AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

November 14, 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=10&year=2023&day=10&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 October 10, 2023.

2. **PZ-2023-1904** - Consider Disapproval of Hilltop Preliminary Plat, consisting of approximately 27.637 acres generally located at 1910 CR 452, 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.

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 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.

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.

5. **PZ-2023-1897-** 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.

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.

IV. DISCUSSION ITEMS

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

V. ADJOURN

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.

Posted By: Victoria Winchester Date: 11-7-23

Victoria Winchester, Administrative Assistant

PLANNING AND ZONING COMMISSION MEETING
MEETING MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
October 10, 2023, 6:00 P.M

PRESENT	ABSENT	STAFF PRESENT
Amy Everhart	Mike Eaton	Brenda Joyas, Senior Planner
Nora Roy	Donna Frazier	Victoria Winchester, Administrative Assistant
Donna Frazier		Justinh Sauer, Permit Technician
Annette Maruska		Ana Huerta, Permit Technician
Alex Allrich		Ruby Fisher, Event Coordinator
Kellie Billings-Ray		Colin Harrison, Director of Development Services
Jim Newman		Tom Yantis, Assistant City Manager

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 P.M.

CITIZEN COMMUNICATION

No citizens were present to speak.

CONSENT AGENDA

1. Review and approve minutes from the meeting held on September 12, 2023.

2. **PZ-2023-1830** – Consider Conditional Approval of a Replat of the Map of the Town of Taylor, Block 21, Lots 1, 2, and 3, consisting of approximately 0.456 acres of land generally located 401 N. Main Street, more particularly described by the Williamson Central Appraisal District Parcel R015046, R015407, part of the Map of the Town of Taylor, Block 21, Lot 1, Lot 2 and part of Lot 3, Taylor, Williamson County, Texas.

3. ***PZ-2023-1865*** **–**Consider Disapproval of Honey Bucket Minor Plat, consisting of approximately 4.02 acres of land generally located at 1900 O L G Cemetery Road, more particularly described by the Williamson Central Appraisal District Parcel R018997, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

Motion made by Jim Newman to approve minutes held on September 12, approve conditional approval for a replat on 104 N Main Street and Disapproval for Honey Bucket Minor Plat. Motion Second by Alex Allrich. No Discussion. Passed Unanimously.

REGULAR AGENDA

REZONINIG

4. **PZ-2023-1861**– Hold a public hearing regarding a request to amend the zoning of approximately 3.649 acres of land, generally located at 701 Carlos G. Parker Boulevard NW, from the existing zoning of Local Business District (B-1) to General Business District (B-2), more particularly described by Williamson Central Appraisal District Parcel R367817, Fireman's Addition, part of Lot 1, Taylor, Williamson County, Texas. **(Colin Harrison, Director)**

Chairman Amy open public hearing at 7:59PM. Colin Harrison made a presentation including a request to amend the zoning of approximately 3.649 acres of land, located at 701 Carlos G. Parker Boulevard NW from existing zoning B1 to B2. Chairman Amy closed public hearing at 8:02PM.

5. **PZ-2023-1861-** Consider making a recommendation regarding a request to amend the zoning of approximately 3.649 acres of land, generally located at 701 Carlos G. Parker Boulevard NW, from the existing zoning of Local Business District (B-1) to General Business District (B-2), more particularly described by Williamson Central Appraisal District Parcel R367817, Fireman's Addition, part of Lot 1, Taylor, Williamson County, Texas.

Motion was made by Nora Roy to approve recommendation regarding a request to amend 3.649 acres of land generally located at 701 Carlos G. Parker Boulevard NW. Motion was Seconded by Kellie Billings Ray. Motion carried unanimously.

6. **PZ-2023-1862** – Hold a public hearing regarding a request to amend the zoning of approximately 2.382 out of 4.618 acres of land, generally located at 3609 E. 4th Street, from General Business District (B-2) to Light Industrial District (M-1), more particularly described by the Williamson Central Appraisal District Parcel part of R372792, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas. **(Brenda Joyas, Senior Planner)**

Chairman Amy opened public hearing at 8:03 PM. Brenda Joyas made a presentation for approval to amend the zoning of approximately 2.382 out of 4.618 acres of land located at 3609 E. 4th Street, from B-2 to M-1.

7. **PZ-2023-1862** – Consider making a recommendation regarding a request to amend the zoning of approximately 2.382 out of 4.618 acres of land, generally located at 3609 E. 4th Street, from General Business District (B-2) to Light Industrial District (M-1), more particularly described by the Williamson Central Appraisal District Parcel part of

R372792, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas.

Motion was made by Nora Roy to amend the zoning approximately 2.382 out of 4.618 acres. Motion was Seconded by Steve Darden. Motion was carried unanimously.

SUBDIVISION VARIANCE

8. **PZ-2023-1893** – Hold a public hearing regarding a request a request for a Subdivision Variance from Section 2.14 of the Subdivision Ordinance regarding sidewalk installation and Section 8.21 within the Engineering Manual regarding runoff calculations methodology, generally located at 300 Airport Road on approximately 4.726 acres of land, in the Mucha/Hubnik Subdivision Minor Plat, Block 1, Lot 2, more particularly described by the Williamson Central Appraisal District Parcel R629212, Taylor, Williamson County, Texas. **(Brenda Joyas, Senior Planner)**

   Chairman Amy Everhart opened public hearing at 8:07 PM. Brenda Joyas made a presentation regarding a subdivision variance from section 2.14 of the Subdivision Ordinance sidewalk installation and runoff calculations methodology at 300 Airport Road on approximately 4.726 acres. The applicant Ernesto Martinez and Conor Stuart, Engineer with HDR also spoke. Chairman Amy closed hearing at 8:28PM.

9. **PZ-2023-1893** – Consider making a recommendation regarding a request a request for a Subdivision Variance from Section 2.14 of the Subdivision Ordinance regarding sidewalk installation and Section 8.21 within the Engineering Manual regarding runoff calculations methodology, generally located at 300 Airport Road on approximately 4.726 acres of land, in the Mucha/Hubnik Subdivision Minor Plat, Block 1, Lot 2, more particularly described by the Williamson Central Appraisal District Parcel R629212, Taylor, Williamson County, Texas.

   Motion was made by Kellie Billings Ray to Disapprove. Motion was Seconded by Steve Darden. Motion was carried unanimously.

LAND DEVELOPMENT CODE ADOPTION

10. Hold a public hearing on the proposed adoption of a new land development code including subdivision regulations, sign regulations, and zoning regulations and the rezoning of all properties within the city limits. **(Tom Yantis, Assistant City Manager)**

    Chair Amy Everhart opened public hearing at 6:01 PM.
    Mary Baker stated that the presentation had answered her questions.
    Pamela Harper spoke against the proposed rezoning.
    Glen Polasek spoke against the proposed rezoning and increased taxes.
    Delfina Hererra requested some guidance on how to develop her property. Discussion between the speaker and Commission.

Kendall Campbell gave guidance on real estate matters.

Kenneth Hart asked about increased taxes.

Charles Far spoke on his place type change request on his property.

Sonia Guerra spoke about the storage of recreational vehicles. Discussion between the speaker, the Commission and staff.

Joanna McGinnis raised concerns about the implications of the proposed rezoning on her business. Discussion between the speaker, the Commission and staff.

Darren Quick raised concerns about developing light industrial premises with the proposed rezoning.

Penny Ruchetsky raised concerns about random blocks of P4 on West Lake Drive. Discussion between the speaker, the Commission and staff.

JC Prieto Williams raised concerns about developing light industrial premises and increased taxes.

Brittany Ausborn spoke on her property being zoned as P3 but would like to request a changes to other properties surrounding her. Discussion between the speaker, the Commission and staff.

Stacey Stork raised concerns about fire risks with the proposed rezoning, especially manufactured homes.

David Legere raised questions about the mechanism for legal non-conforming uses. Discussion between speaker and staff.

Wandeen Schewitz spoke about agricultural exemption. Discussion between speaker and staff.

11. Consider making a recommendation to the City Council on the adoption of a new land development code including subdivision regulations, sign regulations, and zoning regulations and the rezoning of all properties within the city limits.

A motion was made by Alex Allrich to approve the adoption code. Motion was Seconded by Jim Newman. No Discussion was made. Chairman Amy had questions regarding fire risk. Motion was then made by Annette Maruska to amend the pockets of place type P4 at various intersections along Lake Drive to be changed to place type P3. Motion was Seconded by Nora Roy. Motion was carried and passed 5-2.

PLACE TYPE ZONING CHANGE REQUESTS

12. 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. **(Tom Yantis, Assistant City Manager)**

Chairman Amy opened public hearing at 7:34PM. Tom Yantis made a presentation recommending requests from individual property owners for changes to the designated place type zoning district.

1. ***419 Vernon Street - Civic to P4 mix***
2. ***701 Carlos G Parker - P5 to P5.***
3. ***707 Sloan St - P4 to P3***
4. ***902 Hackberry - P3 toP4.***

5. 1407 Old Thorndale Rd - P2 to P3
6. 2225 SH 95 - P2 to P2C Rural Commercial
7. 2309 Southwood Hills Drive - P2 Rural to P4
8. 3609 E 4th street - P2 to P2C Rural Commercial
9. 10093 Chandler Road - P2 to P2C Rural Commercial
10. 105. W Pecan Street - P4 to P5
11. 901 Kimbro Street - P3 to P4
12. 1415 Howard Street - P4 to P3
13. R018815, R018631, R018661, R018689 - P2.5 Large Lot to P3
14. R019583 - P2 to P4
15. R463899 - P2.5 to P4
Closed Public Hearing at 7:52PM.

13. 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.

    Motion was made by Amy Everhart to approve all the staff recommendation approvals for Property owners to change designated place type zoning districts. Motion was Seconded by Annette Maruska. Motion Carried Unanimously.

1. 419 Vernon St - Civic to P4 mix - approved requested change.
2. 701 Carlos G Parker - P5 to P5 - has no change requirement.
3. 707 Sloan St – P4 to P3 - approved for requested change.
4. 902 Hackberry -P3 to P4 - approved for requested change.
5. 1407 Old Thorndale Rd -P2 to P3 - approved for requested change.
6. 2225 SH 95 - P2 to P2C Rural Commercial - approved for requested change.
7. 2309 Southwood Hills Drive - P2 to P4 - approved for requested change.
8. 3609 E 4th Street - P2 to P2C Rural Commercial - approved for request change.
9. 10093 Chandler Road - P2 to P2C Rural Commercial - approved for request change.
10. 105. W Pecan Street - P4 to P5. Motion was made by Alex Allrich to deny request for change. Seconded by Steve Darden. No Discussion. Passed Unanimously.
11. 901 Kimbro Street - P3 to P4. Motion Made by Alex Allrich to deny request for change. Seconded by Annette Maruska. No Discussion. Passed Unanimously.
12. 1415 Howard Street - P4 to P3. Motion made by Alex Allrich to approve the request. Seconded by Annette Maruska. Passed Unanimously.
13.R018815, R018631, R018661, R018689 - P2.5 Large Lot to P3. Motion by Jim Newman to deny request. Seconded by Steve Darden. Passed unanimously.
14.R019583 - P2 to P4. Motion made by Alex Allrich to deny request for change. Seconded by Steve Darden. Passed unanimously.
15.R463899 - P2.5 to P4. Motion by Chair Amy Everhart to approve the request. Seconded by Annette Maruska. Passed unanimously.

DISCUSSION ITEMS

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

15. **ADJOURN** The meeting was adjourned at 8:32 PM.

Next Meeting Date: November 14th, 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 Planning and Zoning Commission Chairman

City of Taylor
PZ-2023-1904
Northcutt – Buzan Estates Preliminary Minor Plat
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Disapproval of Northcutt-Buzan Estates Preliminary Plat
Address/Location:	Generally located at 1910 CR 452 (Old Coupland Road)
Legal Description:	Approximately 27.89 acres of land generally located at 1910 CR 452, more particularly described by the Williamson Central Appraisal District Parcel R408565, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.
Current Zoning:	R-1/RPD, Single-Family Residential with Residential Planned Development Overlay
Current Use:	Greenfield
Applicant:	Christopher Huggins, Kontur Technical, LLC
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Disapproval of the proposed Replat.

Attachments

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

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

Address: 1910 CR 452, Taylor 76574 Date: Wednesday, November 1, 2023

Permit Number PZ-2023-1904

Dear Applicant,

Staff has completed its review of plans for the Preliminary plat that is to be located at 1910 CR 452, 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-2023-1904 Northcutt-Buzan Estates 1910 CR 452

Planning Comments: Denied

1. In the title after City of Taylor, Texas place: **Project No. PZ-2023-1904** on both pages of the plat.
2. Make sure street names: cove, way, lane, avenue corresponds to actual use/size of streets found in our Comprehensive Plan, Transportation Master Plan Pg 111.
3. Please include the verbiage below for both of the Owner's Signature Block-Hilltop Estates after: …..and do hereby plat_____said tract as shown hereon, and do hereby consent to all plat note requirements…..

   Place in blank: **and subdivide**

1. Please include the verbiage below for the Lien Holder Signature Block:

   ……of the certain _____ tract of land shown…..

   Place in blank: **27.887 acres**

1. Please include the verbiage below for the Lien Holder Signature Block:

   …..and do hereby plat _____said tract as shown hereon, and do hereby consent to all plat note requirements…..

   Place in the blank: **and subdivide**

1. On Owner's and Lien Holder blocks in the notary public paragraph, type the person's name in the blank.
2. In the Planning and Zoning Commission block, please change Chairman name to Amy Everhart and change Secretary to Donna Frazier.
3. Please correct the County Clerk's name to say Nancy **E.** Rister in both places of the Williamson County Clerk Block.
4. In the first paragraph of the Williamson County Clerk Block, change Instrument No with **Document No**.
5. Please submit engineering summary letter.
6. Please submit engineering reports: drainage, drainage impact analysis, traffic impact study, geotechnical/paving report.
7. Please submit tree survey with mitigation plan.
8. Submit agency letters as needed- TxDot, Manville, Jonah Water District, etc.
9. Letter of Final Determination from FEMA.
10. Show easements-drainage, utility, reserves for detention, parks.
11. Show Floodplain mapping.

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:

Preliminary Plat

Sheet 1 of 2

1. ROW to be square/ 90° at intersections (Typical, all intersections/applicable lots)
2. Verify what this area near Stella Avenue and Old Coupland is for as it is shown as a street ROW connected to Stella Avenue. This will need to be revised to meet Subdivision Requirements
3. Right of way for Stella Ave. to be provided all the way through. Street construction will be phased accordingly.
4. Verify what this area near Buzan Cove and Old Coupland is for as it is shown as a street ROW connected to Buzan Cove. This will need to be revised to meet Subdivision Requirements
5. Drainage reserve to be noted on the plat
6. Label unit type in table heading (Sq. Ft.) (Typical)
7. Right of way dedication required along this reserve
8. Show right of way line/filing information for Old Coupland and parcel information to the east. Show Southwood Hills Dr. intersection
9. Show filing information for Old Coupland and parcel information to the north
10. Verify all topographic contour information is shown on the plat
11. Show correct graphic for iron rod shown
12. Show correct graphic for iron rod shown
13. Filing information (0.33 ac)noted does not match metes and bounds description.
14. Lot 1 blk A to be shown as a Reserve for park use
15. Notate proposed right of way width (all streets)
16. Do not show street, only right of way on existing streets

Sheet 2 of 2

1. Filing information noted does not match plat drawing.
2. Update plat note to include: Drainage Easements and Reserves
3. Add note: Minimum Fire Flow of __<per Fire Marshall>__ gallons per minutes for not less than two (2) hours shall be provided.
4. Owner's Signature Block - Update text to: "subdivide"
5. Owner's Signature Block - Update text to: My Commission expires on:
6. Owner's Signature Block - Update text to: Update text to: My Commission expires on:
7. Owner's Signature Block - Update text to: Know All Men By These Presents
8. Owner's Signature Block - Update text to: Update text to: Know All Men By These Presents
9. Lien Holder Signature Block - Notate acreage (e.g. 27.887 acre tract...)
10. Lien Holder Signature Block - Update text to: subdivision
11. Lien Holder Signature Block - Update text to: further hereby
12. Lien Holder Signature Block - Update text to: Know All Men By These Presents
13. Lien Holder Signature Block - Update text to: My Commission expires on:
14. Engineer's Signature Block - Update text to: Licensed
15. Use the preliminary plat P&Z Certificate
16. Include the Development Services Director Certificate

Utility Schematic

1. Proposed utility sizes will be per engineering manual and reviewed in the Subdivision Improvements plan

submittal. Note, water line minimum size to be 8-inch.
2. Proposed sanitary sewer to be coordinated along Stella Avenue.
3. Water line will be required along Stella Avenue.
4. Proposed utility assignments and locations will be per engineering manual and reviewed in the Subdivision Improvements plan submittal.
5. Fireflow to be verified.

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.

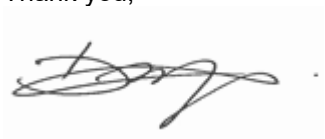
Reviewed plat with the following comment:

1. A plat note shall be added that states: A minimum fire flow of 500 gallons per minute for at least 2 hours shall be provided.

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 e-mail at brenda.joyas@taylortx.gov.

Thank you,



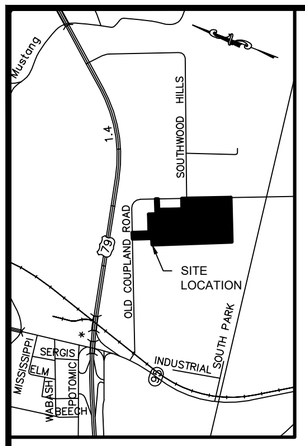
Brenda Joyas, CNU-A
City Senior Planner
Development Services
City of Taylor

Attachment

PRELIMINARY PLAT
NORTHCUTT - BUZAN ESTATES

CITY OF TAYLOR, TEXAS

BEING 27.887 ACRES INCLUDING 3.778 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 42 LOTS AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LOCATION MAP (NOT TO SCALE)

SCALE: 1"=100'

Show right of way line/filing information for Old Coupland and parcel information to the east. Show Southwood Hills Dr. intersection

Filing information (0.33 ac)noted does not match metes and bounds description.

Do not show street, only right of way on existing streets

Verify what this area near Stella Avenue and Old Coupland is for as it is shown as a street ROW connected to Stella Avenue. This will need to be revised to meet Subdivision Requirements

Right of way dedication required along this reserve

ROW to be square/ 90° at intersections (Typical, all intersections/applicable lots)

Show filing information for Old Coupland and parcel information to the north

Drainage reserve to be noted on the plat

Verify all topographic contour information is shown on the plat

Right of way for Stella Ave. to be provided all the way through. Street construction will be phased accordingly.

Lot 1 blk A to be shown as a Reserve for park use.

Notate proposed right of way width (all streets)

Verify what this area near Buzan Cove and Old Coupland is for as it is shown as a street ROW connected to Buzan Cove. This will need to be revised to meet Subdivision Requirements

Label unit type in table heading (Sq. Ft.) (Typical)

Show correct graphic for iron rod shown

Show correct graphic for iron rod shown

0.332 ACRES
LAURA KATHERINE JONES AND HUSBAND, CLIFFORD WAYNE VALCHAR
TO
JAMES W. DOWNS AND WIFE, JOYCE J. DOWNS
9750067 ORWC
FILED: 10-29-1997

CALCULATED CORNER
FROM WHICH A 1/2" IRON ROD FND.
BRS. N20°44'45"W, 0.44'

0.33 ACRES
JOSIAH WILSON
TO
ELAINE E. EDWARDS AND DAVID M. BERRY
2019013778 OPRWC
FILED: 2/21/2019

APPROXIMATE SOUTHEAST CORNER OF THE PARTHINIA COURSEY SURVEY

POINT OF BEGINNING

PASSING AT 354.21'
1/2" IRON ROD WITH CAP STAMPED "WATERLOO" FND. FOR THE SOUTHEAST CORNER OF MOUNTAIN VIEW ESTATES (VACATED)

RESUBDIVISION OF LOTS 1 & 2, BLOCK 2
THEO BRINKMEYER ADDITION
CABINET E, SLIDE 79 PRWC

50' WIDE ROAD EASEMENT
CABINET D, SLIDE 332 PRWC

OLD COUPLAND ROAD (ROW VARIES)

STELLA AVENUE

LORETTA LANE

BUZAN COVE

NORTHCUTT WAY

DRAINAGE EASEMENT (HEREBY DEDICATED)

P. COURSEY SURVEY, ABSTRACT NO. 131

OPEN SPACE
13.200 ACRES

DEDICATED STREET INFORMATION (ALL STREETS RESIDENTIAL)	
STREET NAME	LINEAR FEET
BUZAN COVE	1,132
NORTHCUTT WAY	852
LORETTA LANE	652
STELLA AVE.	513

LOT AND BLOCK TABLE (RESIDENTIAL)	
BLOCK	LOTS
A	2
B	5
C	12
D	17
E	6

BLOCK A

Parcel Table	
Parcel #	Area
1	29811.036
2	11012.796

BLOCK B

Parcel Table	
Parcel #	Area
1	11397.114
2	11475.822
3	11476.534
4	11477.239
5	11453.726

BLOCK C

Parcel Table	
Parcel #	Area
1	7688.554
2	5000.391
3	5000.391
4	5000.391
5	5000.391
6	5000.391
7	5000.391
8	5000.391
9	5000.391
10	5046.172
12	27011.796

BLOCK D

Parcel Table	
Parcel #	Area
1	7625.651
2	5220.409
3	5220.409
4	5220.409
5	5220.409
6	5220.409
7	5220.409
8	5220.409
9	5220.409
10	5260.412
11	7897.689
12	11298.252
13	11520.635
14	13258.029
15	13205.819
16	13234.143
17	38694.074

BLOCK E

Parcel Table	
Parcel #	Area
1	13152.527
2	13207.636
3	15517.561
4	15486.666
5	15455.771
6	44904.244

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N21°34'31"W
L2	53.65	N67°49'08"E
L3	22.51	S66°54'38"E
L4	17.67	S23°19'55"W
L5	22.64	N66°43'12"W
L6	17.64	N66°42'04"W
L7	22.80	N23°18'59"E
L8	22.77	S23°53'03"W
L9	22.52	N66°14'51"W
L10	22.73	S23°45'09"W

LINE TABLE		
LINE	LENGTH	BEARING
L11	22.63	N66°28'23"W
L12	17.85	N23°19'00"E
L13	22.63	S66°38'25"E
L14	17.70	S66°38'25"E
L15	22.62	S23°31'37"W
L16	22.68	N66°36'17"W
L17	22.63	N23°16'22"E
L18	23.02	S68°32'24"W
L19	97.73	S21°24'05"E
L20	22.61	S66°25'04"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	50.00	S21°02'10"E
L22	50.00	S21°29'11"E
L23	150.00	S68°32'24"W
L24	50.00	N21°29'11"W

LEGEND

- ● 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2 INCH IRON PIPE FOUND (UNLESS NOTED)
- ○ 5/8 INCH IRON ROD WITH CAP STAMPED "KONTUR TECH" SET
- SUBDIVISION BOUNDARY
- BRS. = BEARS
- (CM) = CONTROL MONUMENT
- FND. = FOUND
- LT. = LEFT
- RT. = RIGHT
- DRWC = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- P.U.E. = PUBLIC UTILITY EASEMENT
- ROW = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET

OWNER: HILLTOP ESTATES, LLC
1810 OLD COUPLAND ROAD
PFLUGERVILLE, TEXAS 78660

ACREAGE: 27.887 ACRES (1,214,754 SQ. FT.)
INCLUDING 3.778 ACRES (164,589 SQ. FT.) OF ROW DEDICATION

NUMBER OF LOTS: 42

NUMBER OF BLOCKS: 5

SURVEY: PARTHINIA COURSEY SURVEY, A-131

SUBMITTAL DATE: OCTOBER 6, 2023

DATE OF P&Z COMMISSION REVIEW: NOVEMBER 14, 2023

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

ENGINEER: JAMES DOUGLAS KLOTZ, PE
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

PRELIMINARY PLAT
NORTHCUTT - BUZAN ESTATES
CITY OF TAYLOR, TEXAS
BEING 27.887 ACRES INCLUDING 3.778 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 42 LOTS AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

FIELDNOTES

BEING A 27.887 ACRE TRACT OF LAND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 27.887 ACRE TRACT OF CONVEYED FROM GLEN SIMPSON, ET AL TO HILLTOP ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED JULY 24, 2017 AND RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); SAID 27.887 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch diameter iron rod found for the East corner of the herein described tract, said iron rod being the East corner of said 27.887 acre tract, the North corner of a 12.00 acre tract of land conveyed in a Warranty Deed from Theo. Brinkmeyer and wife, Mary Brinkmeyer to John A. Bigon, filed September 7, 1984 as recorded in Volume 1069, Page 907 of the Deed Records of Williamson County, Texas (DRWC), and being in the West line of Old Coupland Road (County Road 452);

THENCE, South 68°56'02" West, generally along a net wire fence with the South line of the said 27.887 acre tract and the North line of the said 12.00 acre tract, a distance of 831.53 feet (deed called 831.51 feet) to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for the South corner of the said 27.887 acre tract, the West corner of the said 12.00 acre tract, and lying in the East line of a 98.76 acre tract of land conveyed in a Warranty Deed with Vendor's Lien from R.E. Kollman to John A. Bigon and wife, Mary Bigon, filed December 10, 1974 as recorded in Volume 600, Page 626 DRWC;

THENCE, North 21°44'59" West, with the West line of the said 27.887 acre tract and the East line of the said 98.76 acre tract, a distance of 1,486.30 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod also being the South corner of a 0.996 acre tract conveyed in a Gift Deed from Arthur H. Luna and wife, Yolanda S. Luna to Jacquelyn Hernandez, filed January 27, 2017 as recorded in Document No. 2017008822 OPRWC;

THENCE, North 68°10'02" East, with the South line of the said 0.996 acre tract and a North line of the said 27.887 acre tract, a distance of 120.10 feet (deed call 120.17 feet) to a 3 inch iron pipe found for an Interior corner of the herein described tract, said iron pipe being an interior corner of the said 27.887 acre tract, and the East corner of the said 0.996 acre tract;

THENCE, North 21°34'31" West, with the common line of the said 27.887 acre and the said 0.996 acre tract, a distance of 361.20 feet to a 1/2 inch iron rod found for Northwest corner of the herein described tract, said iron rod being the Northwest corner of the said 27.887 acre tract, the North corner of the said 0.996 acre tract, and being in the South line of the aforesaid Old Coupland Road;

THENCE, North 67°49'04" East, with the North line of the said 27.887 acre tract and the South line of Old Coupland Road, a distance of 119.62 feet (deed call 119.82 feet) to a 1/2 inch diameter iron found for the North corner of the herein described tract, said iron rod also being the West corner of Lot One of the Theo Brinkmeyer Addition as recorded in Cabinet D, Slide 332 of the Plat Records of Williamson County, Texas (PRWC);

THENCE, South 21°38'28" East, with the East line of the said 27.887 acre tract and the West line of Lot One, a distance of 316.71 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of Lot One;

THENCE, North 68°17'49" East, with the South line of the said Theo Brinkmeyer Addition, passing an iron rod found at the common corner of Lot One and Lot Two, at a distance of 137.88 feet, passing an iron rod found at the common corner of Lot Two and Lot Three, at a distance of 276.70 feet, passing an iron rod found at the West corner of the aforesaid 0.25 acre tract, at a distance of 333.76 feet, and continuing with the common line of said Theo Brinkmeyer Addition for a total distance of 414.05 feet, to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being the North corner of the said 27.887 acre tract, and lying in the West line of a 0.33 acre tract of land conveyed from Jenette I. Smith and Scott A. Smith to Jenette I. Smith, Scott A. Smith, and Gail D. Tully, filed March 31, 2006 as recorded in Document No. 2006025214 OPRWC, from which a 1/2 inch diameter iron rod found for the West corner of said 0.33 acre tract bears North 21°40'12" West, a distance of 6.65 feet;

THENCE, South 21°39'29" East, with an East line of the said 27.887 acre tract and the West line of the said 0.33 acre tract and a 0.332 acre tract conveyed from Laura Katherine Jones and husband, Clifford Wayne Valchar to James W. Downs and wife, Joyce J. Downs, filed October 29, 1997 as recorded in Document No. 9750067 of the Official Record of Williamson County, Texas (ORWC), a distance of 138.55 feet (deed call 138.41 feet), to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, the South corner of the said 0.332 acre tract, and in the North line of a 50 feet wide road easement as recorded in said Theo Brinkmeyer Addition;

THENCE, North 68°35'03" East, with the common line of the said 27.887 acre tract, the North line of said road easement, and the South line of the said 0.332 acre tract, a distance of 198.67 feet, to a calculated corner, from which a 1/2 inch diameter iron rod found bears North 20°44'45" West, a distance of 0.44 feet, said corner being the Northeast corner of the said 27.887 acre tract, the North corner of said road easement, and the East corner of the said 0.332 acre tract, said corner also being in the West line of aforesaid Old Coupland Road;

THENCE, South 20°44'45" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 50.00 feet to a 1/2 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of the said 50 feet wide road easement, and the North corner of the Resubdivision of Lots 1 & 2, Block 2 of the Theo Brinkmeyer addition as recorded in
Cabinet E, Slide 79 PRWC;

THENCE, South 68°35'03" West, with the common line of the said 27.887 acre tract, the 50 feet wide road easement, and the North line of said subdivision, a distance of 197.66 feet, to a 1/2 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the West corner of the said subdivision;

THENCE, South 21°02'10" East, with the West line of the said subdivision and the East line of the said 27.887 acre tract, a distance of 438.14 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of said subdivision;

THENCE, North 68°32'20" East, continuing with the common line of said 27.887 acre tract and said subdivision, a distance of 198.33 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of said subdivision, and being in the West line of Old Coupland Road;

THENCE, South 20°46'22" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 913.92 feet, to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 27.887 acres of land, more or less.

