

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING November 10, 2020, 6:00 P.M.

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

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

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

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, November 10, 2020 in order to receive video conferencing instructions.

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

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

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

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

REGULAR AGENDA

PLATS

2. **PZ-2019-1181** – Consider disapproving the Preliminary Plat of Taylor Meadows; Being a preliminary plat consisting of approximately 36.99 acres to create one lot part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.
3. **PZ-2019-1183** – Consider approving Old Georgetown Road Subdivision Preliminary Plat; Being a preliminary plat consisting of approximately 28.33 acres out of William J. Baker, Abstract No. 65, Taylor, Williamson County, Texas.
4. **PZ-2020-1260** – Consider disapproving Taylor 70 Preliminary Plat; Being a preliminary plat consisting of approximately 70.65 acres of land out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

SUBDIVISION IMPROVEMENT PLANS

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

DISCUSSION ITEMS

6. **Update regarding Council actions**

ADJOURN

Next Meeting Date: December 08, 2020

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **November 10, 2020**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 11-5-2020
Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor, Texas 76574
PLANNING AND ZONING COMMISSION MEETING
October 13, 2020, 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

Don McAlister
Michael Aplin
Faith Gardner
Leland Stevens
Annette Maruska
Mike Eaton
Rick Selin
Donna Frazier

ABSENT

Kellie Billings-Ray

OTHERS PRESENT

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

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on September 8, 2020.

Motion made by Mr. Stevens to approve minutes from September 8, 2020 as presented. Second by Mrs. Maruska. All voted Aye.

PZ-2020-1250 – Consider disapproving Boxwood Subdivision; Being 7.531 acres of land out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as the incorrect type of application was submitted. Mr. Stevens made motion to disapprove plat. Second by Mrs. Frazier All voted aye.

PZ-2020-1255 – Consider disapproving Taylor Corner Subdivision; Being a preliminary plat consisting of approximately 6.50 acres to create one lot part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

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

PZ-2019-1183 – Consider disapproving Old Georgetown Road Subdivision; Being a preliminary plat to create 98 lots in four blocks and reserves for drainage, detention and open space; consisting of 28.33 acres out of William J. Baker, Abstract No. 65, recorded in Document Number 2017010899 O.P.R.W.C. Taylor, Williamson County, Texas.

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

PZ-2020-1246 - Public hearing and consider making a recommendation to City Council regarding an application requesting a specific use permit for a liquor store, at 619 N. Main, Taylor, Williamson County, Texas.

Mr. McAlister opened Public hearing. Ms. Shelton gave presentation including staff recommendation for approval:

- Consistent with Zoning Ordinance and surrounding zoning and uses;
- Store owner will meet regulations, which promotes health, safety and welfare;
- No extension of infrastructure required
- COVID 19 has changed the economic environment so the store owner is trying to increase business
- Tenet of economic development retain existing businesses

Mr. Tamang was present to answer questions. Public hearing closed. Mrs. Frazier made motion to recommend approval to City Council regarding the application requesting a specific use permit. Second by Mrs. Maruska. All vote aye.

PZ-2020-1254 - Public hearing and consider making a recommendation to City Council regarding a text amendment to Sections 4.3 Measurements and Special Circumstances and 9.2 Nonconforming Status of the City of Taylor Zoning Ordinance.

Mr. McAlister opened Public hearing. Mr. Yantis gave presentation including staff recommendation. Mr. Stevens made motion to recommend approval of ordinance to City Council. Second by Mrs. Frazier.

6 – Aye

2 – Nay (Faith Gardner & Rick Selin)

Motion passed.

Update regarding Council actions

Mr. Yantis stated that the City Council held a Public Hearing on the voluntary annexation of Hart Components.

Adjourn

The meeting was adjourned at 6:31 p.m.

Carrie Orts
Administrative Assistant, Development Services

Don McAlister
Planning & Zoning Commission Chairman

City of Taylor
Taylor Meadows Preliminary Plat
PZ-2019-1181
Staff Report

Requested Action: Consider disapproving the Preliminary Plat of Taylor Meadows

Applicant: Russell Spillers/SJPW Ranch Investments

Subject Property: Being 36.99 acres out of a 54.04 acre tract conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1

Current Use: Vacant

Purpose:

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

Staff Recommendation:

Staff comments are attached for your review. Staff recommends disapproval of the preliminary plat as it does not meet the block standards of the Subdivision Ordinance. The proposed preliminary plat cannot be approved by the Planning and Zoning Commission without a variance to the block standards.

Attachments:

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



City of Taylor

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

Date: Wednesday, November 4, 2020

Russell Spillers
SJPW Ranch Investments LLC
8500 Adirondack Cv
Austin TX 78759
russellspillers@gmail.com

Permit Number PZ-2019-1181
Job Address: 619 & 412, Taylor

Dear Russell Spillers,

Staff has completed its review of plans for the Taylor Meadows that is to be located at 619 & 412, Taylor . Comments from this review follow.

Planning Department Comments

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

10-27-2020

The proposed parkland with trails does not meet the requirement for block design. Additionally, the proposed parkland will not be a public park. Any parkland will be owned and maintained by the Property Owners Association.

Subdivision Ordinance

2.7 - Blocks

~~Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.~~

Maximum block length for residential: One thousand two hundred (1,200) feet and the minimum block length for residential is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission.

Maximum block length along an arterial street: One thousand six hundred (1,600) feet and the minimum block length along an arterial street is four hundred (400) feet, except upon approval by the Planning and Zoning Commission.

See below for help understanding requirement:

Subdivision Ordinance Definitions

Block - A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines.

Fire Department Comments (PZ)

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

Reviewed plans with upload date of 10/16/2020 with no comments.

Will review fire hydrant spacing and details with the construction plan submittal.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

No objection taken for the revised plat submittal dated 09/08/2020 (Parkland revised to include 8-ft path and updated lot widths).

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

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

Thank you,



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



PZ-2019-1181

**TAYLOR
MEADOWS
SUBDIVISION**

FM 619 & CR 412

**APPROXIMATELY
36.99 ACRES**

Legend

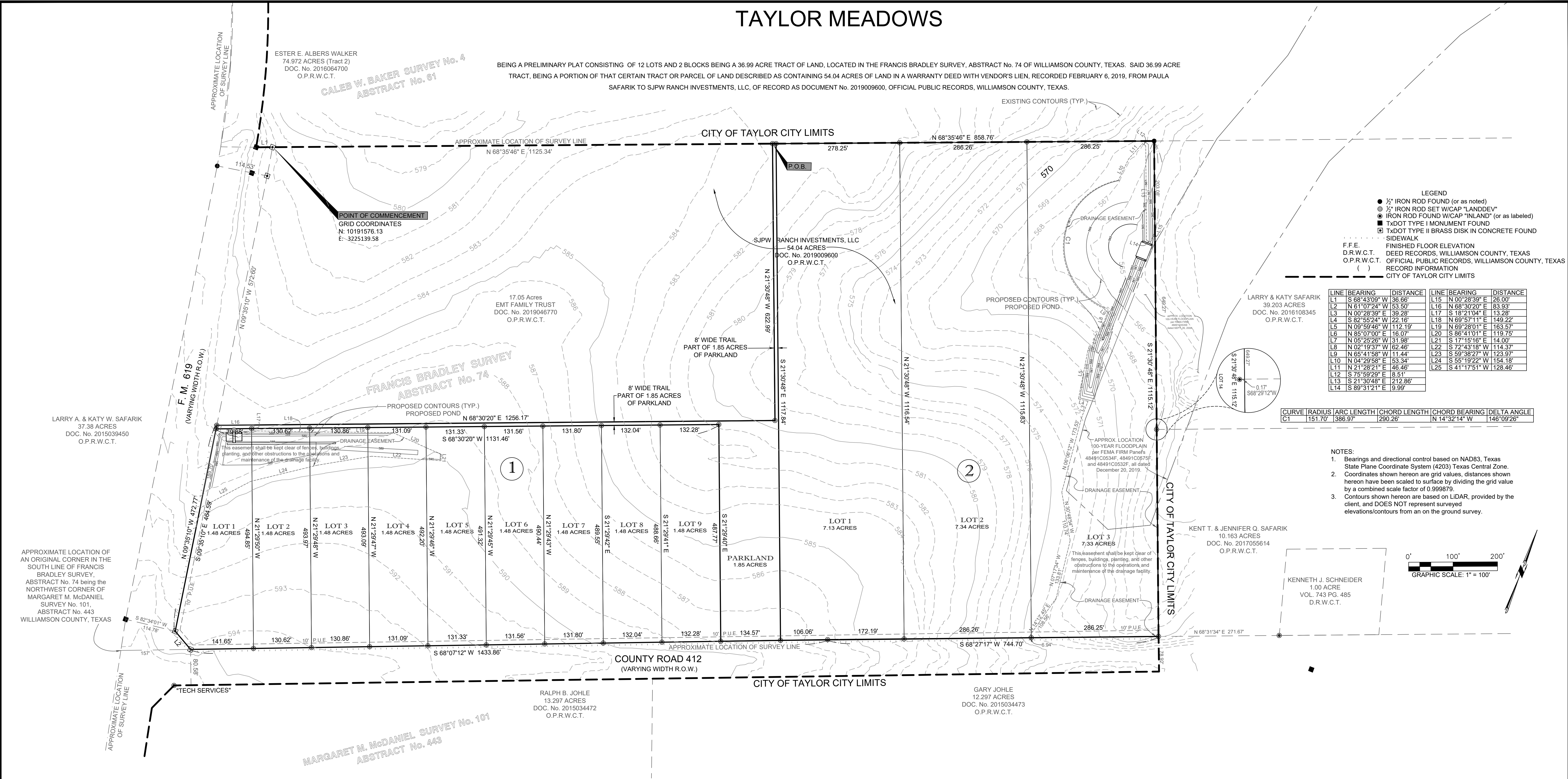
- Streets
-  Taylor Meadows
-  City of Taylor
-  ETJ Boundary 1 Mile

