

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574

November 14, 2017 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on October 10, 2017.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

2. **PZ-2017-1043 – Consider Approval** of a Preliminary Plat of 12.429 acres in the Parthinia Coursey Survey, to be known as Block A, Lot 1 of the Frenette Farmette Subdivision, located at 2100 Old Thorndale Road, in the Single Family Residential (R-1) Zoning District.
3. **PZ-2017-1068 – Consider Approval** on a Final Plat of 2.11 acres out of the George Reese Survey, Abstract No. 533, to be known as Phase One, Block A, Lot 1 of the Taylor Prosperity Square Subdivision, generally located at the southwest corner of FM 973 and Carlos G. Parker Boulevard, in the General Business (B-2) Zoning District.
4. **PZ-2017-1057 – Public Hearing** on a Final Plat of a Replat of Lots 4 and 9 and parts of Lots 3, 5, 8, and 10, Block B, Robertson and Blands Addition, to be known as Hall Estates, located at 1709 Lake Drive, in the Single Family Residential (R-1) Zoning District.
5. **PZ-2017-1057 – Consider Approval** on a Final Plat of a Replat of Lots 4 and 9 and parts of Lots 3, 5, 8, and 10, Block B, Robertson and Blands Addition, to be known as Hall Estates, located at 1709 Lake Drive, in the Single Family Residential (R-1) Zoning District.
6. **PZ-2017-1066 – Public Hearing** on a Rezoning of Lot 2, Block 30, Doak's Addition, located at 205 South Doak Street, from the Light Industrial (M-1) District to the Manufactured Housing (MH) District. (Ordinance 2017-31)
7. **PZ-2017-1066 – Take Action** on a Rezoning of Lot 2, Block 30, Doak's Addition, located at 205 South Doak Street, from the Light Industrial (M-1) District to the Manufactured Housing (MH) District. (Ordinance 2017-31)

8. **PZ-2017-1064 - Public Hearing** on a Specific Use Permit for 2210 West 2nd Street, being 1.45 acres in the W.R. Williams Survey, to permit the specific use of 'Florist Shop' in a portion of the existing building, in the Light Industrial (M-1) Zoning District. (Ordinance 2017-29)
9. **PZ-2017-1064 - Take Action** on a Specific Use Permit for 2210 West 2nd Street, being 1.45 acres in the W.R. Williams Survey, to permit the specific use of 'Florist Shop' in a portion of the existing building, in the Light Industrial (M-1) Zoning District. (Ordinance 2017-29)
10. **PZ-2017-1065 – Public Hearing** on a Specific Use Permit for 1100 West 2nd Street, being Doak Addition, Block 53, Lot 15, to permit the specific use of 'Motor Cycle Sales and Repair' in the Local Business (B-1) Zoning District. (Ordinance 2017-28)
11. **PZ-2017-1065 – Take Action** on a Specific Use Permit for 1100 West 2nd Street, being Doak Addition, Block 53, Lot 15, to permit the specific uses of 'Motor Cycle Sales and Repair' in the Local Business (B-1) Zoning District. (Ordinance 2017-28)
12. **PZ-2017-1059 – Public Hearing** on a Rezoning of 69.97 acres in the George M. Reese Survey, Abstract No. 315, and Dentler Survey, Abstract No. 211, from the (annexation default) Single Family Residential (R-1) District to a Residential-Planned Development (R-PD) District, with Base Districts of approximately 65 acres of Single Family Residential (R-1) District and 5 acres of Local Business (B-1) District, and subject to a Development Plan and Concept Site Layout, to be known as Sundance Subdivision. (Ordinance 2017-32)
13. **PZ-2017-1059 – Take Action** on a Rezoning of 69.97 acres in the George M. Reese Survey, Abstract No. 315, and Dentler Survey, Abstract No. 211, from the (annexation default) Single Family Residential (R-1) District to a Residential-Planned Development (R-PD) District, with Base Districts of approximately 65 acres of Single Family Residential (R-1) District and 5 acres of Local Business (B-1) District, and subject to a Development Plan and Concept Site Layout, to be known as Sundance Subdivision. (Ordinance 2017-32)
14. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: December 12, 2017

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 meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **November 10, 2017** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts Administrative Assistant to Development Services

Date: 11.08.2017

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
October 10, 2017 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Annette Maruska
Faith Gardner
Betty Day
Donna Frazier
Mike Eaton

ABSENT

Leland Stevens
Rick Selin
Michael Aplin

OTHERS PRESENT

Ashley Lumpkin, Director Development Services
Michael Elabarger, Senior Planner
Carrie Orts, Assistant Development Services

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the September 12, 2017.

Motion made by Mrs. Maruska to approve minutes as written from the October 10, 2017 meeting.
Second by Mr. Aplin. All voted Aye.

PZ-2017-1067 – Public Hearing on a Replat of parts of Lot 2, 3, and 21, Block 3, North Drive Subdivision, to be known as Slate Mountain Enterprises Subdivision, located at 2303 Lathan Lane, in the Single Family Residential (R-1) Zoning District.

Mr. Elabarger made presentation on the request, including the recommendation of approval of the Final Plat (Replat). Mr. Sutton was present to answer questions. Hearing closed.

PZ-2017-1067 – Take Action on a Replat of parts of Lot 2, 3, and 21, Block 3, North Drive Subdivision, to be known as Slate Mountain Enterprises Subdivision, located at 2303 Lathan Lane, in the Single Family Residential (R-1) Zoning District.

Mrs. Frazier made motion to approve Final Plat. Second by Mrs. Maruska. All voted aye.

PZ-2017-1061 – Public Hearing on a Specific Use Permit for 1400 West 2nd Street, being Doak Addition, Block 56, parts of Lots 1 and 2, to permit the specific use of ‘New and Used Auto Sales’, for the display and sale of up to five (5) cars maximum, in the Local Business (B-1) District. (Ordinance 2017-27)

Hearing opened. Mr. Elabarger made presentation on the request, including that the Staff and no recommendation. Mr. Hobbs was present to answer questions. There was discussion between the Board, Staff and Mr. Hobbs. Hearing closed.

PZ-2017-1061 – Take Action on a Specific Use Permit for 1400 West 2nd Street, being Doak Addition, Block 56, parts of Lots 1 and 2, to permit the specific use of ‘New and Used Auto Sales’, for the display and sale of up to five (5) cars maximum, in the Local Business (B-1) District. (Ordinance 2017-27)

Mrs. Frazier made motion to recommend approval to City Council. Second by Mr. Eaton.

3 voted for recommendation

3 voted against recommendation

Motion fails due to tie.

PZ-2017-1064 - Public Hearing on a Specific Use Permit for 2210 West 2nd Street, being 1.45 acres in the W.R. Williams Survey, to permit the specific use of ‘Florist Shop’ in a portion of the existing building, in the Light Industrial (M-1) Zoning District. (Ordinance 2017-29)

Hearing opened. Mrs. Lumpkin stated that the applicant was not currently present and asked if the Board would like to table for a future date or move forward. Hearing closed.

PZ-2017-1064 - Take Action on a Specific Use Permit for 2210 West 2nd Street, being 1.45 acres in the W.R. Williams Survey, to permit the specific use of ‘Florist Shop’ in a portion of the existing building, in the Light Industrial (M-1) Zoning District. (Ordinance 2017-29)

Mrs. Maruska move to table. Second by Mrs. Day. All voted Aye.

PZ-2017-1065 – Public Hearing on a Specific Use Permit for 1100 West 2nd Street, being Doak Addition, Block 53, Lot 15, to permit the specific uses of ‘Motorcycle Sales and Repair’ and ‘New and Used Auto Sales’ in the Local Business (B-1) Zoning District. (Ordinance 2017-28)

Public Hearing bypassed by Mr. McAlister.

PZ-2017-1065 – Take Action on a Specific Use Permit for 1100 West 2nd Street, being Doak Addition, Block 53, Lot 15, to permit the specific uses of ‘Motorcycle Sales and Repair’ and ‘New and Used Auto Sales’ in the Local Business (B-1) Zoning District. (Ordinance 2017-28)

Mrs. Frazier made a motion to table. Second by Mr. Maruska. All voted aye.

Consider an update regarding Council actions related to Planning and Zoning items.

Mrs. Lumpkin gave update regarding Council actions related to Planning and Zoning.

Adjourn

The meeting was adjourned at 6:43 p.m.

Carrie Orts
Administrative Assistant Development Services

Leland Stevens
Planning & Zoning Commission Vice Chairman

PZ-2017-1043

Frenette Farmette Subdivision

Preliminary Plat



Applicant Information:

Applicant: Christopher Frenette (Owner)
Applicant Request: Request approval of a one-lot Preliminary Plat

Subject Property:

Location: 2100 Old Thorndale Road (east of Gravel Pit Road)
Legal Description: 12.429 acres in the Parthinia Coursey Survey, Abstract No. 131
Existing Zoning: R-1, Single Family Residential District
Utilities: Property is served by City water and wastewater
Existing Use of Property: Undeveloped
Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 – Single Family Residential District	Single-family residences and undeveloped/farm land
South	R-1 – Single Family Residential District	Vacant/undeveloped/farm land
East	R-1 – Single Family Residential District	Single-family residence and undeveloped/farm land
West	R/A – Residential Agriculture District	Single-family residence and undeveloped/farm land

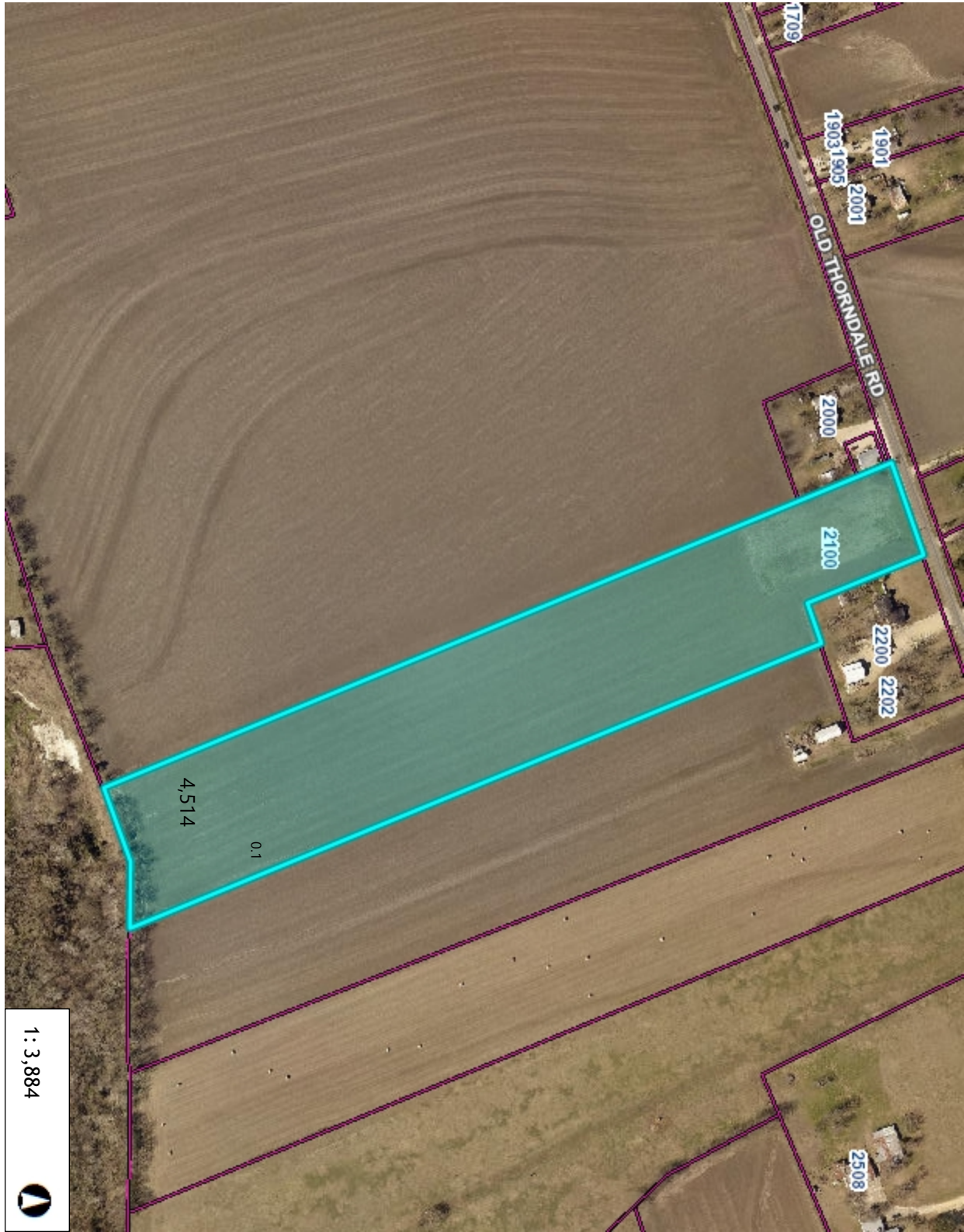
Case Summary

The subject tract is located on the south side of Old Thorndale Road, east of the Union Pacific railroad tracks and east of Gravel Pit Road. The applicant is proposing a Preliminary Plat of the existing deed-created tract of land with the purpose of developing a single residence, which requires that it be platted. The plat is dedicating eight feet (8') of right-of-way along the south side of Old Thorndale Road, which is approximately 50' to 54' in width currently, and designated as a future Collector roadway with a prescribed width of between 60' and 70'. This dedication will provide approximately one-half of the deficit of right-of-way to accomplish the ultimately right-of-way width. Future use of the lot will be per the allowed uses and development standards of the City's Zoning Ordinance for the R-1 District. The plat has met all of the City's subdivision regulation requirements.

Staff Recommendation

Staff recommends approval of the Preliminary Plat.

Attachments: Exhibit 1 - Aerial Photograph
Exhibit 2 - Zoning Map
Exhibit 3 - Preliminary Plat PZ-2017-1043



1: 3,884



Legend

- ☐ County Boundary
- ☐ Address
- ☐ Streets
- ☐ WCAD Parcels

Notes

EXHIBIT 2 - ZONING MAP

OLD THORNDALE RD

Subject Tract
approx. 12.4 ac.

GRAVEL PIT RD

CRESTVIEW DR

MARIPOSA LN

E 4TH ST

E 4TH ST

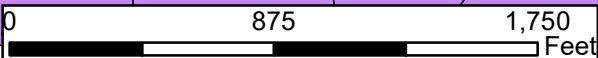
E 4TH ST

E 4TH ST

E 4TH ST

E 4TH ST

ALLISON DR



Legend

- Parcel Lines
- ZONING
 - P Parks
 - I Institutional
 - R/A Rural Agriculture
 - R-1 Single Family
 - R-2 Single Family
 - R-3 Single Family
 - M-H Manufactured Housing
 - D Duplex Residential
 - MF-1 Multi- Family
 - MF-2 Multi-Family
 - R-PD Residential Planned Development
 - B-1 Local Business
 - B-2 General Business
 - B-3 Central Business
 - BP-1 Business Park 1
 - BP-2 Business Park 2
 - M-1 Light Industrial
 - M-2 Heavy Industry

DATE: SEPTEMBER 22, 2016

Preliminary Plat of
FRENETTE FARMETTE SUBDIVISION
BLOCK A, LOT 1

City of Taylor, Williamson County, Texas

12.429 ACRES

THESE NOTES DESCRIBE A TRACT OF LAND SITUATED IN THE PARTHINIA COURSEY SURVEY A-131 LOCATED IN WILLAMSON COUNTY, TEXAS. SUBJECT TRACT BEING ALL OF A CALLED "12.377 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM ARLENE F. SCHNEIDER, TRUSTEE OF THE ARLENE F. SCHNEIDER TRUST TO CHRISTOPHER ROBERT FRENETTE DATED 12-11-2015 AND RECORDED IN DOCUMENT NO. 2015108174 OF THE OF THE OFFICAL PUBLIC RECORDS OF WILLAMSON COUNTY (OPRWC); BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, ON SEPTEMBER 22, 2016; SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS (BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, 93 ADJ.);

BEGINNING AT A 1" DIAMETER IRON STAKE FOUND AT THE UPPER NORTHEAST CORNER OF SAID "12.377 ACRES", SAME BEING THE NORTHWEST CORNER OF A CALLED "2.00 ACRES" CONVEYED TO RONALD RAY HUBER, ET UX DATED 5-5-1982 AND RECORDED IN VOLUME 877, PAGE 130 OF THE OFFICAL RECORDS OF WILLAMSON COUNTY (ORWC) IN THE SOUTH LINE OF OLD THORNDALE ROAD, FOUND A 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID "2.00 ACRES" BEARING NORTH 69° 15' 47" EAST, 319.86 FEET;

THENCE SOUTH 24° 02' 46" EAST WITH THE UPPER EAST LINE OF SAID "12.377 ACRES", SAME BEING THE WEST LINE OF SAID "2.00 ACRES", A DISTANCE OF 272.52 FEET TO A FOUND 1/2" IRON ROD AT AN INTERIOR CORNER OF SAID "12.377 ACRES", SAME BEING THE SOUTHWEST CORNER OF SAID "2.00 ACRES";

THENCE NORTH 69° 16' 43" EAST WITH THE LOWER NORTH LINE OF SAID "12.377 ACRES", SAME BEING THE SOUTH LINE OF SAID "2.00 ACRES", A DISTANCE OF 92.66 FEET TO A FOUND 1/2" IRON ROD AT THE LOWER NORTHEAST CORNER OF SAID "12.377 ACRES", SAME BEING THE LOWER NORTHWEST CORNER OF A CALLED "12.378 ACRES" CONVEYED TO THE VETERANS LAND BOARD OF TEXAS DATED 2-17-1983 AND RECORDED IN VOLUME 956, PAGE 635, ORWC; FOUND A 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID "2.00 ACRES" BEARING NORTH 69° 17' 59" EAST, 227.30 FEET;

THENCE SOUTH 24° 11' 21" EAST WITH THE COMMON LINE OF SAID "12.377 ACRES" AND "12.378 ACRES", A DISTANCE OF 1619.08 FEET TO A FOUND 1/2" IRON ROD IN OR NEAR A WIRE FENCE AT THE SOUTHEAST CORNER OF SAID "12.377 ACRES", SAME BEING THE SOUTHWEST CORNER OF SAID "12.378 ACRES" IN THE NORTH LINE OF A CALLED "TRACT 1 - 22.015 ACRES" AS CONVEYED TO JAMES A. QUALLS DATED 9-4-1998 AND RECORDED IN DOCUMENT NO. 9853239, ORWC;

THENCE WITH THE SOUTH LINE OF SAID "12.377 ACRES" AND NORTH LINE OF SAID "TRACT 1 - 22.015 ACRES", GENERALLY ALONG A WIRE FENCE, AS FOLLOWS:

SOUTH 89° 15' 17" WEST 150.02 FEET TO A FOUND 1/2" IRON ROD AND SOUTH 67° 37' 33" WEST 169.85 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID "12.377 ACRES", SAME BEING THE UPPER SOUTHEAST CORNER OF A CALLED "66.83 ACRES" CONVEYED TO OSCAR SEGGERN DATED 12-3-1961 AND RECORDED IN VOLUME 375, PAGE 142, DEED RECORDS OF WILLAMSON COUNTY (DRWC);

THENCE NORTH 24° 04' 59" WEST WITH THE COMMON LINE OF SAID "12.377 ACRES" AND "66.83 ACRES", PASSING A POINT FOR THE LOWER NORTHEAST CORNER OF SAID "66.83 ACRES" AND THE SOUTHEAST CORNER OF A CALLED "1.00 ACRE" TRACT CONVEYED TO VERNON LOUIS ANDERSON DATED 7-6-2016 AND RECORDED IN DOCUMENT NO. 2016060848, OPRWC (NO MONUMENTATION RECOVERED) AT APPROXIMATELY 1636.3 FEET, AND CONTINUING WITH THE COMMON LINE OF SAID "1.00 ACRE" AND "12.377 ACRES", PASSING A FOUND 5/8" IRON PIPE (NOT RECORDED) AT 1836.81 FEET, AND CONTINUING AN ADDITIONAL 9.00 FEET FOR A TOTAL DISTANCE OF 1845.18 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID "1.00 ACRE", SAME BEING THE NORTHWEST CORNER OF SAID "12.377 ACRES" IN THE AFOREMENTIONED SOUTH LINE OF OLD THORNDALE ROAD;

THENCE NORTH 69° 19' 37" EAST WITH THE NORTH LINE OF SAID "12.377 ACRES" AND SOUTH LINE OF OLD THORNDALE ROAD, A DISTANCE OF 212.56 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 12.429 ACRES.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF WILLAMSON §

THAT, CHRISTOPHER FRENETTE, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC.# 2015108174 OF THE OFFICAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS FRENETTE FARMETTE SUBDIVISION.