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
2. THIS LOCATION ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 48491C0542F, EFFECTIVE DATE, DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AS AMENDED.
6. A SIDEWALK WILL BE PROVIDED ACROSS THE PROPERTY PARALLEL TO ALL STREETS IN ACCORDANCE WITH THE TAYLOR SUBDIVISION ORDINANCE(S) BY OWNER OF EACH LOT.
7. THE CITY OF TAYLOR SHALL NOT BE RESPONSIBLE FOR MAINTAINING DRAINAGE DITCHES IN THIS SUBDIVISION.
8. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENT.

Add note: Minimum Fire Flow of __<per Fire Marshall>__ gallons per minutes for not less than two (2) hours shall be provided.

Drainage Easements and Reserves

Notate acreage (e.g. 27.887 acre tract...)

Licensed

subdivision

further

hereby

OWNER'S SIGNATURE BLOCK:

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

I, HILLTOP ESTATES, LLC, a Texas limited liability company, sole owner of the certain 27.887 acre tract of land shown hereon and described in a deed recorded in Document No. 2017068052 of the Official Public Records of Williamson County, Texas, and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2023.

_____
Rick Northcutt (owner)
19702 Spotted Owl
Pflugerville, Texas 78660

subdivide

THE 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 person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas

My Commission expires on:

LIEN HOLDER:

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

I, Andrew D. Littlejohn, Trustee, Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017068052 of the Official Public Records of Williamson County, Texas, and do hereby consent to the plat of said tract as shown hereon, and do 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 NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2023.

_____
Andrew D. Littlejohn, Trustee (lien holder)
City National Bank of Taylor, Texas
212 North Main Street
Taylor, Texas 76574

THE 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 person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas

My Commission expires on:

ENGINEER'S CERTIFICATION:

I, James Douglas Klotz, ~~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 48491C0542F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated storm water runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public right-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2023.

_____
James Douglas Klotz
~~Registered~~ Professional Engineer
No. 59470 State of Texas

Use the preliminary plat P&Z Certificate

PLANNING AND ZONING COMMISSION:

This subdivision to be known as NORTHCUTT - BUZAN ESTATES has been accepted and approved for filing with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the ___ day of _____ , 2023, A.D.

_____
Don McAlister, Chairman Date

_____
Donna Frazier, Secretary Date

Filing information noted does not match plat drawing.

subdivide

OWNER'S SIGNATURE BLOCK:

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

I, HILLTOP ESTATES, LLC, a Texas limited liability company, sole owner of the certain 27.887 acre tract of land shown hereon and described in a deed recorded in Document No. 2017068052 of the Official Public Records of Williamson County, Texas, and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2023.

_____
Candy Buzan (owner)
19702 Spotted Owl
Pflugerville, Texas 78660

Know All Men By These Presents

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

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 person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas

My Commission expires on:

SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, 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 of roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Taylor.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2023.

_____
Corey Joseph Hall
Registered Professional Land Surveyor
No. 6362 State of Texas

Include the Development Services Director Certificate

WILLIAMSON COUNTY CLERK:

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

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

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

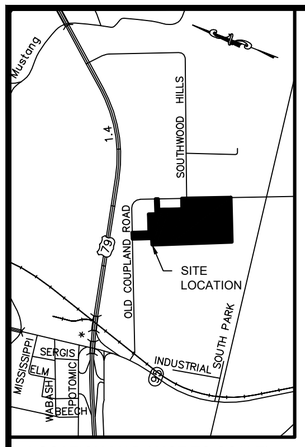
Nancy Rister, Clerk County Court
of Williamson County, Texas

By:_____, Deputy

PRELIMINARY PLAT
NORTHCUTT - BUZAN ESTATES

CITY OF TAYLOR, TEXAS

BEING 27.887 ACRES INCLUDING 3.778 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 42 LOTS AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LOCATION MAP (NOT TO SCALE)

100 0 50 100 200

SCALE: 1"=100'

APPROXIMATE SOUTHEAST CORNER OF THE PARTHINIA COURSEY SURVEY

S69°15'27"E 12269.08'

POINT OF BEGINNING

0.332 ACRES
LAURA KATHERINE JONES AND HUSBAND, CLIFFORD WAYNE VALCHAR
TO
JAMES W. DOWNS AND WIFE, JOYCE J. DOWNS
9750067 ORWC
FILED: 10-29-1997

CALCULATED CORNER FROM WHICH A 1/2" IRON ROD FND. BRS. N20°44'45"W, 0.44'

S20°44'45"E 50.00'

OLD COUPLAND ROAD (ROW VARIES)

S20°46'22"E 913.92'

PASSING AT 354.21' 1/2" IRON ROD WITH CAP STAMPED "WATERLOO" FND. FOR THE SOUTHEAST CORNER OF MOUNTAIN VIEW ESTATES (VACATED)

0.33 ACRES
JOSIAH WILSON
TO
ELAINE E. EDWARDS AND DAVID M. BERRY
2019013778 OPRWC
FILED: 2/21/2019

RESUBDIVISION OF LOTS 1 & 2, BLOCK 2
THEO BRINKMEYER ADDITION
CABINET E, SLIDE 79 PRWC

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5

50' WIDE ROAD EASEMENT CABINET D, SLIDE 332 PRWC

N68°35'03"E 198.67'

S68°35'03"W 197.66'

N68°32'20"E 198.33'

S20°46'22"E 174.74'

S21°39'29"E 138.55'
(CALLED 138.41')

S21°40'12"E 6.65'

S21°40'12"E 308.72'

S21°02'10"E 438.14'

STELLA AVENUE

S68°32'24"W 322.98'

P. COURSEY SURVEY, ABSTRACT NO. 131

LORETTA LANE

N21°02'10"W 596.35'

S21°02'10"E 596.22'

OPEN SPACE
13.200 ACRES

DRAINAGE EASEMENT (HEREBY DEDICATED)

S68°32'24"W 193.15'

S68°56'02"W 831.53'
(CALLED 831.51')

12.00 ACRES
THEO. BRINKMEYER AND WIFE, MARY BRINKMEYER
TO
JOHN A. BIGON
VOLUME 1069, PAGE 907 DRWC
FILED: 9-07-1984

5/8" IRON ROD FND.

PASSING AT 333.76' THE NORTHWEST CORNER OF TRACT TWO

PASSING AT 276.20'

PASSING AT 137.88'

THEO BRINKMEYER ADDITION CABINET D, SLIDE 332 PRWC

N68°17'49"E 414.05'

S68°18'14"W 401.61'

NORTHCUTT WAY

N68°18'14"E 235.35'

BUZAN COVE

S21°29'11"E 598.41'

N21°29'11"W 598.53'

S21°38'28"E 316.71'

S21°38'28"E 442.73'

S21°38'28"E 401.32'

(CALLED 119.82')
N67°49'04"E 119.62'

3" IRON PIPE FND.

N21°34'31"W 361.20'

0.996 ACRES
ARTHUR H. LUNA AND WIFE, YOLANDA S. LUNA
TO
JACQUELYN HERNANDEZ
2017008822 OPRWC
FILED: 1-27-2017

(CALLED 120.17')
N68°10'02"E

N21°35'57"W 362.32'

N21°44'59"W 1,486.30'

5/8" IRON ROD WITH CAP SET FROM WHICH AN OLD FENCE POST BRS. S36°30'43"E, 0.56'

98.76 ACRES
R.E. KOLLMAN
TO
JOHN A. BIGON AND WIFE, MARY BIGON
VOLUME 600, PAGE 626 DRWC
FILED: 12-10-1974

DEDICATED STREET INFORMATION (ALL STREETS RESIDENTIAL)	
STREET NAME	LINEAR FEET
BUZAN COVE	1,132
NORTHCUTT WAY	852
LORETTA LANE	652
STELLA AVE.	513

LOT AND BLOCK TABLE (RESIDENTIAL)	
BLOCK	LOTS
A	2
B	5
C	12
D	17
E	6

BLOCK A

Parcel Table	
Parcel #	Area
1	29811.036
2	11012.796

BLOCK B

Parcel Table	
Parcel #	Area
1	11397.114
2	11475.822
3	11476.534
4	11477.239
5	11453.726

BLOCK C

Parcel Table	
Parcel #	Area
1	7688.554
2	5000.391
3	5000.391
4	5000.391
5	5000.391
6	5000.391
7	5000.391
8	5000.391
9	5000.391
10	5046.172
12	27011.796

BLOCK D

Parcel Table	
Parcel #	Area
1	7625.651
2	5220.409
3	5220.409
4	5220.409
5	5220.409
6	5220.409
7	5220.409
8	5220.409
9	5220.409
10	5260.412
11	7897.689
12	11298.252
13	11520.635
14	13258.029
15	13205.819
16	13234.143
17	38694.074

BLOCK E

Parcel Table	
Parcel #	Area
1	13152.527
2	13207.636
3	15517.561
4	15486.666
5	15455.771
6	44904.244

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N21°34'31"W
L2	53.65	N67°49'08"E
L3	22.51	S66°54'38"E
L4	17.67	S23°19'55"W
L5	22.64	N66°43'12"W
L6	17.64	N66°42'04"W
L7	22.80	N23°18'59"E
L8	22.77	S23°53'03"W
L9	22.52	N66°14'51"W
L10	22.73	S23°45'09"W

LINE TABLE		
LINE	LENGTH	BEARING
L11	22.63	N66°28'23"W
L12	17.85	N23°19'00"E
L13	22.63	S66°38'25"E
L14	17.70	S66°38'25"E
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L18	23.02	S68°32'24"W
L19	97.73	S21°24'05"E
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LEGEND

- ● 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2 INCH IRON PIPE FOUND (UNLESS NOTED)
- ○ 5/8 INCH IRON ROD WITH CAP STAMPED "KONTUR TECH" SET
- SUBDIVISION BOUNDARY
- BRS. = BEARS
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- RT. = RIGHT
- DRWC = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
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- P.U.E. = PUBLIC UTILITY EASEMENT
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- SQ. FT. = SQUARE FEET

OWNER: HILLTOP ESTATES, LLC
1810 OLD COUPLAND ROAD
PFLUGERVILLE, TEXAS 78660

ACREAGE: 27.887 ACRES (1,214,754 SQ. FT.)
INCLUDING 3.778 ACRES (164,589 SQ. FT.) OF ROW DEDICATION

NUMBER OF LOTS: 42

NUMBER OF BLOCKS: 5

SURVEY: PARTHINIA COURSEY SURVEY, A-131

SUBMITTAL DATE: OCTOBER 6, 2023

DATE OF P&Z COMMISSION REVIEW: NOVEMBER 14, 2023

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

ENGINEER: JAMES DOUGLAS KLOTZ, PE
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

PRELIMINARY PLAT
NORTHCUTT - BUZAN ESTATES
CITY OF TAYLOR, TEXAS
BEING 27.887 ACRES INCLUDING 3.778 ACRES OF RIGHT-OF-WAY DEDICATION AND CONSISTING OF 42 LOTS AND 5 BLOCKS, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

FIELDNOTES

BEING A 27.887 ACRE TRACT OF LAND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 27.887 ACRE TRACT OF CONVEYED FROM GLEN SIMPSON, ET AL TO HILLTOP ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED JULY 24, 2017 AND RECORDED IN DOCUMENT NO. 2017068052 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); SAID 27.887 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch diameter iron rod found for the East corner of the herein described tract, said iron rod being the East corner of said 27.887 acre tract, the North corner of a 12.00 acre tract of land conveyed in a Warranty Deed from Theo. Brinkmeyer and wife, Mary Brinkmeyer to John A. Bigon, filed September 7, 1984 as recorded in Volume 1069, Page 907 of the Deed Records of Williamson County, Texas (DRWC), and being in the West line of Old Coupland Road (County Road 452);

THENCE, South 68°56'02" West, generally along a net wire fence with the South line of the said 27.887 acre tract and the North line of the said 12.00 acre tract, a distance of 831.53 feet (deed called 831.51 feet) to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for the South corner of the said 27.887 acre tract, the West corner of the said 12.00 acre tract, and lying in the East line of a 98.76 acre tract of land conveyed in a Warranty Deed with Vendor's Lien from R.E. Kollman to John A. Bigon and wife, Mary Bigon, filed December 10, 1974 as recorded in Volume 600, Page 626 DRWC;

THENCE, North 21°44'59" West, with the West line of the said 27.887 acre tract and the East line of the said 98.76 acre tract, a distance of 1,486.30 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod also being the South corner of a 0.996 acre tract conveyed in a Gift Deed from Arthur H. Luna and wife, Yolanda S. Luna to Jacquelyn Hernandez, filed January 27, 2017 as recorded in Document No. 2017008822 OPRWC;

THENCE, North 68°10'02" East, with the South line of the said 0.996 acre tract and a North line of the said 27.887 acre tract, a distance of 120.10 feet (deed call 120.17 feet) to a 3 inch iron pipe found for an Interior corner of the herein described tract, said iron pipe being an interior corner of the said 27.887 acre tract, and the East corner of the said 0.996 acre tract;

THENCE, North 21°34'31" West, with the common line of the said 27.887 acre and the said 0.996 acre tract, a distance of 361.20 feet to a 1/2 inch iron rod found for Northwest corner of the herein described tract, said iron rod being the Northwest corner of the said 27.887 acre tract, the North corner of the said 0.996 acre tract, and being in the South line of the aforesaid Old Coupland Road;

THENCE, North 67°49'04" East, with the North line of the said 27.887 acre tract and the South line of Old Coupland Road, a distance of 119.62 feet (deed call 119.82 feet) to a 1/2 inch diameter iron found for the North corner of the herein described tract, said iron rod also being the West corner of Lot One of the Theo Brinkmeyer Addition as recorded in Cabinet D, Slide 332 of the Plat Records of Williamson County, Texas (PRWC);

THENCE, South 21°38'28" East, with the East line of the said 27.887 acre tract and the West line of Lot One, a distance of 316.71 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of Lot One;

THENCE, North 68°17'49" East, with the South line of the said Theo Brinkmeyer Addition, passing an iron rod found at the common corner of Lot One and Lot Two, at a distance of 137.88 feet, passing an iron rod found at the common corner of Lot Two and Lot Three, at a distance of 276.70 feet, passing an iron rod found at the West corner of the aforesaid 0.25 acre tract, at a distance of 333.76 feet, and continuing with the common line of said Theo Brinkmeyer Addition for a total distance of 414.05 feet, to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being the North corner of the said 27.887 acre tract, and lying in the West line of a 0.33 acre tract of land conveyed from Jenette I. Smith and Scott A. Smith to Jenette I. Smith, Scott A. Smith, and Gail D. Tully, filed March 31, 2006 as recorded in Document No. 2006025214 OPRWC, from which a 1/2 inch diameter iron rod found for the West corner of said 0.33 acre tract bears North 21°40'12" West, a distance of 6.65 feet;

THENCE, South 21°39'29" East, with an East line of the said 27.887 acre tract and the West line of the said 0.33 acre tract and a 0.332 acre tract conveyed from Laura Katherine Jones and husband, Clifford Wayne Valchar to James W. Downs and wife, Joyce J. Downs, filed October 29, 1997 as recorded in Document No. 9750067 of the Official Record of Williamson County, Texas (ORWC), a distance of 138.55 feet (deed call 138.41 feet), to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, the South corner of the said 0.332 acre tract, and in the North line of a 50 feet wide road easement as recorded in said Theo Brinkmeyer Addition;

THENCE, North 68°35'03" East, with the common line of the said 27.887 acre tract, the North line of said road easement, and the South line of the said 0.332 acre tract, a distance of 198.67 feet, to a calculated corner, from which a 1/2 inch diameter iron rod found bears North 20°44'45" West, a distance of 0.44 feet, said corner being the Northeast corner of the said 27.887 acre tract, the North corner of said road easement, and the East corner of the said 0.332 acre tract, said corner also being in the West line of aforesaid Old Coupland Road;

THENCE, South 20°44'45" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 50.00 feet to a 1/2 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of the said 50 feet wide road easement, and the North corner of the Resubdivision of Lots 1 & 2, Block 2 of the Theo Brinkmeyer addition as recorded in
Cabinet E, Slide 79 PRWC;

THENCE, South 68°35'03" West, with the common line of the said 27.887 acre tract, the 50 feet wide road easement, and the North line of said subdivision, a distance of 197.66 feet, to a 1/2 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the West corner of the said subdivision;

THENCE, South 21°02'10" East, with the West line of the said subdivision and the East line of the said 27.887 acre tract, a distance of 438.14 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being an interior corner of the said 27.887 acre tract, and the South corner of said subdivision;

THENCE, North 68°32'20" East, continuing with the common line of said 27.887 acre tract and said subdivision, a distance of 198.33 feet, to a 5/8 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the said 27.887 acre tract, the East corner of said subdivision, and being in the West line of Old Coupland Road;

THENCE, South 20°46'22" East, with the East line of the said 27.887 acre tract and the West line of Old Coupland Road, a distance of 913.92 feet, to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 27.887 acres of land, more or less.

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
2. THIS LOCATION ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 48491C0542F, EFFECTIVE DATE, DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AS AMENDED.
6. A SIDEWALK WILL BE PROVIDED ACROSS THE PROPERTY PARALLEL TO ALL STREETS IN ACCORDANCE WITH THE TAYLOR SUBDIVISION ORDINANCE(S) BY OWNER OF EACH LOT.
7. THE CITY OF TAYLOR SHALL NOT BE RESPONSIBLE FOR MAINTAINING DRAINAGE DITCHES IN THIS SUBDIVISION.
8. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENT.

OWNER'S SIGNATURE BLOCK:

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

I, HILLTOP ESTATES, LLC, a Texas limited liability company, sole owner of the certain 27.887 acre tract of land shown hereon and described in a deed recorded in Document No. 2017068052 of the Official Public Records of Williamson County, Texas, and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2023.

_____
Rick Northcutt (owner)
19702 Spotted Owl
Pflugerville, Texas 78660

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

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 person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas

LIEN HOLDER:

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

I, Andrew D. Littlejohn, Trustee, Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017068052 of the Official Public Records of Williamson County, Texas, and do hereby consent to the plat of said tract as shown hereon, and do 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 NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2023.

_____
Andrew D. Littlejohn, Trustee (lien holder)
City National Bank of Taylor, Texas
212 North Main Street
Taylor, Texas 76574

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

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 person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas

ENGINEER'S CERTIFICATION:

I, James Douglas Klotz, 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 48491C0542F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated storm water runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public right-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2023.

_____
James Douglas Klotz
Registered Professional Engineer
No. 59470 State of Texas

OWNER'S SIGNATURE BLOCK:

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

I, HILLTOP ESTATES, LLC, a Texas limited liability company, sole owner of the certain 27.887 acre tract of land shown hereon and described in a deed recorded in Document No. 2017068052 of the Official Public Records of Williamson County, Texas, and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as NORTHCUTT - BUZAN ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2023.

_____
Candy Buzan (owner)
19702 Spotted Owl
Pflugerville, Texas 78660

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

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 person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, 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 of roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Taylor.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2023.

_____
Corey Joseph Hall
Registered Professional Land Surveyor
No. 6362 State of Texas

PLANNING AND ZONING COMMISSION:

This subdivision to be known as NORTHCUTT - BUZAN ESTATES has been accepted and approved for filing with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the ___ day of _____ , 2023, A.D.

_____
Don McAlister, Chairman Date

_____
Donna Frazier, Secretary Date

WILLIAMSON COUNTY CLERK:

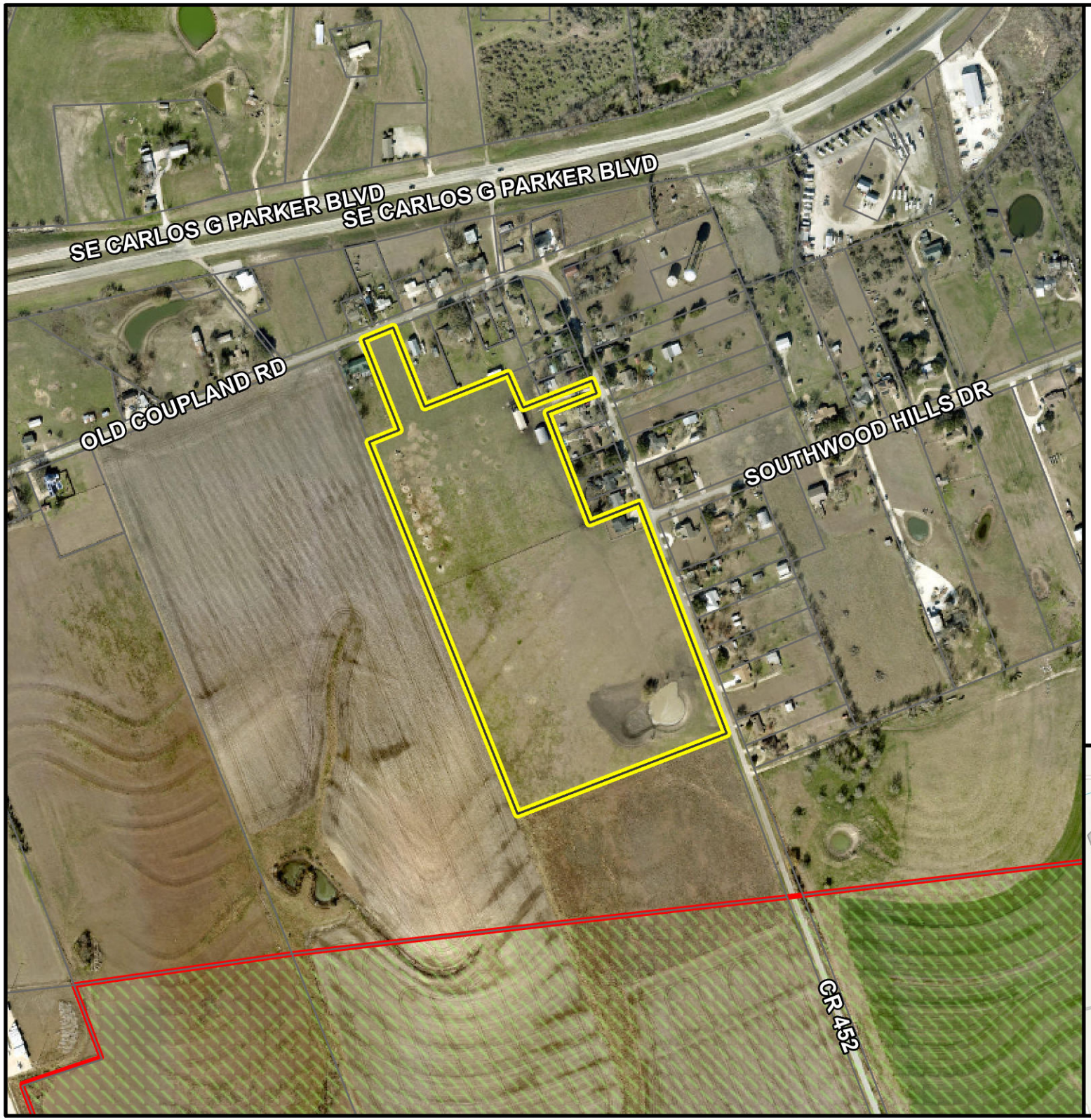
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

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

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By:_____, Deputy



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1904

1910 CR 452
Preliminary Plat
Location Map
Approximately 28 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

N 0 500 1,000
Feet



City of Taylor

PZ-2023-1849

Zoning Amendment

Staff Report

Item Details

Subject Property:	Silicon Vistas
Total Acreage:	Approximately 113 acres
Legal Description:	Williamson Central Appraisal District Parcels R406304 and R019586, in the Pharrass, S. Survey, City of Taylor, Williamson County.
Applicant:	Mallik Avula, Silicon Vistas 113 Holdings LLC
Property Owner(s):	Mallik Avula, Silicon Vistas 113 Holdings LLC
Request:	An amendment to the zoning ordinance for 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,** from the zoning of Single Family Residential (R-1) to Employment Center Planned Development (EC-PD), referred to as the Silicon Vistas Planned Development.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property consists of approximately 113 acres. The applicant has partaken in a charrette process with the City's urban design consultant and have brought together a product that aligns with the Envision Taylor Comprehensive Plan for a total of approximately 77 acres of mixed residential units and approximately 36 acres of industrial uses.

Location:

The subject property is 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.

Physical and Natural Features:

The subject property consists of approximately 113 acres of land with Taylor Heights PD to the north, and vacant land to the south that is being considered for a mixed use PD. The land to the west is currently agricultural and the airport land is to the east of this property. There is a significant amount of floodplain and natural drainage areas on this property providing open space opportunities as a part of a compact, walkable mixed-use development.

Growth Sector Designations:

The current Growth Sector is Intended Growth Sector (G-3).

The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Employment Center: Regional. Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants.

The applicant would like to rezone 113 acres from R-1 (Single Family) to Employment Center Planned Development (EC-PD), referred to as the Silicon Vistas Planned Development.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	R-1/RPD, B-1/CPD, M-1/CPD (Residential Planned Development, Commercial Planned Development, and Light Industrial Commercial Planned Development)	Future Growth Sector (G-1) and Intended Growth Sector (G-3)	Area of Minimal Change, Market: Community, and Neighborhood Greenfield	Vacant Agricultural Land
South	M-1 and R-1/RPD (Light Industrial, and Residential Planned Development)	Infill Growth Sector (G-5)	Employment Regional	Vacant Agricultural Land
East	M-1 (Light Industrial)	Infill Growth Sector (G-5)	Employment Regional	Vacant Agricultural Land
West	R-1 (Single Family)	Controlled Growth Sector Tier 1 (G-2.1)	Employment Special Zone	Vacant Agricultural Land

Transportation

The subject property gains access off the adjacent CR 398 to the north and Justin Lane to the east. Preliminary neighborhood designs within the Planned Development 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 a twenty-four (24) inch water line along CR 398. There is a six (6) inch wastewater line to the south serving the adjacent airport property to the east.

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. Thirteen (13) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 29, 2023.

Staff Analysis

Upon analyzing the request, the proposed uses as a mix of single-family townhouses, multifamily, and live work residential, a mix of live-work and mixed-use commercial, and a mix of flex industrial and large footprint industrial are considered 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.
- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
- **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 and planned infrastructure and taking advantage of a Planned Development 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 medium and high density residential with townhouses, live-work residential, and multifamily with varying lot sizes to increase the density.

In summary, the applicant's request to change the zoning district designation from zoning upon annexation of R-1 (Single Family) to Employment Center Planned Development (EC-PD), that incorporates a mix of residential, commercial and industrial uses in a variety of building types 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 Planned Development will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a grid-like pattern, remain within an area with existing utilities, and incorporate a variety of housing types.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested zoning amendment.

Planning and Zoning Commission Recommendation

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

Is the rezoning consistent with the Comprehensive Plan?

- The rezoning request is consistent with the Comprehensive Plan, specifically the Growth Sector and Future Land Use allocations.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with the existing and/or planned developments in the surrounding area.

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

- Staff analysis determined that the rezoning of the subject property 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. The developer will be responsible for extending utilities to the proposed development.

Do current conditions indicate that a rezoning is necessary?

- Currently, the city's existing zoning regulations do not comply with the overarching goals and policies within the Comprehensive Plan. Curating a planned development allows the applicant the ability to create density that will meet the intent of the Comprehensive Plan. The Planned Development allows the subject property to consist of a more walkable community with varying lot sizes and civic spaces throughout, not otherwise thoughtfully required within the existing zoning ordinance.

