

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

September 18, 2018 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 August 14, 2018.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **PZ-2018-1098 – Conduct Public Hearing** on a Final Plat of a Replat of a portion of Lot 1, E.S. Harris' Addition to the City of Taylor, located at 1305 Frink Street in the Single Family Residential (R-1) District, to be known as New Hope 2 Subdivision.
2. **PZ-2018-1098 – Consider Approval** on a Final Plat of a Replat of a portion of Lot 1, E.S. Harris' Addition to the City of Taylor, located at 1305 Frink Street in the Single Family Residential (R-1) District, to be known as New Hope 2 Subdivision.
3. **PZ-2018-1096 – Conduct Public Hearing** on Final Plat of a Replat of a Lots 3-16, Block 35 and a portion of the 20-foot alley, Washington Heights Addition to the City of Taylor, located at 401 Potomac Street in the Single Family Residential (R-1) District, to be known as Trinity Heights Subdivision.
4. **PZ-2018-1096 – Consider Approval** on Final Plat of a Replat of a Lots 3-16, Block 35 and a portion of the 20-foot alley, Washington Heights Addition to the City of Taylor, located at 401 Potomac Street in the Single Family Residential (R-1) District, to be known as Trinity Heights Subdivision.
5. **PZ-2018-1091 – Conduct Public Hearing** on a request to rezone approximately 73.22 acres and 19.04 acres out of the W. J. Baker Survey, Abstract No. 65, located approximately 1,300 feet north of Mallard Lane, east and south of Northwest Carlos G. Parker Boulevard, and west of North Drive, from the Rural/Agricultural (R/A), Residential Single Family (R-1), and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District, to be known as The Grove at Bull Creek. ORDINANCE 2018-10.
6. **PZ-2018-1091 – Make Recommendation** on a request to rezone approximately 73.22 acres and 19.04 acres out of the W. J. Baker Survey, Abstract No. 65, located approximately 1,300 feet north of Mallard Lane, east and south of Northwest Carlos G. Parker Boulevard, and west of North Drive, from the Rural/Agricultural (R/A), Residential Single Family (R-1), and Local Business (B-1) Districts to a Residential

Planned Development (R-PD) District, to be known as The Grove at Bull Creek.
ORDINANCE 2018-10.

7. Consider an update regarding Council actions related to Planning and Zoning items.
8. Introduce new City Staff.

ADJOURN

Next Meeting Date: October 9, 2018

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 **September 14, 2018** 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 Administrative Assistant to Development Services

Date:



**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
August 14, 2018 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Michael Aplin
Mike Eaton
Leland Stevens
Donna Frazier

ABSENT

Faith Gardner
Rick Selin
Betty Day
Annette Maruska

OTHERS PRESENT

Ray Miller, Interim Director Development Services
Carrie Orts, Assistant Development Services
Michael Elabarger, Senior Planner Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:01 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 meeting on July 10, 2018.

Motion made by Mr. Stevens to approve minutes from July 10, 2018. Second by Mrs. Maruska. All voted Aye.

PZ-2018-1091 – Conduct Public Hearing on a request to rezone approximately 73.22 acres out of the W. J. Baker Survey, Abstract No. 65, located approximately 1,300 feet north of Mallard Lane on the east and south sides of Northwest Carlos G. Parker Blvd., from Residential Single Family (R-1) and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District.

Hearing opened. Mr. Miller made presentation on the request, including the recommendation of denial based on the stated analysis outstanding items of lot size variation, amenities, and ingress / egress points. Mr. David Peter was present to answer questions. There was discussion between the Board, Resident and Staff. Hearing closed.

PZ-2018-1091 – Make Recommendation on a request to rezone approximately 73.22 acres out of the W. J. Baker Survey, Abstract No. 65, located approximately 1,300 feet north of Mallard Lane on the east and south sides of Northwest Carlos G. Parker Blvd., from Residential Single Family (R-1) and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District.

Mr. Stevens made motion to recommend denial of ordinance 2018-10 to City Council. Second by Mrs. Frazier. All voted aye.

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

Mr. Elabarger stated that there were currently no new updates.

Introduce new City Staff

Mr. Elabarger introduced the new Senior Planner, Shelly Shelton to the Commission.

Adjourn

The meeting was adjourned at 6:55 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-2018-1098

New Hope 2 Subdivision

Final Plat (Replat)



Applicant Information:

Applicant: Habitat for Humanity Williamson County (Owner),
Miguel A. Escobar, LSLS, RPLS of Steger Bizzell, Inc.
(Applicant Representative)

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

Subject Property:

Location: 1305 Frink Street

Legal Description: Part of and out of Lot 1, Block 1, of E. S. Harris's Addition to the City of Taylor

Existing Zoning: R-1, Single family Residential District

Utilities: Property will be served by City of Taylor utilities

Existing Use of Property: Vacant

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 dwellings
South	R-1 Single Family Residential District	Single family dwellings
East	R-1 Single Family Residential District	Vacant
West	R-1 Single Family Residential District	Single family dwellings

Case Summary

Currently, the subject property is vacant. It is located at 1305 Frink Street. The proposed replat consists of approximately 7,612 square feet or 0.17 acre. The purpose of the replat is to create a legal lot as this parcel is a portion of Lot 1, Block 1, E. S. Harris's Addition to the City of Taylor. At some time in the past, approximately the northern six (6) feet of Lot 1 was conveyed by metes and bounds rendering the lot as noncompliant with current subdivision and zoning regulations. At this time, the applicant proposes the replatting of the remnant in its existing condition to encourage infill development as Habitat for Humanity plans to construct a single-family home there.

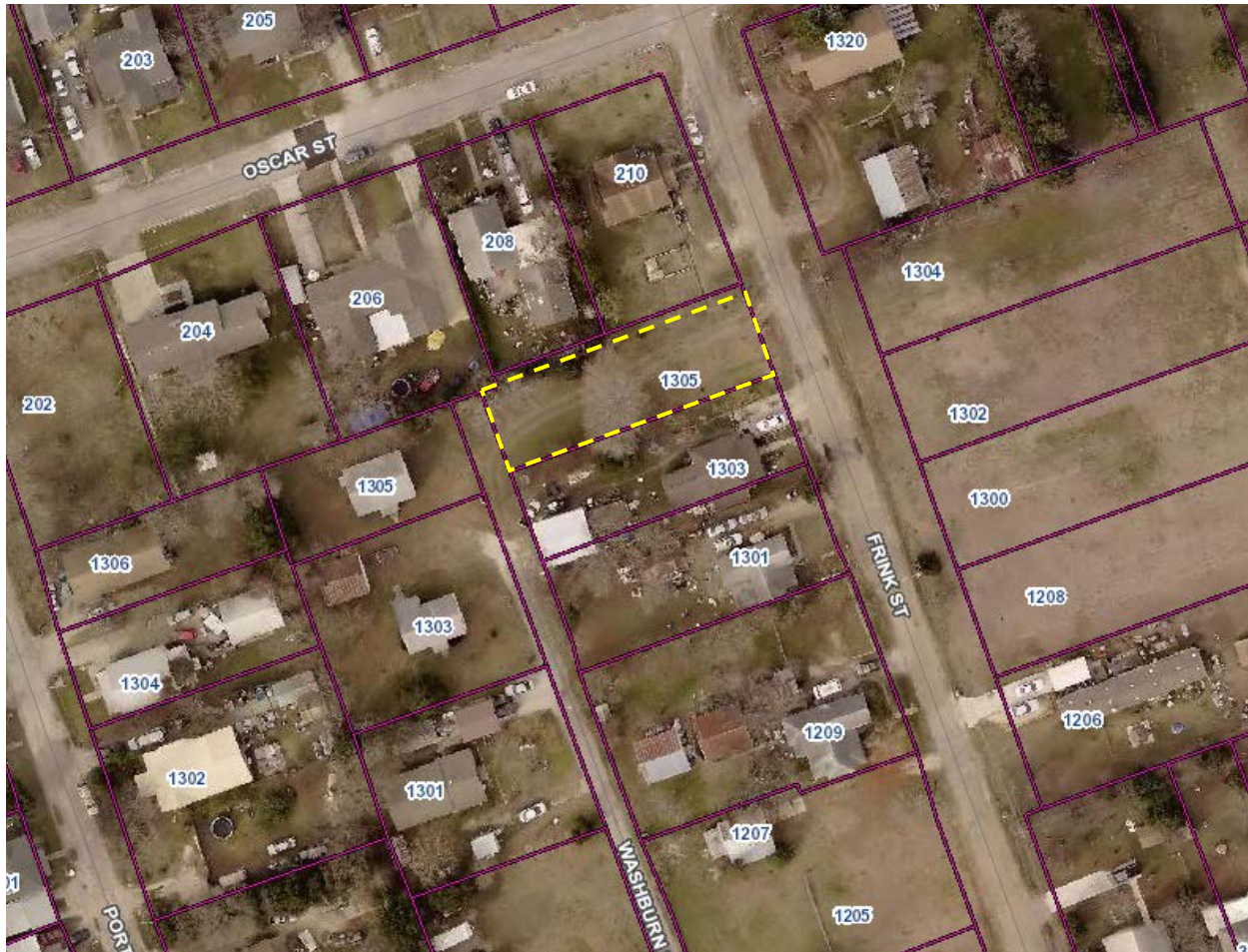
Staff Recommendation

Staff recommends approval of the Final Plat (Replat).

