

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING September 14, 2021, 6:00 P.M.

City Hall Council Chambers
400 Porter St., Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, September 14, 2021.

The agenda packet is on the website at: <http://www.taylortx.gov/18/Agendas-and-Minutes>

CALL TO ORDER AND DECLARE A QUORUM

INTRODUCTION OF NEW PLANNING AND ZONING COMMISSION MEMBER

Welcome to Nora Roy

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chairman or a Commissioner may pull any item from the Consent Agenda 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 10, 2021.
2. **PZ-2021-1281** – Consider disapproving RCR-Taylor Logistics Park Preliminary Plat, consisting of approximately 645.21 acres, at the southeast corner of US 79 and FM 3349, part of and out of James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.
3. **PZ-2021-1286** – Consider disapproving RCR-Taylor Logistics Park, Phase 1, Amending Plat, consisting of approximately 97.91 acres, addressed as 201 FM 3349, part of and out of James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.
4. **PZ-2021-1338** – Consider disapproving Stellata Business Subdivision Minor Plat, consisting of approximately 6.602 acres to create one lot, located approximately 285 feet north of the intersection of NW Carlos G. Parker Boulevard and Mallard Lane, fronting on the east side of NW Carlos G. Parker Boulevard for approximately 575 feet, more particularly described as Williamson Central Appraisal District Parcel R018623, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

5. **PZ-2021-1339** – Consider disapproving Stellata Business Subdivision Improvement Plans, consisting of approximately 6.602 acres, located approximately 285 feet north of the intersection of NW Carlos G. Parker Boulevard and Mallard Lane, fronting on the east side of NW Carlos G. Parker Boulevard for approximately 575 feet, more particularly described as Williamson Central Appraisal District Parcel R018623, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

REGULAR AGENDA

PLATS

6. **PZ-2020-1255** – Consider approving Taylor Corner Preliminary Plat, consisting of approximately 6.50 acres to create one lot, at the location of Taylor Meat Market and currently addressed as 2211 West 2nd Street, part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

SPECIFIC USE PERMITS

7. **PZ-2021-1341** – Hold a public hearing regarding a request for a specific use permit to allow a Bed & Breakfast Inn Facility on approximately 0.65 acres, addressed as 905 Davis Street, more particularly described by Williamson Central Appraisal District Parcel R014745, Taylor, Williamson County, Texas.
8. **PZ-2021-1341** – Consider making a recommendation regarding a request for a specific use permit to allow a Bed & Breakfast Inn Facility on approximately 0.65 acres, addressed as 905 Davis Street, more particularly described by Williamson Central Appraisal District Parcel R014745, Taylor, Williamson County, Texas.

COMPREHENSIVE PLAN AMENDMENTS

9. **PZ-2021-1329** – Hold a public hearing regarding a request to change the Future Land Use Plan Map designation on approximately 39.34 acres at the southwest corner of NW Carlos G. Parker Boulevard and North Drive, from Single-Family to approximately 7.63 acres of Commercial and approximately 31.71 acres of Multi-Family designations, part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018637, Taylor, Williamson County, Texas.
10. **PZ-2021-1329** – Consider making a recommendation regarding a request to change the Future Land Use Plan Map designation on approximately 39.34 acres at the southwest corner of NW Carlos G. Parker Boulevard and North Drive, from Single-Family to approximately 7.63 acres of Commercial and approximately 31.71 acres of Multi-Family designations, part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018637, Taylor, Williamson County, Texas.

ZONING

- 11. PZ-2021-1328** – Hold a public hearing regarding a to change the zoning of approximately 39.34 acres of land at the southwest corner request of NW Carlos G. Parker Boulevard and North Drive, currently zoned Rural/Agriculture Zoning District (R/A) to approximately 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 acres to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018637, Taylor, Williamson County, Texas.
- 12. PZ-2021-1328** – Consider making a recommendation regarding a request to change the zoning of approximately 39.34 acres of land at the southwest corner of NW Carlos G. Parker Boulevard and North Drive, currently zoned Rural/Agriculture Zoning District (R/A) to approximately 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 acres to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018637, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

- 13.** Update regarding City Council actions on items referred by the Planning and Zoning Commission.

ADJOURN

Next Meeting Date: October 12, 2021

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **September 14, 2021**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 9.10.21
Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
August 10, 2021, 6:00 p.m.
Video Streamed Online**

PRESENT

Donna Frazier
Mike Eaton
Michael Aplin
Rick Selin
Annette Maruska

ABSENT

Leland Stevens
Amy Everhart
Kellie Billings-Ray

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
Shelly Shelton, Senior Planner, Development Services
McKenzi Hicks, Planning Tech, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:05 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 July 13, 2021.

Mrs. Maruska made motion to approve minutes from July 13, 2021, as presented. Second by Mr. Eaton. All voted aye. Motion carries.

REGULAR AGENDA

PZ-2021-1281 – Consider disapproving RCR-Taylor Logistics Park Preliminary Plat, consisting of approximately 693 acres. addressed as 201 FM 3349, part of and out of James C. Eaves Survey, Abstract No. 241 and Watkins Nobles Survey, Abstract No. 484, more accurately described by Williamson Central Appraisal District in R019173, R019450, R349685, R435559 and R435560, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance.

Mr. Eaton made motion to disapprove. Second by Mrs. Maruska. All voted aye. Motion carries.

PZ-2020-1255 – Consider disapproving Taylor Corner Preliminary Plat, consisting of approximately 6.50 acres to create one lot, at the location of Taylor Meat Market and currently addressed as 2211 West 2nd Street, 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 it does not meet the requirements of the Subdivision Ordinance.

Mrs. Maruska made motion to disapprove. Second by Mr. Aplin. All voted aye. Motion carries.

PZ-2021-1296 – Consider approving Taylor Sportsplex Preliminary Plat, consisting of approximately 29.37 acres including right-of-way dedication to create two lots, located southwest of the intersection of Chandler Road and County Road 101, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for approval of the proposed plat as it meets the requirements of the Subdivision Ordinance. Jason Seaton was present to answer questions. Discussion between Commission, Mr. Seaton, and Staff.

Mr. Eaton made motion to approve. Second by Mrs. Maruska. All voted aye. Motion carries.

PZ-2021-1304 – Consider approving Castlewood South Preliminary Plat, consisting of approximately 69.99 acres, including 14.86 acres of right-of-way dedication, to create approximately 316 residential lots, along with reserves for parks, a trail, and detention, located on FM 973 south of its intersection with Wesley Miller Drive and across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for approval of the proposed plat as it meets the requirements of the Subdivision Ordinance. Will Buzzelli was present to answer questions. Discussion between Commission, Mr. Buzzelli, and Staff.

Mr. Aplin made motion to approve. Second by Mr. Eaton. All voted aye. Motion carries.

PZ-2021-1322 – Consider approving Castlewood Subdivision Phase I Final Plat, consisting of approximately 41.37 acres including right-of-way dedication to create 131 residential lots, located across from Taylor High School, and addressed as 530 FM 973, part of and out of the M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for approval of the proposed plat as it meets the requirements of the Subdivision Ordinance. Will Buzzelli was present to answer questions. Discussion between Commission, Mr. Buzzelli, and Staff.

Mr. Aplin made motion to approve. Second by Mr. Eaton. All voted aye. Motion carries.

PZ-2021-1329 – Hold a public hearing regarding a request to change the Future Land Use Plan Map designation on approximately 39.34 acres at the southwest corner of Carlos G. Parker Boulevard and North Drive, from Single-Family to approximately 7.63 acres of Commercial and approximately 31.71 acres of Multi-Family, part of and out of the William J. Baker Survey, Abstract No. 65, more accurately described as R018637 by Williamson Central Appraisal District, Taylor, Williamson County, Texas.

Public hearing opened. Mr. Yantis informed the Commission that a recommendation would not be made on PZ-2021-1329 and PZ-2021-1328 as there had been an error in the mailed notices and both cases will be re-notified for the September P&Z meeting. Ms. Hicks gave presentation including staff recommendation for approval of the requested Comprehensive Plan (FLUP) Amendment as the property is located near existing infrastructure and the proposed designation meets the intent of the Comprehensive Plan.

Gregg Andrulis and Josh Becker were present to answer any questions. Several residents spoke in opposition of the request. Discussion between Staff, Residents, and Commission.
Public hearing closed.

PZ-2021-1328 – Hold a public hearing regarding a request to change the zoning of approximately 39.34 acres of land at the southwest corner of North Drive and Carlos G. Parker Boulevard, currently zoned Rural Agriculture District (R/A) to approximately 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 3.71 acres of Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, more accurately described as R018637 by Williamson Central Appraisal District Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks gave presentation including staff recommendation for approval of the requested Re-Zoning as the property is located near existing infrastructure and the proposed planned developments and overlays meet the intent of the Comprehensive Plan.

Gregg Andrulis and Josh Becker were present to answer any questions. Several residents spoke in opposition of the request. Discussion between Staff, Residents, and Commission.
Public hearing closed.

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

Mr. Yantis stated that there were none at this time.

Presentation and discussion regarding the Envision Taylor Comprehensive Plan Update

Mrs. Frazier retired the Commission into a work session to discuss the Envision Taylor Comprehensive Plan Update. Commission returned and Mrs. Frazier adjourned the meeting at 8:25 p.m.

Adjourn

Meeting adjourned at 8:25 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

City of Taylor
RCR-Taylor Logistics Park Subdivision
Preliminary Plat
PZ-2021-1281
Staff Report

Requested Action:

Consider disapproving RCR-Taylor Logistics Park Subdivision Preliminary Plat.

Applicant:

Richard Heiges/RITD

Subject Property:

Approximately 645.21 acres, at the southeast corner of US Hwy 79 and FM 3349, part of and out of James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Vacant

Purpose:

The purpose of the plat is the future development of a Commercial Planned Development.

Staff Recommendation:

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

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

Morgan Summers
RITD
35505 Cooper Rd
Brookshire TX 77423
msummers@ritd-llc.com

Date: Monday, August 30, 2021

Address: 201 FM 3349, Taylor, TX 76574

Permit Number PZ-2021-1281

Dear Morgan Summers,

Staff has completed its review of plans for the RCR-Taylor Logistics Park Preliminary Plat, located at the southeast corner of US 79 and FM 3349, Taylor, TX 76574. There are some corrections that need to be made prior to recordation of the plat. 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.

1. Provide the correct R #s for the application. We cannot change them.
2. Lighten the word "Phase" throughout the plat.
3. You already used Lot 1, which will now be Lot 1A. As everything is in Block 1 you have to use consecutive numbers for the other lots.
4. Detail A & B shows the beyond the property boundary but the sidewalk needs to be in an easement on the private property.
5. You have so many notes that the plat is not clean. Remove some of the notes e.g., Privately maintained see Note 14. You don't need it if you have the note.
6. You need to establish the shared access easement on the Amending Plat if you want to retain it.
7. On the prelim a 80-foot wide access easement is shown but it was not shown on this plat and needs to be established by plat now. Also, there is a 50-foot wide private access easement shown in the Detail B where the 50-foot vegetative buffer is supposed to be.
8. On both of the submissions, you should have a note stating that cross-access cannot be obstructed or denied. That note will permit traversing from lot to lot. If you want you can show an easement if you do not want access a long the sides of lots.
9. Per the Planned Development the 50-foot vegetative buffer is to be located adjacent to all roadways and ROWs.
10. Remove the words "previously platted Lot 1" within Lot 1A. Phase 1 needs to be lighter and not next to Lot 1A. If you are notating the name of the plat within the lot use the correct name and it can be lighter like a water mark. The Block number should be shown too.
11. Show all the other easements e.g., the Koch easement by the Naivar's property. You're showing part of a drainage where the Koch easement is currently located.
12. Remove the Development Services Certificate.
13. Double check all of the information in the Owner's Certificate. Make sure all the lots are owned by RCR Taylor Rail LP. Make sure all the deed recording numbers are correct b/c they were not on the amending plat.

See the correction to the description below:

ALL THAT CERTAIN TRACT OR PARCEL OF 645.214 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO.213, TAYLOR, WILLIAMSON COUNTY, TEXAS.

See the correction to the Plat Title below:

RCR-TAYLOR LOGISTICS PARK PRELIMINARY PLAT, PHASES TWO AND THREE

14. Include a Legend and remove Note 4.
15. Don't include the number of previously platted lots in the box on the right side of sheet 1. It's not part of the plat and the math is incorrect if you include as you state the total number of lots is 2.
16. Note 6. States that septic will be used for wastewater but I don't have an agreement between the City and RCR for septic or temporary septic and if temporary there should be a date for the switch to City services.
17. The application requires the following note(s):

Required Notes (as applicable):

Utility Providers – Water: ____ ; Wastewater/septic: ____ ; Electricity: ____.

18. Label the 50-foot vegetative buffer. Provide a note in the General Notes.

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. Provide a tie to an original corner of the original survey(s) of which said land is a part.

Fire Department Comments (PZ)

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

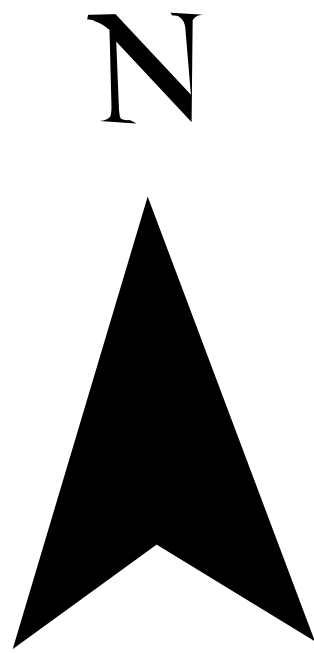
1. Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached 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

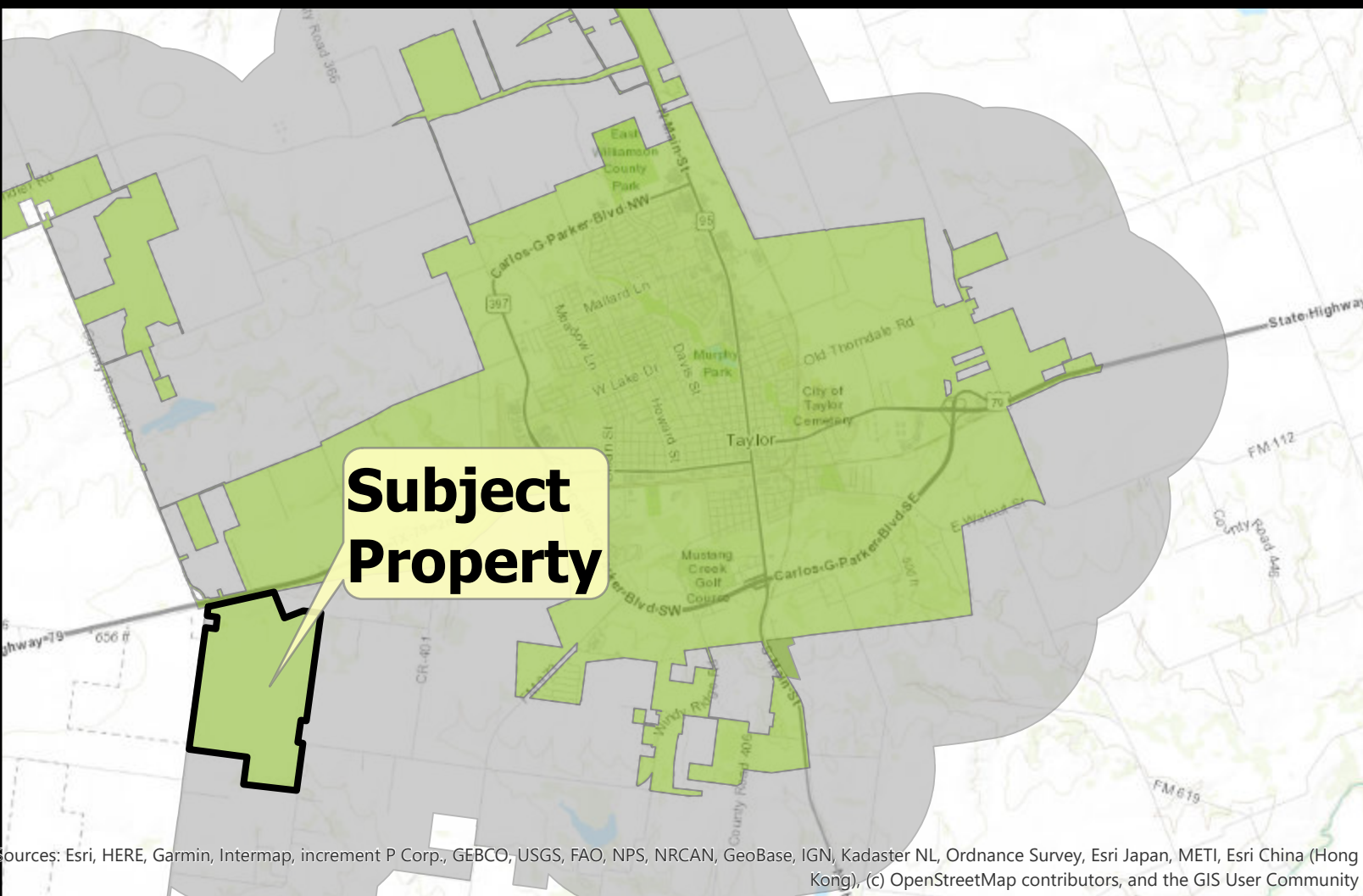


PZ-2021-1281

**RCR-Taylor Logistics Park
Preliminary Plat
Location Map
Approximately 645.21 Acres**

Legend

- City Limits
- ETJ
- Subject Property
- Streets



T:\01-Projects\474-2_RCR Taylor Rail, L.P.\2 - DESIGN\5 - SURV\3-DWG\474-2_Preliminary-Plat-Revision-4.dwg * 8/13/2021 11:04 AM * Plotted by Morgan Summers

OWNER'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {
I, RCR TAYLOR RAIL, L.P., SOLE OWNER (HYDIE McALISTER, MANAGER) OF THE CERTAIN 755.41 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBERS 2018058726, 2018058735, 2018058736, 2018058746, 2019088597, AND 2020166309 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 THE RCR-TAYLOR LOGISTICS PARK.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2021.

PRELIMINARY

HYDIE McALISTER, MANAGER, RCR TAYLOR RAIL, L.P.
250 BUSINESS HIGHWAY 280 N
HEMPSTEAD, TEXAS 77445

NOTARY'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED HYDIE McALISTER, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

PLANNING AND ZONING COMMISSION - PRELIMINARY PLATS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS RCR TAYLOR LOGISTICS PARK HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2021, A.D.

_____, CHAIRMAN DATE _____
_____, SECRETARY DATE _____

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATION

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
TOM YANTIS, DIRECTOR DATE _____

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OF 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 PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REGULATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR DATE _____

RCR-TAYLOR LOGISTICS PARK
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF 645.214 ACRES OUT OF THE ORIGINAL 755.41 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213.

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
I, RICHARD W. HEIGES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6452 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.
DATED THIS THE ____ DAY OF _____, 2021, A.D.

PRELIMINARY

RICHARD W. HEIGES
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6452, STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194405

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- (DRWCT) DENOTES DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCTX) DENOTES OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ⊙ - DENOTES A 5/8" IRON ROD FOUND WITH ID. CAP STAMPED "SAM" UNLESS OTHERWISE NOTED HEREON.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY. THERE IS HEREBY DEDICATED A DRAINAGE EASEMENT TO COVER ONE HUNDRED (100) YEAR FLOODPLAIN AREAS, DRAINAGE CHANNELS, PIPE SYSTEMS AND ANY OTHER RELATED DRAINAGE FACILITIES SITUATED HEREON.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE AND/OR THE COMMERCIAL PLANNED DEVELOPMENT FOR: RCR-TAYLOR LOGISTICS PARK, AS AMENDED.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN.
- TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET CHAPTER 9 FIRE SUPPRESSIONS SYSTEM OF THE INTERNATIONAL FIRE CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 REQUIREMENTS AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN ALL PHASES THAT INCLUDE PLANNED BUILDING CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2019-28 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND CORRESPONDING SITE DEVELOPMENT PERMITS.
- STRUCTURES BUILT IN THIS PLATTED PROPERTY SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER/DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMIT P2-2019-1182. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES, UNLESS OTHERWISE SHOWN HEREON.
- THE SUBDIVIDER IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED AND EXTENDED ACROSS THEIR PROPERTY ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES ADJACENT TO PUBLIC RIGHT-OF-WAYS. SIDEWALKS SHALL 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.
- PUBLIC RIGHT-OF-WAY ACCESS FOR PHASE 3, LOT 1 WILL BE PROVIDED BY THE 80' SHARED ACCESS EASEMENT SHOWN HEREON. SAID EASEMENT MAY BE USED BY PHASE 3, LOT 1 AND PHASE 1, LOT 1A.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED, THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM; HOWEVER, PER CITY OF TAYLOR ORDINANCE NO. 2019-28 RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT, NO PERMANENTLY OCCUPIED BUILDINGS ARE PERMITTED WITHIN LOTS OF THIS SUBDIVISION PLAT. TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET I.F.C. SECTION 507 AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN FUTURE PHASES THAT INCLUDED PLANNED BUILDING CONSTRUCTION.
- AN INDIVIDUAL SEWER TAP AND WATER TAP SHALL BE INSTALLED FOR EACH LOT.
- WASTEWATER SERVICES FOR RCR-TAYLOR LOGISTICS PARK WILL BE PROVIDED BY ON-SITE SEPTIC FACILITIES UNTIL THE PERMANENT SERVICE IS RESOLVED.

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF 755.41 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213, BEING PART OF THE SAME LAND DESCRIBED AS 193.41 ACRES IN THE IN THE DEED FROM STEVEN SLAUGHTER TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018, AS RECORDED IN INSTRUMENT NO. 2018058726, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE SAME LAND DESCRIBED AS 183.94 ACRES IN THE DEED FROM JEFFREY B. BENTLEY AND JAMES V. BENTLEY TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018, AS RECORDED IN INSTRUMENT NO. 2018058735, IN SAID OFFICIAL PUBLIC RECORDS, PART OF THE SAME LAND DESCRIBED AS 183.84 ACRES IN THE DEED FROM CONSTANCE SLOCOMB, TRUSTEE OF THE JOHN GUY SLOCOMB FAMILY TRUST AND LUCILE SLOCOMB THOMPSON TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018, AS RECORDED IN INSTRUMENT NO. 2018058736, IN SAID OFFICIAL PUBLIC RECORDS, AND PART OF THE SAME LAND DESCRIBED AS 194.559 ACRES IN THE DEED FROM DAVID C. BLANKENSHIP, ET AL TO RCR TAYLOR LAND, L.P., DATED JUNE 29TH, 2018 AS RECORDED IN INSTRUMENT NO. 2018058746, IN SAID OFFICIAL PUBLIC RECORDS, SAID 194.559 ACRE TRACT INCLUDING 1.34 ACRES SITUATED WITHIN THE ROAD MARGINS OF WILLIAMSON COUNTY ROAD 404, SAID 1.34 ACRES INCLUDING THE 0.46 ACRES TRACT DESCRIBED IN THE DEED FROM NELLIE YAKEE MORRIS TO SAM V. STONE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 12, 1953, AS RECORDED IN VOLUME 392, PAGE 421, IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 755.749 BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) BEING ON THE EAST RIGHT OF WAY LINE OF F.M. 3349 FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE 1 CONCRETE MONUMENT FOUND ON THE WEST RIGHT OF WAY LINE OF SAID F.M. 3349 BEARS N 82°24'18" W 100.00 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR A WEST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, N 07°13'58" E, AT 148.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHWEST CORNER OF THE WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES AS RECORDED IN INSTRUMENT NO. 2020113642 IN SAID OFFICIAL PUBLIC RECORDS, AT 270.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES, AND AT A TOTAL DISTANCE OF 342.08 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF THE CITY OF HUTTO TRACT CALLED 5.00 ACRES, AS RECORDED IN INSTRUMENT NO. 2003011596, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE COMMON WITH THE SOUTH, EAST, AND NORTH LINES OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, S 82°38'41" E 436.92 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, N 07°13'58" E 498.81 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER HEREOF AND OF SAID ORIGINAL TRACT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349, COMMON WITH THE WEST LINE OF SAID ORIGINAL 193.41 ACRES TRACT, FOR A WEST LINE HEREOF, N 07°13'58" E 383.12 FEET TO A POINT FOR CORNER FOR THE NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 AT ITS INTERSECTION WITH THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG THE OCCUPIED SOUTH LINE OF SAID UNION PACIFIC RAILROAD, COMMON WITH THE NORTH LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, N 77°23'39"E, AT 446.66 FEET PASS THE NORTHWEST CORNER OF RCR TAYLOR LOGISTICS PARK, PHASE 1 LOT 1 (CALLED 67.16 ACRES), AS RECORDED IN INSTRUMENT NO. 2020121869, IN SAID OFFICIAL PUBLIC RECORDS, AT 1888.89 FEET PASS THE NORTHEAST CORNER OF SAID RCR TAYLOR, LOT 1 (CALLED 67.16 ACRES), AND CONTINUING FOR A TOTAL DISTANCE OF 2,846.85 FEET TO A 2-INCH CEDAR POST FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, BEING ALONG A WEST LINE OF THE C. ERNEST LAWRENCE TRACT CALLED 305.22 ACRES AS RECORDED IN DOCUMENT NO. 2005011334, OF SAID OFFICIAL PUBLIC RECORDS, S 21°32'51" E 1,181.09 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID LAWRENCE TRACT CALLED 305.22 ACRES, ALSO BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID ORIGINAL EAVES AND NOBLES SURVEYS;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID 193.41 ACRES TRACT, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE OF SAID SURVEYS, N 68°47'13" E 856.19 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOUND FOR AN EXTERIOR ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT, COMMON WITH AN INTERIOR ANGLE POINT OF SAID 305.22 ACRES TRACT, ALSO BEING AN EXTERIOR CORNER OF THE JAMES C. EAVES SURVEY, A-214;

THENCE ALONG THE NORTH LINE HEREOF AND OF SAID 193.41 ACRES TRACT, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID EAVES SURVEY, A-214, S 82°23'17" E 750.03 FEET TO A 3-INCH METAL POST FOUND FOR THE NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, COMMON WITH AN INTERIOR CORNER OF SAID 305.22 ACRES TRACT, BEING ON OR NEAR THE NORTHEAST CORNER OF SAID NOBLES SURVEY, A-484, COMMON WITH THE NORTHWEST CORNER OF THE THOMAS B. LEE SURVEY, A-800, AND THE SOUTH LINE OF SAID EAVES SURVEY, A-214;