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

Silicon Vistas 113 LLC
1108 Ranch Vista Dr
Irving, TX 75063
469-226-5898

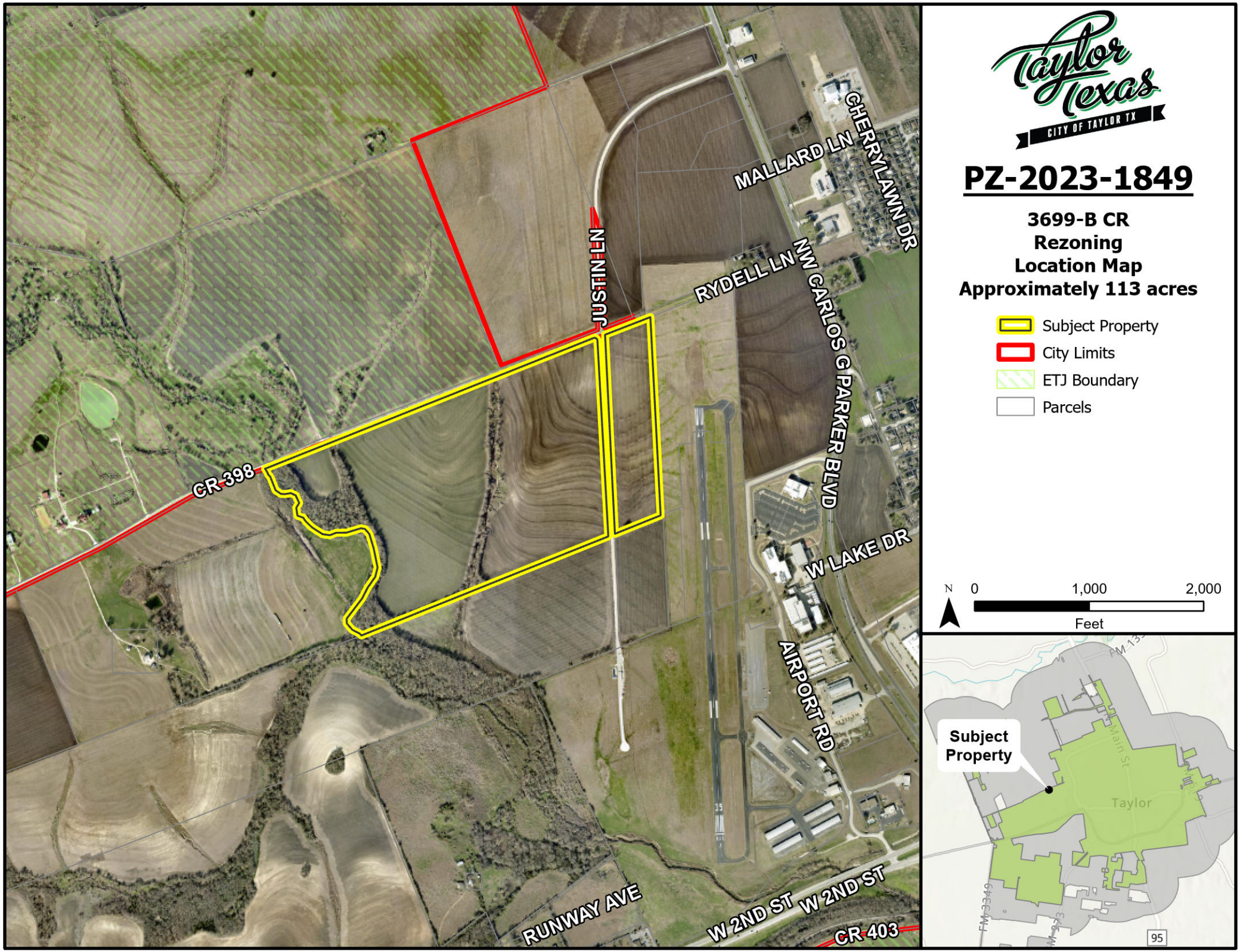
To: City of Taylor

Description and narrative: Re-zoning Request for **369-B CR, TAYLOR, TX 76574 (WCAD-R Numbers: R406304-16.93 acres, R019586- 96.3972 acres)**

This request is in regard to re-zoning the subject tract (369-B CR, TAYLOR, TX 76574) as PD to align with the overall master plan. Currently, both parcels are within the city limit. The requested change will not adversely affect the parcels or any adjacent/nearby properties, and the PD zoning perfectly blends into the overall master plan and ensures compatibility with the adjacent development at Taylor Airport. With the recent growth and development around the tract and the availability of access, Water and Sewer extension would allow the infrastructure that already exists to support the Industrial, Commercial/Retail, and Multi-Family desired density and revenue goals for the city. There are no special conditions/circumstances to the development that would need to be done to any nearby properties.

Sincerely,

Mallik Avula
Silicon Vista 113 LLC



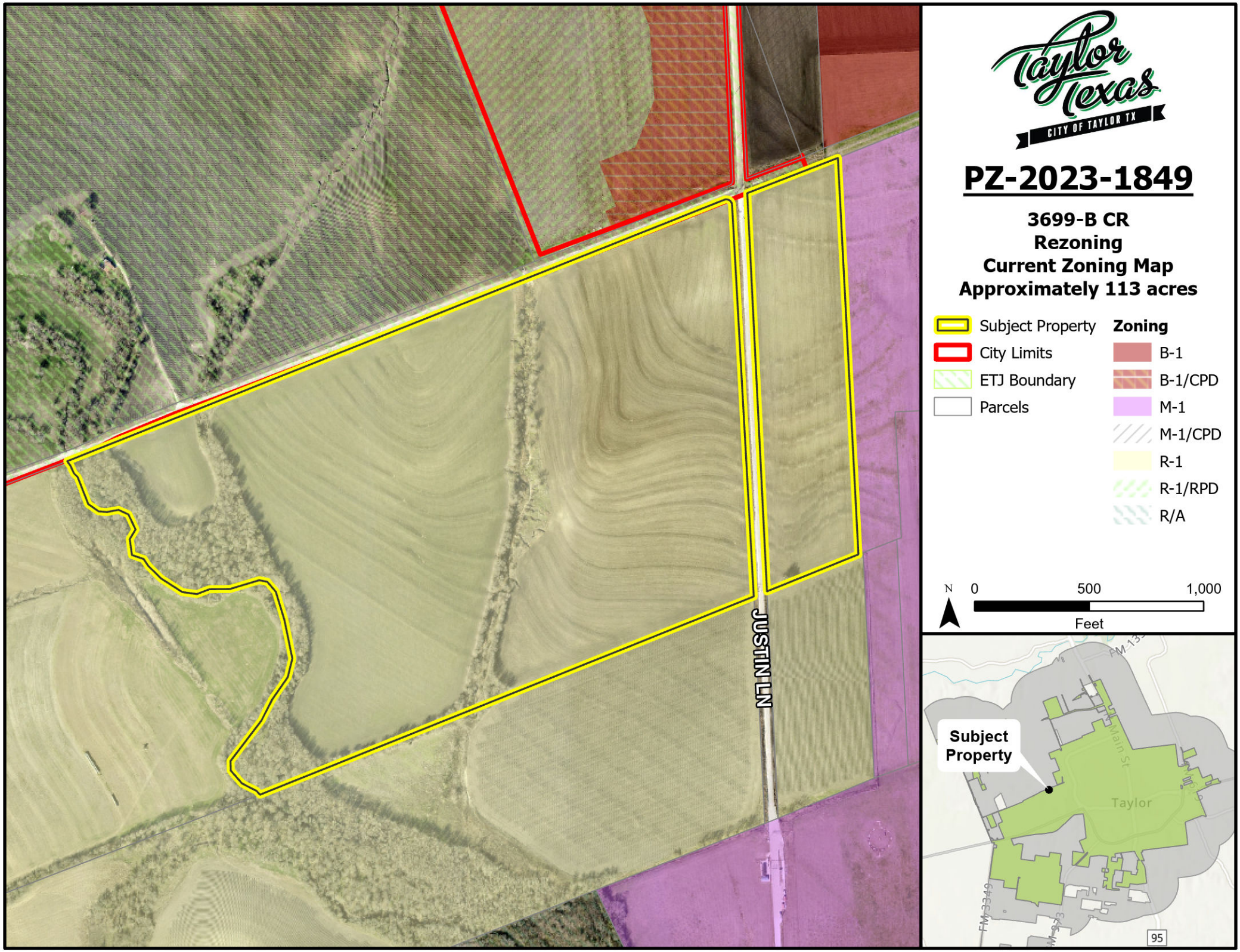
Taylor Texas
CITY OF TAYLOR TX

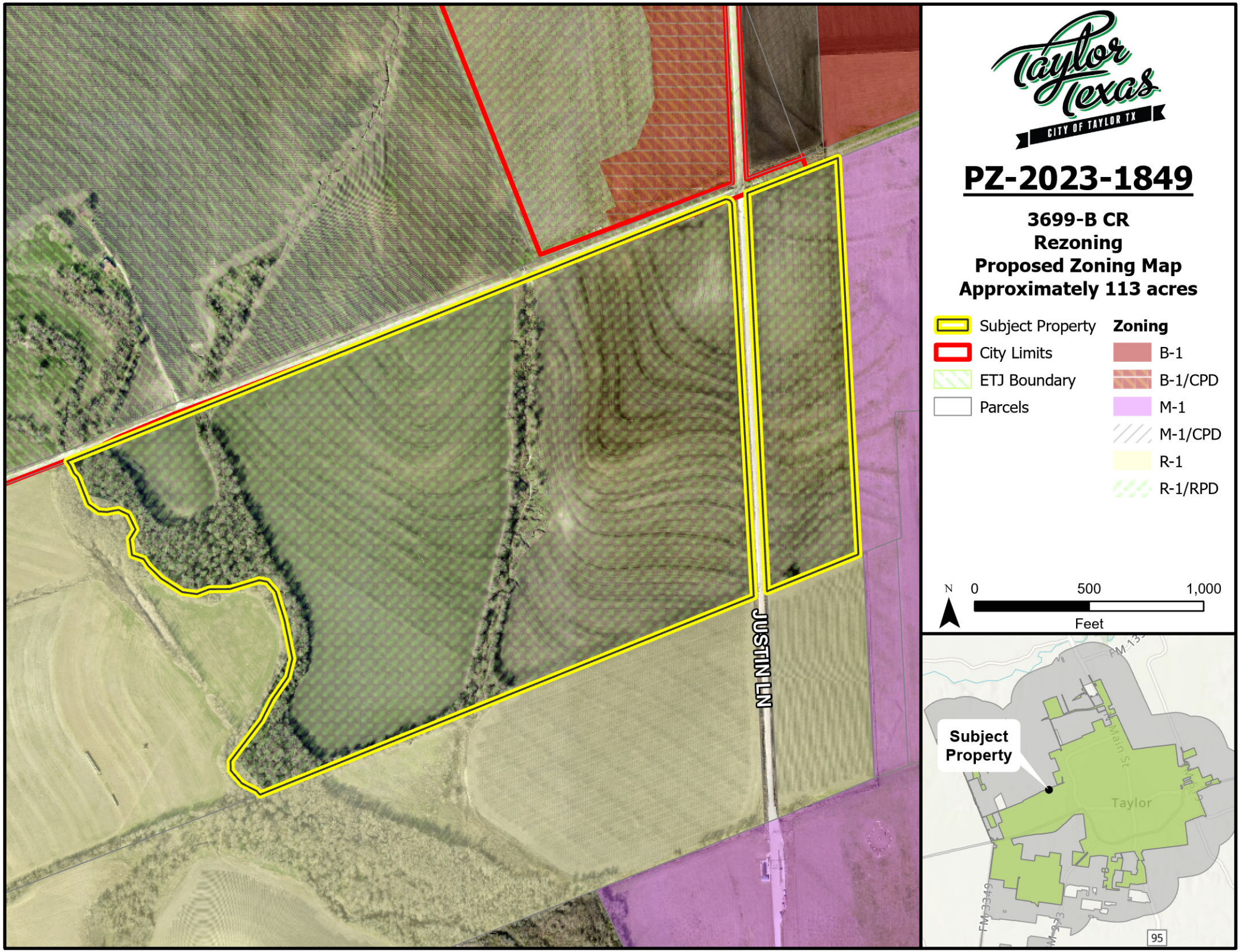
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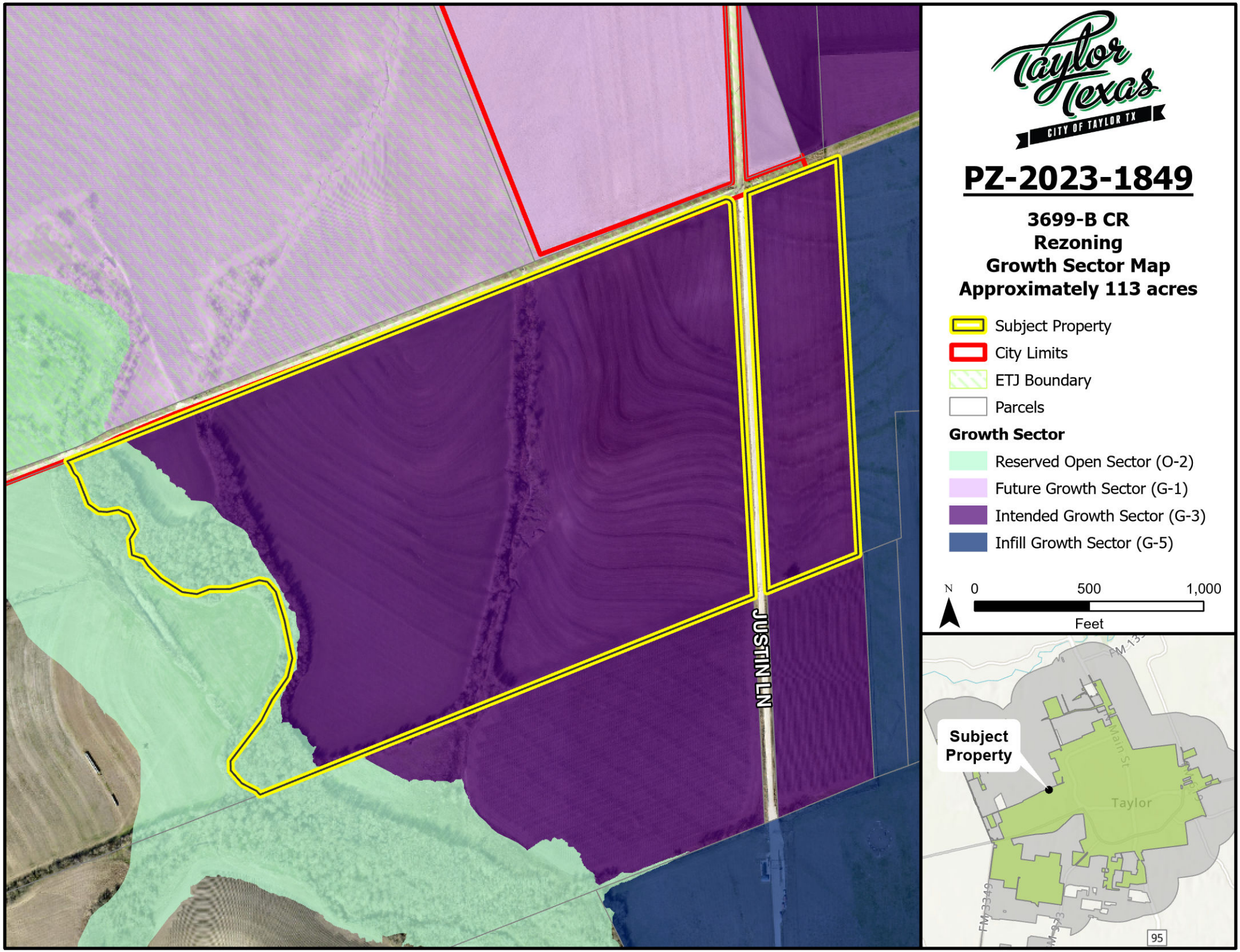
3699-B CR
Rezoning
Location Map
Approximately 113 acres

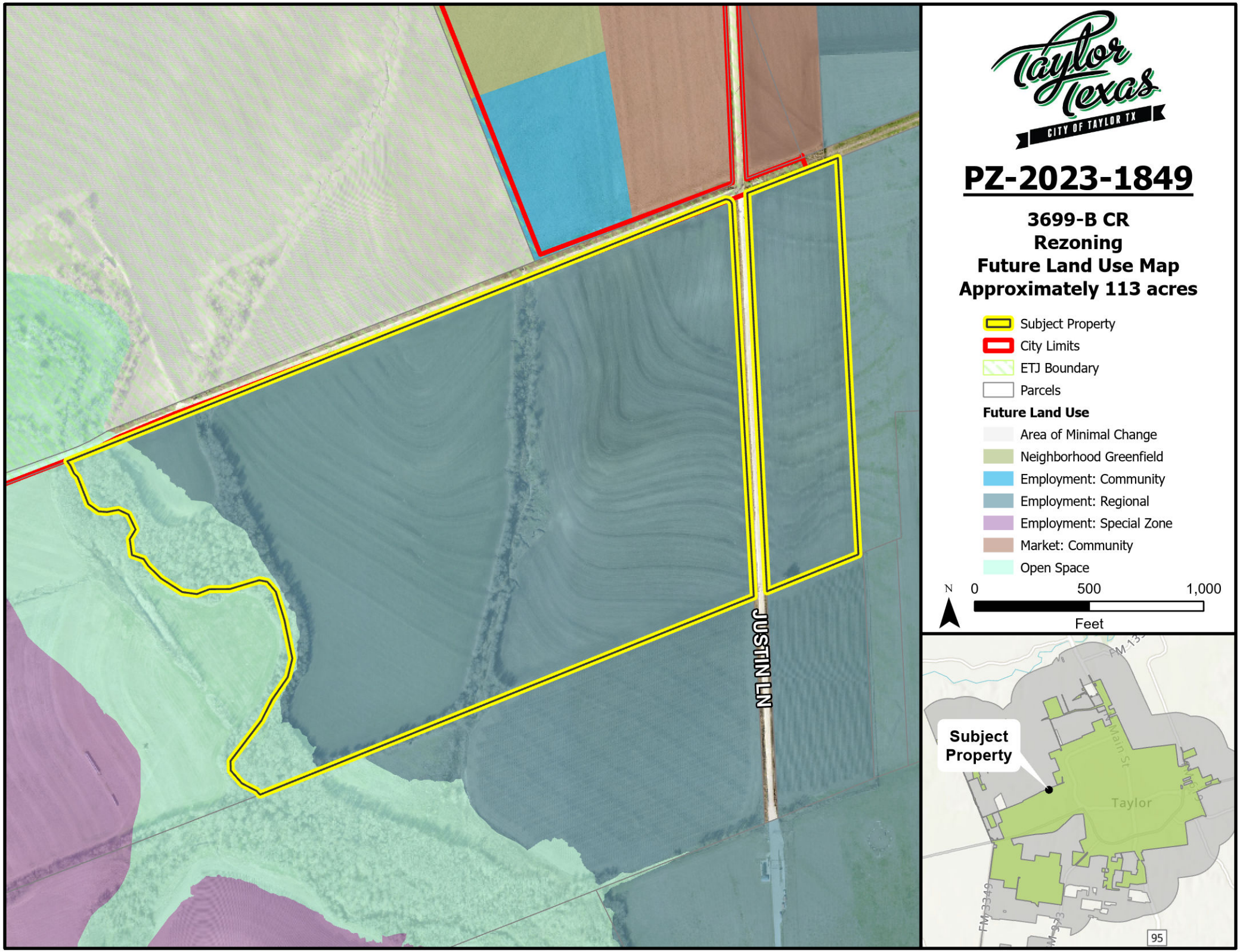
- Subject Property
- City Limits
- ETJ Boundary
- Parcels

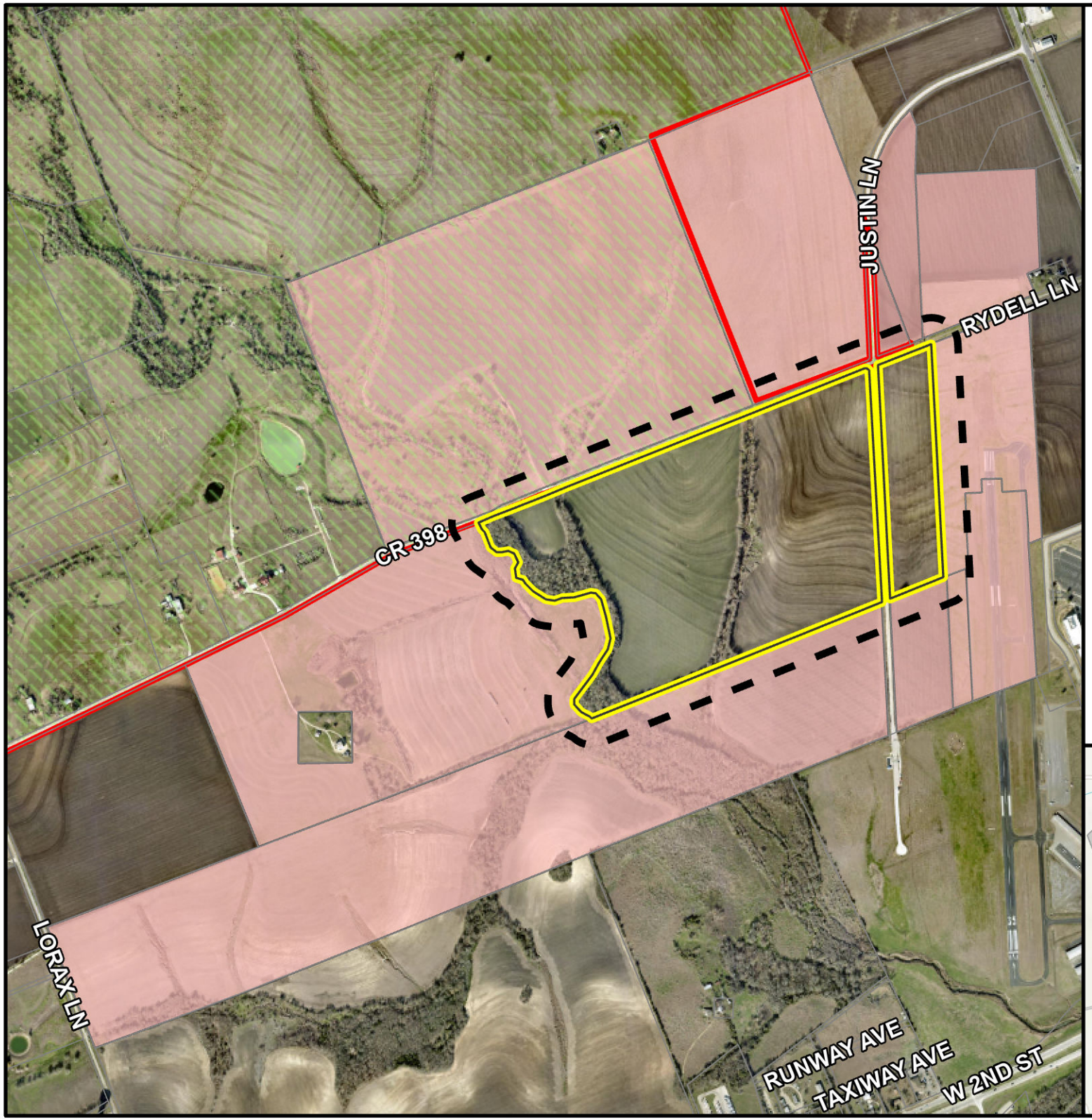
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Taylor Texas
CITY OF TAYLOR TX
PZ-2023-1849
3699-B CR
Rezoning
Current Zoning Map
Approximately 113 acres
Subject Property
City Limits
ETJ Boundary
Parcels
Zoning
B-1
B-1/CPD
M-1
M-1/CPD
R-1
R-1/RPD
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Subject Property
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Taylor Texas
CITY OF TAYLOR TX
PZ-2023-1849
3699-B CR
Rezoning
Proposed Zoning Map
Approximately 113 acres
Subject Property
City Limits
ETJ Boundary
Parcels
Zoning
B-1
B-1/CPD
M-1
M-1/CPD
R-1
R-1/RPD
N
0
500
1,000
Feet
JUSTIN LN
Subject Property
Taylor
Main St
FM 3349
95


Taylor Texas
CITY OF TAYLOR TX
PZ-2023-1849
3699-B CR
Rezoning
Growth Sector Map
Approximately 113 acres
Subject Property
City Limits
ETJ Boundary
Parcels
Growth Sector
Reserved Open Sector (O-2)
Future Growth Sector (G-1)
Intended Growth Sector (G-3)
Infill Growth Sector (G-5)
N
0
500
1,000
Feet
JUSTIN LN
Subject Property
Taylor
Main St
FM 3349
95


Taylor Texas
CITY OF TAYLOR TX
PZ-2023-1849
3699-B CR
Rezoning
Future Land Use Map
Approximately 113 acres
Subject Property
City Limits
ETJ Boundary
Parcels
Future Land Use
Area of Minimal Change
Neighborhood Greenfield
Employment: Community
Employment: Regional
Employment: Special Zone
Market: Community
Open Space
N
0
500
1,000
Feet
JUSTIN LN
Subject Property
Taylor
Main St
FM 3349
95



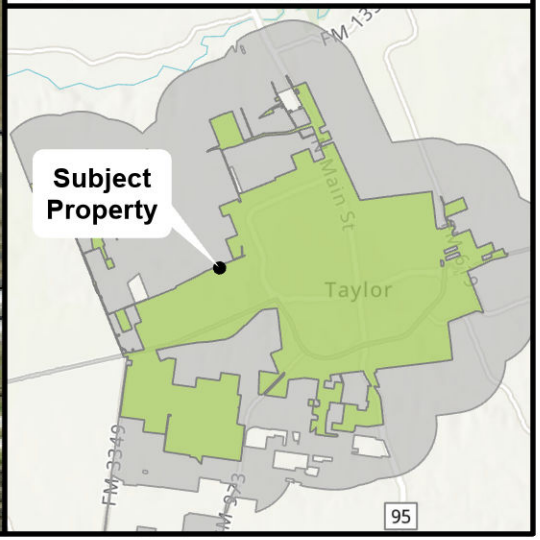
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1849

3699-B CR
Rezoning
Notification Map
Approximately 113 acres

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

N 0 1,000 2,000
Feet



ORDINANCE NO. 2023-XX

AN ORDINANCE REQUESTING A REZONING OF SILICON VISTAS PLANNED DEVELOPMENT FROM THE ZONING OF R-1 (SINGLE FAMILY) TO EMPLOYMENT CENTER PLANNED DEVELOPMENT (EC-PD) OF 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, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R406304 AND R019586, IN THE PHARRASS, S. 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 December 7, 2023, 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 of approximately 113 acres) from the zoning of R-1 (Single Family) to Employment Center Planned Development (EC-PD), referred to as Silicon Vistas Planned Development; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 14, 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 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 for the 113 acres from the zoning of R-1 (Single Family) to Employment Center Planned Development (EC-PD), referred to as the Silicon Vistas Planned Development.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed for the 113 acres Employment Center Planned Development (EC-PD) as shown in Exhibit "B" 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.

DRAFT

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-41 was introduced before the Taylor City Council on the 12th day of October 2023.

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

_____
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. 2023-41, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

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

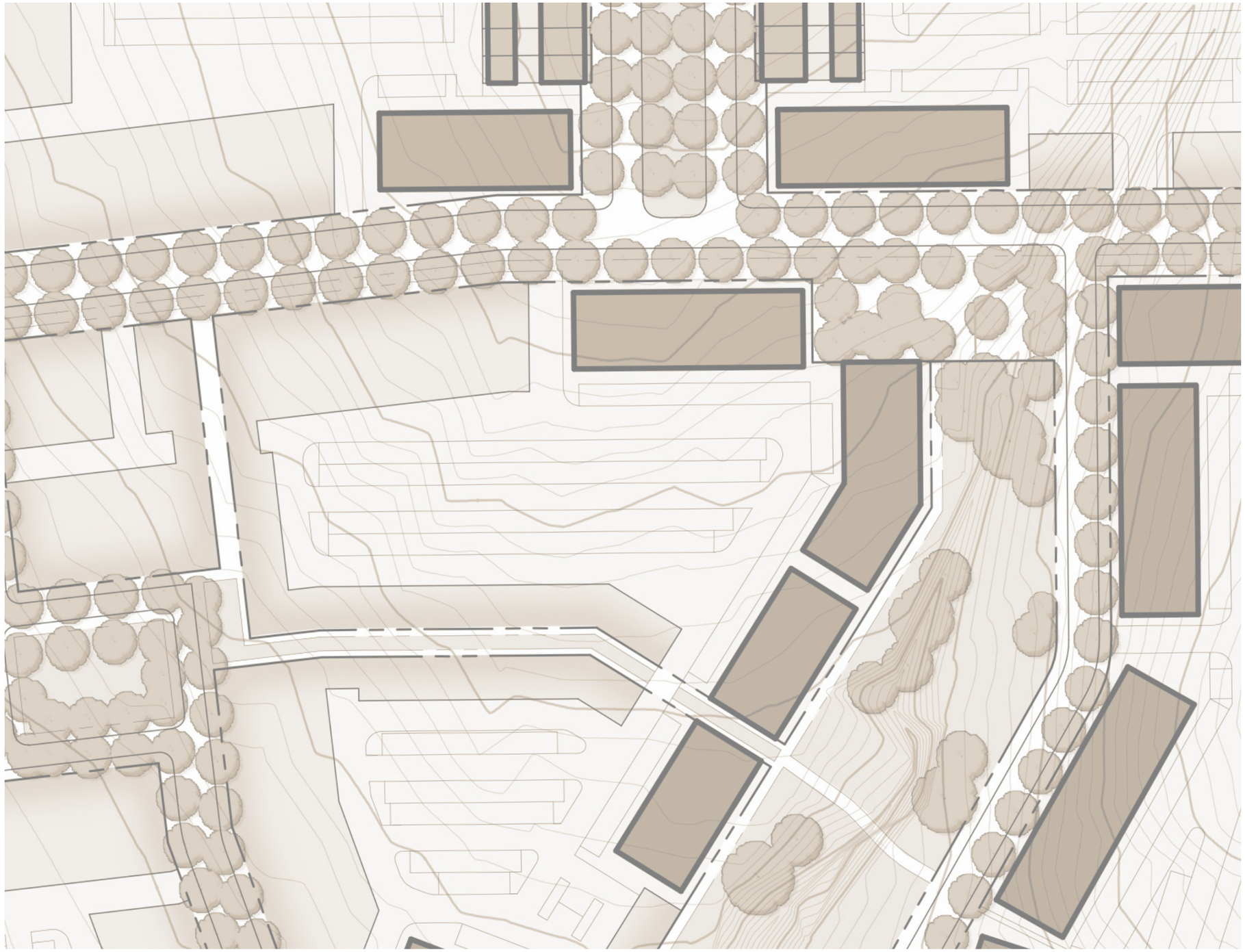
_____
Dianna McLean
City Clerk

DRAFT

EXHIBIT A

(Legal Description/Survey)

DRAFT



A Master Plan For
Silicon Vistas
Taylor, Texas

C PLANNED DEVELOPMENT STANDARDS

Overview C.1
Purpose & Intent C.2
General Standards C.3
Regulating Plan C.5
Specific Design Standards C.6
Thoroughfares
Thoroughfare Plan C.7
Thoroughfare Types & Standards C.8-C.11
Civic Spaces
Civic Space Plan C.12
Civic Spaces: Types & Standards C.13
Building Sites
Urban standards C.14-18
Architectural, Landscape, & Parking Standards C.19
Definitions 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 zoning change from Single Family Residential (R-1) which includes acreage brought into the City Limits upon Voluntary Annexation to Residential Planned Development (RPD), 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.