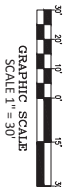
Attachments: Exhibit 1 – Aerial Photograph
Exhibit 2 – Proposed Final Plat

EXHIBIT 1 – 2018 AERIAL LOCATION

PZ-2018-1098 – NEW HOPE 2 SUBDIVISION

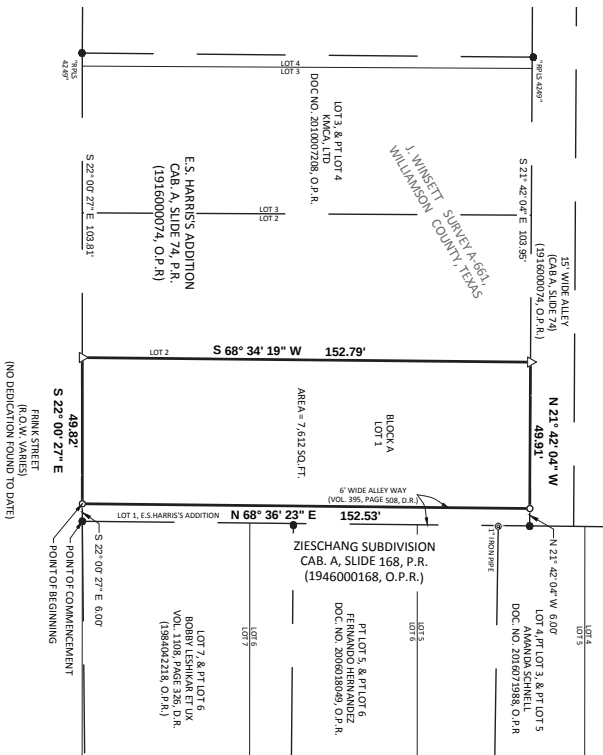


A detailed street map of the Tabor, Texas area. The map shows a grid of streets including Baker St, Wackerline St, Main St, and Lake Dr. A specific area is highlighted with a red box and labeled 'SITE'. The map also shows the location of the Tabor City Hall and the Tabor Police Station. The map is oriented with North at the top.



LEGEND

(1) BEARING (ALSO LISTED ON AS NOTED)
 (2) MAG. CAL. 9; TWIN MUSEY STAMPED STEER BEZEL.
 (3) 127; BORN AND SET WITH OAK STAMPED STEER BEZEL.
 (4) D.R. WILMINGTON COUNTY, TEXAS
 (5) P.R. WILMINGTON COUNTY TEXAS
 (6) O.P.R. WILMINGTON COUNTY TEXAS
 (7) R.O.W. WILMINGTON COUNTY TEXAS
 (8) BEARINGS ARE BASED ON THE TEXAS COORDINATE
 SYSTEM OF 1780; CENTRAL ZONE (NAD 83, 2011). ALL
 REPRESENTED IN U.S. SURVEY FEET BASED ON A
 GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF
 0.00012.



NEW HOPE 2 SUBDIVISION

Being a Final Plat of a Replat of a portion of Lot 1, E.S. Harris's Addition
to the City of Taylor, Texas,
situated in the J. Winsett Survey Abstract No. 661
Williamson County, Texas

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

Habitat for Humanity of Williamson County, Texas, Inc., sole owner of the certain 0.175 acre tract of land located in Williamson County, Texas, and the City of Williamson County, Texas, hereby certify that the certain parcel of land shown hereon and described in a deed recorded in Document No. 201704400, of the Official Public Records of Williamson County, Texas, and to hereby state that there are no lien holders of the said parcel of land, and do hereby resubscribe said tract as shown hereon, and do hereby consent to all plat matters, requirements shown hereon, and do hereby dedicate to the City of Tipton to the streets, alleys, easements, rights-of-way, assessments and public places shown hereon for such public purposes as the City of Tipton may deem appropriate. This subdivision is to be known as

NEW HOPE 2 SUBDIVISION

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 2018.

Habitat for Humanity of Williamson County Texas, Inc
2108 N. Austin Avenue
Georgetown, Texas 78626

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 Debbie Hoffman, 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 _____, 2018.

Notary Public in and for the State of Texas

My Commission expires on: _____

NOTES

- 1 Utility Providers – Water: City of Taylor
- 2 Wastewater: City of Taylor
- 3 All structures and/or obstructions are prohibited in drainage easements.
- 4 There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by
5 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 6 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 7 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 8 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 9 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 10 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 11 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 12 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 13 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 14 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 15 FIRM Map Number 48919C0536; effective date 5/6/2008.
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- 18 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 19 FIRM Map Number 48919C0536; effective date 5/6/2008.
- 20 FIRM Map Number 48919C0536; effective date 5/6/2008.

STATE OF TEXAS
(
COUNTY OF WILLAMSON)

KNOW ALL MEN BY THESE PRESENTS

I, LANCE E. RISTEN, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WITNESS WHEREOF, MY OFFICIAL SEAL OF AUTHENTICATION HAS BEEN PLACED IN MY OFFICE ON _____ DAY OF _____, A.D., AT _____ O'CLOCK, _____ M., AND DATA RECORDED THIS _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

SURVEYOR

STATE OF TEXAS (KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLAMSON (

I, Margaret A. Escobar, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this is a true and correct copy of the actual survey made on the ground of the property legally described as: Tract of land, more or less, containing 1.00 acre, more or less, located in the City of Dallas, Texas, bounded on the north by the City of Dallas, Texas, and on the south by the City of Dallas, Texas.

TO CERTIFY WHICH, I witnessed my hand and seal at Georgetown, Williamson County, Texas,
this _____ day of _____, 2018.

Maguel A. Escobar, S.T.S., R.P.L.S.
Registered Professional Land Surveyor
No. 5530 State of Texas

PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

STRON BEZELL
06/11/2018

PLANNING AND ZONING COMMISSION

This subdivision to be known as "NEW HOPE 2 SUBDIVISION" has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the _____ day of _____, 2018, A.D.

_____, Chairman

_____, Secretary

Date _____

Date _____

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

I, JACQUEE E. BRITZER, 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.

OWNER:
HABITAT FOR HUMANITY OF WILLIAMSON COUNTY
2108 N. AUSTIN AVE
GEORGETOWN, TEXAS
(512) 863-4344

ENGINEER/SURVEYOR:
STEEGER BIRZELL
10728 S. AUSTIN AVE

TOTAL ACRES: 0.175 ACRES (7,612 SQ.FT.)

ORIGINAL SURVEY: J. WINSETT, A-661
SUBMITTAL DATE: AUGUST 2018
DATE OF P&Z REVIEW: **/**/**/*****

JOB NO. 22523 DATE: 11-Sep-18 SHEET 1 of 1

DRAWN BY: MAE	REVIEWED BY:	APPROVED BY:
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ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
MAT NO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM - I-81
SERVICES	TBA, S. FIRM NO.10003700	WEB STEEFER@RZELL.COM
	>ENGINEERS	>>PLANNERS
		>>>SUPERVISORS



BY: _____, DEPUTY

NANCY E. RISTER, CLERK COUNTY
OF WILLIAMSON COUNTY, TEXAS

CITY OF TAYLOR
BY 2018 2000

PZ-2018-1096

Trinity Heights Subdivision

Final Plat (Replat)



Applicant Information:

Applicant: Robert W. and Madelene Cavo (Owners),
Jennifer Henderson, P.E. of M&S Engineering (Applicant Representative)

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

Subject Property:

Location: 401 Potomac Street

Legal Description: Lots 3-16 and a portion of the 20-foot alley, Block 35, of Washington Heights Addition to the City of Taylor

Existing Zoning: R-1, Single family Residential District

Utilities: Property will be served by City of Taylor utilities

Existing Use of Property: Undeveloped / Agriculture (Ostrich pens)

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 dwellings
South	M-1 Light Industrial District	Catering business
East	R-1 Single Family Residential and B-1 Local Business District	Single family dwellings
West	R/A Rural Agriculture District	Country Club/Golf Course

Case Summary

Currently, the subject property is used as a series of ostrich pens, with a general address of 401 Potomac Street. The property is the majority of original Block 35 of the Washington Heights Addition, circa 1891. It has frontage on all four sides as it is encompassed by Potomac Street on the south, Wabash Street on the north, Beech Street on the west, and Symes Street on the east. The proposed replat consists of approximately 2.031 acres; made up of lots three (3) through 16 and the majority portion of the original north/south running alley which was formally abandoned by the City in 1975. By replatting the property, all proposed lots will meet/exceed the current lot frontage requirements for the R-1 Zoning District, and the abandoned alley will be legally incorporated into the new lots.

Staff Recommendation

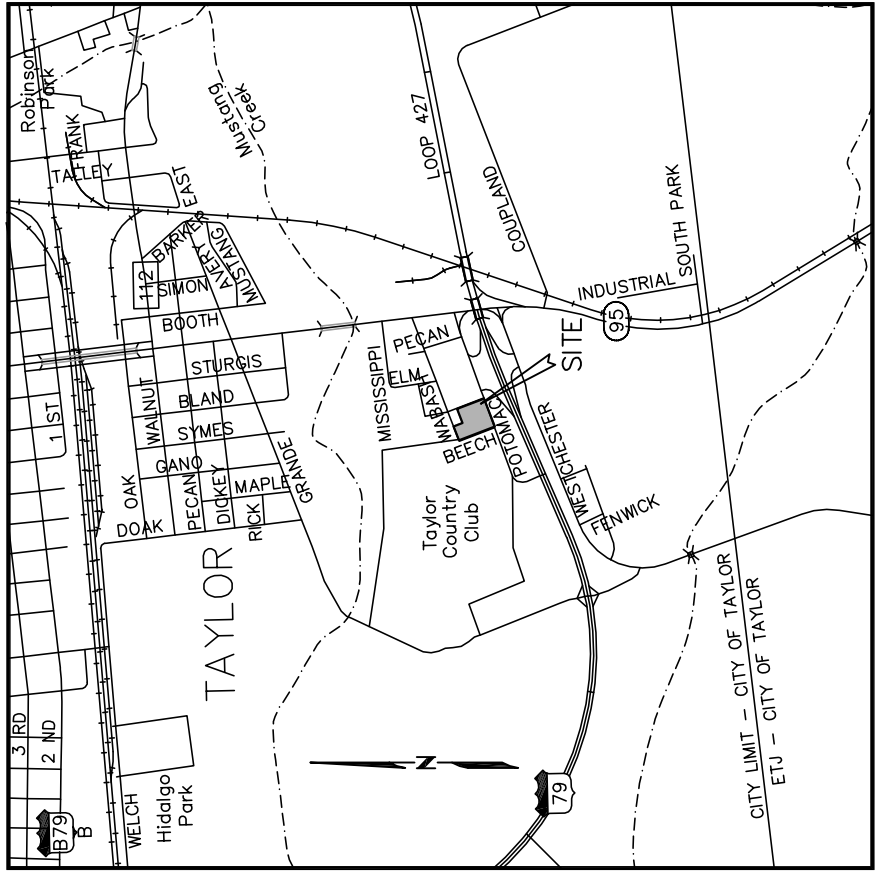
Staff recommends approval of the Final Plat (Replat).