0 1.25 2.5
Miles

DRAWN BY: MH

CHECKED BY: SS

TAYLOR MEADOWS



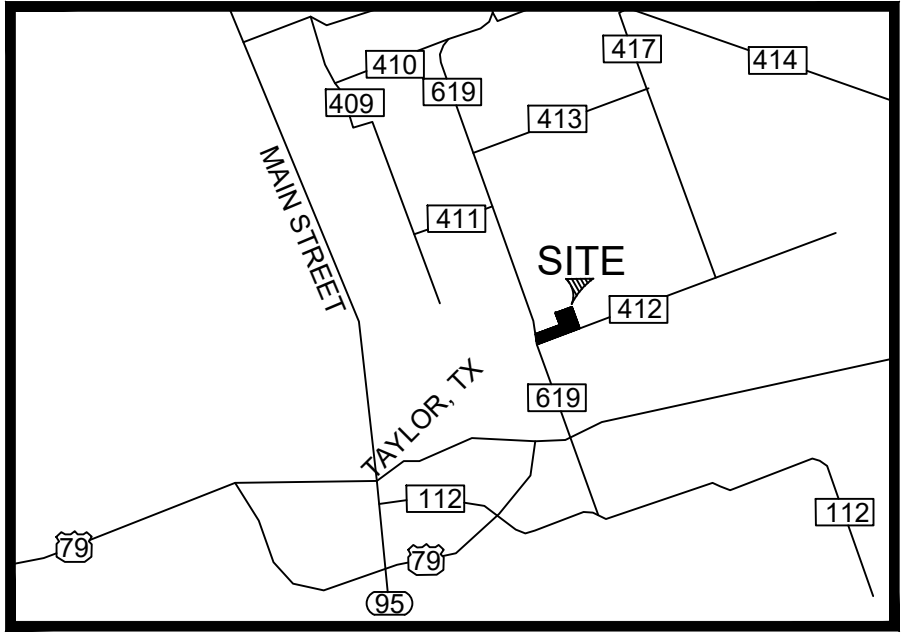
- LEGEND
- 1/2" IRON ROD FOUND (or as noted)
 - ⊙ 1/2" IRON ROD SET W/CAP "LANDDEV"
 - ⊙ IRON ROD FOUND W/CAP "INLAND" (or as labeled)
 - TxDOT TYPE I MONUMENT FOUND
 - TxDOT TYPE II BRASS DISK IN CONCRETE FOUND
 - SIDEWALK
 - FINISHED FLOOR ELEVATION
 - D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
 - () RECORD INFORMATION
 - CITY OF TAYLOR CITY LIMITS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 68°43'09" W	36.66'	L15	N 00°28'39" E	26.00'
L2	N 61°07'24" W	53.50'	L16	N 68°30'20" E	83.93'
L3	N 00°28'39" E	39.28'	L17	S 18°21'04" E	13.28'
L4	S 62°55'24" W	22.16'	L18	N 69°57'11" E	149.22'
L5	N 09°59'46" W	112.19'	L19	N 69°28'01" E	163.57'
L6	N 85°07'00" E	16.07'	L20	S 86°41'01" E	119.75'
L7	N 05°25'26" W	31.98'	L21	S 17°15'16" E	14.00'
L8	N 02°19'37" W	62.46'	L22	S 72°43'18" W	114.37'
L9	N 65°41'58" W	11.44'	L23	S 59°38'27" W	123.97'
L10	N 04°29'58" E	53.34'	L24	S 55°19'22" W	154.18'
L11	N 21°28'21" E	46.46'	L25	S 41°17'51" W	128.46'
L12	S 75°59'29" E	8.51'			
L13	S 21°30'48" E	212.86'			
L14	S 89°31'21" W	9.99'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	151.70'	386.97'	280.26'	N 14°32'14" W	146°09'26"

- NOTES:
- Bearings and directional control based on NAD83, Texas State Plane Coordinate System (4203) Texas Central Zone.
 - Coordinates shown hereon are grid values, distances shown hereon have been scaled to surface by dividing the grid value by a combined scale factor of 0.999879.
 - Contours shown hereon are based on LIDAR, provided by the client, and DOES NOT represent surveyed elevations/contours from an on the ground survey.

0' 100' 200'
GRAPHIC SCALE: 1" = 100'



LANDDEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM FAX: 512.872.6696

TAYLOR MEADOWS

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

That SJPW Ranch Investments, LLC, owner of this 36.99 acre tract of land, located in the Francis Bradley Survey, Abstract No. 74 of Williamson County, Texas. Said 36.99 acre tract, being a portion of that certain tract or parcel of land described as containing 54.04 acres of land in a Warranty Deed with Vendor's Lien, recorded February 6, 2019, from Paula Safarik to SJPW Ranch Investments, LLC, of record as Document No. 2019009600, Official Public Records, Williamson County, Texas., acting through its member Tyler Williams, do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor 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 Meadows.

TAYLOR MEADOWS

TO CERTIFY WHICH, WITNESS BY MY HAND this the _____ day of _____, 20____ A.D.

Tyler Williams
SJPW Ranch Investments, LLC
P. O. Box 1249
San Marcos, Texas 78667

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Tyler Williams, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this the _____ day of _____, 20____ A.D.

Notary Public in and for the State of Texas

Printed Name

Commission Expires on

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

We, Crockett National Bank, Lien Holder of the certain 54.04 acre tract of land described in a deed recorded as Document No. 2019009600 of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of 36.99 acre tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as TAYLOR MEADOWS.

Lara Cooper, Sr. Mortgage Loan Officer
Crockett National Bank
502 South Koenigheim, Ste. 1D
San Angelo, Texas 76903

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Laura Cooper, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this the _____ day of _____, 20____ A.D.

Notary Public in and for the State of Texas

Printed Name

Commission Expires on

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

I, Jeffrey J. Curci, 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 this the _____ day of _____, 20____ A.D.

"PRELIMINARY" NOT TO BE RECORDED FOR ANY PURPOSE

Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas
(512) 872-6696

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

I, Erin K. Banks, Registered Professional Engineer in the State of Texas, do hereby certify that a portion of this subdivision is encroached by Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel No.'s 48491C0534F, 48491C0575F, and 4841C0532F, all dated December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and /or public rights of way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal this the _____ day of _____, 20____ A.D.

"PRELIMINARY" NOT TO BE RECORDED FOR ANY PURPOSE

Erin K. Banks, P.E.
Texas Registration No. 84248
Banks & Associates,
820 Currie Ranch Road
Wimberley, TX 78676
(512) 801-9049
FIRM F-2002

BEING A PRELIMINARY PLAT CONSISTING OF 12 LOTS AND 2 BLOCKS BEING A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

PERIMETER METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a TxDOT Type II brass disk in concrete (Grid Coordinates: N 10,191,576.13, E 3,225,139.58) found monumenting the northwest corner of said 54.04 acre tract, the northwest corner of that certain tract or parcel of land described as containing 17.05 acres of land in a Correction Warranty Deed, recorded May 30, 2019, from SJPW Ranch Investments, LLC to EMT Family Trust, of record as Document No. 2019046770, Official Public Records, Williamson County, Texas, the northeast corner of that certain tract or parcel of land described as containing 0.919 acre of land in a Deed, recorded February 1, 2019, from Paula Safarik to the State of Texas, of record as Document No. 2019008266, Official Public Records, Williamson County, Texas, being the east right of way of F. M. 619, a varying width public right of way, and the south line of that certain tract or parcel of land described as containing 74.972 acres of land (Tract 2) in a Warranty Deed Reserving Life Estate with Power of Sale, recorded July 19, 2016, from Ester E. Albers Walker to David P. Walker, Sherri L. Walker and Janet Walker Cook, of record as Document No. 2016064700, Official Public Records, Williamson County, Texas, from which the base of a broken TxDOT Type I concrete Monument found, bears, S 68° 43' 09" W, a distance of 36.66 feet;

THENCE, N 68° 35' 46" E, departing said east right of way of said F. M. 619, with the north line of said 54.04 acre tract, the north line of said 17.05 acre tract, and the south line of said 74.972 acre tract, a distance of 1125.34 feet to a ½ inch iron rod with cap stamped "LANDDEV" set to monument the northeast corner of said 17.05 acre tract and the POINT OF BEGINNING of the herein described 36.99 acre tract of land;