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

AUTHORIZED PERSON

THE STATE OF TEXAS
COUNTY OF WILLAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLAMSON §
THAT, VETERANS LAND BOARD, THE LIEN HOLDER ON THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC.# 2015108174 OF THE OFFICAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS FRENETTE FARMETTE SUBDIVISION, LOCATED IN THE CITY OF TAYLOR, WILLAMSON COUNTY, TEXAS.

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

AUTHORIZED PERSON

THE STATE OF TEXAS
COUNTY OF WILLAMSON
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

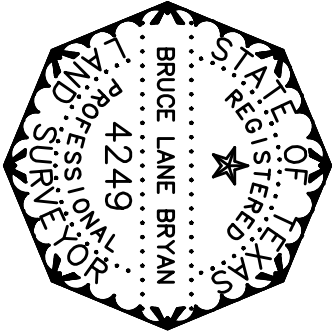
PRINTED NAME _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2017

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



ENGINEER'S CERTIFICATION

I, DENNIS W. HILL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCEL IS NOT ENORACHED BY A ZONE A FLOOD AREA, AS DEVOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0535E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS, THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND / OR PUBLIC RIGHT OF WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2017

DENNIS W. HILL
REGISTERED PROFESSIONAL ENGINEER
NO. _____ STATE OF TEXAS



A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS _____ HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____ A.D.

_____, CHAIRMAN _____ DATE _____

_____, SECRETARY _____ DATE _____

SITE DATA:
SURVEY: PARTHINIA COURSEY A-131
TOTAL AREA OF SITE: 12.429 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS : 1
NUMBER OF BLOCKS: 1
ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.

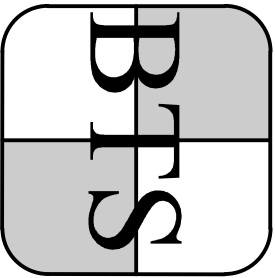
8' ROAD WIDENING
DEDICATION
(1700.46 SQ FT)

UTILITY PROVIDERS:
TIME WARNER - (CABLE)
AT&T - (PHONE)
ONCOR - (ELECTRIC)
ATMOS - (GAS)
CITY OF TAYLOR - (SEWER)
CITY OF TAYLOR - (WATER)

ENGINEER'S NOTE:

THE PROPOSED FRENETTE SUBDIVISION IS LOCATED ON OLD THORNDALE ROAD AT A LOCATION THAT IS A TOPOGRAPHIC HIGH POINT. WATER ALONG OLD THORNDALE ROAD FLOWS IN BOTH DIRECTIONS AWAY FROM THE PROPOSED SUBDIVISION BOUNDARY. THEREFORE, A CULVERT IS NOT REQUIRED TO ALLOW RUNOFF TO PASS UNDER THE DRIVEWAY ENTERING THE PROPERTY REGARLESS OF DRIVE PLACEMENT. NO IMPACTS TO EXISTING FLOW PATTERNS WILL RESULT FROM THE CONSTRUCTION OF A DRIVEWAY INTO THE PROPERTY.

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76754
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@auslin.tr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
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DRAWN BY: AVC	CHECKED BY: BLB
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SCALE: = NONE	APPROVED BY: BLB
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PROJECT NO. 16-678	DATE: SEPTEMBER 22, 2016
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CITY OF TAYLOR PERMIT PZ-2017-1043

PZ-2017-1068

Taylor Prosperity Square

Subdivision, Phase 1 Final Plat



Applicant Information:

Applicant: Dean Truong (Owner), Jen Henderson (Applicant/Engineer)

Applicant Request: Request approval of a one-lot Final Plat

Subject Property:

Location: Southwest corner of FM 973 and Carlos G. Parker Boulevard

Legal Description: 2.11 acres out of the George Reese Survey, Abstract No. 533

Existing Zoning: B-2, General Business District

Utilities: Developer will extend City Utilities (water/wastewater)

Existing Use of Property: Undeveloped

Adjacent Zoning and Land
Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 – Single Family Residential District	Vacant/undeveloped/large lot residential
South	R-1 – Single Family Residential District	Vacant/undeveloped/farm land
East	R/A – Residential Agriculture District	Vacant/undeveloped/farm land
West	R-1 – Single Family Residential District	Vacant/undeveloped/farm land

Case Summary

The subject lot, Phase 1 of the approved Taylor Prosperity Square Preliminary Plat, is at the northeast corner of that 38-acre tract, which is located at the southwest corner of FM 973 and Carlos G. Parker Blvd. Future use of the lots will be per the allowed uses and development standards of the City's Zoning Ordinance for the B-1 General Business District. The plat has met all of the City's subdivision regulation requirements.

Staff Recommendation

Staff recommends approval of the Final Plat.

Attachments: Exhibit 1 - Aerial Photograph
Exhibit 2 - Final Plat PZ-2017-1068

EXHIBIT 1 – Aerial Photo



TAYLOR PROSPERITY SQUARE SUBDIVISION PHASE ONE

A FINAL PLAT OF 2.11 ACRES OUT OF THE GEORGE REESE SURVEY, ABSTRACT NO. 533, BEING 2.11 OUT OF A 38.98 ACRE TRACT, CITY OF TAYLOR, WILLAMSON COUNTY, TEXAS.

STATE OF TEXAS
JUDGEMENT
VOL. 525 PAGE 263
STA. 209+84.0 (R&L)
STA. 250+22.0 (R&L)
ACRES 23.133
REMAINDER
ACRES 100+ LT.
ACRES 70+ RT.

CARLOS G. PARKER BLVD.
(A.K.A. U.S. HWY. 79)
(VARIABLE WITH R.O.W.)

POINT OF BEGINNING
N=10,177.034.77
E=3,211.151.31
N 46°54'08" E 2752.58'
TO NORTHEAST CORNER OF
GEORGE REESE SURVEY, ABSTRACT NO. 533

BENCHMARK:
CONCRETE MONUMENT
ELEV=604.69 (NAVD88)
TDDOT STA. 218+00 165 RT.
80.131

552° 38' 45" E 176.88'
201.91
10' P.U.E.
HERREY DEDICATED

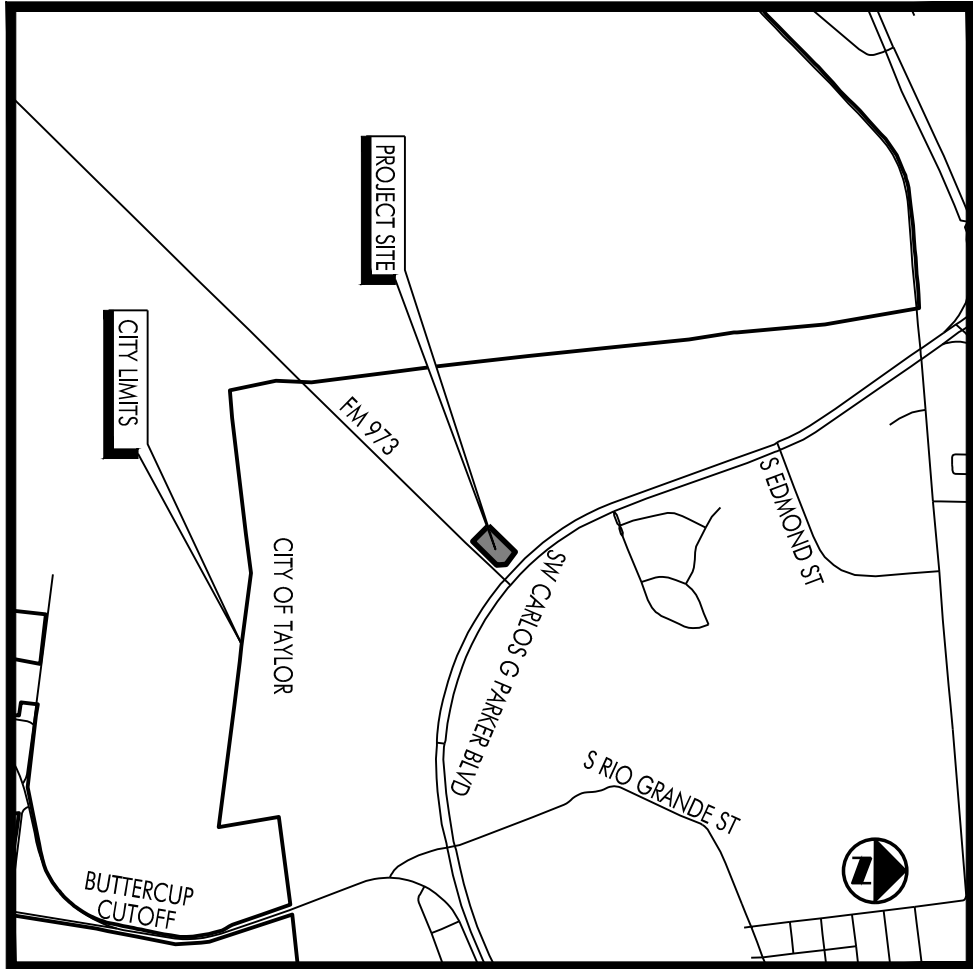
GEORGE REESE SURVEY,
ABSTRACT NO. 533

LOT 2
36.87 AC.
1,606,037.24 SF
PROSPERITY LAND DEVELOPMENT, LLC
DOC. #2017032750

BLOCK A
LOT 1
2.110 AC.
91,895.89 SF

F.M. 973
(200' WIDE R.O.W.)

6.242 ACRES
PARCEL 8
DEED - GILBERT G. KAUTZ, ALINE G. KAUTZ
TO
STATE OF TEXAS
4/1989 1772/757 O.R.W.C.
CLYNDA BYFIELD AND GILBERT DAVID KAUTZ



OWNER: PROSPERITY LAND DEVELOPMENT, LLC
2950 JOE DIMAGGIO BLVD.
ROUND ROCK, TEXAS 78665
PHONE (512) 653-8514
DINH TRUONG

SURVEYOR: BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN STREET
TAYLOR, TEXAS 76574
PHONE (512) 352-9090
FAX (512) 352-9091
BRUCE LANE BRYAN, R.P.L.S.
TBLIS FRM NO. 10128500

ENGINEER: HAGOOD ENGINEERING ASSOCIATES, INC.
900 EAST MAIN STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 244-1546
FAX (512) 244-1010
JENNIFER L. HENDERSON, P.E.
TPE FRM NO. F-12709

TOTAL ACREAGE: 2.11 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS (BY TYPE): COMMERCIAL: 1
LOT ACREAGE (BY TYPE): COMMERCIAL: 2.11 ACRES
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 9/14/2017
BENCHMARKS: CONCRETE MONUMENT
ELEV=604.69 (NAVD88)

- NOTES:
1. NO EVIDENCE OF RIGHT-OF-WAY MONUMENTATION WAS FOUND ALONG FM 973 OR CARLOS G. PARKER BLVD AT THE TIME OF SURVEY.
 2. REFER TO PAGE 02 FOR PLAT NOTES.

EXHIBIT 2 - PROPOSED FINAL PLAT



0 40 80
SCALE: 1" = 40'

LEGEND

- IRON ROD FOUND
- 1/2" IRON ROD SET
- MONUMENT FOUND
- BENCHMARK LOCATION
- PLAT RECORDS OF WILLAMSON COUNTY
- OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY
- DEED RECORDS OF WILLAMSON COUNTY



BENCHMARK LOCATION

PLAT RECORDS OF WILLAMSON COUNTY

P.R.W.C.

OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY

O.R.W.C.

DEED RECORDS OF WILLAMSON COUNTY

D.R.W.C.



SHEET

01 OF 02

900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hagoodeng.com
TPE Registration No. F-12709
JOB NO. 17-008 © 2017 HEA, Inc.
CITY OF TAYLOR PERMIT PZ-2017-1068

TAYLOR PROSPERITY SQUARE SUBDIVISION PHASE ONE

A FINAL PLAT OF 2.11 ACRES OUT OF THE GEORGE REESE SURVEY, ABSTRACT NO. 533, BEING 2.11 OUT OF A 38.98 ACRE TRACT, CITY OF TAYLOR, WILLAMSON COUNTY, TEXAS.

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

THAT PROSPERITY LAND DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY CORPORATION, SOLE OWNER OF THE CERTAIN 2.11 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER #2017032750 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, AND DO HEREBY SUBMIT INDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TAYLOR PROSPERITY SQUARE SUBDIVISION.

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

DINH TRUONG, PRESIDENT
PROSPERITY LAND DEVELOPMENT, LLC
2950 JOE DIMAGGIO BLVD.
ROUND ROCK, TEXAS 78665

STATE OF TEAS {
COUNTY OF WILLAMSON { 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 TO ME DINH TRUONG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES ON: _____

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

THAT FIRST TEXAS BANK, THE LIEN HOLDER OF THAT CERTAIN 2.11 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER #2017032750, OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 38.98 ACRE TRACT OF LAND SITUATED IN THE CITY OF TAYLOR, WILLAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

SANDY ARNOLD
SENIOR VICE PRESIDENT
FIRST TEXAS BANK
500 ROUND ROCK AVE.
ROUND ROCK, TEXAS 78664

STATE OF TEXAS {
COUNTY OF WILLAMSON { KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20__.

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

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

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

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

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

I, JENNIFER L. HENDERSON, 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 48491C0545E EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS, THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

JENNIFER L. HENDERSON
REGISTERED PROFESSIONAL ENGINEER
NO. 116883 STATE OF TEXAS

THIS SUBDIVISION TO BE KNOWN AS TAYLOR PROSPERITY SQUARE SUBDIVISION HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20__ A.D.

DON MCALISTER, CHAIRMAN _____ DATE _____
DONNA FRAZIER, SECRETARY _____ DATE _____

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

I, _____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, A.D. AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER ____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.
_____, CLERK COUNTY COURT
OF WILLAMSON COUNTY, TEXAS
BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF WILLAMSON

2.11 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE GEORGE W. REESE SURVEY, ABSTRACT NO. 533 LOCATED IN WILLAMSON COUNTY, TEXAS; SUBJECT TRACT BEING OUT OF A CALLED "38.979 ACRES" CONVERTED IN A WARRANTY DEED FROM ALINE KAUTZ, ACTING BY GILBERT DAVID KAUTZ, ATTORNEY-IN-FACT; GILBERT KAUTZ AND GILNDA KAUTZ VANACKER TO PROSPERITY LAND DEVELOPMENT, LLC DATED APRIL 12, 2017 AND RECORDED IN DOCUMENT NO. 2017032750, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY (OPRC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF SEPTEMBER, 2017; SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS (BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203), NAD 83, 93 (AD1).

BEGINNING AT THE NORTHERNMOST CORNER OF SAID "38.979 ACRES" AT THE INTERSECTION WITH THE NORTHWESTERN RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 973, REFERRED TO AS A CALLED "6.242 ACRES" AS RECORDED IN VOLUME 1772, PAGE 757, OPRC WITH THE SOUTHWESTERN RIGHT-OF-WAY LINE OF CARLOS PARKER BLVD, ALSO KNOWN AS LOOP NO. 427 AS RECORDED IN VOLUME 525, PAGE 263, DRWC; FOUND A 1/2" IRON ROD SET (CAPPED "BRYAN TECHNICAL SERVICES") AT SAME;

THENCE SOUTH 04° 09' 48" EAST WITH SAID NORTHWESTERN RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 973, A DISTANCE OF 95.59 FEET TO A 1/2" IRON ROD FOUND (CAPPED "BRYAN TECHNICAL SERVICES") AT AN ANGLE POINT IN SAME;

THENCE SOUTH 44° 27' 05" WEST WITH SAID NORTHWESTERN RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 973, A DISTANCE OF 350.38 FEET TO A 1/2" IRON ROD SET (CAPPED "BRYAN TECHNICAL SERVICES") AT THE SOUTHEAST CORNER OF SUBJECT TRACT; A 1/2" IRON ROD FOUND (CAPPED "BRYAN TECHNICAL SERVICES") AT THE SOUTH CORNER OF SAID "38.979 ACRES" BEARS SOUTH 44° 27' 05" WEST, A DISTANCE OF 1015.22 FEET;

THENCE NORTH 45° 32' 55" WEST WITH THE SOUTHWESTERN LINE OF SUBJECT TRACT, A DISTANCE OF 231.53 FEET TO A 1/2" IRON ROD SET (CAPPED "BRYAN TECHNICAL SERVICES") AT THE WEST CORNER OF SUBJECT TRACT;

THENCE NORTH 44° 27' 18" EAST WITH THE NORTHWESTERN LINE OF SUBJECT TRACT, A DISTANCE OF 393.68 FEET TO A 1/2" IRON ROD SET (CAPPED "BRYAN TECHNICAL SERVICES") AT THE NORTHWESTERN CORNER OF SUBJECT TRACT IN THE AFOREMENTIONED SOUTHWESTERN RIGHT-OF-WAY LINE OF CARLOS PARKER BLVD; FOUND A TYPE "I" TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT (ENGINEERS STATION 218+00) BEARING NORTH 92° 38' 45" WEST, A DISTANCE OF 15.06 FEET;

THENCE SOUTH 52° 38' 45" EAST WITH SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF CARLOS PARKER BLVD, A DISTANCE OF 161.02 FEET TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 2.11 ACRES OF LAND.

NOTES:

1. A TEN FOOT (10) P.U.E. SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.

2. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.

3. UTILITY PROVIDERS
WATER: CITY OF TAYLOR;
WASTEWATER/SEPTIC: CITY OF TAYLOR;
ELECTRICITY: ONCOR.

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

5. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DERIVED BY THE FIRM MAP NUMBER 48491C0545E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.

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

7. THIS PLAT IS SUBJECT TO THE PRELIMINARY PLAT (PZ-2017-1052) APPROVED ON 09/12/17.



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hagood.com
BPE Registration No. F-12709

SHEET
02 OF 02

PZ-2017-1057

Hall Estates Subdivision

Final Plat (Replat)



Applicant Information:

Applicant Mike & Shirley McCoy (Owner), Bruce Bryan (Applicant)

Applicant Request: Request approval of a two-lot Resubdivision Plat (Replat)

Subject Property:

Location: 1709 Lake Drive

Legal Description: Lots 4 and 9 and parts of Lots 3, 5, 8, and 10, Block B, Robertson and Blands Addition

Existing Zoning: R-1, Single family Residential District

Utilities: Property is already served by all utilities

Existing Use of Property: Undeveloped

Adjacent Zoning and Land
Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 Single Family Residential	Single family dwelling
South	R-1 Single Family Residential	Single family dwelling
East	R-1 Single Family Residential	Single family dwelling
West	R-1 Single Family Residential	Single family dwelling

Case Summary

The subject tract is located mid-block on the south side of Lake Drive, and extends south to Prather Street (aka, a through lot). The applicant is proposing a Final Plat of approximately 0.523 acre to create two lots, one (Lot 1) on the north end to include the home and site features that currently exist, and a lot (Lot 2) on the south end fronting on Prather for future development. An alley from the original 1891 subdivision still exists, and will remain, even though it is 'land-locked, and property to the east and west both have incorporated the alley into their properties via deeds (without known vacation/abandonment of the alley). The proposed plat will facilitate single family development under the current R-1 District zoning on proposed Lot 2. The plat has met all of the City's subdivision regulation requirements. Per Section 212.015, a Public Hearing is required to be held due to the single-family zoning of the property.

Staff Recommendation

Staff recommends approval of the Final Plat (Replat).