Attachments: Exhibit 1 – Aerial Photograph
Exhibit 2 – Proposed Final Plat

EXHIBIT 1 – 2018 AERIAL LOCATION

PZ-2018-1096 – TRINITY HEIGHTS SUBDIVISION





VICINITY MAP
(NOT TO SCALE)

OWNERS: ROBERT W. CAVO AND MADELENE CAVO
401 POTOMAC STREET
TAYLOR, TEXAS 76574

SURVEYOR: SHANE SHAFFER R.P.L.S.
DIAMOND SURVEYING, INC.
TX BOARD OF PROFESSIONAL LAND SURVEYING
FIRM #10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamondsurveying.com

ENGINEER: JENNIFER L. HENDERSON, P.E.
M&S ENGINEERING
TEXAS PROFESSIONAL ENGINEERING FIRM F-1394
102 W. MORROW STREET, STE. 101
GEORGETOWN, TX 78626
(512) 942-5310
jhenderson@msengr.com

NUMBER OF LOTS: 7

NUMBER OF BLOCKS: 1

TOTAL LINEAR FEET OF NEW STREETS: NONE

TOTAL STREET R.O.W. AREA TO BE DEDICATED: NONE

TOTAL ACREAGE: 2.031 ACRES

DATE SUBMITTED: JULY 30, 2018

LOT	AREA SQ. FT.	USE
1	12,636	RESIDENTIAL
2	12,635	RESIDENTIAL
3	12,636	RESIDENTIAL
4	12,639	RESIDENTIAL
5	12,639	RESIDENTIAL
6	12,640	RESIDENTIAL
7	12,641	RESIDENTIAL

WCAD PROPERTY ID	DEED INFORMATION
R018510	ALFREDO Z. DELGADO AND WIFE, MARIA ROSA Z. DELGADO VOL. 608, PG. 136 DOC. NO. 19751912
R018512	ROBERT WAYNE CAVO AND WIFE, MADELENE CARROLL CAVO REMANANT PORTION OF CALLED 0.695 AC. VOL. 610, PG. 523 DOC. NO. 1980010034
R493540	JUAN A. RAMIREZ AND ESTELLA RIVERA, AND VIDAL A. PALMA DOC. NO. 2017090436
R493539	BETH E. ST. CLAIR DOC. NO. 2018013448
R018503	MOST REVEREND GREGORY M. AYMOND DIOCESE OF AUSTIN DOC. NO. 2001002389
R018502	JACQUELINE A. MALLOY, TRUSTEE OF THE JACQUELINE A. MALLOY TRUST, CREATED BY JACQUELINE A. MALLOY AS SETTLOR AND TRUSTEE DOC. NO. 2016119914
R018511	ROBERT W. CAVO AND WIFE, MOPSE CAVO DOC. NO. 2010051023

M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP | SURVEYING
SURVEYING FIRM # 1004200

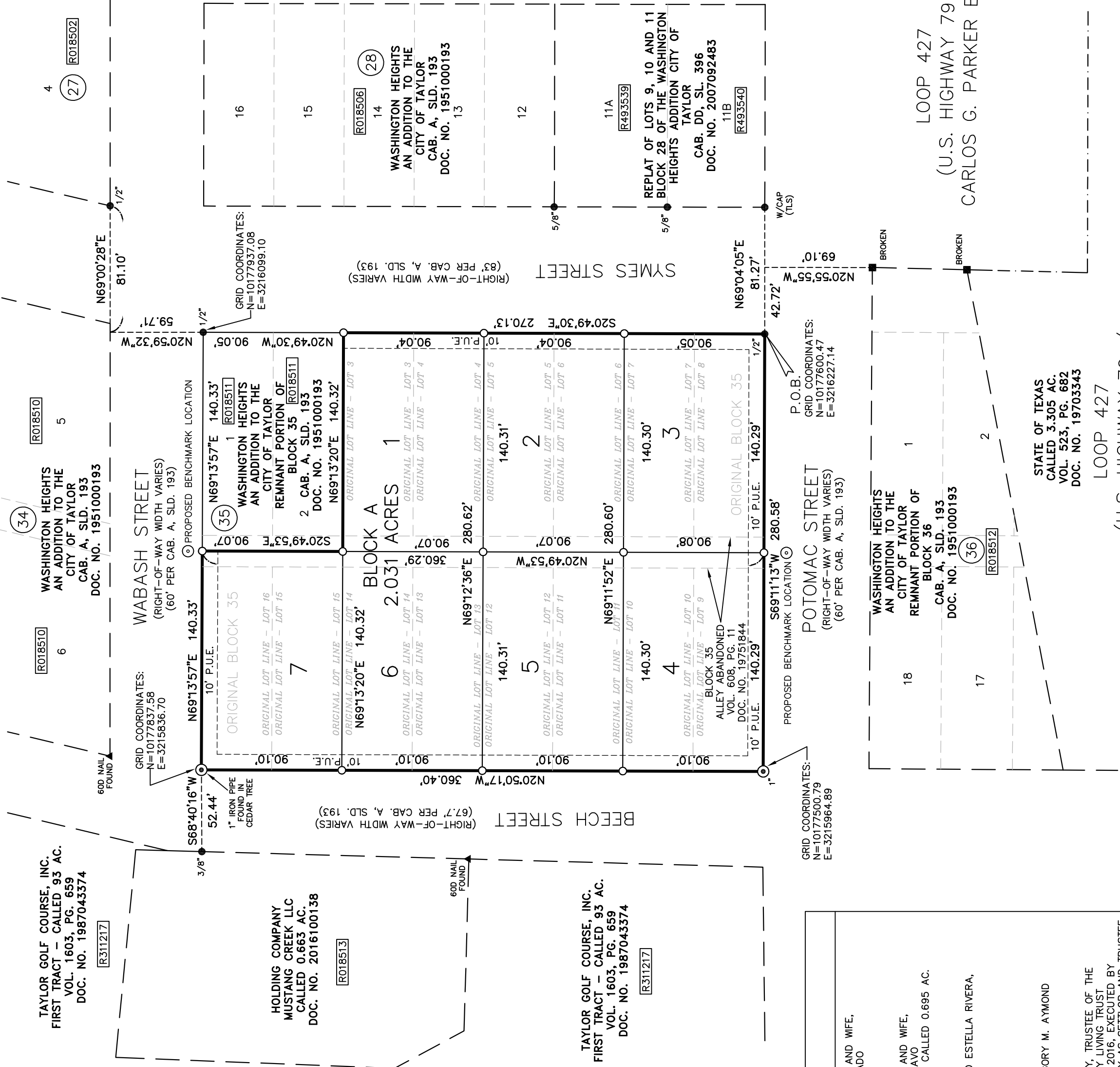
CONTACT: WWW.MSNGR.COM
PHONE: (830) 228-5446
FAX: (830) 885-2170

MAIN OFFICE: 102 W. MORROW ST. STE 101
GEORGETOWN, TX 78628
PHONE: (830) 885-2170

BRANCH OFFICE: 102 W. MORROW ST. STE 101
GEORGETOWN, TX 78628
PHONE: (830) 228-5446

TRINITY HEIGHTS SUBDIVISION

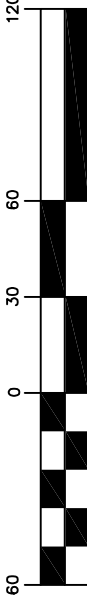
BEING A REPLAT OF LOTS 3-16, BLOCK 35 AND A PORTION OF THE 20-FOOT ALLEY,
WASHINGTON HEIGHTS, AN ADDITION TO THE CITY OF TAYLOR, RECORDED IN CABINET A,
SLIDE 193 IS DOCUMENT NO. 1951000193, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- TYDOT CONCRETE MONUMENT FOUND
- 60D NAIL FOUND
- 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- WCAD PROPERTY ID
- BLOCK NUMBER

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

METES AND BOUNDS DESCRIPTION

FOR A 2.031 ACRE TRACT OF LAND SITUATED IN THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3 THROUGH 16, BLOCK 35 AND A PORTION OF THE 20-FOOT ALLEY, WASHINGTON HEIGHTS, AN ADDITION TO THE CITY OF TAYLOR, RECORDED IN CABINET A, SLIDE 193 IS DOCUMENT NO. 1951000193, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 2.031 ACRE TRACT OF LAND SURVEYED ON THE GROUND DURING THE MONTH OF JULY, 2018 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10177600.47, E=3216227.14) monumenting the southeast corner of said Block 35, same being on the intersection of the north right-of-way line of Potomac Street (right-of-way width varies) and the west right-of-way line of Sycamore Street (right-of-way width varies), for the southeast corner and cap marked "TLS" monumenting the southwest corner of Lot 11B, Block 28, Replat of Lots 9, 10, and 11, Block 28 of the Washington Heights Addition City of Taylor, recorded in Cabinet DD, Slide 396 is Document No. 2007092483 of the Plat Records of Williamson County, Texas, same being on said north right-of-way line of Potomac Street and the east right-of-way line of said Symes Street, bears N 69°04'05" E for a distance of 81.27 feet;