THENCE ALONG AN EAST LINE HEREOF, BEING ALONG THE EAST LINE OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE WEST LINE OF SAID 305.22 ACRES TRACT, AND THE WEST LINE OF THE EUGENE R. KANAK & JUDY A. KANAK, EACH AS TRUSTEE OF THE EUGENE R. & JUDY A. KANAK LIVING TRUST DATED OCTOBER 14, 1997 TRACT CALLED 164.685 ACRES, AS RECORDED IN INSTRUMENT NO. 2012107105, IN SAID OFFICIAL PUBLIC RECORDS, ALSO BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID LEE SURVEY, A-800, S 07°32'28" W, AT 1747.60 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, AT 3437.28 FEET PASS A BENT 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, AND AT A TOTAL DISTANCE OF 4,577.16 FEET TO A FENCE CORNER POST FOUND FOR A SOUTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH AN INTERIOR CORNER OF SAID KANAK TRACT CALLED 164.685 ACRES;

THENCE ALONG A SOUTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTH LINE OF SAID 164.685 ACRES, N 83°33'29" W 231.81 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHWEST CORNER OF SAID 164.685 ACRES;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A WEST LINE OF SAID 164.685 ACRES, S 07°23'02" W, AT 574.06 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND AT A TOTAL DISTANCE OF 960.27 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (BRYAN TECH SERVICES) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID 164.685 ACRES;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF A SOUTH LINE OF SAID 164.685 ACRES TRACT, S 82°29'31" E 233.54 FEET TO A NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING ON THE SOUTH LINE OF SAID 164.685 ACRES, BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND THE H.T. & B. RAILROAD CO. SURVEY, A-318, SAID CORNER BEING WITHIN THE MARGINS OF SAID WILLIAMSON COUNTY ROAD 404;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING WITHIN THE MARGINS OF SAID WILLIAMSON COUNTY ROAD 404, S 07°37'22" 2017.60 FEET TO THE SOUTHEAST CORNER OF THE SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG A SOUTH LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, A PORTION OF WHICH BEING ALONG THE NORTH LINE OF THE HENRY H. HOLUBEC JR., ET AL., TRACT CALLED 85.681 ACRES, AS RECORDED IN VOLUME 1051, PAGE 818, OF SAID OFFICIAL PUBLIC RECORDS, N 83°29'47" W, AT 29.00 FEET PASS A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID HOLUBEC TRACT, AND AT A TOTAL DISTANCE OF 2269.71 FEET TO A BROKEN-OFF CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID HOLUBEC TRACT, COMMON WITH A SOUTHWEST CORNER HEREOF, AND OF SAID ORIGINAL TRACT, BEING ON EAST LINE OF THE JOEL B. CARPENTER TRACT CALLED 18.165 ACRES, AS RECORDED IN INSTRUMENT NO. 2012073128 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG A WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING ALONG A PORTION OF SAID EAST LINE OF SAID CARPENTER TRACT, AND ALONG THE EAST LINE OF SAID NAIVAR TRACT, N 07°28'48" E 1165.53 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID NAIVAR TRACT, COMMON WITH AN INTERIOR CORNER HEREOF, AND OF SAID ORIGINAL 194.559 ACRES;

THENCE ALONG A SOUTH LINE HEREOF, AND A PORTION OF A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF THE NORTH LINE OF SAID NAIVAR TRACT, N 82°24'57" W, AT 1009.97 FEET PASS A 5/8 INCH IRON ROD SET WITH ID. CAP (RTD, LLC - RPLS 6452) SET FOR A REFERENCE POINT ON THE SOUTH LINE HEREOF, FOR A TOTAL DISTANCE OF 2471.67 FEET TO CORNER IN A FOUND FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID NAIVAR TRACT, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF THE SAID ORIGINAL TRACT CALLED 194.56 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°30'27" W 1241.34 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH THE SOUTHWEST CORNER HEREOF AND OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES;

THENCE ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°31'56" E 1716.26 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES;

THENCE ALONG THE WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°35'42" W, AT 1689.67 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, AND A SOUTHWEST CORNER HEREOF, FOR A TOTAL DISTANCE OF 1893.85 FEET TO THE PLACE OF BEGINNING CONTAINING 755.44 ACRES OF LAND.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°50'59"	350.00'	328.95'	N37°09'02"W	317.01'
C2	56°55'28"	400.00'	397.41'	S19°28'36"W	381.31'
C3	105°12'28"	80.00'	146.90'	N20°01'09"E	127.13'
C4	65°01'19"	55.00'	62.42'	N40°06'44"E	59.13'

LOT SUMMARY			
PHASE	BLOCK	LOT	ACREAGE
1	1	1A	97.914
2	1	1	626.5
3	1	1	18.7

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N06°37'40"W	124.23'
L2	S85°20'29"E	415.86'
L3	N13°53'41"E	79.86'
L4	N82°43'52"E	82.80'
L5	N04°39'31"E	343.85'
L6	N10°03'05"W	381.71'
L7	N64°04'32"W	331.79'
L8	S84°27'28"W	307.11'
L9	N07°13'58"E	383.12'
L10	N82°38'41"W	436.93'
L11	N07°13'58"E	498.81'
L12	S82°38'41"E	436.93'
L13	N06°37'40"W	71.26'

RCR - TAYLOR LOGISTICS PARK
RCR - TAYLOR RAIL, L.P.

PRELIMINARY PLAT

DATE 08/13/2021 DRAWN MS
CHECK RH APPRV'D RH

THIS DRAWING SET WAS CREATED FROM INFORMATION PROVIDED BY OTHERS AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS OR TOPOGRAPHICAL SURVEYS. RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THE DRAWING SET. USE OF ANY PORTION OF THIS DRAWING CONSTITUTES ACCEPTANCE OF THE TERMS & CONDITIONS OF RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC.

ENGINEER'S CERTIFICATION

THE INFORMATION SHOWN HEREON SUBSTANTIALLY COMPLIES WITH ALL ORDINANCES SPECIFIED IN THE CITY OF TAYLOR, TEXAS ORDINANCE NO. 2019-28, COMMERCIAL PLANNED DEVELOPMENT FOR THE RCR-TAYLOR LOGISTICS PARK PLANNED DEVELOPMENT, ADDITIONALLY, AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, 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 EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BROOKSHIRE, WALLER COUNTY, TEXAS, THIS ____ DAY OF _____, 2021

PRELIMINARY

RICHARD W. HEIGES, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 123135, STATE OF TEXAS
TBPELS FIRM NO. F-16264

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON

I, NANCY E. 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 _____, 2021, A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

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

BY: _____ DEPUTY

REV	DATE	DESCRIPTION	BY
		SHEET NO. 3 OF 3 10	
300 0 300 600		SCALE: 1" = 300'	



RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

FOR REVIEW

City of Taylor
RCR-Taylor Logistics Park,
Phase 1, Lot 1A, Amending Plat
PZ-2021-1286
Staff Report

Requested Action:

Consider disapproving RCR-Taylor Logistics Park, Phase 1, Amending Plat.

Applicant:

Richard Heiges/RITD

Subject Property:

Approximately 97.91 acres, addressed as 201 FM 3349, part of and out of James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Vacant

Purpose:

The purpose of the plat is the future development of a Commercial Planned Development.

Staff Recommendation:

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

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

Richard Heiges
RITD
35505 Cooper Rd
Brookshire TX 77423
msummers@ritd-llc.com

Date: Wednesday, September 1,
2021

Address: 201 FM 3349, Taylor, TX 76574

Permit Number PZ-2021-1286

Dear Richard Heiges,

Staff has completed its review of plans for the RCR-Taylor Logistics Park, Phase 1, Amending Plat, located at 201 FM 3349, Taylor, TX 76574. There are some corrections that need to be made prior to recordation of the plat. 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.

1. The Title and Description are supposed to be in the middle at the top of each sheet.

Since some of the numbers are not correct I have changes below:

Make the Title

RCR-Taylor Logistics Park Phase 1 Amending Plat

BEING AN AMENDING PLAT OF RCR-TAYLOR LOGISTICS PARK MINOR PLAT, PHASE 1, CONSISTING OF APPROXIMATELY 97.914 ACRES, MADE UP OF APPROXIMATELY 66.96 ACRES OF RCR-LOGISTICS PARK MINOR PLAT, PHASE 1, AND 30.838 ACRES OF PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213 AND WATKINS NOBLES SURVEY, ABSTRACT NO. 484 TAYLOR, WILLIAMSON COUNTY, TEXAS.

2. Make Phase 1 like a water mark within the lot but not next to "Lot 1" and replace it with "Block 1".
3. The word "easement" is misspelled in Detail "A"
4. Correct all the deed recording numbers in the Owner's Certificate. Make sure the Title in the Owner's Certificate matches the Title on the plat. Add an "s" to the word "deed" and remove the word "a" right before the word "deed".
5. Make corrections to Notes 9, 13 and 14. The alignment is bad on 9, 13 states all structures have to be 2 feet above the Floodplain but I remember it being the structures in the Floodplain only and 14 remove the number "5" after the word "under".
6. See the Planning mark ups uploaded in the Review Files.
7. On the prelim a 80-foot wide access easement is shown but it was not shown on this plat and needs to be established by plat now. Also, there is a 50-foot wide private access easement shown in the Detail B where the 50-foot vegetative buffer is supposed to be.
8. On both of the submissions you should have a note stating that cross-access cannot be obstructed or denied. That note will permit traversing from lot to lot. If you want you can show an easement if you do not want access

a long the sides of lots.

9. Per the Planned Development the 50-foot vegetative buffer is to be located adjacent to all roadways and ROWs.
10. Part of the land that is being added to the new Lot 1A is not owned by RCR Taylor Rail LP. The listed owner in the Owner's Certificate so it needs to be corrected.
11. Show the Koch Easement by the Naivar's property the same way you did on the original plat.
12. Below are the R #s. You are using old ones. The info you provided says there are 2 lots. If you can correct any of the incorrect information in the application do it b/c we cannot correct your mistakes.
13. You have so many notes that the plat is not clean. Remove some of the notes e.g., Privately maintained see Note 14. You don't need it if you have the note.
14. You have so many notes that the plat is not clean. Remove some of the notes e.g., Privately maintained see Note 14. You don't need it if you have the note.
15. Include a Legend.
16. Remove the following words from Note 8:

THE CITY OF TAYLOR ZONING ORDINANCE AND/OR

17. Correct Note 13 as buildings in the floodplain have to be 2-feet above the BFE.

18. The application requires the following note(s):

8. Required Notes (as applicable):

a. Utility Providers – Water: _____ ; Wastewater/septic: _____ ; Electricity: _____.

j. This subdivision is subject to all general notes and restrictions appearing on the plat of _____, recorded as Document # _____ of the Plat Records of Williamson County, Texas. (for Amending or Replats)

19. Label the 50-foot vegetative buffer. Provide a note in the General Notes.

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 for the submittal uploaded on 08/17/2021 with the exceptions noted:

1. Provide a tie to the original abstract survey.
2. Comments from other departments shall be corrected/revised.

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.

Plat note #11 shall reflect the correct International Fire Code section that covers fire suppressions systems and fire hydrants.

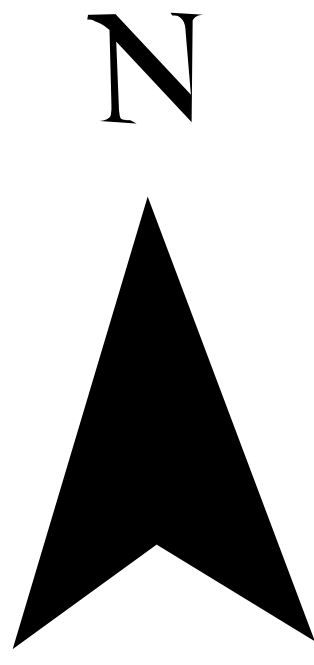
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached 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

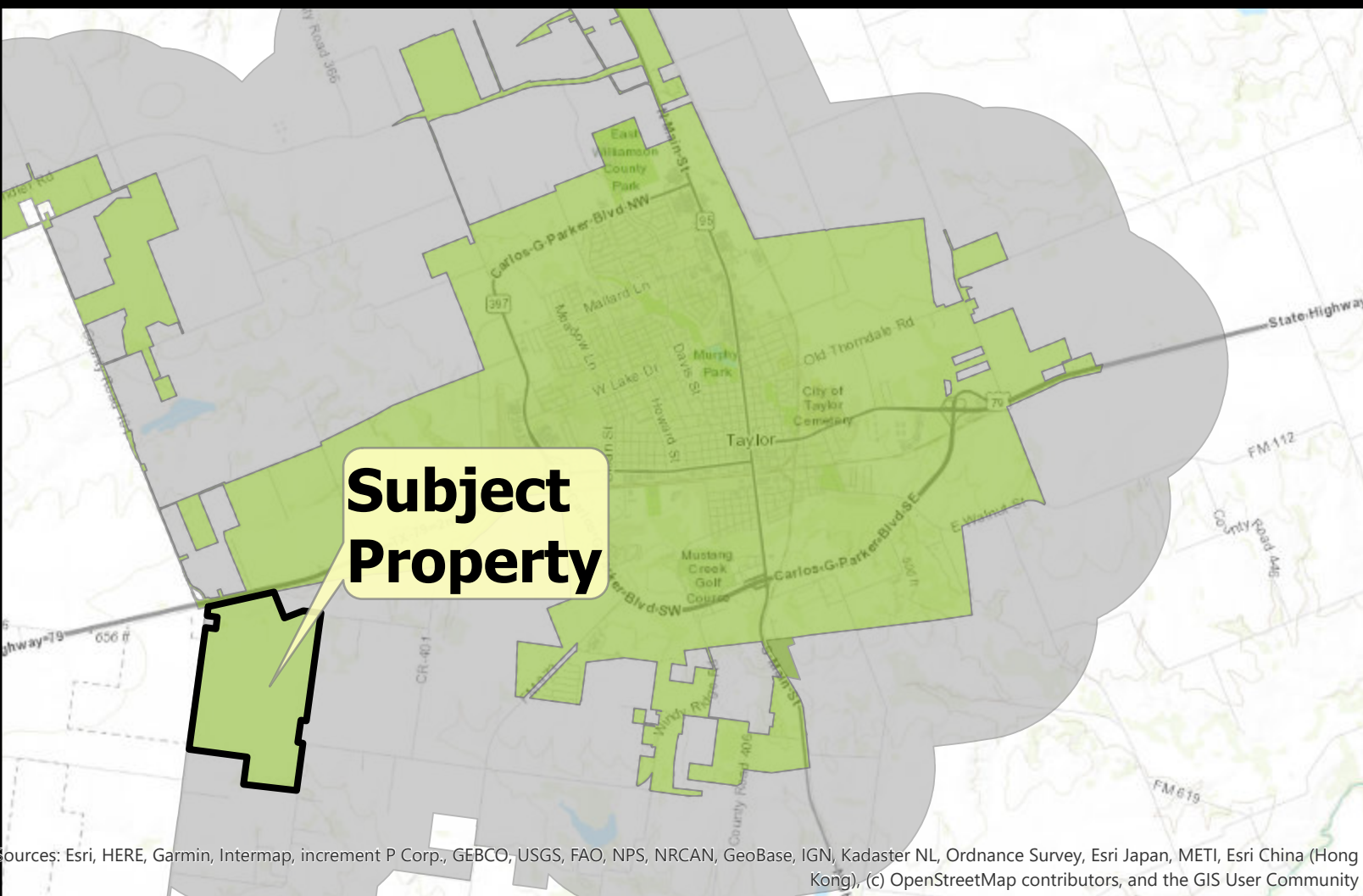


PZ-2021-1286

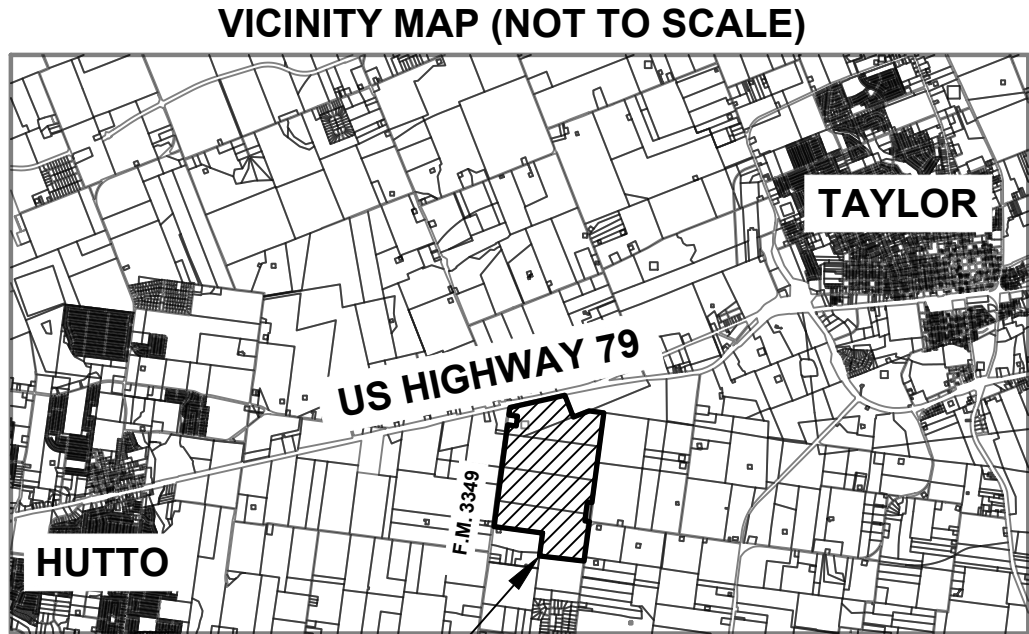
**RCR-Taylor Logistics Park
Phase 1, Lot 1A,
Amending Plat
Location Map
Approximately 97.91 Acres**

Legend

- City Limits
- ETJ
- Subject Property
- Streets

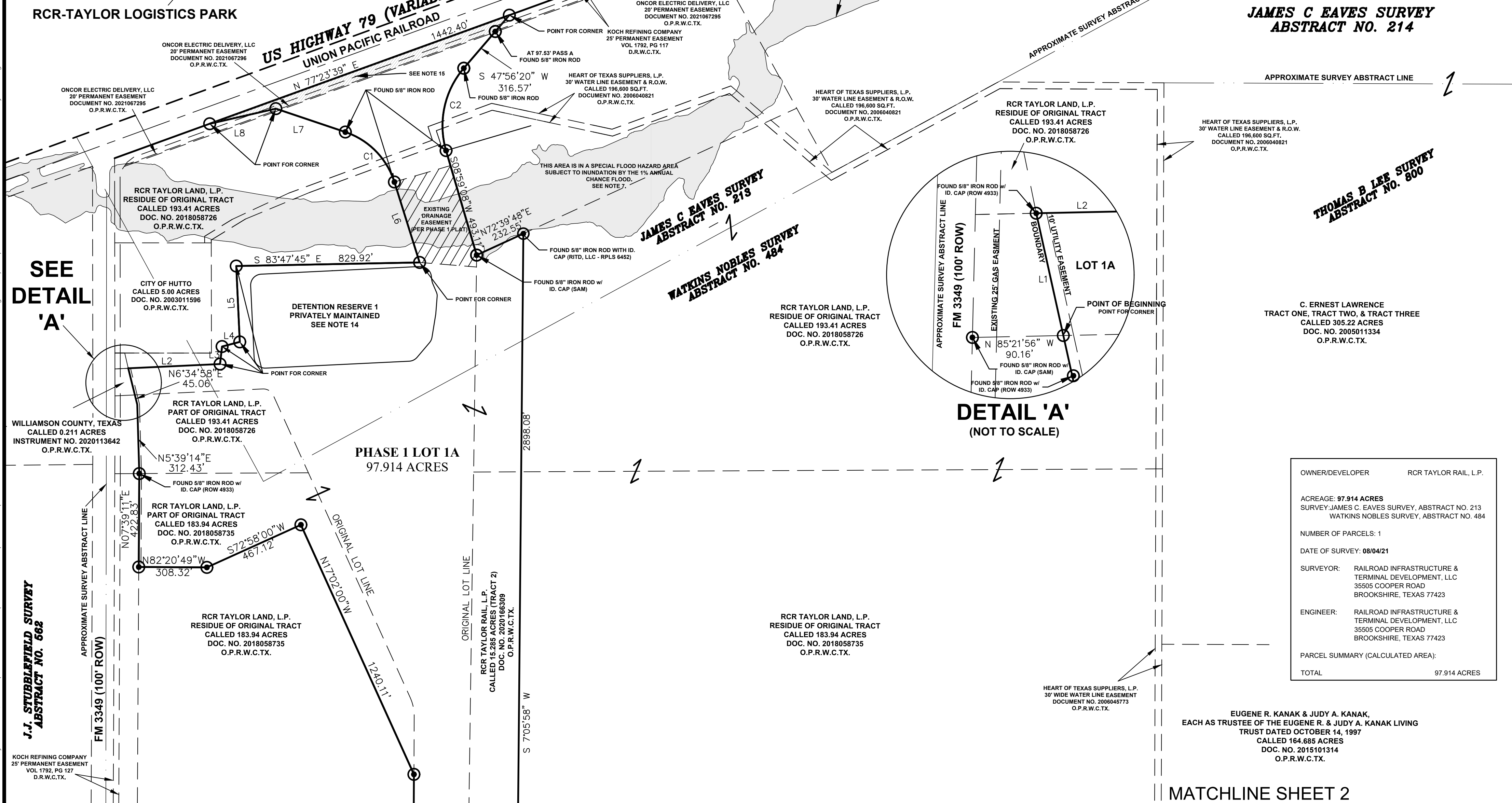
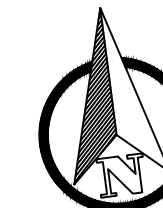


T:\01-Projects\474-2 RCR Taylor Rail, L.P.2 - DESIGN\5 - SURV\3-DWG\474-2_Phase-1-AMENDING-Plat-2.dwg * 8/16/2021 12:38 PM * Plotted by Morgan Summers



RCR-TAYLOR LOGISTICS PARK PHASE 1, LOT 1A, AMENDING PLAT

BEING AN AMENDING PLAT OF RCR-TAYLOR LOGISTICS PARK, PHASE 1, LOT NUMBER 1, CONSISTING OF APPROXIMATELY 97.914 ACRES, MADE UP OF APPROXIMATELY 66.96 ACRES OF RCR-LOGISTICS PARK, PHASE 1, LOT 1, AND 30.838 ACRES OF PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213 AND WATKINS NOBLES SURVEY, ABSTRACT NO. 484 AND TRANSFERRED BY DOC NOS. 2018058726, 2018058735, 2019088597, AND 2020166309 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS TO RCR TAYLOR LAND, L.P., TAYLOR, WILLIAMSON COUNTY, TEXAS.



SEE
DETAIL
'A'

DETAIL 'A'
(NOT TO SCALE)

THOMAS B LEE SURVEY
ABSTRACT NO. 800

OWNER/DEVELOPER	RCR TAYLOR RAIL, L.P.
ACREAGE: 97.914 ACRES	
SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 213	
WATKINS NOBLES SURVEY, ABSTRACT NO. 484	
NUMBER OF PARCELS: 1	
DATE OF SURVEY: 08/04/21	
SURVEYOR:	RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423
ENGINEER:	RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423
PARCEL SUMMARY (CALCULATED AREA):	
TOTAL	97.914 ACRES

MATCHLINE SHEET 2



RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

FOR REVIEW

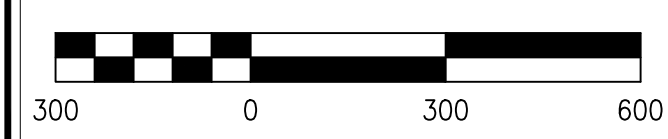
DATE	08/16/21	DRAWN	MS
CHECK	RH	APPR'D	RH

THIS DRAWING SET WAS CREATED FROM INFORMATION PROVIDED BY OTHERS AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS OR TOPOGRAPHICAL SURVEYS. RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THE DRAWING SET. USE OF ANY PORTION OF THIS DRAWING CONSTITUTES ACCEPTANCE OF THE TERMS & CONDITIONS OF RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC.

RCR - TAYLOR LOGISTICS PARK
RCR - TAYLOR RAIL, L.P.

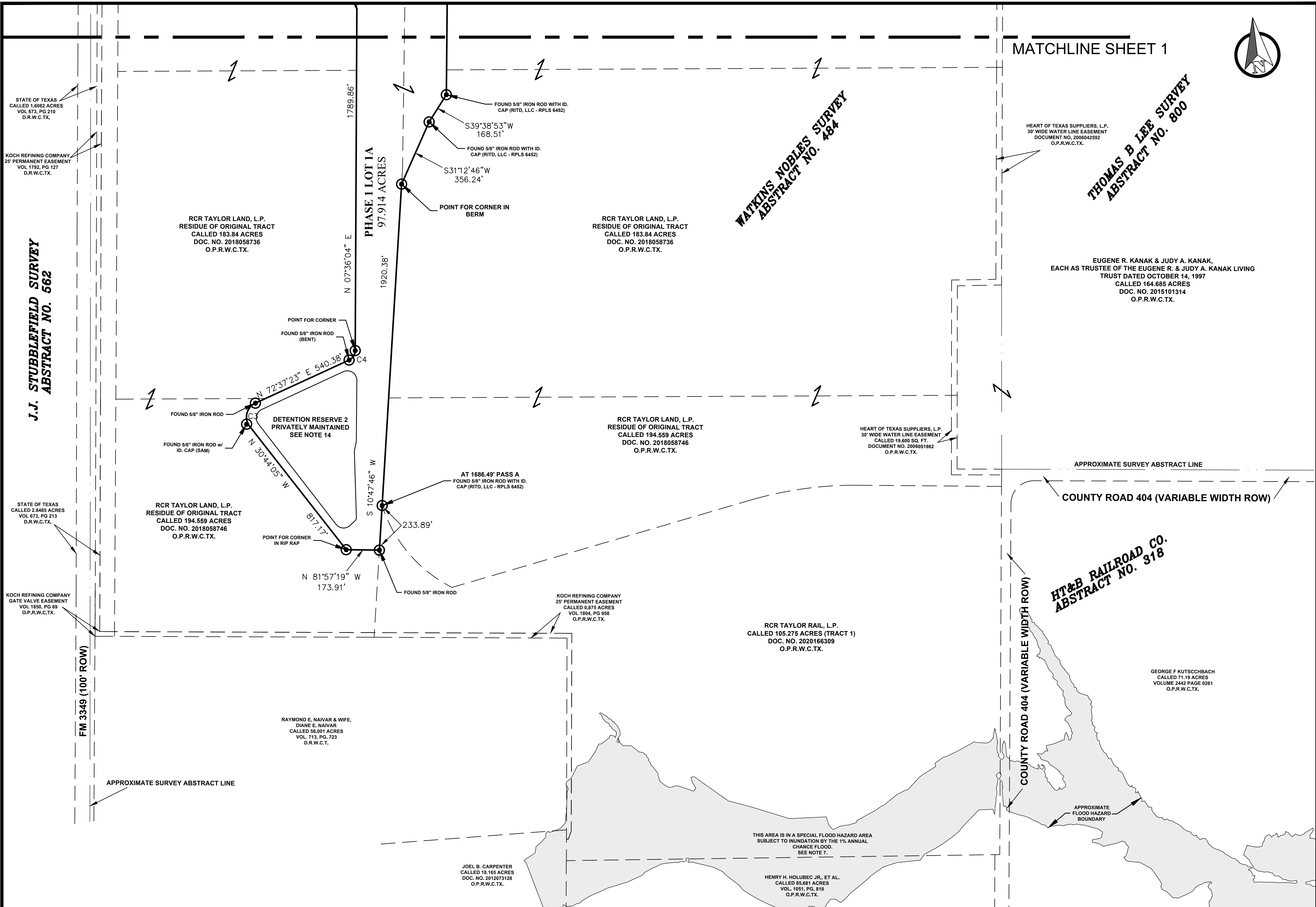
AMENDING PLAT
PHASE 1, LOT 1A

REV	DATE	DESCRIPTION	BY



SHEET NO.
1 OF 3
16

T:\01-Projects\474-2_RCR Taylor Rail, L.P.\2 - DESIGN\5 - SURV\3-DWG\474-2_Phase-1-AMENDING-Plat-2.dwg * 8/16/2021 12:38 PM * Plotted by Morgan Summers



RAILROAD INFRASTRUCTURE &
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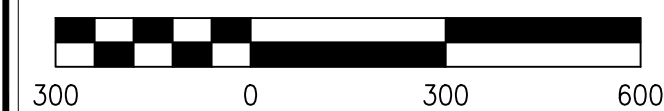
DATE 08/16/21 DRAWN MS
CHECK RH APPRV'D RH

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RCR - TAYLOR LOGISTICS PARK
RCR - TAYLOR RAIL, L.P.