Attachments: Exhibit 1 - Aerial Photograph
Exhibit 2 - Final Plat

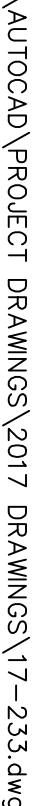
EXHIBIT 1 – AERIAL MAP

1709 LAKE DRIVE

HALL ESTATES SUBDIVISION



EXHIBIT 2 - PROPOSED FINAL PLAT

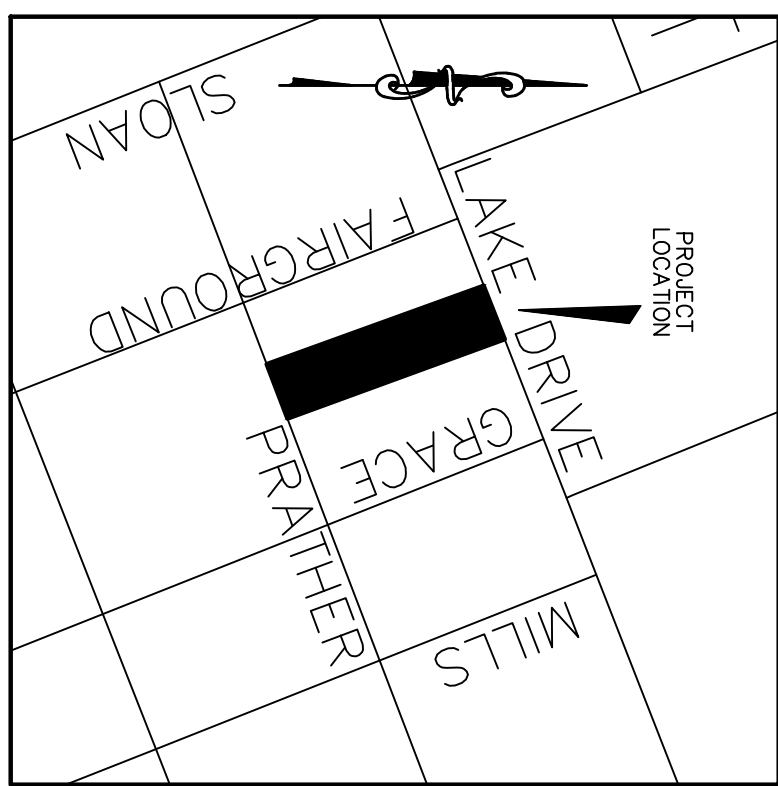
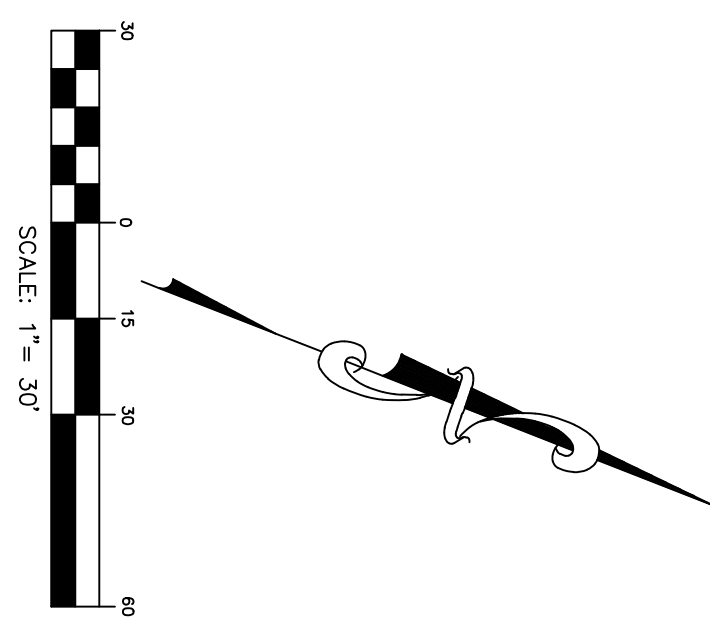


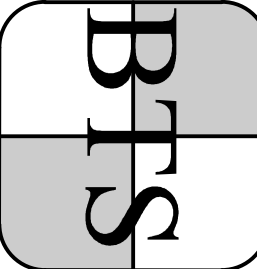
10/25/2017 9:48 AM

SHEET 1 OF 2

CITY OF TAYLOR PERMIT PZ-2017-1057

LOT AND BLOCK TABLE			
LOT BLOCK AREA USE			
1	A	10916	SF
2	A	10738	SF



SURVEY CONTROL INFORMATION		
THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT AND ARE GRID VALUES; VERTICAL DATUM BASED ON NGVD 1988, GEOID MODEL 2012.		
UTILITY PROVIDER INFORMATION		
UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER/SEPTIC: CITY OF TAYLOR; ELECTRICITY: ONCOR GAS: ATMOS ENERGY TELECOMMUNICATIONS – AT&T, CHARTER COMMUNICATIONS		
FLOOD PLAIN INFORMATION		
THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100 YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0535E, EFFECTIVE DATE OF 9-26-2008.		
GENERAL INFORMATION		
ALL STRUCTURES AND/OR OBSTRUCTION ARE PROHIBITED IN DRAINAGE EASEMENTS.		
A 10'-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.		
ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.		
MINIMUM FIRE FLOW OF GALLONS PER MINUTE FOR NOT LESS THAN (2) TWO HOURS SHALL BE PROVIDED (PER FIRE MARSHALL).		
DEVELOPMENT WITHIN THIS SUBDIVISION SHALL FOLLOW THE REGULATIONS OF THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.		
THIS SUBDIVISION HAS NO OTHER RESTRICTIONS OF RECORD AS OF THIS DATE.		
DEVELOPMENT TEAM INFORMATION		
OWNERS: MICHAEL MCCOY AND SHIRLEY MCCOY		
SURVEYOR: BRUCE LANE BRYAN		
ENGINEER: DENNIS W. HILL		
NO NEW STREETS WILL BE CONSTRUCTED		
SUBMITTAL DATE(S): 8-16-17		
ABBREVIATIONS		
FND. – FOUND		
I.P. – IRON ROD		
I.P. – IRON PIPE		
R.O.W. – RIGHT-OF-WAY		
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS		
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS		
OPRC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS		
WD – WARRANTY DEED		
GWD – GENERAL WARRANTY DEED		
SWD – SPECIAL WARRANTY DEED		
W/VL – DEED WITH VENDOR'S LIEN		
WCR – WILLIAMSON COUNTY ROAD		
BRYAN TECHNICAL SERVICES, INC.		
 9111 NORTH MAIN TAYLOR, TX 76754 PHONE: (512) 352-9090 FAX: (512) 352-9091		
FIRM No. 10128500		
surveying@auslin.tr.com		
www.bryantechanicalservices.com		
NO.	REVISIONS	BY
DATE		
DRAWN BY: BLB		
CHECKED BY: BLB		
SCALE: 1" = 30'		
APPROVED BY: BLB		
PROJECT NO. 17-233		
DATE: 10-3-17		

FINAL PLAT OF HALL ESTATES,
BEING A REPLAT OF LOTS 4 AND 9, AND PARTS OF LOTS 3, 5, 8, AND 10, BLOCK B,
ROBERTSON AND BLANDS ADDITION TO THE CITY OF TAYLOR

STATE OF TEXAS &
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON &
THAT, MICHAEL MCCOY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 2520, PAGE 752, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS HALL ESTATES SUBDIVISION, A RE-PLAT OF SAID LOT 4, LOT 9, A PART OF LOTS 3, 5, 8, 10, AND A PORTION OF A 20 FOOT WIDE ALLEY ADJACENT TO SAID LOTS, BLOCK B, OF ROBERTSON AND BLANDS ADDITION TO THE TOWN OF TAYLOR, LOCATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2017.

AUTHORIZED PERSON

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: _____

STATE OF TEXAS &
§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON &
THAT SHIRLEY MCCOY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 2520, PAGE 752, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS HALL ESTATES SUBDIVISION, A RE-PLAT OF SAID LOT 4, LOT 9, A PART OF LOTS 3, 5, 8, 10, AND A PORTION OF A 20 FOOT WIDE ALLEY ADJACENT TO SAID LOTS, BLOCK B, OF ROBERTSON AND BLANDS ADDITION TO THE TOWN OF TAYLOR, LOCATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2017.

AUTHORIZED PERSON

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: _____

THERE IS NO LIEN HOLDER HAVING AN INTEREST TO THIS TRACT, SEE RELEASE OF LIEN DATED 10-10-2008 OF RECORD IN DOCUMENT NO. 2008091839. OPRWC.

CITY OF TAYLOR PERMIT PZ-2017-1057
SHEET 2 OF 2

0.532 ACRES

These notes describe that certain tract of land, situated in the W. R. WILLIAMS SURVEY, ABSTRACT NO. 665, located in Williamson County, Texas; subject tract being a "0.532 acre tract" comprised of lot 4, lot 9, and parts of lots 3, 5, 8, and 10, and portion of a 20' wide alley adjacent to said lots, block B, of the Robertson and Blands addition to the City of Taylor, conveyed in a General Warranty Deed from J.V. Dempsey and spouse, Patrice R. Dempsey to M.D. McCoy and spouse, Shirley McCoy dated 5-3-1994 and recorded in Volume 2520, Page 752, Official Records of Williamson County (ORWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on March 30, 2017; subject tract being more fully described as follows:

BEGINNING at an X cut in concrete ribbon in the South line of W. Lake Drive, some being in the North line of said lot 5, block B, some being the Northeast corner of "0.33 Acres" conveyed in a Warranty Deed with Vendors Lien from Thomas K. Welch and Teresa Bailey-Welch to Alan D. McConnell and Julie McConnell dated 8-21-2012 and recorded in Document no. 2012067630, OPRWC; a found ½" iron rod at the Northwest corner of block B, bears South 68° 29' 18" West, a distance of 97.62 feet;

THENCE North 68° 23' 50" East along said South line of W. Lake Drive, passing the Northeast corner of lot 5, at approximately a distance of 5.06 feet, continuing 51.60 feet passing the Northeast corner of lot 4, continuing a total distance of 77.17 feet to a found ½" iron rod at the Northeast corner of subject, same being the Northwest corner of a called lots 1, 2, 11, 12, and parts of lots 3, and 10, conveyed in a Warranty Deed with Vendors Lien from William S. Cobaniss and wife Wanda Joan Cobaniss to Regan J. Rychetsky and wife Panny V. Rychetsky dated 4-19-1996 recorded in Document No. 1996019898, Official Records of Williamson County (ORWC); (for reference on "X" in concrete bears North 68° 20' 08" East a distance of 133.19; for the Northeast corner of block B, of the Robertson and Blands addition to the City of Taylor;

THENCE South 21° 32' 36" East with the common line of said lots 1, 2, 11, 12, and parts of lots 3, and 10, a distance of 141.26 feet passing the South line of lot 3, also being the North line of platted alley, at 161.26 feet pass the South line of platted alley, also being the North line of lot 10, a total distance of 304.06 feet to the Southeast corner of subject tract, ;

THENCE South 68° 34' 43" West with the North line of Prather Street, passing the Southwest corner of lot 10, at an approximate distance of 20.20 feet, continuing 71.80 feet pass the Southwest corner of lot 9, a total distance of 74.95 feet to the Southwest corner of subject tract, same being the Southeast corner of said "0.33 Acre Tract"; conveyed in a Warranty Deed from Philip Trietsch to Nicole m. Duncan and Frank E. Vanderpool dated 1-11-2016 and recorded in Document no. 2016002769, OPRWC; Southwest corner of called "0.33 Acre Tract" bears South 68° 27' 03" West, a distance of 98.79 feet;

THENCE North 21° 41' 02" West with the East line of said "0.33 Acres ", a distance of 142.80 passing a found ½" iron rod 0.1' to the right, being the Northeast corner of said "0.33 Acre Vanderpool Tract", continuing a total distance of 152.46 feet to a found ½" iron rod in the East line of said "0.33 Acre McConnell Tract";

THENCE South 71° 29' 16" West a distance of 2.11 feet to a found ½" iron rod in the East line of said "0.33 Acre McConnell Tract"

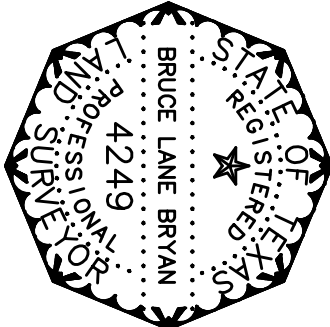
THENCE North 21° 23' 20" West with the East line of said "0.33 Acres McConnell Tract", a distance of 151.26 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated an area of 0.523 Acres.

SURVEYOR'S CERTIFICATE

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2017

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



ENGINEER'S CERTIFICATION

I, DENNIS W. HILL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCEL IS NOT ENROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0535E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS, THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND / OR PUBLIC RIGHT OF WAY DEDICATED BY THIS PLAT. THESE LOTS WILL BE PROVIDED AND SERVED

WATER AND WASTEWATER UTILITIES BY THE CITY OF TAYLOR; NO NEW LINES WILL BE REQUIRED.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT, TAYLOR, WILLAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 2017

DENNIS W. HILL
REGISTERED PROFESSIONAL ENGINEER
NO. _____ STATE OF TEXAS



PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS HALL ESTATES SUBDIVISION, A RE-PLAT OF SAID LOT 4, LOT 9, A PART OF LOTS 3, 5, 8, 10, BLOCK B, OF SAID ROBERTSON AND BLANDS ADDITION TO THE TOWN OF TAYLOR, HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLAMSON COUNTY, TEXAS, ACCORDING TO THE OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2017, A.D.

DON MCALISTER PLANNING CHAIRMAN

DONNA FRAZIER, SECRETARY

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

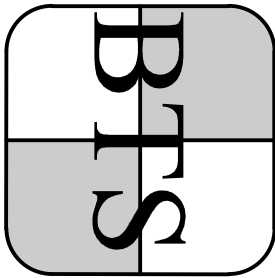
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, ____M., AND DULY RECORDED THIS THE DAY OF _____, 20____, A.D., AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLAMSON COUNTY, TEXAS BY:

BY: _____ DEPUTY

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@auslin.tr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
DRAWN BY: BLB		CHECKED BY: BLB	
SCALE: N/A		APPROVED BY: BLB	
PROJECT NO. 17-233		DATE: 10-3-17	

PZ-2017-1066

205 South Doak Street

Rezoning from M-1 to MH



Applicant Information:

Applicant: Tim Shorts (Applicant) and Evelyn Newman (Owner).

Applicant Request: Rezone the property from the M-1 District to the MH District

Subject Property:

Location: East side of South Doak Street, between Oak and Welch Streets

Legal Description: Doak Addition, Block 31, Lot 2 (Pt) [1,742 SF]

Existing Zoning: Light Industrial (M-1) District

Utilities: Service area of City Water and Wastewater; ONCOR Electric

Existing Use of Property: Undeveloped currently; previously a house existed.

Adjacent Zoning and Land
Use Pattern:

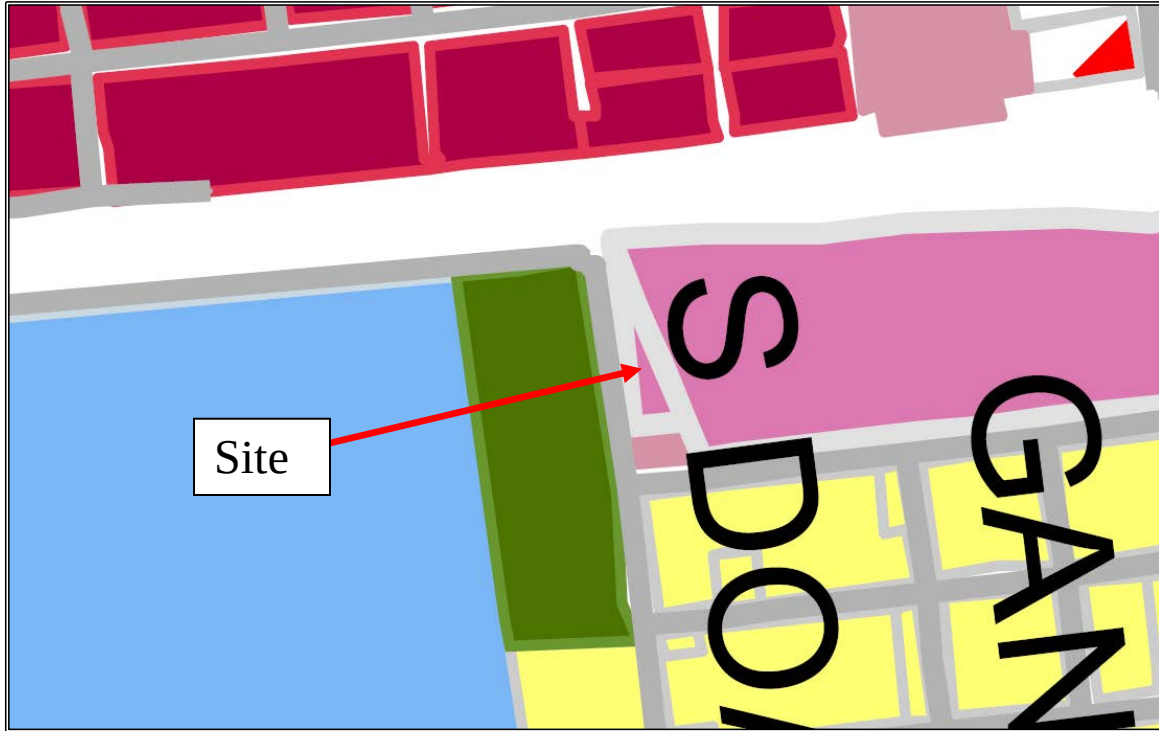
<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	M-1 – Light Industrial	Single family residential
South	M-1 – Light Industrial	Single family residential
East	M-1 – Light Industrial	Vacant
West	M-1 – Light Industrial	Public Park (baseball field)

Application Summary

The proposal is to rezone a non-Legal Lot property (*it is part of an originally platted lot from 1891*) from the current M-1, Light Industrial District to the MH, Manufactured Housing District. The MH District differentiates from other residential districts by permitting the Manufactured Housing form of residential development, be it a single Manufactured Home or a subdivision created purposely to create lots to host Manufactured Homes (1 per lot), which are not permitted in any other District. The MH District does permit 'Single Family Detached Dwelling', as well as 'Public, Housing', 'Community Home', 'Boarding/Rooming House'; the 'Bed and Breakfast Inn facility' is permitted by Specific Use Permit.

The MH District is described in the Zoning Ordinance as 'provid(ing) adequate areas of town for manufactured housing development, while maintaining the character and protecting the health, safety, and general welfare of the community.'

The City's Future Land Use map, part of the Comprehensive Plan, recognizes this property as being appropriate for "Business Park", a designation that extends to all the property to the east of it (to Main Street), north of Oak Street.



Analysis

The property is part of the northern-most block of the Doak Addition, which was created in 1891 as one of the earliest subdivision on record in Taylor. Several original blocks were never developed. The odd shape, a triangle, of Block 31 looks to indicate that the railroad property existed prior to 1891, and this small sliver of land on the east side of Doak Street was utilized to create 6 lots, all of which taper (get narrower) to the north.

Current zoning has all of the north side of Oak Street, and the west side of Doak Street, as Light Industrial (M-1). The majority of the residential neighborhood west of Main Street in this vicinity is zoned R-1, Single Family Residential District.

The only benefit of rezoning to the MH District is the ability to develop the Manufactured Housing use (*place a Manufactured Home on the lot). If the owner sought to develop a single-family detached dwelling (a stick-built home), the appropriate zoning district for that would be the R-1, Single Family Residential District.

The property is currently not a “legal lot” per the Subdivision Ordinance, and will need to be platted in place before any development permit can be issued by the City. The current property size is approximately 3,500 square feet; after the MH District yard setbacks of 25’ in the front and 10’ on each side and the rear are applied, the buildable footprint will be reduced to approximately 500 square feet. At this point in time, one of the required 2 parking spaces must be provided on the property, behind the front setback line (and not within any other setback area), that is covered (ie, carport or garage). A minimum sized single parking area is 18’ x 9’ (162 square feet).

It is contiguous to a large undeveloped tract of land zoned M-1 District that is part of the Union Pacific railroad tracks property.

Staff Recommendation

Staff recommends denial of the rezoning request, based on the following findings:

1. After the required platting of the property, and application of the minimum yard setbacks, an area of approximately 500 square feet will be available to host a Manufactured Home and the one required covered parking space (the parking space will occupy at least 162 of the 500 SF available).
2. The adjacent Union Pacific property could at any time be utilized for far more intense railroad use that is currently occurring, which would increase the incompatibility of a residential use on this property.
3. Surrounding zoning is M-1, which is appropriate for the type and level of non-residential uses that exist north of Oak Street.
4. The Comprehensive Plan Future Land Use map designation of “Business Park” does not lend itself to any form of single-family residential use.