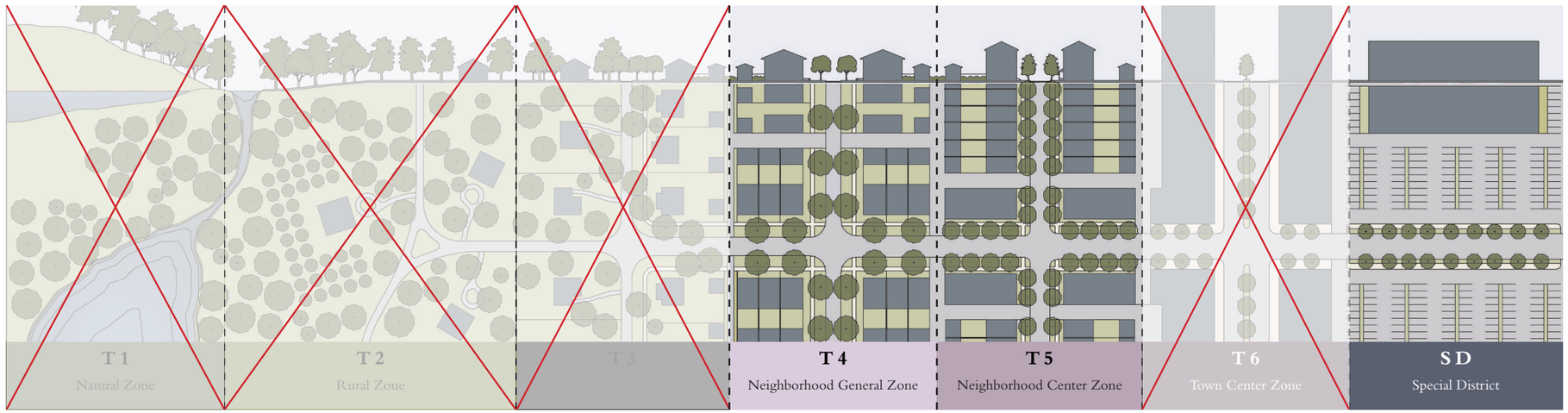
The Transect

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.

The Special District (SD) consists of areas with buildings that by their Function, Disposition, or Configuration cannot, or should not, conform to one or more of the six normative Transect Zones.



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 any otherwise 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.

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.

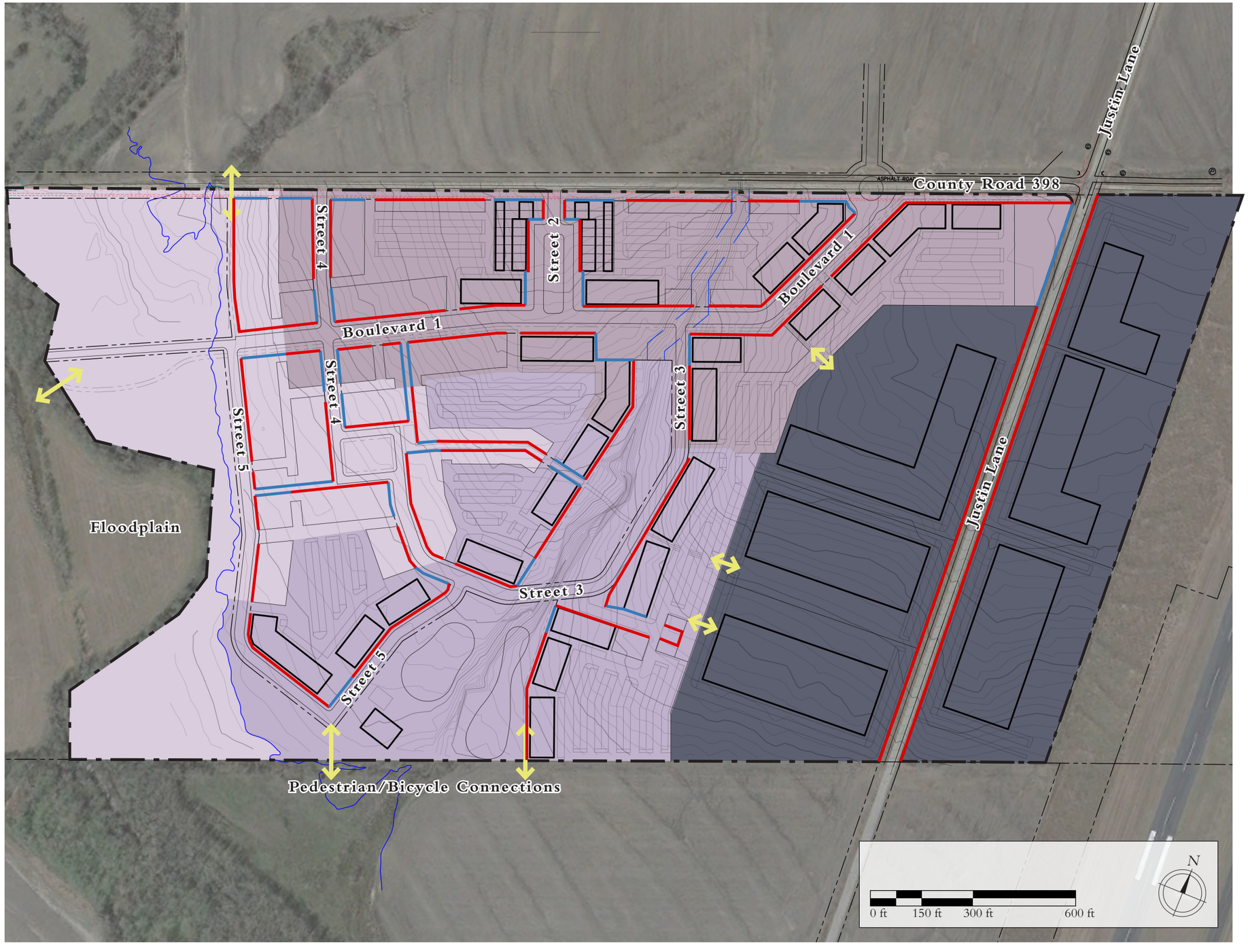
APPENDIX

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.

Block Standards

The following apply to all Blocks:

1. **Block Length.** Blocks shall be a maximum of 600 feet long. Blocks shall be bounded by Front Thoroughfares or Civic Spaces.
2. **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 a minimum of one Primary Frontage along a Front Thoroughfare or Civic Space. Each Building Site shall have one Primary Building and may also have Outbuildings as consistent with all Building Site Standards. The location of buildings within Building Sites shall conform to all Building Site Standards. Improvements to Building Sites shall conform to these PD Standards.
3. **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.
4. **Public Access to Building Sites.** Public access to an individual Building Site may be provided via a Front Thoroughfare or Civic Space, whether publicly owned or privately owned with a public access easement.
5. **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.
6. **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.
7. **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 Layer requirements of the Urban Standards.
8. Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these Planned Development (PD) Standards.

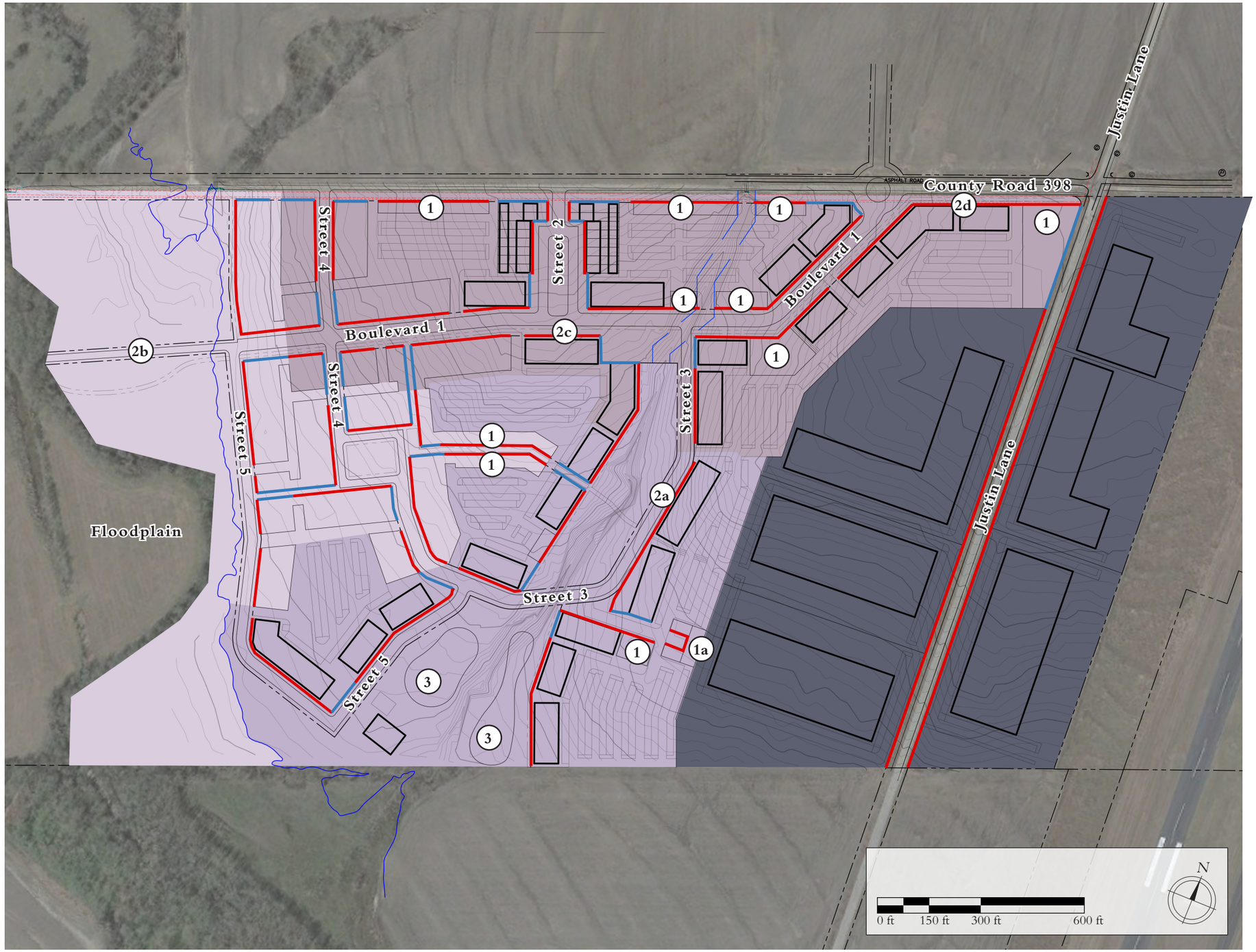


Plan Notes

1. The base zoning districts, as described in the Taylor Code of Ordinances shall be EC.
2. Boulevard 1 is intended to connect west across the flood plain to adjacent properties with the exact location of the connection to be determined based on the configuration of any future improvements to those properties. In addition to vehicular, it shall provide pedestrian and bicycle connections across the floodplain, which may be in the form of a dedicated trail which is not parallel to the vehicular lanes.
3. Boulevard 1 is intended to connect to County Road 398 via a traffic circle, the specific design of which is to be determined. This traffic circle shall be of the minimum practical size and radii permitted by the County in order to slow vehicular traffic and provide adequate pedestrian and bicycle crossings.
4. Streets 2 and 4 are intended to connect to County Road 398 as shown.
5. 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. With the exception of the Special District, each transect zone may increase or decrease by 2% of the total area of the community. The Special District area may only be decreased.
6. There is no site perimeter landscaping requirement. Landscaping shall comply with applicable City requirements.
   - Street trees in or adjacent to an improved area of the site shall be counted toward that area's required landscaping. Street trees may only be counted towards the landscaping requirement for one area.

Key

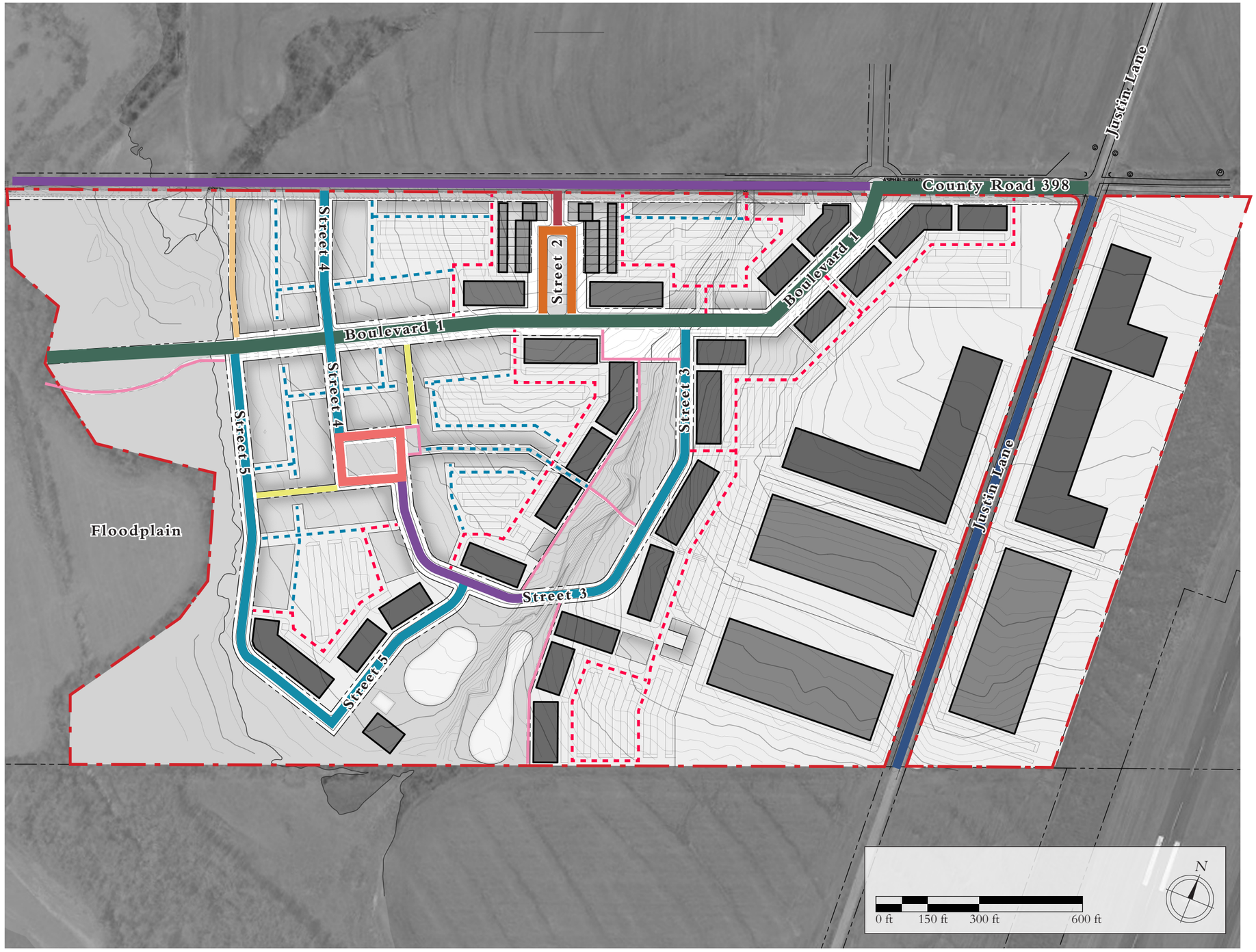
- T4-S: Neighborhood General Small-Footprint
- T4-L: Neighborhood General Large-Footprint
- T5: Neighborhood Center
- SD: Special District
- Primary Frontage
- Secondary Frontage
- Required Pedestrian/Bicycle connection.



Specific Design Standards

The following specific design standards pertaining to private lots are required in the specific locations noted on the accompanying plan:

1. Liner buildings shall be provided in the areas shown in order to screen parking. The specific design of liner buildings is to be determined, but all liner buildings shall have the primary entrance and a stoop, porch, or balcony facing the primary frontage. Liner buildings may or may not consist of parking on the ground level. The specific design of liner buildings may vary or be consistent across the neighborhood.
   a. Liner buildings are recommended here but not required.
2. The actual conditions of the following Thoroughfare locations vary from the typical conditions shown in the Thoroughfare types.
   a. On Street 3, on-street parking may be eliminated where the neither side of the street is fronted with buildings or lots.
   b. On Boulevard 1, on-street parking may be eliminated where the Boulevard crosses the floodplain.
   c. Boulevard 1 shall have a sidewalk in addition to the dedicated bicycle lane in the area intersecting with the commercial square/Street 2. A sidewalk may be added in other areas along Boulevard 1 as well.
   d. On Boulevard 1 at 398, specific tree planting location will need to be adjusted to accommodate an existing 20-foot water line easement.
3. Stormwater management facilities, whether primarily wet or dry, shall be designed such that they add value to the neighborhood, rather than detract from it.
   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 "engineered" 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. Chain link fences are prohibited.

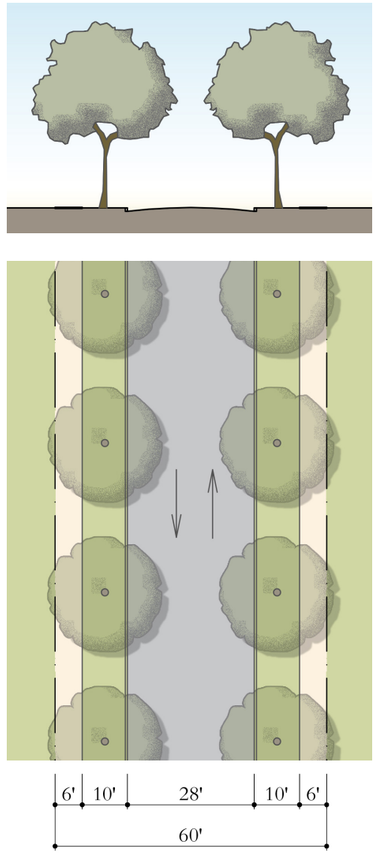


Front Thoroughfare Types

Name	*Type*	*ROW*	*Pavement*
Industrial Boulevard	IB	60	28
Street	ST	46	20
Street	ST	50	28
Street	ST	60	34
Commercial Street	CS	60	36
Commercial Street	CS	150	28-28
Boulevard	BV	80	36
Passage	PS	V	6-6
Path	PT	V	5+
Sidewalk in Civic Space (*see Civic Space Standards*)			
Trail in Civic Space (*see Civic Space Standards*)			

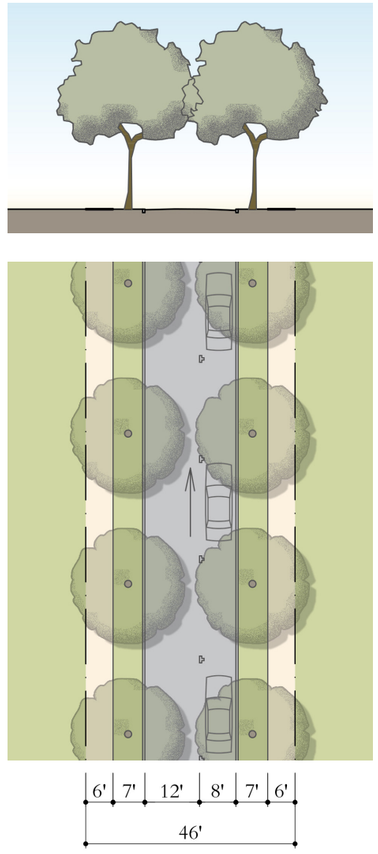
Rear Thoroughfare Types

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



IB-60-28

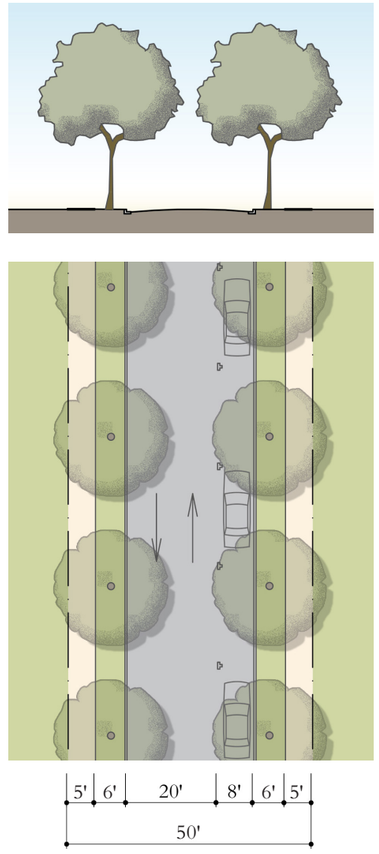
Industrial Boulevard
Justin Lane
T4, T5, SD
60 ft. ROW
28 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
10 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
Provided



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
Allee[i], 25-30 ft. o.c.
6 ft. Sidewalk
Not provided on this Thoroughfare.

[i](Cluster pattern permitted adjacent to civic spaces.)

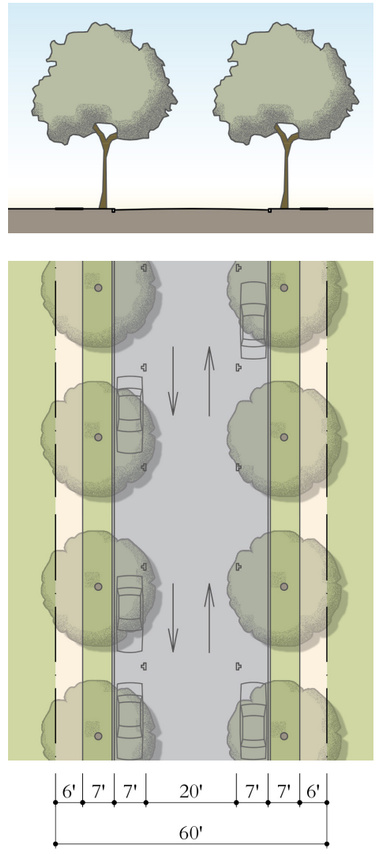


ST-50-28

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

This Thoroughfare Type may be converted to a yield street, with parking on both sides.

[i](Cluster pattern permitted adjacent to civic spaces.)



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
Allee[i], 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

This Thoroughfare Type overrides City standards for Neighborhood Avenue.

[i](Cluster pattern permitted adjacent to civic spaces.)

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

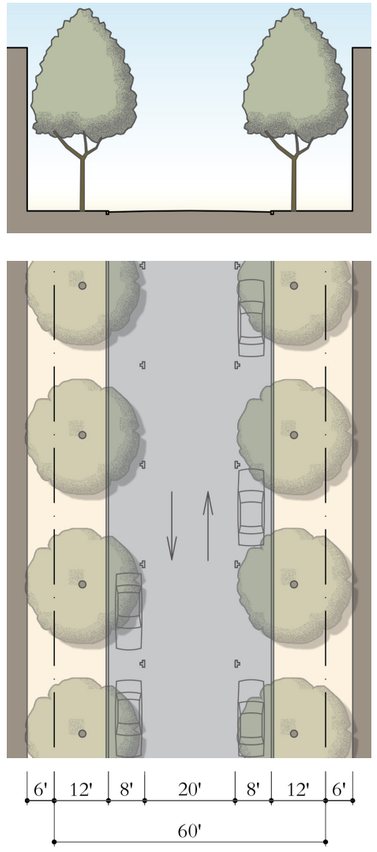
Right-of-Way Width

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

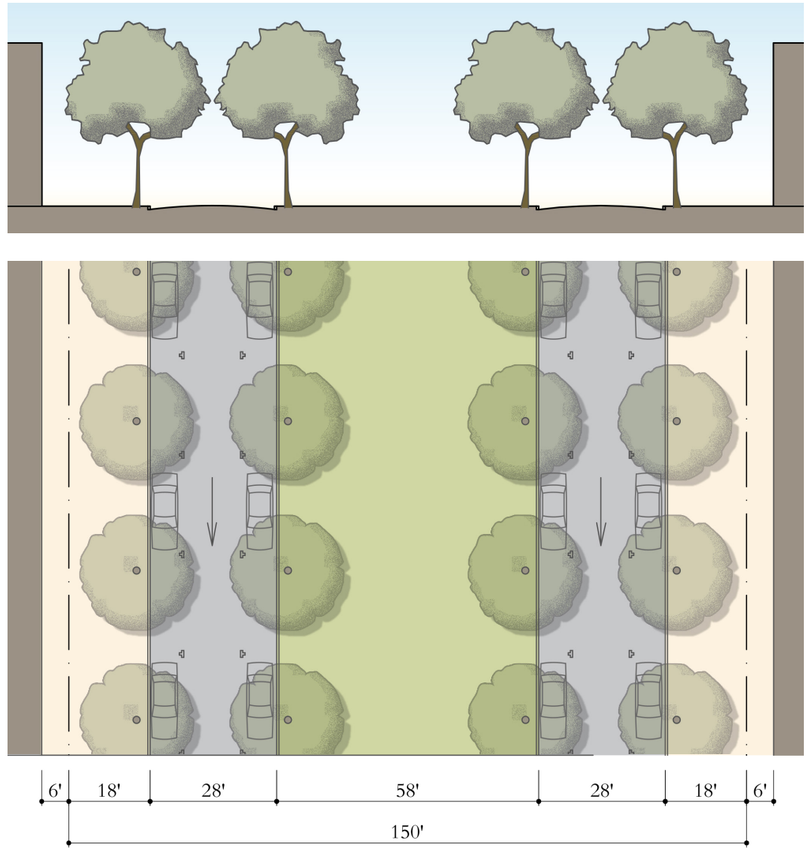
Michael Watkins Architect, LLC © 2023
The design is subject to change. Not for construction.



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, 25-30 ft. o.c.
7 ft. Sidewalk
For buildings up to 30 ft. tall

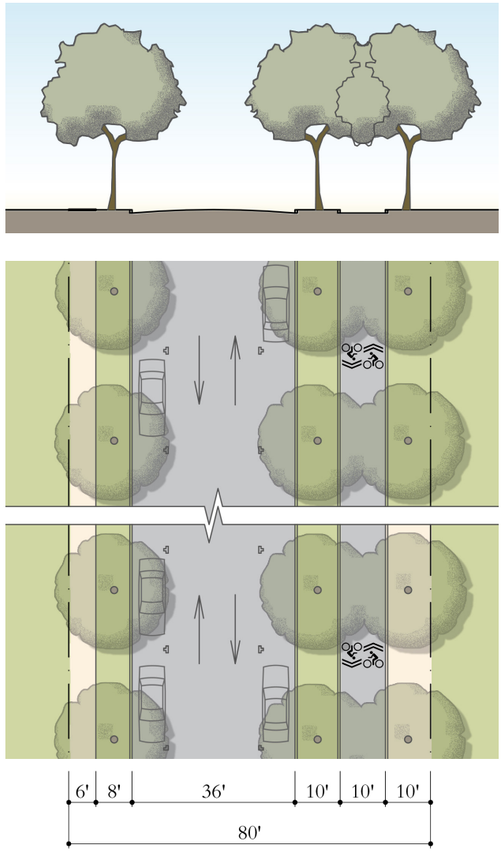
Street trees may be omitted to allow for a Colonnade or Arcade.



CS-150-28-28

Commercial Street
(name) Street
T4, T5
80 ft. ROW
28 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25-30 ft. o.c.
18 ft. Sidewalk
Not provided on this Thoroughfare.

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



BV-80-36

Boulevard
(name) Boulevard
T4, T5, SD
80 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Lawn / 10 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 Boulevard.

Thoroughfare Type
- CS Commercial Street
- BV Boulevard

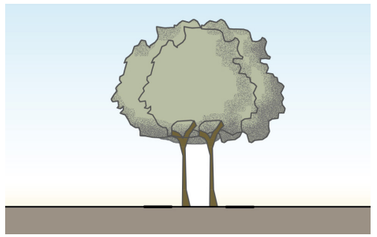
Right-of-Way Width

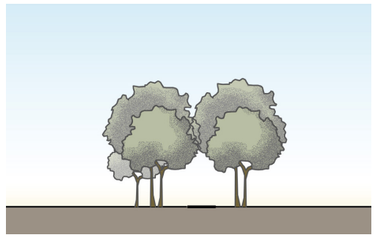
Pavement Width

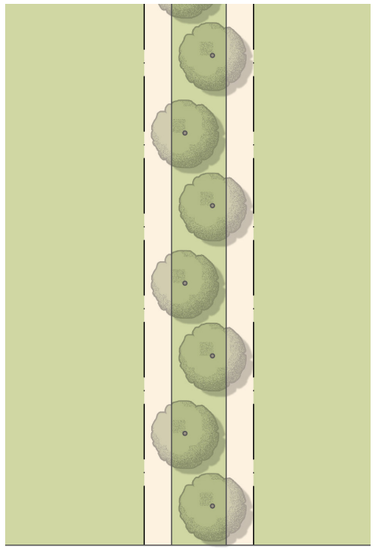
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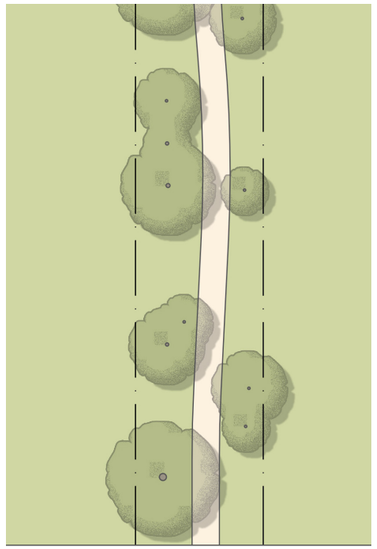
Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

Notes









Thoroughfare Type
CS Commercial Street
BV Boulevard

Right-of-Way Width

Pavement Width

PS-V-6-6

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+

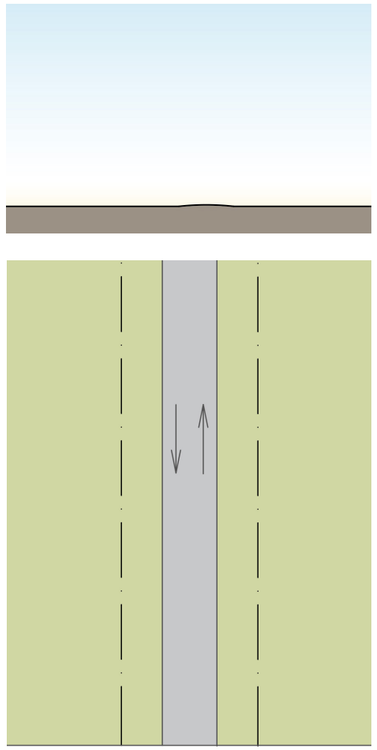
Path
(name) Path
T4, T5
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Planting zone varies
Trees, ground cover, shrubs, lawn
5 ft. min. Sidewalk
Not provided on this Thoroughfare.