AMENDING PLAT
PHASE 1, LOT 1A

REV	DATE	DESCRIPTION	BY



SHEET NO.

2 OF 3

I:\01-Projects\474-2 RCR Taylor Rail, L.P\2 - DESIGN\5 - SURV\3-DWG\474-2_Phase-1-AMENDING-Plat-2.dwg * 8/16/2021 12:39 PM * Plotted by Morgan Summers

OWNER'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {
I, RCR TAYLOR RAIL, L.P., SOLE OWNER OF THE CERTAIN 97.914 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBERS 2018058726, 2018058735, 2019088597 AND 2020166309 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 THE AMENDING PLAT OF RCR-TAYLOR LOGISTICS PARK, PHASE 1.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2021.

HYDIE MCALISTER, MANAGER, RCR TAYLOR RAIL, L.P.

NOTARY'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED HYDIE MCALISTER, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

ENGINEER'S CERTIFICATION

AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, 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 EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____ COUNTY, TEXAS, THIS _____ 16th _____ DAY OF _____ AUGUST _____, 2021

(PRELIMINARY)

RICHARD W. HEIGES, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 123135

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, RICHARD W. HEIGES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6452 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 97.914 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 16th DAY OF _____ AUGUST _____, 2021, A.D.

(PRELIMINARY)

RICHARD W. HEIGES
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6452
TEXAS FIRM REGISTRATION NO. 10194405

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203. DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- (DRWCT) DENOTES DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
(OPRWCTX) DENOTES OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ⊙ - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "RITD - RPLS 6452" UNLESS OTHERWISE NOTED HEREON.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE AND/OR THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK, AS AMENDED.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED. THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM; HOWEVER, PER CITY OF TAYLOR ORDINANCE NO. 2019-28 RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT), NO PERMANENTLY OCCUPIED BUILDINGS ARE PERMITTED WITHIN LOT OF THIS SUBDIVISION PLAT. TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET I.F.C. SECTION 507 AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN FUTURE PHASES THAT INCLUDED PLANNED BUILDING CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2019-28 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND THE CITY OF TAYLOR SITE DEVELOPMENT PERMIT PZ-2019-1182.
- STRUCTURES BUILT IN THIS PLATTED PROPERTY SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER/DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDERS CITY OF TAYLOR PERMIT PZ-2019-1182. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN
- CROSS-HATCHED AREA SHOWN HEREON DESIGNATES THE AREA BETWEEN THE NORTH DEED LINE OF THE 193.41 ACRES ORIGINAL TRACT AND THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AS SHOWN ON RIGHT OF WAY MAPS PROVIDED TO THE SURVEYOR. BASED ON THE SCHEDULE OF PROPERTY SHOWN ON SAID RIGHT OF WAY MAPS, NO DEED WAS RECORDED WHICH CONVEYED LAND TO THE UNION PACIFIC RAILROAD AT THE TIME OF RIGHT OF WAY ACQUISITIONS.

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR _____ DATE _____



RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

FOR REVIEW

DATE 08/16/21 DRAWN MS
CHECK RH APPRV'D RH

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RCR - TAYLOR LOGISTICS PARK
RCR - TAYLOR RAIL, L.P.

AMENDING PLAT
PHASE 1, LOT 1A

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF 97.914 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213, BEING THE SAME LAND DESCRIBED AS 15.285 ACRES (TRACT 2) IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED DECEMBER 28, 2020, AS RECORDED IN INSTRUMENT NO. 2020166309, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE RESIDUE OF THE SAME LAND DESCRIBED AS 67.16 ACRES IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED SEPTEMBER 18, 2019, AS RECORDED IN INSTRUMENT NO. 2019088597, IN SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID RESIDUE BEING PART OF THE RCR TAYLOR LOGISTICS PARK SUBDIVISION, PHASE 1, LOT 1 CALLED 67.16 ACRES), A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN DOCUMENT NO. 2020121869, IN SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING PART OF A RESIDUE OF THE SAME LAND DESCRIBED AS 193.41 ACRES IN THE DEED FROM STEVEN SLAUGHTER TO RCR TAYLOR LAND, L.P., DATED JUNE 29, 2018, AS RECORDED IN INSTRUMENT NO. 2018058726, IN SAID OFFICIAL PUBLIC RECORDS, AND BEING PART OF A RESIDUE OF THE SAME LAND DESCRIBED AS 183.94 ACRES IN THE DEED FROM JEFFREY B. BENTLEY AND JAMES V. BENTLEY TO RCR TAYLOR LAND, L.P., DATED JUNE 29, 2018, AS RECORDED IN INSTRUMENT NUMBER 2018058735, IN SAID OFFICIAL PUBLIC RECORDS, SAID 97.914 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A CALCULATED POINT FOR CORNER ON THE EAST RIGHT OF WAY LINE OF FM 3349 AT ITS INTERSECTION WITH A SOUTH LINE OF SAID PHASE 1, LOT 1 FOR A SOUTHWEST CORNER HEREOF, COMMON WITH THE SOUTHEAST CORNER OF THE WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES, AS RECORDED IN INSTRUMENT NO. 2020113642, IN SAID OFFICIAL PUBLIC RECORDS, COMMON WITH A NORTH LINE OF A RESIDUE OF THE RCR TAYLOR LAND, L.P. TRACT CALLED 193.41 ACRES AS RECORDED IN INSTRUMENT NO. 2018058726, IN SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A 5/8 INCH IRON FOUND ON THE FORMER EAST RIGHT OF WAY LINE OF SAID F.M. 3349, COMMON WITH A WEST LINE OF SAID RCR TAYLOR LAND, L.P. TRACT CALLED 193.41 ACRES FOR THE SOUTHWEST CORNER OF SAID 0.211 ACRES BEARS N 85°21'56" W 90.16 FEET;

THENCE ALONG THE EAST LINE OF SAID WILLIAMSON COUNTY TRACT CALLED 0.211 ACRES, COMMON WITH THE WEST LINE HEREOF, N 06°37'40" E 124.23 FEET, TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (ROW 4933) FOR A NORTHWEST CORNER HEREOF, COMMON WITH THE NORTHEAST CORNER OF SAID TRACT CALLED 0.211 ACRES, BEING ON A NORTH LINE OF SAID ORIGINAL LOT 1;

THENCE ALONG NORTH AND WEST LINES HEREOF AND OF SAID PHASE 1, LOT 1, COMMON WITH SOUTH AND EAST LINES OF SAID RESIDUE OF SAID 193.41 ACRES TRACT, THE FOLLOWING CALLS: S 85°20'29" E 415.86 FEET TO A CALCULATED POINT FOR AN INTERIOR CORNER HEREOF, N 82°43'52" E 82.80 FEET TO A CALCULATED POINT FOR A NORTHWEST CORNER HEREOF, AND N 10°03'05" W 381.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR A TANGENT POINT HEREOF AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG A SOUTHWEST LINE HEREOF AND OF SAID PHASE 1, LOT 1, BEING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 53°50'59", HAVING A RADIUS OF 350.00 FEET, A CHORD OF N 37°09'02" W 317.01 FEET, FOR AN ARC DISTANCE OF 328.95 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE LEFT FOR A TANGENT POINT HEREOF AND OF SAID PHASE 1, LOT 1;

THENCE ALONG SOUTHWEST LINES HEREOF AND OF SAID PHASE 1, LOT 1, N 64°04'32" W 331.79 FEET TO A POINT FOR CORNER, AND S 84°27'28" W 307.11 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 193.41 ACRES TRACT FOR A NORTHWEST CORNER HEREOF, BEING 50.0 FEET SOUTH OF AND AT RIGHT ANGLES TO THE CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE ALONG A PORTION OF THE NORTH LINE OF SAID 193.41 ACRES TRACT FOR A NORTH LINE HEREOF AND OF SAID PHASE 1, LOT 1, BEING 50.0 FEET SOUTH OF AND AT RIGHT ANGLES TO SAID RAILROAD RIGHT OF WAY, N 77°23'39" E 1442.40 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 193.41 ACRES TRACT FOR A NORTHEAST CORNER HEREOF, BEING 50.0 FEET SOUTH OF AND AT RIGHT ANGLES TO SAID RAILROAD RIGHT OF WAY;

THENCE ALONG A SOUTHEAST LINE HEREOF AND OF SAID PHASE 1, LOT 1, S 47°56'20" W, AT 97.53 FEET PASS A 5/8 INCH IRON ROD FOUND, AND AT A TOTAL DISTANCE OF 316.57 FEET TO A 5/8 INCH IRON ROD FOUND FOR A TANGENT POINT HEREOF AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG A SOUTHEAST LINE HEREOF AND OF SAID PHASE 1, LOT 1, BEING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°55'28", HAVING A RADIUS OF 400.00 FEET, A CHORD OF S 19°28'36" W 381.31 FEET, FOR AN ARC DISTANCE OF 397.41 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE LEFT FOR A TANGENT POINT HEREOF AND OF SAID PHASE 1, LOT 1;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID PHASE 1, LOT 1, S 08°59'08" W 493.11 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR AN INTERIOR CORNER HEREOF, BEING AN ANGLE POINT OF SAID PHASE 1, LOT 1, COMMON WITH THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 15.285 ACRES;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 15.285 ACRES, N 72°39'48" E 232.55 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR A NORTHEAST CORNER HEREOF, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 15.285 ACRES;

THENCE ALONG AN EAST LINE HEREOF, BEING THE EAST LINE OF SAID ORIGINAL TRACT CALLED 15.285 ACRES, S 07°05'58" W 2898.08 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT CALLED 15.285 ACRES;

THENCE ALONG SOUTHEAST LINES HEREOF AND OF SAID ORIGINAL TRACT CALLED 15.285 ACRES, S 39°38'53" W 168.51 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF, AND S 31°12'46" W 356.24 FEET TO A POINT FOR CORNER IN BERM ON AN EAST LINE OF SAID PHASE 1, LOT 1 FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT CALLED 15.285 ACRES;

THENCE ALONG EAST, SOUTH, AND SOUTHWEST LINES HEREOF AND OF SAID PHASE 1, LOT 1, THE FOLLOWING CALLS: S 10°47'46" W, AT 1687.18 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR REFERENCE, AND AT A TOTAL DISTANCE OF 1920.38 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF AND OF SAID PHASE 1, LOT 1, N 81°57'19" W 173.91 FEET TO A CALCULATED POINT FOR CORNER IN RIP RAP FOR A SOUTHWEST CORNER HEREOF AND OF SAID PHASE 1, LOT 1, AND N 30°44'05" W 817.17 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1 AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG A WEST LINE HEREOF AND OF SAID PHASE 1, LOT 1, BEING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 105°12'28", HAVING A RADIUS OF 80.00 FEET, A CHORD OF N 20°01'09" E 127.13 FEET, FOR AN ARC DISTANCE OF 146.90 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE RIGHT FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID PHASE 1, LOT 1, N 72°37'23" E 540.38 FEET TO A 5/8 INCH IRON ROD FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1 AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG A WEST LINE HEREOF AND OF SAID PHASE 1, LOT 1, BEING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 65°01'19", HAVING A RADIUS OF 55.00 FEET, A CHORD OF N 40°06'44" E 59.13 FEET, FOR AN ARC DISTANCE OF 62.42 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE LEFT FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1

THENCE ALONG A WEST LINE HEREOF, AND PARTIALLY ALONG A WEST LINE OF SAID PHASE 1, LOT 1, N 07°36'04" E 1789.86 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF;

THENCE ALONG WEST AND SOUTH LINES HEREOF, COMMON WITH EAST AND NORTH LINES OF SAID RESIDUE OF SAID 183.94 ACRES TRACT, THE FOLLOWING CALLS: N 17°02'00" E 1240.11 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN INTERIOR CORNER HEREOF, COMMON WITH A NORTHWEST CORNER OF A RESIDUE OF SAID 183.94 ACRES TRACT, S 72°58'00" W 467.12 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF AND OF LAST SAID RESIDUE TRACT, AND N 82°20'49" W 308.32 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR A SOUTHWEST CORNER HEREOF AND OF A PART OF THE RESIDUE OF THE SAID 183.94 ACRES TRACT;

THENCE ALONG THE WEST LINE OF A PART OF THE RESIDUE OF THE SAID 183.94 ACRES TRACT, AND WEST LINES OF A PART OF THE RESIDUE OF SAID 193.41 ACRES TRACT FOR WEST LINES HEREOF, THE FOLLOWING CALLS: N 07°39'11" E 422.83 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (ROW 4933) FOR AN ANGLE POINT HEREOF, BEING THE NORTHWEST CORNER OF THE SAID PART OF THE RESIDUE OF THE 183.94 ACRES TRACT, COMMON WITH THE SOUTHWEST CORNER OF THE SAID PART OF THE RESIDUE OF THE 193.41 ACRES TRACT, N 05°39'14" E 312.43 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (ROW 4933) FOR AN ANGLE POINT HEREOF, AND N 06°34'58" E 45.06 FEET TO THE PLACE OF BEGINNING CONTAINING 97.914 ACRES OF LAND.

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N06°37'40"E	124.23'
L2	S85°20'29"E	415.86'
L3	N13°53'41"E	79.86'
L4	N82°43'52"E	82.80'
L5	N04°39'31"E	343.85'
L6	N10°03'05"W	381.71'
L7	N64°04'32"W	331.79'
L8	S84°27'28"W	307.11'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°50'59"	350.00'	328.95'	N37°09'02"W	317.01'
C2	56°55'28"	400.00'	397.41'	S19°28'36"W	381.31'
C3	105°12'28"	80.00'	146.90'	N20°01'09"E	127.13'
C4	65°01'19"	55.00'	62.42'	N40°06'44"E	59.13'

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON

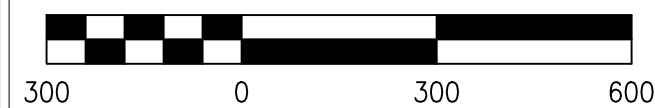
I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021, A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

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

BY: _____ DEPUTY

REV	DATE	DESCRIPTION	BY



SHEET NO.

3 OF 3
18

City of Taylor
Stellata Business Subdivision Minor Plat
PZ-2021-1338
Staff Report

Requested Action:

Consider disapproving Stellata Business Subdivision Minor Plat.

Applicant:

Nicholas Sandlin, P.E./Sandlin Services LLC

Subject Property:

Approximately 6.602 acres to create one lot, located approximately 285 feet north of the intersection of NW Carlos G. Parker Boulevard and Mallard Lane, fronting on the east side of NW Carlos G. Parker Boulevard for approximately 575 feet, more particularly described as Williamson Central Appraisal District Parcel R018623, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Agricultural

Purpose:

The purpose of the plat is to create one lot for the future headquarters of S&D Plumbing and additional commercial buildings.

Staff Recommendation:

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

Nick Sandlin
Sandlin Services
8500 N Mopac Ste. 804
Austin TX 78756
operations@sandlinservices.com

Date: Tuesday, August 24, 2021

Address: FM 397 & Mallard Ln.,

Permit Number PZ-2021-1338

****ADDITIONAL PLAN COMMENTS ADDED ARE HIGHLIGHTED**

Dear Nick Sandlin,

Staff has completed its review of plans for the Stellata Business Subdivision Minor Plat that is to be located at FM 397 & Mallard Ln. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

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@taylortx.gov.

Technical Comments:

1. All easements on plat for proposed subdivision shall be denoted. (Sec. 2.9, Subdivision Ordinance)
 - i. Verify if there is an existing easement recorded in a separate instrument.

2.9 Utility Easements

The subdivider may be responsible for dedicating utility easements to the City. Easements shall be worked out with private utility companies prior to plat submittal to the City.

(Ord. No. 2003-33, 9-23-03)

2. Change Block A to Block 1. (Sec. 2.7, Subdivision Ordinance)

2.7 Blocks

A block is an arrangement of lots, and in some cases alleys, bounded on all sides by streets (see Figure 2.7.1). A new subdivision consists of lots within blocks that are surrounded by streets. Exceptions to the requirement for a block to be bounded on all sides by streets may be approved by the Planning and Zoning Commission at the Preliminary Plat stage and may be considered when the provision of a street is not feasible due to natural or man-made features.

A subdivider may propose to create a portion of a block along the boundary of the property being subdivided if the subdivider can demonstrate that the remainder of the block can feasibly be completed on the adjacent property and, that upon completion, the block will comply with the maximum dimensions of this ordinance (see figure 2.7.2).

An exception to the requirement for new subdivisions to create complete blocks may be approved for minor plats of four or fewer lots if the exception will not adversely impact the existing or future street network or the development of adjacent properties.

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: Six hundred (600) feet and the minimum block length is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission.

Maximum block length along an arterial street: Six hundred (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.

Block length is measured along the front of lots within a block face between intersecting streets (see Figure 2.7.3). A cul-de-sac does not create a break in the block for the purposes of measuring block length (see Figure 2.7.4).

2.7.1 Transition Setbacks

Transition building lines having a minimum angle of forty five (45) degrees are to be provided where an offset in building lines is greater than five (5) feet.

(Ord. No. 2003-33, 9-23-03; Ord. No. 2021-08 , § 2(Exh. A), 3-11-2021)

3. ROW width missing along Carlos G. Parker Blvd. (Sec. 2.8.2, Subdivision Ordinance)

2.8.2 Right-of-Way (ROW) Widths

All street and road rights-of-way within new subdivisions shall be subject to the minimum right-of-way and street widths as determined by the City Engineer and the City of Taylor Engineering Manual & Details.

(Ord. No. 2003-33, 9-23-03; Ord. No. 2007-12, §§ 1, 2, 6-14-07; Ord. No. 2016-04, § 2, 5-26-2016 ; Ord. No. 2021-08 , § 2(Exh. A), 3-11-2021)

4. Christ Fellowship Church 1999082701 document shall be revised to include the first zero between 9 and 8. (Sec. 3.3.5, Subdivision Ordinance)

3.3 - Final Plat

Twelve (12) white print copies of the final plat and one (1) mylar reproducible of the final plat shall be submitted to the Planning and Zoning Commission after the preliminary plat has been approved and all required changes and alterations made. No final plat will be considered unless a preliminary plat has first been submitted. Such plats shall be filed with the Development Services Department at least twenty-one (21) days prior to the meeting at which approval is requested. The final plat shall show or be accompanied by the following data:

3. The certificate of the registered professional land surveyor who surveyed, mapped and monumented the land shall be placed on the face of the plat.

(Ord. No. 2003-33, 9-23-2003; Ord. No. 2007-12, § 6, 6-14-2007; Ord. No. 2008-01, § 2, 1-22-2008; Ord. No. 2016-04, § 2, 5-26-2016)

5. Show all easements for Fireman's Addition. (Sec. 3.3.5, Subdivision Ordinance)

3.3 - Final Plat

Twelve (12) white print copies of the final plat and one (1) mylar reproducible of the final plat shall be submitted to the Planning and Zoning Commission after the preliminary plat has been approved and all required changes and alterations made. No final plat will be considered unless a preliminary plat has first been submitted. Such plats shall be filed with the Development Services Department at least twenty-one (21) days prior to the meeting at which approval is requested. The final plat shall show or be accompanied by the following data:

5. An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.

(Ord. No. 2003-33, 9-23-2003; Ord. No. 2007-12, § 6, 6-14-2007; Ord. No. 2008-01, § 2, 1-22-2008; Ord. No. 2016-04, § 2, 5-26-2016)

6. Show all easements for First Baptist Church of Taylor. (Sec. 3.3.5, Subdivision Ordinance)

3.3 - Final Plat

Twelve (12) white print copies of the final plat and one (1) mylar reproducible of the final plat shall be submitted to the Planning and Zoning Commission after the preliminary plat has been approved and all required changes and alterations made. No final plat will be considered unless a preliminary plat has first been submitted. Such plats shall be filed with the Development Services Department at least twenty-one (21) days prior to the meeting at which approval is requested. The final plat shall show or be accompanied by the following data:

5. An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.

(Ord. No. 2003-33, 9-23-2003; Ord. No. 2007-12, § 6, 6-14-2007; Ord. No. 2008-01, § 2, 1-22-2008; Ord. No. 2016-04, § 2, 5-26-2016)

7. Show all easements for R. Awad Addition. (Sec. 3.3.5, Subdivision Ordinance)

3.3 - Final Plat

Twelve (12) white print copies of the final plat and one (1) mylar reproducible of the final plat shall be submitted to the Planning and Zoning Commission after the preliminary plat has been approved and all required changes and alterations made. No final plat will be considered unless a preliminary plat has first been submitted. Such plats shall be filed with the Development Services Department at least twenty-one (21) days prior to the meeting at which approval is requested. The final plat shall show or be accompanied by the following data:

5. An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.

(Ord. No. 2003-33, 9-23-2003; Ord. No. 2007-12, § 6, 6-14-2007; Ord. No. 2008-01, § 2, 1-22-2008; Ord. No. 2016-04, § 2, 5-26-2016)

8. Show all easements for Northlawn Section Two. (Sec. 3.3.5, Subdivision Ordinance).

3.3 - Final Plat

Twelve (12) white print copies of the final plat and one (1) mylar reproducible of the final plat shall be submitted to the Planning and Zoning Commission after the preliminary plat has been approved and all required changes and alterations made. No final plat will be considered unless a preliminary plat has first been submitted. Such plats shall be filed with the Development Services Department at least twenty-one (21) days prior to the meeting at which approval is requested. The final plat shall show or be accompanied by the following data:

5. An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.

(Ord. No. 2003-33, 9-23-2003; Ord. No. 2007-12, § 6, 6-14-2007; Ord. No. 2008-01, § 2, 1-22-2008; Ord. No. 2016-04, § 2, 5-26-2016)

9. Proposed and existing sidewalks shall be denoted on the plat along Carlos G. Parker Blvd. and Mallard Ln. (Sec. 2.14, Subdivision Ordinance)

2.14 – Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the subdivider shall be responsible for the construction of all other sidewalks including all required ADA ramps. Sidewalks shall be installed on at least one (1) side of the street, 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; Ord. No. 2021-08 , § 2(Exh. A), 3-11-2021)

10. Include detention reserves and drainage easements on plat. (Sec. 2.9, Subdivision Ordinance & Sec. 6.1.2.3c, Subdivision Ordinance [Engineering Manual]).

2.9 Utility Easements

The subdivider may be responsible for dedicating utility easements to the City. Easements shall be worked out with private utility companies prior to plat submittal to the City.

(Ord. No. 2003-33, 9-23-03)

Sec. 6.1 - City of Taylor Engineering Manual—Version Dec. 2020.

SECTION 2 PLAN REQUIREMENTS

All construction plans for proposed public water, wastewater, paving, drainage, and traffic improvements shall be designed, signed, sealed, and dated by a Licensed Professional Engineer licensed in the State of Texas and adhere to the requirements of this Section. All construction plans or drawings must be accompanied by a Geotechnical Engineering Report signed, sealed, and dated by a Licensed Professional Engineer.

Plans and drawings shall be furnished in the following format and contain the elements listed herein:

3. Drainage Area Map

- c. Show existing and proposed storm sewers, and/or other drainage facilities.

11. Provide an owner's signature section for Rhonda Dowdy. (Sec. 3.3.2, Subdivision Ordinance)

3.3 - Final Plat

Twelve (12) white print copies of the final plat and one (1) mylar reproducible of the final plat shall be submitted to the Planning and Zoning Commission after the preliminary plat has been approved and all required changes and alterations made. No final plat will be considered unless a preliminary plat has first been submitted. Such plats shall be filed with the Development Services Department at least twenty-one (21) days prior to the meeting at which approval is requested. The final plat shall show or be accompanied by the following data:

2. A title including name and subdivision, owner or owners, and registered professional land surveyor responsible for the plat and the scale and location of the subdivision with reference to an original corner of the original survey of which said land is a part, the date, north arrow, total acres and numbers of lots and blocks.

(Ord. No. 2003-33, 9-23-2003; Ord. No. 2007-12, § 6, 6-14-2007; Ord. No. 2008-01, § 2, 1-22-2008; Ord. No. 2016-04, § 2, 5-26-2016)

12. If there is a lien on the property, a lienholder's certificate will be required. (Sec 3.3.4, Subdivision Ordinance)

3.3 - Final Plat

Twelve (12) white print copies of the final plat and one (1) mylar reproducible of the final plat shall be submitted to the Planning and Zoning Commission after the preliminary plat has been approved and all required changes and alterations made. No final plat will be considered unless a preliminary plat has first been submitted. Such plats shall be filed with the Development Services Department at least twenty-one (21) days prior to the meeting at which approval is requested. The final plat shall show or be accompanied by the following data:

4. A certificate of ownership and dedication of all streets, easements, alleys, parks and playgrounds to public use forever, signed and acknowledged before a notary public by the owner and lienholder of the land.

