

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

December 8, 2020, 6:00 P.M.

In order to assist in maintaining the health of Planning and Zoning Commissioners, staff and the public, this meeting will be conducted via *video conference*.

You may view this meeting live through the City's web site at:

<http://www.taylortx.gov/660/Taylor-Videos>

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, December 8, 2020 in order to receive video conferencing instructions.

The agenda packet is available on the City's web site at:

<http://www.taylortx.gov/18/Agendas-and-Minutes>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on November 10, 2020.

REGULAR AGENDA

PLATS

2. **PZ-2020-1260** – Consider approving Taylor 70 Preliminary Plat; Being approximately 70.65 acres, located at the northwest corner of North Drive and NW Carlos G. Parker, of land out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
3. **PZ-2019-1129** – Consider disapproving Taylor Estates Preliminary Plat; being 52.13 acres, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

ZONING

4. **PZ-2020-1267** – Hold the public hearing regarding a request to change the zoning at 1902 Old Granger Road from Single-Family Residential (R-1) to Local Business (B-1).
5. **PZ-2020-1267** – Consider making a recommendation regarding a request to change the zoning at 1902 Old Granger Road from Single-Family Residential (R-1) to Local Business (B-1).

DISCUSSION ITEMS

6. **Discuss possible amendments to the Subdivision Ordinance related to subdivision layout and block standards.**
7. **Update regarding Council actions**

ADJOURN

Next Meeting Date: January 12, 2021

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before December 8, 2020. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: _____

Carrie Orts, Administrative Assistant

Date: 12-4-2020

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
November 10, 2020, 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

Don McAlister
Kellie Billings-Ray
Faith Gardner
Leland Stevens
Annette Maruska
Mike Eaton
Rick Selin

ABSENT

Donna Frazier
Michael Aplin

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
Shelly Shelton, Senior Planner, Development Services

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on October 13, 2020.

Motion made by Mr. Stevens to approve minutes from October 13, 2020 as presented. Second by Mr. Eaton. All voted Aye.

PZ-2019-1181 – Consider disapproving the Preliminary Plat of Taylor Meadows; Being a preliminary plat consisting of approximately 36.99 acres to create one lot part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation of disapproval of the proposed plat as the submitted preliminary plat does not meet the subdivision ordinance. Mr. Stevens made motion to disapprove plat. Second by Ms. Gardner. All voted aye.

PZ-2019-1183 – Consider approving Old Georgetown Road Subdivision Preliminary Plat; Being a preliminary plat consisting of approximately 28.33 acres out of William J. Baker, Abstract No. 65, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation of approval of the proposed plat as the minimum requirements of the Subdivision Ordinance have been met. Mr. Eaton made motion to approve the preliminary plat. Second by Ms. Billings-Ray.

In favor – 5

Against – 2 (Leland Stevens & Rick Selin)

Motion passes

PZ-2020-1260 – Consider disapproving Taylor 70 Preliminary Plat; Being a preliminary plat consisting of approximately 70.65 acres of land out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as the minimum requirements of the Subdivision Ordinance have not been met. Mrs. Maruska made motion to disapprove the proposed preliminary plat. Second by Mr. Stevens. All voted aye.

PZ-2020-1215 - Consider disapproving Castlewood Subdivision Improvement Plans; consisting of approximately 58.30 acres, addressed as 530 FM 973; part of and out of the George M Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation of disapproval of the proposed subdivision improvement plans as the minimum requirements of the Subdivision Ordinance have not been met. Mr. Stevens made motion to disapprove subdivision improvement plan. Second by Mr. Eaton. All voted aye.

Update regarding Council actions

Mr. Yantis stated that the City Council introduced two items that were recommended by the Commission. The first was the zoning ordinance related to carports. There was discussion by Council on whether to charge for inspections. The second was on the SUP for King's Mini Mart. The Council discussed if the hours of operation would be interrupted by the SUP.

Adjourn

The meeting was adjourned at 6:25 p.m.

Carrie Orts
Administrative Assistant, Development Services

Don McAlister
Planning & Zoning Commission Chairman

City of Taylor
Taylor 70 Preliminary Plat
PZ-2020-1260
Staff Report

Requested Action: Consider approving Taylor 70 Preliminary Plat.

Applicant: Brett Corwin/Intermandeco G.P., Inc.

Subject Property: Being approximately 70.65 acres of land out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas

Parcel Information

Current Zoning: B-1 and R-1/RPD

Current Use: Vacant

Purpose:

The purpose of the preliminary plat is to create 289 single-family and 2 commercial lots and future construction of infrastructure.

Staff Recommendation:

The submitted plat has met the minimum requirements of the Subdivision Ordinance so staff recommends approval of the proposed preliminary plat.

Attachments:

1. Location Map
2. Proposed Plat



PZ-2020-1260

**TAYLOR 70
PRELIMINARY
PLAT**

70.66 ACRES

**NORTH DR &
CARLOS G PARKER
BLVD**

Legend

- Streets
-  Tribute Property Boundary
-  City of Taylor
-  ETJ Boundary 1 Mile

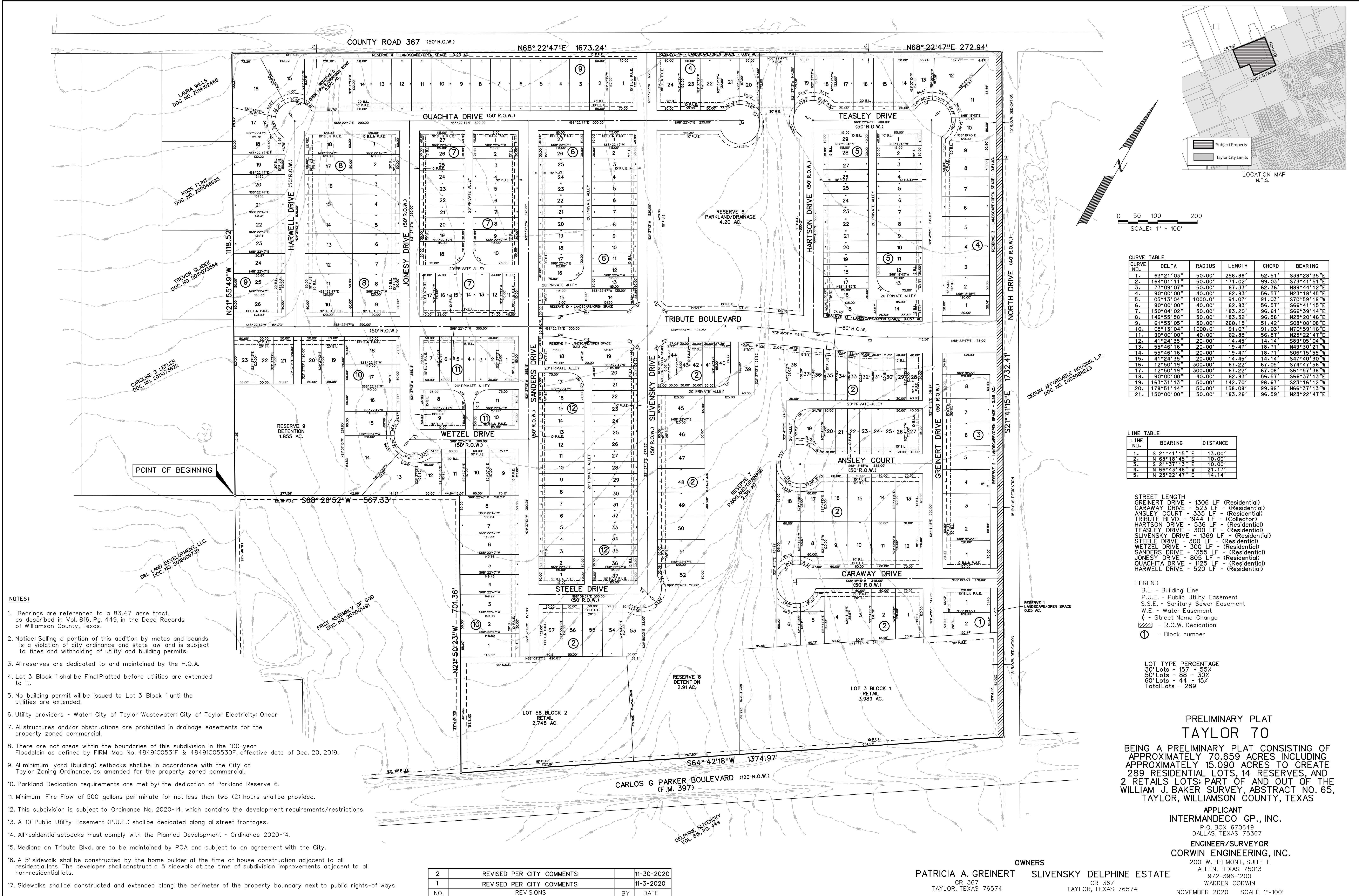
0 0.75 1.5 3
 Miles



DRAWN BY: MH

CHECKED BY: SS

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



NOTES:

- Bearings are referenced to a 83.47 acre tract, as described in Vol. 816, Pg. 449, in the Deed Records of Williamson County, Texas.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.
- All reserves are dedicated to and maintained by the H.O.A.
- Lot 3 Block 1 shall be FinalPlatted before utilities are extended to it.
- No building permit will be issued to Lot 3 Block 1 until the utilities are extended.
- Utility providers - Water: City of Taylor Wastewater: City of Taylor Electricity: Oncor
- All structures and/or obstructions are prohibited in drainage easements for the property zoned commercial.
- There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map No. 48491C0531F & 48491C05530F, effective date of Dec. 20, 2019.
- All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended for the property zoned commercial.
- Parkland Dedication requirements are met by: the dedication of Parkland Reserve 6.
- Minimum Fire Flow of 500 gallons per minute for not less than two (2) hours shall be provided.
- This subdivision is subject to Ordinance No. 2020-14, which contains the development requirements/restrictions.
- A 10' Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
- All residential setbacks must comply with the Planned Development - Ordinance 2020-14.
- Medians on Tribute Blvd. are to be maintained by POA and subject to an agreement with the City.
- A 5' sidewalk shall be constructed by the home builder at the time of house construction adjacent to all residential lots. The developer shall construct a 5' sidewalk at the time of subdivision improvements adjacent to all non-residential lots.
- Sidewalks shall be constructed and extended along the perimeter of the property boundary next to public rights-of-ways.