THENCE, N 68° 35' 46" E, continuing with the north line of said 54.04 acre tract, and the south line of said 74.972 acre tract, a distance of 858.76 feet to a ½ inch iron rod found monumenting the northeast corner of said 54.04 acre tract, said south line of said 74.972 acre tract, and the northwest corner of the remainder of that certain tract or parcel of land described as containing 39.203 acres of land in a General Warranty Deed, recorded November 17, 2016, from Mark M. Stoll to Larry Safarik, and Katy Safarik, of record as Document No. 2016108345, Official Public Records, Williamson County, Texas;

THENCE, S 21° 30' 48" E, with the east line of said 54.04 acre tract, and the west line of said 39.203 acre tract, passing at a distance of 649.27 feet, 0.17 feet right of line, an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of said 39.203 acre tract and the northwest corner of that certain tract or parcel of land described as containing 10.163 acres of land in a Gift Deed, recorded June 19, 2017, from Larry A. Safarik, and Katy W. Safarik to Kent T. Safarik, and Jennifer Q. Safarik, of record as Document No. 2017055614, Official Public Records, Williamson County, Texas, in all a total distance of 1115.12 feet to an iron rod with cap stamped "INLAND" found monumenting the southeast corner of said 54.04 acre tract, the southwest corner of said 10.163 acre tract, the northeast corner of that certain tract or parcel of land described as containing 0.652 acre of land in a Warranty Deed, recorded April 15, 2002, from Arnie P. Safarik, Paula Safarik, Larry Safarik, and Katy Safarik to Williamson County, Texas, of record as Document No. 2002028523, Official Public Records, Williamson County, Texas, and being the north right of way of County Road 412, a varying width public right of way, from which an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of that certain tract or parcel of land described as containing 1.00 acre of land in a General Warranty Deed, recorded January 11, 1979, from Edmond Menk, and Lydia Menk to Kenneth J. Schneider, and Patricia A. Schneider, of record in Volume 743, Page 485, Deed Records, Williamson County, Texas, bears, N 68° 31' 34" E, a distance of 271.67 feet;

THENCE, with said north line of said 0.652 acre tract, also being said north right of way of said County Road 412, and the south line of said 54.04 acre tract, the following two (2) courses:
1. S 68° 27' 17" W, a distance of 744.70 feet to a ½ inch iron rod with cap stamped "LandDev" set, and
2. S 68° 07' 12" W, a distance of 1433.86 feet to a TxDOT Type II brass disk in concrete found monumenting the southwest corner of said 54.04 acre tract and the southeast corner of said 0.919 acre of land;

THENCE, departing the north right of way of said County Road 412, with the west line of said 54.04 acre tract, and said east right of way of said F. M. 619, the following two (2) courses:
1. N 61° 07' 24" W, a distance of 53.50 feet to a TxDOT Type II brass disk in concrete found, and
2. N 09° 35' 10" W, a distance of 472.77 feet to a ½ inch iron rod with cap stamped "LandDev" set to monument the southwest corner of said 17.05 acre tract, from which a TxDOT Type II brass disk in concrete found monumenting said east right of way of said F. M. 619 and said west line of said 54.04 acre tract and said 17.05 acre tract, bears, N 09° 35' 10" W, a distance of 572.60 feet;

THENCE, departing said east right of way of said F. M. 619, over and across said 54.04 acre tract, with the south and east lines of said 17.05 acre tract, the following two (2) courses:
1. N 68° 30' 20" E, a distance of 1256.17 feet to a ½ inch iron rod with cap stamped "LANDDEV" set, and
2. N 21° 30' 48" W, a distance of 622.99 feet to the POINT OF BEGINNING of the herein described tract and containing 36.99 acres of land, more or less.

NOTES:

- Total Acreage = 36.99 Acres
- Total Number of Lots = 12
- Total Number of Blocks = 2
- Proposed Use = Single Family Residential
- All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: Lot 3, Block 2.
- Parkland Dedication requirements are met by: the dedication of 1.85 acres of Parkland;
- Minimum Fire Flow of 500 gallons per minutes for not less than two (2) hours shall be provided.
- In order to promote drainage away from the structure, the slab elevation should be built at least one foot above the surrounding ground and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of 10 feet.
- There are areas within the boundaries of this subdivision in the 100-year floodplain as defined by Federal Emergency Management Agency FIRM Panel's 48491C0534F, 48491C0575F, and 48491C0532F, all three dated December 20, 2019.
- This subdivision has no new roadways proposed.
- This Tract is not located within the Edwards Aquifer Recharge Zone.
- Utility Providers - Water: City of Taylor; Wastewater/Septic: On-Site Sewage Facilities; Electric: ONCOR Electric Delivery
- No structure or land on this Plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application form to the Williamson County Floodplain Administrator.
- The drainage easements and facilities shall be kept clear of fences, buildings, planting and other obstructions to allow for the operations and maintenance of the drainage easements and facilities. Maintenance of drainage easements and facilities shall be per the City of Taylor approved Taylor Meadows BMP Maintenance Plan and shall be the responsibility of the property owners and or Property Owner's Association (POA).
- All sidewalks are to be constructed by the home builder and to be maintained by each of the adjacent property owners.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right of way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by the City of Taylor.
- Right of way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The City has the right at any time to take possession of any road widening easements for the construction, improvement or maintenance of the adjacent road. The landowner assumes all risks associated with improvements located in the right of way or road widening easements. By placing anything in the right of way or road widening easements, the landowner indemnifies and holds the City, its officers and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
- A 10 foot Public Utility Easement (P.U.E.) shall be dedicated along all street frontages. The City and public utility companies shall never be liable in damages for going over and upon such portion of said lots for the purpose of installing, maintaining and repairing such utilities.
- For fire fighting capabilities it is recommended that each lot have a 20-foot wide, all weather fire apparatus access road constructed to support the weight of a fire apparatus. Lots 1, 2, and 3, Block 2, should construct buildings no further than 600 feet from a fire hydrant.
- The final plat shall establish specific minimum floor slab elevations for construction of any structures on a lot within the one hundred (100) year floodplain to be a minimum of two (2) feet above the one hundred (100) year floodplain. A certificate for the County Flood Plain Manager will be necessary.

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this survey complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this survey and the documents associated with it.

J. Terron Evertson, PE, DR, CFM
County Engineer Date

A Preliminary Plat for a subdivision to be known as TAYLOR MEADOWS 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

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

I, Nancy E. Rister, Clerk of County Court, with and for the 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 _____ day of _____, 20____ A.D., at _____ o'clock, _____ M., in the Official Public Records of said County as

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.

By: Deputy
Nancy E. Rister
Clerk, County Court of
Williamson County, Texas

SUBMITTED: April 26, 2019

City of Taylor
Old Georgetown Road Subdivision
PZ-2019-1183
Staff Report

Requested Action: Consider approving the Preliminary Plat of Old Georgetown Road Subdivision.

Applicant: Travis Robinson/Optimized Engineering

Subject Property: A preliminary plat to create 98 single-family lots in four blocks and lots for drainage, detention and open space; consisting of 28.33 acres out of William J. Baker, Abstract No. 65, recorded in Document Number 2017010899 O.P.R.W.C. Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1

Current Use: Agricultural

Purpose:

The purpose of the preliminary plat is to create 98 single-family residential lots and the future construction of infrastructure.

Staff Recommendation:

Staff recommends approval of the proposed preliminary plat. Final details related to fire, engineering and public works comments can be addressed with the Subdivision Improvement Plans which may be submitted after the Preliminary Plat is approved.

Attachments:

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



City of Taylor

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

Date: Thursday, November 5, 2020

Travis Robinson
Optimized Engineering
1501 Bunton Creek Rd #106
Kyle TX 78640
travis@optimizedeng.com

Permit Number PZ-2019-1183

Dear Travis Robinson,

Staff has completed its review of plans for the Old Georgetown Road Subdivision. The submission will be placed on the November 10, 2020 agenda. Comments from this review follow.

Parks Department Review

The following comments have been provided by Larry Foos. Should you have any questions or require additional information regarding any of these comments, please contact Larry Foos at or by email at larry.foos@taylortx.gov.

The amount of land is sufficient according to the ordinance. The location of the parkland would ideally be more centrally located.

Fire Department Comments (PZ)

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

Reviewed plans with upload date of 10/16/20 with no comments. Once plat has been approved street names will be sent to Williamson County for approval for street names and 9-1-1 addressing.

Public Works Comments (PZ)

The following comments have been provided by Anthony Paddock. Should you have any questions or require additional information regarding any of these comments, please contact Anthony Paddock at (512) 779-5412 or by email at anthony.paddock@taylortx.gov.

Public Works has reviewed the Utilities Drawings. Public works is recommending manholes at tie in locations into Northlawn. Also curious where the water will tie in and if a loop will be created with the water system. The utility drawings do not seem complete.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

No objections taken for the resubmittal uploaded on 10/16/2020 with the following exceptions noted:

- i. TxDOT correspondence notes they are in agreement with the proposed driveway concept that was provided. Final correspondence for approval of the driveway shall be provided as part of the construction plan (public improvements) review.

Planning Department Comments

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

Preliminary Plat is approved.