This Thoroughfare type will be privately owned and maintained.

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

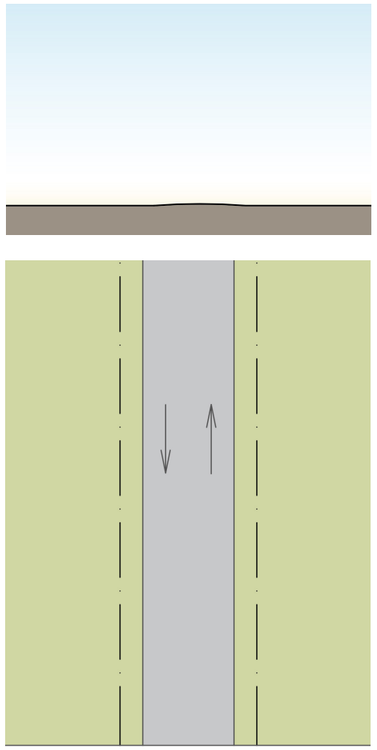
Notes



RA-30-12

Rear Alley
(name) Alley
T4, T5, SD
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, SD
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
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

Thoroughfare Standards

The following apply to all Thoroughfares and supersede the provisions of Appendix C, Chapter 6, Table 5.2.1 and Section 5.5 of the Taylor Code of Ordinances:

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. Adjacent to civic spaces, trees may be planted in a cluster pattern.
   - At Retail Frontages, the spacing of the trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
   - 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
- Plaza

Total Civic Space: **23.4 acres**

Total Site Area: **112.9 acres**

Civic Space Ratio: **20.7%**

T4 Neighborhood General Zone

T5 Neighborhood Center Zone



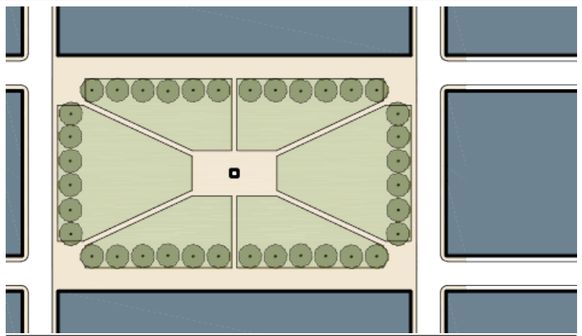
Park

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.

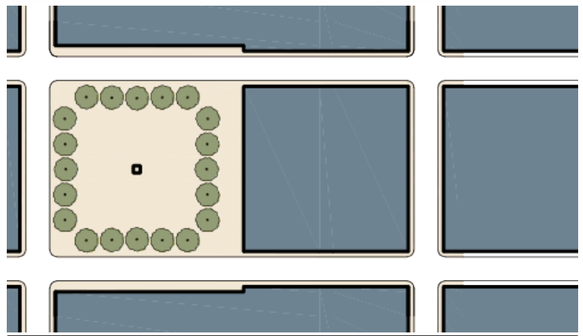


Square

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.

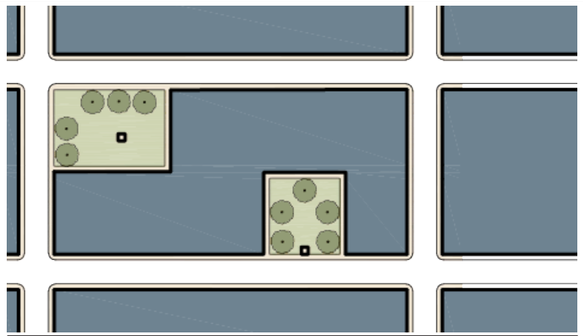
T4 Neighborhood General Zone

T5 Neighborhood Center Zone



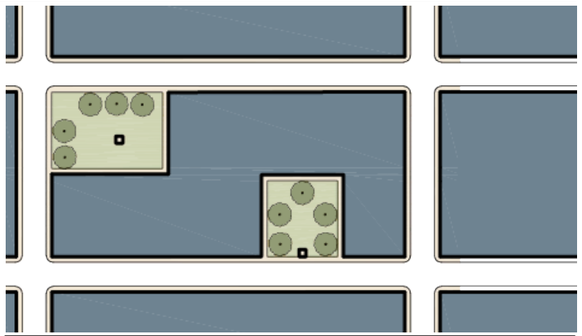
Plaza

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. **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) [iii]
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-S: Neighborhood General Zone Small Footprint



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

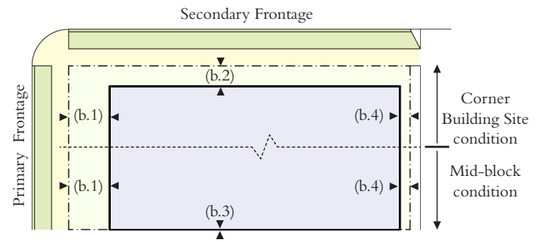
f. Building Uses

Additional uses may be approved by Warrant.

Residential	**Limited Residential:** Up to 6 dwelling units and additionally 2 accessory dwelling units are permitted on each lot.
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 outbuilding. Home occupation is permitted.
Retail	**Limited Retail:** The area available for retail use shall be limited to the first story on corner lots The specific use shall be further limited to neighborhood store or food service seating no more than 30.
Manufacturing	**Limited Manufacturing:** Manufacturing uses shall be limited to the first story on corner lots. (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.

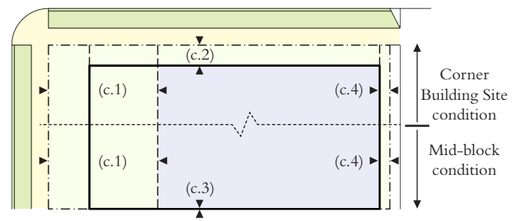
b. Setbacks: Principal Building

- 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.



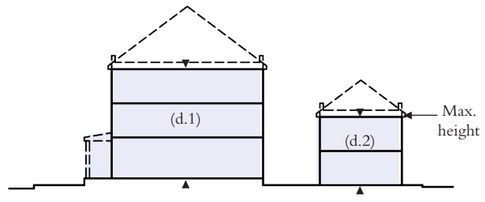
c. Setbacks: Outbuilding

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



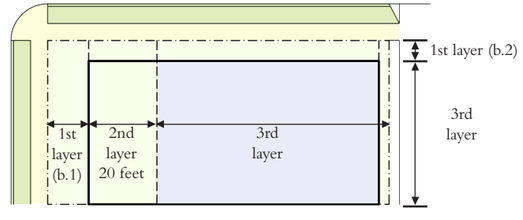
d. Building Height

- 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.



T4-L: Neighborhood General Zone Large Footprint



a.	**Building Site Dimensions**	
	Building Site Width	1 block max.
	Building Site Coverage	100% 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

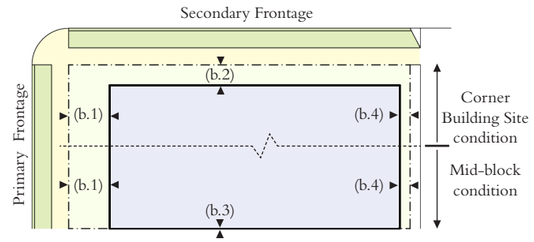
f. Building Uses

Additional uses may be approved by Warrant.

Residential	**Open Residential:** There shall be no maximum number of dwelling units for a lot.
Lodging	**Open Lodging:** There shall be no maximum number of rooms for a lot. Food service may be provided at all times. The maximum length of a stay shall not exceed 90 days.
Office	**Limited Office:** The area available for office use shall be limited to the first story of the principal building or to an outbuilding. Home occupation is permitted.
Retail	**Limited Retail:** The area available for retail use shall be limited to the first story on corner lots The specific use shall be further limited to neighborhood store or food service seating no more than 30.
Manufacturing	**Limited Manufacturing:** Manufacturing uses shall be limited to the first story on corner lots. (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.

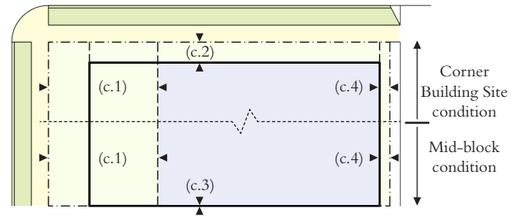
b. Setbacks: Principal Building

- 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.



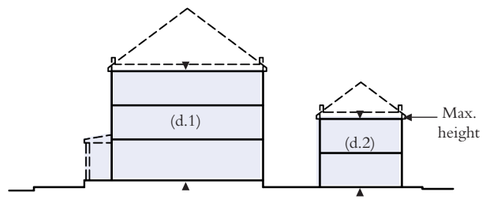
c. Setbacks: Outbuilding

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



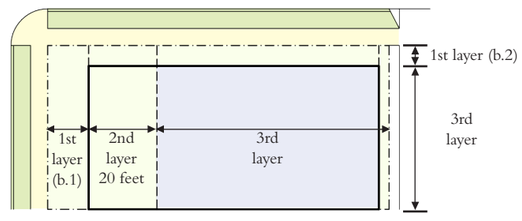
d. Building Height

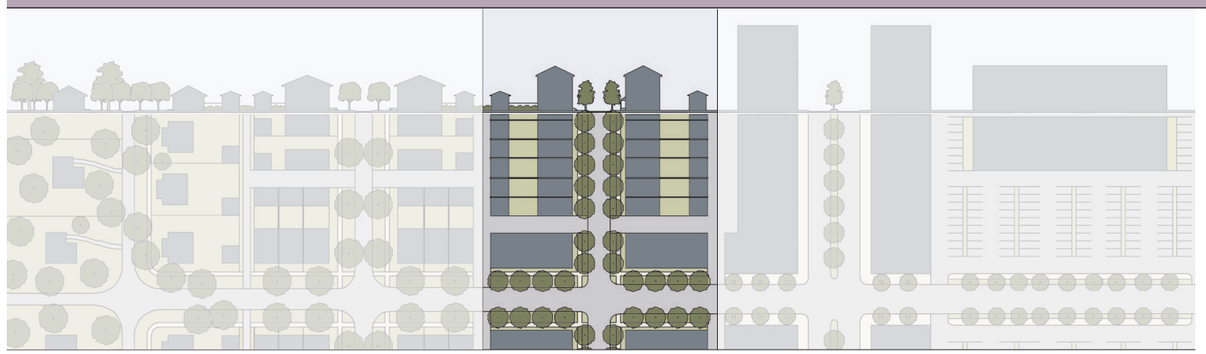
- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: 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.





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

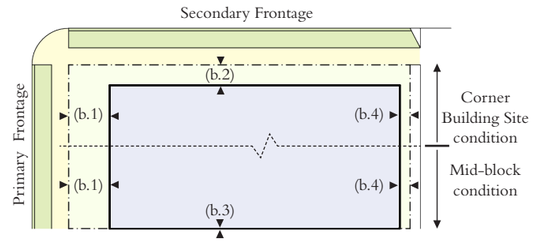
f. Building Uses

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.

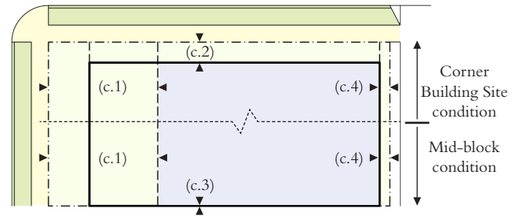
b. Setbacks: Principal Building

- 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.



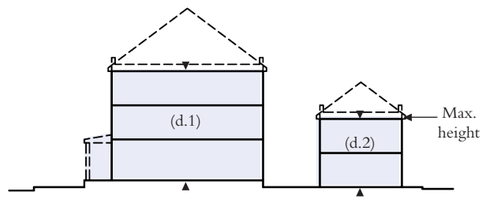
c. Setbacks: Outbuilding

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



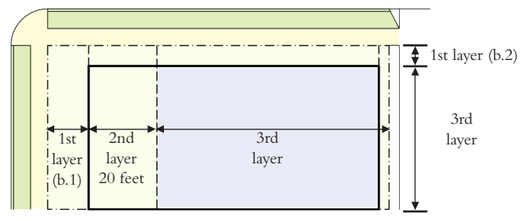
d. Building Height

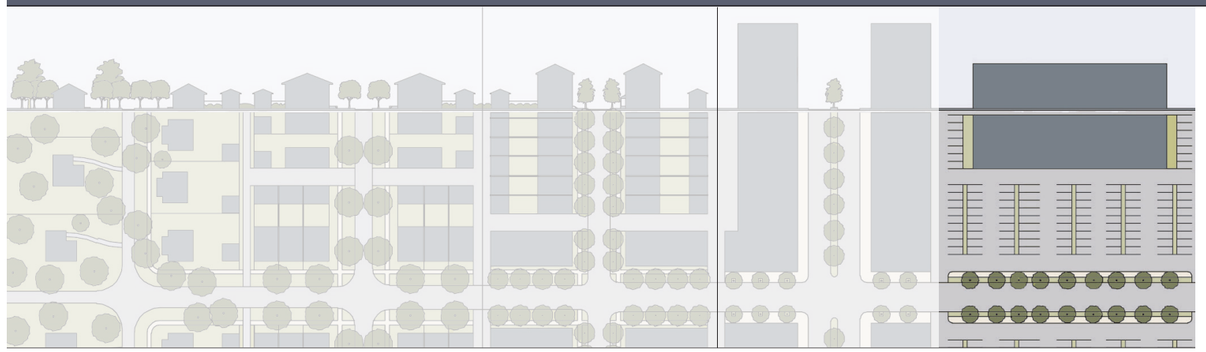
- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: 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.





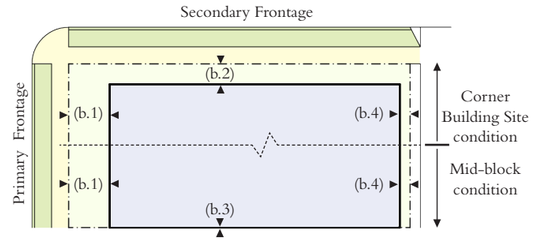
a.	**Building Site Dimensions**	
	Building Site Width	1 block max.
	Building Site Coverage	95% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	6 ft. min., 90 ft. max.
(b.2)	Front Setback (Secondary)	6 ft. min., 60 ft. max.
(b.3)	Side Setback	0 ft. min.
(b.4)	Rear Setback	15 ft. min.
	Primary Frontage Buildout	60% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	≥ b.1
(c.2)	Front Setback (Secondary)	≥ b.2
(c.3)	Side Setback	0 ft. min.
(c.4)	Rear Setback	15 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	3 Stories max.
(d.2)	Outbuilding	≤ d.1
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	not permitted
	Terrace and Light Court	not permitted
	Forecourt	not permitted
	Stoop	not permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	permitted

The following standards apply to all Building Sites within a Special District (SD) Zone:

1. **Intent.** The intent of the Special District is to provide a place for large-footprint industrial uses within a close enough proximity to the neighborhood that pedestrian and bicycle connections between the two are feasible, while providing sufficient loading areas and truck access.
2. **Uses Permitted.** The following land uses are permitted:
   - Industrial
   - Manufacturing
   - Office
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Rezoning.** Any property zoned as Special District may be rezoned to T5 by warrant.
4. **Access.** Pedestrian/bicycle access from within the neighborhood shall be provided to the primary entrance of all buildings in the Special District through a combination of sidewalks, crosswalks, and pathways, all with a minimum clear width of 5 feet.
5. **Building Entrance.** For a Building Site fully or partially within the Special District for which a primary frontage is noted on the Regulating Plan, the primary entrance to a building on that Building Site shall face the primary frontage. This entrance shall remain unlocked whenever the business is open.
6. **Signage.** In addition to the sign types permitted in these PD Standards, signs permitted for the base zoning district shall also be permitted and shall not be counted towards the limits on the quantity of signs in these PD Standards.
7. **Site Perimeter Landscaping.** Landscaping shall comply with the requirements of the base zoning district where the Special District meets an edge of the site.

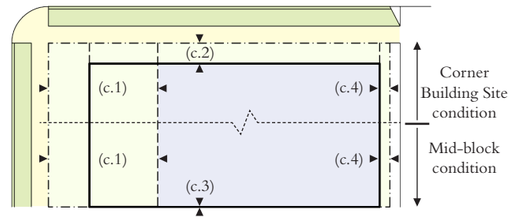
b. Setbacks: Principal Building

- 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.



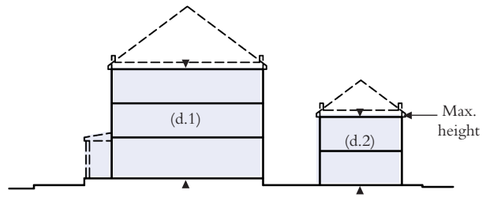
c. Setbacks: Outbuilding

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



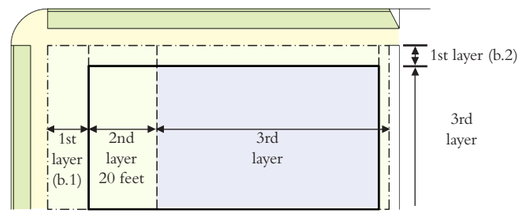
d. Building Height

- 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 lots of greater than two rows of head-in parking are not permitted in the first layer.
- Loading docks are not permitted in the first layer.



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 Building: an Outbuilding with an Accessory Unit.

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, Rear Thoroughfares, and parking lots, circumscribed by Front Thoroughfares and Civic Spaces.

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.

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.*

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

Street (ST): a local urban Thoroughfare of low-to-moderate 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*

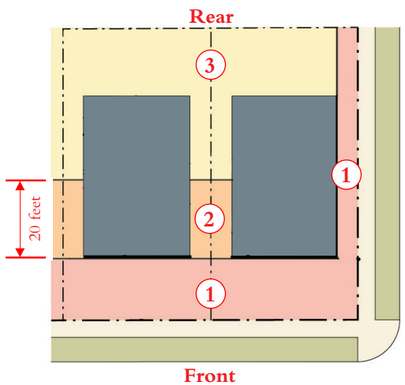
Turning Radius: the curved edge of a Thoroughfare, measured at the inside edge of the vehicular tracking. At a crosswalk, the smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Definitions: Illustrated.*

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.

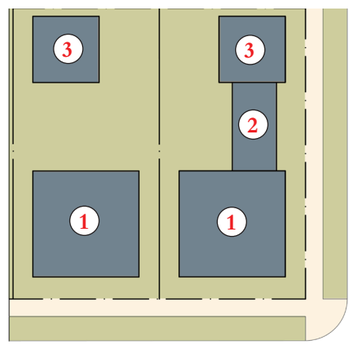
Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but is justified by its Intent. Warrants are granted administratively.

Building Site Layers



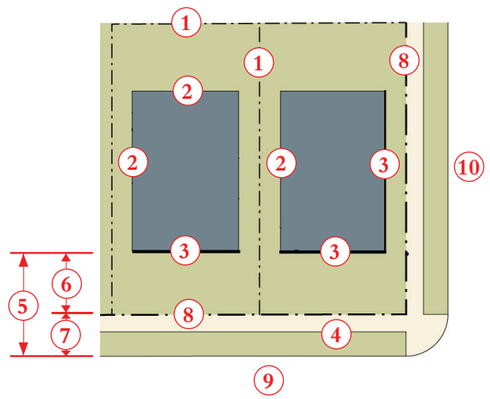
1. **1st Layer**
2. **2nd Layer**
3. **3rd Layer**

Principle Building & Outbuilding



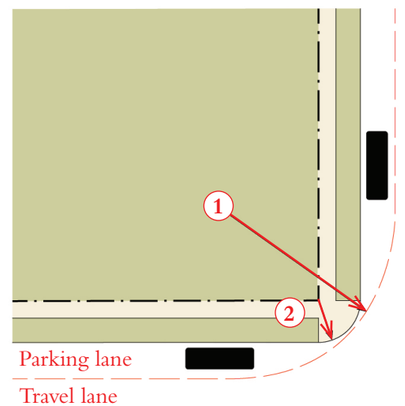
1. **Primary Building**
2. **Backbuilding**
3. **Outbuilding**

Building Site Lines & Frontages



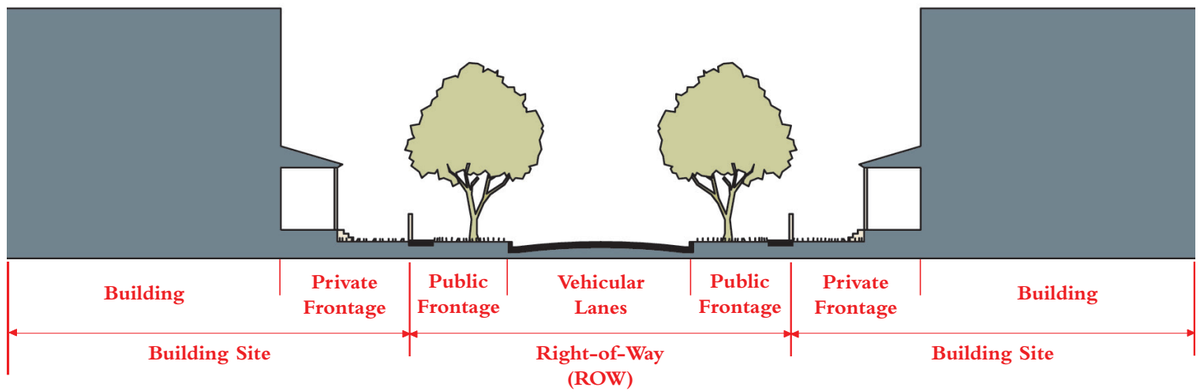
1. **Building Site Line**: the boundary that legally and geometrically demarcates a Building Site.
2. **Elevation**: an exterior wall of a building not facing a Frontage Line.
3. **Facade**: the exterior wall(s) of a building that is (are) set along a Frontage Line. Facades face Frontage Lines and define 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.

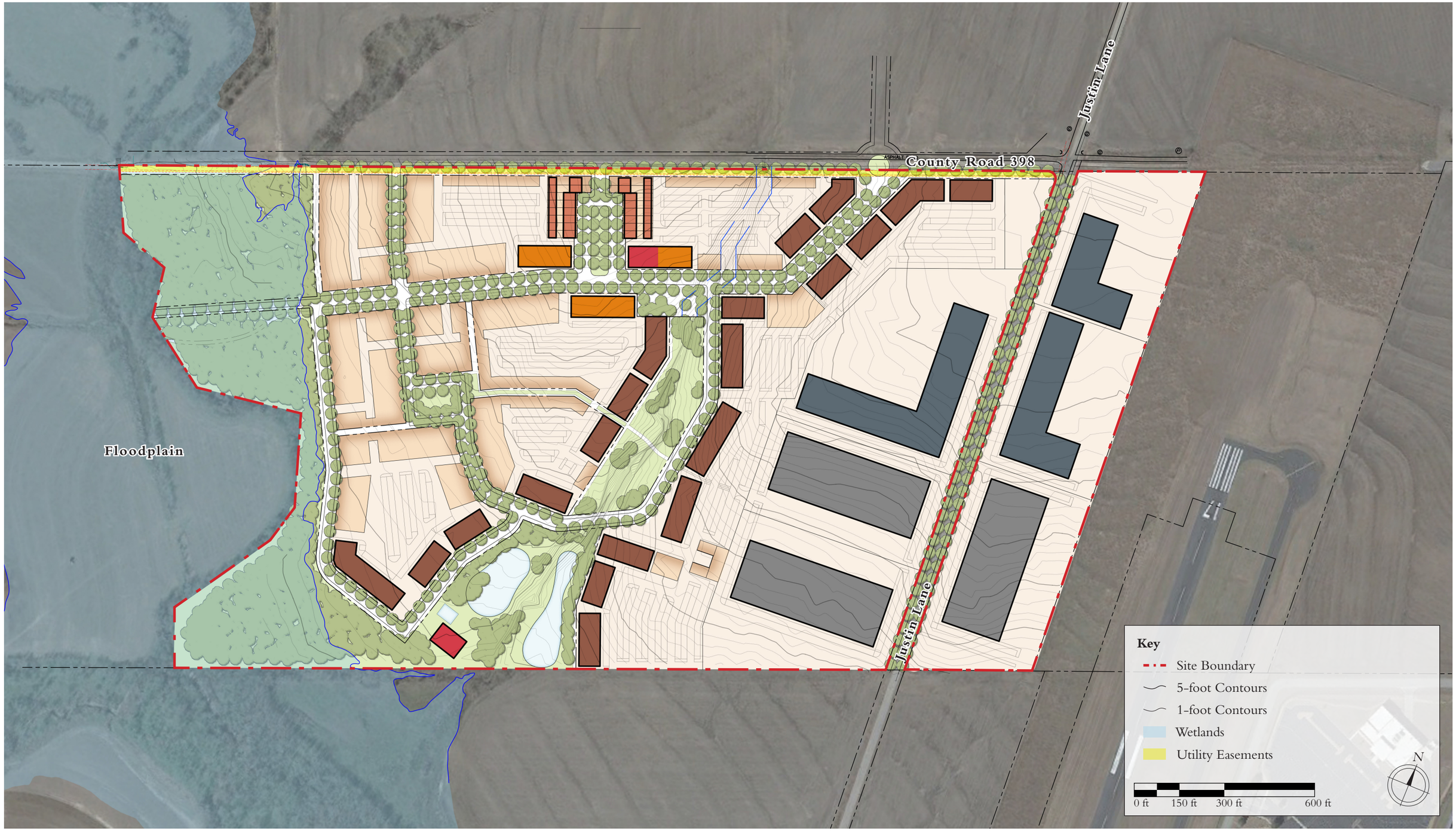


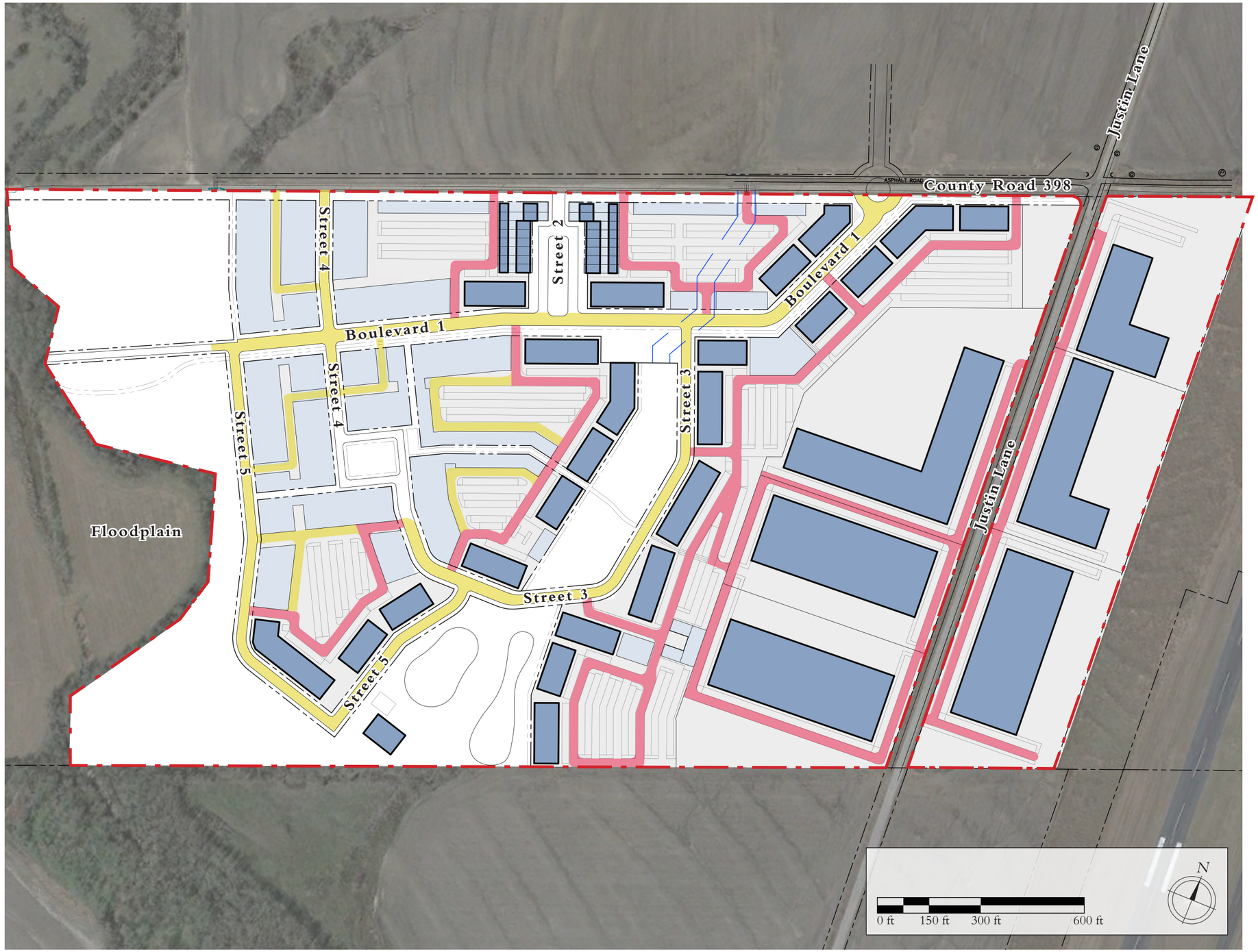
Gallery: a roof extends over the Sidewalk above while the building Facade remains at the Frontage line. This type is most common for Office, Retail, and Manufacturing uses. To be useful, the Gallery should be no less than 12 feet deep and should overlap the Sidewalk to within 2 feet of a vehicular lane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