(Ord. No. 2003-33, 9-23-2003; Ord. No. 2007-12, § 6, 6-14-2007; Ord. No. 2008-01, § 2, 1-22-2008; Ord. No. 2016-04, § 2, 5-26-2016)

13. Remove signature blocks for the Planning & Zoning Commission Chairman and Secretary. (Sec. 3.3.1, Subdivision Ordinance)

3.3.1 Administrative Approval Plat

Plats, replats or amended plats containing four (4) or fewer lots and requiring no extensions of municipal facilities may be administratively approved by the City Manager without consideration of the Planning and Zoning Commission if the plat replat or amended plat meets all applicable requirements of this Ordinance.

(Ord. No. 2003-33, 9-23-2003; Ord. No. 2007-12, § 6, 6-14-2007; Ord. No. 2008-01, § 2, 1-22-2008; Ord. No. 2016-04, § 2, 5-26-2016)

Non-Technical Comments:

1. Revise all labeling of FM 397 to. Carlos G. Parker Blvd. FM 397 may be listed next to it in parentheses.
2. Revise title to state the following:

“Stellata Business Subdivision

Being a minor plat consisting of 6.602 acres to create one lot,

Part of and out of the William J. Baker Survey, Abstract No. 65”

1. Check with Williamson County to see if subdivision name is available.
2. Remove building setback lines label from legend and line legend.
3. Remove right-of-way label from line legend.
4. Switch easement and lot line symbology.
5. Verify if there is a PUE on Mr. Randig’s property (R319187) for the 8” water line.
6. Denote that there is a sidewalk easement being included within the proposed 15’ PUE along Carlos G. Parker Blvd.
7. Provide XY coordinates for at least three corners of the property.
8. Use dotted symbology for sidewalk (as seen in the legend).
9. Revise ‘R. Awad Subdivision’ to ‘R. Awad Addition.’
10. Show detention pond for R. Awad Addition.
11. Add Slide 368 to Cab M., Slide 367 document name for Northlawn Section Two.
12. Revise the first sentence of the owner’s signature block to say the following:

“We, the owners of Tractor Tire, LLC of that certain tract...”

1. Revise “Tire Tractor LLC” under Sam Dowdy’s signature section to “Tractor Tire LLC.”
2. Revise “Williamson County” in legal description to “Taylor.”
3. Revise submission date in the bottom, left-hand corner of the sheet to align with the actual submittal date to the City.
4. Add “Director of Development Services” title to Director of Development Services’ signature block.
5. Add “Know all men by these presents” to County Clerk’s signature block.
6. Add “Surveyor Certification” to surveyor’s signature block.
7. Add “Know all men by these presents” to surveyor’s signature block.

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.

Sheet 1

1. Provide the acreage for each of the adjacent properties/subdivisions shown on the plat.
2. For the tie to the abstract survey, verify all bearing information is provided.
3. For the proposed sidewalk along FM 937, include a pedestrian access in the description of the PUE.
4. Provide an easement for the proposed meter vault location.
5. For the bearing shown along the First Baptist Church west line, verify this information shown. The total distance shown uses two different bearings.
6. For the proposed detention pond location, provide a drainage easement/reserve designating this area for drainage/detention purposes.
7. Show the proposed 10-ft PUE along Mallard Lane on the plat.

8. For the Mallard Lane information shown on the plat drawing, provide the document number as noted in metes and bounds description.

Sheet 2

1. Use heading provided for notary block in the Owner's Certificate (missing "Know All Men By These Presents").
2. Use heading provided for notary block in the Surveyor's Certificate (missing "Know All Men By These Presents").
3. Use heading provided for notary block in the County Clerks Certificate (missing "Know All Men By These Presents").
4. For the bearing and distance shown in paragraph two of the legal description, show the bearing and distance on the plat.

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.

No comments pertaining to this minor plat permit.

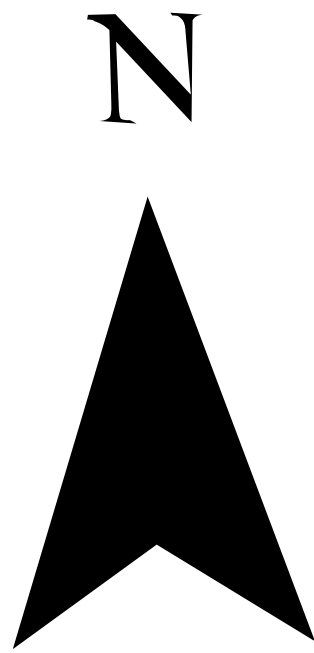
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6173, or by e-mail at mckenzi.hicks@taylor.tx.gov.

Thank you,

A handwritten signature in cursive script, reading "McKenzi Hicks". The signature is written in dark ink and is positioned above the printed name and title.

McKenzi Hicks
Development Services

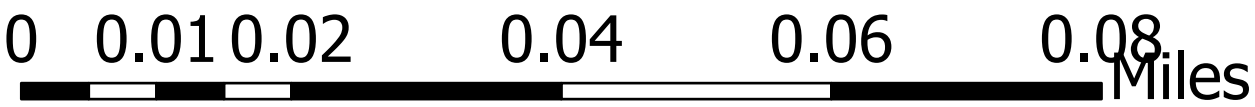
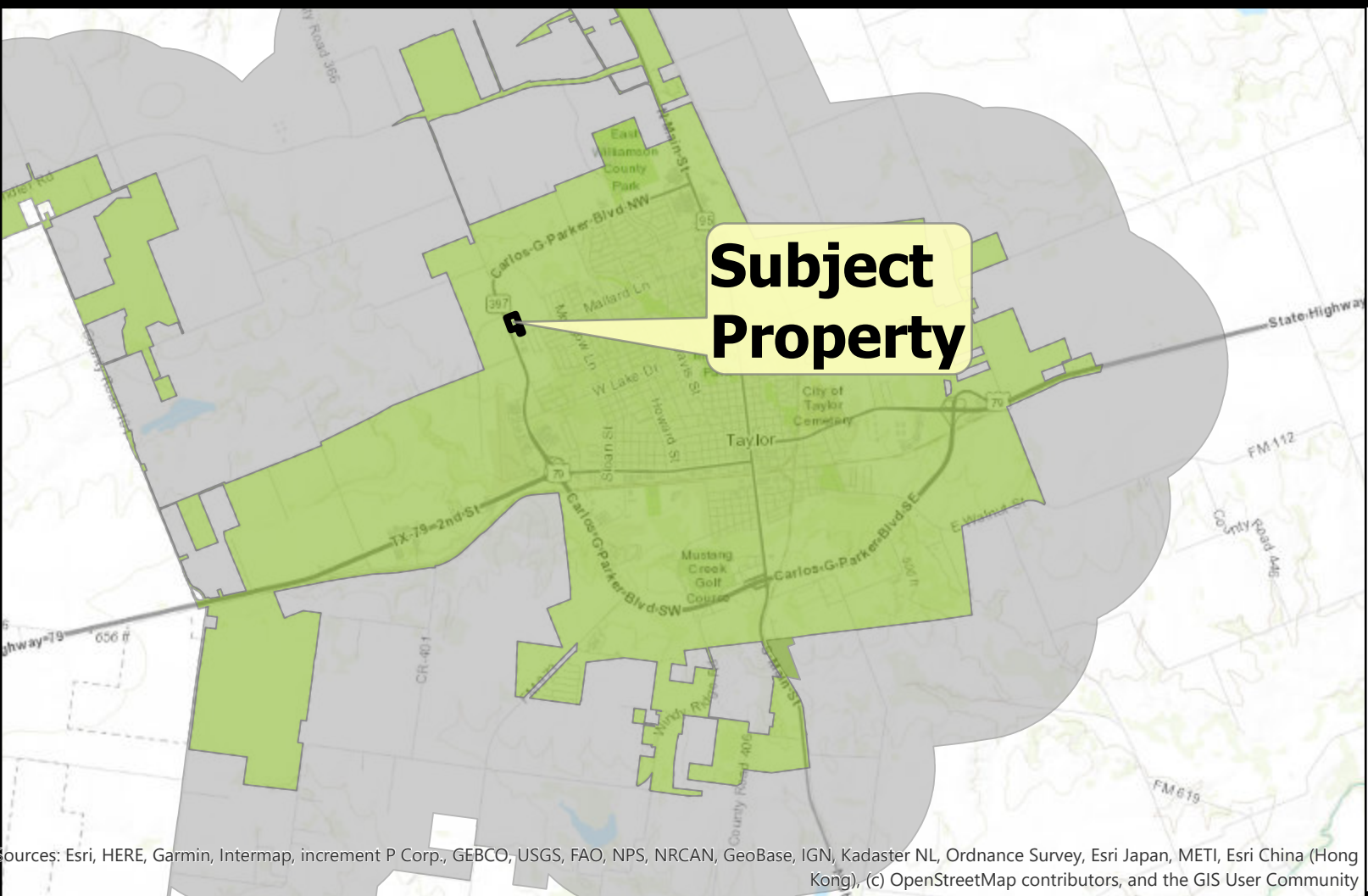


PZ-2021-1338

**Stellata Business Subdivision
Minor Plat
Location Map
Approximately 6.60 Acres**

Legend

- City Limits
- Subject Property
- Streets



27

STELLATA BUSINESS
SUBDIVISION

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, SAMUEL D. DOWDY, SR., MANAGER OF TRACTOR TIRE, LLC., BEING THE OWNER/REPRESENTATIVE OF THE CERTAIN 6.602 TRACT OF LAND, MORE OR LESS, SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020015451 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOW AS:

STELLATA BUSINESS SUBDIVISION

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

SAMUEL D. DOWDY, SR., MANAGER
TIRE TRACTOR, LLC.
3601 COUNTY ROAD 482
THRALL, TX 76578

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAMUEL D. DOWDY, SR., 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: _____

LEGAL DESCRIPTION:

BEING 6.602 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 27.317 ACRE TRACT DESCRIBED IN THE DEED TO THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 2288, PAGE 127 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.602 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF MALLARD LANE (80' RIGHT-OF-WAY - DOC. NO. 2017006232), ALSO BEING THE SOUTH LINE OF SAID 27.317 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN DOCUMENT NO. 2017006232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 BEARS, N 68°29'56" E, A DISTANCE OF 540.31 FEET;

THENCE, S 68°14'25" W, WITH THE NORTH LINE OF SAID MALLARD LANE, AND SOUTH LINE OF SAID 27.317 ACRE TRACT, A DISTANCE OF 135.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO RONALD TODD RANDIG AND MELISSA M. RANDIG, RECORDED IN DOCUMENT NO. 2010066274 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 21°33'34" W, DEPARTING THE NORTH LINE OF SAID MALLARD LANE, AND WITH THE EAST LINE OF SAID RANDIG TRACT, A DISTANCE OF 295.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RANDIG TRACT, AND A RE-ENTRANT CORNER HEREOF;

THENCE, S 68°27'32" W, WITH THE NORTH LINE OF SAID RANDIG TRACT, A DISTANCE OF 295.27 FEET TO AN IRON ROD FOUND WITH CAP STAMPED 'RPLS 1433' IN THE EAST LINE OF FARM-TO-MARKET ROAD NO. 397 (120' RIGHT-OF-WAY), ALSO BEING THE WEST LINE OF SAID 27.317 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 21°38'41" W, WITH THE COMMON LINE OF SAID FARM-TO-MARKET ROAD NO. 397, AND SAID 27.317 ACRE TRACT, A DISTANCE OF 572.77 FEET, TO AN IRON ROD FOUND WITH CAP STAMPED 'RPLS 1433, FOR THE SOUTHWEST CORNER OF LOT 1, THE FIREMAN'S ADDITION, AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN CABINET O, SLIDE 368 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SOUTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO THE CITY OF TAYLOR, TEXAS, RECORDED IN DOCUMENT NO. 9818754 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND NORTHWEST CORNER HEREOF;

THENCE, N 68°13'27" E, WITH THE SOUTH LINE OF SAID CITY OF TAYLOR TRACT, AT 149.81 FEET PASSING AN IRON ROD FOUND CAPPED 'RPLS 4249', CONTINUING IN ALL, A DISTANCE OF 432.17 FEET TO A CALCULATED POINT IN THE WEST LINE OF SAID LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, FOR THE SOUTHEAST CORNER OF SAID LOT 1, THE FIREMAN'S ADDITION, AND NORTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS, S 68°13'27" W, 0.36 FEET;

THENCE, S 21°32'12" E, WITH THE WEST LINE OF SAID LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, A DISTANCE OF 869.64 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 6.602 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, FRED L. DODD, JR., 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 PROPERTY 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 _____, _____ COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.
PRELIMINARY DOCUMENT NOT FOR RECORDATION

FRED L. DODD, JR.
DODD SURVEYING & MAPPING CO., INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6392, STATE OF TEXAS

PLAT NOTES:

- 1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR ELECTRIC DELIVERY LLC.
- 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 48491C0530F, EFFECTIVE DATE OF 12/20/2019.
- 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. MINIMUM FIRE FLOW OF _____ GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NICHOLAS SANDLIN, 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 48491C0530F, 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 _____, _____ COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

NICHOLAS SANDLIN
SANDLIN SERVICES, LLC.
REGISTERED PROFESSIONAL ENGINEER
NO. 124404, STATE OF TEXAS

I, TOM YANTIS, 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.

TOM YANTIS, DIRECTOR DATE

THIS SUBDIVISION TO BE KNOWN AS STELLATA BUSINESS 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 _____, 20 ____ , A.D.

_____, CHAIRMAN DATE

_____, SECRETARY DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, AND 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 NUMBER _____.

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

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

BY: _____, DEPUTY



City of Taylor
Stellata Business Subdivision Improvement Plans
PZ-2021-1339
Staff Report

Requested Action:

Consider disapproving Stellata Business Subdivision Improvement Plans.

Applicant:

Nicholas Sandlin, P.E./Sandlin Services LLC

Subject Property:

Approximately 6.602 acres, located approximately 285 feet north of the intersection of NW Carlos G. Parker Boulevard and Mallard Lane, fronting on the east side of NW Carlos G. Parker Boulevard for approximately 575 feet, more particularly described as Williamson Central Appraisal District Parcel R018623, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Agricultural

Purpose:

The plans are for subdivision improvements for Stellata Business Subdivision.

Staff Recommendation:

Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance so staff recommends disapproval of the proposed subdivision improvement plans.

Attachments:

1. Staff Comments
2. Location Map



City of Taylor

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

Nicholas Sandlin
Sandlin Services, LLC
4501 Whispering Valley Dr
Austin TX 78727
operations@sandlinservices.com

Date: Friday, August 27, 2021

Address: 397 FM / Mallard Ln, Taylor 76574

Permit Number PZ-2021-1339

****ADDITIONAL PLAN COMMENTS ADDED ARE HIGHLIGHTED**

Dear Nicholas Sandlin,

Staff has completed its review of plans for the Stellata Business Subdivision SIP that is to be located at 397 FM / Mallard Ln, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

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@taylortx.gov.

Technical Comments:

1. Include sidewalk, fire hydrant, and streetlight plans. (Sec. 2.14, Sec. 6.5.1, and Sec. 2.8.13, Subdivision Ordinance [includes Engineering Manual])

2.14 – Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the subdivider shall be responsible for the construction of all other sidewalks including all required ADA ramps. Sidewalks shall be installed on at least one (1) side of the street, 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; Ord. No. 2021-08 , § 2(Exh. A), 3-11-2021)

6.5 FIRE HYDRANTS

1. Fire hydrants in commercial and industrial areas shall generally be at street intersections and so located that there will be a fire hydrant every three hundred (300') feet. Fire hydrants in a residential area shall be generally located on street intersections and not over five hundred (500') feet apart. City Fire Chief shall approve final fire hydrant locations.
2. Denote sidewalk along Mallard Ln. (Sec 2.14, Subdivision Ordinance)

2.14 – Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the subdivider shall be responsible for the construction of all other sidewalks including all required ADA ramps. Sidewalks shall be installed on at least one (1) side of the street, 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; Ord. No. 2021-08 , § 2(Exh. A), 3-11-2021)

3. Denote fire hydrant along Mallard Ln. (Sec. 6.5.1, Subdivision Ordinance)

6.5 FIRE HYDRANTS

1. Fire hydrants in commercial and industrial areas shall generally be at street intersections and so located that there will be a fire hydrant every three hundred (300') feet. Fire hydrants in a residential area shall be generally located on street intersections and not over five hundred (500') feet apart. City Fire Chief shall approve final fire hydrant locations.

4. A stormwater plan must be submitted (Sec. 2.10/Sec. 3.5, Subdivision Ordinance)

2.10 – Drainage

Adequate drainage shall be provided within the limits of the subdivision. The protection of adjoining property will be considered in the review of plans submitted. The subdivider shall be responsible for constructing all drainage improvements.

2.10.1 Design

Design of all drainage facilities, including but not limited to streets, inlets, storm sewers, outfalls, culverts, ditches and channels shall conform to normally accepted engineering standards as determined by the City Engineer. Under no circumstances will drainage be allowed to result in a negative effect upstream or downstream.

2.10.2. Maintenance agreement required for drainage facilities

If the City requires that the Developer (or landowner, PID, HOA, or other entity or person specifically approved by the City) shall be responsible for the maintenance of the Drainage Facilities, a Maintenance Agreement, as both are hereinafter defined, will be written and approved by the City that shall include terms and provisions deemed necessary by the City to provide maintenance of the Drainage Facilities.

2.10.3. Maintenance agreement noted on final plat

If a Developer requests, and the City approves, that a Public Improvement District (PID), Home Owners Association (HOA), or other entity be responsible for the maintenance of the Drainage Facilities, the Maintenance Agreement shall be included as part of the platting process and must be approved by the City prior to final plat approval. The plat shall include the information that a Maintenance Agreement is required for the Drainage Facility in the development and any term and provisions of the Maintenance Agreement the City deems necessary shall be noted on the final plat, which may include all terms of the Maintenance Agreement.

2.10.4. Maintenance agreement if preliminary plat not required

The Maintenance Agreement must be negotiated during the Preliminary Platting process, or earlier in the planning process if required by the City, when a preliminary plat is not required.

2.10.5. City maintenance of drainage facilities

If the City determines it will maintain the Drainage Facilities, it shall be noted on the final plat. The real and personal property included as the Drainage Facility shall be deeded and conveyed to the City as part of the platting process using instruments deemed reasonable and necessary to the City prior to final plat approval. The deed or other conveyance documents to the City must be free and clear of all liens, debts or other encumbrances, and the City may require evidence and title assurances of that requirement, including without limitation an owner's title insurance policy.

2.10.6. Role of the homeowners association/public improvement district

Ongoing role of the HOA/PID: The City Planner shall be the City liaison to a HOA and/or PID maintaining Drainage Facilities. Requirements concerning the HOA or PID operation to assure continued operation of Drainage Facilities shall be required by the City, including without limitation, financial reports filed with the City at least annually, a limitation against dissolution without City consent, and an assessment deemed adequate by the City to operate the Maintenance Facilities, allowing the City to collect dues directly and to assess liens against

the subdivision for maintenance of the Drainage Facilities.

2.10.7. City council approval of land restrictions

All deed restrictions, covenants running with the land, and easements needed to operate the Drainage Facility must be approved by the City, filed of record, and contain provisions necessary to operate the Drainage Facilities and preventing amendment or dissolution without prior written consent from the City in the books and records of the entity.

(Ord. No. 2003-33, 9-23-03; Ord. No. 2007-12, § 3, 6-14-07)

3.5 - Improvement Plans

Plans and specifications for all improvements must be approved by the City Engineer prior to the time the work on such improvements is commenced. Any improvement made shall be subject to the approval and acceptance of the City Engineer.

The engineer representing the subdivider must present to the City Manager, reproducible complete "record drawings" for all paving, drainage structures, water lines, and sewer lines prior to final acceptance of public improvements.

(Ord. No. 2003-33, 9-23-2003)

5. Sidewalks must be constructed or bonded out prior to recordation of the plat. (Sec. 2.14 and Sec. 3.4, Subdivision Ordinance)

2.14 – Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the subdivider shall be responsible for the construction of all other sidewalks including all required ADA ramps. Sidewalks shall be installed on at least one (1) side of the street, 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; Ord. No. 2021-08 , § 2(Exh. A), 3-11-2021)

3.4 - Performance Bond

Prior to approval of the final plat, the subdivider shall file with the City Manager a performance bond executed by a corporate surety licensed to do business in the State of Texas, in an amount equal to the cost of the uncompleted and unaccepted improvements required by this Ordinance, as approved by the City Engineer, conditioned that the subdivider will complete such improvements within two (2) years from the date of final plat approval. Such bond shall conform to forms approved by the City.

(Ord. No. 2003-33, 9-23-2003)

Non-Technical Comments:

1. A fire hydrant is proposed on the Randigs' property – is there an agreement with them to do so?
2. Remove "Approved by City of Taylor Engineer" signature space on page 1.
3. Revise "will" in 'Submitted by' section on page 1 to "with."
4. **Do not propose any infrastructure on property which is not associated with this permit.**

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 Associated Files portion of the permit page for engineering comments on pdf plan review file.

1. Remove the "Water Main Notes" from the sheet. The notes appear to reference a different city (Taylor, MI).
2. Remove the "Sanitary Sewer Notes" from the sheet if they are not applicable to the City of Taylor, Texas.

Sheet 3 of 9

1. Replace the plat shown with the approved plat once received.

Sheet 5 of 9

1. The minimum size of sanitary sewer (public) shall be 8-inch. Revise on the sheet accordingly.

Sheet 6 of 9

1. For the existing fire hydrant located in the northwest corner of the lot, the Contractor shall field verify fire hydrant location prior to installation. Coordination shall be made with the City for any relocation/reconfiguration of the existing fire hydrant for installation of the proposed 8-inch water line.
2. Water line to extend the full extents of the property along FM 397.

Fire Department Comments (PZ)

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

1. The plans note that the fire hydrant located at the north west corner of the project is to be relocated if necessary. This hydrant shall not be relocated as it is used by the existing fire station.
2. Taylor's fire hydrant detail to reflect new standards.

Hydrant notes:

#6: Fire hydrant is to be painted by the manufacturer in the color silver.

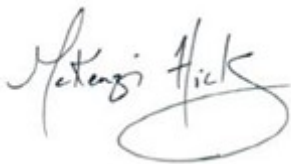
#7: Caps and chains are to be supplied with the hydrant.

New note #8: 5 inch center storz cap to incorporate a center pentagon.

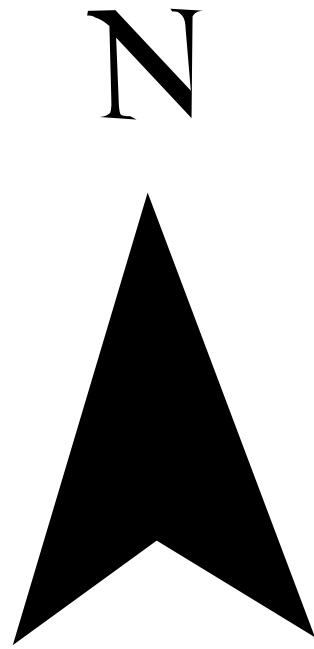
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6173, or by e-mail at mckenzi.hicks@taylor.tx.gov.

Thank you,



McKenzi Hicks
Development Services

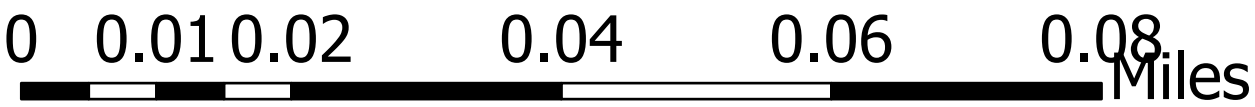
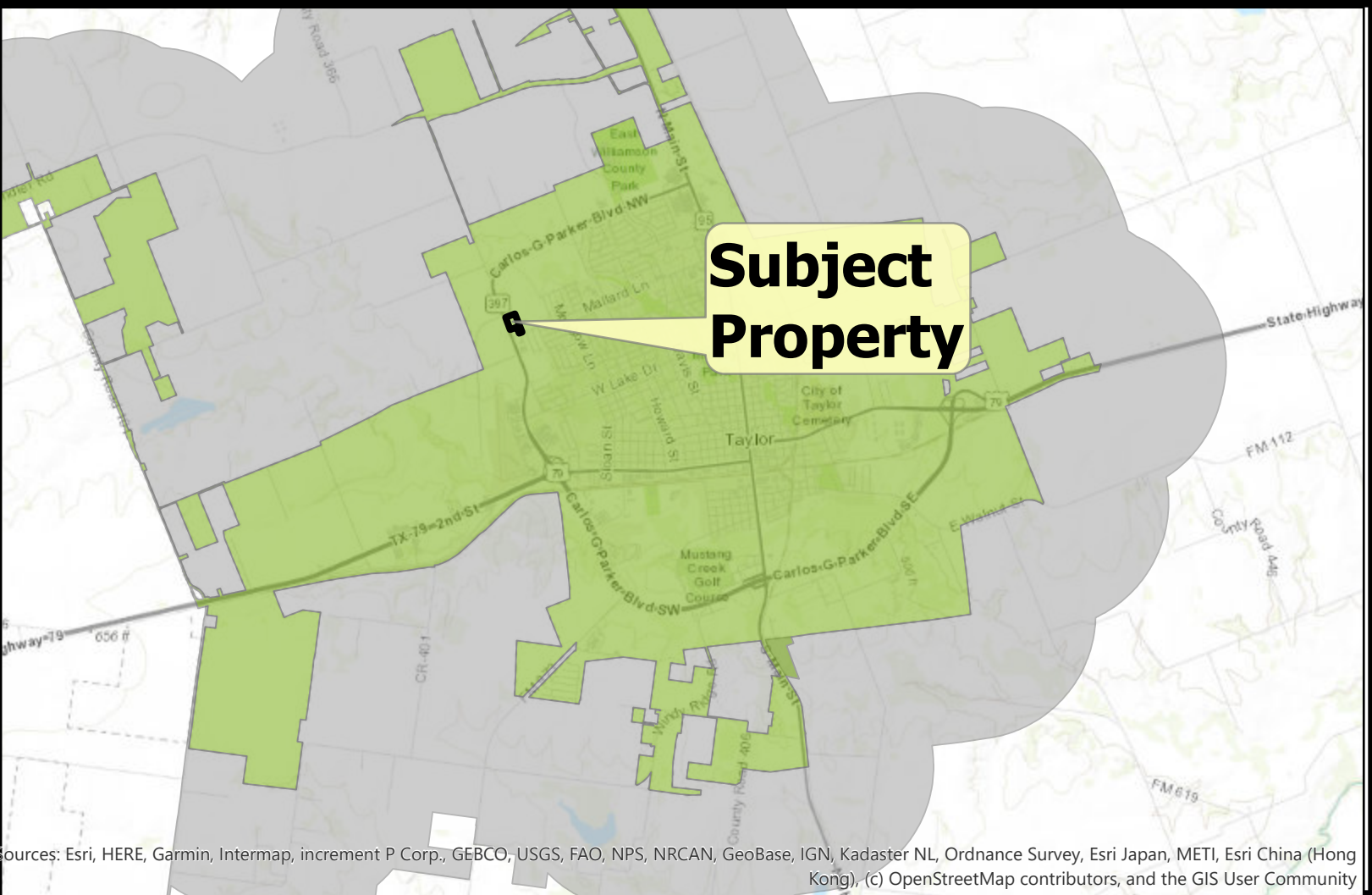


PZ-2021-1339

**Stellata Business
Subdivision Improvement Plans
Location Map
Approximately 6.60 Acres**

Legend

- City Limits
- Subject Property
- Streets



City of Taylor
Taylor Corner Preliminary Plat
PZ-2020-1255
Staff Report

Requested Action:

Consider approving Taylor Corner Preliminary Plat.