2	REVISED PER CITY COMMENTS	11-30-2020
1	REVISED PER CITY COMMENTS	11-3-2020
NO.	REVISIONS	BY DATE

OWNERS
PATRICIA A. GREINERT SLIVENSKY DELPHINE ESTATE
CR 367 TAYLOR, TEXAS 76574 CR 367 TAYLOR, TEXAS 76574

APPLICANT
INTERMANDECO GP., INC.
P.O. BOX 670649
DALLAS, TEXAS 75367
ENGINEER/SURVEYOR
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
NOVEMBER 2020 SCALE 1"=100'

BLOCK 1		BLOCK 3		BLOCK 6		BLOCK 8		BLOCK 11	
LOT	SF	LOT	SF	LOT	SF	LOT	SF	LOT	SF
1	7372	1	8400	1	4600	1	7200	1	5750
2	6626	2	7200	2	3450	2	6000	2	3450
3	173738	3	7200	3	3450	3	6000	3	3450
BLOCK 2		4	7200	4	3450	4	6000	4	3450
LOT	SF	5	7200	5	3450	5	6000	5	3450
1	8805	6	7200	6	3450	6	6000	6	3450
2	7793	7	7200	7	3450	7	6000	7	5750
3	8020	8	7200	8	3450	8	6000	8	5427
4	8247	BLOCK 4		9	3450	9	7200	9	5750
5	7481	LOT	SF	10	3450	10	7200	10	5750
6	6961	1	6008	11	3450	11	6000	11	5427
7	7019	2	6000	12	3450	12	6000	BLOCK 12	
8	7049	3	6000	13	3450	13	6000	LOT	SF
9	7200	4	6000	14	5387	14	6000	1	4684
10	7200	5	6000	15	4600	15	6000	2	3450
11	7200	6	6000	16	4256	16	6000	3	3450
12	8400	7	6000	17	3450	17	6000	4	3450
13	8400	8	6000	18	3450	18	7200	5	3450
14	7200	9	6095	19	3450	BLOCK 9		6	3450
15	7200	10	5065	20	3450	LOT	SF	7	3450
16	7200	11	9395	21	3450	1	9240	8	3450
17	6432	12	10930	22	3450	2	6600	9	3450
18	6736	13	5915	23	3450	3	6600	10	3450
19	7126	14	6600	24	3450	4	6600	11	3450
20	3450	15	6600	25	3450	5	6600	12	3450
21	3450	16	6600	26	3450	6	6600	13	3450
22	3450	17	6600	27	4600	7	6600	14	3450
23	3450	18	5911			8	6600	15	3450
24	3450	19	5765	BLOCK 7		9	6600	16	3450
25	3450	20	6386	LOT	SF	10	6600	17	4831
26	3450	21	6230	1	4600	11	6600	18	4879
27	4600	22	6600	2	3450	12	6600	19	6290
28	4800	23	6600	3	3450	13	6600	20	3450
29	3601	24	7920	4	3450	14	6600	21	3450
30	3603	BLOCK 5		5	3450	15	8760	22	3450
31	3615	LOT	SF	6	3450	16	14324	23	3450
32	3652	1	4600	7	3450	17	6381	24	3450
33	3715	2	3450	8	3450	18	6559	25	3450
34	3796	3	3450	9	3450	19	6604	26	3450
35	3879	4	3450	10	6556	20	6590	27	3450
36	3962	5	3450	11	4400	21	6577	28	3450
37	4046	6	3450	12	3740	22	6563	29	3450
38	4129	7	3450	13	3740	23	6550	30	3450
39	5339	8	3450	14	3740	24	6536	31	3450
40	4256	9	3450	15	3740	25	6523	32	3450
41	3450	10	3450	16	3740	26	7809	33	3450
42	3450	11	3450	17	4400	BLOCK 10		34	3450
43	3450	12	3450	18	6556	LOT	SF	35	3450
44	3450	13	4256	19	3450	1	8731	36	3450
45	7800	14	5057	20	3450	2	7449	37	4625
46	7200	15	5257	21	3450	3	7458		
47	7200	16	3450	22	3450	4	7468	RESERVE LOTS	
48	7200	17	3450	23	3450	5	7477	LOT	SF
49	7200	18	3450	24	3450	6	7487	1	2021
50	7200	19	3450	25	3450	7	7497	2	16390
51	7200	20	3450	26	3450	8	7506	3	22313
52	7019	21	3450	27	4600	9	8794	4	15353
53	6397	22	3450			10	7020	5	15685
54	6600	23	3450			11	7018	6	183003
55	6600	24	3450			12	6789	7	102803
56	6600	25	3450			13	10135	8	126568
57	7953	26	3450			14	15486	9	80794
58	119691	27	3450			15	8033	10	4889
		28	3450			16	8400	11	4896
		29	4625			17	8400	12	2683
						18	9800	13	2504
						19	7089	14	3900
						20	6000		
						21	6000		
						22	6000		
						23	6038		

LEGAL DESCRIPTION

BEING, a tract of land situated in the William J. Baker Survey, Abstract Number 65, in Williamson County, Texas, being all of a 43 acre tract of land as described in Vol. 816, Pg. 443, in the Deed Records of Williamson County, Texas, and being part of a 83.47 acre tract of land, as described in Vol. 816, Pg. 449 in said Deed Records and all of a 7 acre tract, as described in Vol. 429, Pg. 108 in said Deed Records being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of First Assembly of God Church Subdivision, an addition to the City of Taylor, as described in Doc. No. 2011001491, in the Plat Records of Williamson County, Texas and being the southwest corner of said 43 acre tract;

THENCE, North 21°55'49" West, along the west line of said 43 acre tract, for a distance of 1118.52 feet, to a 1/2 inch iron rod found at the northwest corner of said 43 acre tract being in the south line of County Road 367 (50' R.O.W.);

THENCE, North 68°22'47" East, along the said north and south lines, for a distance of 1673.24 feet, to 1/2 inch iron rod found at the northeast corner of said 43 acre tract and the northwest corner of said 7 acre tract;

THENCE, North 68°22'47" East, continuing along said south line and with the north line of said 7 acre tract, for a distance of 272.94 feet, to a 1/2 inch iron rod found at the northeast corner of said 7 acre tract and being the west line of North Drive (40' R.O.W.);

THENCE, South 21°41'15" East, departing said south line and along the east line of said 7 acre tract, at 1118.83 feet, passing the southeast corner of said 7 acre and being in the east line of said 83.47 acre tract and continuing for a total distance of 1732.41 feet, to a 1/2 inch iron rod found in the north line of Carlos G. Parker Boulevard (120' R.O.W.);

THENCE, South 64°42'18" West, along the south line of said 83.47 acre tract and north line of said Carlos G. Parker Boulevard, for a distance of 1374.97 feet, to a 1/2 inch iron rod found at the southwest corner of said 83.47 acre tract and being at the southeast corner of said First Assembly of God Church Subdivision;

THENCE, North 21°50'23" West, departing said north line and along the west line of said 83.47 acre tract and the east line of said First Assembly of God, for a distance of 701.36 feet, to a 1/2 inch iron rod found in the south line of said 43 acre tract and the northeast corner of said First Assembly of God Church Subdivision;

THENCE, South 68°26'52" West, along the south line of said 43 acre tract, for a distance of 567.33 feet, to the POINT OF BEGINNING and containing 70.659 acres of land.

Planning & Zoning Commission

A Preliminary Plat for a subdivision to be known as TAYLOR 70 has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the_____ day of _____, 2020., A.D.

Chairman

Secretary

Date

Date

PRELIMINARY PLAT
TAYLOR 70
BEING A PRELIMINARY PLAT CONSISTING OF
APPROXIMATELY 70.659 ACRES INCLUDING
APPROXIMATELY 15.090 ACRES TO CREATE
289 RESIDENTIAL LOTS, 14 RESERVES, AND
2 RETAILS LOTS; PART OF AND OUT OF THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65,
TAYLOR, WILLIAMSON COUNTY, TEXAS

APPLICANT
INTERMANDECO GP., INC.
P.O. BOX 670649
DALLAS, TEXAS 75367
ENGINEER/SURVEYOR
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

OWNERS
PATRICIA A. GREINERT SLIVENSKY DELPHINE ESTATE
CR 367 CR 367
TAYLOR, TEXAS 76574 TAYLOR, TEXAS 76574
NOVEMBER 2020 SCALE 1"=100'

1	REVISED PER CITY COMMENTS		11-3-2020
NO.	REVISIONS	BY	DATE

City of Taylor
Taylor Estates Preliminary Plat
PZ-2019-1129
Staff Report

Requested Action: Consider disapproving Taylor Estates Preliminary Plat.

Applicant: Chris Elizondo, Cuatro Consultants

Subject Property: Being 52.13 acres, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Parcel Information

Current Zoning: Not zoned

Current Use: Undeveloped

Purpose:

The purpose of the plat is to create 43 lots for future residential development and one detention/open space lot.

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

Date: Thursday, December 3, 2020

Chris Elizondo
3601 Kyle Crossing, Suite A
Kyle, Texas, Texas 78640

chris@cuatroconsultants.com

Permit Number PZ-2019-1129
Job Address: 22201 HWY 79, Taylor 76574

Mr. Elizondo,

Staff has completed its review of plans for the Taylor Estates Preliminary Plat that is to be located at 22201 HWY 79, Taylor, Texas 76574. Comments from this review follow.

Planning Department Comments

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

The right-of-way requirement for the number of lots is 60 feet.

The description must be:

Being 52.13 acres including right-of-way and consisting of ___ lots and ___ blocks, part of and out of Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. The description of the plat is to be placed under the title of the plat in the top center of the sheets.

Provide the metes and bounds of the proposed plat with your re-submission.

Blocks are to be numbered and placed within a circle. The Block number should not be placed on every lot. Be sure to place the symbol in the Legend. The are 2 blocks labeled "C".

The proposed plat is not compliant with block requirements in Section 2.7 Blocks in the Subdivision Ordinance. As mentioned in previous reviews. Blocks are to have four sides. Please refer to the Subdivision Ordinance section above and the definition of a block.

Updated 11.25.2020

The parkland dedication is required.

The Title of the plat must be consistent throughout the document. Check all Certificates.

Show and label a Point of Beginning that is tied to a monument or the original survey. Include POB in the Legend.

1. The adjacent properties to the south are incorrectly depicted and most of the owner information is incorrect so corrections need to be made. The properties to the west are not depicted correctly and the properties are

owned by different people/entities so this needs corrected as well.

2. Resolve the water service provider issue and obtain a letter of availability for the resubmission.

See the mark-up provided by McKenzi Hicks in the uploaded. The mark-up shows typos and misnomers along with incorrect adjacent property information, etc.

Fire Department Comments (PZ)

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

1. Fire hydrant shall not exceed 500 feet between fire hydrants.
2. The Williamson County Fire Marshal's Office shall be notified of this project for review of plans within this area's Volunteer Fire Department's response jurisdiction.

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.

- i. Provide metes and bounds description on the plat.
- ii. Provide plat certificates as found in the subdivision application packet.
- iii. Provide utility service availability confirmation for water utility from City of Thrall.
- iv. Note: Site plan sheets submitted are not to be considered as subdivision improvement plans.

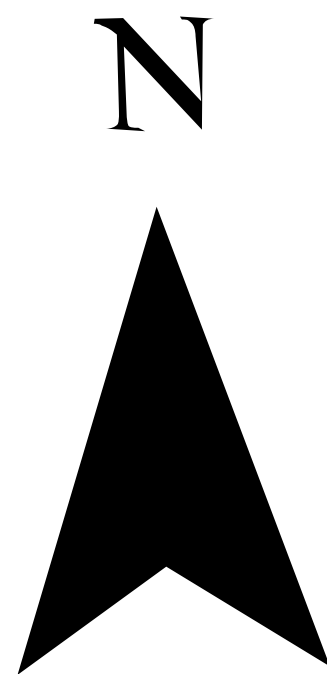
Please revise the project plans to address the comments noted above. Following revision, an electronic copy of the revised drawings in PDF format.