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

Thank you,



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



PZ-2019-1183

**OLD
GEORGETOWN
ROAD LOCATION
MAP**

Legend

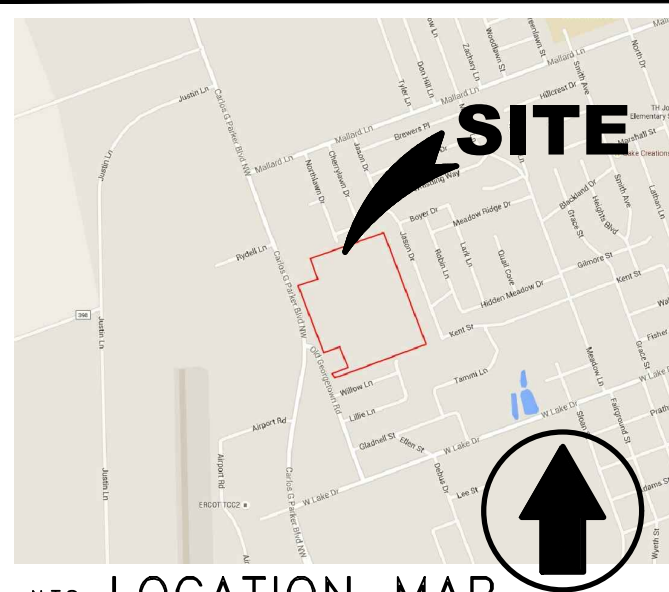
- Streets
-  Old Georgetown Road
-  City of Taylor

0 100 200
 US Feet

DRAWN BY: MH

CHECKED BY: SS





A PRELIMINARY PLAT OF OLD GEORGETOWN ROAD SUBDIVISION

BEING A PRELIMINARY PLAT TO CREATE 98 RESIDENTIAL LOTS IN 4 BLOCKS AND 2 POA-OWNED LOTS; CONSISTING OF 28.33 ACRES OUT OF WILLIAM J. BAKER, ABSTRACT NO. 65, RECORDED IN DOCUMENT NUMBER 2017010899, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 3/8" IRON ROD FOUND
- ⊕ BLOCK #

ESMT EASEMENT
D.E. DRAINAGE EASEMENT
P.O.B. POINT OF BEGINNING
EASEMENT (PUE = PUBLIC UTILITY EASEMENT)
(DE = DRAINAGE EASEMENT)

SCALE: 1" = 100'

VERNANCIA SIFUENTES
DOC# 2015009258

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

OWNER'S SIGNATURE BLOCK

COUNTY OF WILLIAMSON

We, Tom & Wendy Ford, co-owners of the certain 28.33 acre tract of land shown hereon and described in deed recorded in Document No. 2017010899 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor 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 Old Georgetown Road Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20____.

Tom Ford _____

Wendy Ford _____

Tom & Wendy Ford

PO BOX 128

Taylor, TX 76574-0128

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Tom & Wendy Ford, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires on: _____

ENGINEER'S CERTIFICATION

I, Stephen G. Cook, 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 Nos. 48491C0530F, Community Panel Number 0530F, and 48491C0535F, Community Panel Number 0535F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at, San Antonio, Texas, this ____ day of _____, 20____.

Stephen G. Cook
Registered Professional Engineer
No. 83139 State of Texas

SURVEYOR'S CERTIFICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Stephen G. Cook, 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 San Antonio, Bexar, Texas, this ____ day of _____, 20____.

Registered Professional Surveyor (sealed)
No. 5293 State of Texas

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

SIGNATURE _____ P&Z Chair, Chairman Date _____

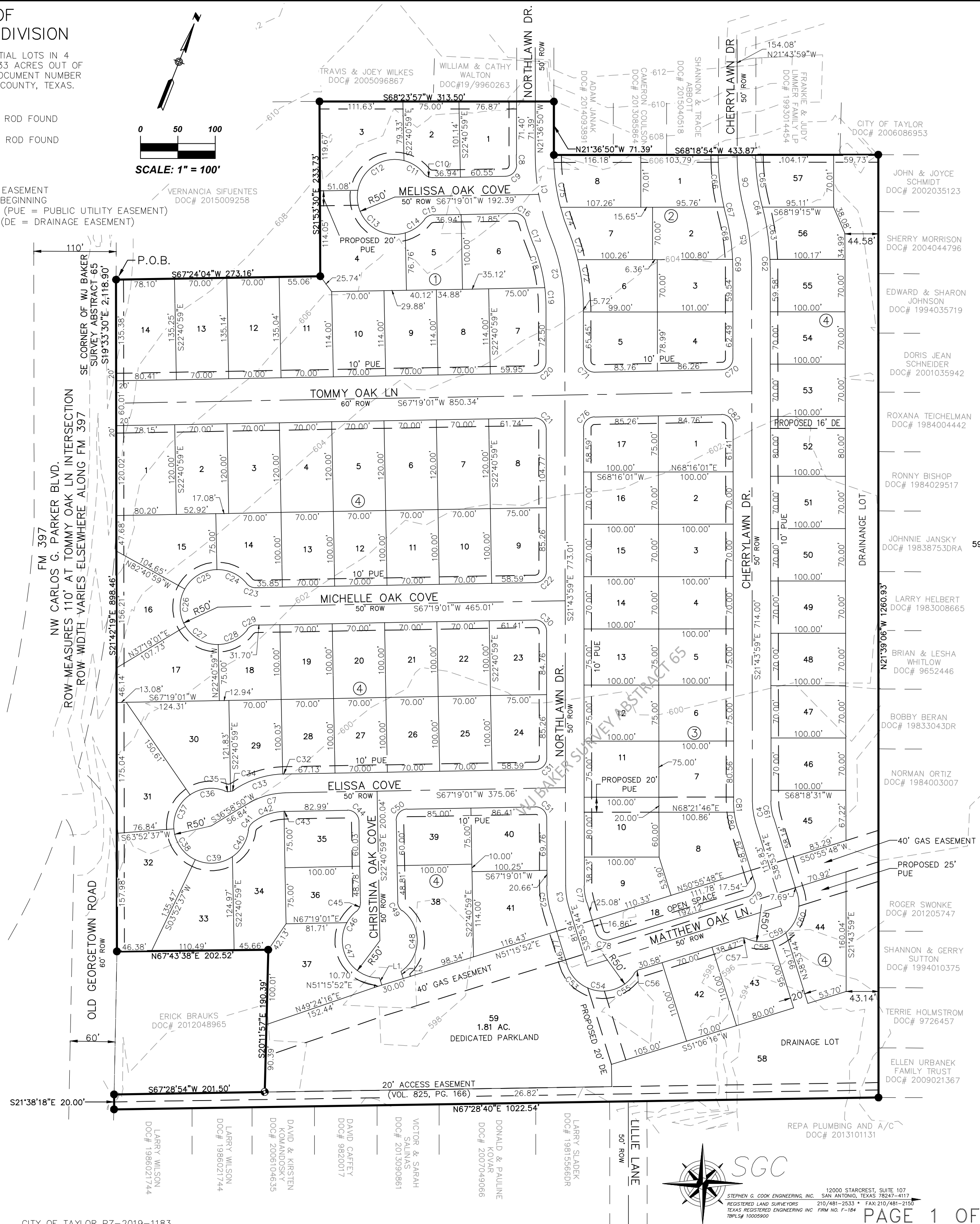
SIGNATURE _____ P&Z Secretary, Secretary Date _____

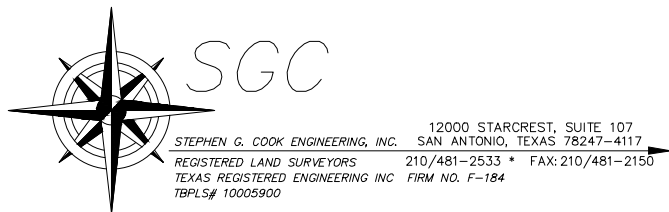
DATE: JUNE 13, 2016

REVISED: MAY 15, 2020

LOT SUMMARY TABLE		
4	BLOCKS	976,966 SF
98	RESIDENTIAL LOTS	814,097 SF
1	DRAINAGE	155,813 SF
1	OPEN SPACE	7,056 SF

STREET TABLE		
STREET NAME	TYPE	LINEAR FEET
CHERRYLAWN DR.	RESIDENTIAL	1,012'
NORTHLAWN DR.	RESIDENTIAL	1,165'
CHRISTINA OAK COVE	RESIDENTIAL	200'
MATTHEW OAK LN.	RESIDENTIAL	272'
ELISSA COVE	RESIDENTIAL	485'
MICHELLE OAK COVE	RESIDENTIAL	465'
TOMMY OAK LN.	RESIDENTIAL	850'
MELISSA OAK COVE	RESIDENTIAL	192'





PROPERTY OWNER:
Tom & Wendy Ford
PO BOX 128
Taylor, TX 76574-0128

A PRELIMINARY PLAT OF OLD GEORGETOWN ROAD SUBDIVISION

BEING A PRELIMINARY PLAT TO CREATE 98 RESIDENTIAL LOTS IN 4 BLOCKS AND 2 POA-OWNED LOTS; CONSISTING OF 28.33 ACRES OUT OF WILLIAM J. BAKER, ABSTRACT NO. 65, RECORDED IN DOCUMENT NUMBER 2017010899, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

NOTES:

- 5' WIDE SIDEWALK SHALL BE CONSTRUCTED ON ALL ROAD FRONTAGE ADJACENT TO THE CURB AT THE TIME OF HOME CONSTRUCTION. DEVELOPER IS RESPONSIBLE TO BUILD SIDEWALKS ADJACENT TO THE CURB ALONG NON-RESIDENTIAL LOTS.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY CODE.
- THIS SUBDIVISION DOES NOT FALL WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NOS. 48491C0530F, COMMUNITY PANEL 0530F, EFFECTIVE DATE DECEMBER 20, 2019, AND 48491C0535F, COMMUNITY PANEL NUMBER 0535F, EFFECTIVE DATE DECEMBER 20, 2019.
- PROPERTY OWNERS' ASSOCIATION SHALL OWN AND MAINTAIN ALL DRAINAGE LOTS AND OPEN SPACE LOTS AS FOLLOWS:
 - DRAINAGE LOTS:
 - LOT 58, BLOCK 4
 - OPEN SPACE LOTS:
 - LOT 18, BLOCK 3
- PROPERTY OWNERS' ASSOCIATION WILL OWN AND MAINTAIN THE GAS EASEMENT OVER AND ACROSS LOT 64, BLOCK 4 AND LOT 18, BLOCK 3.
- LOT 1, BLOCK 1, SHALL HAVE A 25' SIDE SETBACK ALONG NORTHLAWN DRIVE.