THENCE, S 69°11'13" W with the south boundary line of said Block 35 and said north right-of-way line of Potomac Street for a distance of 280.58 feet to a 1" iron pipe found (Grid Coordinates: N=10177500.79, E=3215964.89) monumenting the southwest corner of said Block 35, same being on the east right-of-way line of Beech Street (right-of-way width varies), for the southeast corner hereof;

THENCE, N 20°50'17" W with the west boundary line of said Block 35 and said east right-of-way line of Beech Street for a distance of 360.40 feet to a 1" iron pipe found (Grid Coordinates: N=10177837.58, E=3215836.70) in a cedar tree monumenting the northwest corner of said Block 35, same being on the south right-of-way line of Wabash Street (right-of-way width varies), for the northwest corner hereof, from which a 3/8" iron rod found monumenting an angle point in the west right-of-way line of said Beech Street, same being the east boundary line of the called 0.663 acre tract of land conveyed to Holding Company Mustang Creek LLC, recorded in Document No. 2016100138 of the Official Public Records of Williamson County, Texas, bears S 68°40'16" W for a distance of 52.44 feet;

THENCE, N 69°13'57" E with the north boundary line of said Block 35 and said south right-of-way line of Wabash Street for a distance of 140.33 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the centerline of said 20-foot wide alley for an angle point hereof, from which a 1/2" iron rod found (Grid Coordinates: N=10177937.08, E=3216099.10) monumenting the northeast corner of Lot 1, of said Block 35, bears N 69°13'57" E for a distance of 140.33 feet;

THENCE, through the interior of said Block 35, S 20°49'53" E with the centerline of said 20-foot wide alley for a distance of 90.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE, continuing through the interior of said Block 35, N 69°13'20" E in part through the interior of said 20-foot wide alley and in part with the south boundary line of said Lot 2, Block 35 for a distance of 140.32 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southeast corner of said Lot 2, Block 35, same being on the east boundary line of said Block 35 and said west right-of-way line of Symes Street, for an angle point hereof;

THENCE, S 20°49'30" E with said east boundary line of Block 35 and said west right-of-way line of Symes Street for a distance of 270.13 feet to the POINT OF BEGINNING hereof, and containing 2.031 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLAIN SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

No.	DATE	REVISION DESCRIPTION
2	9/04/2018	ADDRESS CITY OF TAYLOR COMMENTS
1	8/22/2018	ADDRESS CITY OF TAYLOR COMMENTS

City of Taylor PZ-2018-1096 SHEET 1 OF 2



DIAMOND SURVEYING, INC.
T.E.P.L.S. FIRM NO. 10006900
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

TRINITY HEIGHTS SUBDIVISION

BEING A REPLAT OF LOTS 3-16, BLOCK 35 AND A PORTION OF THE 20-FOOT ALLEY, WASHINGTON HEIGHTS, AN ADDITION TO THE CITY OF TAYLOR, RECORDED IN CABINET A, SLIDE 193 IS DOCUMENT NO. 1951000193, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

- NOTES:
- 1) UTILITY PROVIDERS — WATER: CITY OF TAYLOR; WASTEWATER/SEPTIC: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- 2) ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- 3) THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 4849IC0545E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- 4) A 10 FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- 5) ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE AS AMENDED.
- 6) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF WASHINGTON HEIGHTS, AN ADDITION TO THE CITY OF TAYLOR, RECORDED IN CABINET A, SLIDE 193 IS DOCUMENT NO. 1951000193, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 7) THE ALLEY SHOWN WITHIN BLOCK 35 HAS BEEN ABANDONED BY THE CITY OF TAYLOR, TEXAS, AS RECORDED IN VOLUME 608, PAGE 11 IS DOCUMENT NO. 19751844, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ON APRIL 29, 1975.
- 8) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY, THERE MAY BE EASEMENTS AND/OR RESTRICTIONS, WHICH MAY APPLY TO THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- 9) THE SUBDIVIDER IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. THE BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING SIDEWALKS IN ALL RESIDENTIAL DISTRICTS. SIDEWALKS SHALL BE ON AT LEAST ONE (1) SIDE OF THE STREET, TO BE A MINIMUM OF FOUR (4) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER. (ORD. NO. 2003--33, 9--23--03)

OWNER' SIGNATURE BLOCK

STATE OF TEXAS { KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

WE, ROBERT W. CAVO AND MADELENE CAVO, CO-OWNER'S OF THE CERTAIN 2.031 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A CASH WARRANTY DEED RECORDED IN DOCUMENT NO. 199961715 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY AMEND SAID TRACT AS SHOWN LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY AMEND 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 KNOW AS "TRINITY HEIGHTS SUBDIVISION".

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

ROBERT W. CAVO
401 POTOMAC STREET
TAYLOR, TX 76574

STATE OF TEXAS { KNOWN 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 ROBERT W. CAVO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

MADELENE CAVO
401 POTOMAC STREET
TAYLOR, TX 76574

STATE OF TEXAS { KNOWN 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 MADELENE CAVO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYOR CERTIFICATION

I, SHANE SHAFER, 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 _____, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2018.

SHANE SHAFER
REGISTERED PROFESSIONAL LICENSED SURVEYOR, NO. 5281
STATE OF TEXAS

ENGINEER CERTIFICATION

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 4849IC0545E, 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 _____, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2018.

JENNIFER HENDERSON
REGISTERED PROFESSIONAL ENGINEER NO. _____
STATE OF TEXAS

PLANNING AND ZONING COMMISSION

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

DON MCALISTER, CHAIRMAN

DATE

DONNA FRAZIER, SECRETARY

DATE

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 PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

PZ-2018-1091
73.22 acres and 19.04 acres in the W.J.
Baker Survey, Abstract No. 65
Rezoning from R/A, R-1, and B-1 to R-PD
The Grove at Bull Creek
ORDINANCE 2018-10



Applicant Information:

Applicant: WBW Development Group, LLC.

Owner: Weinritter Realty, LP
Estate of Delphine Slivensky

Applicant Request: Rezone the combined 92.26 acres from the R/A (Rural Agricultural), R-1 (single-family residential), and B-1 (local business) to a Residential Planned Development (R-PD) District with a base district of R-1 (Single-family Residential)

Subject Property:

Location: South and southeast of the northwest corner of Carlos G. Parker Blvd, and west of North Drive

Legal Description: 92.26 acres in the W.J. Barker Survey, Abstract # 65

Existing Zoning: R/A, R-1, and B-1

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	B-1 – Local Business & R/A – Rural Agriculture	Vacant/undeveloped
South	R-1 Single Family Residential & B-1 Local Business	Residential / Church
East	R/A – Rural Agriculture & R-1 Single Family Residential	Vacant/undeveloped; John Cub subdivision
West	R-1 Single Family Residential & B-1 Local Business	Undeveloped/one residence

Application Summary

This proposal is to rezone the described property (portions of an 85.227 acre tract, R018638, and a 58.697 acre tract, R018637) from the existing zoning districts of R/A – Rural Agricultural, R-1 Single Family Residential, and B-1 Local Business to a Residential Planned Development (R-PD) District with a base district of R-1. The project comprises only single-family detached development as proposed within the following documents (referenced and attached to this Staff Report) which comprise this Planned Development rezoning request:

- *Attachment 2* - Development Plan (narrative to express the deviations from, and commitments to aspects and features that go beyond the minimums of, the Zoning Ordinance);
- *Attachment 3* - Exhibit B - Concept Site Layout of the property, graphically depicting the location of streets, lots, parkland, and drainage features as described in the Development Plan, as well as the development standards and commitments that will regulate the eventual development of the property.
- *Attachment 4* – Exhibit C – Trail Concept identifying location of new, and tie-ins to existing, pedestrian pathways.

The intent of the request is to provide the applicant the ability to develop a residential subdivision at a maximum density of 4.15 dwellings per acre; the provided Exhibit B details a potential 371 lot, though it does not constitute an engineered subdivision plat. Table 1 below captures the essence of the differences from the R-1 base district that are being proposed.

Table 1 – Lot Dimension Standard Comparison

	R-1 District	Proposed
Lot WIDTH	70' min.	All lots eligible for 50' minimum, except for a minimum 10% of non-corner/cul-de-sac lots shall be 60' minimum; location to be determined on subdivision plats.
Lot DEPTH	100' min.	120' minimum; 115' along street with greater than 50' of Right-of-way.
Lot SIZE	7,000 SF min.	6,000 SF minimum; 5,750 SF along street with greater than 50' of Right-of-way.
Front Setback	25'	25'; 20' along street with greater than 50' of Right-of-way.
Side setback	5' interior 10' street side	5' interior 10' street side
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 District.

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, or build a trail system to be owned and maintained by a future HOA.

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

1. Minimum lot width of 50' / 10% of interior lots 60' (see Table 1 for breakdown);
2. Minimum lot size allowance of 6,000 SF (5,750 SF Lots along roadways with 60' ROW);
3. Maximum density of 4.15 dwelling units per acre (*equates to 383 lots*);
4. Exception to masonry requirements for dwellings with stylized architecture;
5. Traffic Impact Analysis (TIA) to be submitted with the Preliminary Plat.