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

Thank you,



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



PZ-2019-1129
Taylor Estates Location
Map

Legend

- Streets
- ▭ Subject Property
- ETJ
- City Limits



0 2 4 8 Miles

FILE NAME:

PLOTTING DATE:

OWNER/DEVELOPER:

STEVEN HYDE
22201 HWY 79 LLC
2207 WEST PARMER LANE
AUSTIN, TX 78727

ENGINEER:

CUATRO CONSULTANTS, LTD. FIRM NO. F-3524
3601 KYLE CROSSING, SUITE A
KYLE, TX 78640
PH: (512) 312-5040
CONTACT: HUGO ELIZONDO, JR. P.E.

SURVEYOR:

CELCO SURVEYING FIRM NO. 10193975
2205 STONECREST PATH
NEW BRAUNFELS, TX 78130
PH: (512) 635-4857

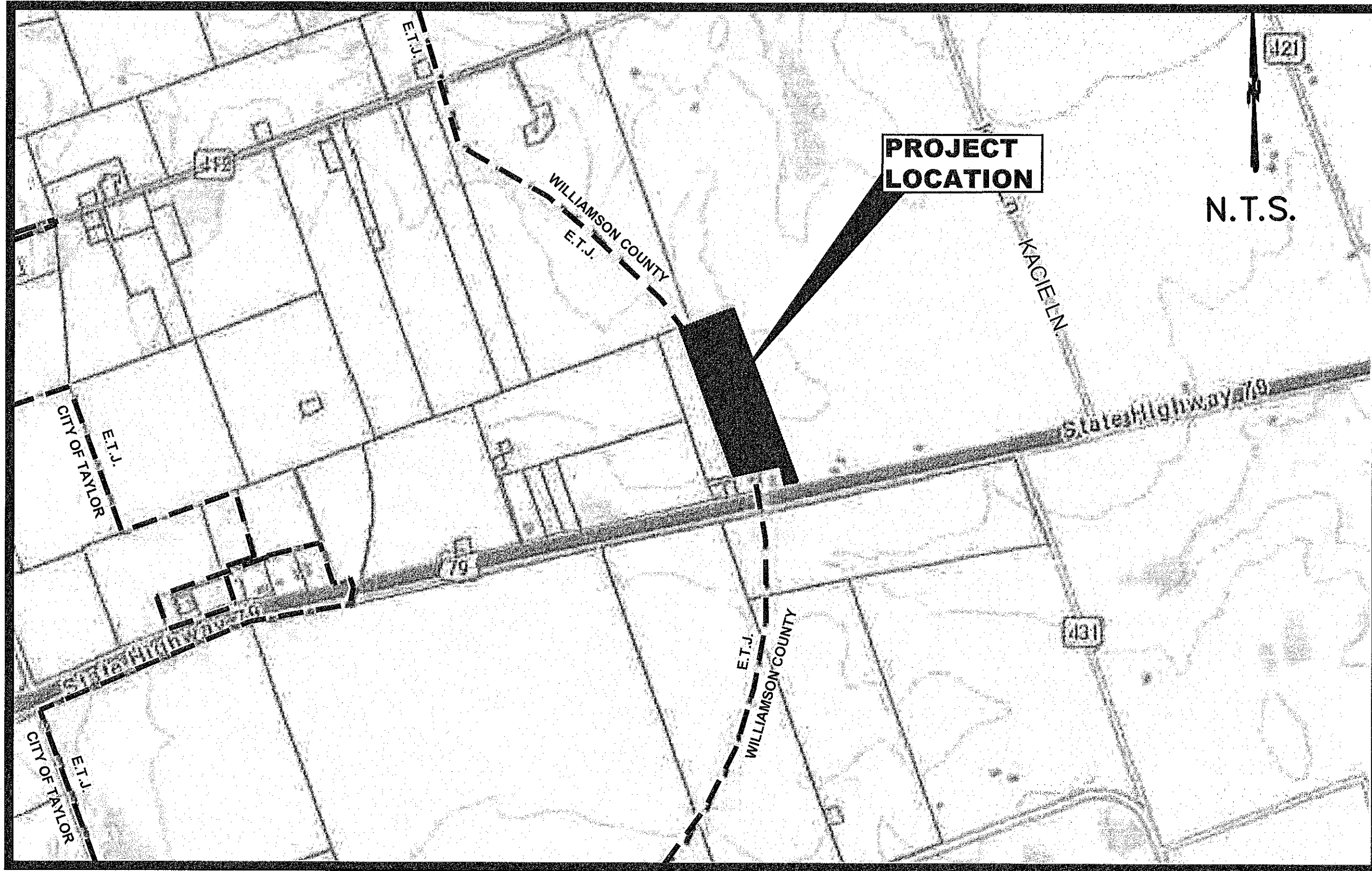
LEGAL DESCRIPTION:

BEING 52.13 ACRES INCLUDING RIGHT-OF-WAY AND CONSISTING OF 43 LOTS AND ONE (1) BLOCK, PART OF AND OUT OF THE HARDY PACE SURVEY, ABSTRACT NO. 493, TAYLOR EXTRATERRITORIAL JURISDICTION, WILLIAMSON COUNTY, TEXAS.

FLOODPLAIN STATUS:

NO PORTION OF THE PROJECT SITE IS WITHIN THE 100 YEAR FLOOD ZONE, AND HAS A ZONE "X" ACCORDING TO FEMA MAP #48491C 0575F EFFECTIVE DECEMBER 20, 2019.

PRELIMINARY PLAN
FOR
TAYLOR ESTATES SUBDIVISION
22201 HIGHWAY 79
TAYLOR, WILLIAMSON COUNTY, TEXAS 76574
AUGUST 2019



VICINITY MAP

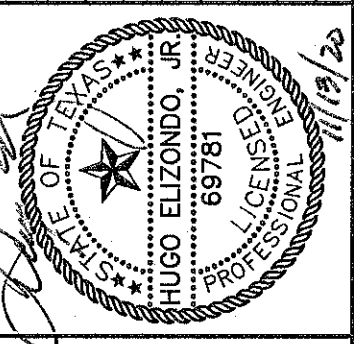
N.T.S.

PROJECT DATA

SUBDIVISION PLAT NUMBER: PZ-2019-1129
PROJECT ADDRESS: 22201 HWY 79, TAYLOR, TX
SUBMITTED APRIL 2019

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAN
3	UTILITY LAYOUT
4	EXISTING DRAINAGE CONDITIONS
5	MASTER DRAINAGE PLAN

DATE:	
BY:	
DESCRIPTION:	
REVISION:	



CUATRO
consultants,
Registration No. F-3524
3601 Kyle Crossing, Suite A, Phone: (512) 312-5040 Fax: (512) 312-9399
Kyle, Texas 78640 e-mail: cuatro@cuatroconsultants.com

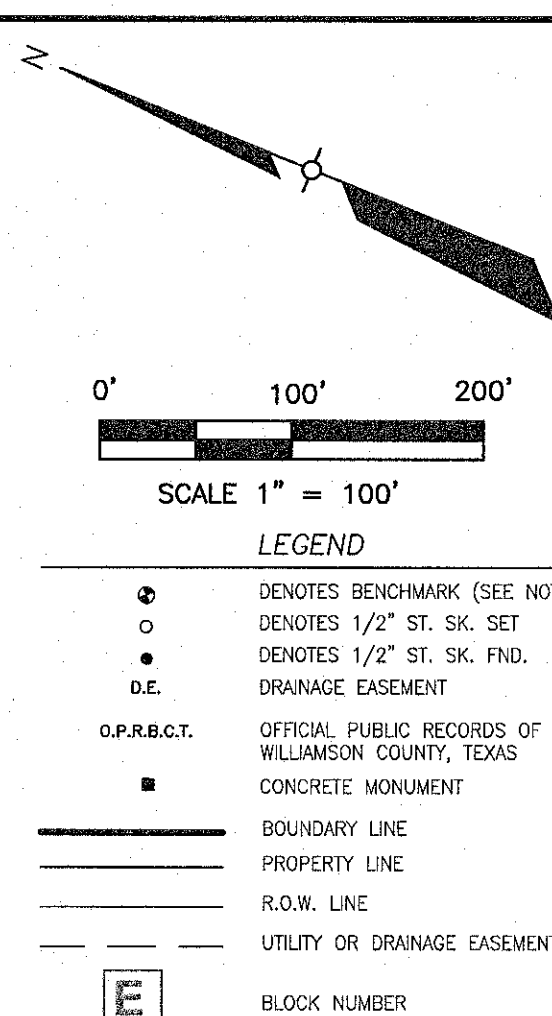
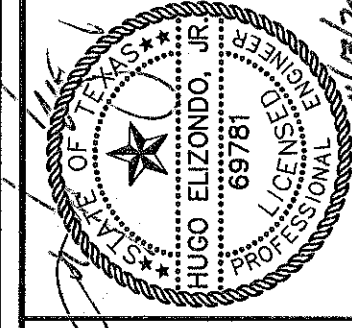
COVER SHEET
TAYLOR ESTATES
TAYLOR, TEXAS 76574
WILLIAMSON COUNTY, TX

OWNER:
STEVEN HYDE
22201 HWY 79 LLC
2207 WEST PARMER LANE
AUSTIN, TEXAS 78727

DATE:	OCTOBER, 2020
PROJECT:	20-276
DRAWING'S NAME:	COVER SHEET
DESIGN:	CDE
CHECKED:	HE, Jr.
DRAWN:	CDE
APPROVED:	HE, Jr.
SHEET:	1 OF 5

CURVE TABLE						
CURVE #	ADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C21	50.00'	76.89'	S13°54'36"E	69.54'	48.38'	088°06'45"
C22	50.00'	92.44'	N69°04'11"E	79.83'	66.22'	105°55'40"
C23	15.00'	13.62'	N42°06'58"E	13.16'	7.37'	050°21'00"
C24	351.08'	7.79'	N65°30'14"E	7.79'	3.89'	001°16'14"
C25	351.08'	37.88'	N61°46'39"E	37.86'	18.96'	086°10'55"
C26	15.00'	22.72'	S82°00'22"E	20.61'	14.18'	086°46'50"
C27	330.01'	158.37'	S52°21'48"E	156.85'	80.74'	027°29'42"
C28	775.17'	96.58'	S55°50'32"E	96.08'	48.79'	020°12'47"
C29	273.75'	115.26'	S33°40'25"E	114.41'	58.50'	024°07'26"
C30	15.00'	23.39'	S86°32'58"E	21.09'	14.83'	089°21'03"
C31	15.00'	23.56'	N23°07'34"E	21.21'	15.00'	090°00'00"
C32	15.00'	23.56'	S86°52'28"E	21.21'	15.00'	090°00'00"
C33	15.00'	23.53'	S23°27'34"W	21.33'	15.17'	090°37'52"
C34	15.00'	23.40'	S86°32'26"E	21.10'	14.84'	089°22'08"
C35	325.01'	18.41'	S23°29'43"E	18.41'	9.21'	003°74'44"
C36	15.00'	20.86'	S14°43'17"W	19.22'	12.52'	079°40'44"
C37	313.02'	35.64'	S62°22'15"W	35.62'	17.84'	008°31'25"
C38	15.00'	23.56'	N68°52'26"E	21.21'	15.00'	090°00'00"
C39	15.00'	23.73'	S23°27'02"E	21.33'	15.17'	090°38°57"
C40	50.00'	169.33'	N86°52'26"E	99.25'	406.04'	184°02'52"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	48.52'	N54°36'12"E
L2	56.67'	S54°33'39"W
L101	154.39'	S21°53'33"E
L102	107.80'	S66°16'23"E
L103	678.74'	S21°51'22"E
L104	717.57'	S21°51'22"E
L105	312.26'	N68°07'34"E
L106	152.74'	N68°07'34"E
L107	711.40'	N21°52'26"W
L108	720.60'	N152°16'22"W
L109	369.37'	S68°34'34"W
L110	92.82'	S54°33'39"W
L111	278.85'	N68°46'30"E
L112	244.10'	S21°52'26"E
L113	271.35'	N68°46'30"E
L114	544.81'	N68°46'30"E