County Road 398
Justin Lane
Floodplain
Justin Lane
Key
Site Boundary
5-foot Contours
1-foot Contours
Wetlands
Utility Easements
N
0 ft
150 ft
300 ft
600 ft



Fire Apparatus Access Notes

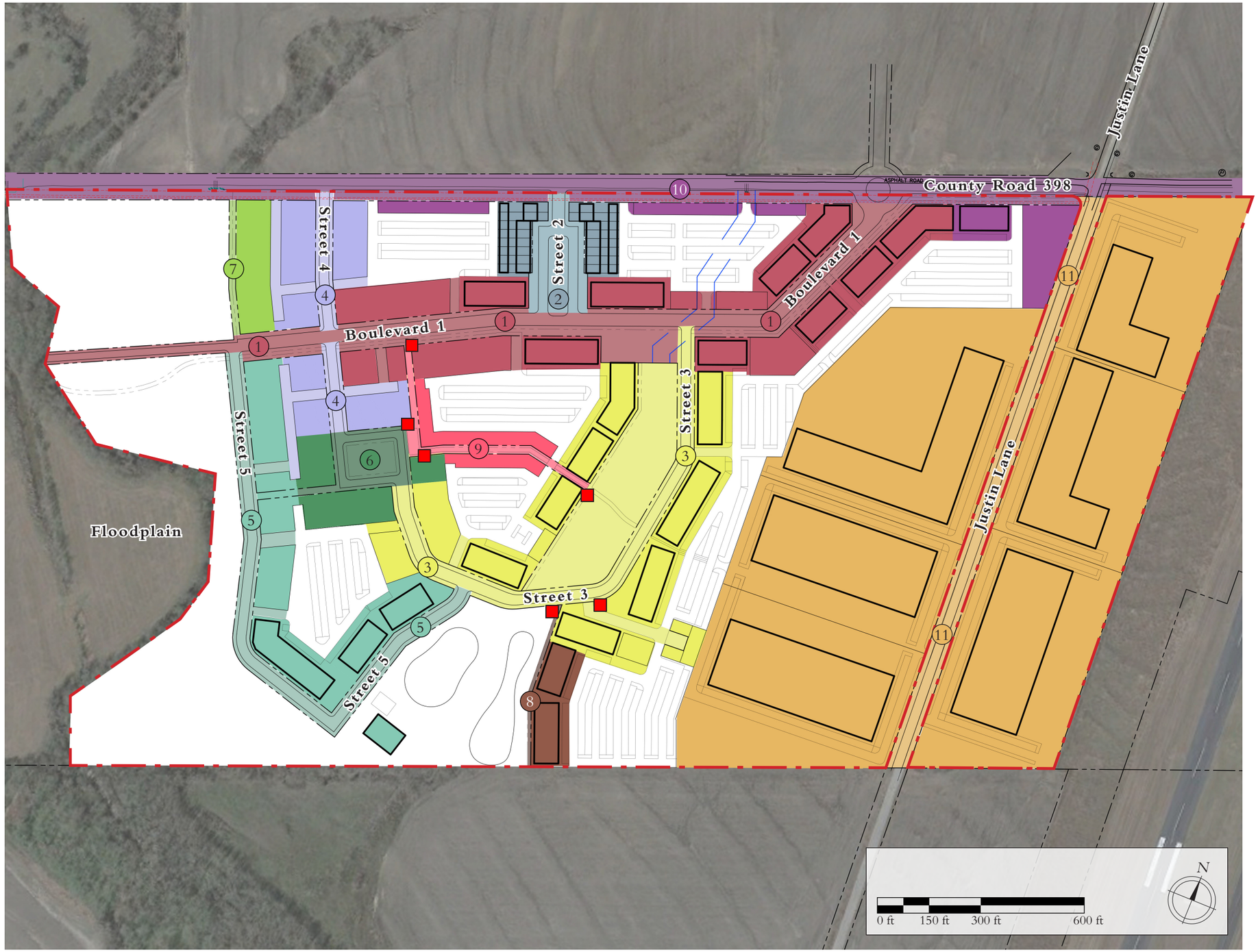
1. Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. For buildings 30 feet tall or greater:
   - Fire Apparatus Access Roads shall be 26 feet clear minimum.
   - Fire Apparatus Access Roads shall be between 15 and 30 feet 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

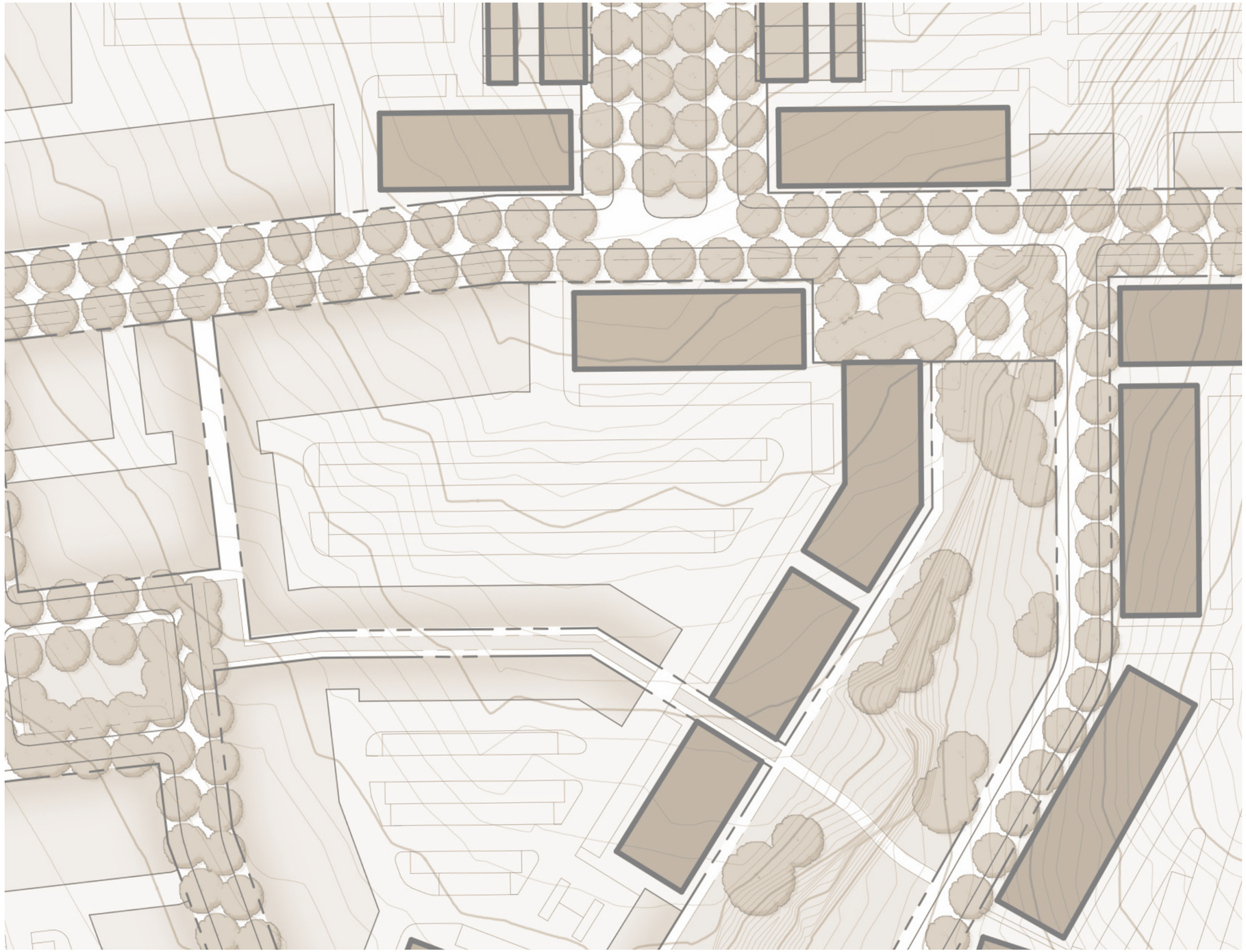
- 26-foot Fire Apparatus Access Road
- 20-foot Fire Apparatus Access Road
- Buildings over 30 feet
- Lots with buildings under 30 feet



Thoroughfare Names and Addressing Key

1. _____ Boulevard
2. _____ Street
3. _____ Street
4. _____ Street
5. _____ Street
6. _____ Place
7. _____ Way
8. _____ Way
9. _____ Way
10. _____ County Road 398
11. _____ Justin Lane

Sign with unit numbers



A Master Plan For

Silicon Vistas

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
Summary Program B.4
Detailed Program & Parking B.5-B.6

PLANNED DEVELOPMENT STANDARDS

See separate PD Standards document.

APPENDIX

See separate PD Standards document.

For

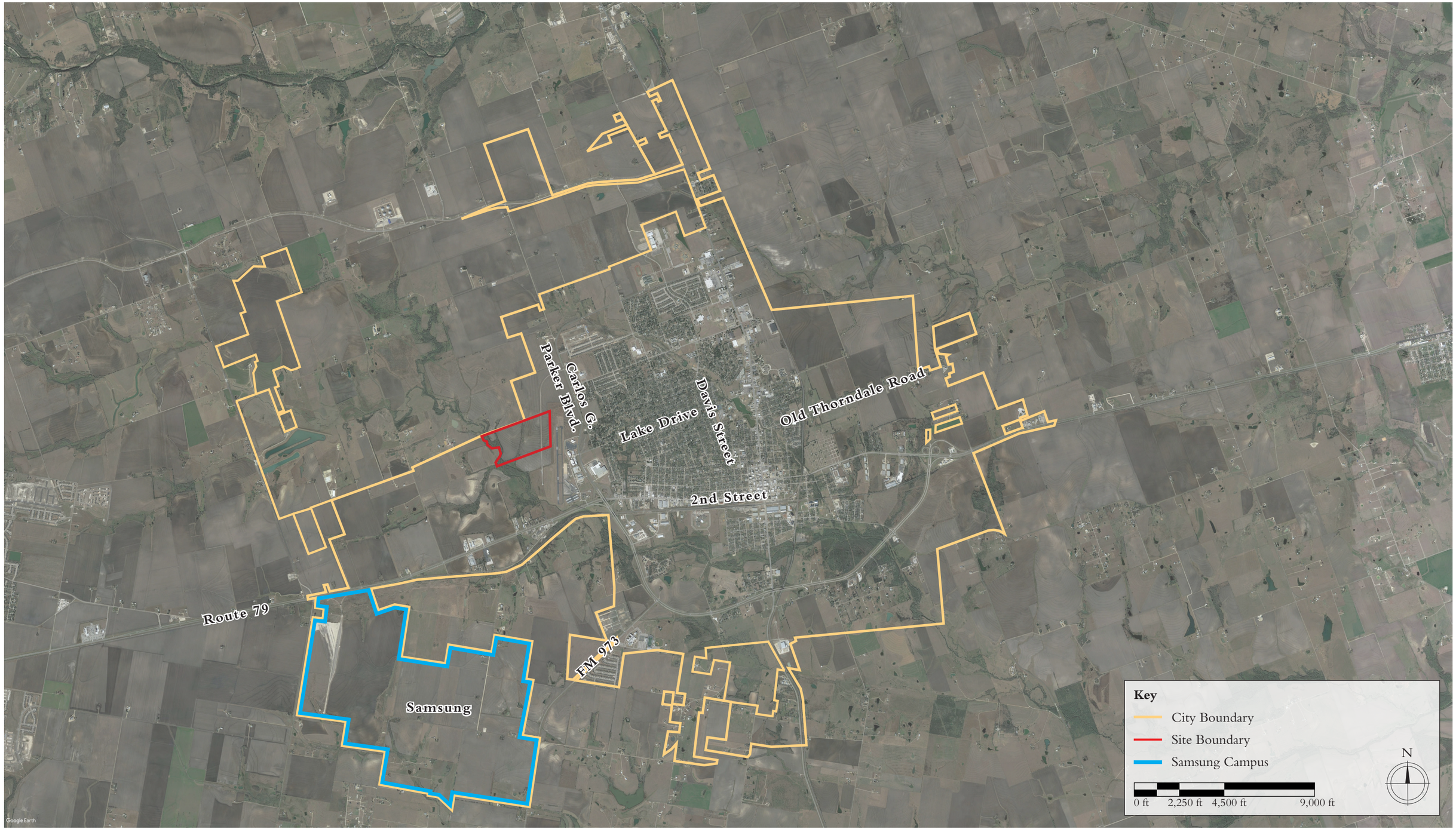
The City of Taylor, Texas

and

Epitome Development

by

Michael Watkins Architect, llc

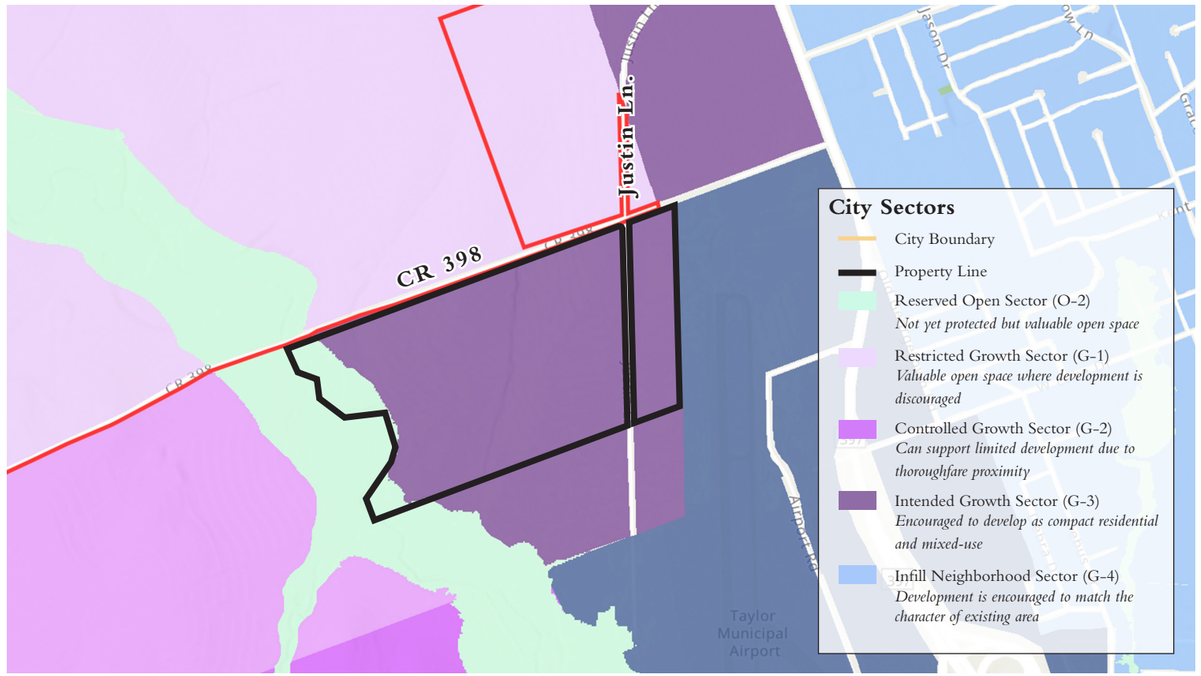


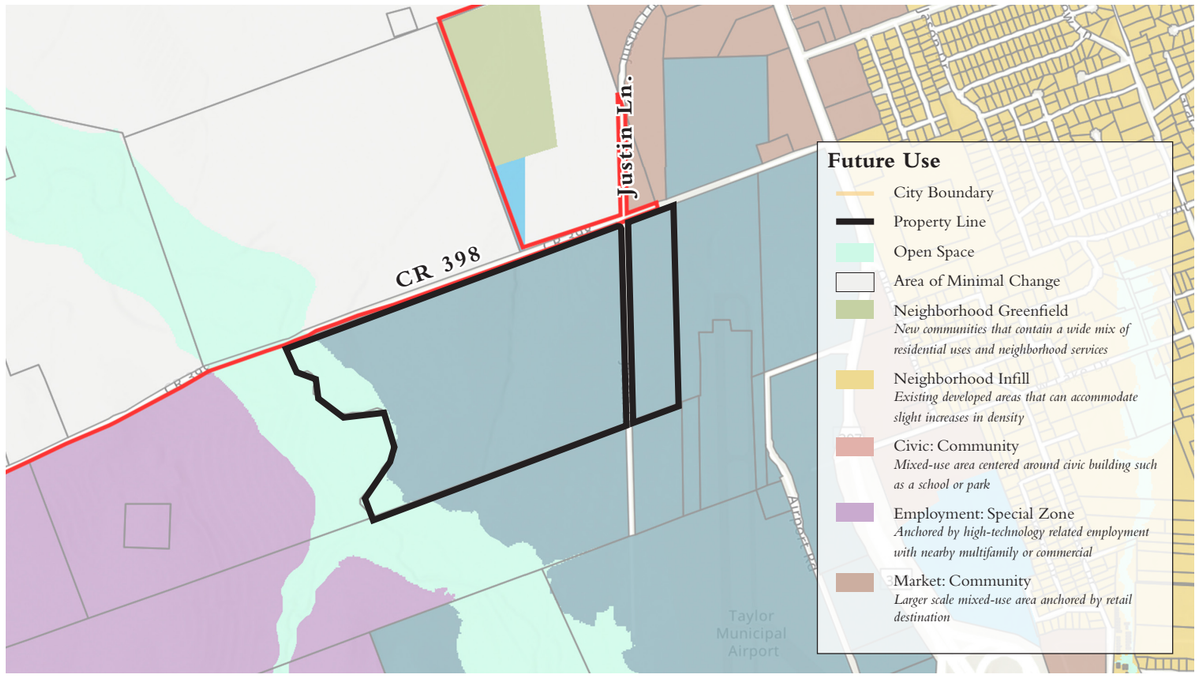
Michael Watkins Architect, llc © 2021
The design is subject to change. Not for construction.

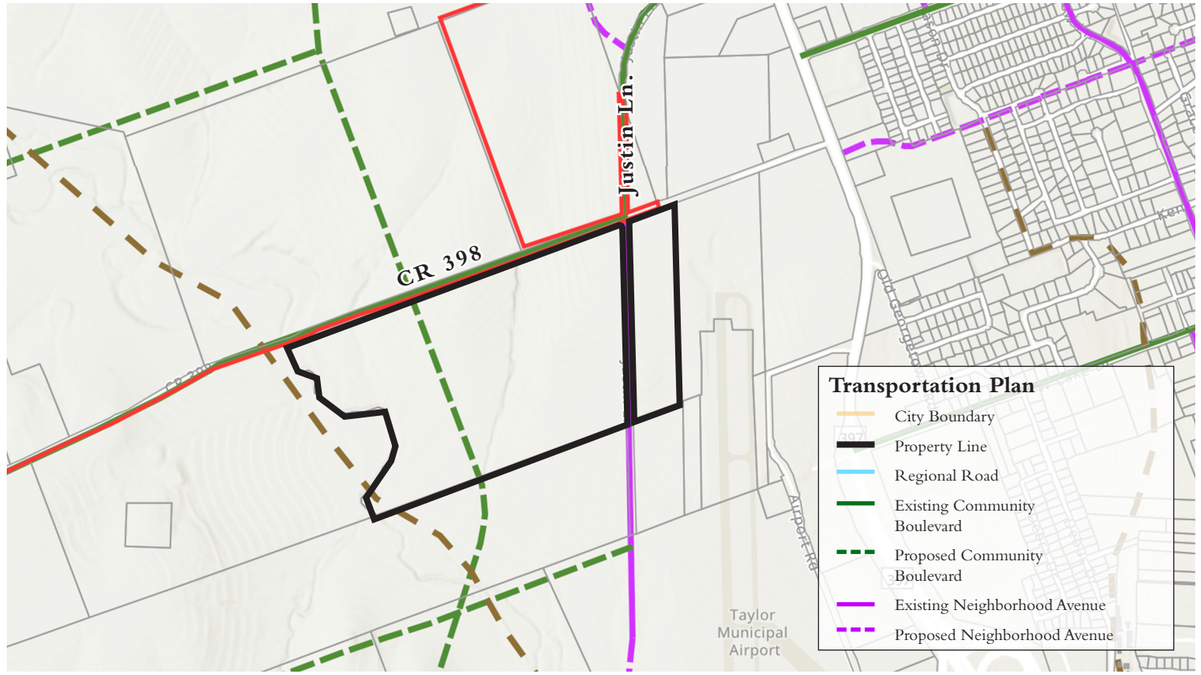
REGIONAL CONTEXT MAP

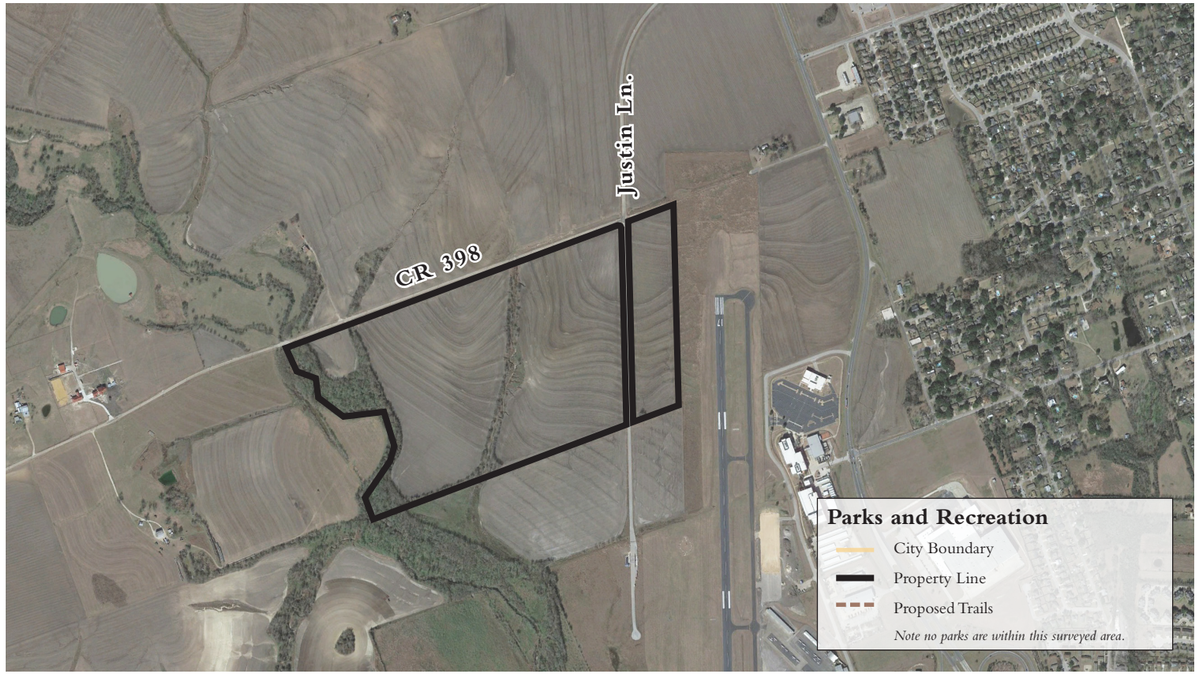
Silicon Vistas
October 20, 2023


Justin Ln.
Carlos G. Parker Blvd.
North Drive
Davis Street
CR 398
CR 395
CR 373
Taylor
Municipal
Airport-T74
US 79
2nd Street
Key
Site Boundary
N
0 mi. 1/8 mi. 1/4 mi. 1/2 mi.

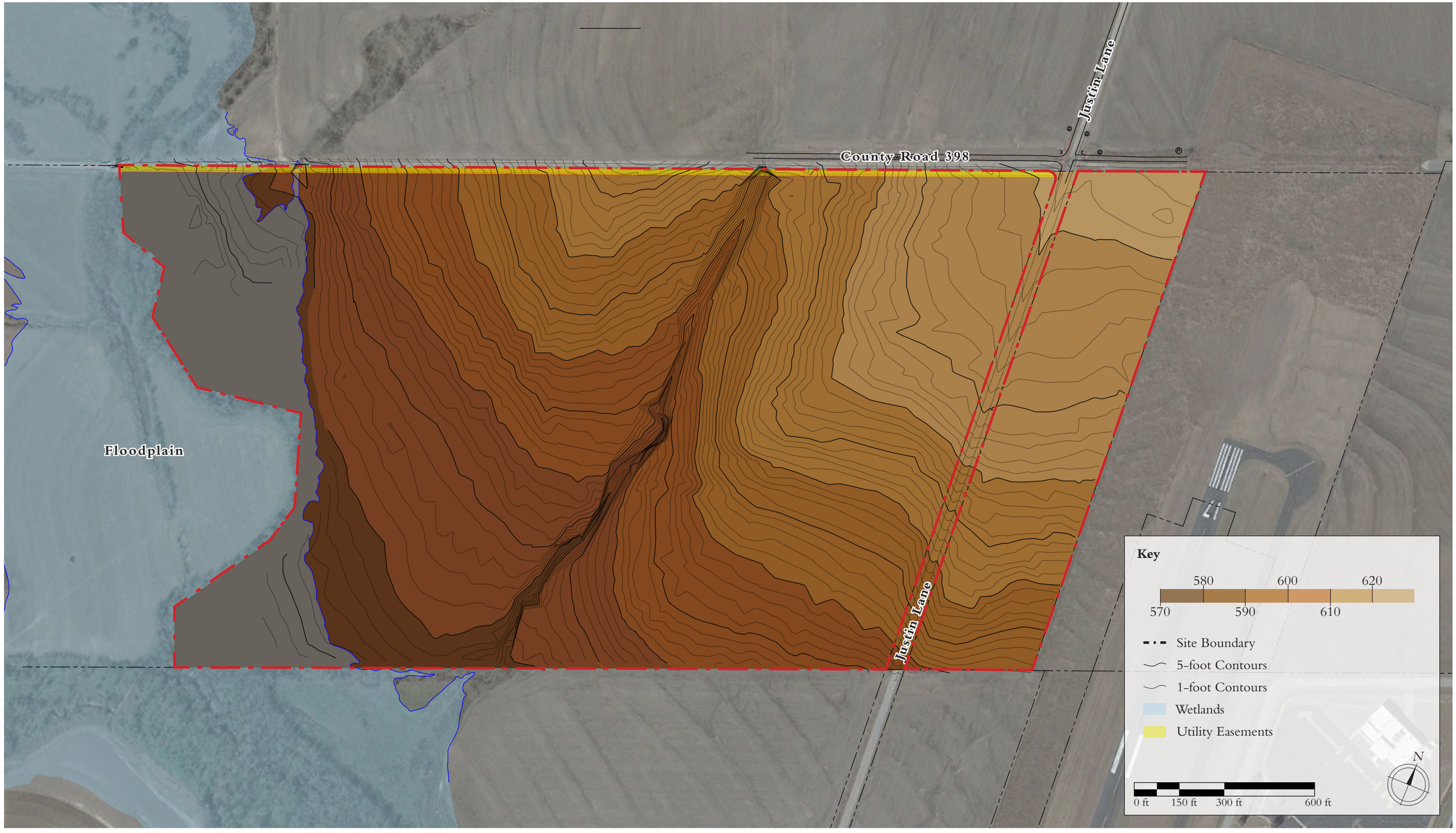

Justin Ln.
CR 398
Taylor Municipal Airport
City Sectors
City Boundary
Property Line
Reserved Open Sector (O-2)
Not yet protected but valuable open space
Restricted Growth Sector (G-1)
Valuable open space where development is discouraged
Controlled Growth Sector (G-2)
Can support limited development due 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


Justin Ln.
CR 398
Taylor Municipal Airport
Future Use
City Boundary
Property Line
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

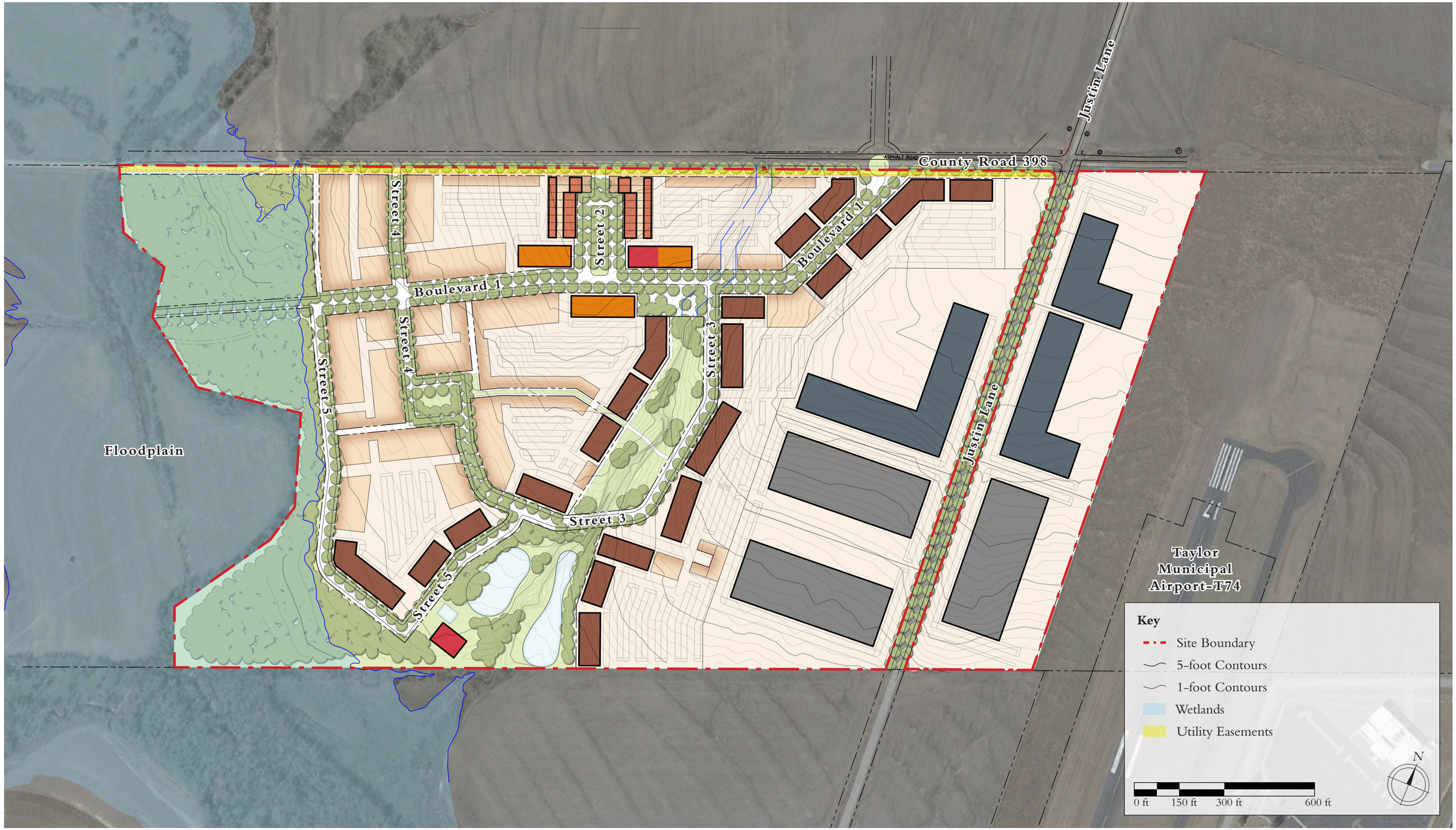

Justin Ln.
CR 398
Taylor Municipal Airport
Transportation Plan
City Boundary
Property Line
Regional Road
Existing Community Boulevard
Proposed Community Boulevard
Existing Neighborhood Avenue
Proposed Neighborhood Avenue


Justin Ln.
CR 398
Parks and Recreation
City Boundary
Property Line
Proposed Trails
Note no parks are within this surveyed area.