REQUIRED NOTES:

- UTILITY PROVIDERS -WATER: CITY OF TAYLOR ; WASTEWATER/SEPTIC: CITY OF TAYLOR ; ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY LOT 59, BLOCK 4. THIS LOT IS 1.81 ACRES AND WILL BE OWNED AND MAINTAINED BY THE HOA FOR THE EXCLUSIVE USE OF THE PROPERTY OWNERS OF THIS PLAT.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.

Curve Table			
Curve #	Length	Radius	Delta
C1	114.482	300.000	021.8644
C2	94.881	250.000	021.7452
C3	29.954	100.000	017.1626
C4	29.954	100.000	017.1624
C5	76.045	300.000	014.5234
C6	76.011	300.000	014.5171
C7	52.947	100.000	030.3364
C8	12.985	325.000	002.2891
C9	23.881	15.000	091.2199
C10	13.619	15.000	052.0201
C11	32.048	50.000	036.7238
C12	81.816	50.000	093.7541
C13	101.947	50.000	116.8226
C14	32.061	50.000	036.7397
C15	13.619	15.000	052.0201
C16	19.670	15.000	075.1326
C17	33.624	325.000	005.9277
C18	58.592	225.000	014.9203
C19	26.801	225.000	006.8248
C20	23.313	15.000	089.0500
C21	23.811	15.000	090.9500
C22	23.313	15.000	089.0500

Curve Table			
Curve #	Length	Radius	Delta
C23	13.619	15.000	052.0201
C24	45.396	50.000	052.0199
C25	52.360	50.000	060.0001
C26	52.360	50.000	060.0001
C27	52.360	50.000	060.0001
C28	45.396	50.000	052.0199
C29	13.619	15.000	052.0201
C30	23.810	15.000	090.9509
C31	23.313	15.000	089.0500
C32	2.867	125.000	001.3140
C33	68.247	125.000	031.2821
C34	5.968	15.000	022.7954
C35	8.274	15.000	031.6061
C36	48.210	50.000	055.2450
C37	52.360	50.000	060.0001
C38	52.360	50.000	060.0001
C39	52.360	50.000	060.0001
C40	42.410	50.000	048.5985
C41	12.076	15.000	046.1286
C42	44.995	75.000	034.3735
C43	2.011	75.000	001.5366
C44	23.562	15.000	089.9994

Curve Table			
Curve #	Length	Radius	Delta
C45	13.619	15.000	052.0201
C46	19.198	50.000	021.9990
C47	103.652	50.000	118.7760
C48	94.553	50.000	108.3501
C49	13.619	15.000	052.0201
C50	23.562	15.000	090.0000
C51	23.810	15.000	090.9500
C52	37.443	125.000	017.1624
C53	113.198	50.000	129.7156
C54	113.198	50.000	129.7156
C55	113.198	50.000	129.7156
C56	10.397	15.000	039.7151
C57	10.397	15.000	039.7151
C58	34.658	50.000	039.7151
C59	20.576	50.000	023.5782
C60	57.964	50.000	066.4218
C61	22.466	75.000	017.1624
C62	10.425	325.000	001.8379
C63	70.849	325.000	012.4902
C64	1.108	325.000	000.1953
C65	69.677	275.000	014.5171
C66	70.561	325.000	012.4396

Curve Table			
Curve #	Length	Radius	Delta
C67	11.831	325.000	002.0858
C68	59.249	275.000	012.3444
C69	10.459	275.000	002.1791
C70	23.313	15.000	089.0500
C71	23.811	15.000	090.9500
C72	64.881	275.000	013.5179
C73	39.488	275.000	008.2272
C74	34.146	275.000	007.1144
C75	70.795	275.000	014.7500
C76	23.313	15.000	089.0500
C77	22.466	75.000	017.1624
C78	23.562	15.000	090.0000
C79	23.562	15.000	090.0000
C80	22.798	125.000	010.4500
C81	14.644	125.000	006.7124
C82	23.811	15.000	090.9500

Line Table		
Line #	Length	Direction
L1	9.847	S38° 53' 43.80"E
L2	9.930	S38° 53' 43.80"E

BEING A 28.33 ACRE TRACT OF LAND OUT OF THE W.J. BAKER SURVEY, ABSTRACT NO. 65 IN WILLIAMSON COUNTY, TEXAS, SAID TRACT CONTAINING THE 26.83 ACRES RECORDED IN DOCUMENT NO. 201508114, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND INCLUDING A 1.50 ACRE TRACT DESCRIBED IN VOLUME 825, PAGE 166, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 28.33 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod in the easterly line of Carlos G. Parker Boulevard (A.K.A. FM 397) for the northwesterly corner of this tract, said corner also being the northwesterly corner of the 26.83 tract described in Volume 1470, Page 860, Official Public Records of Williamson County, Texas, from which the southeasterly corner of the WJ Baker Survey Abstract 65 bears South 19°33'30" East, 2118.90',

THENCE South 67°24'04"West, 273.16 feet to a ½ inch iron rod found for an internal corner in the north line of said 26.83 acre tract;

THENCE South 21°53'30"East, 233.73 feet to a ½ inch iron rod, for an external corner in the northerly line of said Zvonek tract and the tract described herein;

THENCE South 68°23'57"West, 313.50 feet to a ½ inch iron rod for a corner in the northerly line of said Zvonek tract and the tract described herein;

THENCE North 21°36'50"West, 71.39 feet to a ½ inch iron rod for an internal corner of the herein described tract;

THENCE South 68°18'54"West, 433.87 feet along the northerly line of said Zvonek tract to a ½ inch iron rod for the northeasterly corner of said Zvonek tract and this tract;

THENCE North 21°39'06"West, along the easterly line of the Zvonek tract contained herein, through the 1.5 acre tract contained herein, a total distance of 1260.93 feet to a ½ inch iron rod for the southeasterly corner of this tract and the southeasterly corner of the 1.5 acre tract contained herein;

THENCE North 67°28'40"East, along the southerly line of the 1.5 acre tract included herein, along the southerly line of the Zvonek tract, for a total distance of 1022.54 feet, to a ½ inch pipe in the easterly line of Old Georgetown Road, for the southwesterly corner of said Zvonek tract and this tract;

THENCE South 21°38'18"East, along the easterly line of said Old Georgetown Road, 20.00 feet to a ½ inch iron rod, for an external corner in the westerly line of said Zvonek tract and this tract;

THENCE South 67°28'54"West, 201.50 feet to a 3/8 inch iron rod found for an internal corner in the westerly line of said Zvonek tract and this tract;

THENCE South 20°11'57"East, 190.39 feet to a ½ inch iron rod for an internal corner in the westerly line of said Zvonek tract and this tract;

THENCE North 67°43'38"East, 202.52 feet to a ½ inch iron rod in the easterly line of said Old Georgetown Road for an external corner in the westerly line of said Zvonek tract and this tract;

THENCE South 21°42'19"East, in part with the easterly line of said Old Georgetown Road and continuing with the easterly line of said Carlos G. Perker Boulevard, a total of 898.46 feet to the POINT OF BEGINNING.