[illegible]

4 CUATRO
Consultants, LTD.

Registration No. F-3524
601 Kyle Crossing Suite A Phone: (512) 512-5040 Fax: (512) 512-5999
Kyle, Texas 73640 e-mail: castro@castroconsultants.com

PRELIMINARY PLAN

TAYLOR ESTATES
TAYLOR, TEXAS 78574
WILLIAMSON COUNTY TX

OWNER:

**STEVEN HYDE
22201 HWY 79 LLC.
207 WEST PARMER LANE
AUSTIN, TEXAS 78727**

DATE: _____

PROJECT:

DRAWING'S NAME:

DESIGN:	CHECKED:
---------	----------

CDE	FILE:
DRAWN:	APPROVED:

CDE	HE.j
SHEET: - - - -	

SHEET: **2 OF 5**

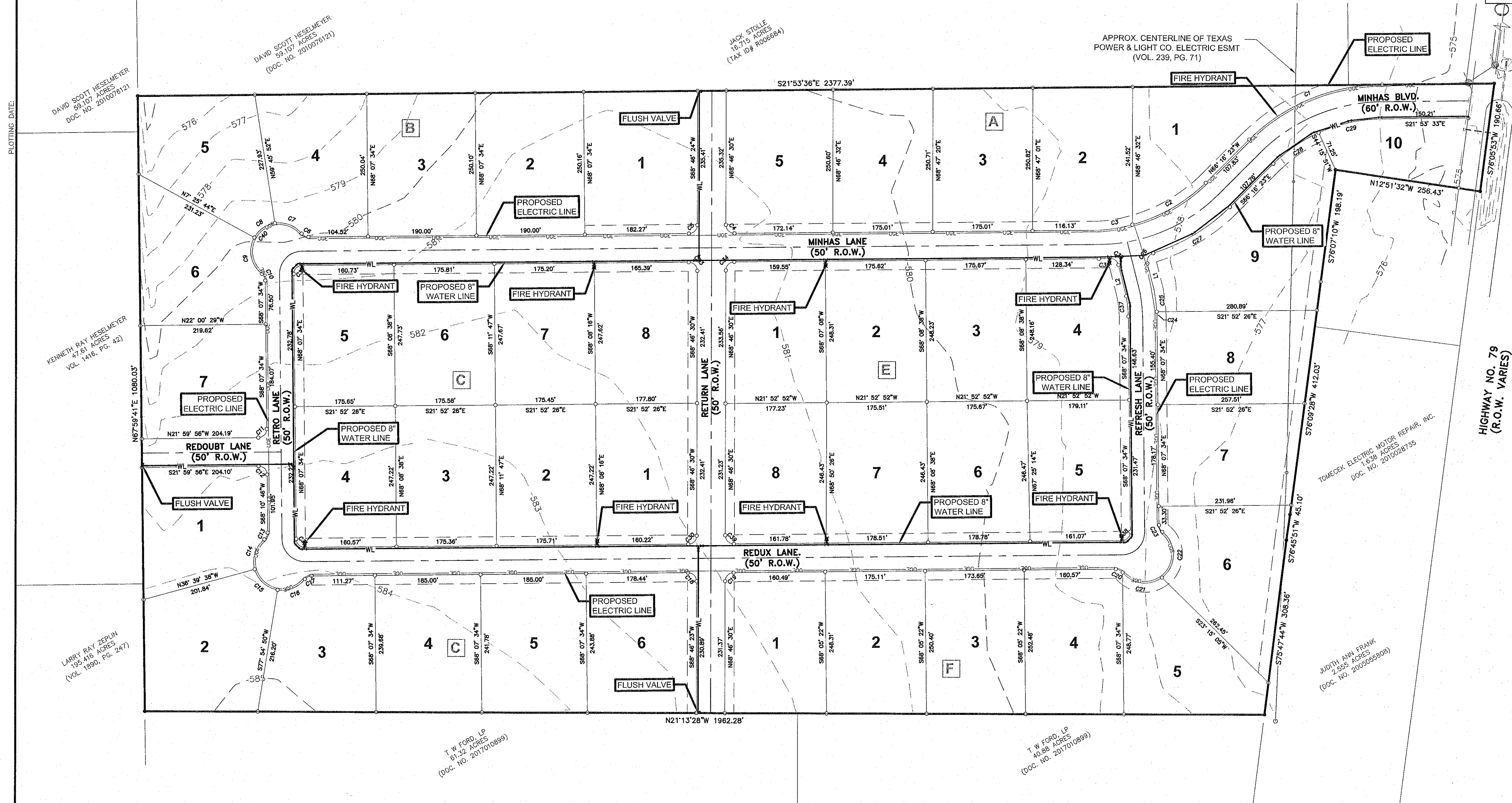
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PLAT NOTE:

1. UTILITY PROVIDERS: WATER – CITY OF THRALL
WASTEWATER/SEPTIC – ON SITE SEPTIC SYSTEM
ELECTRICITY – ONCOR ELECTRIC DELIVERY
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN
DRAINAGE EASEMENTS OR ELECTRIC BUILDING BUFFERS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS
SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY
FIRM MAP NUMBER 48491C05/75E, EFFECTIVE DATE OF
SEPTEMBER 26, 2008.
4. A 15-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE
DEDICATED ALONG THE STREET FRONTSAGES OF ALL LOTS.
5. ALL MINIMUM YARD (BUILDING) FRONT SETBACKS SHALL BE
25.0'.
6. MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTE FOR
NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
7. ALL DRAINAGE EASEMENTS AND ATTENTION ARE PRIVATELY
OWNED AND WILL NOT BE MAINTAINED BY THE CITY OF
TAYLOR.
8. ALL 43 DWELLING UNITS WILL BE EQUIPPED WITH AN
APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM PER SECTION
D107.1 OF THE 2009 INTERNATIONAL FIRE CODE.
9. SIDEWALKS WILL BE LOCATED AS DELINEATED ON THIS
PRELIMINARY PLAN.

FILE NAME:

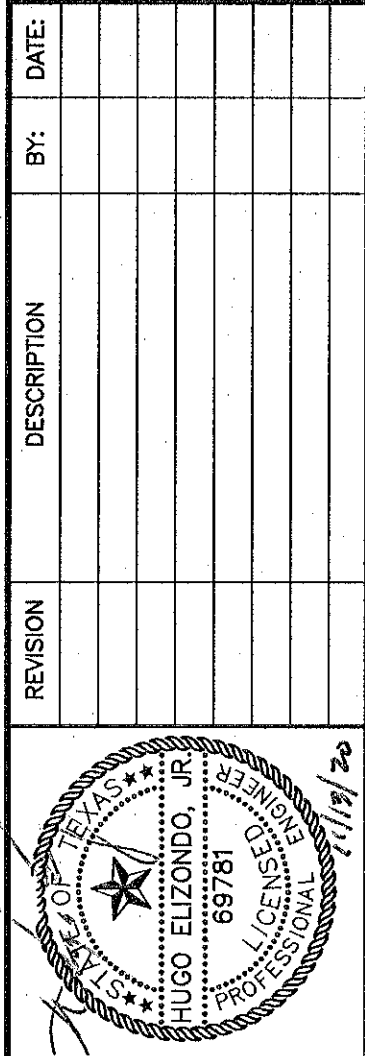
PLOTTING DATE:



MATERIAL

1. ALL WATER LINES SHALL BE PVC, DR-18.
2. ALL VALVES, FIRE HYDRANTS AND OTHER MATERIALS SHALL CONFORM TO CITY OF THRALL WATER SYSTEM REQUIREMENTS.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		EASEMENT BOUNDARY
		CONTOURS
		LOT LINE
		CENTER LINE OF DITCH
		OVER HEAD ELECTRIC
		OVER HEAD TELEPHONE
		POWER POLE
		GUY WIRE
		STORM SEWER
		CMP/ RCP PIPES
		GAS LINE
		PAVEMENT
		CONCRETE
		CHAIN LINK FENCE
		WOOD FENCE
		BARB WIRE FENCE
		FIRE LINE
		5' SIDEWALK/CLEAR ZONE
		7' PLANTING ZONE
		AWNING AREA
		ADA ACCESSIBLE ROUTE
		PHASING LINE
		OFFSITE DRAINAGE BOUNDARY
		ON-SITE DRAINAGE BOUNDARY
		DRAINAGE FLOW DIRECTION
		EXISTING DRAINAGE BOUNDARY
		PROPOSED DRAINAGE EASEMENT
		DRAINAGE AREA
		POINT OF CONCENTRATION
		EXISTING TIME OF CONCENTRATION
		FLOODPLAIN BOUNDARY
		WATER METER-SINGLE SERVICE
		WATER METER-DOUBLE SERVICE
		AIR RELEASE VALVE