County Road 398
Justin Lane
Justin Lane
Floodplain
Taylor
Municipal
Airport-T74
Key
Site Boundary
5-foot Contours
1-foot Contours
Wetlands
Utility Easements
N
0 ft
150 ft
300 ft
600 ft


County Road 398
Justin Lane
Floodplain
Justin Lane
Key
580
600
620
570
590
610
Site Boundary
5-foot Contours
1-foot Contours
Wetlands
Utility Easements
N
0 ft
150 ft
300 ft
600 ft


Justin Ln.
Carlos G. Parker Blvd.
North Drive
Davis Street
CR 398
CR 395
CR 373
Taylor
Municipal
Airport-T74
2nd Street
US 79
Key
Site Boundary
N
0 mi. 1/8 mi. 1/4 mi. 1/2 mi.


County Road 398
Justin Lane
Justin Lane
Boulevard 1
Boulevard 1
Street 1
Street 2
Street 3
Street 4
Street 5
Street 3
Street 5
Floodplain
Taylor
Municipal
Airport-T74
Key
Site Boundary
5-foot Contours
1-foot Contours
Wetlands
Utility Easements
N
0 ft
150 ft
300 ft
600 ft

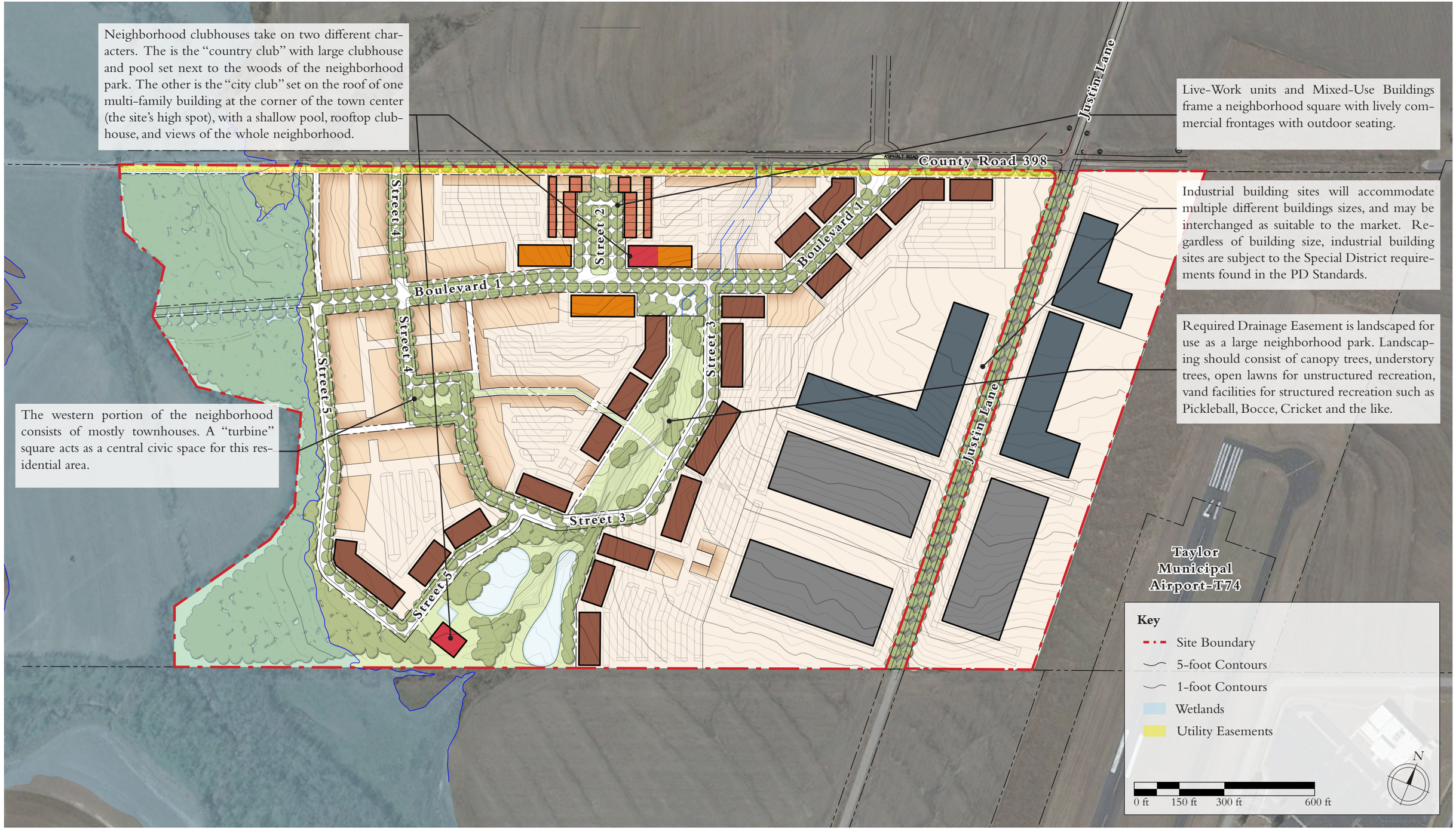
Neighborhood clubhouses take on two different characters. The is the "country club" with large clubhouse and pool set next to the woods of the neighborhood park. The other is the "city club" set on the roof of one multi-family building at the corner of the town center (the site's high spot), with a shallow pool, rooftop clubhouse, and views of the whole neighborhood.

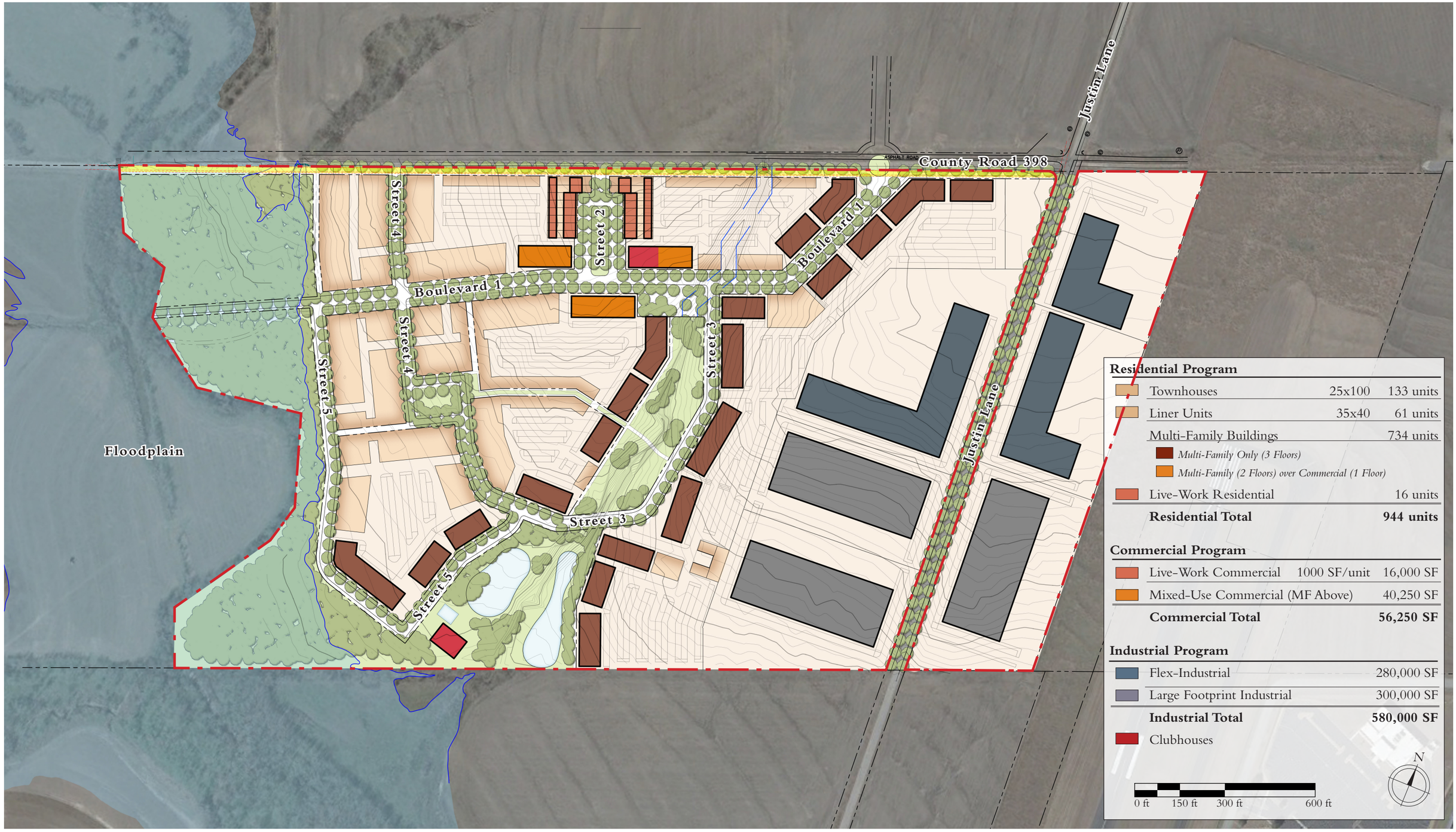
Live-Work units and Mixed-Use Buildings frame a neighborhood square with lively commercial frontages with outdoor seating.

Industrial building sites will accommodate multiple different buildings sizes, and may be interchanged as suitable to the market. Regardless of building size, industrial building sites are subject to the Special District requirements found in the PD Standards.

Required Drainage Easement is landscaped for use as a large neighborhood park. Landscaping should consist of canopy trees, understory trees, open lawns for unstructured recreation, vand facilities for structured recreation such as Pickleball, Bocce, Cricket and the like.

The western portion of the neighborhood consists of mostly townhouses. A "turbine" square acts as a central civic space for this residential area.





Residential Program

Townhouses	25x100	133 units
Liner Units	35x40	61 units
Multi-Family Buildings		734 units
Multi-Family Only (3 Floors)		
Multi-Family (2 Floors) over Commercial (1 Floor)		
Live-Work Residential		16 units
Residential Total		**944 units**

Commercial Program

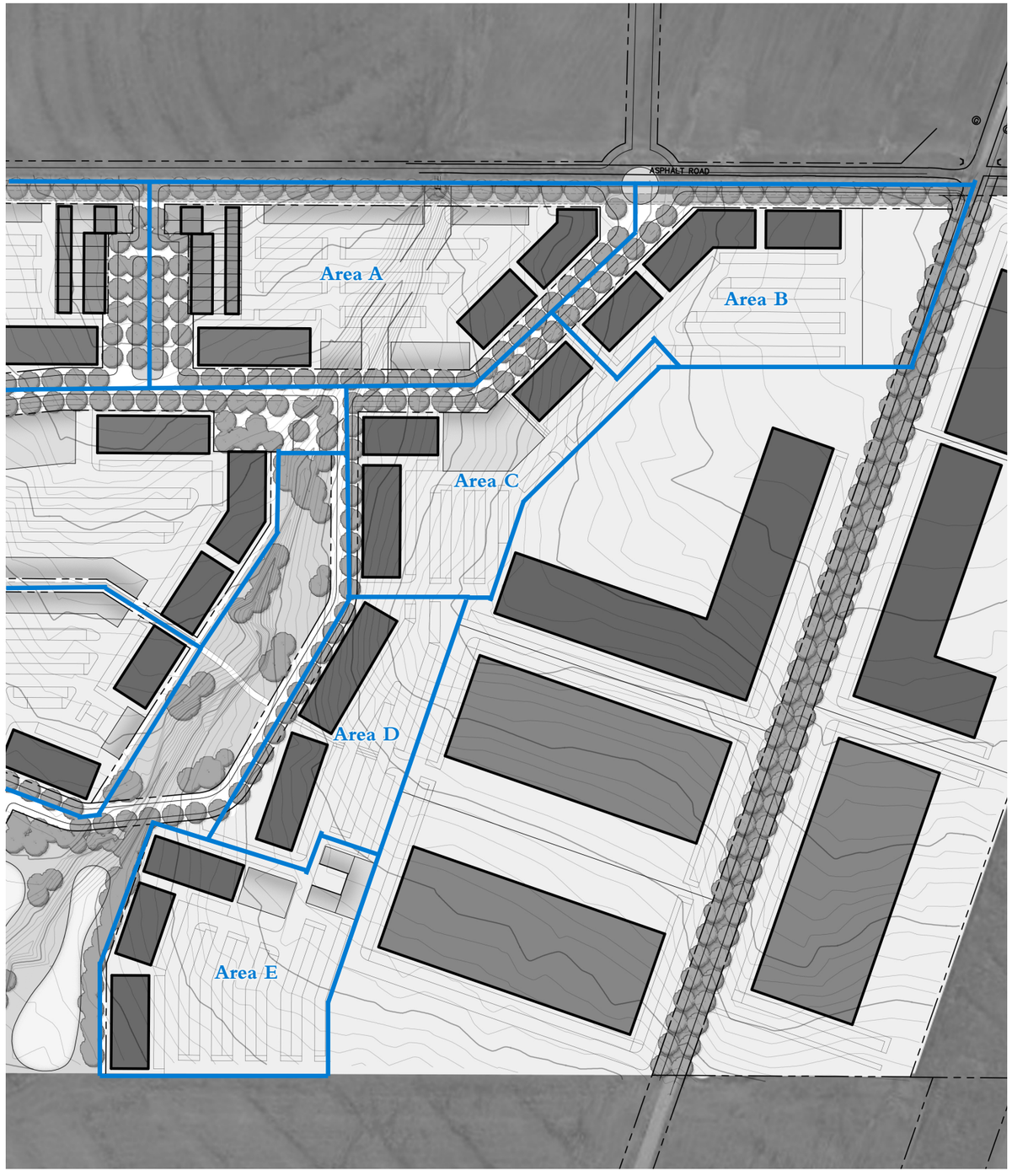
Live-Work Commercial	1000 SF/unit	16,000 SF
Mixed-Use Commercial (MF Above)		40,250 SF
Commercial Total		**56,250 SF**

Industrial Program

Flex-Industrial	280,000 SF
Large Footprint Industrial	300,000 SF
Industrial Total	**580,000 SF**
Clubhouses	

0 ft 150 ft 300 ft 600 ft

N



Assumed Parking Ratios		Spaces
Single-Family Residential	per unit	2
Multi-Family Residential	per unit	2
Live-Work Residential	per unit	2
Live-Work Commercial	per 1,000 SF	3
Retail/Restaurant	per 1,000 SF	5
Office	per 1,000 SF	3

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.

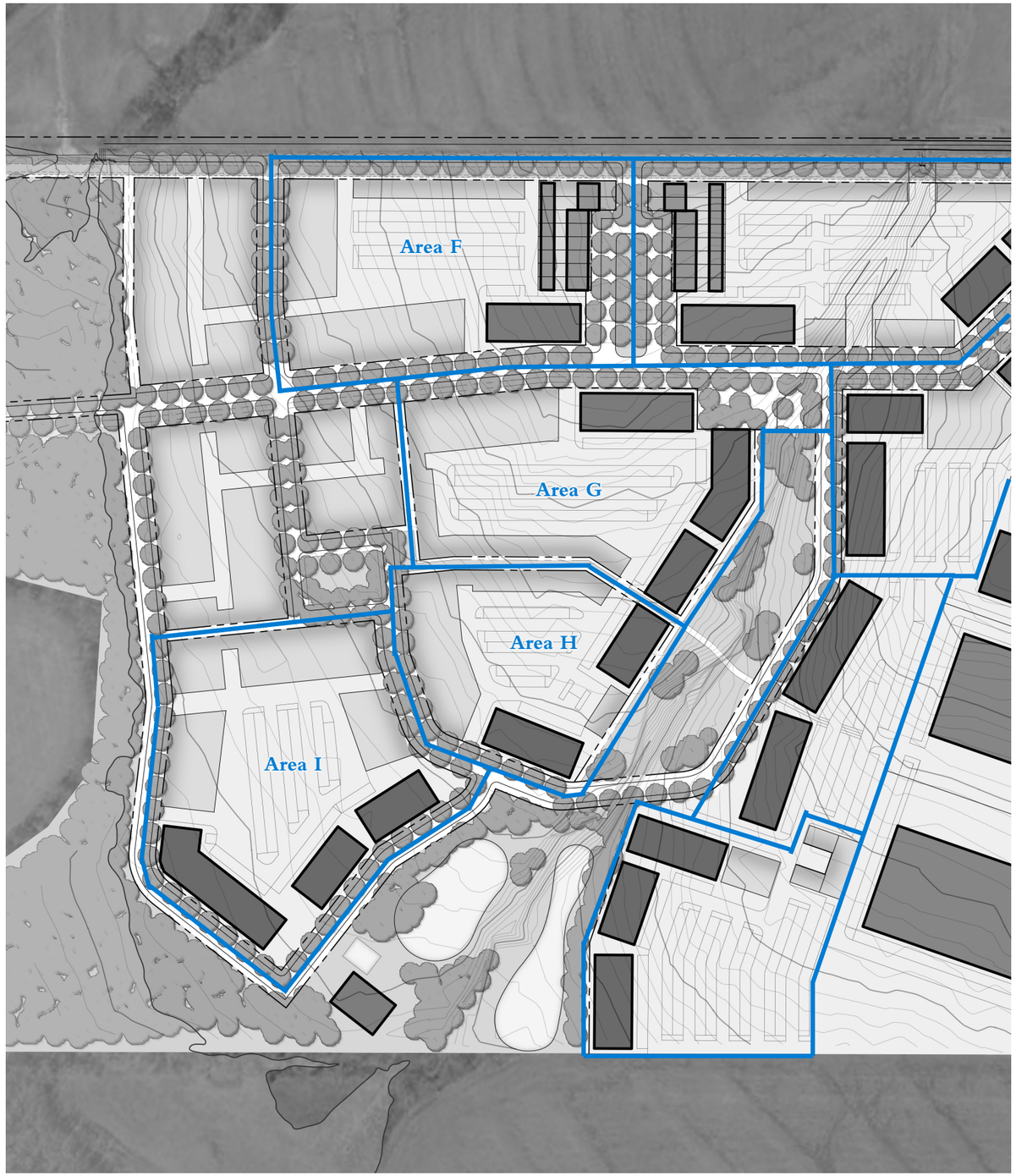
Area A	Program	Spaces
Multi-Family	72 units	144
Live-Work Residential	8	16
Live-Work Commercial	8,000 SF	40
Retail/Restaurant	14,000 SF	70
	Total Required	**254**
	Provided on Street	57
	Provided in Parking Lots	186
	Provided in Garages	16
	Total Provided	**259**
	Difference	**+5**

Area B	Program	Spaces
Multi-Family	84 units	168
	Total Required	**168**
	Provided on Street	18
	Provided in Parking Lots	176
	Provided in Garages	0
	Total Provided	**194**
	Difference	**+26**

Area C	Program	Spaces
Multi-Family	84 units	168
	Total Required	**168**
	Provided on Street	29
	Provided in Parking Lots	144
	Provided on Private Lots	0
	Total Provided	**173**
	Difference	**+5**

Area D	Program	Spaces
Multi-Family	78 units	156
	Total Required	**156**
	Provided on Street	22
	Provided in Parking Lots	129
	Provided on Private Lots	0
	Total Provided	**151**
	Difference	**-5**

Area E	Program	Spaces
Multi-Family	84 units	168
	Total Required	**168**
	Provided on Street	0
	Provided in Parking Lots	237
	Provided on Private Lots	0
	Total Provided	**237**
	Difference	**+69**



Assumed Parking Ratios		Spaces
Single-Family Residential	per unit	2
Multi-Family Residential	per unit	1.7
Live-Work Residential	per unit	2
Live-Work Commercial	per 1,000 SF	3
Retail/Restaurant	per 1,000 SF	5
Office	per 1,000 SF	3

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

Area F	Program	Spaces
Multi-Family	20 units	40
Live-Work Residential	8 units	16
Live-Work Commercial	8,000 SF	40
Retail/Restaurant	12,250 SF	61
	Total Required	**141**
	Provided on Street	30
	Provided in Parking Lots	126
	Provided in Garages	16
	Total Provided	**172**
	Difference	**+31**

Area G	Program	Spaces
Multi-Family	78 units	156
Retail/Restaurant	14,000 SF	70
	Total Required	**226**
	Provided on Street	30
	Provided in Parking Lots	200
	Provided on Private Lots	0
	Total Provided	**230**
	Difference	**+4**

Area H	Program	Spaces
Multi-Family	54 units	108
	Total Required	**108**
	Provided on Street	8
	Provided in Parking Lots	94
	Provided on Private Lots	0
	Total Provided	**102**
	Difference	**-6**

Area I	Program	Spaces
Multi-Family	90 units	180
	Total Required	**180**
	Provided on Street	31
	Provided in Parking Lots	154
	Provided on Private Lots	0
	Total Provided	**185**
	Difference	**+5**

SURVEY FOR
Rahul Kundavaram
96.940 Acre Tract
out of a 173.43 acre tract,
the remainder of 182.54 Acre Tract
Randal A. Bohls, Nema Bohls and Justin Kent Bohls
in Volume 2450, Page 563
Situated in the Samuel Pharrass Survey, Abstract No. 496
Williamson County, Texas

0 300 600 Feet

SCALE: 1" = 300'

Note:
The bearing basis for this survey is the State Plane Coordinate System
NAD83, Texas Central Zone, (4203)
GEOID: 18
DATUM: NAVD88
CONVERGENCE: 1°29'13.94"
COMBINED SCALE FACTOR:
All distances shown hereon are surface values, based on a grid to surface combined scale factor of 0.99988344

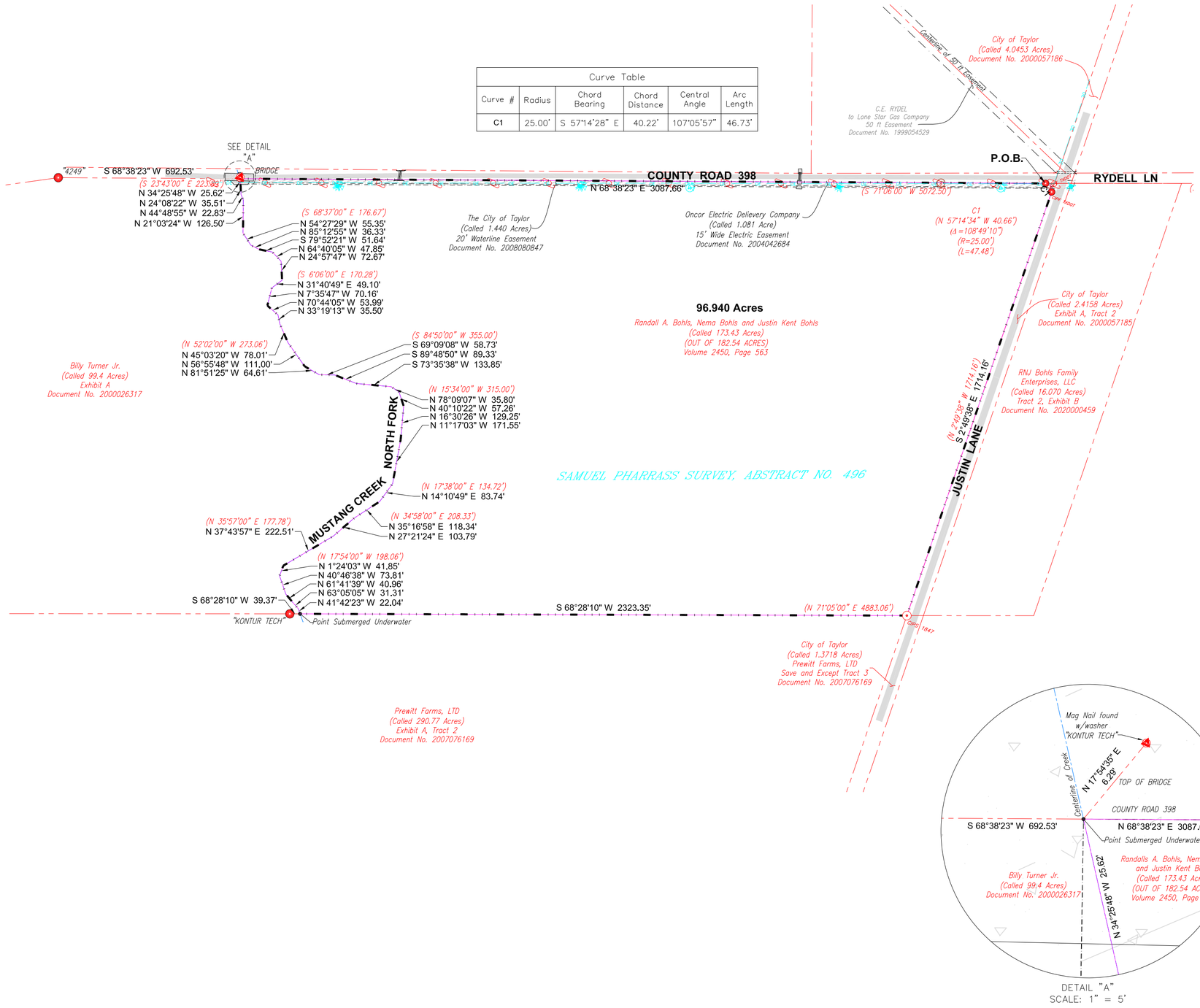
LEGEND

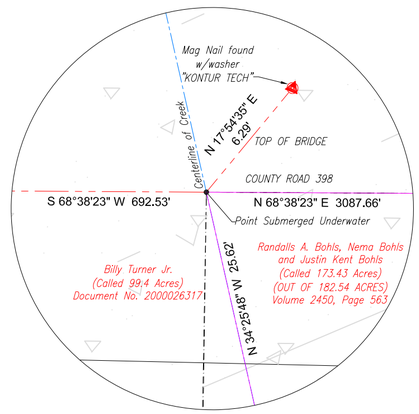
- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET "FOREST RPLS 1847" — CIPS 1847
- CAPPED IRON PIN FOUND "FOREST RPLS 1847" — CIPF 1847
- CAPPED IRON PIN FOUND
- TXDOT TYPE III CIPF — CIPF TXDOT-73
- TELEPHONE PEDESTAL (T)
- ELECTRIC POWER POLE
- GUY WIRE
- SEPTIC TANK (ST)
- WATER VALVE (WV)
- WATER METER (WM)
- OVERHEAD ELECTRIC — OE — OE —
- WIRE FENCE (approximate location) — x — x — x —
- SURVEY/ABSTRACT LINES
- TRACT LINES
- BOUNDARY LINES

( ) Denotes Record Information

All document references are in Williamson County, Texas
O.R.W.C.T. Official Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
P.R.W.C.T. Plat Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas

Curve Table					
Curve #	Radius	Chord Bearing	Chord Distance	Central Angle	Arc Length
C1	25.00'	S 57°14'28" E	40.22'	107°05'57"	46.73'





DETAIL "A"
SCALE: 1" = 5'

Commitment for Tract 1: 96.940 Acre Tract, being out of a 173.43 acre tract, the remainder of a 182.54 Acre Tract, Described in Volume 2450, Page 563 (ORWCT), of Record to Randall A Bohls, Justin Kent Bohls and the Estate of Nema Bohls, situated in the Samuel Pharrass Survey, Abstract No. 496, in Williamson County, Texas.