Attachments:

1. Proposed Ordinance 2017-31
2. Ordinance Exhibit A – Legal Description (Survey)
3. Existing Zoning Map

ORDINANCE NO. 2017-31

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS DOAK ADDITION, BLOCK 31, LOT 2 (PART), LOCATED AT 205 SOUTH DOAK STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM LIGHT INDUSTRIAL DISTRICT M-1 TO MANUFACTURED HOUSING DISTRICT MH; 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 14, 2017, to consider the request made by Tim Shorts and Evelyn Newman, as Applicant and Owner of the property, respectively, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Light Industrial M-1 to Manufactured Housing MH; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 14, 2017, to consider the zoning request, and recommended 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 Property is changed from Light Industrial M-1 to Manufactured Housing MH.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Light Industrial M-1 to Manufactured Housing MH.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2017-31 was introduced before the Taylor City Council on the 14th day of December, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

Brandt Rydell
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, 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. 2017-31, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, 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 _____, 2017.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

DRAFT

EXHIBIT A - LEGAL DESCRIPTION (DEED)

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FORM 100-2 STATUTORY WARRANTY DEED

FINANCIAL PRINTING COMPANY

Warranty Deed

(CORPORATE)

4626

THIS INSTRUMENT, Made this 14th day of September, A.D. 1976 BETWEEN
 UniCapital Corporation (a Delaware Corporation) (Successor by Merger
 to United States Finance Company, Inc., a Florida Corporation)
 a corporation organized and existing under the laws of the State of Delaware
 of the County of Duval, State of Florida, party of the first part, and

J. B. Felder and wife, Roberta Felder
 of the County of Williamson, State of Texas, parties of the second part,
 WITNESSETH: that the said party of the first part, for and in consideration of the sum of \$10.00
 Ten and 00/100 Dollars,
 to them in hand paid by the said parties of the second part, the receipt whereof is hereby
 acknowledged, they have granted, bargained and sold to the said parties of the second
 part, their heirs and assigns forever, the following described land, situate, lying and
 being in the County of Williamson, State of Texas, to wit:

Lot Number 2, Block 30, Doak's Addition to the City of Taylor,
 Williamson County, Texas

And the said party of the first part does hereby fully warrant the title to said land, and will defend the
 same against the lawful claims of all persons whomsoever. This conveyance is made by, thru,
 and under grantor and no further.

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its
 name by its Vice President and caused its Corporate Seal attested by its Secretary to be hereto affixed
 the day and year first above written.

(CORPORATE SEAL)

ATTEST:
 By: [Signature]
 Assistant Secretary

UniCapital Corporation (a Delaware Corporation)
 (Successor by Merger to United States Finance
 Company, Inc., a Florida Corporation)
 By: [Signature]
 Assistant Vice President

Signed and Sealed in Our Presence:

[Signature]
[Signature]

STATE OF FLORIDA)
 COUNTY OF DUVAL)

Before me personally appeared Walter T. Skelton and Constance D. Hylford
 respectively the Officer President and Secretary of UniCapital Corporation
 a corporation under the laws of the State of Florida, to me well known to be the individuals and officers
 described in and who executed the foregoing instrument and severally acknowledged the execution thereof to
 be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said
 corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESSE my hand and official seal this 14th day of September, 1976
 at Jacksonville, Florida, County and State aforesaid

[Signature]
 Notary Public in and for the County and State Aforesaid
 My Commission expires:
 Notary Public, State of Florida at Large
 My Commission Expires: 12-31-1977
 Bonded by American Fire & Casualty Co.

ROBERT E. ROSE

SPECIAL
WARRANTY DEED

VOL. 2166 PAGE 95

J.B. FELDER,
ET UXSTATE OF TEXAS,
COUNTY OF WILLIAMSON.§
§
§

22923

ROBERT E. ROSE, of Taylor, Williamson County, Texas, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration cash to me paid by J.B. FELDER and wife, ROBERTA FELDER, of Williamson County, Texas, the receipt of which is hereby acknowledged, and for which no lien, either expressed or implied, is retained;

Has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto J.B. FELDER and wife, ROBERTA FELDER of 205 South Doak in Taylor, Williamson County, Texas 76574, herein called Grantees, the following described real property, to-wit:

All that certain lot, tract or parcel of land lying and being situated in the City of Taylor, Williamson County, Texas, and being the North one-half (1/2) of Lot Number Two (2) in Block Number Thirty-one (31), Doak's Addition to the City of Taylor, Williamson County, Texas, according to the map or plat of said Addition of record in the Deed Records of Williamson County, Texas ("Property" or "Premises").

TO HAVE AND TO HOLD the above described Premises, together with all and singular the rights and appurtenances thereto in

1

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

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anywise belonging unto Grantees, their heirs, executors, administrators, successors and assigns and Grantor, does hereby bind himself, his heirs, executors, administrators, successors and assigns to WARRANTY AND FOREVER DEFEND all and singular the Premises unto Grantees, their heirs, executors, administrators, successors and assigns forever, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, when the claim is by, through, or under Grantor but not otherwise, subject, however, to easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes for 1992, the payment of which Grantees assume, and subsequent assessments for that and prior years due to change in and usage, ownership, or both, the payment of which Grantees assume.

Grantees are purchasing the Property in an "as is" condition with no representations made or implied as to the quality, fitness, or condition of the Property by the Grantor. Grantees are purchasing the Property based solely upon their inspection and no representations of the use, fitness, size, quality or any other matters concerning the Property have been made by Grantor to Grantees. Grantor warrant only title to the Property as set forth

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THE STATE OF TEXAS }

County of Williamson }

I, Dick Carvenka, 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 25th day of Oct. A. D. 1976 at 2:00 o'clock P. M. and duly recorded this 27th day of Oct. A. D. 1976 at 8:30 o'clock A. M. in the _____ Records of said County, in Vol. 650 pp. 763

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the day last above written.

By Kathy Davis DeputyDICK CARVENKA, CLERK,
County Court, Williamson County, Texas

in this Deed.

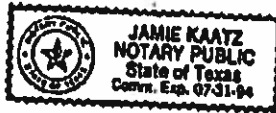
EXECUTED this 14th day of July, 1992.

VOL. 2166 PAGE 97

Robert E. Rose
Robert E. Rose

STATE OF TEXAS,
COUNTY OF WILLIAMSON.

This instrument was acknowledged before me on this the 14th
day of July, 1992, by Robert E. Rose.



Jamie Kaatz
Notary Public in and for
The State of Texas

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon
by me, and was duly RECORDED in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on
JUL 21 1992



William P. Gage
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

William P. Gage
JUL 21 1992 11:45
AM

ATTACHMENT 3 - ZONING MAP

Subject Tract
205 S. Doak St.

Legend

- Parcel Lines
- ZONING
- P Parks
- I Institutional
- R/A Rural Agriculture
- R-1 Single Family
- R-2 Single Family
- R-3 Single Family
- M-H Manufactured Housing
- D Duplex Residential
- MF-1 Multi- Family
- MF-2 Multi-Family
- R-PD Residential Planned Development
- B-1 Local Business
- B-2 General Business
- B-3 Central Business
- BP-1 Business Park 1
- BP-2 Business Park 2
- M-1 Light Industrial
- M-2 Heavy Industry



0 210 420 Feet

PZ-2017-1066
205 S. Doak Street
Rezoning Request

PZ-2017-1064 2210 West 2nd Street Specific Use Permit for ‘Florist Shop’ in M-1 District



Applicant Information:

Applicant: Eric & Dana Moehnke (Applicant/Owner).

Applicant Request: Specific Use Permit (SUP) for the “Florist Shop” use in the M-1 Light Industrial Zoning District

Subject Property:

Location: (portion of) 2210 West 2nd Street (west of Debus Drive)

Legal Description: 1.4505 acre W.R. Williams Survey, Abstract 665 (unplatted)

Existing Zoning: M-1 – Light Industrial District

Utilities: Service area of City Water and Wastewater; ONCOR Electric

Existing Use of Property: Developed with a non-residential building and vehicle area.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	B-1 – Local Commercial District	Multifamily
South	M-1 – Light Industrial District (across 2 nd St.)	(across 2 nd St.) Industrial
East	B-1 – Local Commercial District (across Victoria St.)	Commercial
West	N/A	Roadway interchange

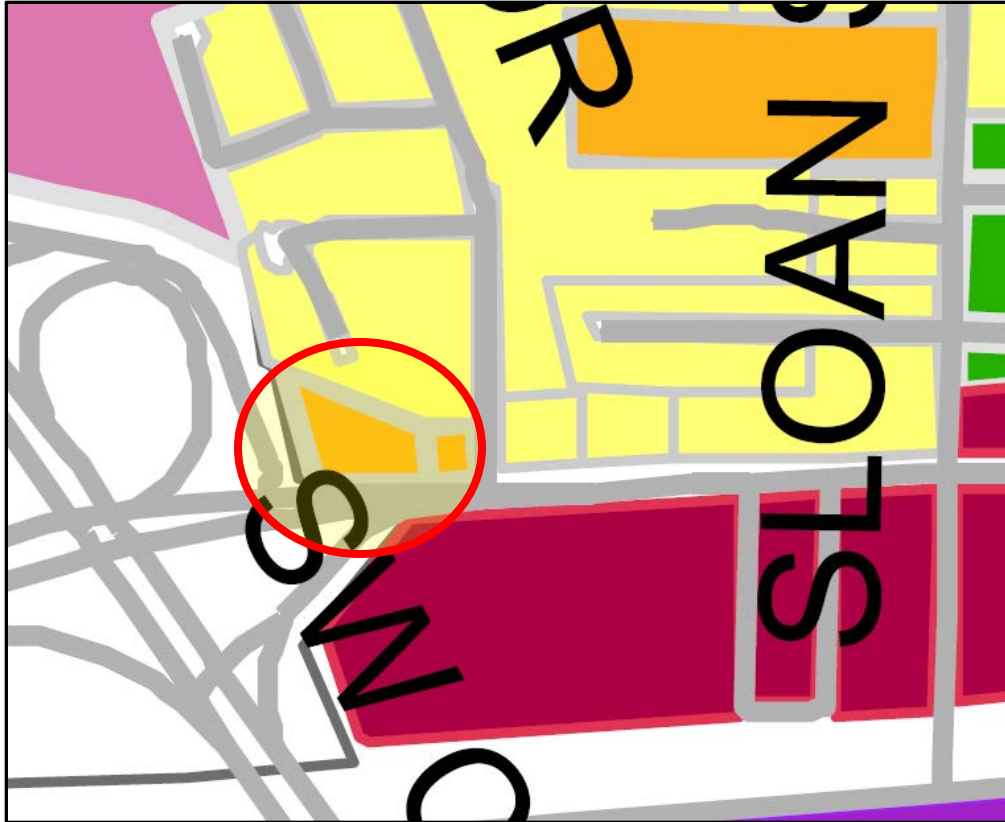
Application Summary

The proposal is to establish the “Florist Shop” specific use in an approximately 1,500 square foot ‘shared’ portion of the existing +/- 5,000 square foot building on this legal nonconforming (both platting status and site development) property, which is not a permitted use in the (current zoning of) M-1 Light Industrial District. The applicant currently operates a custom cabinet manufacturing business (Certificate of Occupancy issued 03-26-15 for a “Manufacturing” use, occupancy limit of 31). The applicant has proposed only one operational condition, being hours of operation, which is captured in the proposed Conditions of Operation further in this report. These Conditions will also be referenced and attached to the Ordinance.

The M-1 District is described in the Zoning Ordinance as ‘concentrate(ing) these uses [light industrial or heavy commercial] in areas of town that will best represent the community as well as protect the character, safety, and general welfare of the surrounding neighborhoods.’

Comprehensive Plan – Future Land Use Map

The City's Future Land Use map, part of the Comprehensive Plan, recognizes this property as being appropriate for "Multifamily". The general area between Sloan Street and the interchange of Carlos G. Parker Blvd. and Highway 79, fronting 2nd Street and northward, is Single-family and some Multifamily. See the clip below from the Future Land Use map, where yellow is Single-family, and Orange is Multifamily. The red south of 2nd Street is planned for Commercial type land uses.



Zoning Ordinance

The City's Zoning Ordinance, in Table 3.8, lists the specific use – **"Florist Shop"** – as being a Permitted (P) use in the DN, B-1, B-2, and B-3 zoning districts, and permitted with a Specific Use Permit (S) in the MF-1 zoning district.

TABLE 3.8 — RETAIL AND SERVICE TYPE USES																		
Residential Districts									Misc. Districts			Nonresidential Districts						
R-A	R-1	R-2	R-3	MH	D	M F-1	MF-2	Permitted Uses	DN	I	P	B-1	B-2	B-3	BP-1	BP-2	M-1	M-2
						S		Florist Shop	P			P	P	P				

There is no definition of 'Floral Shop' in Chapter 11 of the Zoning Ordinance.

Section 8.2 of the City's Zoning Ordinance describes Specific Use Permits; see below:

8.2 - Specific Use Permits

8.2.1 Public Hearing, Review and Recommendation

Before authorization of any specific use permit, the request shall be referred to the Planning and Zoning Commission for their recommendation concerning the effect of the proposed use on the Comprehensive Plan and on the character and development of the area.

Notice of public hearings held by the Planning and Zoning Commission shall be given by sending written notice to all owners of property to which the proposed change would apply and to all owners of property located within two hundred (200) feet of any property affected or to be changed thereby, such notice to be served at least ten (10) days prior to the date set for the public hearing.

A second public hearing shall be held by the City Council before adopting any proposed amendment, supplement, change or modification. Notice of such public hearing shall be given by publication at least one time in a newspaper of general circulation in the City, which notice shall state the time and place of hearing and which date of publication shall be at least ten (10) days prior to the date set for public hearing.

8.2.2 Review and Action

The City Council by an affirmative three-fourths (¾) vote may grant a specific use permit for uses that are otherwise not permitted by-right by this Ordinance, and may impose appropriate conditions and safeguards, including a specified period of time for the permit to protect the Comprehensive Plan and to conserve and protect property values.

Section 8.2.2 allows the City Council to consider an SUP for a use not otherwise permitted by-right in a certain zoning District. Council's approval of such an SUP requires a ¾ majority. The applicant is following this process to request this use.

Analysis

The property is currently utilized as a custom cabinet business, having been established in March of 2015; the property's developed site features pre-date that. The site is principally developed with an approximately 5,000 square foot non-residential building utilized for the cabinet business. The property is fairly large but irregularly shaped (see aerial). Areas historically used for customer parking exists immediately at the entrance to 2nd Street (see image below), with the remainder of the open areas of the property utilized for maneuvering business vehicles and possibly outdoor storage.

The 'florist shop' use is permitted in lesser intense zoning districts, and therefore could be a compatible and less-impactful use in the M-1 district than many otherwise permitted uses. The cabinet business, by its' nature, has a very low customer vehicle demand. It is anticipated that the florist shop use will also have a low customer vehicles generation, as a large percentage of this type of business is done remotely.

Google Street-view (June 2015):



The West 2nd Street corridor is the principal gateway into the City for the majority of trips, and especially of those of people who are new to or visiting Taylor. The roadway, which also acts as Business Highway 79 and underwent a significant reconstruction approximately five years ago, is owned and under maintenance control of the City. A large number of nonconforming uses, buildings, and site improvements exists on both the north and south sides of the roadway.

The appearance and functionality of this street, despite the inherent and built limitations, continues to improve. To date, the City's means of regulating land use, and to that end, the appearance of

development, has been fairly limited. While there are examples of good renovation and new-build development along the corridor, which have brought positive economic growth, there continue to be blighted and underutilized properties that hamper the overall trend of improvement.

The majority of the north side of West 2nd Street, between the interchange and the core downtown area, is the B-1 Local Business District. This is the only property on the north side of 2nd Street to be zoned M-1, Light Industrial district. The cabinet business, a 'Manufacturing' specific use, is a permitted use in the (two) Business Park and (two) Industrial Districts.



Proposed Conditions of Operation

1. Applicability - The Specific Use Permit shall be for Eric and/or Dana Moehnke (Owner of Property and/or business to be known as Taylor'd Flowers For You, LLC) to perform the "Florist Shop" use located on, and within approximately 1,500 square feet of the existing site features of the property, per these Conditions. No changes or improvements are proposed.
2. Expiration - The Specific Use Permit shall cease to be valid when/if Eric and/or Dana Moehnke is no longer the property tenant, Owner, or operator of the business known as Taylor'd Flowers For You, LLC conducting the "Florist Ship" use on or within the property.

3. Hours of Operation – Monday thru Friday, 9:00 a.m. – 5:00 p.m. Saturday hours during holiday season to be determined.
4. All applicable Zoning Ordinance, Building Code, and Fire Code requirements for the establishment of the “Florist Ship” use shall be met during the Certificate of Occupancy process.

Staff Recommendation

Staff recommends approval of the Specific Use Permit request based on the following findings:

1. The requested use is permitted in “less intense” zoning Districts, therefore in theory would create impacts less than other uses permitted in the M-1 District.
2. The requested use is a secondary and additional use to the primary (existing) manufacturing use.
3. The Conditions of Approval are meant to ensure a level of development that would improve upon the existing conditions of the property, and ensure that no negative impacts arise from the proposed use.
4. The Comprehensive Plan Future Land Use map designation of “Multifamily” is not consistent with the current or historical use or development of this particular property.

Attachments:

1. Ordinance 2017-29
2. Ordinance Exhibit A – Legal Description (Survey & Deed)
3. Ordinance Exhibit B – Proposed Conditions of Operation
4. Aerial Photo

ORDINANCE NO. 2017-29

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR PROPERTY BEING 1.4505 ACRES OUT OF THE W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, LOCATED AT 2210 WEST SECOND STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, FOR A FLORIST SHOP USE IN THE LIGHT INDUSTRIAL DISTRICT M-1; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on December 14, 2017, to consider the request made by Eric and Dana Moehnke, as Applicant and Owner of the property, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Specific Use Permit for a Florist Shop use, which is not a use permitted within the M-1 Light Industrial District; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 14, 2017, to consider the Specific Use Permit, and recommended the Specific Use Permit to the City Council; and

WHEREAS, per Zoning Ordinance Section 8.2.2, the City Council by an affirmative three-fourths (3/4) vote may grant a Specific Use Permit for uses that are otherwise not permitted by-right by this Ordinance, and may impose appropriate Conditions and safeguards, including a specified period of time for the permit to protect the Comprehensive Plan and to conserve and protect property values.

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

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

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

SECTION 2. The Property is approved for a Specific Use Permit to allow a Florist Shop use per the Conditions of Operation contained in Exhibit "B".

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. 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 2017-29 was introduced before the Taylor City Council on the 14th day of December, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

Brandt Rydell
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, 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. 2017-29, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, 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 _____, 2017.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

DRAFT

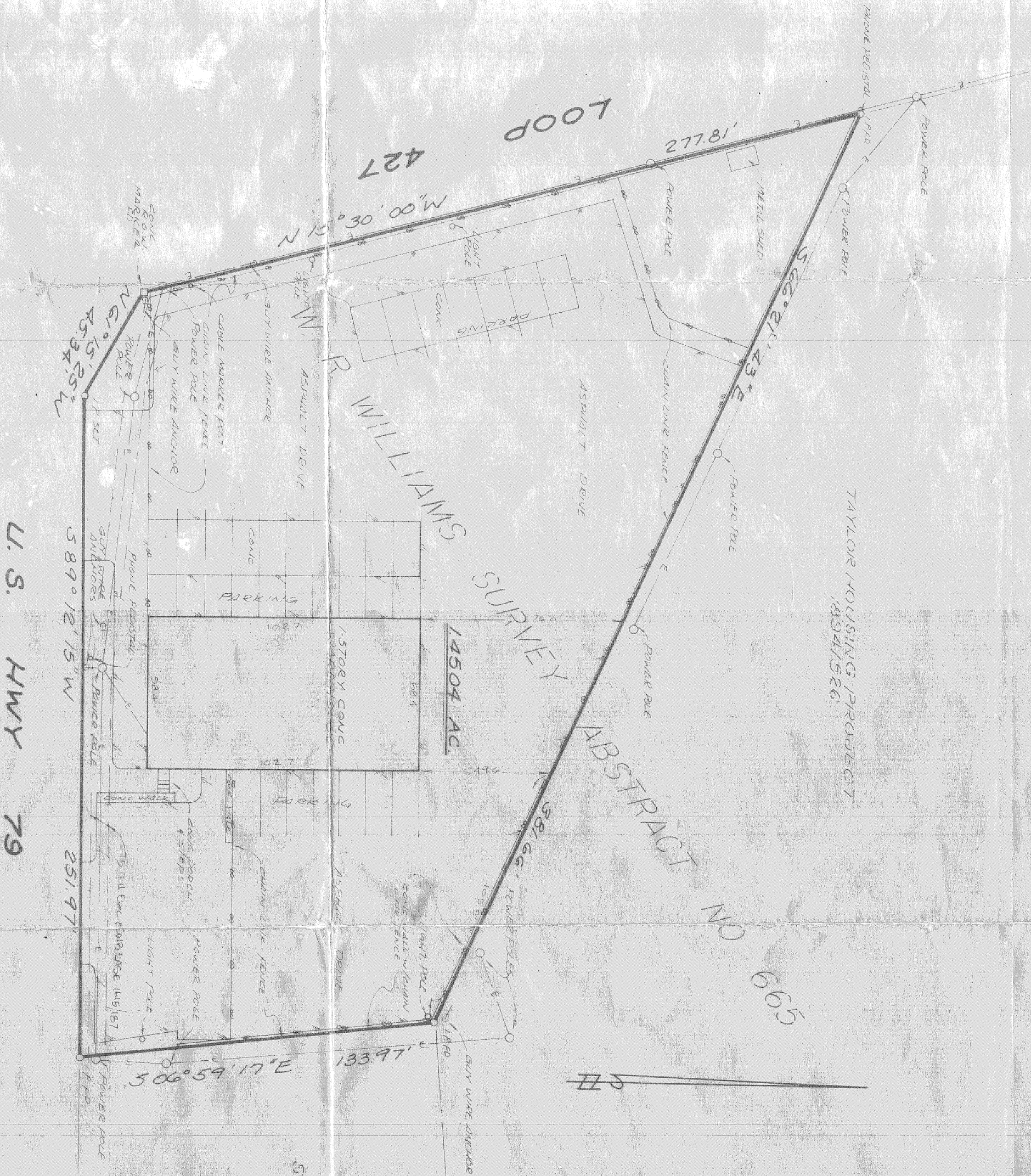
EXHIBIT B

CONDITIONS OF OPERATION

DRAFT

ATTACHMENT 2 - LEGAL DESCRIPTION

SURVEY OF
1.4504 ACRES OUT OF THE W. R. WILLIAMS SURVEY
ABSTRACT NO. 665 IN WILLAMSON COUNTY, TEXAS.
BEING THE SAME TRACT DESCRIBED IN VOLUME 366 PAGE 402
SAVE AND EXCEPT A 0.009 ACRE TRACT CONVEYED TO THE STATE
OF TEXAS IN VOLUME 513 PAGE 240 BOTH OF THE WILLAMSON
COUNTY, TEXAS DEED RECORDS.