LOT AREA TABLE		
BLOCK	LOT #	AREA
1	1	7584
1	2	7183
1	3	11350
1	4	12011
1	5	7045
1	6	9790
1	7	8563
1	8	7980
1	9	7980
1	10	7980
1	11	9293
1	12	9456
1	13	9464
1	14	10723

LOT AREA TABLE		
BLOCK	LOT #	AREA
2	1	7443
2	2	7196
2	3	7069
2	4	7843
2	5	7854
2	6	7092
2	7	7798
2	8	7930

LOT AREA TABLE		
BLOCK	LOT #	AREA
3	1	7533
3	2	7000
3	3	7000
3	4	7000
3	5	7500
3	6	7500
3	7	9513
3	8	10557
3	9	7450
3	10	8000
3	11	7500
3	12	7500
3	13	7500
3	14	7000
3	15	7000
3	16	7000
3	17	7371
3	18	7056

LOT AREA TABLE		
BLOCK	LOT #	AREA
4	1	9501.10
4	2	8400.00
4	3	8400.00
4	4	8400.00
4	5	8400.00
4	6	8400.00
4	7	8400.00
4	8	9069.21
4	9	7370.64
4	10	7000.00
4	11	7000.00
4	12	7000.00
4	13	7000.00
4	14	7931.70
4	15	10234.85
4	16	9253.34
4	17	10397.45
4	18	7517.16
4	19	7000.00
4	20	7000.00

LOT AREA TABLE		
BLOCK	LOT #	AREA
4	21	7000.00
4	22	7000.00
4	23	7532.73
4	24	7370.64
4	25	7000.00
4	26	7000.00
4	27	7000.00
4	28	7000.03
4	29	7542.90
4	30	11715.10
4	31	10853.32
4	32	12540.83
4	33	9610.01
4	34	11136.31
4	35	7454.39
4	36	7294.47
4	37	12883.21
4	38	12252.99
4	39	7451.71
4	40	8530.79

LOT AREA TABLE		
BLOCK	LOT #	AREA
4	41	10238.63
4	42	7700.00
4	43	8426.86
4	44	10585.81
4	45	7534.30
4	46	7000.00
4	47	7000.00
4	48	7000.00
4	49	7000.00
4	50	7000.00
4	51	7000.00
4	52	8000.00
4	53	7000.00
4	54	7000.00
4	55	7000.58
4	56	7004.88
4	57	7082.11
4	58	105083.26
4	59	78797.51

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

Requested Action: Consider disapproving Taylor 70 Preliminary Plat.

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

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

Parcel Information

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

Current Use: Vacant

Purpose:

The purpose of the preliminary plat is to create 285 single-family and 2 commercial lots and future construction of infrastructure.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. As the plat does not meet the State and local ordinances, staff recommends disapproval of the proposed preliminary plat.

Attachments:

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



City of Taylor

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

Date: Wednesday, October 28, 2020

Brett Corwin
Intermandeco, GP LLC
PO Box 670649
Dallas, TX 75367
brett@intermandeco.com

Permit Number PZ-2020-1260
Job Address: NW Corner of Carlos G. Parker and North Drive, Taylor 76574

Dear Brett Corwin,

Staff has completed its review of Taylor 70 Preliminary Plat that is to be located at the NW corner of Carlos G. Parker and North Drive, Taylor, Texas. Your submission will be placed on the Planning and Zoning Commission meeting to be held November 10, 2020. Comments from this review follow.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

***Refer to the Associated Files portion of the Permit Page for the plat review file pdf associated with the comments below.**

Preliminary Plat

Page 1

- i. Provide a legend for all plat symbols and abbreviations.
- ii. Provide note "A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
- iii. Per Platting Requirements, a tie to a corner of the original tract and a tie to the closest platted lot shall be provided.
- iv. For the locations notated on the plat review drawing, the location and lot use of detention area shall be noted accordingly on the plat separate of the drainage easement.
- v. Notate all proposed utility easements where noted on the on the plat review drawing.
- vi. Notate existing easements
- vii. Verify locations of the PUE locations noted on the plat review drawing (i.e. 10' PUE)
- viii. Correct spelling of "Boulevard" on the plat. The TxDOT designation shall also be provided (FM 397)
- ix. 10-ft PUE shall be provide along the street frontage of CR 367.
- x. Tribute Blvd. is to be shown as right of way only, no separate open spaces.
- xi. Per Subdivision Ordinance, the Owner shall be responsible for notating the location of sidewalks on the plat.
- xii. Provide utility easement for the looping of proposed water lines on Ouchita Dr. and Teasley Dr.
- xiii. Verify if any drainage easements will be required for Lot 19 Block 10 drainage/detention.
- xiv. Update location map to provide all of development area and include information for all existing streets and city limits.

Page 2

- i. For the lot tables, correct the orientation of text and column spacing to read/review information clearly.
- ii. For the County Clerk's Certification, underline area for completing the information of the document number.

- iii. For the Owner's Certification, the designation will be Co-owners. Remove unnecessary parts of the certification. The addresses of the Owners shall also be included in the signature block.
- iv. For the Notary portion of the Owner's Certification, update the second certification to include Slivensky Delphine Estate.
- v. For the Lien Holder Certification, provide the updates notated on the plat review drawing.

Public works utilities has reviewed and approves. I am recommending Water Valves at the tie in locations.

Comments on the Traffic Impact Analysis

Report Text

1. On page 2, bullet point 4, please correct the City name from Georgetown to Taylor. Please check report for other references to the City of Georgetown.
2. On page 10, please indicate ownership (TxDOT, County, or City) of each roadway.
3. A quick review of Williamson County Long Range Transportation Plan yielded a proposed construction project on Old Georgetown Road (CR 366) which would convert it to a four-lane divided roadway. It was anticipated that construction would begin in the spring of 2020. Please confirm status of this project, and include it under 2026 Background conditions in the traffic analysis, if applicable.

Traffic Analysis

4. Overall trip generation and distribution for this project is approved.
5. Review of the provided Synchro files indicated that some folders were blank; therefore, a full review was not able to be completed. Please provide all appropriate Synchro files with the next submittal.
6. The driveway sight distance analysis indicates that vegetation is partially obstructing sight distance to the left from the minor street (Driveway 5). Please ensure that this vegetation is removed when the driveway is constructed.
7. Confirm that a right-turn lane is not required on Carlos G Parker NW for traffic turning onto Old Georgetown Road. AM peak period westbound right-turn volume is 76 vph (>50 vph TxDOT threshold), with 46 of those trips as site traffic.
8. Although intersection sight distance is provided, stopping sight distance calculations for each site driveway have not been provided for the condition where a vehicle is approaching the back of a stopped queue (95th percentile) waiting to turn left onto the minor street (site driveway).

Fire Department Comments (PZ)

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

Note #12 shall indicate "a minimum of 500 gallons" per the City of Taylor's subdivision ordinance.

Additional comments pertaining to fire hydrant locations and details will be communicated after the submission of the improvement / construction plans.

Planning Department Comments

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

The submitted preliminary plat was marked up and is in the Associated Files. Please make sure you look at the markups in addition to the written comments. The markups are labeled PZ-2020-1260 Markup Sh 1 and Sh 2 10.28.2020.

Sheet 1:

- i. Make curve data into a table – add borders on cells
- ii. Remove “2” from William J. Baker Survey
- iii. Revise plat title to read:

Taylor 70 Preliminary Plat

Being a preliminary plat consisting of approximately 70.659 acres including approximately 15.090 acres to create 285 residential lots, 15 reserves, and 2 retail lots; part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas

- i. Change open space/drainage easements to open space/drainage reserves on plat, title, and notes
- ii. Revise vicinity map
- iii. Change traffic medians from lots to part of right-of-way
 - a. Add a note stating that the medians on Tribute Blvd. are to be maintained by POA and subject to a license agreement with the City
- iv. Denote the width for each lot in regard to the RPD standard at the building line
- v. Change peripheral lots to landscape reserves
- vi. Tie plat to monument
- vii. Denote alleys as private and add a note related to ownership and maintenance
- viii. Denote sidewalks on plat and in notes
- ix. Remove legend from notes
 - a. Add block symbology
 - b. Include hatch symbology in legend for Right-of-Way dedication
- x. Check and revise notes and use spell check
- xi. What does note 5 mean?
 - a. Shelly: I think that the utilities that are private don't need to be constructed; the other utilities will be extended during the platting process
- xii. After note 8, add “for the property zoned commercial”
- xiii. Add another note stating that the residential setbacks must comply with the Planned Development – Ordinance 2020-14
- xiv. Revise note 11 to discuss the dedication of a reserve and not a lot
- xv. Revise note 12 with the addition of “500” as the amount of gallons needed for fire flow
- xvi. Revise note 13 with the extraction of the word “following”
- xvii. Provide the percentages of the lots that are less than 50 feet wide, 50 feet to 59.99 feet wide and 60.00 feet to 69.99 feet wide

Sheet 2:

- i. Revise block tables
 - a. Make font compatible with the rest of the plat
- ii. Add tables for reserves
- iii. Under “Block 2,” lots 13-25 are misplaced
 - a. Also missing lots 20-23

- b. Lot "8" is denoted with 40 sq ft.
- iv. Under "Block 3," lot 3 is under square footage and the square footage is under lot number
- v. For the County Clerk's certificate, it is her preference to have her signature block on the bottom, righthand side, v enough room for her seal (for Final Plat)
- vi. Remove signature block for Development Services Director
- vii. All tables need borders for columns and rows so that it is easier to read

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

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

Thank you,



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



PZ-2020-1260

**TAYLOR 70
PRELIMINARY
PLAT**

70.66 ACRES

**NORTH DR &
CARLOS G PARKER
BLVD**

Legend

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

0 0.75 1.5 3
 Miles



DRAWN BY: MH

CHECKED BY: SS

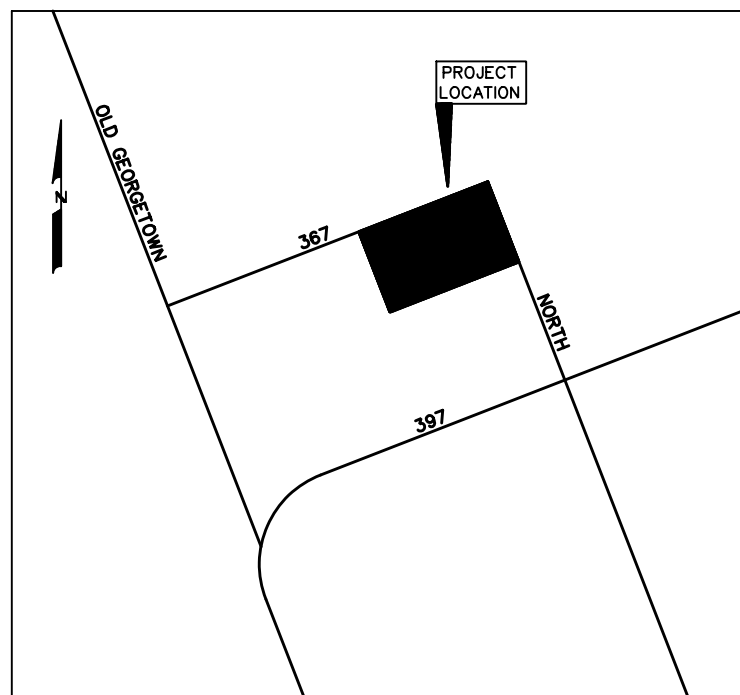
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

POINT OF BEGINNING

COUNTY ROAD 367 (50' R.O.W.)

