy St**) into my name, but I don't see the change in '**place type**'...on the zoning tool, for example (maybe I should look somewhere else?).

I believe the two lots need to change *from* CS *to* **P4** (like the rest of the project).
[I think you probably want to change Parcel R015268 (my old lot that the city now owns) to CS; I believe that was the intention of Parks & Rec.]

Can you have this change made? Do you need anything from me?

Thank you,

David
David Legere
Managing Partner
CapNole LLC

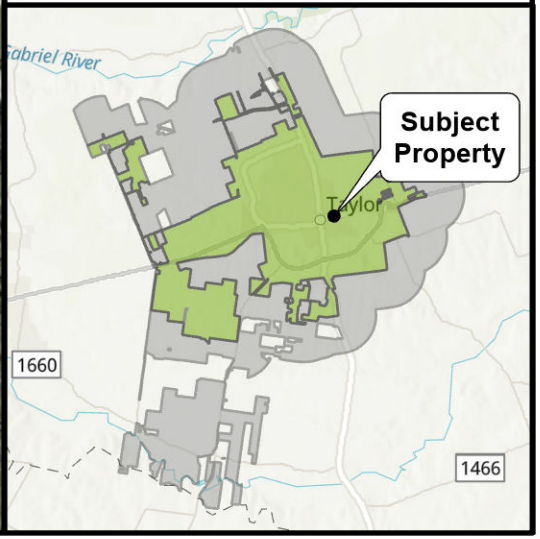


PZ-2023-1911

Generally located east of 4th St. and Murphy St.
Rezoning
Location Map
Approximately 0.2 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet



City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	4901 FM 619
Legal Description:	AW0443 McDaniel, M. Sur, Acres 1.090 (R006455)
Date Submitted:	10/25/2023
Current Place Type:	P2 – Rural
Requested Place Type:	P2C – Rural Commercial
Future Land Use:	Area of Minimal Change
Requestor:	Harlan Raesz
Staff Analysis:	The requestor states the P2C place type is to allow for a home office business just like other properties on FM 619. They are seeking a used car lot or a landscape business. The rural commercial place type applies to properties with a standalone building on an individual lot with large set- backs. Sites are generally located along rural roads.
Staff Recommendation:	Approval of Place Type P2C at 4901 FM 619
P&Z Recommendation:	

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BEEASILY READ)

Name(s) of property owner(s): Harlan Raesz

Address for the proposed zoning change: 4901 FM 619 Taylor TX 76574

Phone: 512-826-3841 **E-mail:** harlanraesz@nutrien.com

Proposed Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 - Nature
(P2 - Rural)	P2 - Rural
P2C – Rural Commercial	(P2C – Rural Commercial)
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:
To allow for Home office business just like other properties on FM 619; want a used car lot or landscape business

If you have any questions or need help completing this form, please call 512-365-3863

☑ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Harlan Raesz Signature: [signature] Date: 10-25-23