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

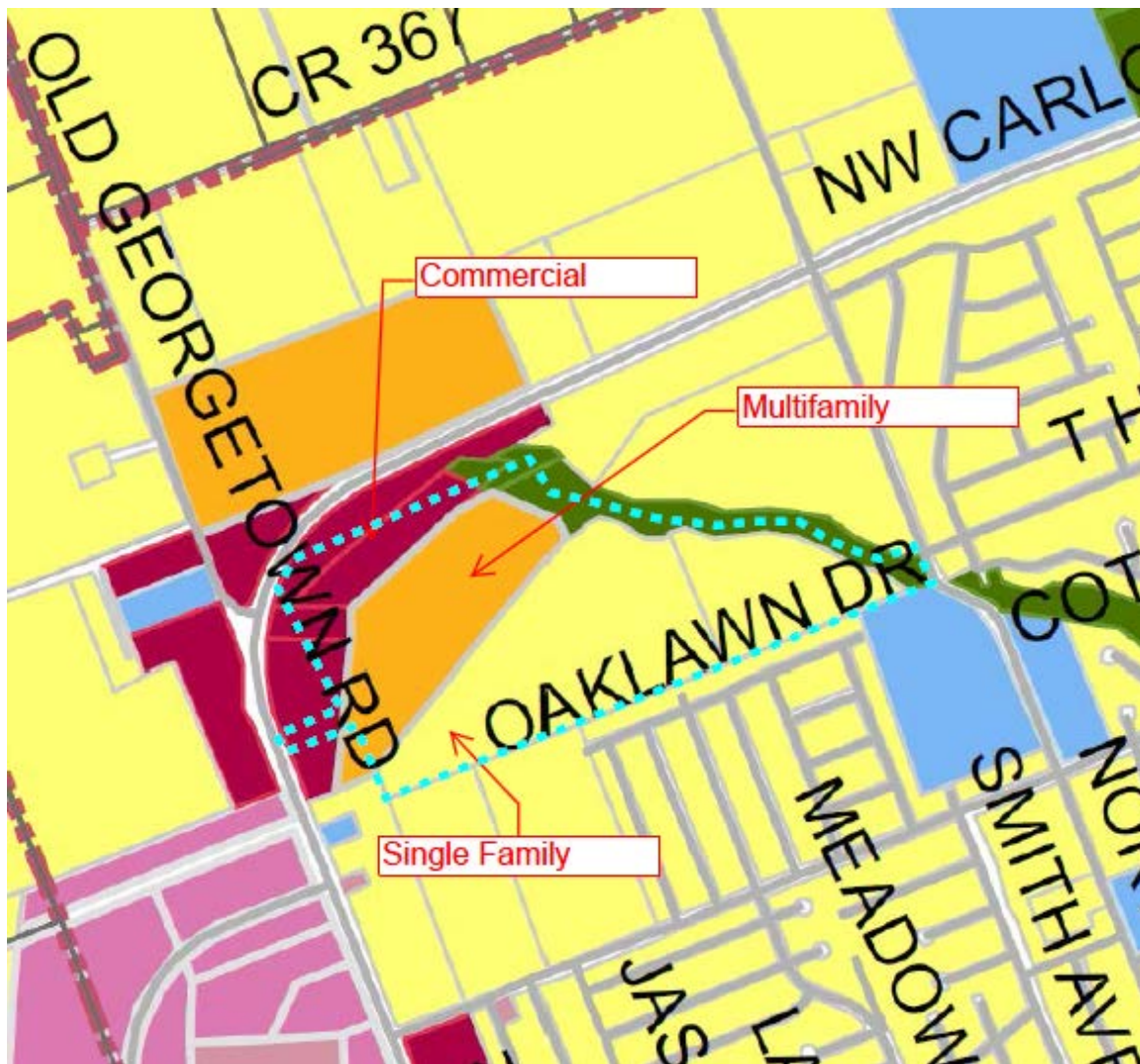
1. Minimum lot depth of 120' (115' along roadways with 60' ROW);
2. Two-story homes on corner lots or adjacent to roadways as shown on Exhibit B, shall be constructed of 90% masonry materials on exposed surface walls facing roadways. Masonry shall be defined as stone, brick, two-step hard coat stucco and up to 75% horizontally installed cement-based siding;
3. House elevation variations (anti-repetitive facades) - no three (3) adjacent lots nor any two directly across from one another will have the same home elevation;
4. Two-car garages for all lots;
5. Sidewalks shall be constructed on both sides of all public streets;
6. Creation of a Home Owners Association (HOA) that will own and maintain the parkland, and amenities and trails within them;
7. Parkland to include: 11.38 acres within of the 100-year floodplain of Bull Branch Creek; 5.47 acres adjacent the acreage in the floodplain; 0.65 acre and 0.43 acre parks in southwest and northwest corners respectively;
8. Parkland Amenities to include:
 - o Walking trail 6-feet wide within the Parkland along Bull Branch per exhibits;
 - o Park benches along trail system, one every 1,000' of trail;
 - o Picnic/grilling Area within parkland;
 - o Play structure for ages 5-12 located in parkland per exhibits;
 - o Active amenity (sand volleyball or Frisbee golf course) in east side parkland;
 - o Covered pavilion or gazebo shelter within one of the two pocket parks.
9. Residential Front Yard landscaping:
 - o All front yard areas sodded;
 - o Five (5) shrubs per lot;
 - o Minimum Two (2) 2-inch+ caliper Shade Tree in front yard of each lot, except those lots that front the wider ROW (60') Streets, where 1 tree shall be planted between the back of curb and the sidewalk;
 - o Corner lots shall have 1 additional tree planted in side yard;
 - o A 10' landscape easement shall be reserved on all lots with side yards

fronting the wider ROW Streets which shall be landscaped and maintained by the HOA (Exhibit B).

10. Masonry wall where adjacent ROW of Carlos G. Parker Boulevard built as part of each lots fencing at time of lot development.
11. Residential fencing backing to commercially zoned properties shall have a wood top cap and masonry columns located every third lot, built at time of lot development.

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 a mix of land uses – Commercial near Carlos Parker, Multifamily behind that, and then Single-family at the deepest part of the property. It is the understanding of the current Staff that some years ago, there was a mixed-use project envisioned on this property, and that mix – or tiering – of generalized uses was captured in the Future Land Use Map (most recent revision being 2013). See excerpt below, with labels. Subject property is outlined in light blue.



Zoning Ordinance Section 2.17 – Residential Planned Development District (RPD)

The Zoning Ordinance provides the opportunity for creation of Planned Development (PD) Districts (either Residential or Commercial) which generally allow a property owner to envision a project that varies one or more of the existing development standards under the “base” zoning district of the land. The intent of a PD District is to allow and encourage greater design flexibility and variety that can only be created in a [residential/commercial] planned development, as opposed to the strict application of the normal standards.

Staff Analysis

The proposed project is a single family detached dwelling subdivision that at its core seeks to reduce the minimum lot frontage requirement from 70’ to 50’. This single modification allows the developer to load approximately 30% more lots on the necessary public streets, thus in theory yielding approximately 30% lots than otherwise could be created using the 70’ width minimum. *The commitment to 10% of lots having 60’ widths, plus the normally wider corner and cul-de-sac lots, will result in the subdivision having somewhere in the range of 75% of the total lots being the requested minimum of 50’ wide.

With wider lot frontages, the usual result is the need for more linear feet of streets and thus utilities to serve them, and it is these expenditures that increase the cost to ‘produce’ any single lot. Less lot width frontage = more efficiency. 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 lower density would result.

The applicant did not provide a ‘by-right’ scenario of how this property could be developed under the R-1 District standards (ie, 70’ lot widths), for use as a comparison with the proposed Planned Development lot layout. At the August 14, 2018 Planning and Zoning Commission, where a prior iteration of this application was presented, the applicant stated that they believed their overall increased yield with their proposal, over a by-right scenario, was 16 or 17%. Calculating that for the current 371 lots, the by-right yield of lots would be approximately 317, and therefore this current request would equate to an approximate additional 54 lots. This calculation is not derived from engineered plans, but rather a rough estimate for discussion purposes of comparing this proposal with the City’s by-right provisions.

With the current submittal included with this staff report, all prior outstanding issues have been resolved.

Staff Recommendation

Staff recommends approval of the application as presented.

Attachments:

1. Proposed Ordinance 2018-10 and Property Legal Description
2. Development Plan
3. Concept Site Layout Exhibit “B”
4. Trail Concept Exhibit “C”

ORDINANCE NO. 2018-10

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 92.26 ACRES IN THE W.J. BAKER SURVEY, ABSTRACT NO. 65, GENERALLY LOCATED ON THE SOUTH AND EAST SIDE OF NW CARLOS G PARKER BOULEVARD APPROXIMATELY 1300 FEET NORTH OF MALLARD LANE AND WEST OF NORTH DRIVE, IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM THE RURAL AGRICULTURAL (R/A), SINGLE FAMILY RESIDENTIAL (R-1), AND LOCAL BUSINESS (B-1) DISTRICTS TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) DISTRICT, WITH A BASE DISTRICT OF SINGLE FAMILY RESIDENTIAL (R-1); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on September 27, 2018, to consider the request made by WBW Development Group LLC as Applicant Agent and Weinritter Realty LP and The Estate of Delphine Slivensky, Owners, 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 the Rural Agricultural (R/A), Single Family Residential (R-1), and Local Business (B-1) Districts to a Residential Planned Development (RPD) District, with a base district of Single Family Residential (R-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 18, 2018, 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 the Rural Agricultural (R/A), Single Family Residential (R-1), and Local Business (B-1) Districts to a Residential Planned Development (RPD) District, with a base district of Single Family Residential (R-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Rural Agricultural (R/A), Single Family Residential (R-1), and Local Business (B-1) Districts to a Residential Planned Development (RPD) District, with a base district of Single Family Residential (R-1).