N68° 22'47"E 1673.24'

N68° 22'47"E 272.94'



LOCATION MAP
N.T.S.

0 50 100 200
SCALE: 1" = 100'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	63°21'03"	50.00'	258.88'	52.51'	S39°28'35"E
2.	164°01'11"	50.00'	171.02'	99.03'	S73°41'51"E
3.	77°09'07"	50.00'	67.33'	62.36'	N89°44'12"E
4.	90°00'00"	40.00'	62.83'	56.57'	N23°18'45"E
5.	05°13'04"	1000.0'	91.07'	91.03'	S70°59'19"W
6.	90°00'00"	40.00'	62.83'	56.57'	S66°41'15"E
7.	150°04'02"	50.00'	183.20'	96.61'	S66°39'14"E
8.	149°55'58"	50.00'	183.32'	96.58'	N23°20'46"E
9.	61°53'05"	50.00'	260.15'	51.42'	S08°08'08"E
10.	05°13'04"	1000.0'	91.07'	91.03'	N70°59'16"E
11.	90°00'00"	40.00'	62.83'	56.57'	N23°22'47"E
12.	41°24'35"	20.00'	14.45'	14.14'	S89°05'04"W
13.	55°46'16"	20.00'	19.47'	18.71'	N49°30'21"W
14.	55°46'16"	20.00'	19.47'	18.71'	S06°15'55"W
15.	41°24'35"	20.00'	14.45'	14.14'	S47°40'30"W
16.	12°50'19"	300.00'	67.22'	67.05'	S74°47'56"W
17.	12°50'19"	300.00'	67.22'	67.08'	S61°57'38"W
18.	90°00'00"	40.00'	62.83'	56.57'	S66°37'13"E
19.	163°31'13"	50.00'	142.70'	98.67'	S23°16'12"W
20.	178°51'14"	50.00'	158.08'	99.99'	N66°37'13"W
21.	150°00'00"	50.00'	183.26'	96.59'	N23°22'47"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 21°41'15" E	13.00'
2.	N 68°18'45" E	10.00'
3.	S 23°37'13" E	10.00'
4.	N 66°43'48" W	21.17'
5.	N 23°22'47" E	14.14'

STREET LENGTH
GREINERT DRIVE - 1306 LF (Residential)
CARAWAY DRIVE - 523 LF - (Residential)
ANSLEY COURT - 335 LF - (Residential)
TRIBUTE BLVD. - 1944 LF - (Collector)
HARTSON DRIVE - 536 LF - (Residential)
TEASLEY DRIVE - 300 LF - (Residential)
SLIVENSKY DRIVE - 1369 LF - (Residential)
STEELE DRIVE - 300 LF - (Residential)
WETZEL DRIVE - 300 LF - (Residential)
SANDERS DRIVE - 1555 LF - (Residential)
JONESY DRIVE - 805 LF - (Residential)
QUACHITA DRIVE - 1125 LF - (Residential)
HARWELL DRIVE - 520 LF - (Residential)

PRELIMINARY PLAT
TAYLOR 70

284 TOTAL SINGLE FAMILY LOTS
15 TOTAL OPEN SPACE LOTS
2 TOTAL RETAIL LOTS
70.659 TOTAL ACRES
15.090 TOTAL R.O.W. DEDICATION

OUT OF THE
WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65

IN THE
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

APPLICANT
INTERMANDECO GP., INC.

P.O. BOX 670649
DALLAS, TEXAS 75367

ENGINEER/SURVEYOR
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

SEPTEMBER 2020 SCALE 1"=100'

OWNERS

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

NO.	REVISIONS	BY	DATE

NOTES:

- Bearings are referenced to a 83.47 acre tract, as described in Vol. 816, Pg. 449, in the Deed Records of Williamson County, Texas.
- LEGEND
B.L. - Building Line
P.U.E. - Public Utility Easement
- Street Name Change
- Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.
- Lot 4 Blk 1, Lots 45 & 54 Blk 2, Lot 9 Blk 3, Lot 20 Blk 4, Lot 15 Blk 5, Lot 15 Blk 6, Lot 19 Blk 12, Lot 19 Blk 10 & Lots 1-6 Blk 13 are dedicated to and maintained by the H.O.A.
- Lot 3 Block 1 shall be FinalPlatted before utilities are extended to it.
- No building permit will be issued to Lot 3 Block 1 until the utilities are extended.
- Utility providers - Water: City of Taylor Wastewater: City of Taylor Electricity: Oncor
- All structures and/or obstructions are prohibited in drainage easements.
- There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map No. 48491C0531F & 48491C05530F, effective date of Dec. 20, 2019.
- All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- Parkland Dedication requirements are met by: the dedication of Block 4 Lot 20. Payment of fees in lieu per residential lot, payable at the time of FinalPlat recordation.
- Minimum Fire Flow of ___ gallons per minutes for not less than two (2) hours shall be provided.
- This subdivision is subject to Ordinance No. 2020-14, which contains the following development requirements/restrictions.

Taylor 70

Block 1		Block 2		Block 3		Block 5			
Lot	SF	Lot	SF	Lot	SF	Lot	SF		
1	7200	38	4129	1	8400	1	4600		
2	6798	39	5339	2	7200	2	3450		
3	17373	38	40	4256	3	7200	3		
4*	2021	41	3450	4	7200	4	3450		
Block 2		Block 4		Block 4					
Lot	SF	Lot	SF	Lot	SF				
1	8805	44	3449	7	7200	7	3450		
2	7793	45*	2683	8	7200	8	3450		
3	8020	46	7800	9*	16390	9	3450		
4	8247	47	7200	Block 4		10	3450		
5	7481	48	7200	Lot	SF	11	3450		
6	6961	49	7200	1	6008	12	3450		
7	7019	50	7200	2	6000	13	4256		
8	7049	51	7200	3	6000	14	5057		
9	7200	52	7200	4	6000	15*	2504		
10	7200	53	7019	5	6000	16	5257		
11	7200	54*	22937	1	6	6000	17		
12	8400	55	6397	7	6000	18	3450		
13	8400	56	6600	8	6000	19	3450		
14	7200	57	6600	9	6095	20	3450		
15	7200	58	6600	10	5065	21	3450		
16	7200	59	7953	11	9395	22	3450		
17	6432	60	11969	1	12	10930	23		
18	6736	13	6185	24	3450				
19	7126	14	6850	25	3450				
20	3450	15	6850	26	3450				
21	3450	16	6850	27	3450				
22	3450	17	6850	28	3450				
23	3450	18	6161	29	3450				
24	3450	19	6015	30	4625				
25	3450	20*	20545	31	3450				
26	3450	21	6636	32	3450				
27	4600	22	6480	33	3450				
28	4800	23	6850	34	3450				
29	3601	24	6850	35	3450				
30	3603	25	8220	36	3450				
31	3615			37	3450				
32	3652			38	4625	* Denotes open space lots			
33	3715								
34	3796								
35	3879								
36	3962								
37	4046								

Block 6		Block 7		Block 9		Block 11	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	4600	15	3740	9	6850	1	5750
2	3450	16	3740	10	6850	2	3450
3	3450	17	4400	11	6850	3	3450
5	3450	18	6556	12	6850	4	3450
6	3450	19	3450	13	6850	5	3450
7	3450	20	3450	14	6850	6	3450
8	3450	21	3450	15*	16287	7	5750
9	3450	22	3450	16	9316	8	5427
10	3450	23	3450	17	14684	9	5750
11	3450	24	3450	18	6381	10	5750
12	3450	25	3450	19	6569	11	5427
13	3450	26	3450	20	6604		
14	5387	27	4600	21	6590		
15*	4889	Block 8		22	6577		
16	4600	Lot	SF	23	6563		
17	4256	1	7200	24	6550		
18	3450	2	6000	25	6536		
19	3450	3	6000	26	6523		
20	3450	4	6000	27	7809		
21	3450	5	6000	Block 10			
22	3450	6	6000	Lot	SF		
23	3450	7	6000	1	8731		
24	3450	8	6000	2	7449		
25	3450	9	7200	3	7458		
26	3450	10	7200	4	7468		
27	3450	11	6000	5	7477		
28	4600	12	6000	6	7487		
Block 7		13	6000	7	7497		
Lot	SF	14	6000	8	7506		
1	4600	15	6000	9	8794		
2	3450	16	6000	10	7020		
3	3450	17	6000	11	7018		
7	3450	18	7200	12	6789		
5	3450	Block 9		13	10135		
6	3450	Lot	SF	14	15486		
7	3450	1	9590	15	8033		
8	3450	2	6850	16	8400		
9	3450	3	6850	17	8400		
10	6556	4	6850	18	9800		
11	4400	5	6850	19*	11192	3	
12	3740	6	6850				
13	3740	7	6850				
14	3740	8	6850				