Proposed Insured: Rahul Kundavaram

This survey has been completed without the benefit of an abstracted Record easements have been listed hereon as identified for this survey by Commitment GF 8994–22–26442, effective date, February 14, 2022, Issued by National Investors Title Insurance Company and Patten Title Company as follows (may apply if extending to site):

A) Liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey
B) Restrictive covenants etc., for this survey – Schedule B as follows:
10f) Easement granted by Frank Flournoy to Lone Star Gas Company recorded August 7, 1928 in Volume 293, Page 33, Real Property Records, Williamson County, Texas. (Easement does not lie within this surveyed tract)
g) Easement granted by Frank Flournoy to Lone Star Gas Company recorded December 6, 1946 in Volume 341, Page 91, Real Property Records, Williamson County, Texas. (Easement does not lie within this surveyed tract)
h) Easement granted by Ben Flournoy to Texas Power & Light Company recorded June 11, 1949 in Volume 354, Page 417, Real Property Records, Williamson County, Texas. (Not in apparent use, No release found)
i) 15' Wide Easement granted by Randall A. Bohls, Nema Bohls and Justin Kent Bohls to Oncor Electric Delivery Company recorded June 1, 2004 in Document No. 2004042684, Official Public Records, Williamson County, Texas. (As shown on map.)
j) 20' Wide Easement granted by Randall A. Bohls, Nema Bohls and Justin Kent Bohls to the City of Taylor, Texas, a municipal corporation recorded October 23, 2008 in Document No. 2008080847, Official Public Records, Williamson County, Texas. (As shown on map)
k) Subject property lies within the boundaries of Lower Brushy Creek Water Control and Improvement District.

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.

Survey Date April 11, 2022

William F. Forest, Jr. R.P.L.S. 1847

STATE OF TEXAS REGISTERED WILLIAM F. FOREST, JR. 1847 PROFESSIONAL LAND SURVEYOR

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
Phone: 512–930–5927
www.forestsurveying.com
TBPLS FIRM NO.10002000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1917 S Interstate 35 Austin, TX 78741, US (512) 440–7723

Revision	
5–17–2022: FNS	Drawing Date: April 20, 2022
	Field Book/Page: 155/39
	PP: P:\Justin Bohls\Drawing
	Dwg: Justin Bohls
	LO: Justin Bohls Field
	Forest Surveying & Mapping Co.

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City of Taylor

PZ-2023-1897

Zoning Amendment

Staff Report

Item Details

Subject Property:	Taylor Heights
Total Acreage:	Approximately 68 acres
Legal Description:	Part of and out of the Samuel Pharrass Survey, Abstract No. 496, WCAD parcels R019617 (58.4579 acres) and R374022 (9.1581 acres) City of Taylor, Williamson County, Texas.
Applicant:	Mallik Avula, Taylor Heights
Property Owner(s):	Mallik Avula, Taylor Heights
Request:	An amendment to the zoning ordinance amending the existing T3 portion of the Transect zoning Plan for the subject tract (CR 398 and Justin Lane, Taylor, TX 76574) to be re-zoned to T4 Transect zoning. The requested change would result in accommodating the Townhomes on the north side of the T5 zoning of the subject tract.
Case History:	The applicant has withdrawn their request. The applicant has decided to pursue an administrative variance for side yard setback for the townhome development instead of an overall zoning amendment.

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

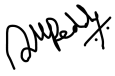
TAYLOR HEIGHTS LLC
10003 Kabar Trail
Austin, TX 78759
512-914-3272

To: City of Taylor

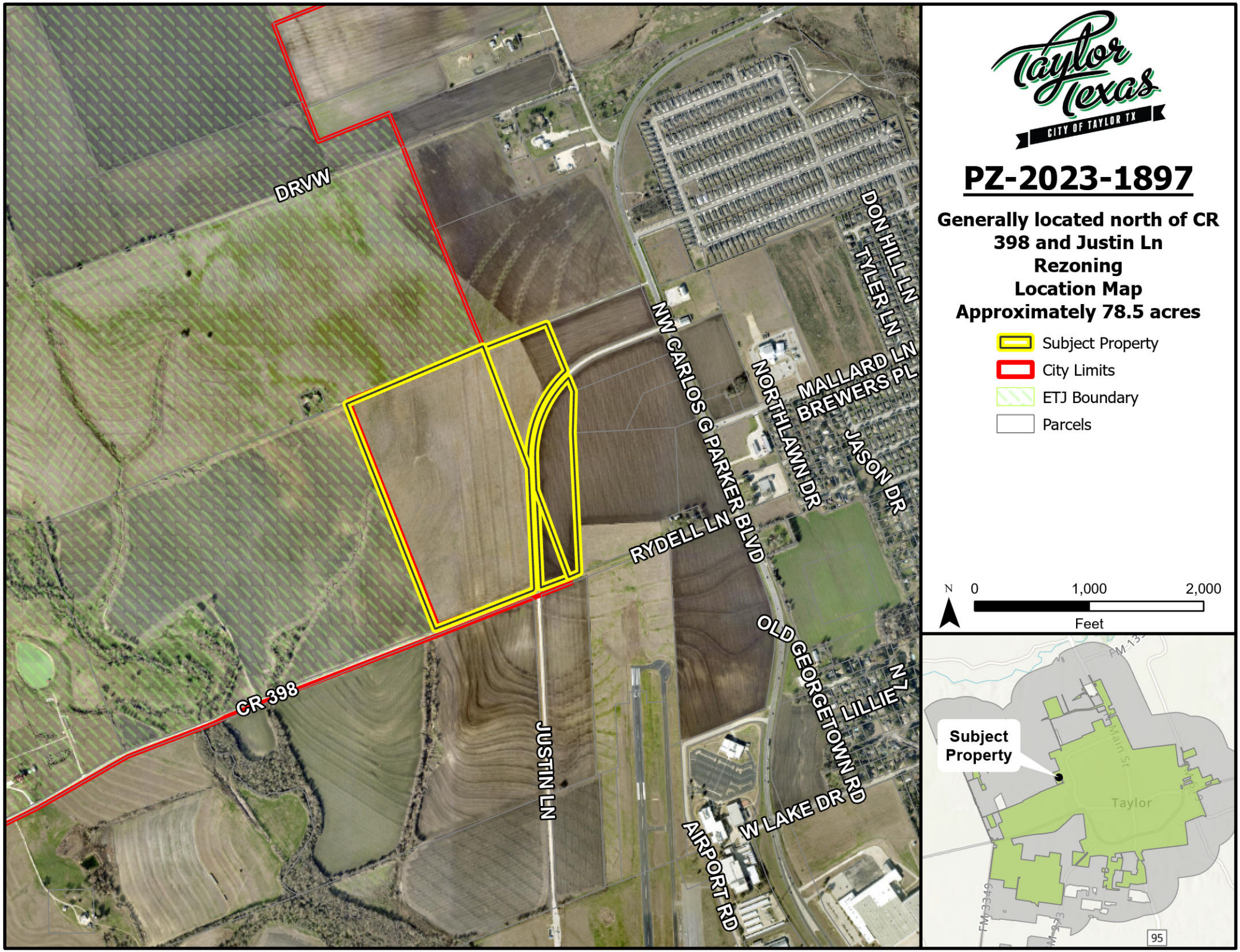
Description and narrative: Sub Variance Request for **397 FM/369 CR TAYLOR, TX 76574 (WCAD-R Numbers: R019617, R374022, R406295, R406296)**

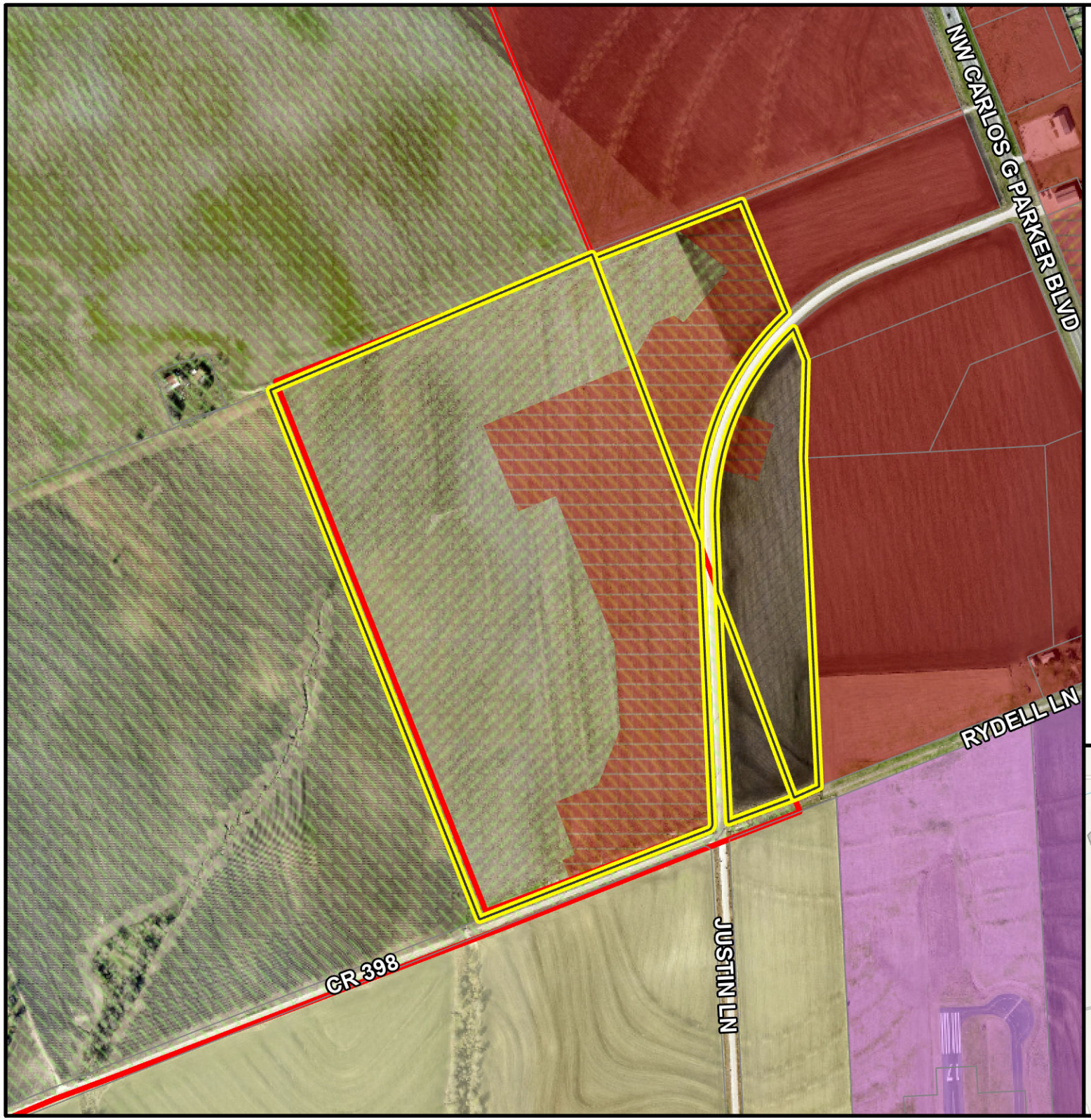
This request is in regard to amending the existing T3 portion of the Transect zoning Plan for the subject tract (397 FM/369 CR TAYLOR, TX 7657) to be re-zoned to T4 Transect zoning. The requested change would result in accommodating the Townhomes on the north side of the T5 zoning of the subject tract. The deed contains four parcels of land but the two listed below are understood to be within the scope of this project R019617(58.4579 acres) and R374022(9.1581 acres). The proposed Comprehensive Plan amendment will not adversely affect any adjacent or nearby properties and will only affect the current location (397 FM/369 CR TAYLOR, TX 7657). There are no special conditions/circumstances to the development that would need to be done to any nearby properties.

Sincerely,



Mallik Avula
TAYLOR HEIGHTS LLC


DRVW
NW CARLOS G PARKER BLVD
RYDELL LN
CR 398
JUSTIN LN
AIRPORT RD
W LAKE DR
OLD GEORGETOWN RD
LILLIE LN
NORTHLAWN DR
MALLARD LN
BREWERS PL
JASON DR
DON HILL LN
TYLER LN
Taylor Texas
CITY OF TAYLOR TX
PZ-2023-1897
Generally located north of CR 398 and Justin Ln
Rezoning
Location Map
Approximately 78.5 acres
Subject Property
City Limits
ETJ Boundary
Parcels
N
0
1,000
2,000
Feet
Subject Property
Taylor
Main St
FM 3349
95

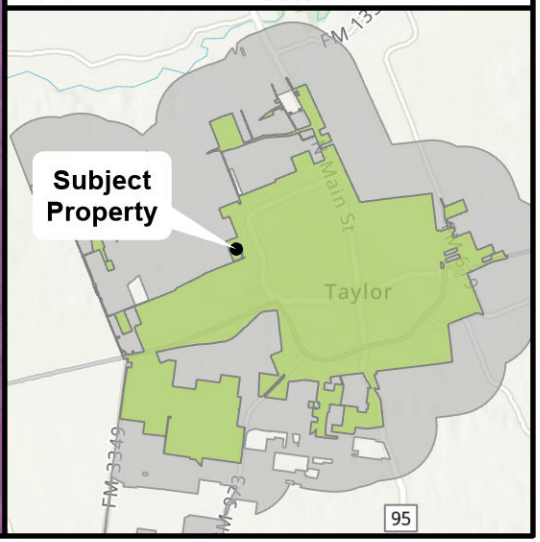


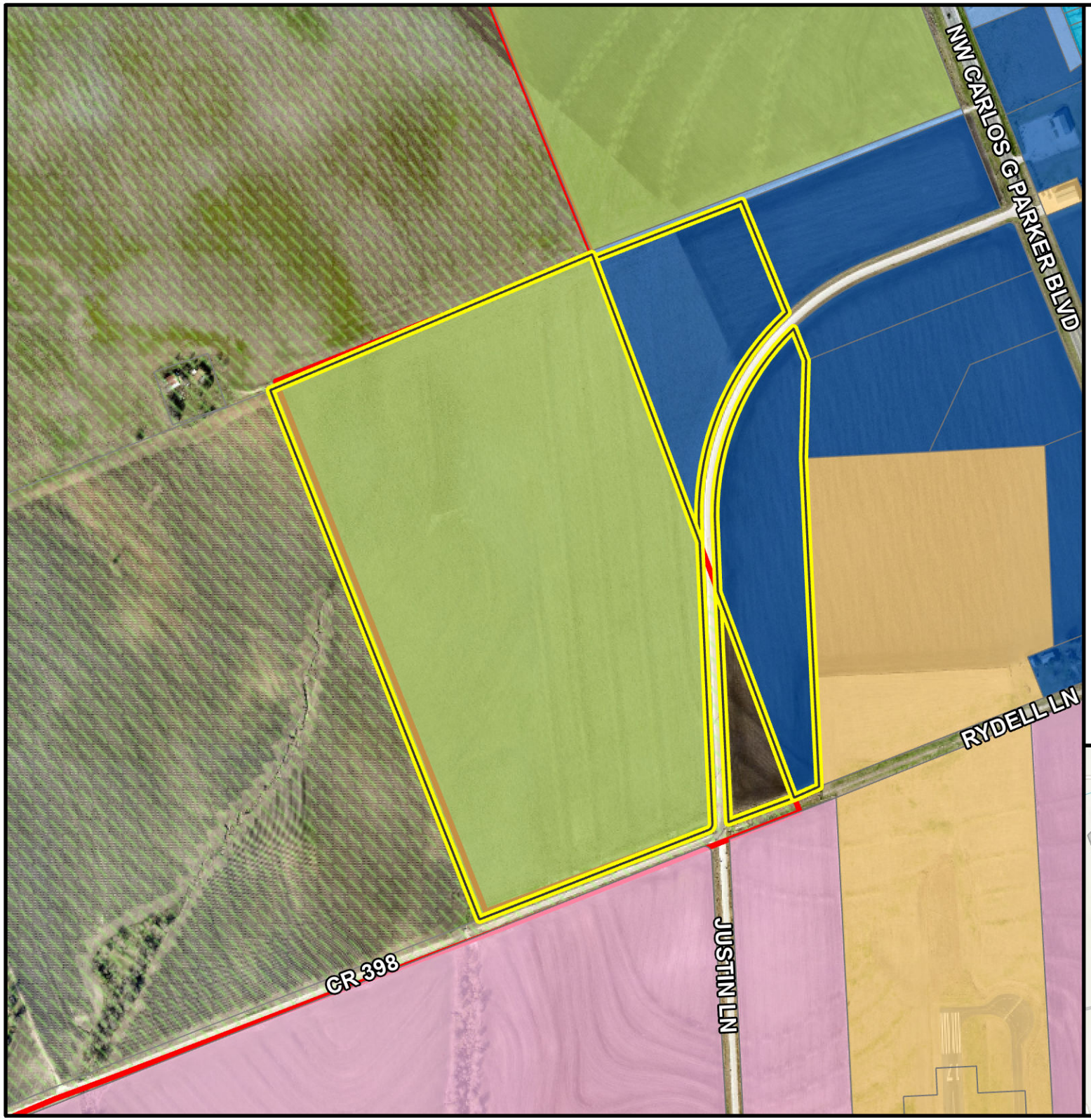
PZ-2023-1897

Generally located north of CR 398 and Justin Ln
Rezoning
Current Zoning Map
Approximately 78.5 acres

Subject Property	**Zoning**
City Limits	B-1
ETJ Boundary	B-1/CPD
Parcels	B-2/CPD
	M-1
	M-1/CPD
	R-1
	R-1/RPD

N 0 500 1,000
Feet



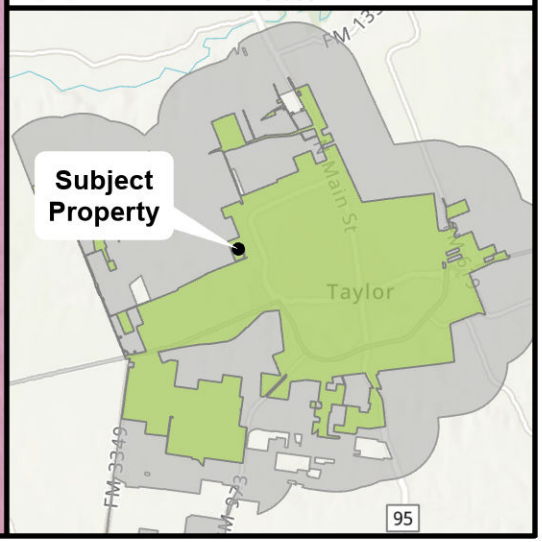


PZ-2023-1897

Generally located north of CR 398 and Justin Ln
Rezoning
Current Zoning Map
Approximately 78.5 acres

		Zoning
Subject Property		P2
City Limits		P3
ETJ Boundary		P4
Parcels		P5
		CS
		EC

N 0 500 1,000
Feet



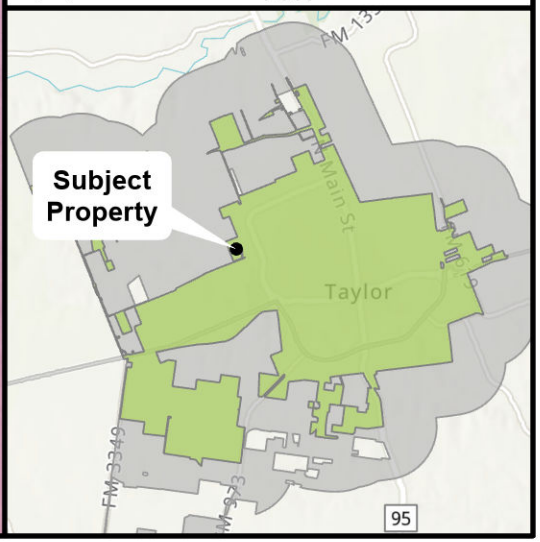


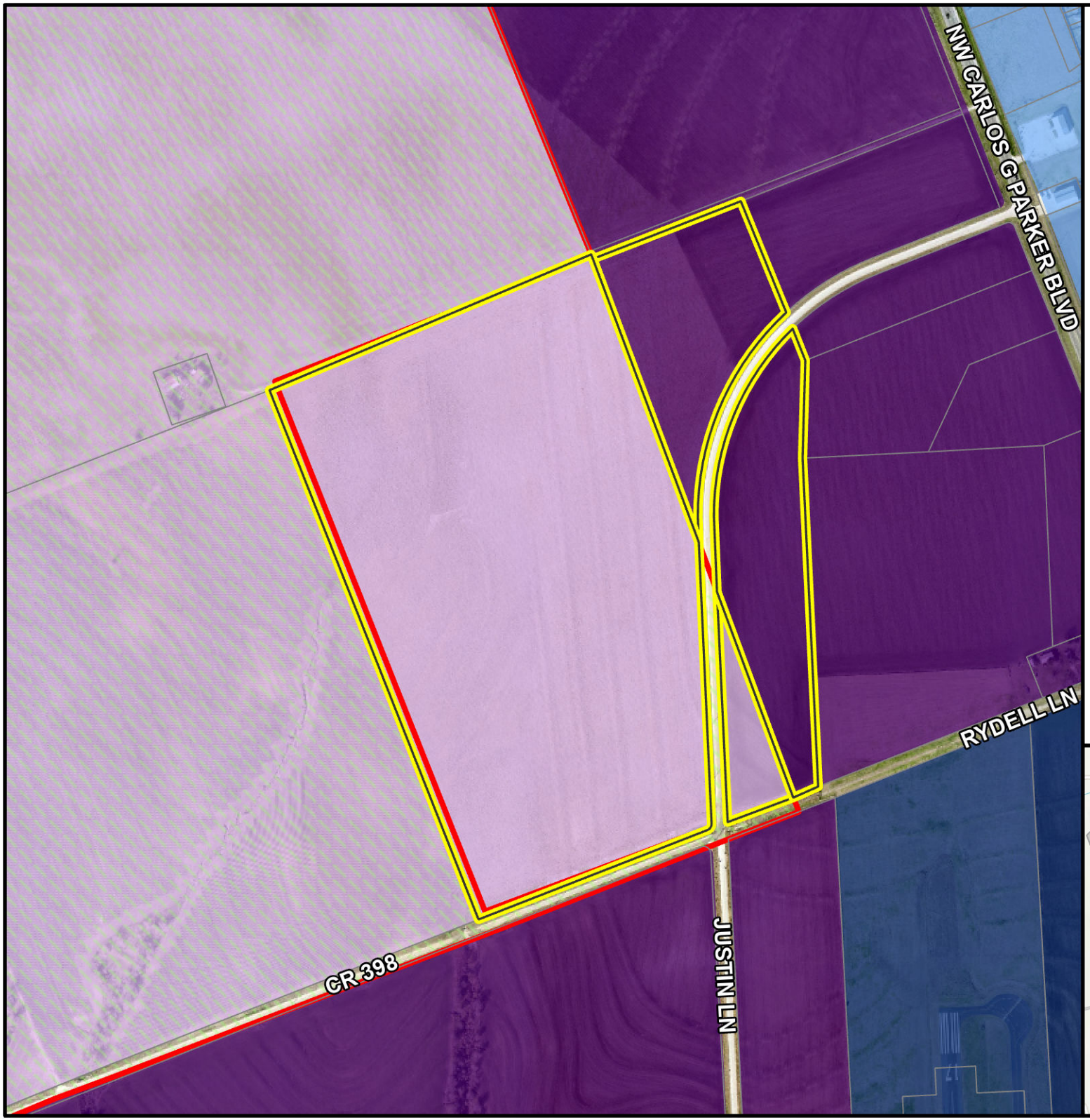
PZ-2023-1897

Generally located north of CR 398 and Justin Ln
Rezoning
Proposed Zoning Map
Approximately 78.5 acres

		Zoning
Subject Property		P2
City Limits		P3
ETJ Boundary		P4
Parcels		P5
		CS
		EC

N 0 500 1,000
Feet





PZ-2023-1897

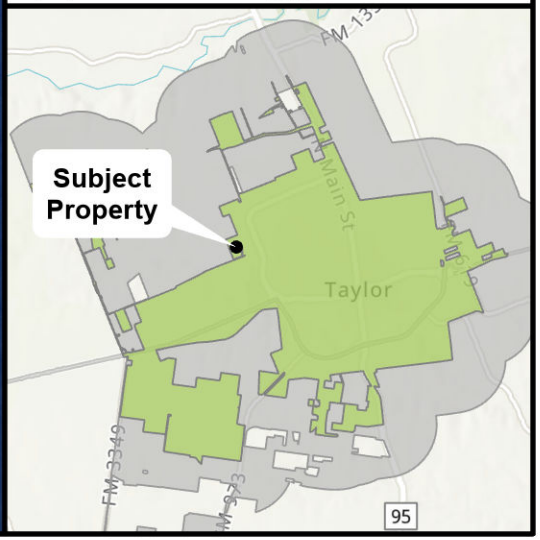
Generally located north of CR 398 and Justin Ln
Rezoning
Growth Sector Map
Approximately 78.5 acres

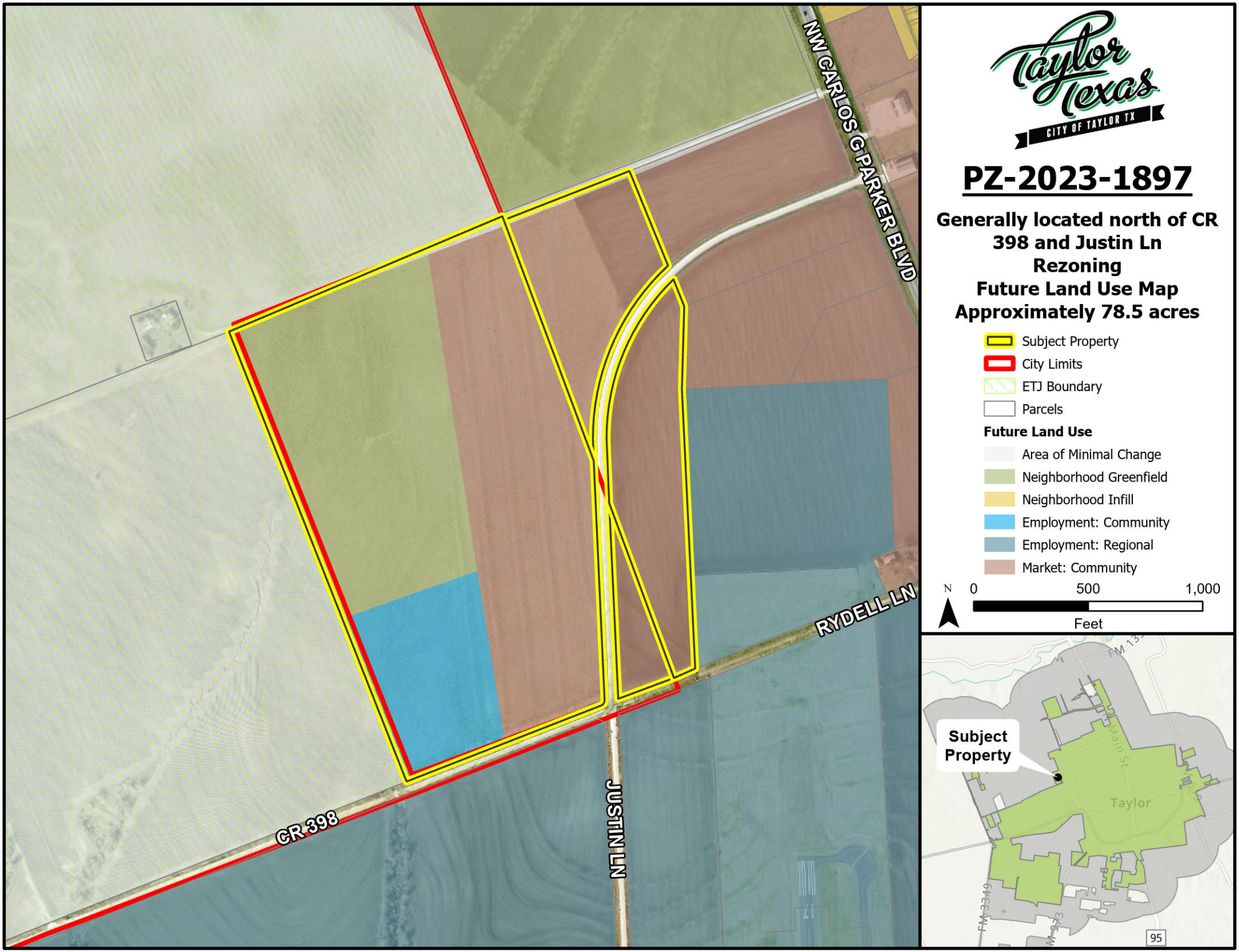
- Subject Property
- City Limits
- ETJ Boundary
- Parcels

Growth Sector

- Future Growth Sector (G-1)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)

N 0 500 1,000
Feet




NW CARLOS G PARKER BLVD
RYDELL LN
JUSTIN LN
CR 398
Taylor Texas
CITY OF TAYLOR TX
PZ-2023-1897
Generally located north of CR 398 and Justin Ln
Rezoning
Future Land Use Map
Approximately 78.5 acres
Subject Property
City Limits
ETJ Boundary
Parcels
Future Land Use
Area of Minimal Change
Neighborhood Greenfield
Neighborhood Infill
Employment: Community
Employment: Regional
Market: Community
N
0
500
1,000
Feet
Subject Property
Taylor
Main St
FM 3349
95



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1897

Generally located north of CR 398 and Justin Ln
Rezoning
Notification Map
Approximately 78.5 acres

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

N 0 1,000 2,000
Feet