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2018-10 was introduced before the Taylor City Council on the 27th day of September, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

Brandt Rydell
Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2018-10, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

Dianna Barker
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

EXHIBIT "A"
73.22 ACRE TRACT
WILLIAMSON COUNTY, TEXAS

Field Notes for a 73.22 acre tract of land situated in and being out of the W.J. Baker Survey, Abstract No. 65, Williamson County, Texas, and being a portion of a called 88.167 acre tract described in a deed to WeinRitter Realty, LP, recorded in Document No. 2009013705, Official Deed Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron rod found for the southwest corner of said 88.167 acre tract and the northwest corner of a called 4.00 acre tract described in a deed to the Taylor Volunteer Fire Department, recorded in Document No. 1997042087, of said deed records, also being in the east right-of-way line of F.M. Road 397, from which a concrete TXDOT monument found bears N 22°15'24" W, 86.93 feet;

THENCE N 68°16'58" E (Rec. N 68°16'01" E), 337.49 feet, with the south line of said 88.167 acre tract and the north line of said 4.00 acre tract, to an iron rod with cap set for the **POINT OF BEGINNING** and the southwest corner of the herein described tract;

THENCE N 21°43'02" W, 751.06 feet, across and upon said 88.167 acre tract to a 1 inch iron pipe found at the southeast corner of a called 2 acre tract described in a deed to Susan Diane Tasto, recorded in Document No. 2015016293, of said deed records;

THENCE N 21°43'00" W, 257.67 feet (Rec. N 21°17'57" W, 257.50'), to a 1 inch iron pipe found at the northeast corner of said 2 acre tract;

THENCE N 21°43'02" W, 433.84 feet, across and upon said 88.167 acre tract to an iron rod with cap set in the northwest curve line of said 88.167 acre tract and the southeast right-of-way curve line of said F.M. Road 397;

THENCE along a curve to the right and the southeast right-of-way line of said F.M. Road 397, having a radius of 1085.92 feet, an arc length of 151.82 feet, and a long chord bearing of N 28°42'23" E, 151.70 feet, to an iron rod with cap found at the southwest corner of the remainder of a called 50.30 acre tract described in a deed to Lannen Land, Inc., recorded in Document No. 2006050184, of said deed records, for the northwest corner of the herein described tract;

THENCE with the common line of said 88.167 acre tract and said remaining 50.30 acre tract, for the following courses:

1. N 68°16'57" E, 1504.73 feet (Rec. N 68°16'57" E, 1504.92'), to an iron rod with cap set;
2. N 21°55'03" W (Rec. N 21°55'03" W), 100.00 feet, to a point in the approximate centerline of a creek, from which an iron rod with cap found in the south right-of-way line of said F.M. Road 397 and for a corner of said 88.167 acre tract bears N 21°55'03" W, 158.83 feet;

THENCE across and upon said 88.167 acre tract, following the approximate centerline of said creek for the following courses:

1. S 48°31'29" E, 275.00 feet, to a point;
2. S 76°48'09" E, 75.00 feet, to a point;
3. S 54°48'42" E, 117.00 feet, to a point;
4. S 45°25'26" E, 152.00 feet, to a point;
5. S 67°17'53" E, 47.00 feet, to a point;
6. S 88°45'25" E, 151.00 feet, to a point;
7. N 64°58'43" E, 84.00 feet, to a point in the east line of said 88.167 acre tract and the west line of a called 83.47 acre tract described in a deed to Delphine Slivensky, recorded in Volume 816,

Page 449, of said deed records, from which a concrete monument found bears N 22°00'08" W, 19.90 feet;

THENCE S 22°00'08" E (Rec. S 21°55'50" E), 1026.72 feet, with the east line of said 88.167 acre tract and the west line of said 83.47 acre tract, to an iron rod with cap set for the southeast corner of said 88.167 acre tract and at the southwest corner of said 83.47 acre tract and also being in the north line of Rob Roy Estates, an addition to the City of Taylor, according to plat of record in Cabinet W, Slides 101-102, Official Plat Records of Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE S 68°16'58" W (Rec. S 68°17'34" W, 1556.04' & S 68°16'01" W, 972.54'), with the south line of this tract, at 1558.05 feet passing a 3/8 inch iron rod found at the northwest corner of a called 19.603 acre tract described in a deed to Todd S. Routh, recorded in Document No. 2002053531, of said deed records, and at the northeast corner of a called 15.718 acre tract described in a deed to First Baptist Church of Taylor, recorded in Document No. 2017006232, of said deed records, continuing on the same course for a total distance of 2193.40 feet, to the **POINT OF BEGINNING**, and containing **73.22** acres of land, more or less.

NOTES:

The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998821. Grid distance = Ground Distance * CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.

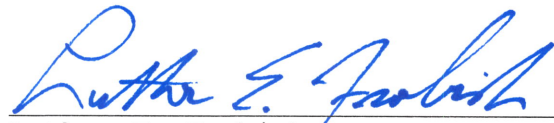
 3/22/2018
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



EXHIBIT "A"
19.04 ACRE TRACT
WILLIAMSON COUNTY, TEXAS

Field Notes for a tract of land situated in and being out of the W.J. BAKER SURVEY, Abstract No. 65, Williamson County, Texas, and being part of the remainder of a called 104 acre "First Tract," described in a deed to DELPHINE SLIVENSKY, recorded in Volume 816, Page 449, Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the southeast corner of said 104 acre tract and at the north corner of a called 18.56 acre tract described in a deed to the TAYLOR INDEPENDENT SCHOOL DISTRICT, recorded in Document No. 199725185, of said records, also being in the west right-of-way line of North Drive, for the southeast corner of the herein described tract;

THENCE S 68°38'09" W (*Rec. S 71°00'00" W*), with the south line of said 104 acre tract and the north line of said 18.56 acre tract, at 458.88 feet, passing a 1/2 inch iron rod found at the northwest corner of said 18.56 acre tract and at the northeast corner of Greenlawn Section Two Subdivision, an addition to the City of Taylor, according to plat of record in Cabinet H, Slide 76, of said records, continuing the same course part of the way along the north line of said Greenlawn Section Two and part of the way along the north line of Rob Roy Estates, an addition to the City of Taylor, according to plat of record in Cabinet W, Slides 101-102, of said records, for a total distance of 1333.40 feet to an iron rod with cap found for the southwest corner of said 104 acre tract and for the southeast corner of a called 88.167 acre tract described in a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013705, of said records, for the southwest corner of the herein described tract;

THENCE N 22°00'08" W (*Rec. N 19°00'00" W*), 1026.72 feet, with the west line of said 104 acre tract and the east line of said 88.167 acre tract to an iron rod with cap found in the approximate centerline of a creek, from which a concrete monument found bears N 22°00'08" W, 19.90 feet;

THENCE across and upon said 104 acre tract, following the approximate centerline of said creek, for the following courses: -

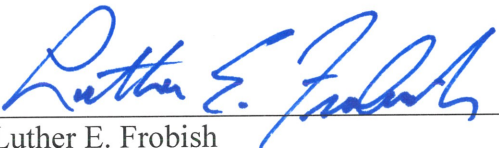
1. N 75°10'20" E, 36.00 feet, to a point;
2. S 56°54'49" E, 59.00 feet, to a point;
3. N 75°26'24" E, 71.00 feet, to a point;
4. S 78°06'29" E, 76.00 feet, to a point;
5. S 52°17'11" E, 97.00 feet, to a point;
6. N 84°33'52" E, 76.00 feet, to a point;
7. S 76°45'11" E, 109.00 feet, to a point;
8. S 88°02'15" E, 62.00 feet, to a point;
9. N 82°51'24" E, 193.00 feet, to a point;
10. S 83°21'49" E, 99.00 feet, to a point;

11. S 72°18'30" E, 82.00 feet, to a point;
12. N 74°47'39" E, 51.00 feet, to a point;
13. S 60°09'45" E, 113.00 feet, to a point;
14. S 42°36'28" E, 103.00 feet, to a point;
15. S 78°53'51" E, 84.00 feet, to a point;
16. S 67°57'32" E, 117.00 feet, to a point;
17. N 82°31'09" E, 35.00 feet, to a point;
18. S 66°08'49" E, 70.28 feet, to a point;
19. N 69°03'06" E, 136.73 feet, to an iron rod with cap set in the east line of said 104 acre tract and in the west right-of-way line of said North Drive, from which a found concrete TXDOT monument bears N 20°50'40" W (*Rec. N 19°00'00" W*), 1713.63 feet;

THENCE S 20°50'40" E (*Rec. S 19°00'00" E*), with the common line of said 104 acre tract and said North Drive, for a distance of 214.08 feet to the **POINT OF BEGINNING**, and containing **19.04** acres of land, more or less.

NOTES:

*The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998821. Grid distance = Ground Distance * CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.*

 9/4/2018
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



**The Grove at Bull Creek
Planned Development
Development Plan**

A. PROPERTY

The Grove at Bull Creek Residential Planned Development (“R-PD”) District is located east and south of NW Carlos G. Parker Blvd., within the city limits of Taylor, TX and encompasses approximately 92.31 acres, as more particularly described in **Exhibit A**, and being a portion of the 88.167-acre property recorded in Document #2009013705, Official Public Records of Williamson County and a portion of a 58.697-acre parcel recorded in Deed Volume 271 at Page 042, herein defined as the “property”.

B. PURPOSE

The applicant seeks to build a cohesive community, offering affordable homeownership opportunities in an efficiently designed plan.