NOTE: Easements recorded in Vol. 283 Pg. 537 Vol. 297 Pg. 638 Vol. 310 Pg. 234 and Vol. 312 Pg. 523 do not apply to this lot.

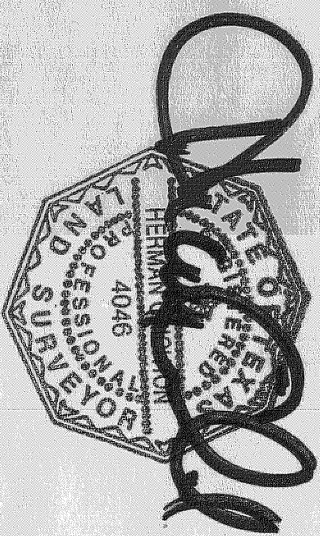
STEELE
1533/482

G.F. 92010541/CS
Dated Dec. 08, 1992
Ref: Darlene L. Brister

To the owners,lienholders, Longhorn Title Company.

The undersigned does hereby certify that the plat shown accurately represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown, that all corners are monumented.

The property indicated hereon is not within a special flood hazard area, as shown on Community Panel Number 480670 0003 B of the FLOOD INSURANCE RATE MAP prepared for the City of Taylor, Williamson County, Texas. Effective Date: March 1, 1982.



CRICHTON
AND ASSOCIATES
LAND SURVEYORS

111 W. ANDERSON LANE, E-330
AUSTIN, TEXAS 78752
(512) 451-9008

DATE: 2-15-93 JOB NO. 93-108
SCALE: 1"=40' DWG. NO. 1 OF 1

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 18, 2014

Grantor: CHRISTOPHER L. HULLINGER and JAMES F. GOODMAN, each owning, occupying and claiming other property as homestead

Grantor's Mailing Address:

2 Forest Mesa
Round Rock, Williamson County, Texas 78664

Grantee: ERIC W. MOEHNKE and wife, DANA L. MOEHNKE

Grantee's Mailing Address:

203 Commercial Drive
Taylor, Williamson County, Texas 76574

Consideration: Cash and a note that is in the principal amount of TWO HUNDRED THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$236,500.00) and is executed by Grantee, payable to the order of City National Bank of Taylor, Texas. The note is secured by a vendor's lien retained in favor of City National Bank of Taylor, Texas in this Deed and by a Deed of Trust from Grantee to Andrew D. Littlejohn, Trustee.

Property:

Being a 1.4504 acre tract of land out of the W. R. WILLIAMS SURVEY, Abstract No. 665, in Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this Deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, and other instruments that affect the Property.

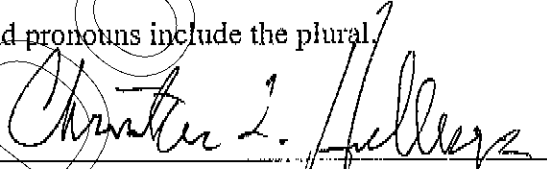
9901-14-1071

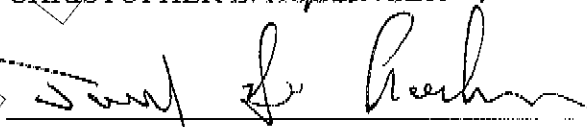
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all singular the rights and appurtenances thereto in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

City National Bank of Taylor, Texas, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property, are retained for the benefit of City National Bank of Taylor, Texas and are transferred to City National Bank of Taylor, Texas without recourse against Grantor.

The vendor's lien against and superior title to the property are retained until the note described herein is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

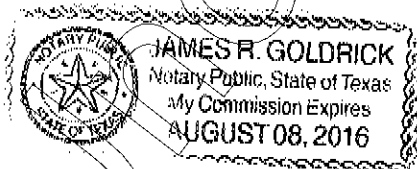

CHRISTOPHER L. HULLINGER

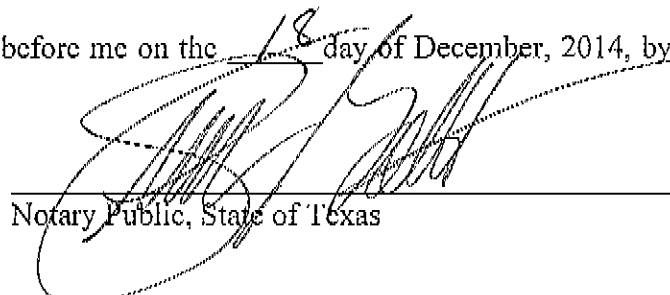

JAMES F. GOODMAN

STATE OF TEXAS *

COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on the 18 day of December, 2014, by CHRISTOPHER L. HULLINGER.

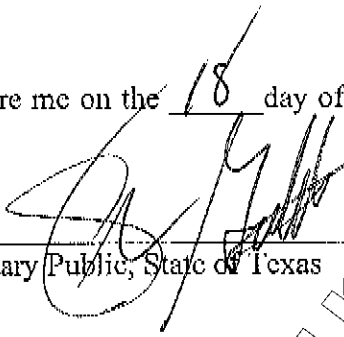



Notary Public, State of Texas

STATE OF TEXAS *

COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on the 18 day of December, 2014, by
JAMES F. GOODMAN.



Notary Public, State of Texas

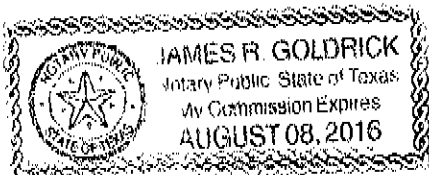


EXHIBIT "A"

Being a 1.4504 acre tract of land out of the W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, in Williamson County, Texas, being the same tract described in Volume 366, Page 402, Deed Records of Williamson County, Texas, save and except a 0.009 acre tract conveyed to the State of Texas in Volume 513, Page 240, Deed Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found on the North right-of-way of U.S. Highway 79 at the Southwest corner of a tract conveyed to Steffek in Volume 1553, Page 482, Deed Records of Williamson County, Texas, for the Southeast corner of this tract and the **POINT OF BEGINNING**.

THENCE S 89° 12' 15" W, with the North right-of-way of U.S. Highway 79, 251.97 feet to an iron pin set at the East corner of said 0.009 acre tract;

THENCE N 61° 15' 25" W, with the North line of said 0.009 acre tract, 45.34 feet to a concrete highway monument found at the intersection of the North right-of-way of U.S. Highway 79 and the East right-of-way of Loop 427 for the Southwest corner of this tract;

THENCE N 15° 30' 00" W, with the East right-of-way of Loop 427, 277.81 feet to an iron pipe found at the Southwest corner of a tract conveyed to Taylor Housing Project in Volume 1894, Page 526 of the Deed Records of Williamson County, Texas, for the Northwest corner of this tract;

THENCE S 66° 21' 43" E, with the South line of said Taylor Housing Project tract, 381.66 feet to an iron pipe found at the Northwest corner of said Steffek tract for the Northeast corner of this tract;

THENCE S 06° 59' 17" E, with the West line of said Steffek tract, 133.97 feet to the **POINT OF BEGINNING** and containing 1.4505 acre more or less.

2014104188

Electronically Recorded
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

Nancy E. Rister, County Clerk

12/31/2014 1:54 PM

Pages: 4 Fee: \$33.00

Williamson County Texas

ATTACHMENT 3

EXHIBIT B

Proposed Conditions of Operation

1. Applicability - The Specific Use Permit shall be for Eric and/or Dana Moehnke (Owner of Property and/or business to be known as Taylor'd Flowers For You, LLC) to perform the "Florist Shop" use located on, and within approximately 1,500 square feet of the existing site features of the property, per these Conditions. No changes or improvements are proposed.
2. Expiration - The Specific Use Permit shall cease to be valid when/if Eric and/or Dana Moehnke is no longer the property tenant, Owner, or operator of the business known as Taylor'd Flowers For You, LLC conducting the "Florist Ship" use on or within the property.
3. Hours of Operation – Monday thru Friday, 9:00 a.m. – 5:00 p.m. Saturday hours during holiday season to be determined.
4. All applicable Zoning Ordinance, Building Code, and Fire Code requirements for the establishment of the "Florist Ship" use shall be met during the Certificate of Occupancy process.



PZ-2017-1065

1100 West 2nd Street

Specific Use Permit for ‘Motor Cycle Sales and Repair’ in B-1 District



Applicant Information:

Applicant: Corey Dennen/Spectrum Motors (Tenant) and Larry Melde (Owner).

Applicant Request: Specific Use Permit (SUP) for the “Motor Cycle Sales and Repair” use in the B-1 Zoning District

Subject Property:

Location: 1100 West 2nd Street (corner of Victoria Street)

Legal Description: Doak Addition, Block 53, Lot 15

Existing Zoning: B-1 – Local Business District

Utilities: Service area of City Water and Wastewater; ONCOR Electric

Existing Use of Property: Developed with a non-residential building and parking lot.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	B-1 – Local Commercial District	Single-family detached
South	M-1 – Light Industrial District (across 2 nd St.)	(across 2 nd St.) Industrial
East	B-1 – Local Commercial District (across Victoria St.)	(across Victoria St.) Commercial
West	B-1 – Local Commercial District	Single-family detached

Application Summary

The proposal is to establish the “Motor Cycle Sales and Repair” specific use on this platted property, which is not a permitted use in the (current zoning of) B-1 Local Business District. In April 2017, the applicant’s request to rezone the property to the B-2, General Business District, was denied by City Council. That rezoning request, though not tied to any specific use or development, was based on the applicants stated desire to be able to sell motorcycles from the property, as well as do incidental repair work of to-be-sold motorcycles.

The B-1 District is described in the Zoning Ordinance as ‘provid(ing) for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community.’”

The City's Future Land Use map, part of the Comprehensive Plan, recognizes this property as being appropriate for "Semi-Public/Institutional". All other properties along the north and south sides of 2nd Street are planned for 'Commercial' uses. At this time, an exact reasoning for the very specific identification of this property and the one directly across the street for a category other than "Commercial" is unknown. Regardless, the entire corridor is appropriate for non-residential and commercial oriented uses and development. The scope, scale, and intensity of that development is governed by the zoning districts and their provisions. Uses constituting 'semi-public' and 'institutional' development can be a component of a 'commercial' corridor where appropriate, on a case by case consideration. See the clip on the next page from the Future Land Use map, which clearly shows the expected trend of general uses (red is Commercial, green is Downtown Neighborhood).



The City’s Zoning Ordinance, in Table 3.10, lists the specific use – **“Motor Cycle Sales and Repair”** – as being a Permitted (P) use in the B-2, M-1, and M-2 zoning districts.

TABLE 3.10 — AUTOMOBILE AND RELATED USES																		
Residential Districts									Misc. Districts			Nonresidential Districts						
R-A	R-1	R-2	R-3	MH	D	M F-1	MF-2	Permitted Uses	DN	I	P	B-1	B-2	B-3	BP-1	BP-2	M-1	M-2
								Boat Sales					P				P	P
								Motor Cycle Sales and Repair					P				P	P

Motor Cycle Sales and Repair - The display, sale and/or servicing, including repair work, of motorcycles.

Section 8.2 of the City’s Zoning Ordinance describes Specific Use Permits; see below:

8.2 - Specific Use Permits

8.2.1 Public Hearing, Review and Recommendation

Before authorization of any specific use permit, the request shall be referred to the Planning and Zoning Commission for their recommendation concerning the effect of the proposed use on the Comprehensive Plan and on the character and development of the area.

Notice of public hearings held by the Planning and Zoning Commission shall be given by sending written notice to all owners of property to which the proposed change would apply and to all owners of property located within two hundred (200) feet of any property affected or to be changed thereby, such notice to be served at least ten (10) days prior to the date set for the public hearing.

A second public hearing shall be held by the City Council before adopting any proposed amendment, supplement, change or modification. Notice of such public hearing shall be given by publication at least one time in a newspaper of general circulation in the City, which notice shall state the time and place of hearing and which date of publication shall be at least ten (10) days prior to the date set for public hearing.

8.2.2 Review and Action

The City Council by an affirmative three-fourths (¾) vote may grant a specific use permit for uses that are otherwise not permitted by-right by this Ordinance, and may impose appropriate conditions and safeguards, including a specified period of time for the permit to protect the Comprehensive Plan and to conserve and protect property values.

Section 8.2.2 allows the City Council to consider an SUP for a use not otherwise permitted by-right in a certain zoning District. Council’s approval of such an SUP requires a $\frac{3}{4}$ majority. The applicant is following this process to request this project.

Analysis

The property is currently developed with a 1,920 square foot non-residential building that has hosted various commercial businesses. It is relatively small (approximately 0.22 acre, 75 feet of frontage, 140 foot deep), with on-site parking areas on the south and east sides of the building. It is limited in the size and capacity for some particular (B-1 District) permitted uses that could be performed on the property, but is ideally suited for retail or service uses, as it has been used in the recent past.

Photo Taken October 6, 2017



The West 2nd Street corridor is the principal gateway into the City for the majority of trips, and especially of those of people who are new to or visiting Taylor. The roadway, which also acts as Business Highway 79 and underwent a significant reconstruction approximately five years ago, is owned and under maintenance control of the City. A large number of nonconforming uses, buildings, and site improvements exists on both the north and south sides of the roadway. Many of the properties are very old, in poor condition, and suffer from the original lot layout that occurred in the Doak Addition (circa 1891), which created small, residential-scale (at the time) lots. Most have transitioned to non-residential uses, which is appropriate when fronting a four-to-five lane roadway, but do not lend themselves well to harmonious non-residential development per modern development standards.

The appearance and functionality of this street, despite the inherent and built limitations just noted, continues to improve. To date, the City's means of regulating land use, and to that end, the appearance of development, has been fairly limited. While there are examples of good renovation and new-build development along the corridor, which have brought positive economic growth, there continue to be blighted and underutilized properties that hamper the overall trend of improvement.

The current zoning designation of the north side of West 2nd Street, which extends north to 3rd Street, and from Talbot Street to the interchange with the Highway 79 by-pass, is the B-1 Local Business District. Three (3) properties (500, 1108, and 1504 West 2nd Street) have achieved higher zoning of the B-2 District, while City records indicate a Specific Use Permit was approved (Ordinance 2016-01, 02-25-16) for the '**major** automotive repair (not including painting)' use at 922 West 2nd Street.

Proposed Conditions of Operation

1. Applicability - The Specific Use Permit shall be for Corey Dennen (Applicant/Lease Tenant of Property) to perform the "Motorcycle Sales and Repair" use located on, and within the existing site features of, the property. No changes or improvements are proposed.
2. Expiration - The Specific Use Permit shall cease to be valid when/if Corey Dennen is no longer the property tenant (and/or Owner), and/or Operator of a "Motorcycle Sales and Repair" use on or within the property.
3. Hours of operation - shall be Monday by appointment; Tuesday – Friday, 10:00 a.m. to 6:00 p.m.; Saturday 10:00 a.m. to 5:00 p.m.
4. Outdoor Display # - Maximum number of motorcycles displayed outside the building and/or opaque fenced areas of the property shall not exceed .
5. Outdoor Display Location - The areas for Outdoor display of motorcycles shall be .
6. Repair Location – Repair work of motorcycles shall only occur within the existing building and behind the existing opaque fence in the rear (north) of the property.
7. All applicable Zoning Ordinance, Building Code, and Fire Code requirements for the establishment of the "Motorcycle Sales and Repair" use shall be met during the Certificate of Occupancy process.

Staff Recommendation

Staff recommends approval of the Specific Use Permit request - with the caveat that details regarding the number and location of outdoor display of motorcycles is provided, and clarification of the location of repairs, are provided by the applicant OR determined by the Commission – and based on the following findings:

1. The Conditions of Approval are meant to ensure a level of development that would improve upon the existing conditions of the property, and ensure that no negative impacts arise from the proposed use compared to those that could be expected from by-right permitted uses eligible to occur on the property.
2. The Comprehensive Plan Future Land Use map, despite the parcel-specific designation of ‘Semi-public/Institutional’, establishes the northern side of West 2nd Street as being appropriate for “Commercial” uses. This category is a wide-ranging distinction, and does not provide adequate guidance as to whether the sale and/or repair of motorcycles is an inappropriate “commercial” use.

Attachments:

1. Proposed Ordinance 2017-28
2. Ordinance Exhibit A – Legal Description (Survey)
3. Ordinance Exhibit B – Conditions of Operation
4. Aerial Photo

ORDINANCE NO. 2017-28

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR PROPERTY BEING DOAK'S ADDITION, BLOCK 53, LOT 15, LOCATED AT 1100 WEST SECOND STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, FOR A MOTOR CYCLE SALES AND REPAIR USE IN THE LOCAL BUSINESS DISTRICT B-1; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on December 14, 2017, to consider the request made by Corey Dennen and Larry Melde, as Applicant and Owner of the property, respectively, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Specific Use Permit for a Motor Cycle Sales and Repair use, which is not a use permitted within the B-1 Local Business District; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 14, 2017, to consider the Specific Use Permit, and recommended the Specific Use Permit to the City Council; and

WHEREAS, per Zoning Ordinance Section 8.2.2, the City Council by an affirmative three-fourths (3/4) vote may grant a Specific Use Permit for uses that are otherwise not permitted by-right by this Ordinance, and may impose appropriate Conditions and safeguards, including a specified period of time for the permit to protect the Comprehensive Plan and to conserve and protect property values.

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

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

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

SECTION 2. The Property is approved for a Specific Use Permit to allow a Motor Cycle Sales and Repair use per the attached Conditions of Operation contained in Exhibit "B".

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. 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 2017-28 was introduced before the Taylor City Council on the 14th day of December, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

Brandt Rydell
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, 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. 2017-28, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, 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 _____, 2017.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

DRAFT

EXHIBIT B

CONDITIONS OF OPERATION:

DRAFT

SURVEY PERFORMED FOR LARRY MELDE

IMPROVEMENT SURVEY OF LOT 15, BLOCK 53 OF DQAK'S ADDITION TO THE
CITY OF TAYLOR

RECORD IN VOLUME 56, PAGE 483 OF THE DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS.