Applicant:

Sarah Corona/PSCE, Inc.

Subject Property:

Approximately 6.50 acres to create one lot, at the location of Taylor Meat Market and currently addressed as 2211 West 2nd Street, part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: M-1

Current Use: Retail/The site of Taylor Meat Market

Purpose:

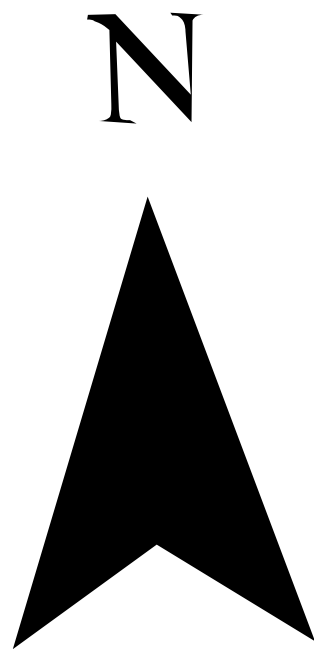
The purpose of the plat is the future construction of a convenience store.

Staff Recommendation:

The submitted plat meets the minimum requirements of the Subdivision Ordinance so staff recommends approval of the proposed subdivision.

Attachments:

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



PZ-2020-1255

**Taylor Corner
Preliminary Plat
Location Map
Approximately 6.50 Acres**

Legend

-  City Limits
-  Subject Property
-  Streets



0 60 120 240 US Feet

GENERAL INFORMATION

SITE ADDRESS: 2211 HIGHWAY 79

OWNER: 2211 W 2 TAYLOR, LLC
NAJIB WEHBE, Managing Member
5902 Mountain Villa Drive
Austin, Texas 78731

SURVEYOR: HOLT CARSON RPLS 5166

ENGINEER: MIRZA T. BAIG P.E. 82577

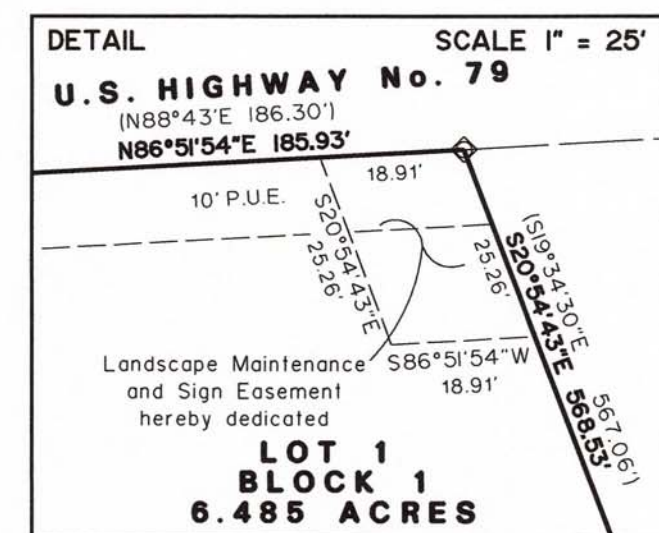
BENCHMARK: CHISELED SQUARE ON CONCRETE
AS INDICATED HEREON.
ELEVATION = 555.17' (NAVD88)

ACREAGE SUMMARY:

LOT ACREAGE = 6.485 ACRES
NUMBER OF LOTS 1
NUMBER OF BLOCKS 1
NUMBER OF RESERVES 1

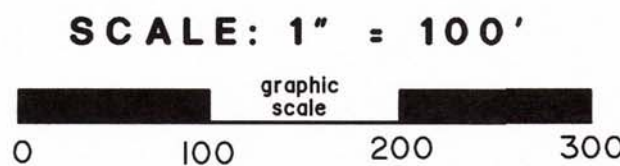
UTILITY PROVIDERS:

Water City of Taylor
Wastewater City of Taylor
Electric Oncor
Gas _____



State of Texas
Volume 525 Page 269
Volume 523 Page 202
Volume 545 Page 418

CARLOS G. PARKER BOULEVARD
formerly LOOP 427

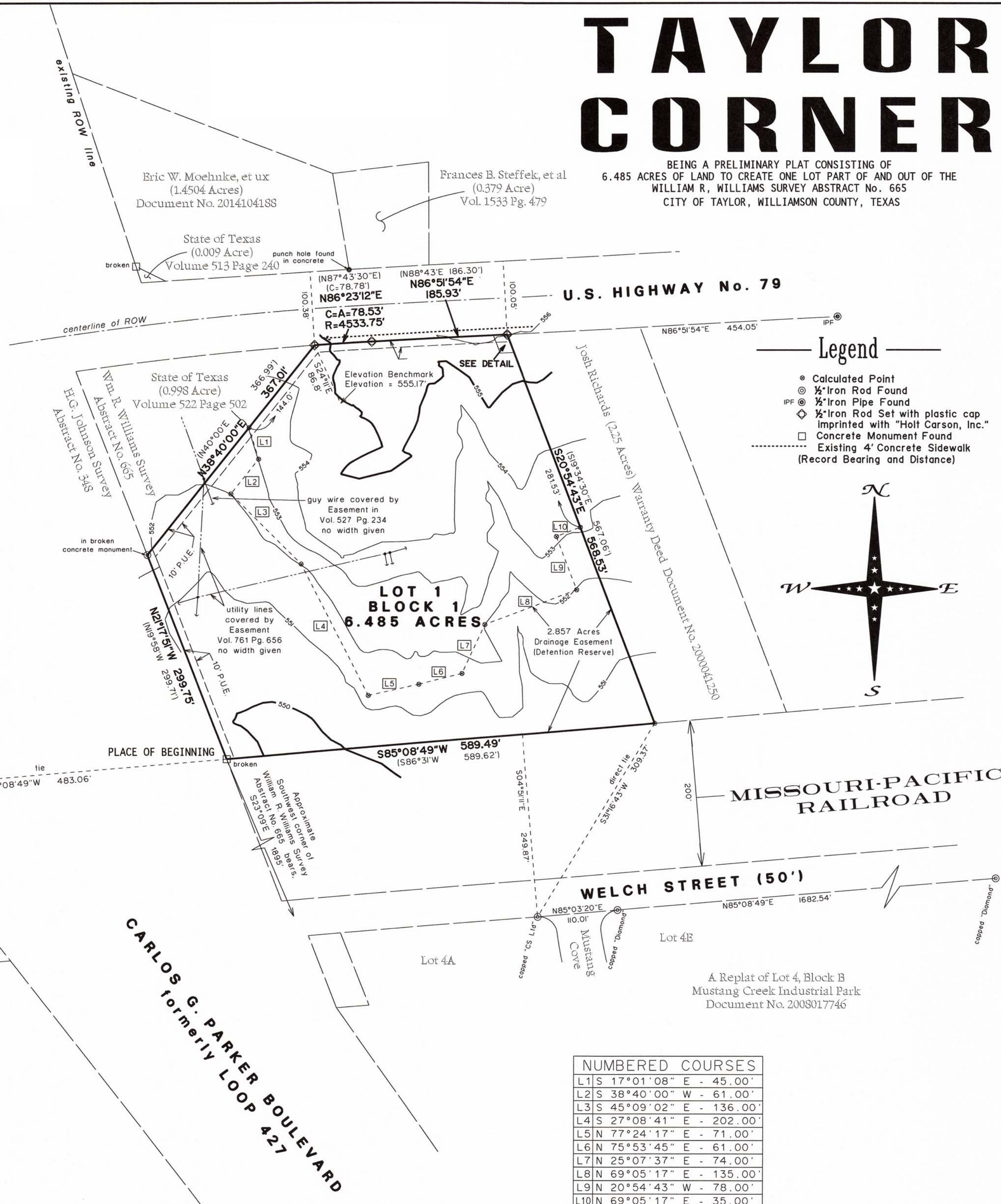
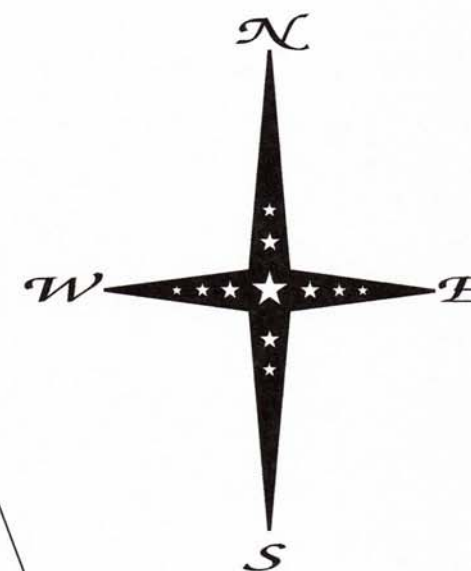


TAYLOR CORNER

BEING A PRELIMINARY PLAT CONSISTING OF
6.485 ACRES OF LAND TO CREATE ONE LOT PART OF AND OUT OF THE
WILLIAM R. WILLIAMS SURVEY ABSTRACT No. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

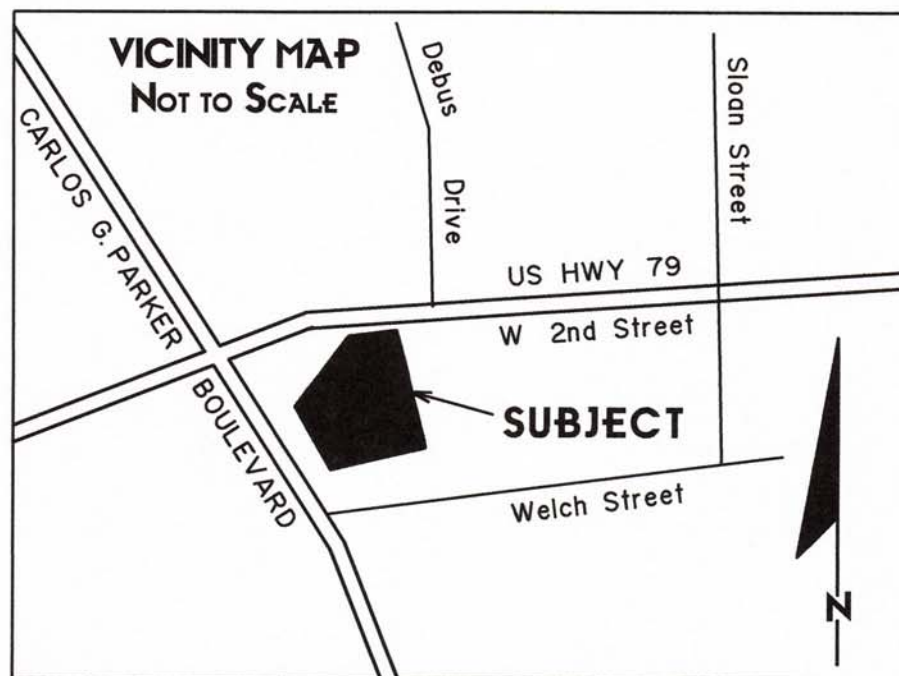
Legend

- ⊙ Calculated Point
- ⊙ 1/2" Iron Rod Found
- IPF ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Set with plastic cap
imprinted with "Holt Carson, Inc."
- Concrete Monument Found
- Existing 4' Concrete Sidewalk
(Record Bearing and Distance)



NUMBERED COURSES

L1	S 17°01'08" E	- 45.00'
L2	S 38°40'00" W	- 61.00'
L3	S 45°09'02" E	- 136.00'
L4	S 27°08'41" E	- 202.00'
L5	N 77°24'17" E	- 71.00'
L6	N 75°53'45" E	- 61.00'
L7	N 25°07'37" E	- 74.00'
L8	N 69°05'17" E	- 135.00'
L9	N 20°54'43" W	- 78.00'
L10	N 69°05'17" E	- 35.00'



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

I, 2211 W 2 Taylor, LLC, acting by and through Najib Wehbe, its Managing Member, sole owner of the certain (6.485 acre) tract of land shown hereon and described in a deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby 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 CORNER
TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20____.

Najib Wehbe Managing Member for
2211 W 2 Taylor, LLC
5902 Mountain Villa Drive
Austin, Texas 78731

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 Najib Wehbe, 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: _____

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

I, Frontier Bank, Lien Holder of the certain (6.485 acre) tract of land shown hereon and described in a deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, do hereby consent to the subdivision 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 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

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

for
Frontier Bank of Texas
1213 Hwy 290
Elgin, TX 78621

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 _____, 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: _____

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON
ENGINEER'S CERTIFICATION

I, Mirza T. Baig, 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 48491C 0533 F, 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 _____, _____
County, Texas, this ____ day of _____, 20____.

MIRZA T. BAIG P.E. 82577
PROFESSIONAL STRUCTURAL ENGINEERS, INC.
2205 W. PARMER LANE
SUITE 201
AUSTIN, TEXAS 78727
FIRM F-4951

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON
SURVEYOR'S CERTIFICATION

I, Holt Carson, 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 direct supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at AUSTIN, TRAVIS
County, Texas, this 9 day of AUGUST, 2021.

Holt Carson
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
Firm 10050700



TAYLOR CORNER

BEING A PRELIMINARY PLAT CONSISTING OF
6.485 ACRES OF LAND TO CREATE ONE LOT PART OF AND OUT OF THE
WILLIAM R, WILLIAMS SURVEY ABSTRACT No. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 6.485 ACRES OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY ABSTRACT No. 665 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (6.485 ACRE) TRACT OF LAND AS CONVEYED TO 2211 W 2 TAYLOR, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2020104229 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a broken concrete monument found at the point of intersection of the North line of the Missouri-Pacific Railroad and the East right-of-way line of Carlos G. Parker Boulevard (Loop 427) for the Southwest corner of that certain (6.485 acre) tract of land as conveyed to 2211 W Taylor, by Special Warranty Deed recorded in Document No. 2020104229 of the Official Public Records of Williamson County, Texas, and being the Southwest corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the East right-of-way line of Carlos G. Parker Boulevard and with the West line of said (6.48 acre) tract, N 21 deg. 17' 51" W 299.75 ft. to a 1/2" iron rod found in the remains of a broken concrete monument for the South corner of that certain (0.998 acre) tract of land as conveyed to the State of Texas by deed recorded in Volume 522 Page 502 of the Deed Records of Williamson County, Texas, and for the westerly Northwest corner of said (6.485 acre) tract of land and being the westerly Northwest corner of this tract of land;

THENCE with the common line of said (6.48 acre) tract and said (0.998 acre) tract, N 38 deg. 40' 00" E 367.01 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the curving South right-of-way line of U.S. Highway No. 79 for the Northeast corner of said (0.998 acre) tract and for the northerly Northwest corner of said (6.485 acre) tract and being the northerly Northwest corner of this tract of land;

THENCE with the South right-of-way line of U.S. Highway No. 79, the following two (2) courses;

1) along a curve to the right with a radius of 4533.75 ft. for an arc length of 78.53 ft. and which chord bears N 86 deg. 23' 12" E 78.53 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for a point of tangency;

2) N 86 deg. 51' 54" E 185.93 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northeast corner of said (6.48 acre) tract and for the Northwest corner of that certain (2.25 acre) tract of land as conveyed to Josh Richards by Warranty Deed recorded in Document No. 2000041250 of the Official Public Records of Williamson County, Texas, and being the Northeast corner of this tract of land, and from which a 1/2" iron pipe found in the South right-of-way line of U.S. Highway No. 79 bears N 86 deg. 51' 54" E 454.05 ft.;

THENCE leaving the South right-of-way line of U.S. Highway No. 79 with the common line of said (6.485 acre) tract and said (2.25 acre) tract, S 20 deg. 54' 43" E 568.53 ft. to a 1/2" iron rod found in the North line of the Missouri-Pacific Railroad for the Southeast corner of said (6.48 acre) tract and for the Southwest corner of said (2.25 acre) tract and being the Southeast corner of this tract of land, and from which a capped iron rod found (marked CS Ltd) at the point of intersection of the South right-of-way line of Welch Street and the West right-of-way line of Mustang Cove for the Northeast corner of Lot 4A, A Replat of Lot 4, Block B, Mustang Creek Industrial Park, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2008017746 of the Official Public Records of Williamson County, Texas, bears S 31 deg. 16' 43" W 309.37 ft. (direct tie);

THENCE with the North line of the Missouri-Pacific Railroad and with the South line of said (6.485 acre) tract, S 85 deg. 08' 49" W 589.49 ft. to the PLACE OF BEGINNING, containing 6.485 acres of land.

NOTES:

- All structures and/or obstructions are prohibited in drainage easements.
- There are no areas within the boundaries of this subdivision in the 100-Year Flood Plain as defined by FIRM Number 48491C 0533 F, effective date of December 20, 2019.
- A 10 feet wide Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
- All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- Minimum fire flow of 1500 gallons per minute for not less than two (2) hours shall be provided.
- The detention/drainage reserve shown shall be privately owned and maintained by the property owner in accordance to the City of Taylor Code of Ordinances.
- ORIENTATION NOTE: This orientation for this survey is based upon the Texas State Plan Coordinate System (4203 --- Texas Central Zone).
- EASEMENT NOTE: This lot is subject to Easements of record in Volume 527 Page 234 and in Volume 761 Page 656 Williamson County Deed Records to cover existing utilities.

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

Secretary

Date

Date

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON
I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing Instrument of Writing and 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 on the ____ day of _____, 20____, A.D., at ____ o'clock ____ M., in the Official Public Records of said County in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 20____, A.D.

NANCY RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY: _____
Deputy

City of Taylor
PZ-2021-1341
Specific Use Permit
Bed and Breakfast Inn Facility
Staff Report

Requested Action:

The applicants are requesting a specific use permit to operate a Bed & Breakfast Inn Facility.

Applicant:

Richard and Tira Ishikawa, Property Owners

Subject Property:

Approximately 0.65 acres, addressed as 905 Davis Street, more particularly described by Williamson Central Appraisal District Parcel R014745, Taylor, Williamson County, Texas.

Parcel Information:

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

Current Use: Single-Family

Current Future Land Use Plan Designation: Single-Family

Proposed Use: Bed & Breakfast Inn Facility

Surrounding Land Uses and Zoning Districts:

North: Residential, (R-1)

South: Residential, (R-1)

East: Davis St. ROW and Residential (R-1)

West: Residential (R-1)

Purpose:

The subject property owners want to operate a Bed and Breakfast Inn Facility (B&B). The subject property is in a Single-Family Residential Zoning District (R-1). In the R-1 Zoning District, B&Bs are not permitted by-right. To operate a B&B in the R-1 Zoning District a specific use permit must be obtained per the Zoning Ordinance, Land Use Table 3.2. Consequently, the subject property owners are making application for a specific use permit to operate a B&B. For clarity the Ordinance defines a Bed and Breakfast as follows:

Bed and Breakfast - A private home, that provides not more than five (5) rooms and breakfast for paying guests and complies with all other standards set forth in this Code as it pertains to the district in which it is located.

The subject property owners currently live in the home and propose operating the B&B as a home occupation. They propose starting the operation of the B&B with one guest room and eventually providing two to three rooms for guests. There are no outdoor events planned with the operation of the B&B. All the parking for the B&B will be on the subject property. Like some others in the

core of Taylor, the property owners want to rehabilitate their home and contribute to the revitalization of the area.

Staff Analysis:

The applicants are proposing a B&B in the core of City of Taylor where economic revitalization is needed and promoted. The established core of the City has existing infrastructure making infill projects appealing to entrepreneurial types such as the property owners. The proposed B&B is appealing to the City also as it provided the property owners with additional income to assist with the maintenance and rehabilitation of a historic property.

The impact of the B&B would be minimal as there are not going to be outdoor events and the off-street parking requirement can be met on the subject property so guest parking will not be on the street. As the property owners are going to provide one guest room initially it would be minimal impact on the surrounding properties. The parking requirement for one guest room is one additional off-street parking space in addition to the required two off-street parking spaces provided for a single-family home. The property owners hope to offer more guest rooms and at that time the additional off-street parking could be provided as the subject property is over 28,000 square feet.

The B&B could help the property owners earn some additional money to reinvest in the restoration and maintenance of the home which is around 120 years old. In addition to the economic benefits for the City, guest would be able to stay in an historic B&B which provides its own intangible benefits that cannot be quantified. Just as visiting an historic downtown creates that nostalgic feeling that cannot be measured.

Staff Recommendation:

Staff recommends approval of the specific use permit. The B&B is like other home occupations in that many times the home occupation creates minimal impact. The B&B as proposed would fit into the neighborhood as the house and property are large enough to accommodate guests and off-street parking. The B&B is being proposed in the core of Taylor where infrastructure is already in place. The B&B would provide a service to visitors and tourists who need accommodations in Taylor. Additionally, there's intrinsic value in staying in the core of Taylor, in an historic home that is around 120 years old, within walking distance of the downtown, Old Taylor High, restaurants, AMTRAK for day trips to Austin, etc.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission are charged with reviewing all requests for specific use permits and recommending to City Council either in favor of or opposition to each request.

In determining a recommendation on a specific use permit request, the Planning and Zoning Commission consider the following factors:

- **Is the specific use permit request consistent with the Comprehensive Plan?**

The specific use permit request is consistent with the Comprehensive Plan. The Zoning Ordinance is used to implement the Comprehensive Plan. As noted in the Purpose, the Zoning Ordinance

requires a specific use permit to operate a B&B in the R-1 Zoning Districts so the applicants are taking the appropriate step to move forward with their proposal.

- **Is the specific use permit request compatible with the surrounding area?**

The specific use permit request is compatible with the surrounding area as the B&B and the surrounding area is made up of a variety of single-family detached homes, duplexes, some of the homes even have granny flats and Old Taylor High is mixed use (residential and commercial).

- **Does the specific use permit request promote the public health, safety, or general welfare?**

The specific use permit request would promote the public health, safety and general welfare. The property owners will meet all existing ordinances which promote health, safety, and general welfare. The proposal will be one more project in an area that is generating reinvestment in Taylor. The new owners want to invest in the maintenance and upkeep of their historic home, so it remains a viable property.

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

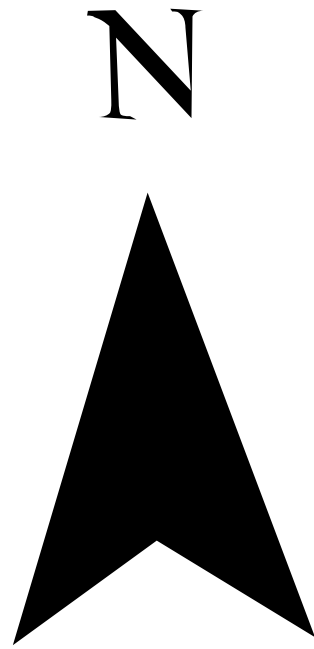
The subject property is in an area with existing infrastructure to meet the needs of the proposed land use.

- **Do current conditions indicate that the specific use permit request is necessary?**

Interest and investment in the core of the City has increased over the last few years e.g., Old Taylor High, Lone Star Circle of Care and most recently, Talbot Commons, which was re-zoned a couple of months ago. To further the Comprehensive Plan, Land Use Goal of preserving the historical structures and small-town atmosphere of the City, investment in the core of Taylor is vital. Encouraging investment would promote revitalization and help to maintain the small-town character as needs would be met in downtown and the surrounding area rather than on the fringe of the City. The proposed B&B would accommodate visitors and tourists. If approved the B&B would contribute to the local economy and City hotel/motel taxes.