This R-PD 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, quality development not otherwise anticipated by the underlying base zoning district. This Development Plan 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 Article IV. Planned Development Districts (Section 2.17, Residential Planned Development District [R-PD]).

C. APPLICABILITY AND BASE ZONING

In accordance with Zoning Ordinance Section 2.17.2, “Applicability”, all regulations of the underlying base district – the R-1 (Single Family Residential) District – that are not in conflict with the regulations of the R-PD shall apply.

Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the City of Taylor development regulations in effect as of the date of this R-PD is approved. In the case that this Development Plan does not address a specific item, the City of Taylor development regulations shall apply. In the event of a conflict between the regulations of this R-PD and the regulations of the base zoning district, the R-PD shall control.

D. SITE LAYOUT PLAN

A 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. Approval of this R-PD, Development Plan, and Site Layout Plan does not constitute approval of a subdivision plat.

E. LAND USES

- 1. Primary Use.** The primary use of the Property shall be for Single family residential housing, consistent with the R-1, Single Family Residential District.
- 2. Other Permitted Uses.** Except as specifically covered in this Plan, all other permitted uses, consistent with the R-1, Single Family Residential District.

3. **Prohibited Uses.** Above ground swimming pools shall be prohibited.
4. **Permitted Accessory Uses.** Except as specifically covered in this Plan, all accessory uses, consistent with the R-1, Single Family Residential District.

F. DESIGN STANDARDS

1. Density / Units / Square Footage.

- Minimum lot width of 50'
- Minimum lot depth of 120', except for those lots that front the Wider ROW Streets, which shall be 115'
- Minimum square footage of 6,000 SF per lot, except for those lots that front the Wider ROW Streets, which shall be a minimum of 5,750 SF per lot
- At least 10% of the lots shall have either a minimum lot width of 60', or a minimum square footage of 8,000 SF (other than corner lots and cul-de-sac lots which already exceed those minimums)
- Maximum density of 4.15 lots per acre for the 92.31 acres

2. Setbacks. The setbacks on the Property shall be as follows:

- | | |
|---------------------------------------|---|
| • Front Setback | minimum 25 feet, except for those lots that front the Wider ROW Streets, which shall be 20 feet |
| • Side Setback | minimum 5 feet |
| • Side Setback to Commercial District | minimum 5 feet |
| • Rear Setback | minimum 10 feet |
| • Rear Setback to Commercial District | minimum 10 feet |
| • Accessory Building Setback | minimum 5 feet (not permitted in any street yard setback) |

3. Building Height. The maximum building heights on the Property shall be as follows:

- | | |
|-----------------------|-------------------------|
| • Residences | 2.5 stories and 35 feet |
| • Accessory buildings | 10 feet |

4. Masonry Façade Requirements. The exterior finish of all single-family homes 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 non-masonry materials. Masonry shall be defined as stone, brick, two-step hard coat stucco and up to 75% of horizontally installed cement-based siding. Façade requirements are further regulated as follows:

- 90% masonry required on 2nd story walls of homes that face roadways or are located on corner lots, excluding gables, windows, roofs, eaves, soffits, trim, porches, and patios
- Exempt from the above masonry requirements are units in which stylized architectural finishes are utilized. In these cases, alternative exterior finishes are permitted with the approval of the Director of Planning, including, but not

limited to, the Craftsman style, board and batten, cedar shake, ship lap, 4", 6" and larger width masonry siding in both horizontal and vertical installations and dry stacked stone.

5. **Building Elevations.** Exterior elevations shall vary such that no three adjacent lots, nor any two directly across from one another, shall have the same elevation.
6. **Exterior Lighting.** Exterior Lighting on the Property and its buildings will comply with the requirements set forth in Section 5.4.5 of the Zoning Ordinance related to outdoor lighting unless otherwise described in this PD.
7. **Garages.** All homes constructed within the Plan shall include garage parking for a minimum of two cars.
8. **Sidewalks.** Sidewalks shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except adjacent to public areas, which will be part of the public improvements.

G. PARKING.

Parking on the Property shall be in conformance with Chapter 6 of the Zoning Ordinance except as otherwise stated in this Development Plan.

H. VEHICULAR ACCESS AND CIRCULATION

1. **Transportation Impact Analysis (TIA).** A TIA shall be prepared to determine if any improvements are required to existing roadways that the Property will connect to.
2. **Driveways Access.** Driveway permit will be required from TxDOT in one location on NW Carlos G. Parker Blvd. and TxDOT standards have been met.

A ROW shall be reserved along the northern edge of the R-PD for a future connection by others to NW Carlos G. Parker Blvd.

3. **Additional Street Connections.** A connection to Meadow Lane shall be built and accepted as part of the initial phase of development within the RP-D, and a connection to North Drive shall be built and accepted prior to the issuance of the 51st residential certificate of occupancy anywhere within the Property. The alignment of the connection to North Drive shall be designed to cross Bull Branch Creek and align with T.H. Johnson Dr. The City shall entertain an application by the developer for Roadway Impact Fee offsets pursuant to Article V, Division 1, Section 25-139 of the City of Taylor Code of Ordinances for eligible costs associated with the construction of a creek crossing of Bull Branch Creek for the extension of T.H. Johnson Drive west of North Drive and, if eligible, will recognize the project as a roadway capital improvement of the Capital Improvements Program as defined in Article V, Division 1, Section 25-128 of the City of Taylor Code of Ordinances.
4. **Street Widths.** The streets within the Property shall have a 50' ROW and 30' pavement width (face of curb to face of curb), except that those portions of Onna Street, Gunther Way, Pivot Road and Marcel Street (the "Wider ROW Streets") between Beaumont Road and Break Avenue shall have a 60' ROW and 30' pavement width (face-to-face), with widened area between the sidewalks and edge of pavement, which will satisfy the requirements relative to block lengths greater than 1,200 feet or with greater than 30 homes.

I. TREE PRESERVATION

Tree Preservation on the Property shall be in conformance with Chapter 28 of the City Code unless otherwise stated in this Development Plan.

J. LANDSCAPE REQUIREMENTS

The front yard landscaping requirements shall be as follows:

- Front yards shall be sodded
- Minimum of 5 bushes planted
- A minimum of two (2) trees of at least 2" caliper are required in the front yard of every home, except those lots that front the Wider ROW Streets, where one of the trees shall be placed between the back of curb and the sidewalk. Those trees to be placed between the back of curb and sidewalk shall be of a list of species approved by the Director of Planning at the time of construction plan approval.
- Corner lots with side yards facing a street shall be required to plant at least one additional tree in the side yard of the home.

These requirements shall be memorialized as both a Plat note and within the Declaration of Covenants, Conditions and Restrictions of the HOA. A 10' landscape easement shall be reserved on all lots with side yards fronting the streets which shall be landscaped and maintained by the HOA.

K. SIGNAGE

Signage on the Property shall be in conformance with Chapter 24 of the City Code unless otherwise stated in this Development Plan or in a Master Sign Plan for the Property. Offsite entry monumentation within the ROW and landscape easement is contemplated, as shown on **Exhibit B**.

M. STORMWATER

Drainage Control/Stormwater Management on the Property shall be in conformance with Engineering Manual unless otherwise stated in this Development Plan.

N. PARKLAND AND COMMON AMENITY AREA

- 1. Parkland.** The parkland dedication requirements of Subdivision Ordinance Section 2.12 will be met by the dedication of a park site totaling approximately 16.85 acres (5.47 acres of which is out of the floodplain, and 11.38 acres of which is within the floodplain), and two additional pocket park sites totaling approximately 0.43 and 0.65 acres, each as shown on Exhibit B, at time of plat recordation. The main park site shall include an easement in favor of the City of Taylor for public pedestrian access to the trails proposed therein.
- 2. Common Amenity Areas.** The Common Amenity Area requirements will be met by integrating the following amenities on-site:
 - A 6' walking trail connecting to the sidewalk system and running along Bull Creek and within the park site connecting the northern and southern ends of the property with access and connectivity to the existing trail system of the City of Taylor as depicted in Exhibit C

- Park benches along the trail system within the Property and the Parkland with at least one for every 1,000' of trails (specified as _____, or equivalent) **[details to be added prior to City Council action]**
- A picnic and grilling area within the Parkland
- A playground suitable for ages 5-12 within the Parkland (example: Playworld PSD-1103-FTD, or equivalent).
- An additional active amenity within the Parkland, such as a sand volleyball court or frisbee golf range
- A covered pavilion or gazebo shelter within one of the pocket park areas

3. Homeowners' Association. A homeowners' association shall be created to own and maintain the Park Land and Common Amenity Area and otherwise enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