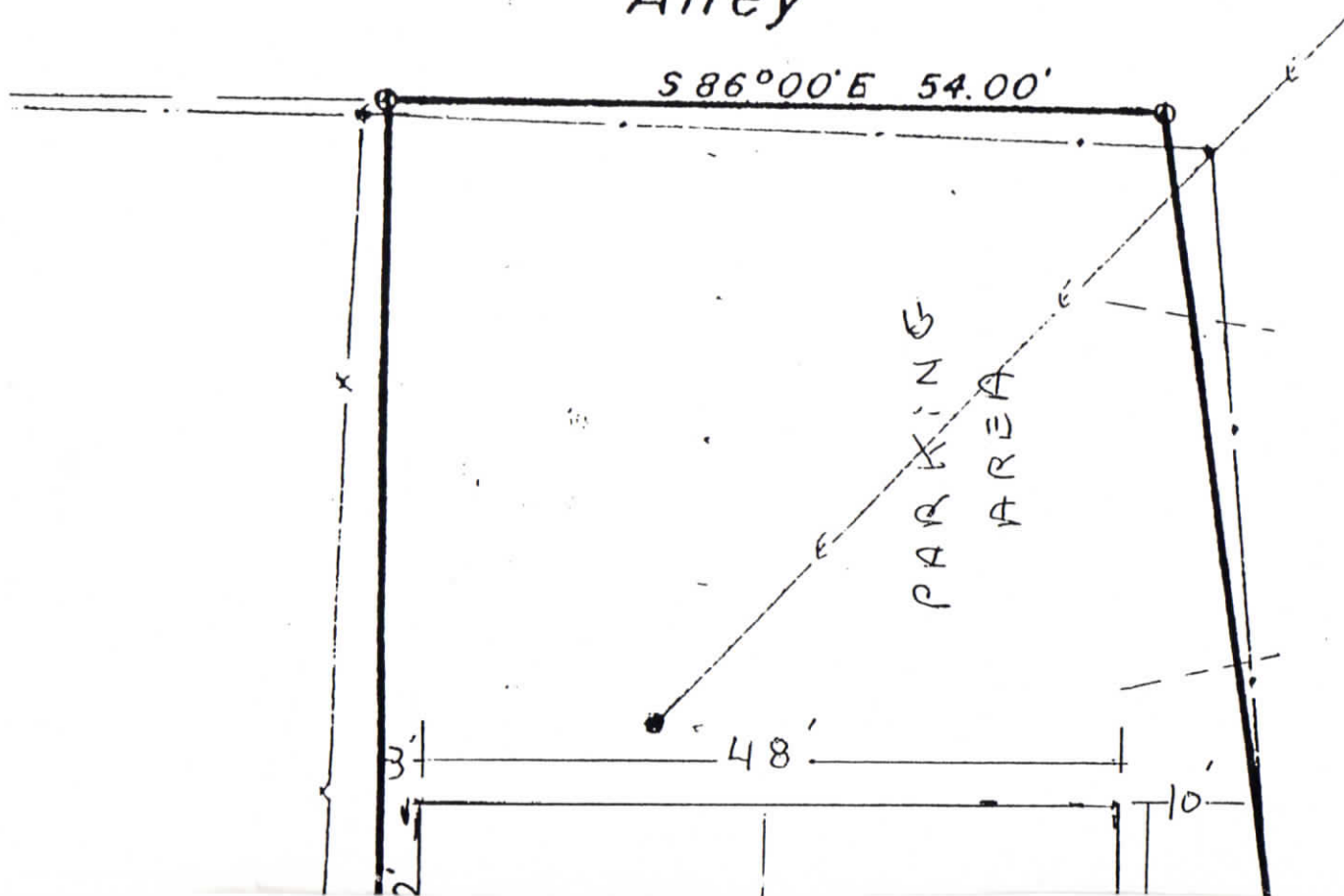
METER DESCRIPTION: ATTACHED
 X NOT REQUIRED

SCALE: 1" = 20'

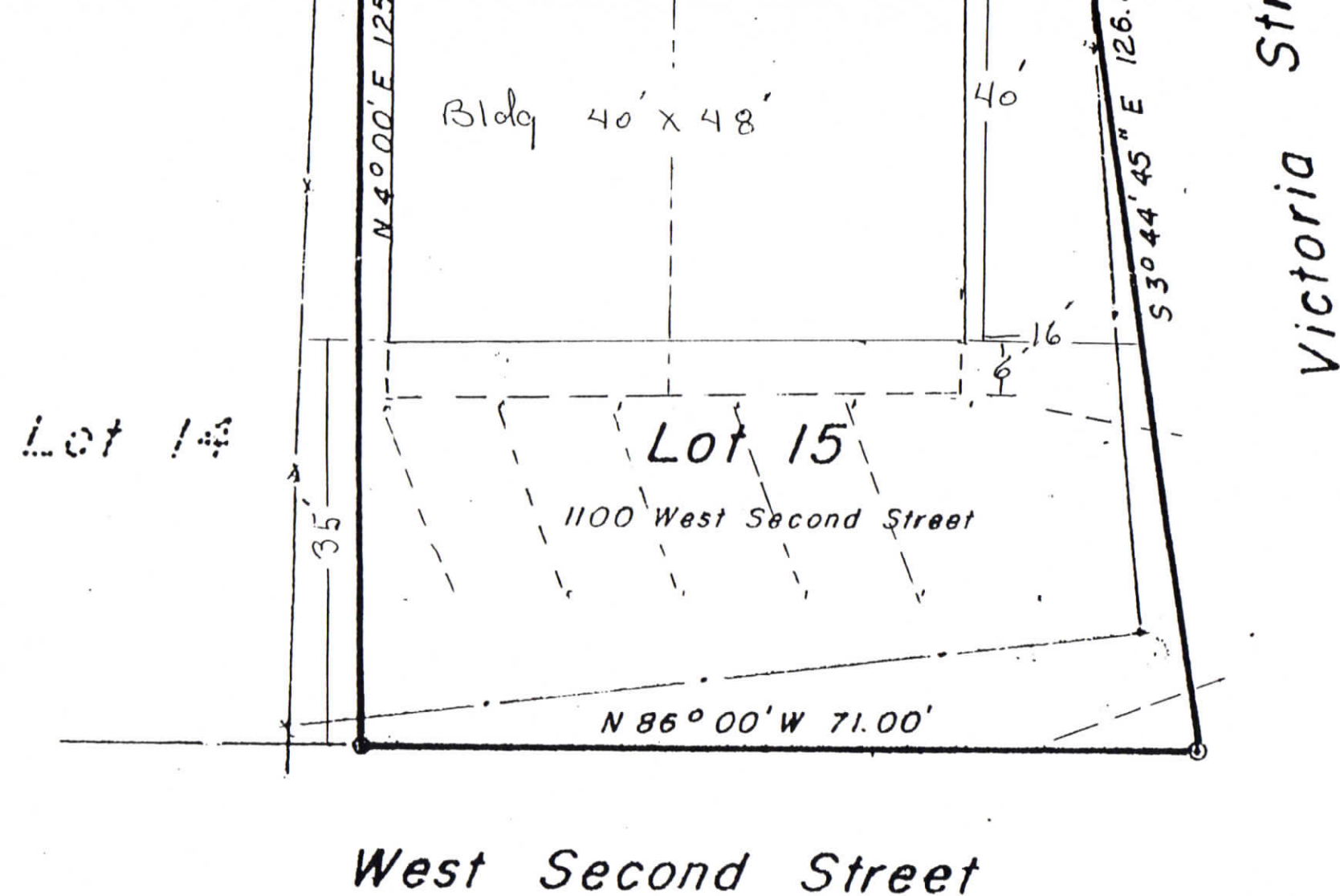
LEGEND: IRON PIN FOUND 
IRON PIN SET 

Alley

S 86°00'E 54.00'



et



R. T. MAGNESS, JR., REGISTERED
 PROFESSIONAL LAND SURVEYOR, DO HEREBY
 CERTIFY THAT THE ABOVE PLAT CORRECTLY
 REPRESENTS THE PROPERTY AS DETERMINED BY
 AN ON-THE-GROUND SURVEY PERFORMED UNDER
 MY SUPERVISION AND DIRECTION ON THE 6th
 DAY OF JUNE, 19 95; THE

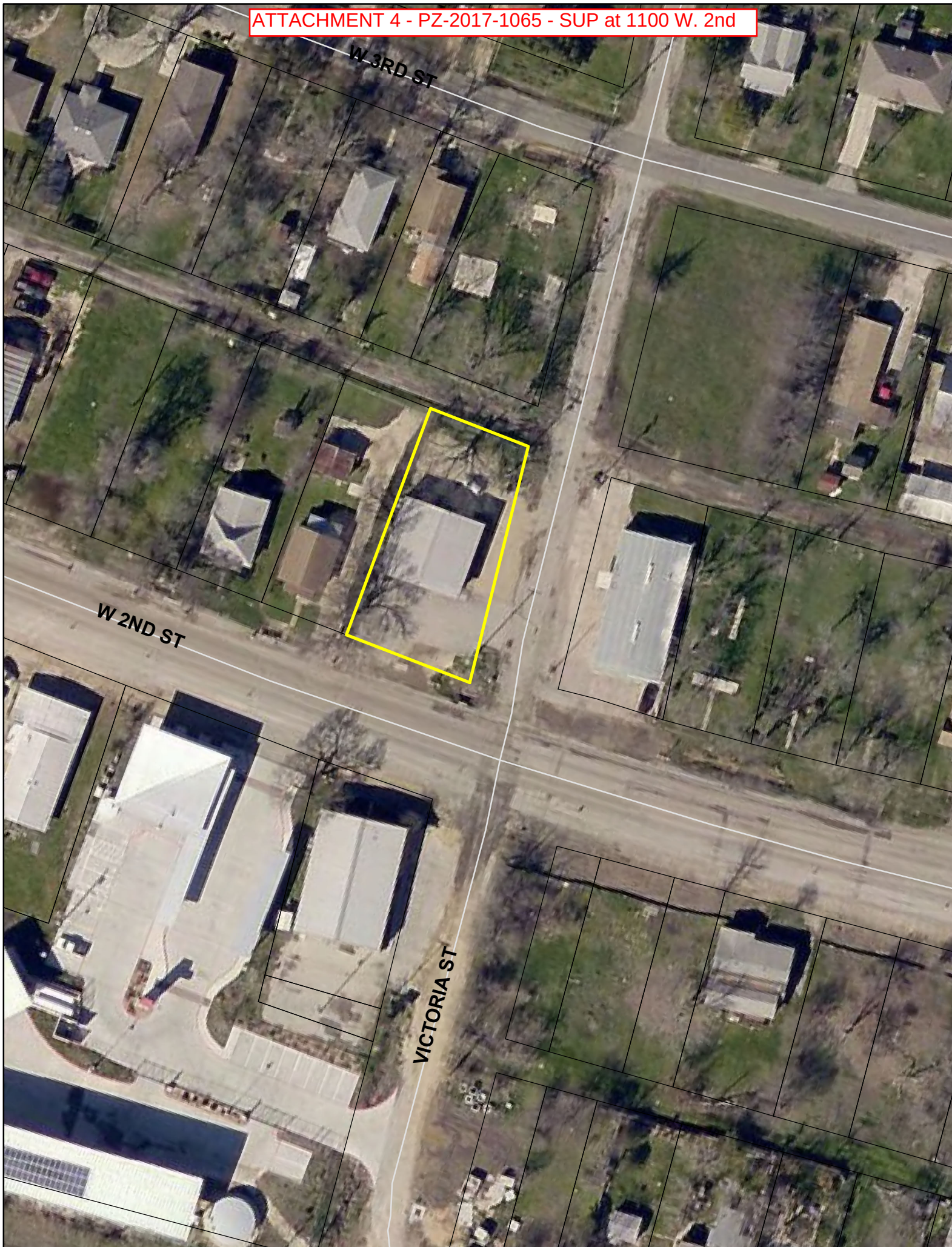
FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE
 ADMINISTRATION'S FLOOD HAZARD MAP FOR WILLIAMSON
 COUNTY, TEXAS, COMMUNITY NO. 48491 C EFFECTIVE DATE
 OF SEPT. 27, 1991 AND THAT MAP INDICATES THAT THE
 PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD
 AREA) AS SHOWN ON PANEL 0266 C OF SAID MAP.
 WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL

ATTACHMENT 3

EXHIBIT B

Proposed Conditions of Operation

1. Applicability - The Specific Use Permit shall be for Corey Dennen (Applicant/Lease Tenant of Property) to perform the “Motorcycle Sales and Repair” use located on, and within the existing site features of, the property. No changes or improvements are proposed.
2. Expiration - The Specific Use Permit shall cease to be valid when/if Corey Dennen is no longer the property tenant (and/or Owner), and/or Operator of a “Motorcycle Sales and Repair” use on or within the property.
3. Hours of operation - shall be Monday by appointment; Tuesday – Friday, 10:00 a.m. to 6:00 p.m.; Saturday 10:00 a.m. to 5:00 p.m.
4. Outdoor Display # - Maximum number of motorcycles displayed outside the building and/or opaque fenced areas of the property shall not exceed _____.
5. Outdoor Display Location - The areas for Outdoor display of motorcycles shall be _____.
6. Repair Location – Repair work of motorcycles shall only occur within the existing building and behind the existing opaque fence in the rear (north) of the property.
7. All applicable Zoning Ordinance, Building Code, and Fire Code requirements for the establishment of the “Motorcycle Sales and Repair” use shall be met during the Certificate of Occupancy process.



PZ-2017-1059
69.97 acres in the George M. Reese
Survey, Abstract No. 533, T.B. RR.
Survey, Abstract No. 315, and Dentler
Survey, Abstract No. 211
Rezoning from ETJ to PD(R-1 and B-1)
Sundance Subdivision



Applicant Information:

Applicant: Packsaddle Partners, LLC and Haynie Consulting, Inc.

Owner: Hafernik Farm Group

Applicant Request: Rezone the property from the ETJ to a Planned Development (PD) District with base districts of R-1 (Single-family Residential) and B-1 (Local Business)

Subject Property:

Location: South of the southwest corner of Carlos G. Parker Blvd / FM 973

Legal Description: 69.97 acres in the George M. Reese Survey, Ab. No. 533; T.B. RR. Survey, Ab. No. 315; Dentler Survey, Ab. No. 211.

Existing Zoning: Unzoned (ETJ) prior to voluntary annexation

Utilities: Service area of City Water and Wastewater; ONCOR Electric

Existing Use of Property: Vacant/undeveloped.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 – Single Family Residential	Vacant/undeveloped/farm land
South	Unzoned - ETJ	Vacant/undeveloped/farm land
East	PD (R-1 base)	Vacant/undeveloped/farm land
West	Unzoned - ETJ	Vacant/undeveloped/farm land

Application Summary

Subsequent to a voluntary annexation of this property to be within the corporate boundary of the City, which will be presented to City Council in conjunction with the recommendation of this Planned Development rezoning request, this proposal is to rezone this grouping of properties to a Planned Development (PD) district comprised primarily of single-family detached development (under the basis of the R-1 District except as modified), with approximately 5 acres of land planned for commercial uses (base district of B-1, Local Business except as modified).

The applicant has submitted the following documents which comprise this Planned

Development rezoning request:

- a Development Plan (*narrative to express the deviations from, and commitments to aspects and features that go beyond the minimums of, the Zoning Ordinance*);
- a Concept Site Layout of the property, graphically depicting the location of streets, lots, parkland, drainage features, and commercial areas as described in the Development Plan. It also contains details such as the proposed lot widths (table), general lot-by-lot dimensions, and park improvements.
- Commercial building elevations, committing to general materials and style.
- Photos of example dwelling products, as described in the Development Plan.
- Playground equipment (manufacturers) exhibits.

The intent of the request is to provide the applicant the ability to develop a residential subdivision of approximately 296 lots, 286 of which will be less than the minimum lot width, and approximately 254 lots will be less than the minimum size (square footage), of the R-1 District. Table 1 below captures the essence of the differences from the base district that are being proposed.

Table 1 – Lot Dimension Standard Comparison

	R-1 District	Proposed	
Lot WIDTH	70' min.	45' – 225 lots	60' - 14 lots
		50' – 9 lots	65' – 1 lots
		51.5' – 1 lot	70' – 7 lots
		55' – 36 lots	75' – 3 lots
Lot DEPTH	100' min.	95' minimum (All lots appear to exceed 100' depth)	
Lot SIZE	7,000 SF min.	6,386 SF average	
		Smallest – 5,400	Largest – 8,400
Front Setback	25'	25'	
Garage Door Setback	n/a – 25' same as front setback	25' or 15' if side-entry	
Side setback	5' interior 10' street side	5' interior 15' street side / corner	
Rear Setback	10'	10'	

In light of the requested deviations from the current Zoning Ordinance standards, which in large part result in an increase in the number of residential lots (ie, increased density), the applicant is offering to commit to providing many aspects, improvements, and amenities which under normal, by-right development circumstances, would not be required and in no way could be guaranteed through the subdivision platting process. Below is a listing of the modifications detailed in the Development Plan proposed to be the governing development standards for the development; they either exceed (are less restrictive) or limit (are more restrictive) the standards of the base R-1 or B-1 Districts.

Note: Through the by-right processes of land subdivision, under the guidance of the particular Zoning District and the Subdivision Ordinance, a developer can at any time voluntarily exceed a minimum or be more restrictive than a maximum standard, without legislative approval of the City Council or approval of a Variance from the Zoning Board of Adjustment. Example: A developer can always propose to create 80' wide lots when the minimum standard is 70' of width.

Requests to exceed/be less restrictive than the current standards, to the benefit of the Developer:

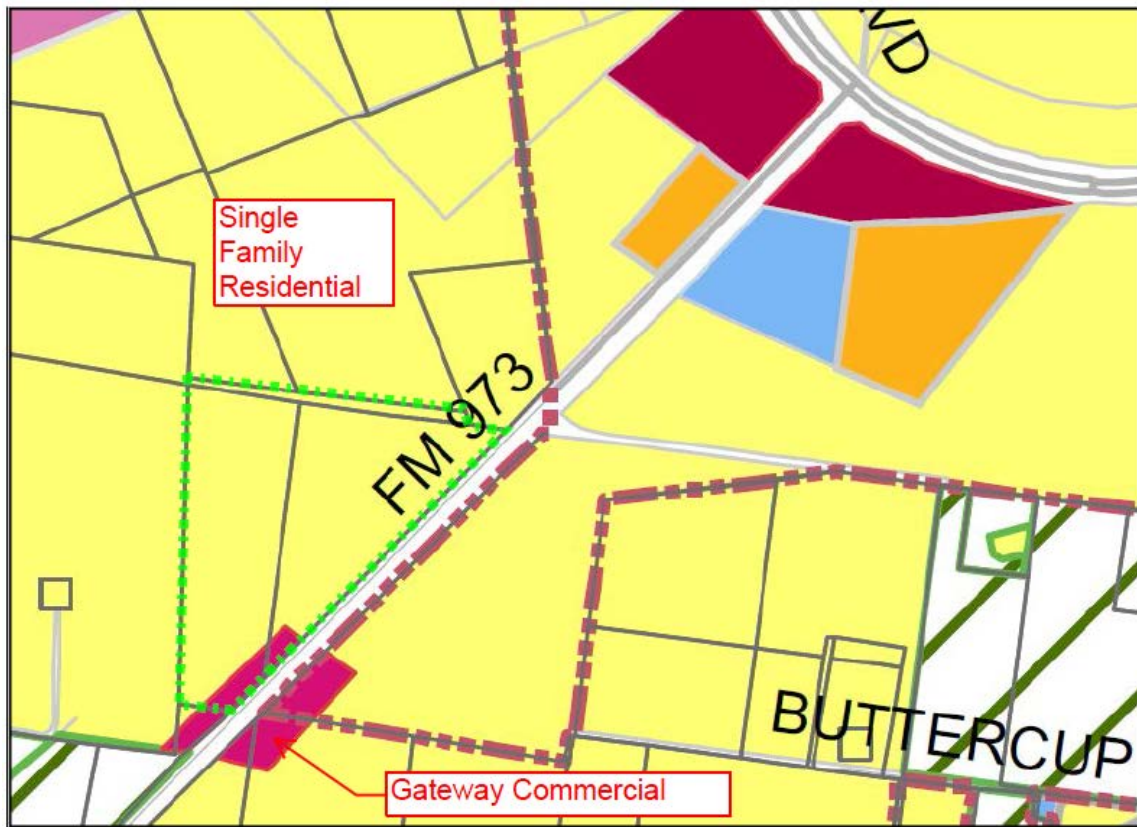
1. Minimum lot size allowance of 5,400 SF
2. Minimum lot width of 45' (see Table 1 for breakdown)
3. Minimum lot depth of 95'
4. Side-entry garage setback of 15'
5. Exception to masonry requirements for dwellings with stylized architecture (Exhibit D of applicant submittal)
6. Less acreage of parkland (2.96 acres) than minimally required (5% of land area = 3.5 acres)
7. Traffic Impact Analysis (TIA) to be submitted with the Final Plat, rather than the Preliminary Plat.