Attachments:

1. Location Map
2. 200 ft. Buffer Notice Area Map
3. Draft Ordinance
 - a. Exhibit "A", Survey

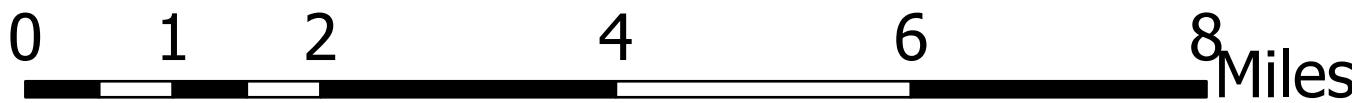
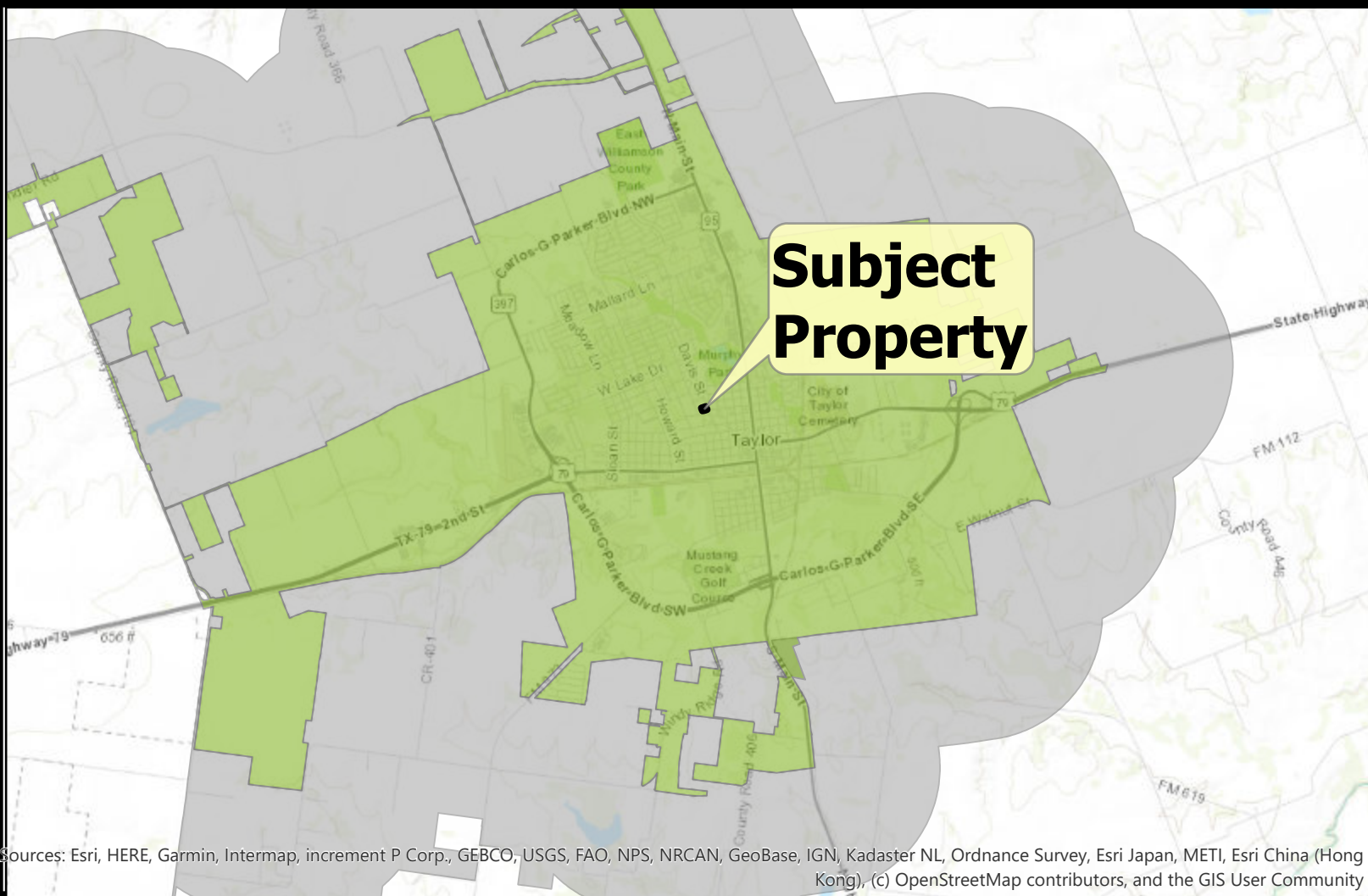


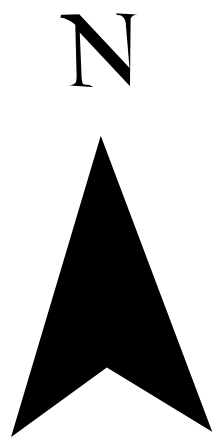
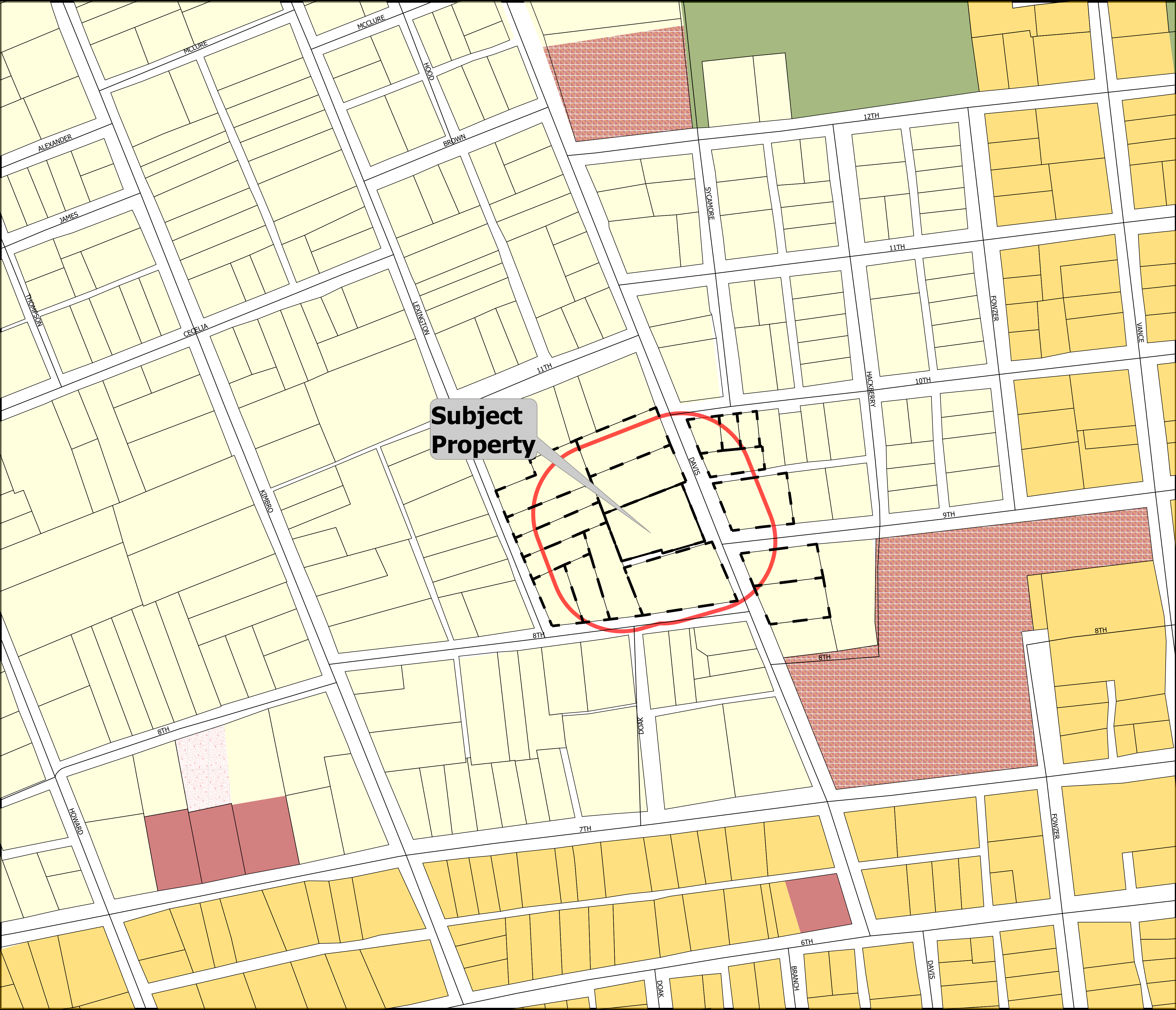
PZ-2021-1341

**905 Davis St.
Specific Use Permit
Current Zoning & Location Map
Approximately 0.652 Acres**

Legend

-  Subject Property
-  Streets
- ZONING
-  R-1 Single Family



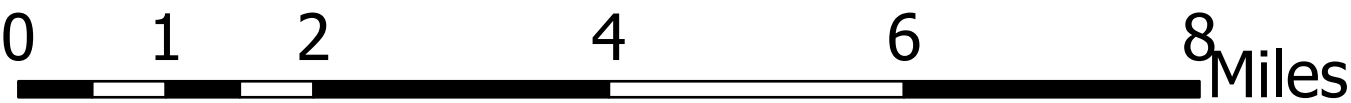
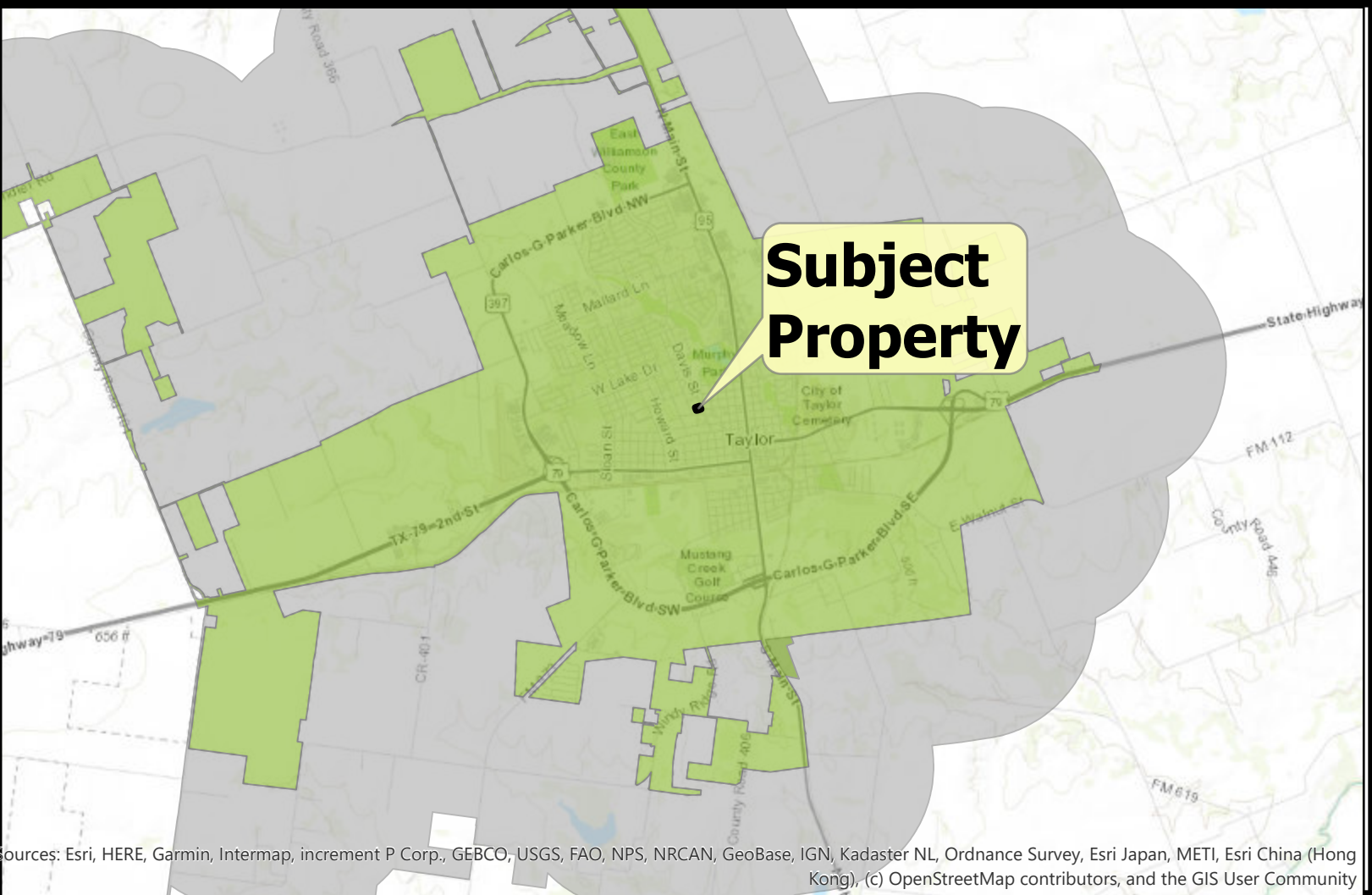


PZ-2021-1341

905 Davis St.
Specific Use Permit
200 ft. Buffer Notice Area Map

Legend

- Subject Property
- 200 ft. Buffer
- Parcels
- Notification Area
- Streets
- ZONING
 - B-1
 - B-1/CPD
 - D Duplex Residential
 - MF-2 Multi-Family
 - P Parks
 - R-1 Single Family



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (C) OpenStreetMap contributors, and the GIS User Community

ORDINANCE NO. 2021-26

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A BED AND BREAKFAST INN FACILITY AT 905 DAVIS STREET, LEGALLY DESCRIBED AS LOTS 6B AND 7B AND A SOUTH PART OF LOT 3, BLOCK 1, BROWN ADDITION TO THE CITY OF TAYLOR, APPROXIMATELY 0.65 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R014745; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on September 23, 2021, to consider the request made by Tira and Richard Ishikawa, Applicants and Owners of the property, respectively, which property is shown in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for a Bed and Breakfast Inn Facility use, which is a use permitted by Specific Use Permit approval within the Single-Family Residential Zoning District (R-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 14, 2021, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

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

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

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

SECTION 2. The Property is approved for a Specific Use Permit for a Bed and Breakfast Inn Facility use.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2021-26 was introduced before the Taylor City Council on the 23rd day of September, 2021.

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

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

**City of Taylor
PZ-2021-1329
Comprehensive Plan
Future Land Use Plan Map Amendments
Staff Report**

Requested Action:

The applicant is requesting a change from Single Family to Commercial and Multi-Family designations on the Future Land Use Plan Map (FLUP) on approximately 39.34, from Single-Family to approximately 7.63 acres of Commercial and approximately 31.71 acres of Multi-Family designations.

Applicants:

Gregg Andrulis, P.E./Civil Insite, LLC

Subject Property:

Approximately 39.34 acres, located at the southwest corner of NW Carlos G. Parker Boulevard and North Drive, part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018637, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: Rural/Agriculture (R/A)

Current Use: Agricultural Use

Current FLUP Designation: Single-Family

Proposed FLUP Designation: Commercial and Multi-Family

Surrounding Land Uses and Zoning Districts:

North: Across Carlos G. Parker Boulevard ROW - Vacant, B-1 and R-1/RPD

South: Single-Family, R-1/RPD

East: Across North Drive - Single-Family, (R-1)

West: Agricultural land and Single-Family, (R/A) and (R-1/RPD), respectively

Purpose of the Future Land Use Plan:

The adopted FLUP is a component of the City of Taylor's 2004 Comprehensive Plan. It is the visual representation of *Taylor's desired future*. In other words, the FLUP can be seen as the City's roadmap for the future. It provides the City with a rational basis for current and future zoning decisions; however, the plan intends to allow changes to accommodate the needs of Taylor as it grows.

Purpose:

The applicant proposes future commercial and multi-family development on the subject property, which is a little over 39.00 acres. As those land uses are not permitted in the current zoning district designation of Rural/Agricultural, the applicant proposes two zoning changes; however, the requested changes are not consistent with the current designation on the FLUP. The subject

property is designated for future Single-Family land uses. To move forward with the zoning changes, the proposed FLUP Amendments would be necessary. On 7.63 acres, the applicant is proposing a change from Single-Family designation on the FLUP to Commercial. As the remainder of the subject property (31.71 acres) is proposed to be a mixture of single-family detached, townhouses and duplexes, the applicant requests a change from Single-Family designation to Multi-Family designation on the FLUP.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide to making recommendations to the Planning and Zoning Commission on proposed requests. In the Comprehensive Plan, Chapter 4 – Land Use, citizens identified some key issues. The key issues are a common thread throughout the Comprehensive Plan. Pertinent to this case and the concurrent re-zoning are the following issues:

Desire for a variety of quality new homes - As Central Texas continues to experience phenomenal growth, Taylor is in the position to provide a variety of new and restored housing opportunities. Envision Central Texas, the regional planning effort, recommends additional higher density multifamily and infill projects to curb sprawl. These types of residences must be balanced with the increasing desire for single-family residential developments.

Desire for the City to be more pedestrian friendly – “Walkability”, “connectivity”, and linkages are terms that denote the desire for all areas of a community to be accessible without the use of a car. When residents and visitors can walk, jog or ride a bike in a safe, comfortable and secure environment they will feel that they can travel conveniently from residence to places; work, school, recreation, and shopping.

Goals, objectives, and actions to help address critical issues have been developed and incorporated into the Comprehensive Plan. Some of the relevant Comprehensive Plan goals, objectives, and actions to consider for this case include:

Land Use Goal: A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor’s current and future population while preserving the historical structures and small town atmosphere of the City.

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

Action L3.5: *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.*

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

Objective L1: *Provide suitable areas for a variety of residential types and densities.*

Action L1.1: *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities).*

Action L1.3: *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and “walkability.” Require dedication or provision of land in the Subdivision Regulations platting process.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides. Some of the relevant statements include:

- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Neighborhoods should be buffered from arterials or major collector streets.*
- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

The FLUP Narratives describe the current and proposed land use categories as follows:

Existing FLUP Designation:

Single-Family Residential (Yellow): *Residential development, including conventional detached homes, as well as patio homes, zero lot-line homes and cluster units.*

Proposed FLUP Designations:

Commercial (Red): *Includes operations involving sales, repair and/or storage of goods, services and equipment. Examples of these include retail centers, supermarkets, restaurants and entertainment facilities automobile repair, contractor sales and storage, home furnishings, showrooms, truck rentals and self-storage facilities. These uses are best located along major arterials in conjunction with other more intense uses such as industry.*

Multi-Family Residential (Orange): *Multi-family residential dwellings, typically identified as duplexes, triplexes, fourplexes, and apartments. Unlike the other residential categories, this classification generates sufficient traffic and utility impacts to be treated as nonresidential uses and is best located at the intersections of major arterials.*

Staff Recommendation:

As stated previously, for this proposed project to move forward, the requested FLUP changes would be necessary for re-zoning to zoning districts that permit commercial, single- and multi-family land uses. Therefore, since the proposed commercial, single- and multi-family project is consistent with the intent of the Comprehensive Plan and fulfills *Objections L3 and L1*, staff recommends approval of the request to change the FLUP.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission is charged with reviewing all requests for FLUP Amendments and recommending to City Council either in favor of or opposition to each request.

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

- **Are the FLUP Amendments consistent with the Comprehensive Plan?**

As mentioned previously, the request to make changes to the FLUP is consistent with the intent of the Comprehensive Plan. **Action L3.5:** *(Use) the Loop, appropriate portions of Business 79, FM 397 to commercial to prevent negatively impacting adjacent residential land uses* is being met by the proposed development. **Action L3.6:** *Guide new commercial development to clusters* as shown in this proposal promotes the Land Use Objectives and overarching Goal. Additionally, the commercial land use designation sets the stage for buffering between NW Carlos G. Parker Boulevard and the proposed residential as recommended in the Principles and Policies.

- **Are the FLUP Amendments compatible with the surrounding area?**

The FLUP Amendments are consistent with the surrounding area. To the south of the subject property, The Grove at Bull Creek (The Grove) consisting of 371 single-family houses is under construction. Along NW Carlos G. Parker to Old Georgetown Road most of the parcels are zoned Commercial. At northwest intersection of NW Carlos G. Parker Boulevard and North Drive a mixed-use project of about 70.00 acres has started the development process. To the east and across North Drive, there is a single-family subdivision.

- **Do the FLUP Amendments promote the public health, safety, or general welfare?**

The changes to the FLUP would promote the health, safety, and welfare of the City of Taylor. The corner of NW Carlos G. Parker Boulevard and North Drive is appropriate for commercial, single- and multi-family development as the street classifications are Minor Arterial and Collector, respectively. As stated above commercial land uses along NW Carlos G. Parker is consistent with **Action L3.5**. The future development would be required to meet all adopted ordinances, which are adopted to ensure the health, safety, and general welfare of the residents. Additionally, development in appropriate areas with transportation, water, and wastewater infrastructure, the intent of the Comprehensive Plan is met while the welfare of the community is promoted through efficient use of our existing resources.

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

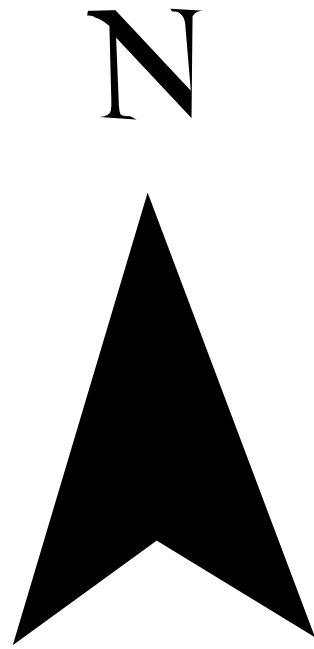
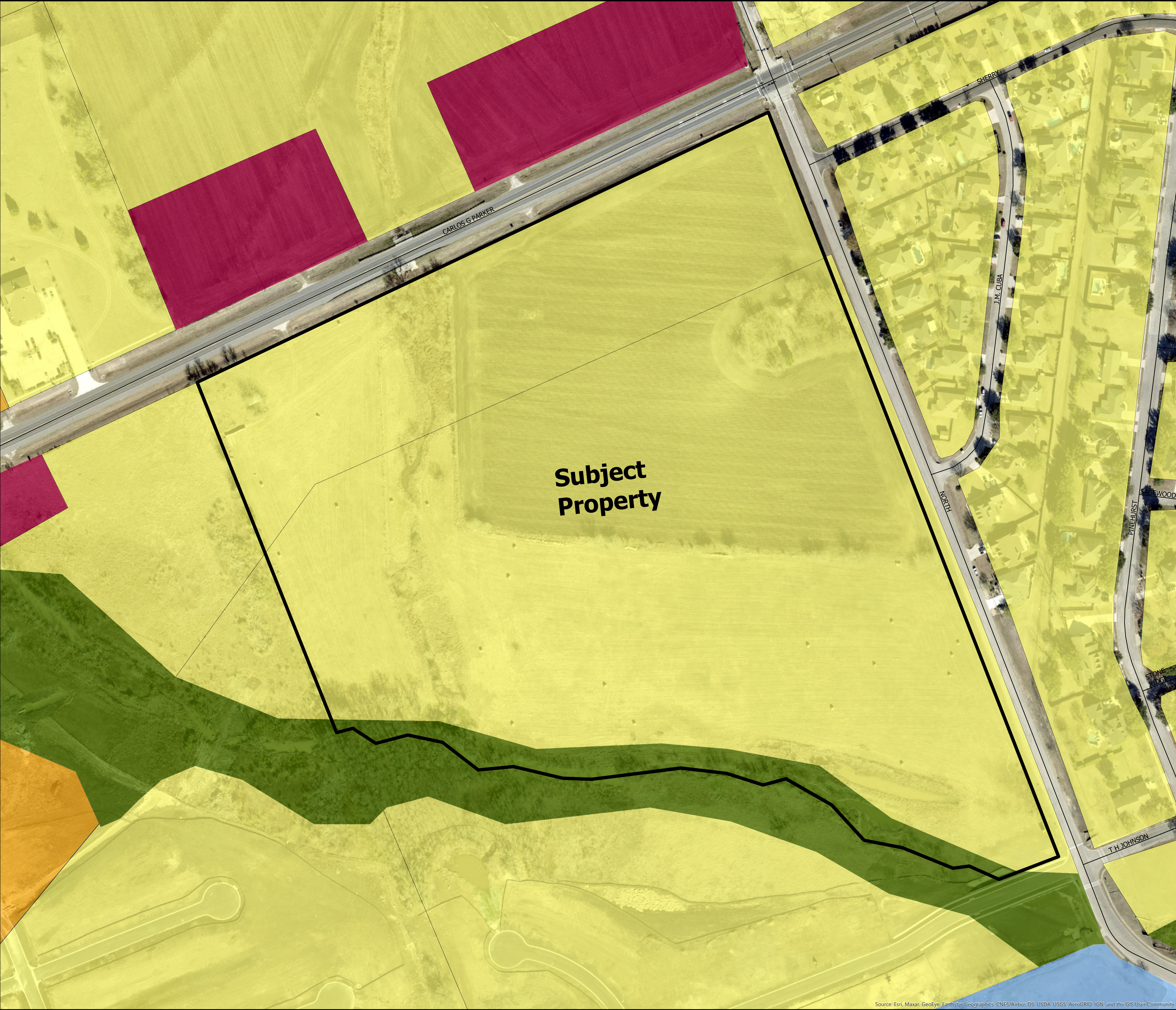
There is adequate infrastructure available to support the proposed development. The transportation network is the correct classification for the types of development that are being proposed. There are multiple water and wastewater lines. There are two water lines adjacent to the subject property: one 24-inch and one 16-inch. There is a 15-inch wastewater line along North Drive (coming from the 15-inch line that runs down the creek between The Grove and this proposed project) and two 10-inch lines on the subject property. If any improvements need to be made due to all the recent activity at this intersection, the developer will bear the appropriate cost to make those improvements. As stated in the Comprehensive Plan, *“We would like to be a community that is prepared for and amenable to new development while recognizing the fundamental importance of its established neighborhoods, corridors, and historic areas.”* This development fulfills that vision by locating where the City established a development pattern for the efficient use of land and infrastructure.

- **Do current conditions indicate that the FLUP Amendments are necessary?**

Current conditions do necessitate FLUP Amendments for the subject property as recent development interest in Taylor has been along this portion of NW Carlos G. Parker Boulevard. This land is ripe for growth; however, the FLUP does not reflect the current activity. Changing the designation from Single-Family to Commercial and Multi-Family would allow the proposed project to move forward as the requested zoning changes would be consistent with the Comprehensive Plan. If the proposed project comes to fruition, it will increase the tax base in Taylor.

Attachments:

1. Existing Future Land Use Plan Map
2. Current Zoning Map
3. Proposed Future Land Use Plan Map
4. Proposed Ordinance 2021-24
 - a. Exhibit “A”, Metes and Bounds
 - b. Exhibit “B”, Proposed FLUP Map

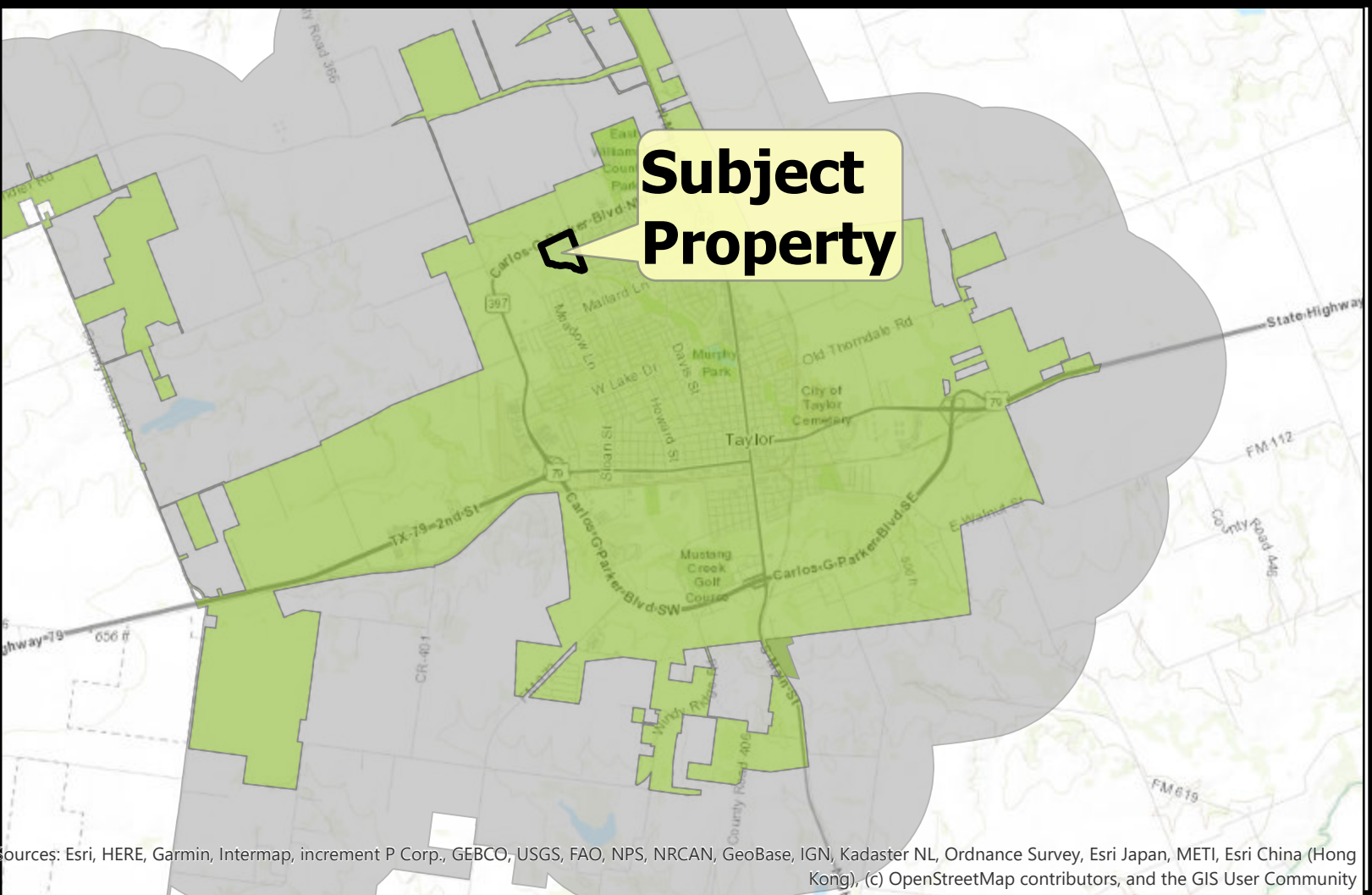


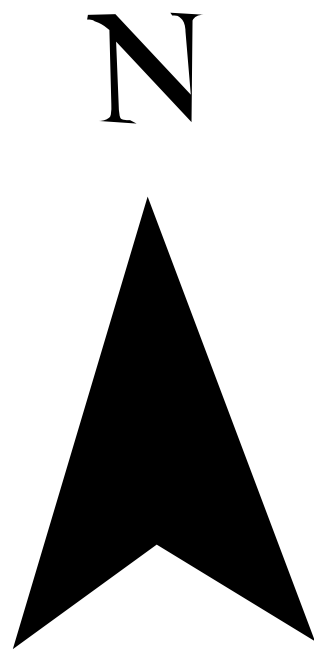
PZ-2021-1329

Trenton Village FLUP Amendments
Current FLUP Map
Approximately 39.34 Acres

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



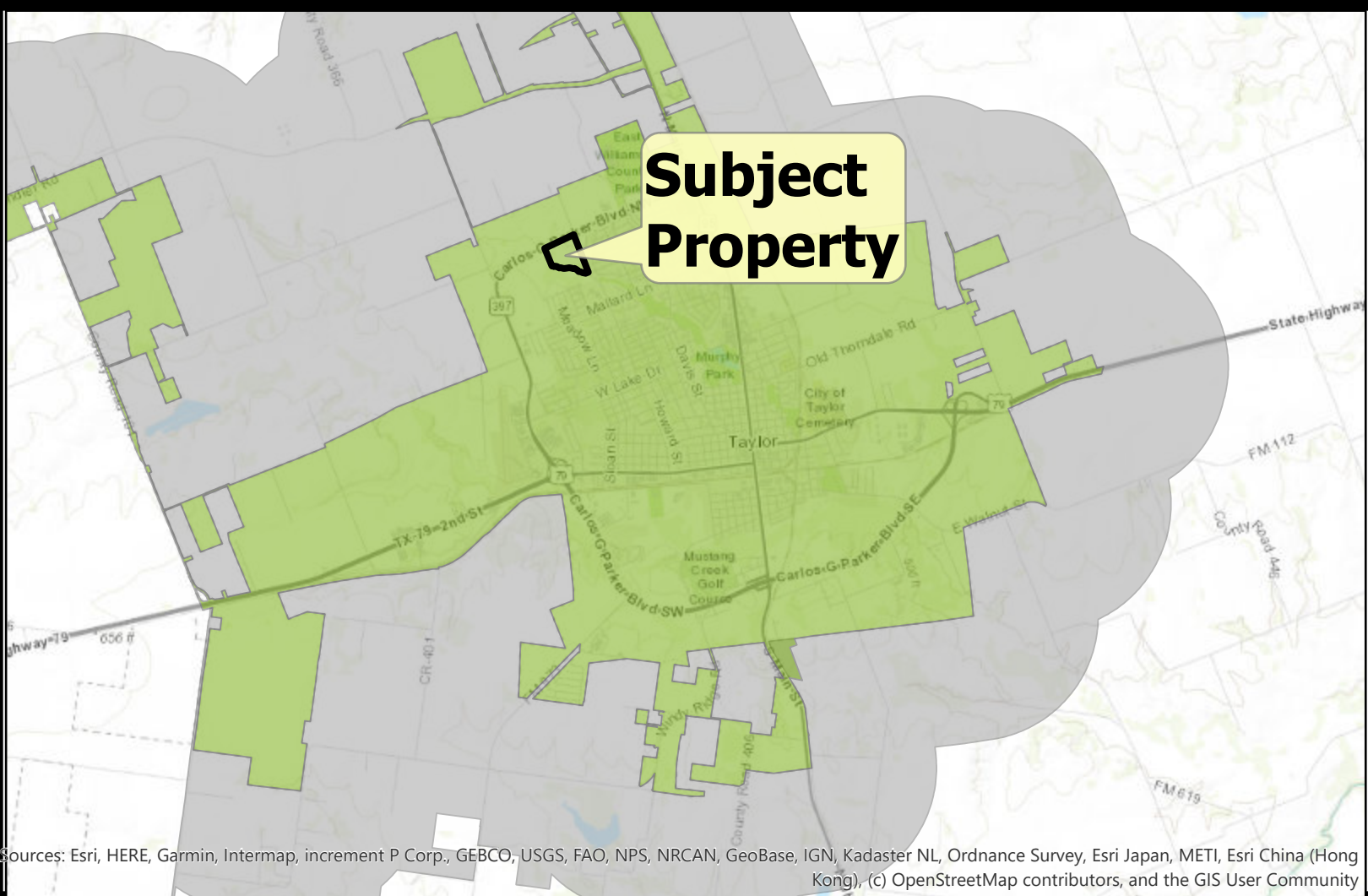


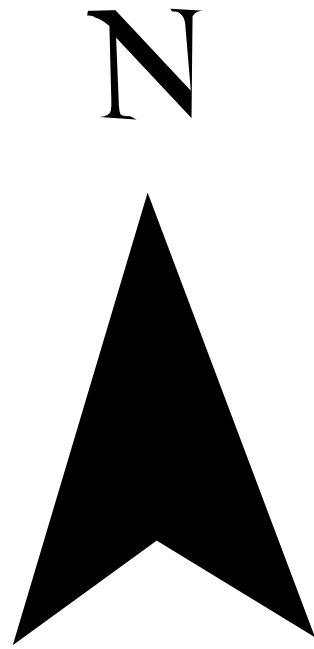
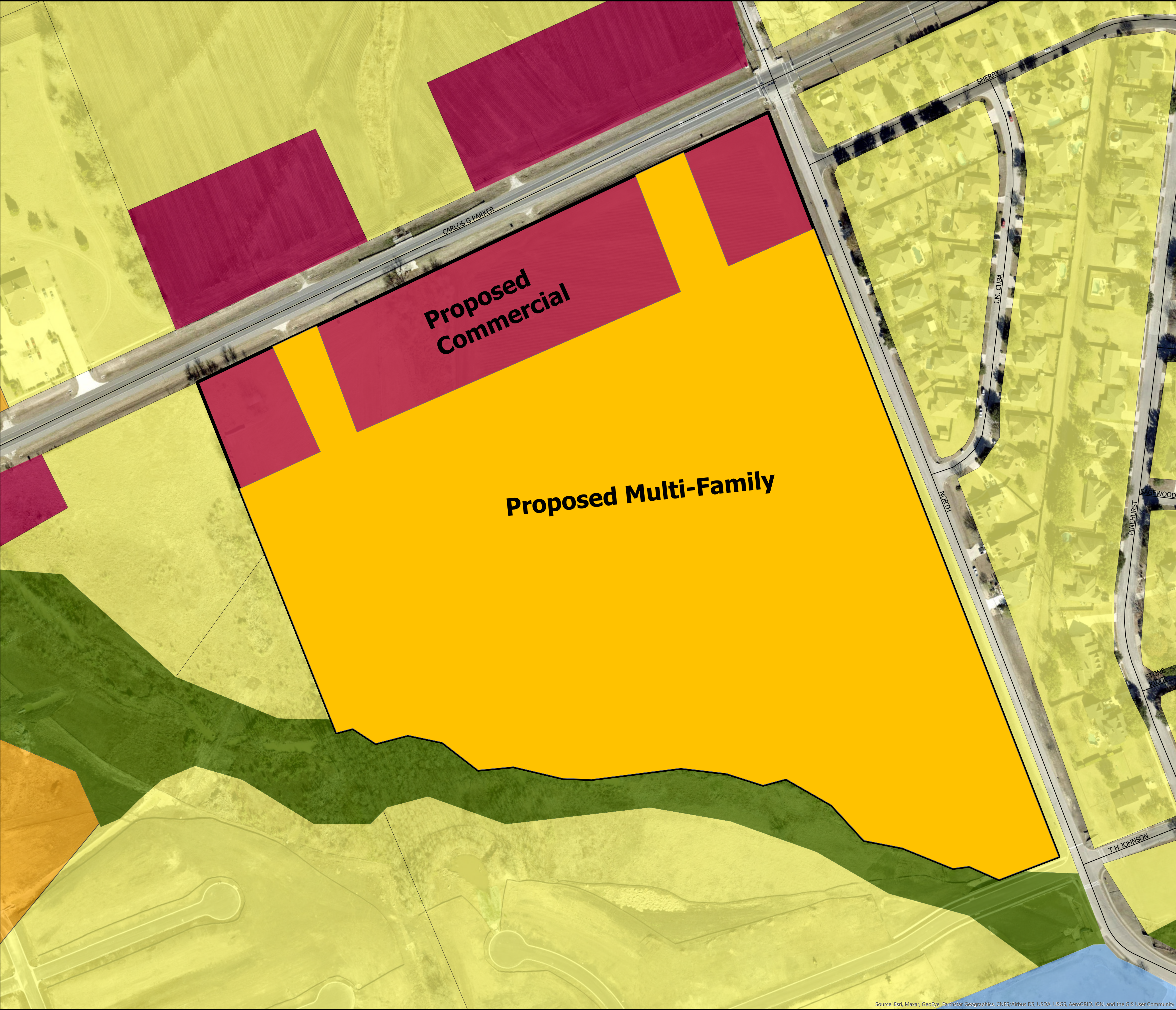
PZ-2021-1329

Trenton Village FLUP Amendment
Current Zoning Map
Approximately 39.34 Acres

Legend

- Streets
- ▭ Subject Property
- ZONING
- B-1
- P Parks
- R-1 Single Family
- ▨ R-1/RPD: Residential Planned Development
- ▨ R/A Rural Agriculture



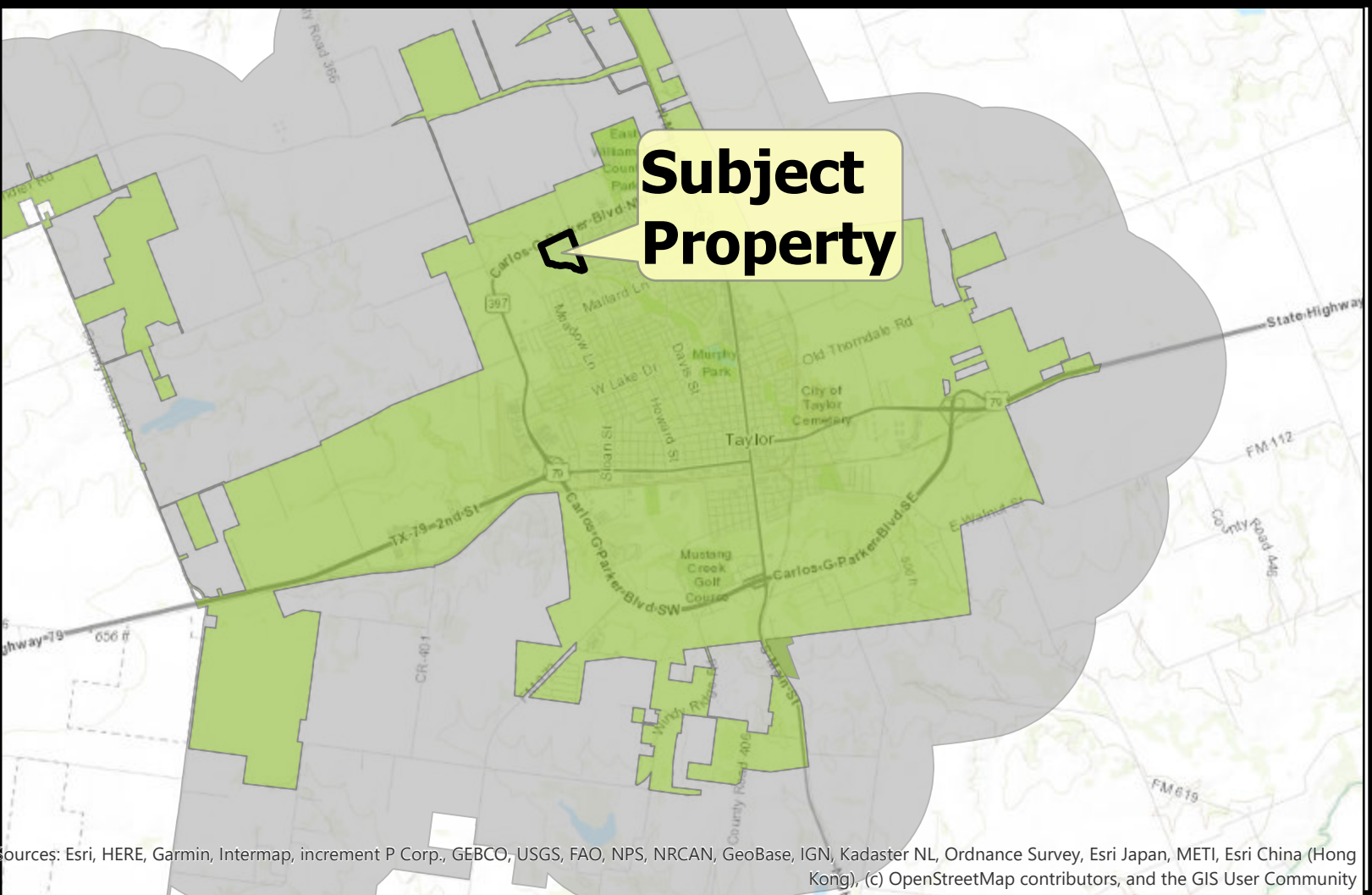


PZ-2021-1329

**Trenton Village FLUP Amendments
Proposed FLUP Map
Approximately 39.34 Acres**

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



ORDINANCE NO. 2021-24

AN ORDINANCE CHANGING THE COMPREHENSIVE PLAN FUTURE LAND USE PLAN MAP DESIGNATION ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM SINGLE-FAMILY TO 7.63 ACRES OF COMMERCIAL AND 31.71 ACRES OF MULTI-FAMILY, LOCATED AT THE SOUTHWEST CORNER OF NW CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on September 23, 2021, to consider the request made by Gregg Andrulis, P.E./Civil Insite, LLC as agent for Creek Bend Land Holdings, LLC, for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the Comprehensive Plan, Future Land Use Plan Map designation from Single-Family to approximately 7.63 acres of Commercial and approximately 31.71 acres of Multi-Family; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 14, 2021, to consider the Comprehensive Plan Future Land Use Plan Map Amendment, and recommended the change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the amendment to the Comprehensive Plan Future Land Use Plan Map designation for the Property.

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

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

SECTION 2. The Property is changed from Single-Family designation to approximately 7.63 acres of Commercial and approximately 31.71. acres of Multi-Family designation as shown in the map attached hereto as Exhibit “B”.

SECTION 3. All other terms and conditions contained in the official Future Land Use Plan Map, except as amended herein, shall continue, and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2021-24 was introduced before the Taylor City Council on the 23rd day of September 2021.

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

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Exhibit "A"

FIELD NOTES 39.34 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 concrete TXDOT monument found at the southwest intersection of F.M. Road 397 and North Drive, for the northeast corner of the herein described tract;

THENCE S 20°50'40" E (*Rec. S 19°00'00" E*), 1713.63 feet, with the east line of said 104 acre tract and the west right-of-way line of said North Drive, to an iron rod with cap set for the southeast corner of the herein described tract;

THENCE S 69°03'06" W, 136.73 feet, to a point in the approximate centerline of a creek;

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

1. N 66°08'49" W, 70.28 feet, to a point;
2. S 82°31'09" W, 35.00 feet, to a point;
3. N 67°57'32" W, 117.00 feet, to a point;
4. N 78°53'51" W, 84.00 feet, to a point;
5. N 42°36'28" W, 103.00 feet, to a point;
6. N 60°09'45" W, 113.00 feet, to a point;
7. S 74°47'39" W, 51.00 feet, to a point;
8. N 72°18'30" W, 82.00 feet, to a point;
9. N 83°21'49" W, 99.00 feet, to a point;
10. S 82°51'24" W, 198.00 feet, to a point;
11. N 88°02'15" W, 62.00 feet, to a point;
12. N 76°45'11" W, 109.00 feet, to a point;
13. S 84°33'52" W, 76.00 feet, to a point;
14. N 52°17'11" W, 97.00 feet, to a point;
15. N 78°06'29" W, 76.00 feet, to a point;
16. S 75°26'24" W, 71.00 feet, to a point;
17. N 56°54'49" W, 59.00 feet, to a point;
18. S 75°10'20" W, 36.00 feet, to an iron rod with cap found in the west line of said 104 acre tract and the east line 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), with the west line of said 104 acre tract and the east line of said 88.167 acre tract, at 19.90 feet passing a concrete monument found, continuing the same course for a total distance of 806.66 feet to a point in the south right-of-way line of said F.M. Road 397, for the northeast corner of said 88.167 acre tract, the northwest corner of said remaining 104 acre tract and the northwest corner of this tract, from which a 3/8 inch iron rod found bears S 22°00'08" E, 0.51 feet;

THENCE N 64°41'57" E, 1374.55 feet, with the north line of said remaining 104 acre tract and the south right-of-way line of said F.M. Road 397 to the POINT OF BEGINNING, and containing 39.34 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 "VALGO 6200", unless otherwise noted herein.

Luther E. Frobish 9/14/2018
 Luther E. Frobish
 Registered Professional Land Surveyor
 State of Texas No. 6200



Return to
 Longhorn Title Co., Inc.
 300 N. Main
 Taylor, TX 76574

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020148577

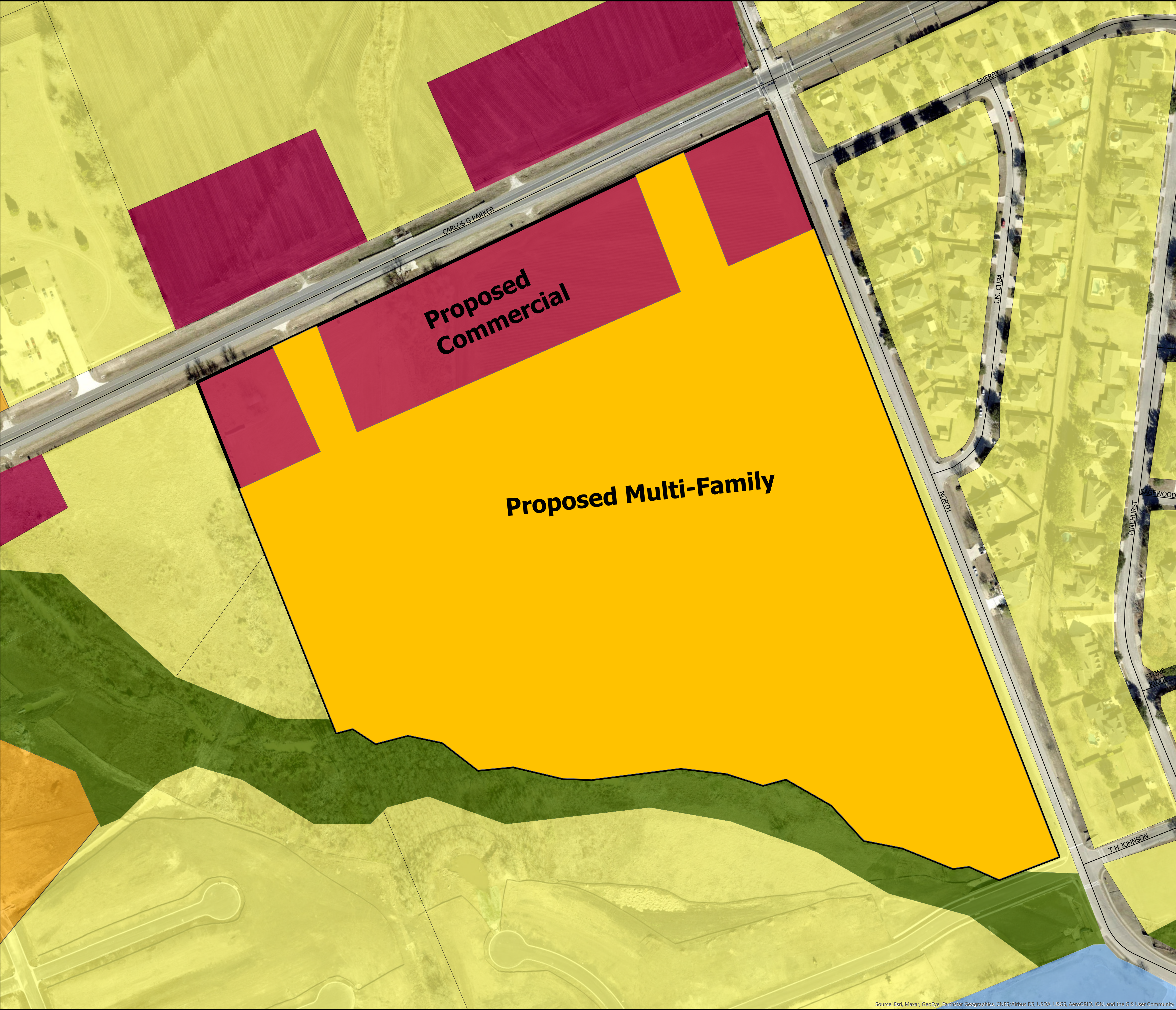
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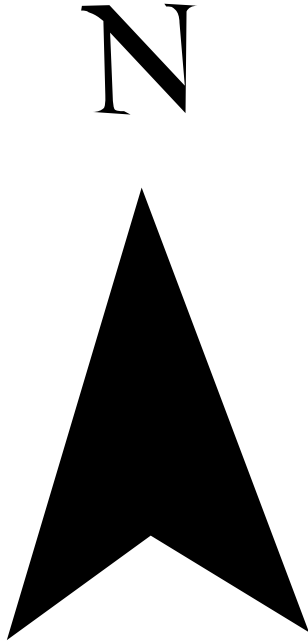
Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document





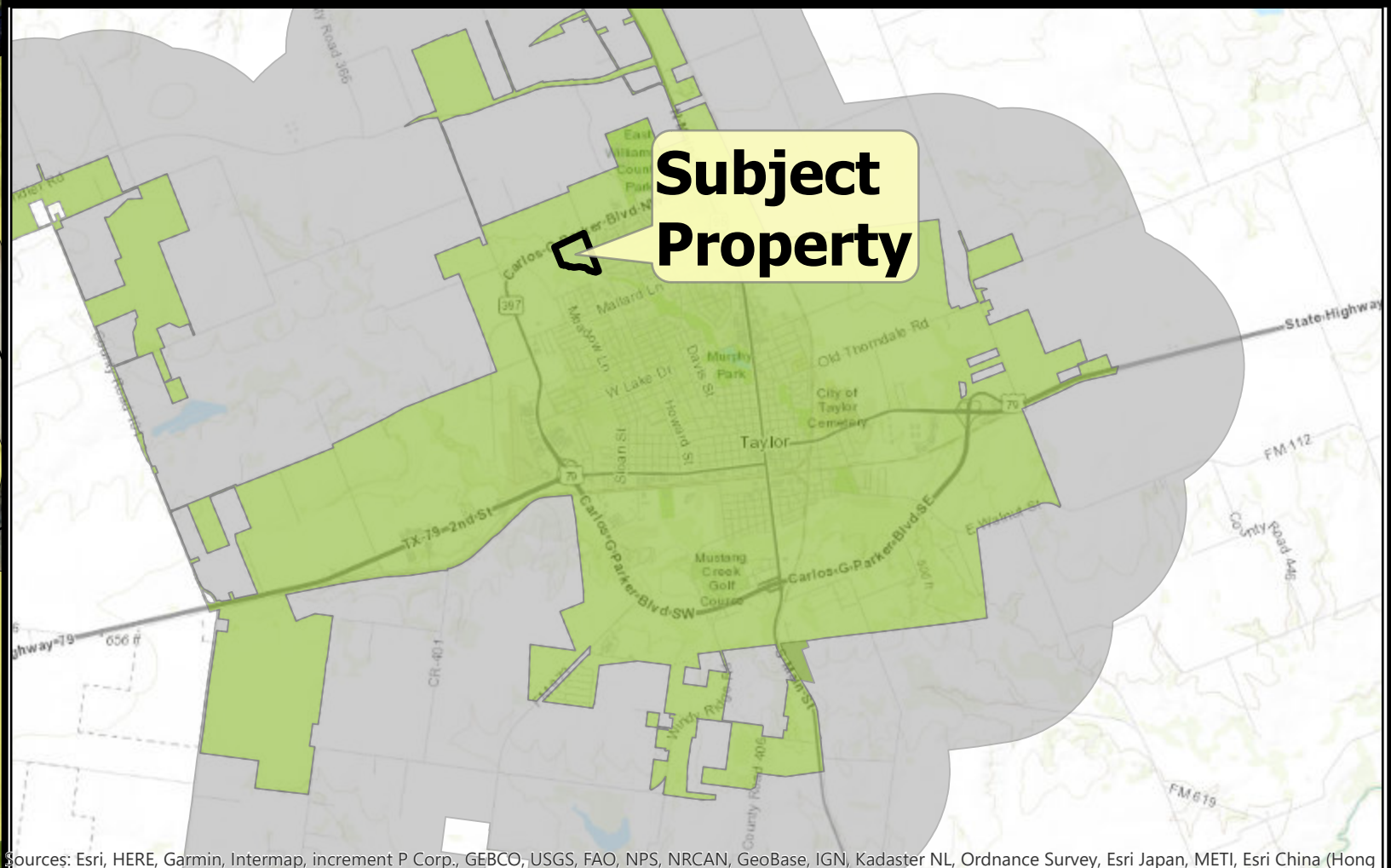
N

PZ-2021-1329
Trenton Village FLUP Amendments
Proposed FLUP Map
Approximately 39.34 Acres

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
 - COMMERCIAL
 - SINGLE FAMILY
 - MULTI FAMILY
 - PARK
 - SEMI-PUBLIC/INSTITUTIONAL

EXHIBIT "B"



0150300600US Feet

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (C) OpenStreetMap contributors, and the GIS User Community

City of Taylor
PZ-2021-1328
Zoning Map Amendment
Staff Report

Requested Action:

Zoning Map Amendment to change the zoning of approximately 39.34 acres of land, currently zoned Rural/Agriculture Zoning District (R/A) to approximately 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 acres to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD),

Applicant:

Gregg Andrulis, P.E./Civil Insite, LLC

Subject Property:

Approximately 39.34 acres, located at the southwest corner request of NW Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018637; part of and out of the William J. Baker Survey, Abstract No. 65, Texas, Williamson County, Texas.