O. PD DISTRICT MODIFICATIONS

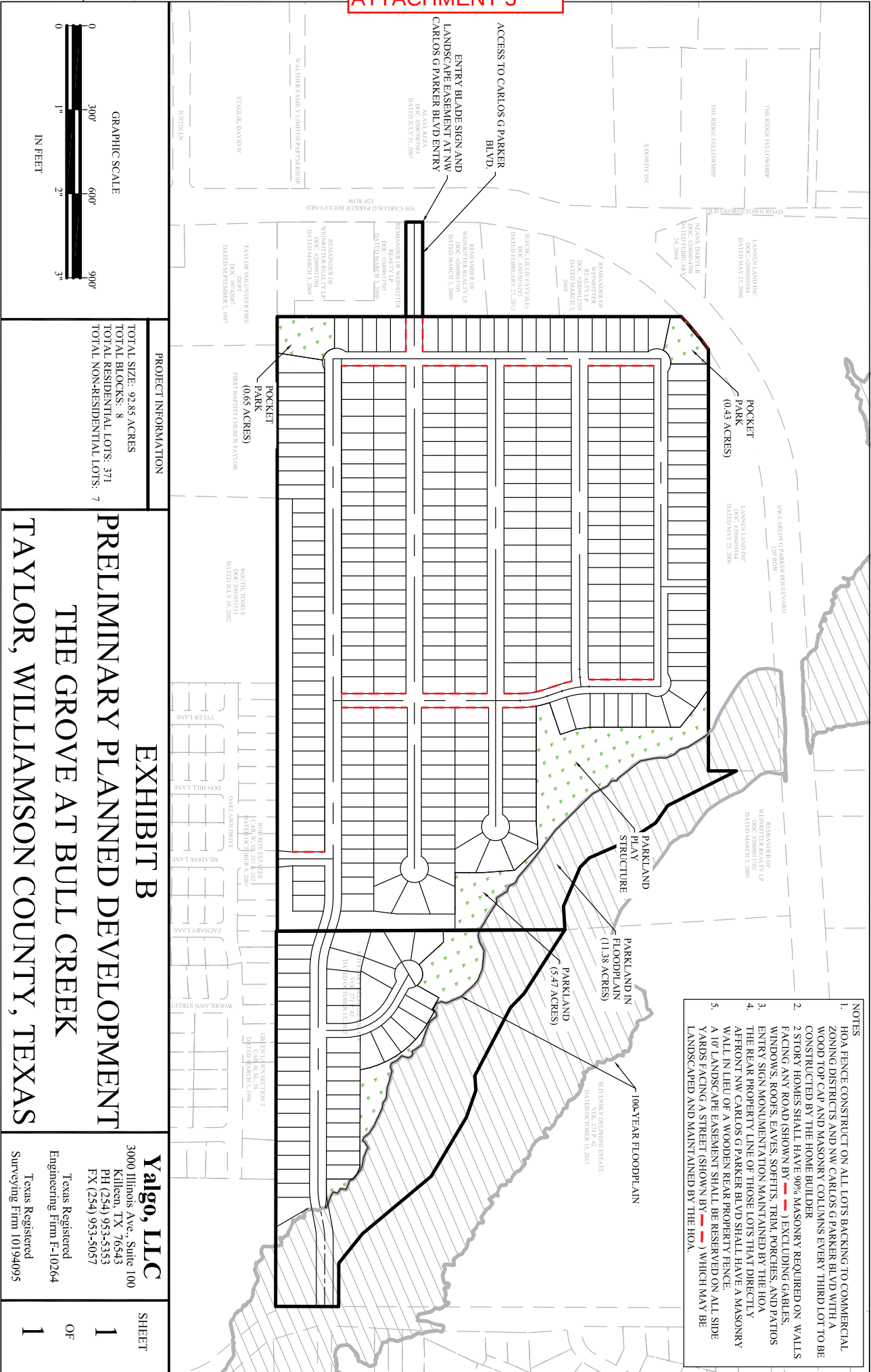
In conformance with Section 2.17.8 of the Zoning Ordinance, minor changes to the Site Layout Plan can be considered by the City Manager (or designee). Amendments or withdrawals of the Site Layout Plan shall follow Section 2.17.9.

P. LIST OF EXHIBITS

Exhibit A – Legal Description of Site (metes-and-bounds)

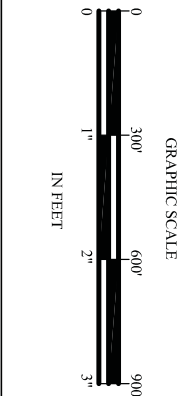
Exhibit B – PD Development Plan/Site Layout Plan

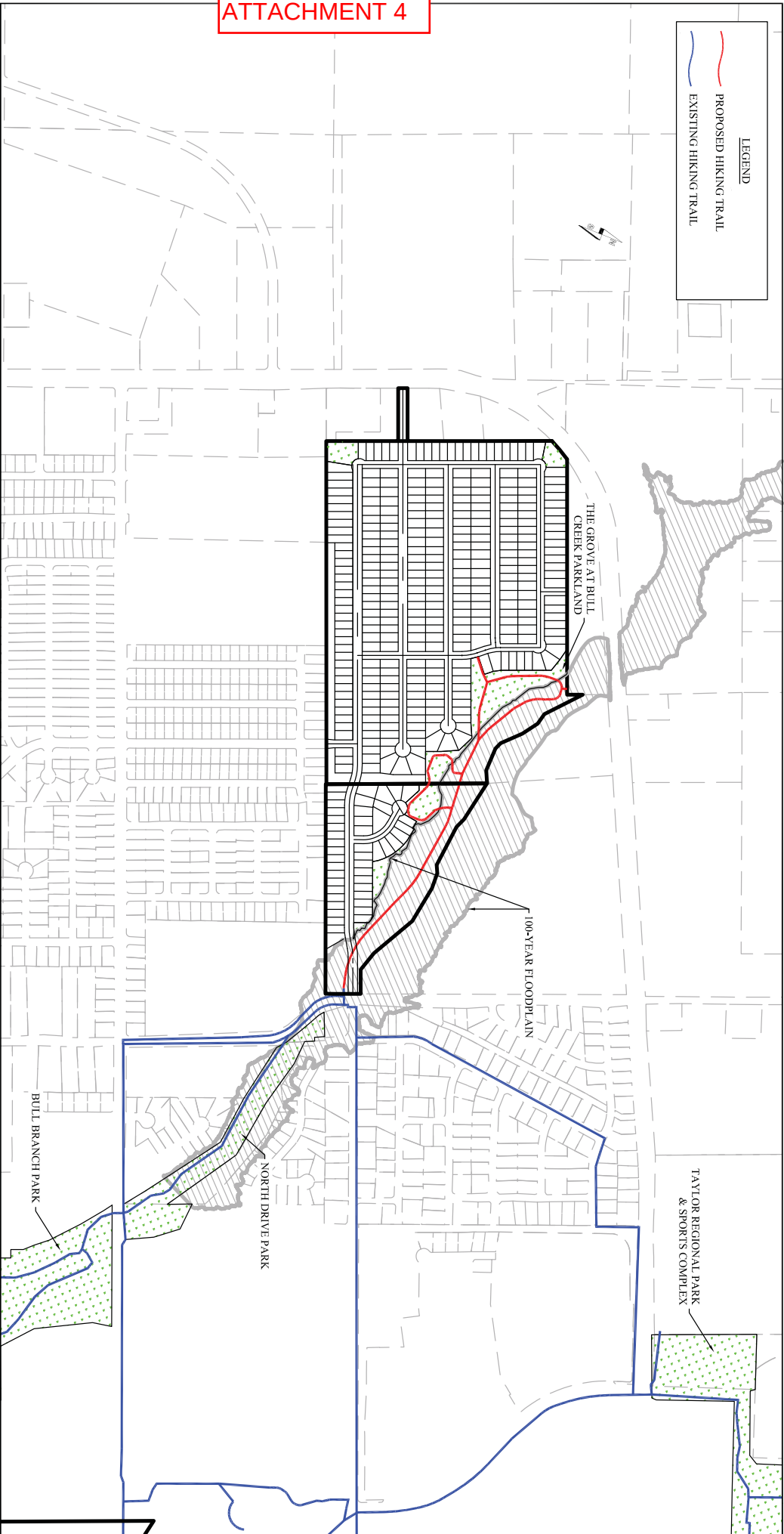
Exhibit C – Park/Walking Trail Connectivity Plan



- NOTES
1. HOA FENCE CONSTRUCT ON ALL LOTS BACKING TO COMMERCIAL ZONING DISTRICTS AND NW CARLOS G PARKER BLVD WITH A WOOD TOP CAP AND MASONRY COLUMNS EVERY THIRD LOT TO BE CONSTRUCTED BY THE HOME BUILDER
 2. 2 STORY HOMES SHALL HAVE 90% MASONRY REQUIRED ON WALLS FACING ANY ROAD (SHOWN BY ---) EXCLUDING GABLES, WINDOWS, ROOFS, EAVES, SOFFITS, TRIM, PORCHES, AND PATIOS
 3. ENTRY SIGN MONUMENTATION MAINTAINED BY THE HOA
 4. THE REAR PROPERTY LINE OF THOSE LOTS THAT DIRECTLY AFFRONT NW CARLOS G PARKER BLVD SHALL HAVE A MASONRY WALL IN LIEU OF A WOODEN REAR PROPERTY FENCE.
 5. A 10' LANDSCAPE EASEMENT SHALL BE RESERVED ON ALL SIDE YARDS FACING A STREET (SHOWN BY ---) WHICH MAY BE LANDSCAPED AND MAINTAINED BY THE HOA.

PROJECT INFORMATION	
TOTAL SIZE: 92.85 ACRES	
TOTAL BLOCKS: 8	
TOTAL RESIDENTIAL LOTS: 371	
TOTAL NON-RESIDENTIAL LOTS: 7	
EXHIBIT B	
PRELIMINARY PLANNED DEVELOPMENT	
THE GROVE AT BULL CREEK	
TAYLOR, WILLIAMSON COUNTY, TEXAS	
Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057	1 OF 1
Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	

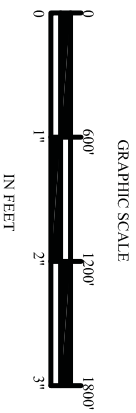




LEGEND

PROPOSED HIKING TRAIL

EXISTING HIKING TRAIL



PROJECT INFORMATION

TOTAL SIZE: 92.85 ACRES

TOTAL BLOCKS: 8

TOTAL RESIDENTIAL LOTS: 371

TOTAL NON-RESIDENTIAL LOTS: 7

EXHIBIT C

HIKING TRAILS

THE GROVE AT BULL CREEK

TAYLOR, WILLIAMSON COUNTY, TEXAS

Yalco, LLC

3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
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Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095