Voluntary commitments to exceed/be more restrictive than the current standards, to the benefit of the City/community/future residents:

1. List of restricted uses in the commercial areas governed by the B-1 base district.
2. Four-sided masonry, defined as stone, brick, hard-coat stucco, and up to 75% of horizontally installed cement based siding product not to include panelized wall systems.
3. Two-story homes on corner lots or adjacent FM 973 shall be constructed of 90% masonry materials on exposed surface walls facing roadways.
4. Accessory Structure height limited to 10' maximum; for lots adjacent FM 973, 7' maximum.
5. Street side setback of 15'
6. Corner residential lots shall be 10' wider than narrowest lot in the block.
7. Fences on street side / corner lots shall be set back 10' from property line, not enclosing the 10' PUE that exists along those side lot lines.
8. House Elevation variations within the subdivision so that no three (3) adjacent lots will have the same home elevation (anti-repetitive facades).
9. Two-car garages for all lots wider than 45'.
10. Back patios minimum of 100 Square feet.
11. Private (future HOA) ownership of parkland rather than dedication of raw land to the City.
12. Amenities to the parkland (See applicant Exhibit B) consisting of:
 - o Walking trail 5-feet wide of decomposed granite.
 - o Park benches, minimum of two (2).
 - o Soccer goals – minimum of two (2).
 - o Playscape – one (1) combination structure (see applicant Exhibit E).
 - o Any Fencing adjacent parkland to be 6' Cedar fence with top cap, non-rail side only, with masonry columns every 50'.
13. Commercial building materials of minimum 60% masonry; front being only masonry, stucco, glass; sides & rear standing seam metal and 4' wainscot of masonry or stucco (see applicant Exhibit C).
14. Residential landscaping along the rights-of-way but outside of easements comprised of:
 - o All yard areas sodded / synthetic lawns/plants prohibited.
 - o One (1) 2-inch caliper Shade Tree in front yard of each lot.
 - o Five (5) 5-gallon shrubs per lot.
 - o Corner lots to have 1 additional 2-inch caliper Shade Tree in front yard.

Comprehensive Plan – Future Land Use Map

The City's Future Land Use map, part of the Comprehensive Plan, recognizes this property as being appropriate for single-family uses, with a small portion of the area (near FM 973 at the southern extent) as being appropriate for Gateway Commercial uses. The general land plan of the proposal matches these designations. See excerpt below.



Staff Review

The Zoning Ordinance describes the Planned Development (PD) District (either Residential or Commercial) as being intended to allow and encourage greater design flexibility and variety in [residential/commercial] planned developments”.

The following table details the staff review of this application to date:

	Applicant Submittal	Staff Comments issued	Days *
# 1	August 24 th	September 14 th	14
# 2	September 18 th	September 22 nd (email / not official comments)	4
# 3	October 3 rd	October 13 th	8
# 4	October 20 th	October 26 th	4
# 5	October 31 st	<i>This Staff Report</i>	<i>na</i>

*Business Days for Staff to review and issue comments.

Staff Analysis

The applicant did not provide a 'by-right' scenario of how this property could be developed under the R-1 District standards, for comparison with the proposed Planned Development lot layout. With wider lots, the usual result is the need for more linear feet of streets and thus utilities, and it is these expenditures that drive up the cost-per-lot. Thus, with more streets, but a finite tract of land, there would be less land for the development lots, and a lower lot yield and density would result.

Staff analyzed the proposed lot widths and yields (table on the Concept Site Layout), and finds that if all lots were 70' wide, the property could yield 203 lots. When compared to the proposed 296 lots, this equates to a 93 lot increase, or 46%. It must be noted that there are several variables not taken into account, such as lot depth, street design necessities, and drainage facility size demands that could not be taken into account without incorporating proper engineering factors and design. Therefore, the above 'by-right' lot yield and comparison is an estimate for discussion purposes only at this time.

Outstanding Issues:

1. **Lot Sizes** – Item F.1 of the applicant's Development Plan proposes minimum lot sizes of 5,400 SF. Section 2.17.5 of the Zoning Ordinance stipulates that the minimum lot size that can be requested under the guise of a (Residential) Planned Development District is 6,000 SF. The applicant is aware of this, and staff has made this comment repeatedly on the applicant submittals. The applicant has demonstrated that the aggregate average of their lot sizes will be 6,386 SF, above the 6,000 SF threshold. However, the Ordinance does not speak to the standard being for the 'average', but rather, simply the minimum lot size that can be requested.
2. **Two-car garages** – Item F.5 of the applicant's Development Plan proposes that only lots greater than 45' in width will have two-car garages, while those with 45' widths will have one-car garages. The Site Layout Plan indicates that 225 lots (76%) of the subdivision will have 45' widths, and thus, one-car garages.

At the current time of the review of this application, and presentation to the Planning and Zoning Commission, this proposal would be compliant with – and in fact exceed with 71 lots having two-car garages – the current standard, but would be in conflict with a Zoning Ordinance Amendment that will be considered by City Council in the near future. Currently, the parking requirement for the single-family residential use is that one (1) of the two (2) off-street spaces must be behind the front yard setback line and be covered. The forthcoming amendment will improve upon this, making the standard that both required parking spaces be behind the front yard setback line and be in a garage. This revision will eliminate the opportunity for the use of carports and other forms of unenclosed "covers" and require that walled and enclosed garages be utilized. The most traditional form of this is the attached garage, whereby persons enter into the living quarters of a residence via a door within the garage. The amendment will allow for a detached garage structure/building, so long as it is behind the front yard setback area, which leads to side-entry situations for a corner lot, or rear alley access for interior lots.

Staff can support a Development Plan commitment to the provision of two-car garages for all lots, as was proposed in the first three submittals of this rezoning request.

3. **Residential Masonry Materials** – Item F.2 of the applicant’s Development Plan details the proposed commitment to mixtures of masonry materials, as well as F.2.b, which allows for non-masonry materials for architectural styles that do not lend themselves to the use of masonry materials. Example elevations were not provided, and would work in concert with the text to provide staff something to compare, and enforce from, at the time of Building Permit review.

Staff can possibly support a Development Plan inclusion of the proposed residential building materials in graphic exhibit/photo form to aid in the understanding and future enforcement of these regulations.

4. **Calculation of Parkland** – Item J. of the applicant’s Development Plan details how, and what, land will be provided to address the Parkland Dedication requirements. Staff approves of the private ownership and maintenance responsibilities (the future HOA), as well as the developer construction of the stated improvements.
 - a. Lack of clarity as to who is responsible for installing the amenities.
 - b. Lack of clarity as to timing (when) of the installation of the amenities, with the concern being, if the subdivision improvements (streets, utilities, street lights, street signs, etc.) are accepted by the City, and the park amenities are not installed (by the developer), the responsibilities of the developer will cease, and there will be no leverage by the City to ensure those amenities are in fact built/installed.
 - c. The increase in density should not result in LESS acreage of parkland than the by-right scenario, but the voluntary improvements can counter the increase in number of lots.

5. **Drainage Areas as Parkland** - Item J. of the applicant’s Development Plan details that the applicant seeks to designate, and add amenities to, portions of both Drainage areas/ lots for the purposes of increasing the amount of open space / parkland. The addition of the entirety of the drainage areas increases the amount of acreage to 7.55 acres of land, which does exceed (10.8%) the minimum calculated area (5%, which is 3.5 acres for this property). Utilizing – or ‘getting credit for’ – the dual-use of the necessary drainage areas for meeting (or exceeding) the minimally required percentage of Parkland is not the normal means of how Parkland is calculated. If the City were to be the recipient (owner) of the parkland per the usual fashion, these Drainage areas would not be eligible for use as meeting the 5% land requirement.

6. **Sidewalks** – The applicants Development Plan is silent regarding sidewalks. Section 2.14 of the City’s Engineering Manual (which implements standards on subdivisions) only requires that sidewalks be provided on one side of each street at 4’ of width.

Staff would be supportive of a Development Plan commitment to 4’ sidewalks being on both sides of all streets, with the normal caveat that sidewalk directly in front of a lot be constructed with the dwelling. Common areas along parkland, drainage lots, or areas where not development fronts the street, shall be constructed

with the subdivision improvements and part of the dedication of those improvements to the City prior to any lot dwelling construction.

7. **FM 973 Pedestrian Path** - The applicants Development Plan is silent regarding any form of pedestrian access/pathway along the entire front of FM 973 for this project. The first four (4) versions of the Concept Site Layout noted a 20' 'Bike, Hike and Utility Easement' along the entire FM973 frontage of this property, but the Development Plan provided no commitment to/detail about building any such trail. Staff commented that having a "Bike and Hike" easement running through the sides or back of approximately 20 residential lots was an incompatible proposal. One of two things could occur with what was proposed: 1.) property owners could 'fence in' the easement (*placing fencing to the edges of their property boundaries, which is normal*) and thus preclude physical access to the easement area (either with or without construction of a trail in the future); or 2.) if fencing stopped at the edge of the fenced areas, but the area of easement were privately owned by the approximately 20 lot owners, maintenance responsibilities for the 'other side of the fence' – which abuts the highly-visible FM 973 corridor – would default to those 20 lot owners, and inevitably the level of maintenance would be inconsistent.

Currently, the fifth (5th) version of the Concept Site Layout indicates just a 20' Utility Easement in the same location; the 'bike and hike trail' was abandoned. Staff is not supportive of a utility easement that cuts through the portions of approximately 20 lots as proposed.

Staff would be supportive of a Development Plan commitment to a stand-alone lot, owned and maintained by the future HOA, with a utility easement within it (width to be determined by the City Engineer), and a fee-in-lieu of construction of a trail for pedestrian mobility purposes.

8. **Fencing along FM 973** – The applicants Development Plan is silent regarding fencing of the more than one thousand feet (1,000') of residential lots that touch the FM 973 right-of-way, as it presents a significant visual element. Concern is over both the style/color/materials of the fencing that could be developed lot by lot (given the homebuilder is unknown, and future HOA regulations regarding these fences is unknown) at the initial time of development, and the long-term maintenance of those fences.

Staff would be supportive of a Development Plan commitment to details regarding the FM 973 facing fencing as to style, materials, and color, and placing the responsibility for the maintenance of the FM 973 facing side of the fence with the future HOA.

Staff Recommendation

Due to the outstanding issues stated in this report, Staff is not able to recommend approval of the rezoning request as presented.

Attachments:

1. Proposed Ordinance 2017-32
2. Exhibit A – Legal Description
3. Exhibit B – Development Plan & Exhibits

ORDINANCE NO. 2017-32

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 69.97 ACRES IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, T.B. RR. SURVEY, ABSTRACT NO. 315, AND M. DENTLER SURVEY, ABSTRACT NO. 211, GENERALLY LOCATED ON THE WEST SIDE OF FM 973 SOUTH OF CARLOS G. PARKER BOULEVARD IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT R-1 (ASSIGNED AT ANNEXATION) TO PLANNED DEVELOPMENT, R-1 PD AND B-1 PD; 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 14, 2017, to consider the request made by Packsaddle Partners, LLC and Hafernik Farm Group, as Applicant Agent and Owner of the property, respectively, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 14, 2017, to consider the zoning request, and recommended 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 Property is changed from Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2017-32 was introduced before the Taylor City Council on the 14th day of December, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

Brandt Rydell
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, 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. 2017-32, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, 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 _____, 2017.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

EXHIBIT B

(Development Plan and Exhibits)

DRAFT

LEGAL DESCRIPTION:

BEING 69.97 ACRES OF LAND OUT OF THE H. & T.B.R.R. SURVEY, ABSTRACT 315, M. DENTLER SURVEY, ABSTRACT 211, AND GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN 150 ACRE TRACT, CONVEYED TO JOHN FRED HAFERNIK ET. AL. RECORDED IN DOCUMENT 2011036448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 69.97 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET 973, BEING THE SOUTHEAST CORNER OF THE BILLIE G. MILLER, ET. AL. TRACT RECORDED IN DOCUMENT 2010074538, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 44°27'04" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 2,760.45 FEET TO AN IRON ROD FOUND IN THE SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO EUGENE MUNDKOWSKY RECORDED IN VOLUME 837, PAGE 121, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (W.C.A.D. SHOWS CURRENT OWNER AS LINDA ROZNOVAK, DENNIS MUNDKOWSKY AND RONALD MUNDKOWSKY WITH NO DEED INFORMATION), ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82°26'22" WEST, ALONG THE NORTH LINE OF MUNDKOWSKY TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 347.70 FEET TO AN IRON ROD FOUND IN THE EAST LINE OF A TRACT CONVEYED TO ALAN C. TEICHELMAN AND SUSAN KAYE SCHAEFER RECORDED IN DOCUMENT 2016002249, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID MUNDKOWSKY TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01°52'07" EAST, ALONG THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 2323.70 FEET TO A CONCRETE MONUMENT FOUND IN THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT, ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JULIUS CHARLES STELZER, III RECORDED IN DOCUMENT 2008077958, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINES OF SAID STELZER TRACT, A TRACT CONVEYED TO WILLIAM LYN DAVIS, III RECORDED IN DOCUMENT 1996038661, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAID BILLIE G. MILLER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) **SOUTH 82°36'18" EAST**, FOR A DISTANCE OF 1916.08 FEET TO A CONCRETE MONUMENT FOUND;
- 2) **SOUTH 21°47'09" EAST**, FOR A DISTANCE OF 126.85 FEET TO A CONCRETE MONUMENT FOUND;
- 3) **SOUTH 82°33'45" EAST**, FOR A DISTANCE OF 256.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.97 ACRES, MORE OR LESS.

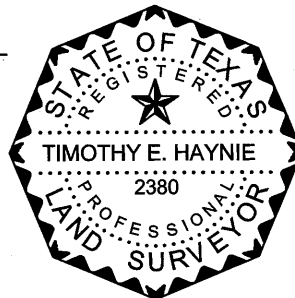
NOTES:

1.) BEARING BASIS OF THE CONTROL POINTS LISTED HEREON IS BASED ON THE NAD 83 CONTROL DATUM, GEOID MODEL 12B, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM, ALL COORDINATES AND DISTANCES SHOWN AND LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS DOES HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY ON THE GROUND, AND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

 08-03-17
TIMOTHY E. HAYNIE,
TEXAS REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 2380

**EXHIBIT "A"**

FIELD NOTES TO ACCOMPANY SKETCH FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



**HAYNIE
CONSULTING, INC.**

Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER: 783-17-02

JOB DATE: 2017-04-11

SCALE: 1"=500'

TECH: J. WARREN

CHECKED BY: B. JONES

SHEET:
1 OF 2

EUGENE MUNDKOWSKY
VOL. 837, PG. 121
DEED RECORDS, WILLIAMSON
COUNTY, TEXAS
(WCAD SHOWN CURRENT OWNER
AS LINDA ROZNOVAK, DENNIS
MUNDKOWSKY AND RONALD
MUNDKOWSKY WITH NO DEED
INFORMATION)

SKETCH TO ACCOMPANY FIELD NOTES FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



HAYNIE
CONSULTING, INC.

Civil Engineers and Land Surveyors
1010 Provident Lane
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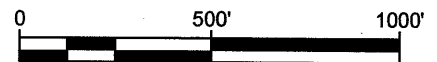
CHECKED BY: B.JONES

SHEET:

2 OF 2

LEGEND

- CONCRETE MONUMENT FOUND
 ● IRON ROD FOUND



GRAPHIC SCALE

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N82°26'22"W	347.70'
L2	S21°47'09"E	126.85'
L3	S82°33'45"E	256.99'

SUNDANCE DEVELOPMENT

Taylor, Texas
Planned Development
Development Plan

A. PROPERTY

The Sundance Planned Development District encompasses approximately 69.97 acres located immediately South of the High School on the west side of FM 973, Taylor, Texas and more particularly described in Exhibit A. It is hereinafter referred to as “the property.”

B. PURPOSE

This Planned Development Development Plan (PDDP) serves to augment and/or modify the standards for development outlined in the City’s Zoning, Subdivision, and other development related Ordinances in order to implement the vision for the property and insure a cohesive, high quality development not otherwise anticipated by the underlying base zoning district. The PDDP, is a summary of the development and design standards for the property, and a site layout plan of the proposed development as described in Zoning Ordinance Ch 2, Article IV, Section 2.17 Residential Planned Development District [RPD].

C. APPLICABILITY AND BASE ZONING

The property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the R-1 (Single Family Residential) zoning district and by B-1 (Local Business) zoning district, and other sections of the Code, as applicable. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

All other Ordinances within the Code, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control. In the case that this PDDP does not address a specific item, the City of Taylor development regulations shall apply.

D. SITE LAYOUT PLAN

A Concept Site Layout Plan has been attached to this Development Plan as Exhibit B to illustrate the land use and design intent for the property. The Site Layout Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. The Site Layout Plan depicts roadways, residential areas, commercial areas, and park areas that will be developed in multiple phases as shown in Exhibit B, provided the minimum requirements of the PDDP are met. Approval of this PDDP and Concept Site Layout Plan does not constitute approval of a subdivision plat.

E. PERMITTED USES

The primary use of the property shall be for single family detached dwellings. In addition, there will be approximately five (5) acres consisting of two lots for local retail commercial use. Accessory uses not specifically covered by this Plan shall be regulated by:

1. R-1 Zoning District

2. **B-1 Zoning District, prohibited uses:**

- Appliance Rental
- Amusement Commercial (Outdoor)
- Aquariums
- Associated Outside (accessory) uses (or Storage)
- Auto Financing and Leasing (No Outdoor Lot or Display)
- Auto Repair, Major or Minor
- Bed and Breakfast Inn Facility
- Boarding or Rooming House
- Cemetery or Mausoleum
- Check Cashing Service and Loan Agency
- Convent or Monastery
- Country Club (Private)
- Food Bank or Pantry
- Fraternal Organization, Lodge, Union Hall or Civic Club
- Funeral Home or Mortuary
- Greenhouse (Non-Retail/Hobby)
- Halfway houses
- Heliport, Helistop
- Kennel (Indoor Pens)
- Laundromat (Or Self-Service Washateria)
- Rehabilitation Care Facility (Halfway House)
- Sewage Pumping Station (Public)
- Sexually Oriented Business
- Small Wind Energy System (Ord 2010-44, 11/4/10)
- Train stations
- Water Treatment Plant

F. DEVELOPMENT STANDARDS

1. **Single Family Development Standards**

Minimum lot size	5,400-SF
Minimum front lot width	45-ft
Minimum rear lot width	45-ft
Minimum lot depth	95-ft
Minimum radial lot width front & back	40-ft cord measurement at building line
Minimum front setback	25-ft typical
Minimum garage door setback	25-ft or 15-ft for side entry
Minimum side setback	5-ft, 15-ft street side corner lots
Minimum rear setback	10-ft
Minimum accessory building setback	5-ft, not permitted in any street yard setback
Maximum height primary building	35-ft
Maximum height accessory building	10-ft, 7-ft on lots adjacent to FM 973 ROW
Corner lots shall be 10-ft wider than the narrowest lot in the block.	
Fences on street side of corner lots shall be set back 10-ft from property line, thus not within the 10-ft PUE.	

2. **Masonry Façade Requirements**

The exterior finish of all sides of single-family homes within the Plan shall be masonry, except non-load bearing elements such as doors, windows, trim, and accents. Gables, roofs, soffits, porches, and patios may also be of a non-masonry material. Masonry shall be defined as stone, brick, two-step hard coat stucco, and up to 75% of horizontally installed cement based siding excluding panelized wall systems. Façade requirements are further regulated as follows:

- a. Two story homes on corner lots and adjacent to FM 973 shall be constructed with 90% masonry on exposed surface walls facing roadways, except non-load bearing elements such as doors, windows, trim, gables, roofs, soffits, patios, porches, and accents.
- b. Exempt from the above masonry requirements are units in which stylized architecture is utilized. In these cases, alternative exterior finishes are permitted, including but not limited to, board and batten, cedar shake, ship lap, 4" and 6" masonry siding in both horizontal and vertical installations and dry stacked stone.

3. Building Elevations

Exterior elevations shall vary so that no three or fewer adjacent lots shall have the same elevation. Building elevations on lots directly across from one another must also differ.