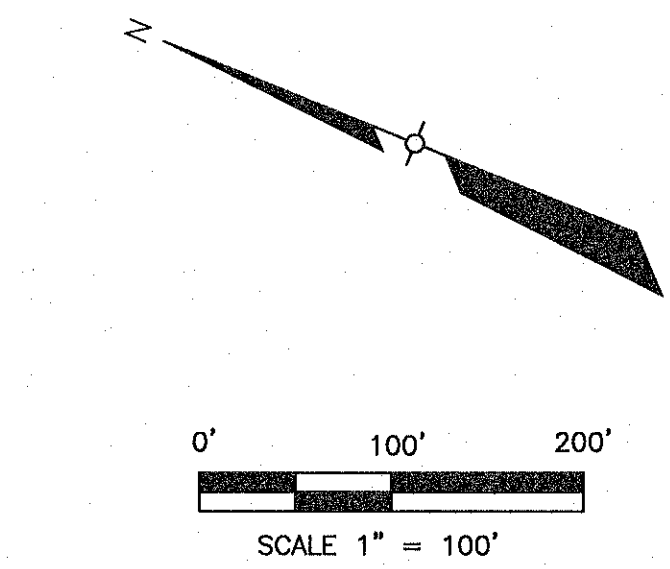
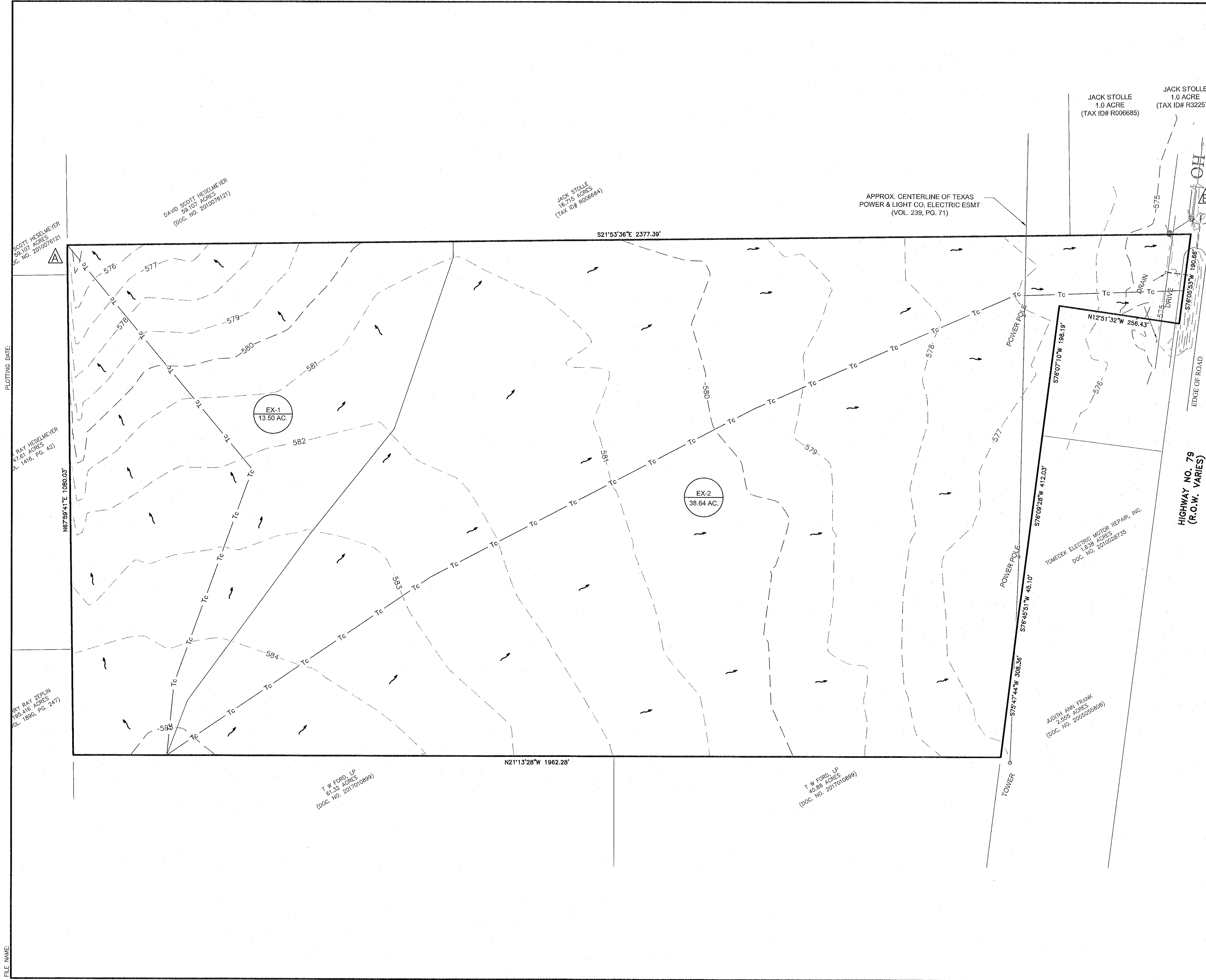


4 CUATRO
Consultants, Ltd.
Registration No. F-3724
1838 ACRES
Phone: (512) 450-7555 Fax: (512) 450-7559
Kyle, Texas 78160
e-mail: carlos@cuatroconsultants.com

UTILITY LAYOUT
TAYLOR ESTATES
TAYLOR, TEXAS 78574
WILLIAMSON COUNTY, TX

OWNER:
STEVEN HYDE
22201 HWY 79 LLC.
2207 WEST PARMER LANE
AUSTIN, TEXAS 78727

DATE: OCTOBER, 2020
PROJECT: 20-276
DRAWING'S NAME: UTILITY LAYOUT
DESIGN: CDE
CHECKED: HE Jr.
DRAWN: CDE
APPROVED: HE Jr.
SHEET: 3 OF 5



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	EASEMENT BOUNDARY
---	---	CONTOURS
---	---	LOT LINE
---	---	CENTER LINE OF DITCH
---	---	OVER HEAD ELECTRIC
---	---	OVER HEAD TELEPHONE
---	---	POWER POLE
---	---	GUY WIRE
---	---	STORM SEWER
---	---	CMP/ RCP PIPES
---	---	GAS LINE
---	---	PAVEMENT
---	---	CONCRETE
---	---	CHAIN LINK FENCE
---	---	WOOD FENCE
---	---	BARB WIRE FENCE
---	---	FIRE LINE
---	---	5' SIDEWALK/CLEAR ZONE
---	---	7' PLANTING ZONE
---	---	AWNING AREA
---	---	ADA ACCESSIBLE ROUTE
---	---	PHASING LINE
---	---	OFFSITE DRAINAGE BOUNDARY
---	---	ON-SITE DRAINAGE BOUNDARY
---	---	DRAINAGE FLOW DIRECTION
---	---	EXISTING DRAINAGE BOUNDARY
---	---	PROPOSED DRAINAGE EASEMENT
---	---	DRAINAGE AREA
---	---	POINT OF CONCENTRATION
---	---	EXISTING TIME OF CONCENTRATION
---	---	FLOODPLAIN BOUNDARY
---	---	LIMITS OF CHANNEL/DITCH

EXISTING DRAINAGE CALCULATIONS			
Time of Concentration (TR-55 method) & Run-off Values (SCS Method)			
Subbasin		EX-1	EX-2
Area	sf	588,060	622,428
	ac	13.50	38.64
	sq mi	0.02109	0.06038
Impervious	sf	0	0
Impervious	%	0.00%	0.00%
Pervious	Cn	80	80
Composite	Cn	80	80
Retention	in	2.50	2.50
Initial Abstraction	in	0.500	0.500
Sheet Flow			
Slope	ft/ft	0.006	0.006
Length	ft.	100.00	100.00
Roughness	n	0.24	0.24
P2	in.	3.97	3.97
Time	min.	20.74	20.74
Shallow Concentrated			
Slope	ft/ft	0.009	0.005
Length	ft.	1051.00	2305.00
Paved?	p/u	u	u
Time	min.	11.44	33.67
Channel Flow			
Slope	ft/ft	0.000	0.00
Hydraulic Radius	ft.	0.00	0.00
Roughness	n	0.00	0.000
Velocity	fps	0.00	0.00
Length	ft.	0.00	0.00
Time	hr.	0.00	0.00
Summary			
Tc	min.	32.18	54.41
Lag Time	min.	19.31	32.65
Run-off Values			
2 Year	cfs	17.21	38.60
10 Year	cfs	35.12	79.24
25 Year	cfs	48.92	110.36
100 Year	cfs	74.64	168.40

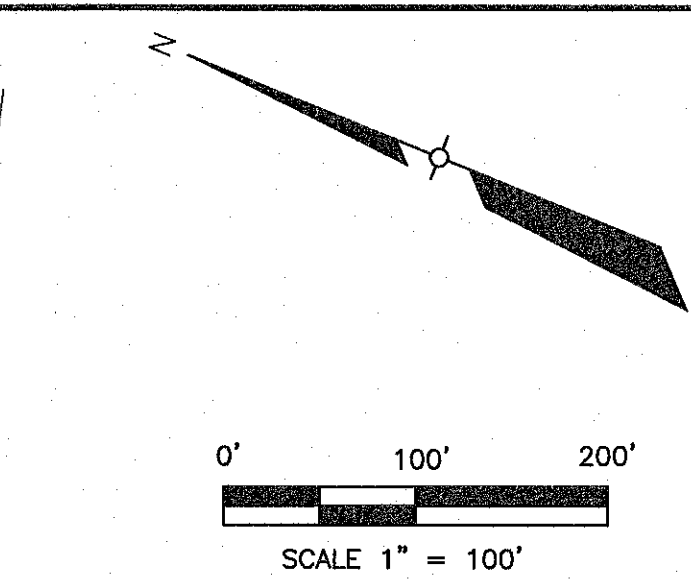
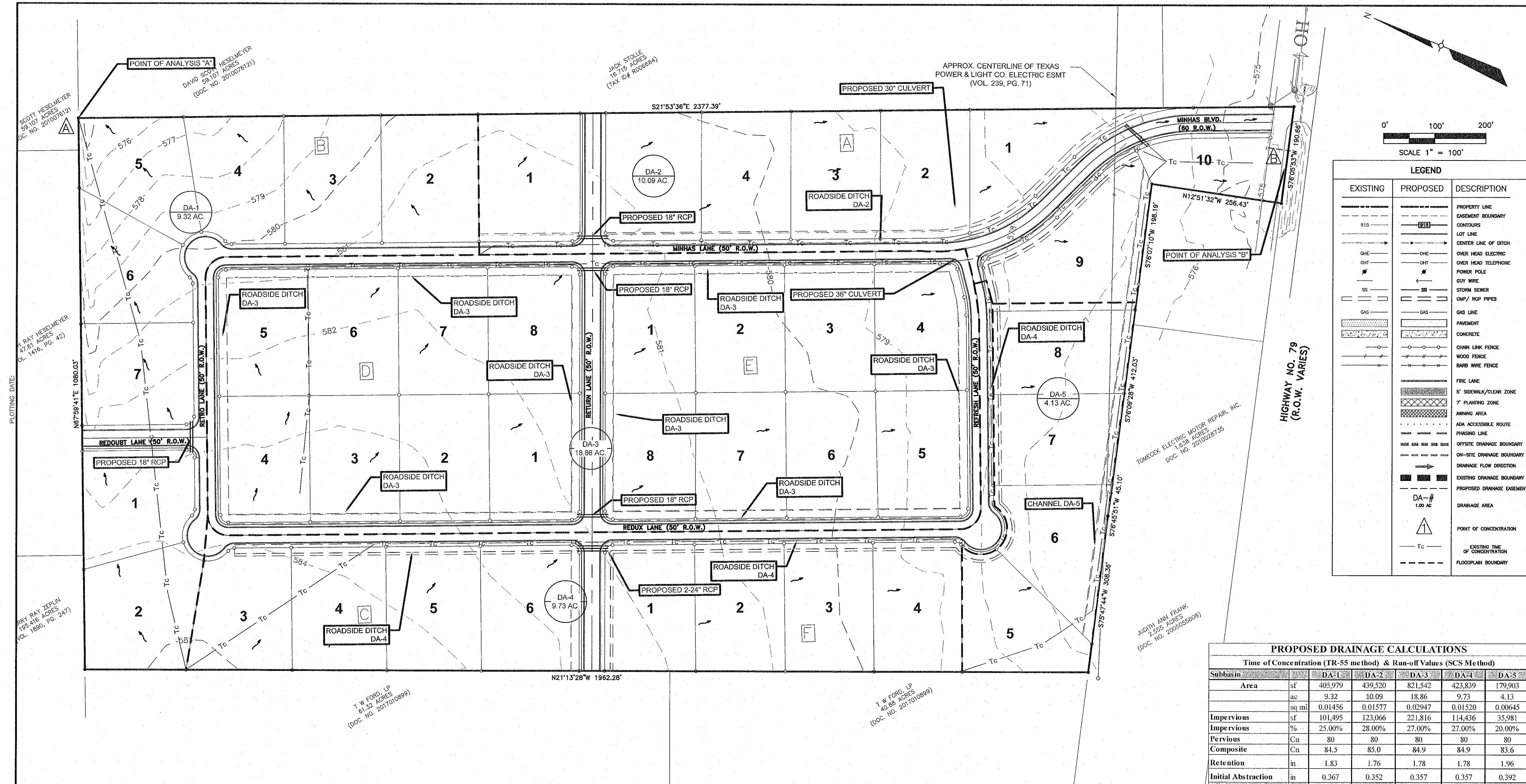
DATE:
BY:
DESCRIPTION:
REVISION:
11/19/20