Owner Name 2: _____ Signature: _____ Date: _____

- **Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov**

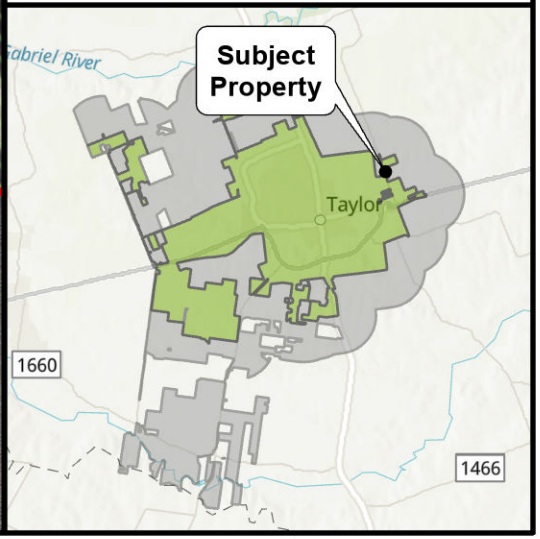


PZ-2023-1911

4901 FM 619
Rezoning
Location Map
Approximately 1.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 410 820
Feet



City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	South of CR 395 & East of CR 101 (R019150)
Legal Description:	AW0213 AW0213 – Eaves, J.C. Sur, Acres 49.913 (R019150)
Date Submitted:	11/16/2023
Current Place Type:	P2 - Rural
Requested Place Type:	EC - Employment Center
Future Land Use:	Employment Special Zone
Requestor:	Kalyan Chaganti
Staff Analysis:	Separate from this place type zoning change request the requestor is seeking a voluntary annexation for this lot. If the voluntary annexation is approved, the default place type zoning would be P2 Rural. The requestor is seeking a change from the default zoning upon annexation to Employment Center, subject to the voluntary annexation being approved by the City Council. This lot is located within the Employment Special Zone so the Employment Centre place type designation would be appropriate, if the voluntary annexation is approved. If approved, the applicant will need to submit an Employment Center Plan to establish the development standards for their specific needs.
Staff Recommendation:	Approval of Place Type EC at South of CR 395 and East of CR 101 (R019150) subject to the voluntary annexation being approved by the City Council.
P&Z Recommendation:	

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): HWY 79 TAYLOR LLC

Address for the proposed zoning change: SOUTH of CR395 EAST of CR101 (R019150)

Phone: 703 608 0204 E-mail: chagantikalyan@gmail.com

Proposed Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 - Nature
(P2) - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	(EC) - Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Default Zoning upon annexation to be Employment Center rather than P2 rural.

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Kalyan Chaganti Signature: _____ Date: 11/16/23