4. Exterior Lighting. Exterior Lighting on the Property and its buildings will comply with the requirements set forth in Chapter 5 of the Zoning Ordinance related to outdoor lighting.

5. Garages

All homes constructed on 45-ft wide lots will have a 1 car garage, all homes constructed on lots larger than 45-ft wide will have 2 car garages. See Exhibit D for examples of 1 car garage homes located in Austin, Georgetown, and Leander, all located in Williamson County.

6. Patios & Porches

All homes shall have:

- a back patio with minimum area of 100-sf
- a covered front porch.

7. Commercial Development Standards

Buildings will consist of 60% masonry, with the front being a combination of masonry and stucco and glass, sides and back of buildings will be standing seam metal, masonry siding or stucco with 4-ft masonry wainscot, see attached Exhibit C.

G. VEHICULAR ACCESS AND CIRCULATION

A minimum of two access points onto FM 973 are planned, one in Phase 1 and one in Phase 2.

H. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping on the Property shall be in conformance with Chapter 28 of the City Code unless otherwise stated in this Development Plan. All single family lots shall contain the following landscaping, located outside of the easements along the rights-of-way:

1. One (1) – 2-inch caliper shade tree in the front yard.
2. Five (5) – 5-gallon shrubs.
3. All corner lots shall include an additional 2-inch caliper shade tree in the front yard.
4. All single family lots shall have drought resistant grass, such as Bermuda or Buffalo Grass, all yard areas to be sodded. Synthetic lawns or plants are prohibited.

I. SIGNAGE

Entry feature signage will be placed at the north most subdivision entry, and will be in accordance with Chapter 24 of the Code.

J. PARKS

Parks will be provided, owned, and maintained by a Homeowners Association, located and with acreage as show on the Concept Site Layout, Exhibit B.

Parkland and drainage areas, to be utilized as additional open space, amount to 7.55 acres (10.8%) and exceed the 5% acreage required.

Amenities for each park to include:

1. Walking trail – 5-ft wide decomposed granite, located as noted in Exhibit B.
2. Park benches – minimum of two.
3. Soccer goals – minimum of two, placed in the green space of the detention ponds.
4. Play scape – one combination structure, see Exhibit E for examples.
5. Along the lot lines between parkland and residential, a six foot (6') typical cedar fence with treated rails and a minimum picket size of 1" x 6" and a cedar top cap, with masonry columns every 50-ft. Fence shall be installed such that the rails are to be exposed on the private residence side of the fence.

F. TRAFFIC IMPACT ANALYSIS

A Level II Traffic Impact Analysis to be submitted as part of the Final Plat submission and approval process.

G. PLAN MODIFICATIONS

Changes shall be in accordance with Ch 2 Article IV, Section 2.17.8 Minor Changes to Site Plan, unless otherwise stated in this PDDP.

EXHIBIT A



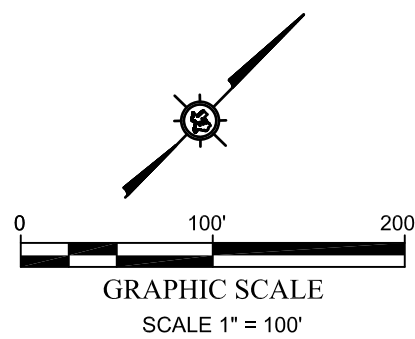
Sundance Tract

973

79

LOCATION MAP

N.T.S.



A PRELIMINARY CONCEPT SITE LAYOUT SUNDANCE SUBDIVISION

A SINGLE-FAMILY RESIDENTIAL COMMUNITY

OCTOBER 2017

FARM TO MARKET (F.M.) 973,
TAYLOR, WILLIAMSON COUNTY, TEXAS 76574

DEVELOPER: PACKSADDLE PARTNERS LLC
AGENT: SCOTT REMPE
12306 TECHNOLOGY BLVD.
AUSTIN, TEXAS 78727
PHONE: 512 250-5888
CELL: 512 801-0408
EMAIL: srempe@sundancecanyon.com

ENGINEER/SURVEYOR: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-837-2446
FAX: 512-837-9463
EMAIL: tehaynie@haynieconsulting.com

LEGEND

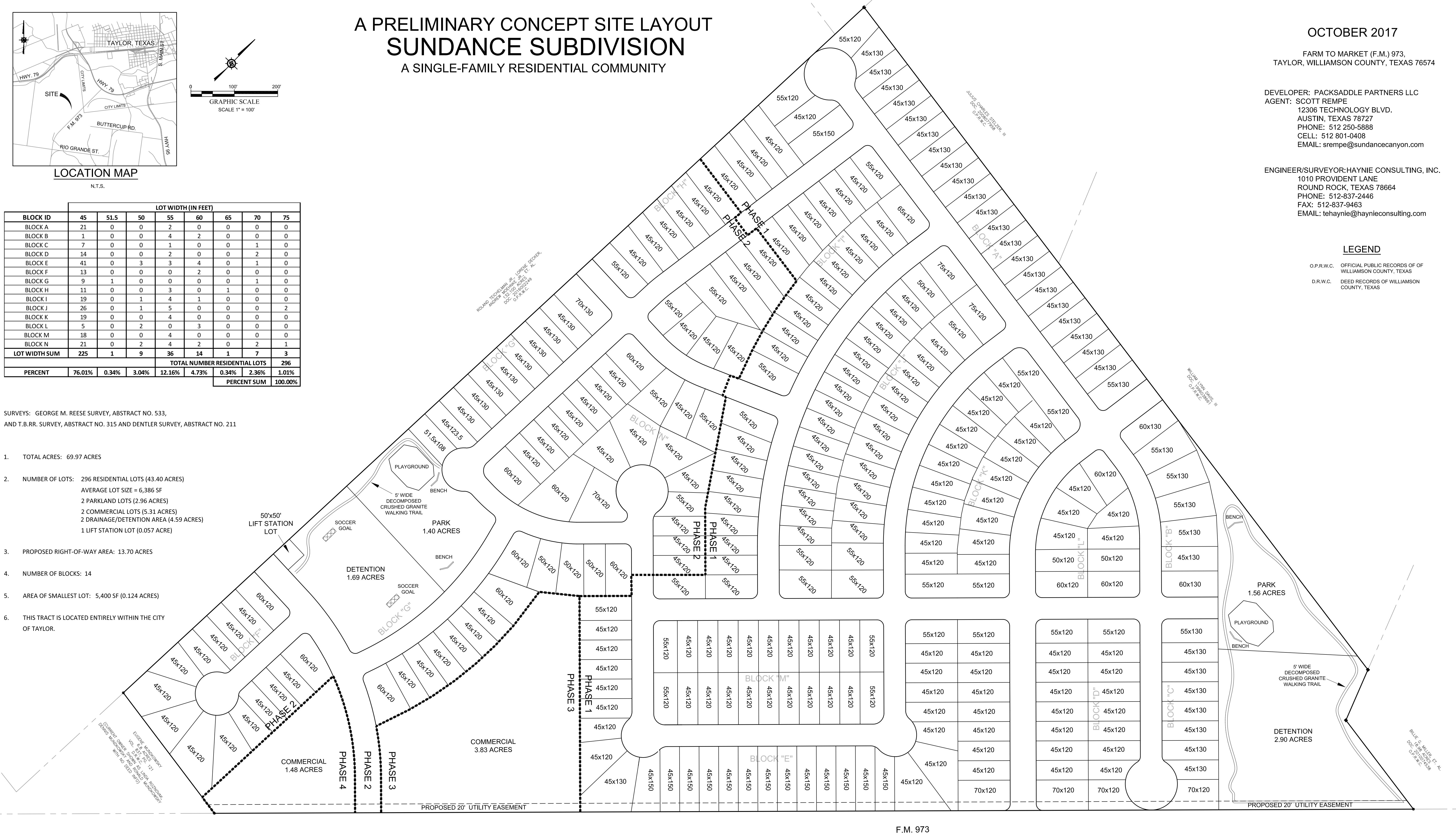
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF OF
WILLIAMSON COUNTY, TEXAS

D.R.W.C. DEED RECORDS OF WILLIAMSON
COUNTY, TEXAS

		LOT WIDTH (IN FEET)						
BLOCK ID	45	51.5	50	55	60	65	70	75
BLOCK A	21	0	0	2	0	0	0	0
BLOCK B	1	0	0	4	2	0	0	0
BLOCK C	7	0	0	1	0	0	1	0
BLOCK D	14	0	0	2	0	0	2	0
BLOCK E	41	0	3	3	4	0	1	0
BLOCK F	13	0	0	0	2	0	0	0
BLOCK G	9	1	0	0	0	0	1	0
BLOCK H	11	0	0	3	0	1	0	0
BLOCK I	19	0	1	4	1	0	0	0
BLOCK J	26	0	1	5	0	0	0	2
BLOCK K	19	0	0	4	0	0	0	0
BLOCK L	5	0	2	0	3	0	0	0
BLOCK M	18	0	0	4	0	0	0	0
BLOCK N	21	0	2	4	2	0	2	1
LOT WIDTH SUM	225	1	9		36	14	1	7
				TOTAL NUMBER RESIDENTIAL LOTS				296
PERCENT	76.01%	0.34%	3.04%	12.16%	4.73%	0.34%		2.36%
						PERCENT SUM	100.00%	

SURVEYS: GEORGE M. REESE SURVEY, ABSTRACT NO. 533,
AND T.B.RR. SURVEY, ABSTRACT NO. 315 AND DENTLER SURVEY, ABSTRACT NO. 211

1. TOTAL ACRES: 69.97 ACRES
2. NUMBER OF LOTS: 296 RESIDENTIAL LOTS (43.40 ACRES)
AVERAGE LOT SIZE = 6,386 SF
2 PARKLAND LOTS (2.96 ACRES)
2 COMMERCIAL LOTS (5.31 ACRES)
2 DRAINAGE/DETENTION AREA (4.59 ACRES)
1 LIFT STATION LOT (0.057 ACRES)
3. PROPOSED RIGHT-OF-WAY AREA: 13.70 ACRES
4. NUMBER OF BLOCKS: 14
5. AREA OF SMALLEST LOT: 5,400 SF (0.124 ACRES)
6. THIS TRACT IS LOCATED ENTIRELY WITHIN THE CITY OF TAYLOR.



F.M. 973

FARM TO MARKET 973
THE STATE OF TEXAS
12.691 ACRES
(200' RIGHT-OF-WAY)
VOL. 1745, PG. 828
D.R.W.C.

**HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664
T.B.P.E. Firm No. F-002411
T.B.P.L.S. Firm No. 100250-00
512.837.2446

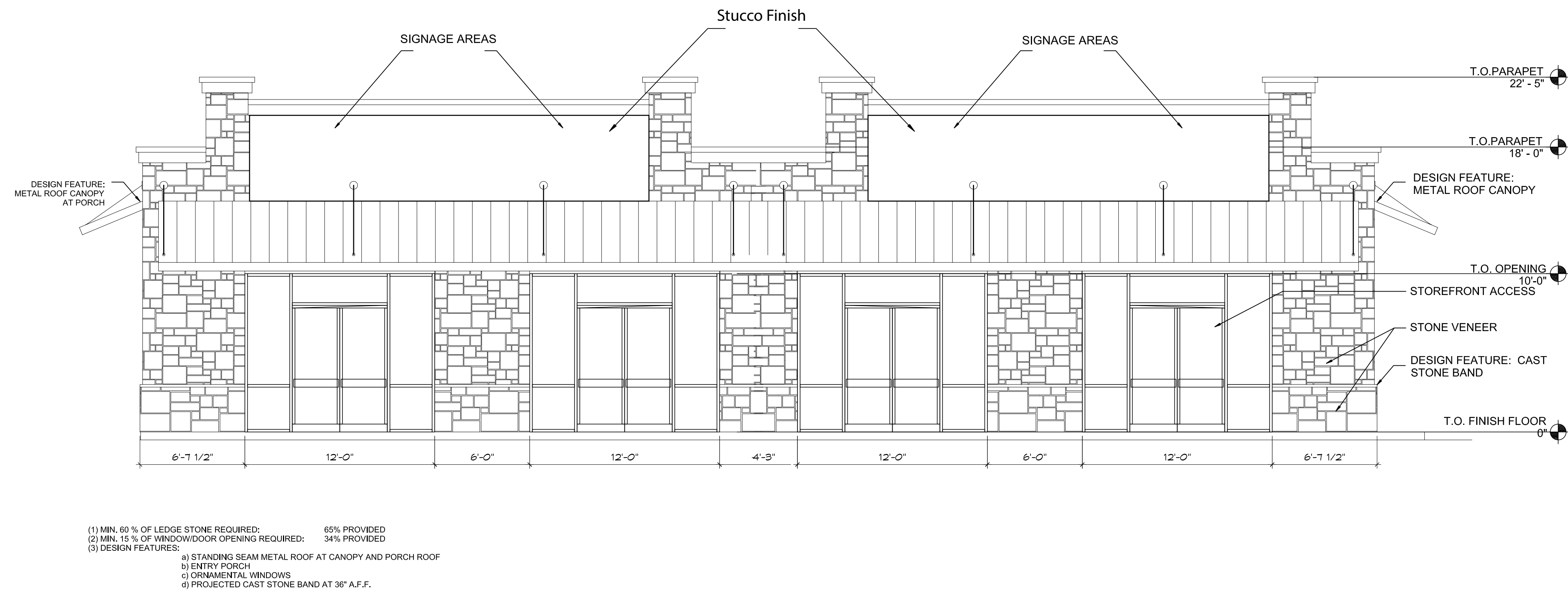
EXHIBIT 'B'
SUNDANCE SUBDIVISION
PRELIMINARY CONCEPT SITE LAYOUT
HUTTO, WILLIAMSON COUNTY, TEXAS

SHEET NO.

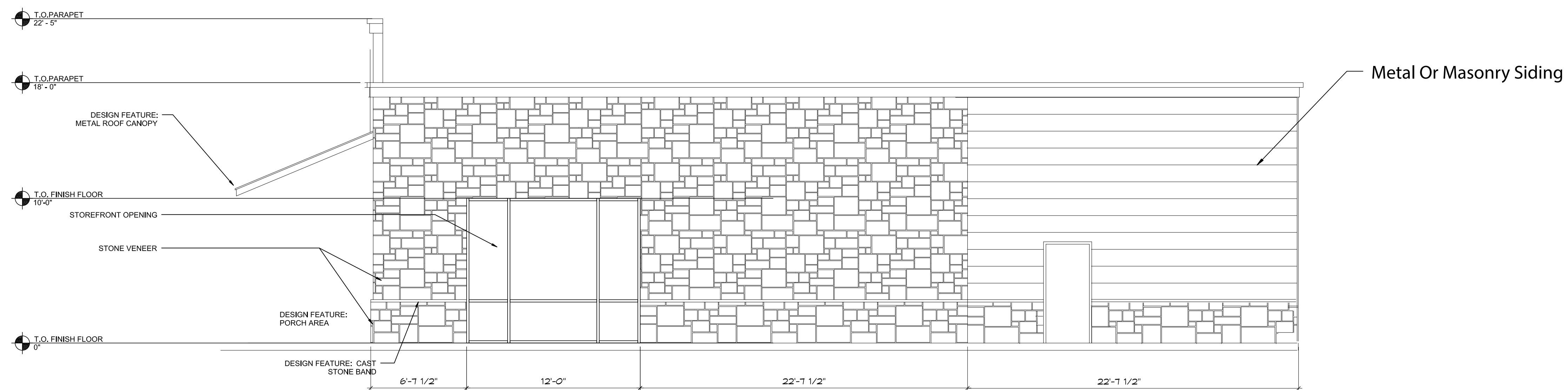
1 OF 1

PP-2017-1059

X:\783 SUNDANCE CANYON\783-17-02 TAYLOR\DWG\PRELIMINARY PLAT II\DWG\783 Sundance Prelim Plat II CONCEPT 7-27-17.dwg Oct 27, 17 2:31 pm



1 PRIMARY ELEVATION
 3/16" = 1'-0"



2 SIDE ELEVATION
 3/16" = 1'-0"

**COMMERCIAL BUILDING
 MOCK UP
 FM 913 TAYLOR, TX**

Drawn by: SDR
 Checked by:
 Approved by:
 Job Number:
 Date: 10/19/17
 Submittal Type:
 SAMPLE ONLY - NOT FOR CONSTRUCTION
 Cad File:
 Sheet Title:
 COMMERCIAL MOCK UP.PDF

EXHIBIT D









EXHIBIT E

ELE400050 Tower



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	1	1
Required	2	1	1

Up, around and under ? lots of spatial physical activity is what the Tower offers. A play switcher on the lower curved panel provides a point for experimentation, as do the rings on the stair handrails. Stairs, a sloping rock climb and a curly climber offer 3 levels of challenge to the top. Once up to the large lookout deck, children can zoom down the curved slide or twist down the curly climber. Underneath the deck there is a play counter for recreation or role-play.

Product line Multi play structures

Product category ELEMENTS™

Best user age 2 - 5

Max. fall height (Feet) 217

Total height (Feet) 300

Safety zone area 38 m2



GATHERING



CLIMBING



SLIDING



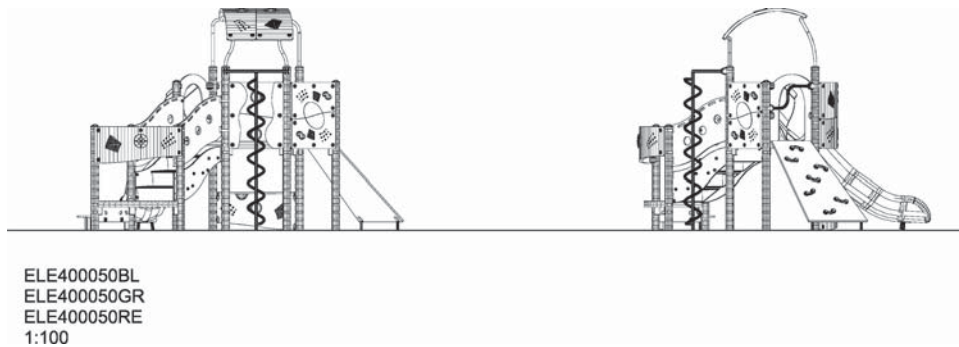
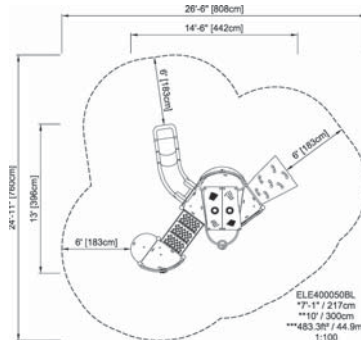
PRETENDING



EXPERIMENTING



ASTM



* = Highest designated play surface.
** = Total height of product.

Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	20 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



To verify product certification, visit www.ipema.org

Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

PCM211804

Double Tower with Tower Net,
Physical, Plastic Tube Slide ADA



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	2	2
Required	2	1	1

Product line	Multi play structures
Product category	MOMENTS™ School age
Best user age	5 - 12



GATHERING



CLIMBING

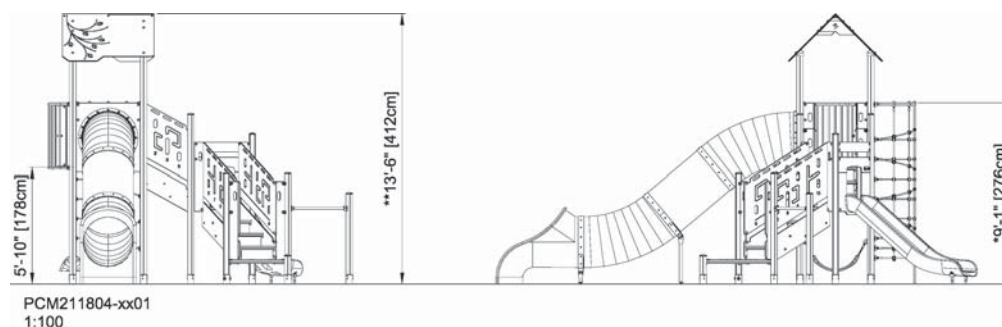
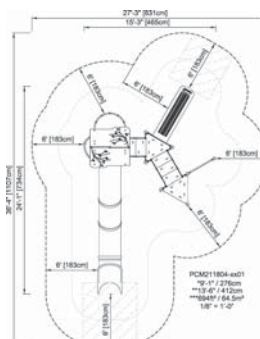


SLIDING



IN-GROUP

ASTM



* = Highest designated play surface.
** = Total height of product.

Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	21 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



To verify product certification,
visit www.ipema.org

Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.