4 CUATRO
Consultants, LTD.
Registration No. F-3524
15501 Kalk Creek, Suite A, Phase 6 (1315) 4500 P.O. Box 61313 Austin, Texas 78760
email: cconsultants@att.net

EXISTING DRAINAGE CONDITIONS
TAYLOR ESTATES
TAYLOR, TEXAS 78574
WILLIAMSON COUNTY, TX

OWNER:
STEVEN HYDE
22201 HWY 79 LLC.
2207 WEST PARMER LANE
AUSTIN, TEXAS 78727

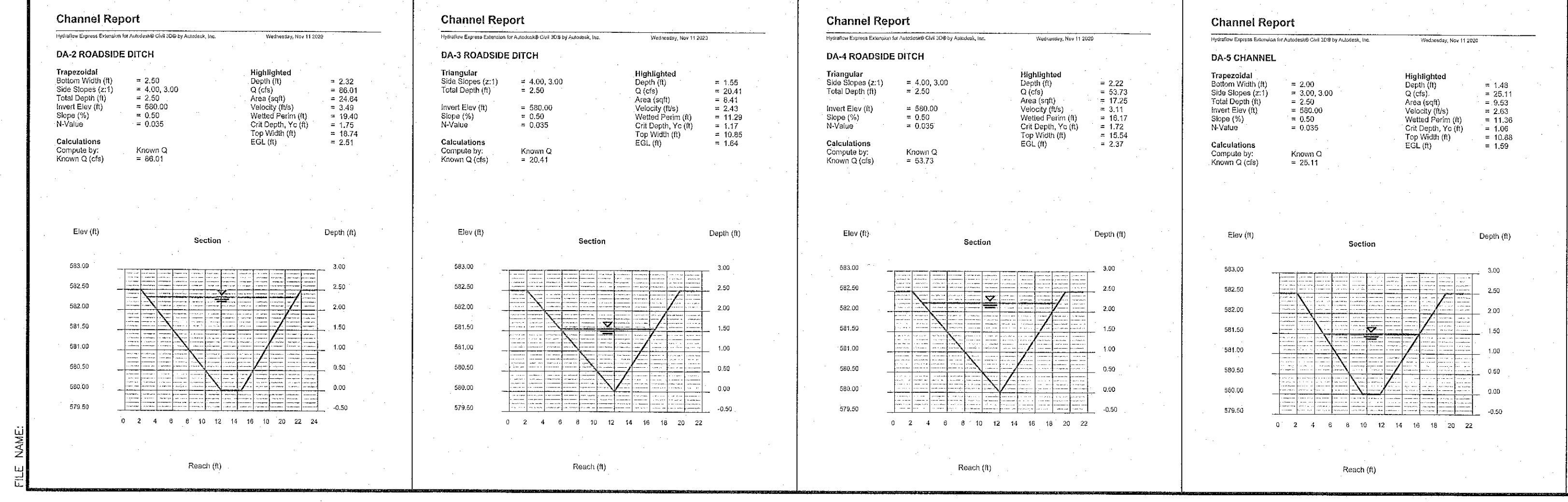
DATE: OCTOBER, 2020
PROJECT: 20-276
DRAWING'S NAME: EXISTING DRAINAGE COND.
DESIGN: CDE CHECKED: HE Jr.
DRAWN: CDE APPROVED: HE Jr.
SHEET: **4 OF 5**



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	EASEMENT BOUNDARY
---	---	CONTOURS
---	---	LOT LINE
---	---	CENTER LINE OF DITCH
---	---	OVER HEAD ELECTRIC
---	---	OVER HEAD TELEPHONE
---	---	POWER POLE
---	---	GUY WIRE
---	---	STORM SEWER
---	---	CMP/ RCP PIPES
---	---	GAS LINE
---	---	PAVEMENT
---	---	CONCRETE
---	---	CHAIN LINK FENCE
---	---	WOOD FENCE
---	---	BARB WIRE FENCE
---	---	FIRE LANE
---	---	5' SIDEWALK/CLEAR ZONE
---	---	7' PLANTING ZONE
---	---	AWNING AREA
---	---	ADA ACCESSIBLE ROUTE
---	---	PHASING LINE
---	---	OFFSITE DRAINAGE BOUNDARY
---	---	ON-SITE DRAINAGE BOUNDARY
---	---	DRAINAGE FLOW DIRECTION
---	---	EXISTING DRAINAGE BOUNDARY
---	---	PROPOSED DRAINAGE EASEMENT
---	---	DRAINAGE AREA
---	---	POINT OF CONCENTRATION
---	---	EXISTING TIME OF CONCENTRATION
---	---	FLOODPLAIN BOUNDARY

PROPOSED DRAINAGE CALCULATIONS						
Time of Concentration (TR-55 method) & Run-off Values (SCS Method)						
Subbasin		DA-1	DA-2	DA-3	DA-4	DA-5
Area	sf	405,979	439,520	821,542	423,839	179,903
	ac	9.32	10.09	18.86	9.73	4.13
	sq mi	0.01456	0.01577	0.02947	0.01520	0.00645
Impervious	sf	101,495	123,066	221,816	114,436	35,981
Impervious	%	25.00%	28.00%	27.00%	27.00%	20.00%
Pervious	Cn	80	80	80	80	80
Composite	Cn	84.5	85.0	84.9	84.9	83.6
Retention	in	1.83	1.76	1.78	1.78	1.96
Initial Abstraction	in	0.367	0.352	0.357	0.357	0.392
Sheet Flow						
Slope	ft/ft	0.009	0.020	0.006	0.005	0.007
Length	ft.	100.00	33.53	100.00	100.00	100.00
Roughness	n	0.24	0.13	0.24	0.24	0.24
P2	in.	3.97	3.97	3.97	3.97	3.97
Time	min.	17.63	3.27	20.74	22.31	19.50
Shallow Concentrated						
Slope	ft/ft	0.006	0.000	0.006	0.007	0.008
Length	ft.	1003.94	0.00	345.96	344.09	182.27
Paved?	p/u	u	u	U	U	U
Time	min.	13.39	0.00	4.61	4.41	2.11
Channel Flow						
Slope	ft/ft	0.00	0.005	0.006	0.005	0.005
Hydraulic Radius	ft.	0.00	1.32	1.32	1.32	1.32
Roughness	n	0.00	0.04	0.035	0.035	0.035
Velocity	fps	0.00	3.62	3.96	3.62	3.62
Length	ft.	0.00	1418.47	1759.01	1803.60	1069.48
Time	min.	0.00	6.54	7.40	8.31	4.93
Summary						
Tc	min.	31.02	9.81	32.75	35.03	26.53
Lag Time	min.	18.61	5.89	19.65	21.02	15.92
Run-off Values						
2 Year	cfs	14.53	21.81	5.50	14.53	6.61
10 Year	cfs	27.05	40.33	10.19	26.90	12.45
25 Year	cfs	36.55	54.38	13.76	36.27	16.87
100 Year	cfs	54.28	80.61	20.41	53.73	25.11

PRE VERSUS POST RUNOFF SUMMARY				
DESIGN	POC-A EX	POC-A PRO	POC-B EX	POC-B PRO
2YR	17.21 cfs	14.53 cfs	38.6 cfs	41.39
10YR	35.12 cfs	27.1 cfs	79.2 cfs	77.15
25YR	48.92 cfs	36.6 cfs	110.4 cfs	104.36
100YR	74.64 cfs	54.3 cfs	168.4 cfs	155.19



DATE:
BY:
REVISION:
DESCRIPTION:
DATE:
BY:
REVISION:
DESCRIPTION:

4 CUATRO
Consultants, LTD.
Registration No. F-5924
3601 Kule Crossing, Suite A, P.O. Box 61312-999
Killebrew, Texas 78940
Phone (817) 249-0000 Fax (817) 249-9999
Email: cates@cuatroconsultants.com

MASTER DRAINAGE PLAN

TAYLOR ESTATES
TAYLOR, TEXAS 78574
WILLIAMSON COUNTY, TX

OWNER:
STEVEN HYDE
22201 HWY 79 LLC,
2207 WEST PARMER LANE
AUSTIN, TEXAS 78727

DATE: **OCTOBER, 2020**
PROJECT: **20-276**
DRAWING'S NAME: **PROPOSED DRAINAGE PLAN**
DESIGN: **CDE** CHECKED: **HE Jr.**
DRAWN: **CDE** APPROVED: **HE Jr.**
SHEET: **5 OF 5**

PZ-2020-1267
Staff Report
1902 Old Granger Road

Requested Action: Zoning Map Amendment to the official zoning map to rezone approximately 0.41 acres from Single-Family Zoning District (R-1) to Local Business Zoning District (B-1)

Applicant: Rick Northcutt and Candy Buzan/RCT Holdings, LLC

Subject Property: Approximately 0.41 acres, addressed as 1902 Old Granger Road, more particularly described by Williamson Central Appraisal District Parcel R019559; part of and out of J. Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: Single-Family Residential (R-1)

Current Use: Vacant single-family home

Proposed Zoning: Local Business (B-1)

Future Land Use Plan: Multi-Family

Adjacent Parcel Information

North: Single-family residential use, R-1 Zoning District

South: Vacant, R-1 Zoning District

East: Multi-family use, MF-1 Zoning District

West: Old Granger Road ROW next to B-2 Zoning District

Purpose:

The applicants are proposing to rezone the subject property, which is a vacant home they recently purchased, for future commercial development. Ultimately, the desired use is a medical office. Currently, the subject is zoned R-1, which does not permit medical office uses by-right. For the proposed medical office project to move forward a rezoning to the B-1 Zoning District designation would be necessary as medical office uses are permitted by-right.

Staff Analysis:

As City Staff we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed rezoning requests.

The Comprehensive Plan includes Land Use Goals and Objectives along with associated actions to achieve those objectives. Some of the relevant Comprehensive Plan goals, objectives and actions to consider for this rezoning case include:

Land Use Goal: A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and

future population while preserving the historical structures and small town atmosphere of the City.