Owner Name 2: _____ Signature: _____ Date: _____

- **Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov**

ViewPoint Engineering

2121 E. 6th St.
Austin, TX 78702
Phone: 512-779-9464
ebeals@viewpointengineering.com

RE: Annexation and Place Type Zoning Change Request for City of Taylor

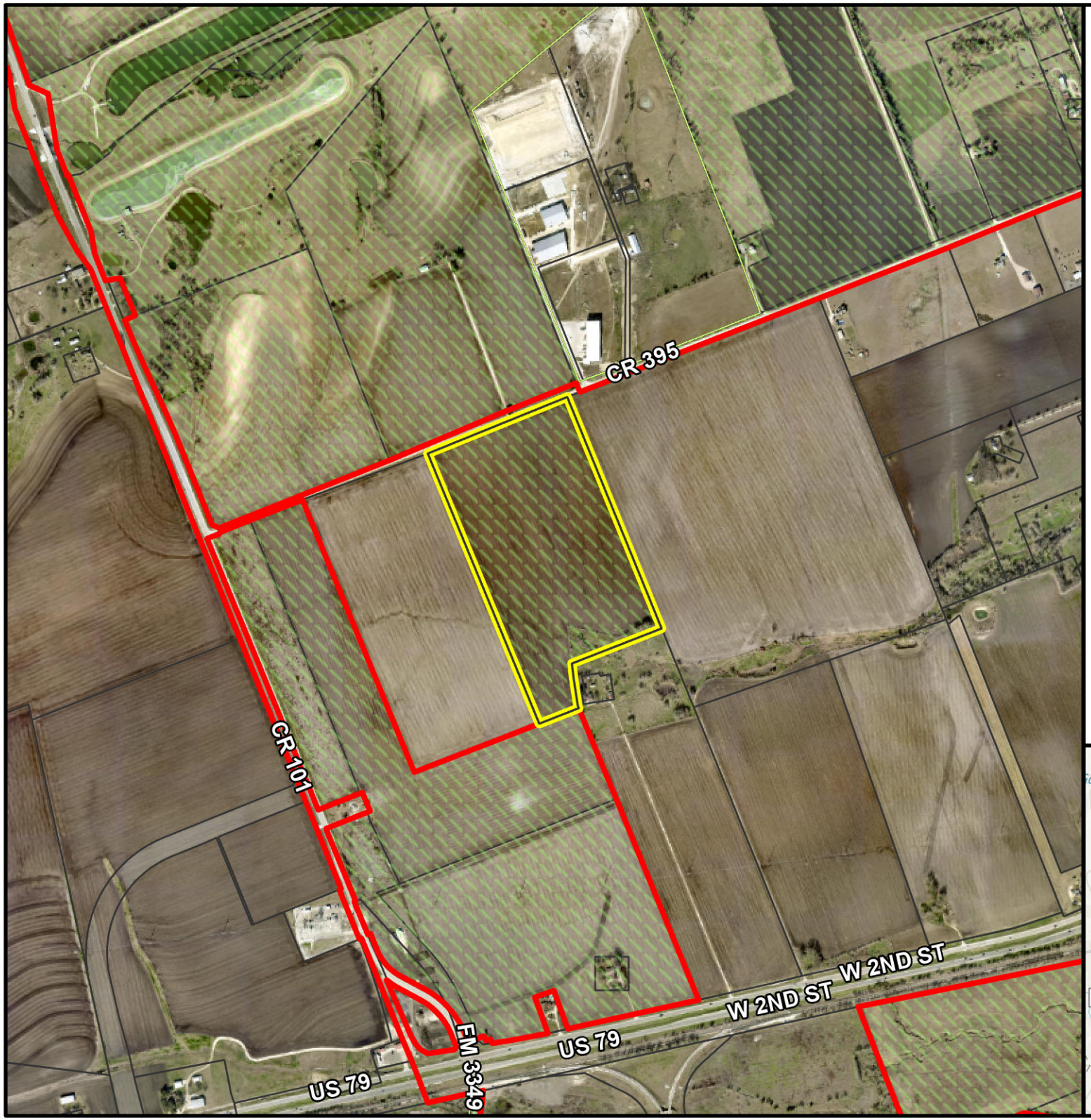
To whom it may concern,

On behalf of HWY79TAYLOR LLC, it is my sincere pleasure to present an application requesting annexation into the city of Taylor and requesting Place Type – Employment Center (EC) zoning on the property, if the City accepts our proposed annexation and zoning change by providing the available utilities with paying the impact fees.

Warm Regards,

Eric Beals

Eric Beals, P.E.
Director of Horizontal Design
ebeals@viewpointengineering.com



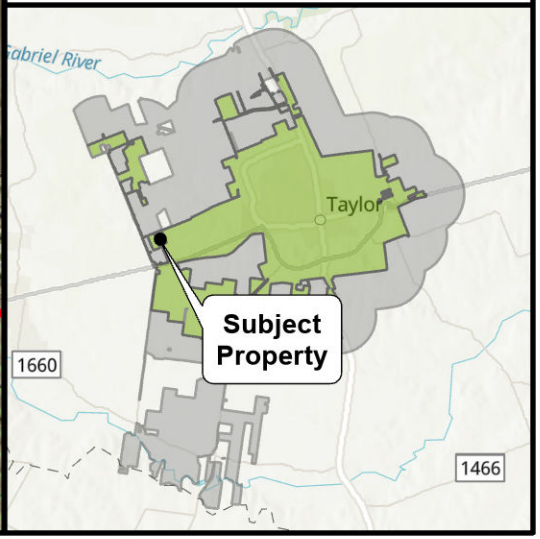
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1911

369C CR 395
Rezoning
Location Map
Approximately 50 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 1,000 2,000
Feet



City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	1006 W 2nd Street
Legal Description:	S3564 – Doak Addition, Block 18, Lot 12, 13 (W/p) (R016445)
Date Submitted:	10/31/2023
Current Place Type:	P5 – Urban Center
Requested Place Type:	P4 – Mix
Future Land Use:	Market Center: Community
Requestor:	Marcus Reese
Staff Analysis:	The requestor states that his family has lived on this lot since 1964. The property was recently rebuilt under the HOME Program and the requestor wishes to live in this property for the foreseeable future. The P5 Place Type does not permit detached residential dwellings. However, the requestor can continue to live in the existing residential house as a legal non-conforming structure. The place type zoning limitation on a detached dwelling would only become effective if the property was redeveloped at some time in the future or if the structure required maintenance that exceeded 50% of its value. The P5 Urban Center place type regulates the highest intensity of development in the Land Development Code. P5 was assigned to all properties with the Market Center: Community future land use designation. Most all of W. 2nd Street has this land use designation due to the high traffic volume nature of W. 2nd Street as a Community Boulevard. A change to the P4 – Mix Place Type for one lot along W. 2nd Street is inconsistent with the future land use plan for this area. This request is a similar scenario to the request at 105 W. Pecan (P4 to P5) which was recommended for denial by P&Z and denied by the City Council on October 26, 2023. While staff understands the concerns of Mr. Reese for the long-term viability of a single-family detached dwelling on this lot, other options are available to him if, for some reason in the future, his current home required repairs of more than 50% of its value. One option in that scenario would be to seek a variance from ZBA to allow for the reconstruction of a non-conforming structure.
Staff Recommendation:	Denial of the request. Property at 1006 W 2nd Street to remain P5.