LEGAL DESCRIPTION

BEING, a tract of land situated in the William J. Baker Survey No. 2, Abstract Number 65, in Williamson County, Texas, being all of a 4.3 acre tract of land as described in Vol. 816, Pg. 443, in the Deed Records of Williamson County, Texas, and being part of a 83.47 acre tract of land as described in Vol. 816, Pg. 449 in said Deed Records and all of a 7 acre tract, as described in Vol. 429, Pg. 108 in said Deed Records being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said 4.3 acre tract and being in the south line of County Road 367 (50' R.O.W.);

THENCE, North 68° 22' 47" East, along the said north and south lines, for a distance of 1673.24 feet, to 1/2 inch iron rod found at the northeast corner of said 4.3 acre tract and the northwest corner of said 7 acre tract;

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

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

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

THENCE, North 21° 50' 23" West, departing said north line and along the west line of said 83.47 acre tract, for a distance of 701.36 feet, to a 1/2 inch iron rod found in the south line of said 4.3 acre tract;

THENCE, South 68° 26' 52" West, along the south line of said 4.3 acre tract, for a distance of 567.33 feet, to a 1/2 inch iron rod found at the southwest corner of said 4.3 acre tract;

THENCE, North 21° 55' 49" West, along the west line of said 4.3 acre tract, for a distance of 1118.52 feet, to the POINT OF BEGINNING and containing 70.659 acres of land.

STATE OF TEXAS I
COUNTY OF WILLIAMSON I

KNOW ALL MEN BY THESE PRESENTS

I, WARREN L. CORWIN, 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 Allen, Collin County, Texas, this _____ day of _____, 2020.

Registered Professional Surveyor No. 4621
State of Texas

Engineer's Certification

I, WARREN L. CORWIN, Registered Professional Engineer in the State of Texas, do hereby certify that this TAYLOR 70 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 48491C0531F & 48491C0530F, effective date Dec. 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Allen, Collin County, Texas, this _____ day of _____, 2020.

Warren L. Corwin
Registered Professional Engineer No. 57875
State of Texas

County Clerk's Certification

STATE OF TEXAS I
COUNTY OF WILLIAMSON I

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 _____, 2020, A.D., at _____ o'clock, _____ M., and duly recorded this the _____ day of _____, 2020, A.D., at _____ o'clock, _____ M., in the Official Public Records of said County in Document No. .

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

_____, Clerk County Court of Williamson County, Texas

By: _____
Deputy

Planning & Zoning Commission

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

Chairman _____ Date _____

Secretary _____ Date _____

Development Services Director

I, _____, Development Services Director for the City of Taylor, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Director _____ Date _____

STATE OF TEXAS I
COUNTY OF WILLIAMSON I

KNOW ALL MEN BY THESE PRESENTS

I, PATRICIA A. GREINERT & SLIVENSKY DELPHINE ESTATE, are the sole owners (or co-owner) of the certain 70.659 tract of land shown hereon and described in a deed recorded in Vol. 816, Pg. 443, Vol. 816, Pg. 449 & Vol. 429, Pg. 108, of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby Plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County to the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as TAYLOR 70.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 2020.

PATRICIA A. GREINERT

SLIVENSKY DELPHINE ESTATE

STATE OF TEXAS I
COUNTY OF WILLIAMSON I

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 PATRICIA A. GREINERT 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 _____, 2020.

Notary Public in and for the State of Texas

My Commission expires on: _____

STATE OF TEXAS I
COUNTY OF WILLIAMSON I

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 PATRICIA A. GREINERT 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 _____, 2020.

Notary Public in and for the State of Texas

My Commission expires on: _____

Lien Holder

STATE OF TEXAS I
COUNTY OF WILLIAMSON I

KNOW ALL MEN BY THESE PRESENTS

I, <name of current lien holder> , Lien Holder of the certain (acreage) tract of land shown hereon and described in a deed recorded in Vol. 816, Pg. 443, Vol. 816, Pg. 449 & Vol. 429, Pg. 108 of the Official Records of Williamson County, Texas, do hereby consent to the Final Plat of said tract as shown hereon, and do further hereby join, approve, and consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County, 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 70.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 2020.

Lien holder

STATE OF TEXAS I
COUNTY OF WILLIAMSON I

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 <lien holder's name>, 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 _____, 2020.

Notary Public in and for the State of Texas

My Commission expires on: _____

PRELIMINARY PLAT

TAYLOR 70

284 TOTAL SINGLE FAMILY LOTS
15 TOTAL OPEN SPACE LOTS
2 TOTAL RETAIL LOTS
70.659 TOTAL ACRES
15.090 TOTAL R.O.W. DEDICATION

OUT OF THE

WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65

IN THE

CITY OF TAYLOR

WILLIAMSON COUNTY, TEXAS

APPLICANT

INTERMANDECO GP., INC.

P.O. BOX 670649

DALLAS, TEXAS 75367

ENGINEER/SURVEYOR

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

WARREN CORWIN

OWNERS

PATRICIA A. GREINERT

SLIVENSKY DELPHINE ESTATE

CR 367

TAYLOR, TEXAS 76574

CR 367

TAYLOR, TEXAS 76574

SEPTEMBER 2020

SCALE 1"=100'

NO.	REVISIONS	BY	DATE

City of Taylor
Castlewood Subdivision Improvement Plans
PZ-2020-1215
Staff Report

Requested Action: Consider disapproving Castlewood Subdivision Improvement Plans

Applicant: Will Buzzelli/Kimley-Horn

Subject Property: Being approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information

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

Current Use: Agricultural

Purpose:

The purpose of the subdivision improvement plans application is for future construction of infrastructure and development of commercial and single-family residential development.

Staff Recommendation:

Staff comments are attached for your review. As the plans do not meet the local ordinances, staff recommends disapproval of the proposed subdivision improvement plans.

Attachments:

1. Staff Comments
2. Vicinity Map



City of Taylor

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

Date: Wednesday, November 4, 2020

Will Buzzelli
Kimley-Horn
2600 Via Fortuna, Terrace I, Ste. 300
Austin TX 78746
william.buzzelli@kimley-horn.com

Permit Number PZ-2020-1215
Job Address: 530 FM 973, Taylor 76574

Dear Will Buzzelli,

Staff has completed its review of plans for the Castlewood Subdivision that is to be located at 530 FM 973, Taylor, Texas. Comments from this review follow.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

1. Sheet 91 of 107:
 - a. Elevations on the pond plans are not matching. The 100 WSEL is 605.61 and the top of Berm that is called out is at 606.5 and the elevations that are on the plans are 606.6. Per response pond is at 606.61. The minimum top of berm needs to be 606.51 but these callouts need to be cleaned up to reduce confusion.
 - b. The pond outfall is still not referencing sheet 102.
2. Sheet 101 of 107: Response to comments says the low cord is 0.01 feet above the 100 year WSEL. The detention pond outlet structure shows the top of berm at 605.61 and the low cord of the path at 0.5' lower. This is showing your 100 year WSEL to be under pressure and modeling in HMS will have to be changed to a culvert and not an orifice.
 - a. Sheet 102 of 107: Section 1 calls out the top of slab as TOC which is 605.61 and top of the wall as TOW which is 605.11. This means the bottom of the slab or low cord of the pedestrian bridge is not above the 100 year WSEL.
3. Sheet 95 Of 107: Street Paving Section Detail: Provide additional notes/information on what will be installed to prevent water penetrating into the roadway base (i.e. curb recommendation from the Geotech report under Section 4.1 – Pavement Design Recommendations (paragraph six), moisture barrier).
4. Response to comments says dam modeling is pending. This needs to be part of the review and approval and shall be reviewed accordingly.

Fire Department Comments (PZ)

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

No comments for plans with upload date of 10/16/2020.

Public Works Comments (PZ)

The following comments have been provided by Anthony Paddock. Should you have any questions or require additional information regarding any of these comments, please contact Anthony Paddock at (512) 779-5412 or by email at anthony.paddock@taylor.tx.gov.

Public Works Utilities has reviewed and all looks good.

Planning Department Comments

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

Approved

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

Thank you,



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



PZ-2019-1215

**CASTLEWOOD
SUBDIVISION**

530 FM 973

**APPROXIMATELY
58.30 ACRES**

Legend

- Streets
- - - Castlewood
- City of Taylor
- ETJ Boundary 1 Mile

0 250 500
US Feet

DRAWN BY: MH

CHECKED BY: SS