Objective L3: *Provide viable retail, office and industrial areas that support opportunities for economic development.*

Action L3.6: *Guide new commercial development to clusters (shown on the Future Land Use Plan instead of scattered and/or “strip” development).*

Action L3.9: *Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides, which are used to make land use decisions and zoning regulations to ensure compatibility. Some of the relevant statements include:

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*

Retail/Office

- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Retail development should be clustered throughout the City and convenient to residential areas.*
- *Buffers should separate retail/office uses and residential areas.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Low-intensity office and professional uses should provide a transition between more intense uses and residential areas.*

Commercial

- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*

- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

The Future Land Use Plan map identifies the subject property as an area for Multi-Family residential; however, to the west the properties are designated Commercial. The graphic representation on the map is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community. The FLUP is not a rigid, parcel-specific mandate for how land shall be developed. When proposed development differs somewhat from the generalized land use pattern depicted for an area, it is the responsibility of the Planning and Zoning Commission, supported by City staff, to determine whether the development will otherwise be in keeping with the goals and objectives of the City's Comprehensive Plan, as well as the Land Use Policies. The requested B-1 Zoning District is appropriate between the commercial land uses along N. Main and multi-family land use to the east.

Staff Recommendation

Staff recommends approval of the requested rezoning.

Remodeling the existing home for a medical office is an infill development project located in an area with substantial commercial development, and the site has good access and adequate infrastructure. Infill development meets one of the primary tenets of economic development and planning best practices by encouraging development where there is existing infrastructure. As a City it is crucial to capitalize on our existing resources. Additionally, this proposed rezoning is consistent with the overall intent of the Future Land Use Plan as mentioned above.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezoning and making a recommendation to City Council either in favor or in opposition to each request.

In determining a recommendation on a rezoning request, the Planning and Zoning Commission should consider the following factors:

- **Is the rezoning consistent with the Comprehensive Plan?**

This request for re-zoning is consistent with the Comprehensive Plan. As mentioned previously in the staff analysis, this rezoning request promotes infill development, efficient use of existing infrastructure and economic development, which are objectives in the Comprehensive Plan. Rezoning the subject property to B-1 to accommodate commercial development would be consistent with **Action L3.6:** *Guide new commercial development to clusters (shown on the Future land*

Use Plan instead of scattered and/or “strip” development). Additionally, rezoning the subject property to a commercial zoning district accomplishes **Action L3.9: Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.** These actions meet the objective to provide viable locations for businesses in Taylor.

The rezoning would further the goals in the Comprehensive Plan and is in line with best practices and policies mentioned previously in this report.

- **Is the rezoning compatible with the surrounding area?**

This proposed rezoning is compatible with the surrounding area there are businesses along N. Main to the west and houses that are transitioning from residential to commercial to the north. To the south, there is a vacant residential lot with multi-family beyond it. To the east is multi-family. A medical office or other local business land uses permitted in the B-1 Zoning District would provide a buffer between the business on N. Main and the surrounding multi-family.

- **Does the rezoning promote the public health, safety, or general welfare?**

The purpose of the Planning Principles and Policy Guides and the Code is to promote the health, safety and general welfare by promoting safe, orderly and economical sustainable development. The purpose of the Planning Principles and Policy Guide and the Code will be met as the proposed development will comply with all ordinances ensuring that concerns with regard to public health, safety and general welfare are addressed. For example, any use that is not residential is required to screen when adjacent to residential land uses and zoning districts. There are other regulations in our Code such as Performance Standards to minimize any adverse effects on adjacent properties. Additionally, as mentioned previously, this is infill development and promotes sustainable economic development.

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

There is adequate infrastructure for this proposed project as this area is already developed and this is an infill project.

- **Do current conditions indicate that a rezoning is necessary?**

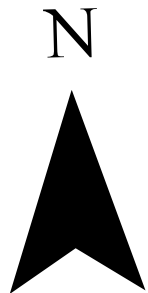
One of the properties to the north has been rezoned to B-1 and another is an office as the area is transitioning from residential to commercial land uses. The area is ripe for rezoning so the subject property can transition to a commercial use to accommodate the growth we are experiencing in Taylor.

Attachments:

1. Current Zoning Map
2. Proposed Zoning Map
3. Future Land Use Plan Map
4. Proposed Ordinance
5. Survey



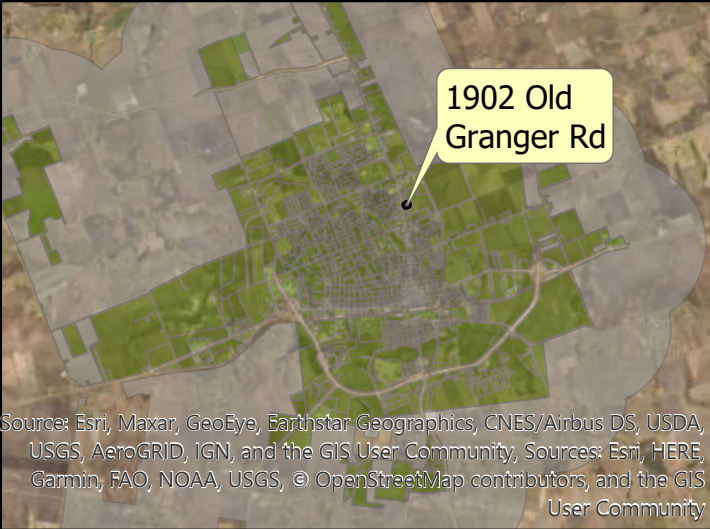
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



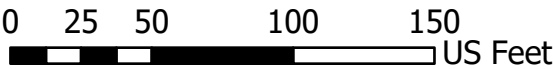
PZ-2020-1267
1902 Old Granger Rd
Current Zoning

Legend

- Streets
- ▭ Current R-1 Zoning
- ZONING**
- B-1
- B-2
- MF-1 Multi- Family
- MF-2 Multi-Family
- R-1 Single Family

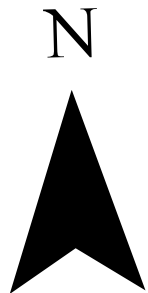


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





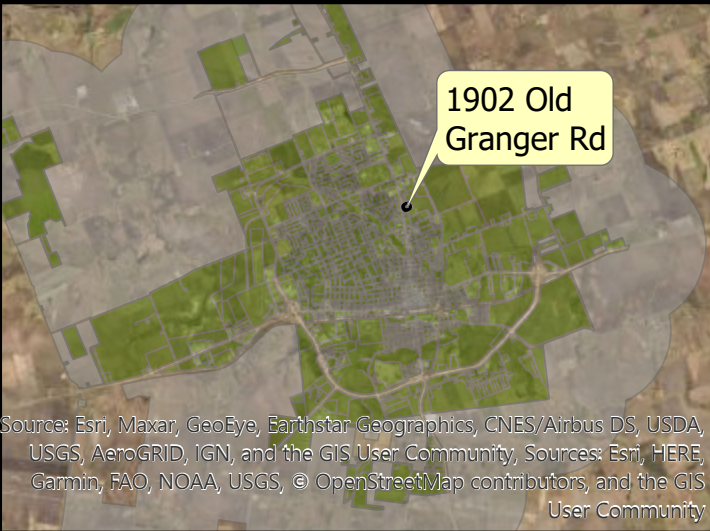
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



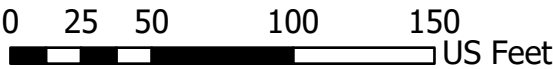
PZ-2020-1267
1902 Old Granger Rd
Proposed Zoning

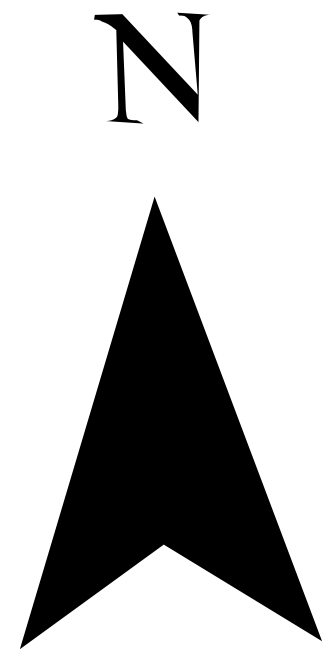
Legend

- Streets
- ▬ Proposed B-1 Zoning
- ZONING**
- B-1
- B-2
- MF-1 Multi- Family
- MF-2 Multi-Family
- R-1 Single Family