P&Z
Recommendation:

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Marcus Reese

Address for the proposed zoning change: 1106 West 2nd st Taylor, Tx 76574

Phone: 512-476-9596 E-mail: marcusreese09@gmail.com

Proposed Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request: My family has used their property to live in since 1960. I was on recent recipient of the "Home Program" and also required to live here for another 4 years and I plan to live here well beyond then.

If you have any questions or need help completing this form, please call 512-365-3863

☑ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request.

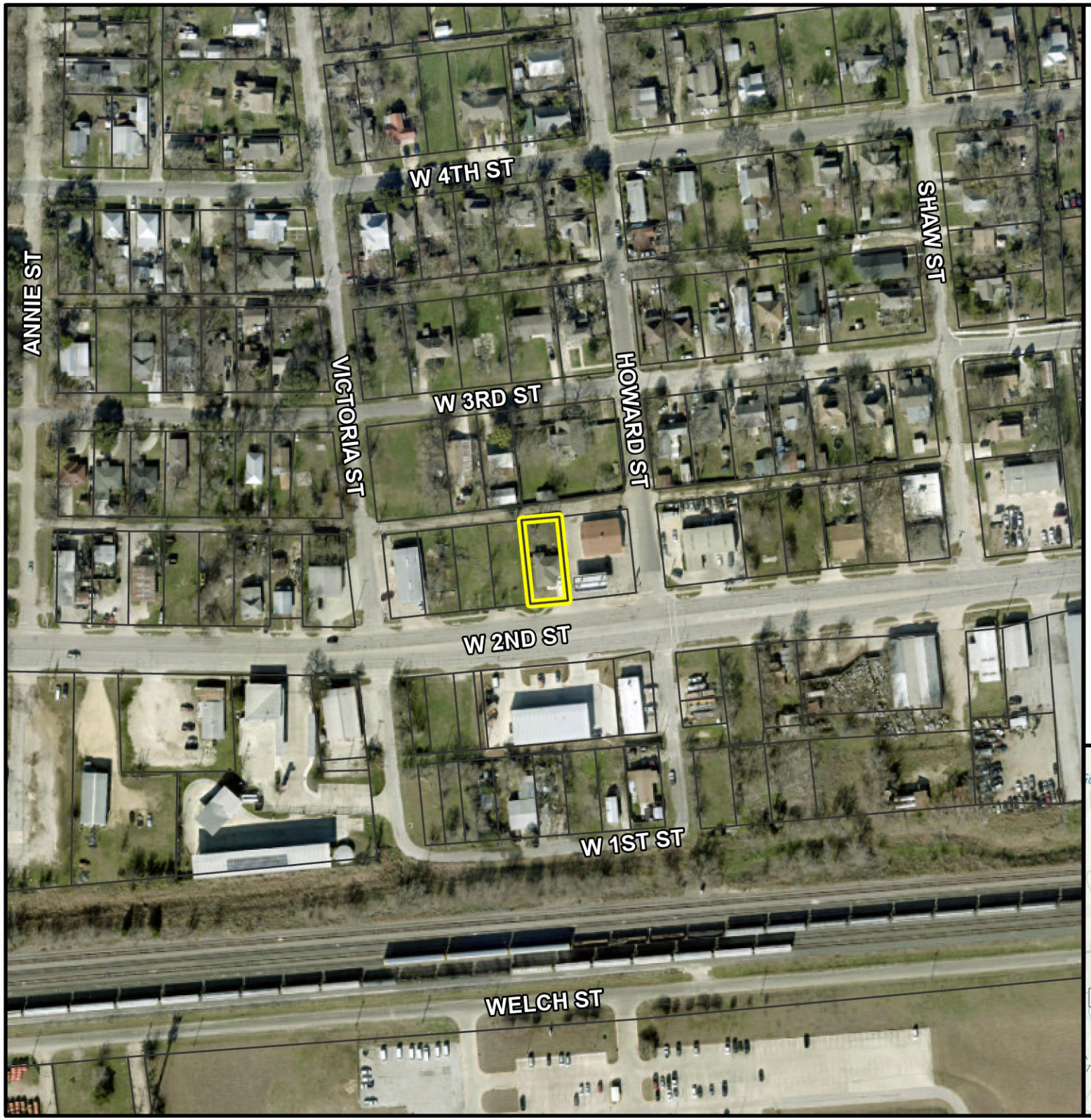
(please check box)

Owner Name 1: Marcus Reese Signature: [signature] Date: 10-31-2023

Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

* Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1911

1006 W 2nd St.
Rezoning
Location Map
Approximately 0.2 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet