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





PZ-2020-1267

Future Land Use Map

Legend

— Streets

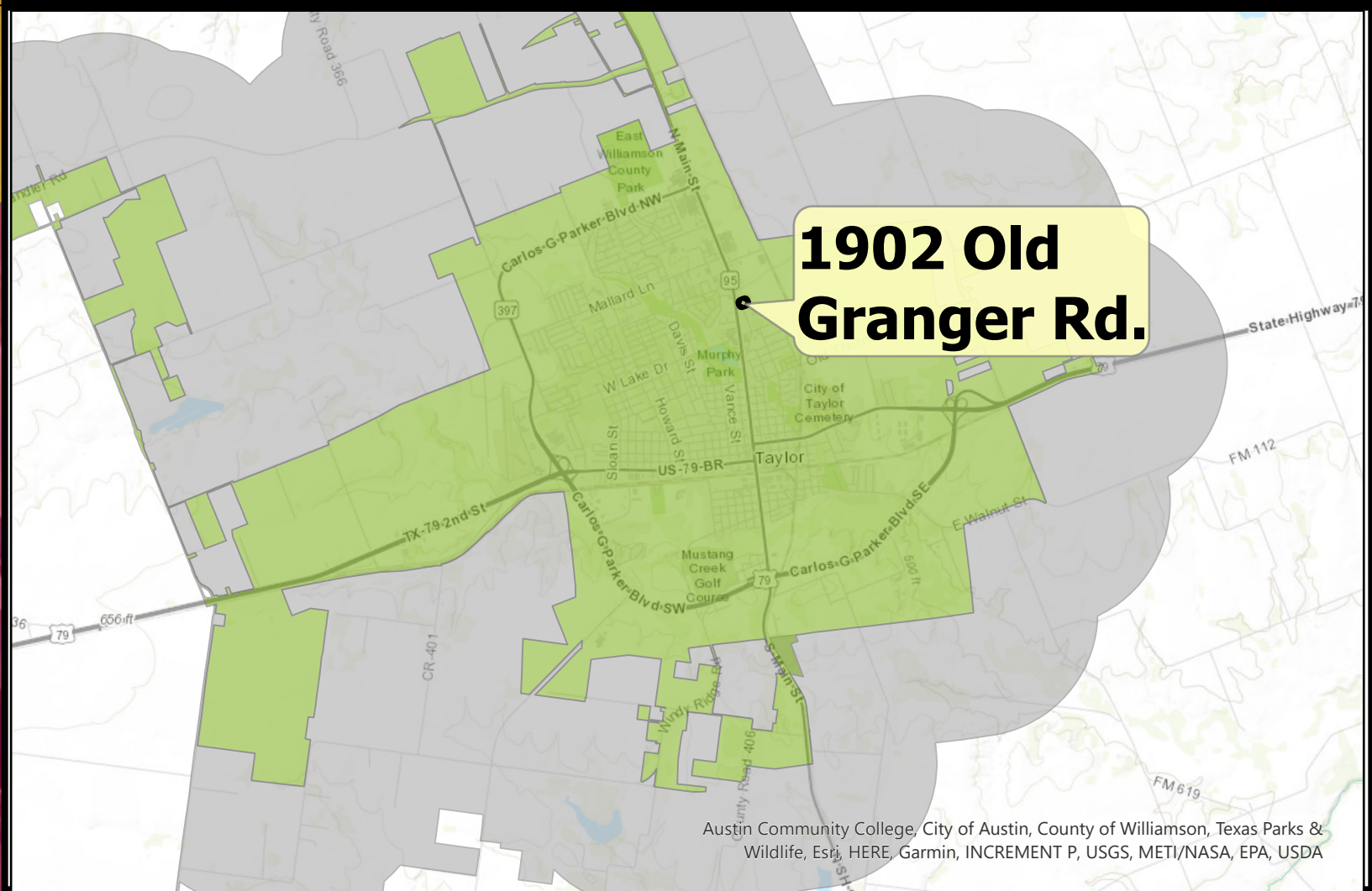
▣ Subject Property

□ Parcels

2013 Future Land Use

■ COMMERCIAL

■ MULTI FAMILY



ORDINANCE NO. 2021-03

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 0.41 ACRES, ADDRESSED AS 1902 OLD GRANGER ROAD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019559; AND LEGALLY DESCRIBED IN THIS ORDINANCE AS PART OF AND OUT OF J. PHARRASS SURVEY, ABSTRACT NO. 495, TAYLOR, WILLIAMSON COUNTY, TEXAS, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO LOCAL BUSINESS ZONING DISTRICT (B-1); 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 14, 2021, 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 change the zoning for the Property from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on December 8, 2020, 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 Property zoning change.

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 district of the Property is changed from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single-Family Residential District (R-1) to Local Business Zoning District (B-1).

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2021-03 was introduced before the Taylor City Council on the _____ day of January, 2021.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2021.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, 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. 2021-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2021, 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 _____ 2021.

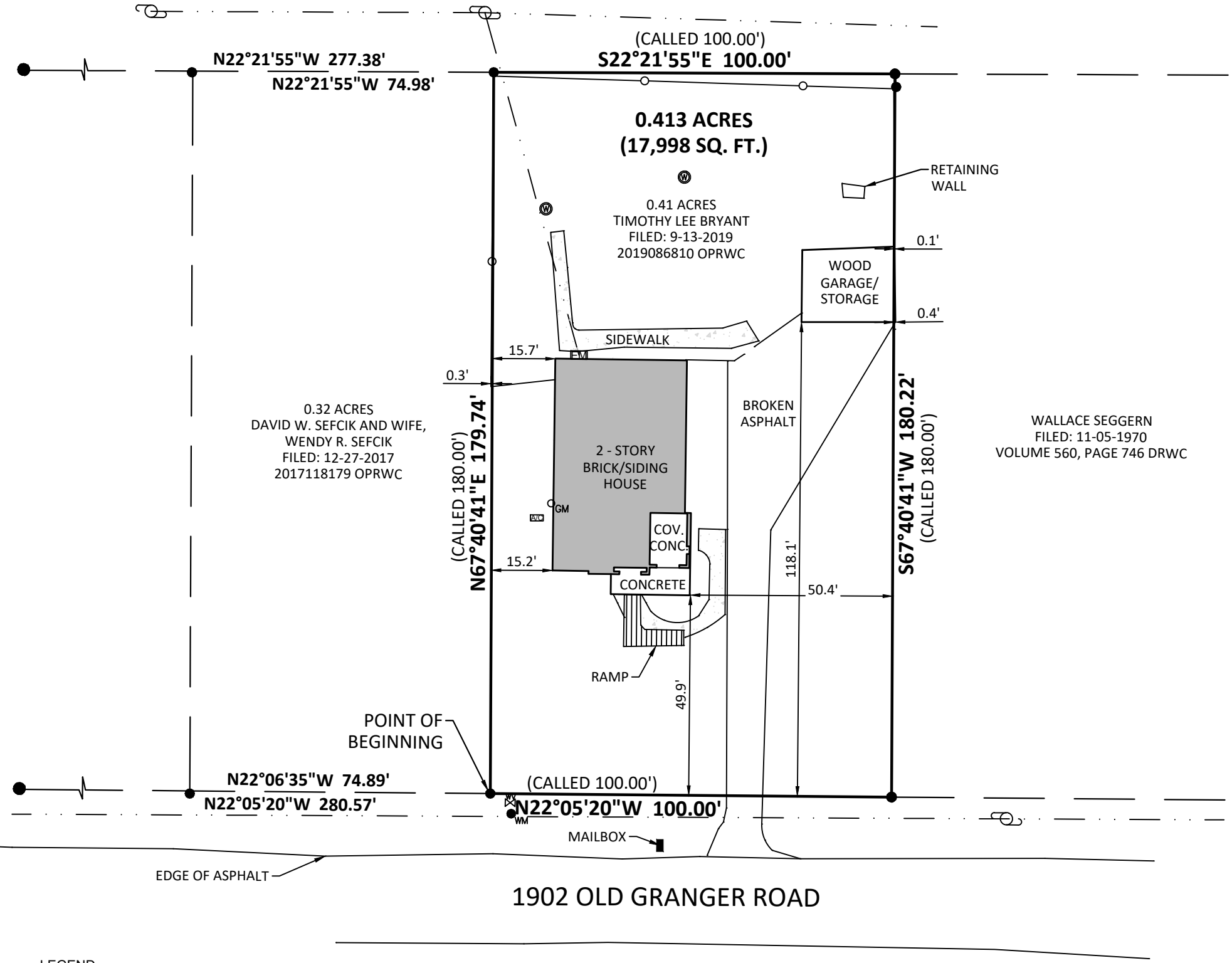
Dianna Barker
City Clerk

EXHIBIT A
(legal description)

DRAFT

BEING A 0.413 ACRE (17,998 SQUARE FOOT) TRACT OF LAND OUT OF THE JOHN PHARRASS SURVEY, ABSTRACT NO. 495, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 0.413 ACRE TRACT BEING ALL OF A CALLED 0.41 ACRE TRACT AS CONVEYED IN AN EXECUTOR'S DEED FROM TIMOTHY LEE BRYANT, INDEPENDENT EXECUTOR OF THE ESTATE OF LILLIAN S. BUZAN, DECEASED TO TIMOTHY LEE BRYANT, FILED SEPTEMBER 13, 2019 AS RECORDED IN DOCUMENT NO. 2019086810 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

GRACE PLACE
CABINET G, SLIDE 319 PRWC



TO: LONGHORN TITLE COMPANY
RE: RCT HOLDINGS, LLC

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **JUNE 16, 2020**, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

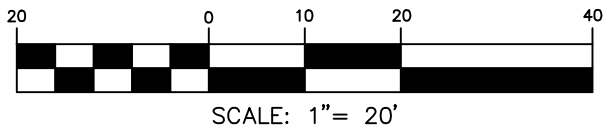
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0533F**, **EFFECTIVE DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "X"**, WHICH IN THIS CASE **IS NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Corey J. Hall
COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362



NOTES:

- THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **LONGHORN TITLE COMPANY**, G.F. NO. **20059456**. EFFECTIVE DATE: **MAY 11, 2020**. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
- THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN 2019086810 OPRWC.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.



**KONTUR
TECHNICAL, LLC**

26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

LAND TITLE SURVEY
1902 OLD GRANGER ROAD
TAYLOR, TEXAS 76574

DRAWN BY: CJH

DATE: 06/16/2020

JOB NO.: 4001.007

SCALE: 1" = 20'

SHEET 1 OF 1

City of Taylor
Discussion Regarding Possible Amendments to the Subdivision Ordinance

Staff Report

Requested Action: Direction to staff regarding initiating amendments to the Subdivision Ordinance.

Applicant: City of Taylor

Purpose:

City staff have noticed a lack of understanding of the requirements related to the layout of new subdivisions on the part of property owners and their consultants. This issue is primarily related to the requirement of the subdivision ordinance to create complete city blocks surrounded on four sides by streets when laying out a new neighborhood.

Staff would like to propose some possible amendments to the subdivision ordinance to try to make the requirements clearer by utilizing illustrations and examples.

Background:

Over the past year or more, staff has processed several proposed preliminary plat applications that do not comply with the requirements of the subdivision ordinance as it relates to the layout of new neighborhoods. Many of these have come before the Planning and Zoning Commission with recommendations of denial due to their lack of compliance with the requirements of the ordinance. One case sought a variance to the requirements which the P&Z denied.

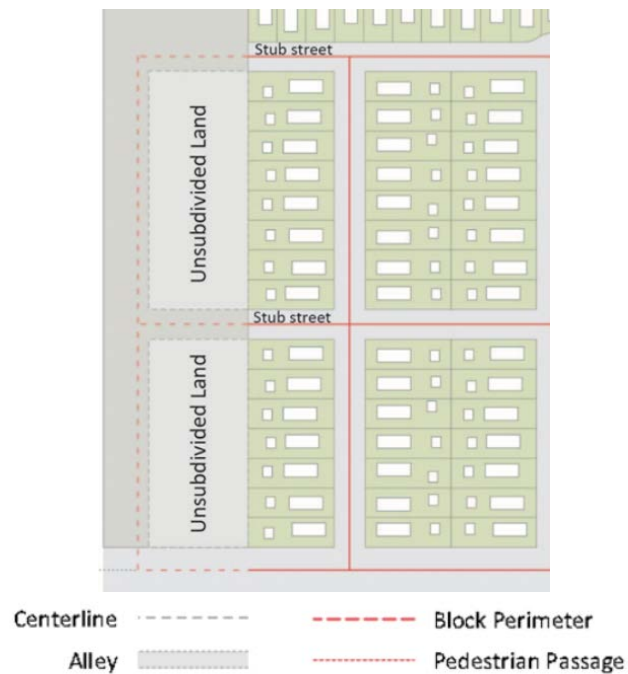
Because we continue to see a lack of understanding or compliance with the subdivision ordinance related to the layout of new neighborhoods, staff is seeking direction from P&Z as to whether we should initiate a set of amendments to the ordinance to try to clarify the requirements by improving the definitions, including illustrations and examples and eliminating any inconsistencies in the ordinance.

Following is a list of some of the proposed categories of amendments that staff is proposing:

- Chapter 2, Articles II and III, clarify how new subdivisions shall be designed so that it is clear how blocks and lots are created.
- Include illustrations in Chapter 2 that show a compliant subdivision layout and demonstrate how block dimensions are measured.
- Update/clarify the requirements for streets in new subdivisions to be extended to the boundary of the subdivision to facilitate the creation of compliant blocks on adjacent property.
- Clarify the requirement for streets to be extended where they have been terminated at the boundary of an existing subdivision.
- Update the block dimension standards to better reflect the traditional block sizes in Taylor.

- Provide an exception provision to platting or to meeting the full requirements of the subdivision ordinance when a division is being made to convey a portion of a property to a family member.

Following are some examples of illustrations used in other cities' ordinances:





Block Examples for illustrative purposes