Parcel Information:

Current Zoning: Rural/Agricultural Zoning District (R/A)

Current Use: Agricultural

Proposed Zoning: Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD)

Future Land Use Plan: Single-Family¹

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	NW Carlos G. Parker Blvd. and Vacant	ROW, B-1 and R-1/RPD
South	Residential	R-1/RPD
East	North Drive and Residential	ROW, R-1
West	Agricultural, Commercial and Residential	R/A, B-1 and R-1/RPD

Purpose:

The subject property is approximately 39.34 acres of agricultural land, located on the southwest corner of NW Carlos G. Parker Boulevard and North Drive. Currently, it is zoned Rural/Agricultural (R/A). The applicant is proposing planned development overlays

¹ The current FLUP designation is Agriculture, but there is a Comprehensive Plan Amendment being presented for consideration concurrently (PZ-2021-1329).

on the subject property for future commercial, single- and multi-family development. Along the frontage of Carlos G. Parker Boulevard, the developer is proposing commercial development on three (3) lots consisting of approximately 7.63 acres. In addition, on approximately 31.71 acres, the applicant is proposing single- and multi-family development.

The proposed land uses are not permitted in the R/A Zoning District. The applicant has FLUP Amendments running concurrently with this request for re-zonings to move forward with the proposed projects. The applicant has requested changes from the current designation of Single-Family to Commercial along the frontage of NW Carlos G. Parker Boulevard and Multi-Family on the remaining 31.71 acres. If the FLUP Amendments are approved, the request to change the zoning designations to zoning districts that would permit commercial, single- and multi-family land uses would be consistent with the Comprehensive Plan.

As proposed, a re-zoning to Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) would be necessary for the commercial portion of the proposed development to move forward. The base zoning of B-1 is appropriate as the commercial development is being proposed next to residential development. The re-zoning would permit commercial development along NW Carlos G. Parker Boulevard to buffer the residential development from the arterial while providing daily needs to the surrounding neighborhoods. Additionally, the overlay allows Staff and the applicant to tailor the development to this specific piece of land e.g., concerning uses, setbacks, and orientation to NW Carlos G. Parker and the residential development.

On the remaining 31.71 acres, the developer plans to create about 80 townhomes, 92 duplex lots and 21 single-family lots. Moderate density single-family detached and attached development is not permitted in the R/A Zoning District. For the developer to move forward with his proposal, this subject property would have to be re-zoned to a base zoning district that permits single-family detached and attached along with multi-family land uses by-right. The applicant is requesting a change of zoning to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD). The purpose of the Residential Planned Development Overlay (RPD) is to provide various lot sizes, which is not permitted in the MF-1 Zoning District, by-right. In addition, the applicant wants to provide three housing types, parks, walkability and connectivity, for the residents of the community to create a complete neighborhood.

In summary, the applicant requests to change the zoning district designation R/A on approximately 7.63 acres at the southwest corner of NW Carlos G. Parker Boulevard and North Drive to B-1/CPD along NW Carlos G. Parker Boulevard and MF-1/RPD on approximately 31.71 acres. The B-1 Zoning District change would permit neighborhood commercial land uses compatible with existing and proposed residential. Additionally, it would create a buffer between NW Carlos G. Parker and the proposed residential project. At the same time, the MF-1/RPD Zoning District change would permit the developer to provide a variety of lot sizes and housing types within the context of a complete neighborhood.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide for making recommendations to the Planning and Zoning Commission on proposed re-zoning requests. As the Comprehensive Plan is meant to be fluid some changes are expected. The Executive Summary of the Comprehensive Plan states, *“The adopted Comprehensive Plan is a guide, and should be seen as a flexible document, an analytical tool to evaluate zoning and development submittals and direct policy decisions.”* The Comprehensive Plan includes general Planning Principles and Policy Guides, which aid in making land use decisions and zoning regulations to ensure compatibility. Some of the relevant statements include:

In General

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

Retail/Office

- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Retail development should be clustered throughout the City and convenient to residential areas.*

Commercial

- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Parcels should be large enough to accommodate commercial use.*
- *Buffers should separate commercial uses from residential areas, especially where the commercial use involves visible storage or display of merchandise or materials.*

Residential

- *Residential and commercial areas may be adjacent if separated by a buffer.*
- *Houses should have direct access to residential streets but not to arterials or major collector streets.*
- *Houses should not be adjacent to major highways.*
- *Neighborhoods should be buffered from arterials or major collector streets.*
- *Residential developments should include adequate area for parks and recreation facilities, schools and churches, and other public facilities.*
- *Housing should be available for all income levels.*

- *There should be a variety of housing types on a variety of lot sizes in create complementary neighborhoods.*

In Chapter 4 – Land Use of the Comprehensive Plan, Goals, Objectives, and Actions to help address critical issues were developed and incorporated into the Comprehensive Plan. Some of the relevant Comprehensive Plan Goals, Objectives, and Actions to consider for these re-zonings include:

Land Use Goal: *A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor’s current and future population while preserving the historical structures and small-town atmosphere of the City.*

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

Action L3.5: *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.*

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

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

Objective L1: *Provide suitable areas for a variety of residential types and densities.*

Action L1.1: *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities).*

Action L1.3: *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and “walkability.” Require dedication or provision of land in the Subdivision Regulations platting process.*

Action L1.5: *Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*

Action L1.6: *Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.*

Action L1.7: *Extend existing trail systems to create linear park linkages through new developments. Require inclusion of trails in the platting process through design and park dedication*

Action L1.8: *Ensure that streets, sidewalks, neighborhood parks, street lighting, drainage, and traffic control through design standard requirements.*

Action L1.9: *Require and/or install appropriate landscaping along major arterials and local streets. Develop requirements and list of approved plants and materials*

In addition to using the narrative for guidance, the Comprehensive Plan's FLUP is the graphic representation of the Land Use Goals; it is intended to help the Planning and Zoning Commission, City Council, and residents visualize the community's desired future land development pattern. It is not a rigid, parcel-specific mandate for how land shall be developed. The Future Land Use Plan Map identifies the subject property as an area for Single-Family Residential land uses. However, as mentioned previously, a request to change the FLUP designation from Single-Family is running concurrently with this application. If the Commercial and Multi-Family FLUP designations are approved, the request to re-zone to B-1/CPD and MF-1/RPD would be consistent with the Comprehensive Plan.

The land use narratives describing the requested FLUP designations are consistent with the development proposed by the applicant and support the request to re-zone. See excerpt below:

Commercial (Red): Includes operations involving sales, repair and/or storage of goods, services and equipment. Examples of these include retail centers, supermarkets, restaurants and entertainment facilities automobile repair, contractor sales and storage, home furnishings, showrooms, truck rentals and self-storage facilities. These uses are best located along major arterials in conjunction with other more intense uses such as industry.

Multi Family (Orange): Duplex, triplex, quadruplex, and apartment homes.

Staff Recommendation:

Staff recommends approval of the request based on findings during the analysis. The applicant's proposal is consistent with the Comprehensive Plan's Principles and Policies. A few examples of Principles and Policies that are incorporated in this project are as follows: commercial development should be in nodes at intersections, neighborhoods should be buffered from arterials and major streets, maintain compatibility with existing uses, encourage mixed uses, and there should be a variety of housing types and lot sizes to create complementary land uses. Additionally, many of the Actions which promote the Objectives and Goals in the Comprehensive Plan are met within this proposal. For example, the desire for various housing types. The applicant has worked with staff during the re-zoning and conceptual design process before the public hearings and will continue to work with staff during the platting and subdivision improvement processes, which is iterated in:

Action L1.5: Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.

The applicant is integrating elements listed in the Actions into the project. Some of the elements are listed below:

Action L1.3: Establish open space easements, linear parks, and trails in and around residential areas for accessibility and "walkability." Require dedication or provision of land in the Subdivision Regulations platting process.

Action L1.6: *Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.*

Action L3.5: *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.*

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

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

The above actions are consistent with and meet **Objective L3:** *Provide viable retail, office and industrial areas that support opportunities for economic development and* **Objective L1:** *Provide suitable areas for a variety of residential types and densities.* Meeting these Objectives are an integral part of the Land Use Goal (Goal). The Goal, “A variety of safe, attractive, accessible, high quality residential, commercial...” is integral to making Taylor the place we want to live. Therefore, this proposal is consistent with the Goals, Objectives, and Actions in the Comprehensive Plan.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission is charged with reviewing all requests for re-zonings and recommends to City Council either in favor of or opposition to each request.

In determining a recommendation on a re-zoning request, the Planning and Zoning Commission members consider the following factors:

- **Is the re-zoning consistent with the Comprehensive Plan?**

The staff analysis indicates the applicant’s request to re-zone a little over 39.00 acres from Rural/Agricultural Zoning District to 7.63 acres of land to Local Commercial Zoning District with a Commercial Planned Development Overlay and 31.71 acres of land to Multi-Family Zoning District with a Residential Planned Development is consistent with the Comprehensive Plan. In addition, as stated previously various Principles and Policies are incorporated into the proposed project, as are several Actions to meet Objectives that further the overarching Land Use Goal “(to have a) variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor’s current and future population while preserving the historical structures and small town atmosphere of the City objectives were developed,” A good example is **Objective L1** – “Provide suitable areas for a variety of residential types and densities.”

To have a variety of housing types in a safe area that are attractive, accessible and high quality, the applicant has incorporated: a variety of lot sizes, landscaped medians, parkland, trails, and connectivity within the residential part of the proposed plan and to the adjacent commercial development that will serve the neighborhood.

- **Is the re-zoning compatible with the surrounding area?**

The staff analysis indicates this proposed re-zoning is compatible with the surrounding area. On both sides of NW Carlos G. Parker Boulevard, between North Drive and Old Georgetown Road, there are commercially zoned properties. Additionally, they are adjacent to a variety of differently zoned properties, e.g., R-1 zoned properties and one tract that is zoned Multi-Family Residential (MF-2). As mentioned in the FLUP Amendment Staff Report, the northwest corner of NW Carlos G. Parker Boulevard and North Drive, the Taylor 70 project, is in the development process. The project is similar to this proposal, as it is both commercial and residential with various lot sizes and housing types. To the south, The Grove at Bull Creek subdivision is a single-family residential subdivision (with commercial tracts located along the NW Carlos G. Parker Boulevard frontage). John M. Cuba Addition is across North Drive. To the west, the adjacent tract fronts on Carlos G. Parker, is agricultural and is zoned R/A.

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

Staff analysis indicates the re-zoning of the subject property will promote public health, safety, and welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development. Therefore, the developer has incorporated applicable principles and policies into the layout of the development.

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

The proposed development is next to Carlos G. Parker Boulevard, which is classified as an arterial road. For the commercial development aspect, fronting along an arterial is appropriate. Carlos G. Parker Boulevard has the capacity and connectivity needed by the commercial development for deliveries. For water and wastewater, there are multiple lines. There are two water lines adjacent to the subject property: one 24-inch and one 16-inch. There is a 15-inch wastewater line along North Drive and two 10-inch lines on the subject property. Additionally, there is a 15-inch wastewater line in Bull Creek. The details of tying into the existing infrastructure will be in the Subdivision Improvements Plans. The developer will bear the cost if any improvements need to be made this proposed development.

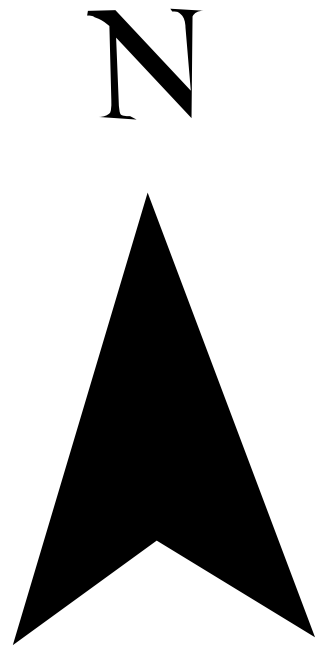
- **Do current conditions indicate that a re-zoning is necessary?**

Currently, Taylor is experiencing growth. This proposed development is in an area where there is a great deal of interest. However, the subject property's current zoning designation would not permit the proposed land uses. The proposed re-zonings B-1/CPD and MF-1/RPD are consistent with the intent of the Comprehensive Plan. Therefore, the re-zonings to zoning districts that permit the proposed land uses – commercial, single-family attached and detached and multi-family land uses - are necessary to move forward with the project. These re-zonings provide us with several opportunities; to fill a need for new types of housing in Taylor, fulfill the desire to direct growth to areas within the City limits that have

existing infrastructure; and the proposed project offers an opportunity to expand and diversify the City's tax base.

Attachments:

1. Current Zoning Map
2. Current FLUP
3. Proposed FLUP
4. Proposed Zoning Map
5. Objection Letters
6. Draft Ordinance
 - a. Exhibit "A", Metes and Bounds
 - b. Exhibit "B", Proposed PD
 - c. Exhibit "C", Proposed Zoning Map

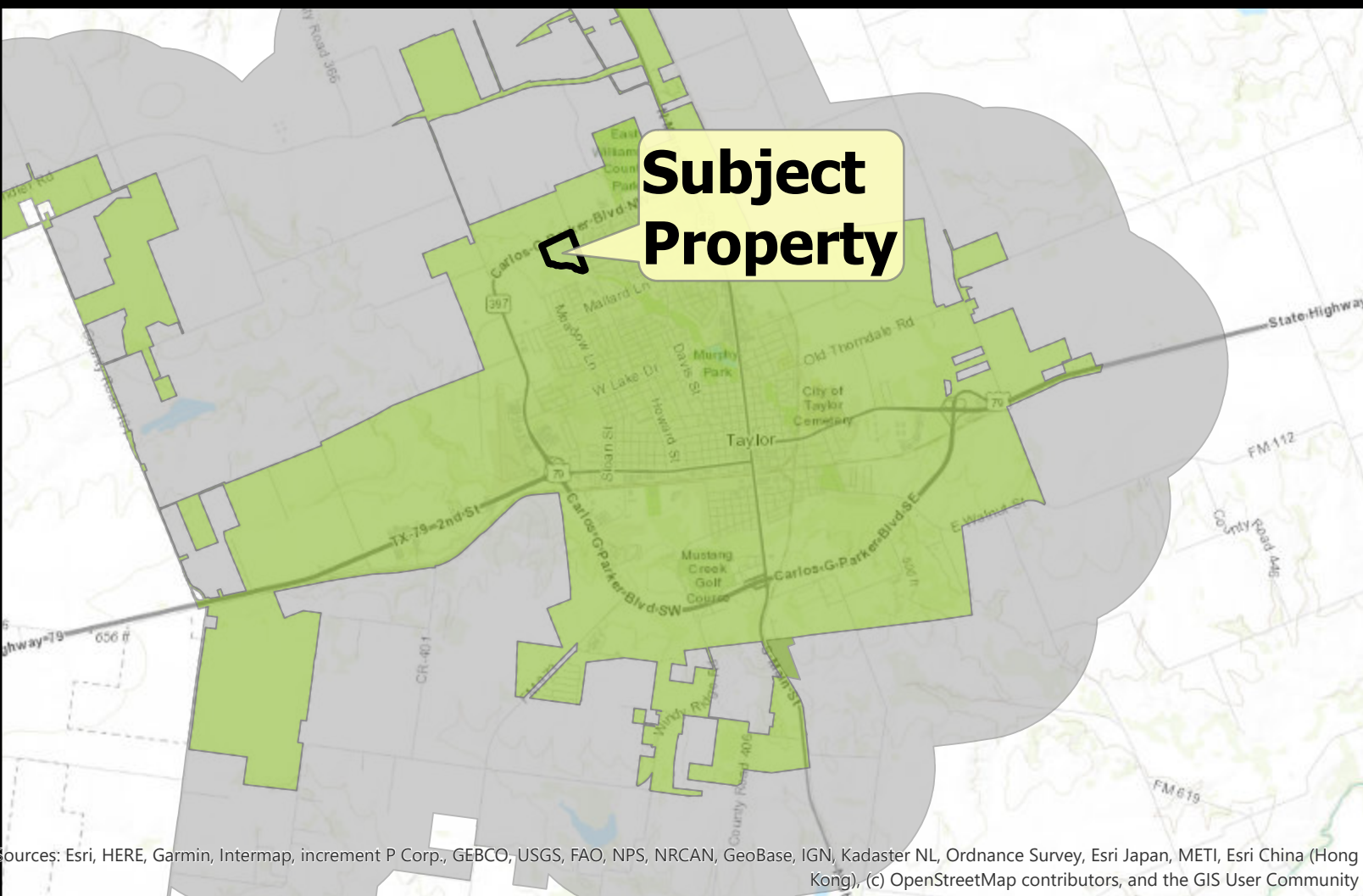


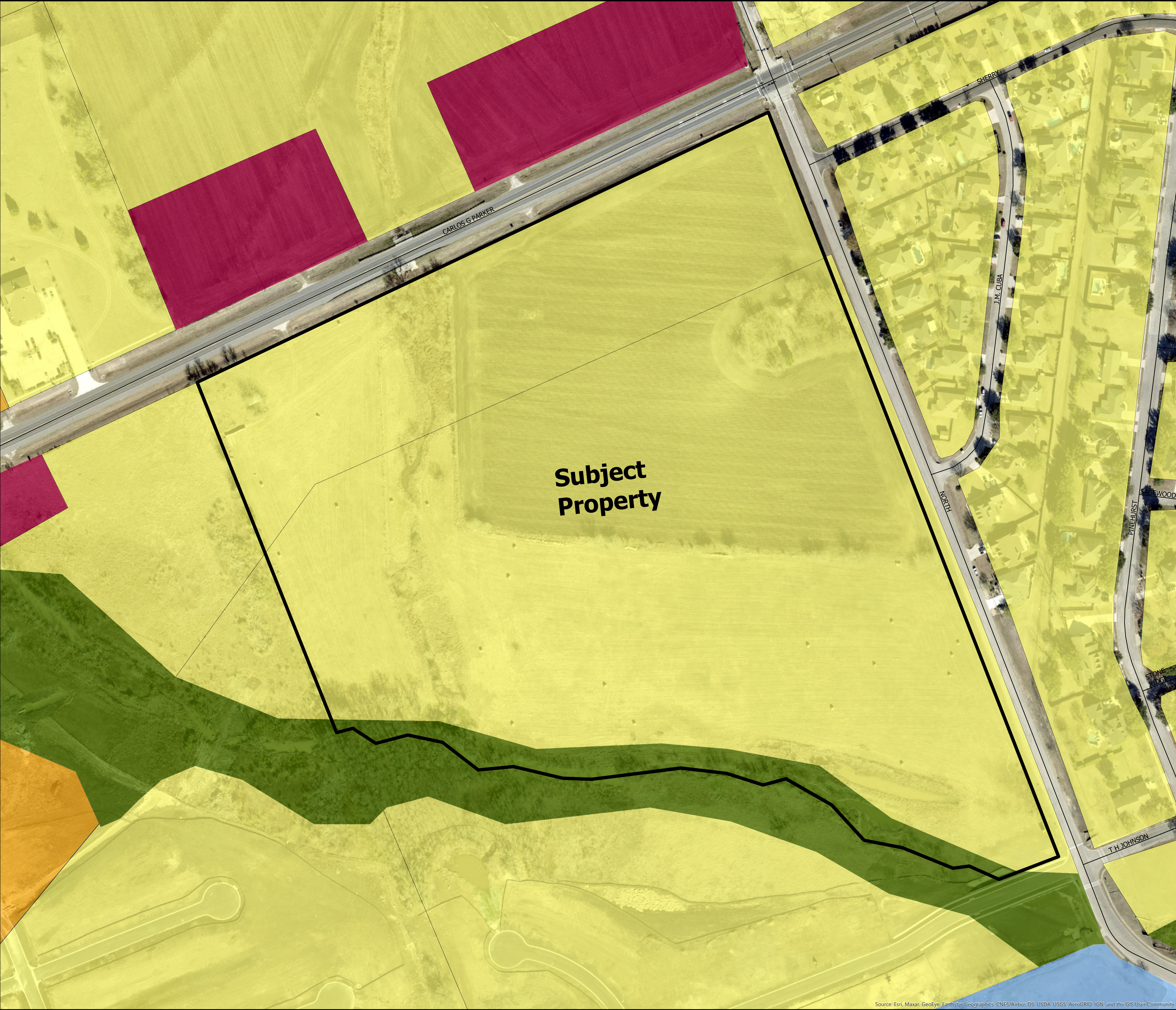
PZ-2021-1328

**Trenton Village Planned Development
Current Zoning Map
Approximately 39.34 Acres**

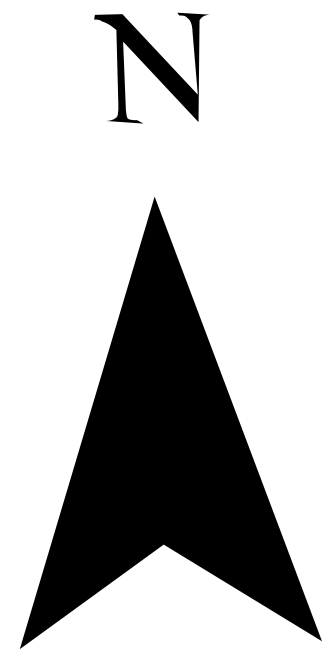
Legend

- Streets
- ▭ Subject Property
- ZONING
 - B-1
 - P Parks
 - R-1 Single Family
 - ▨ R-1/RPD: Residential Planned Development
 - ▨ R/A Rural Agriculture





**Subject
Property**

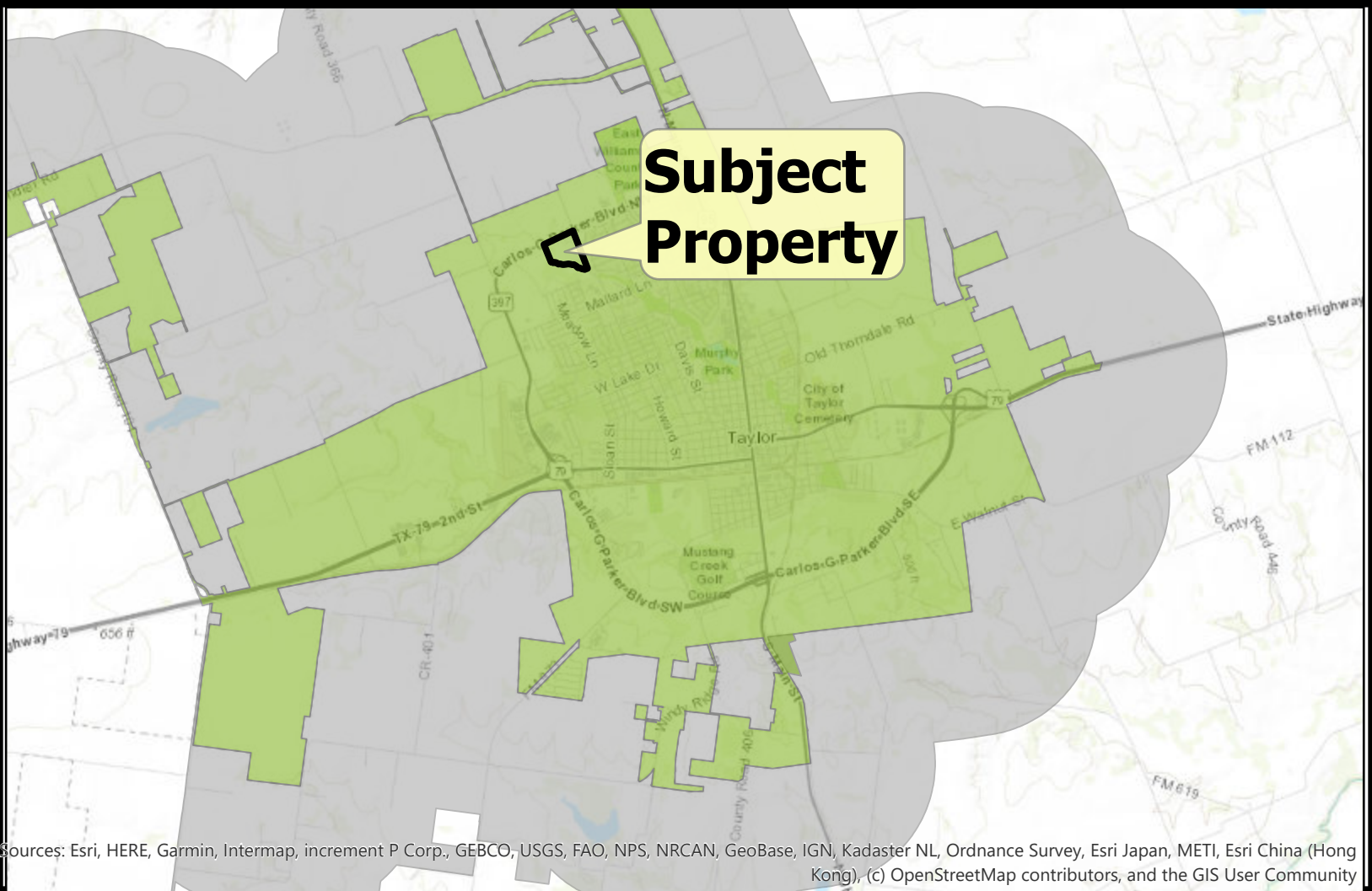


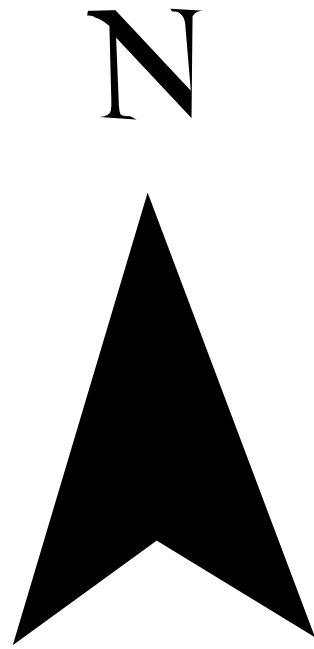
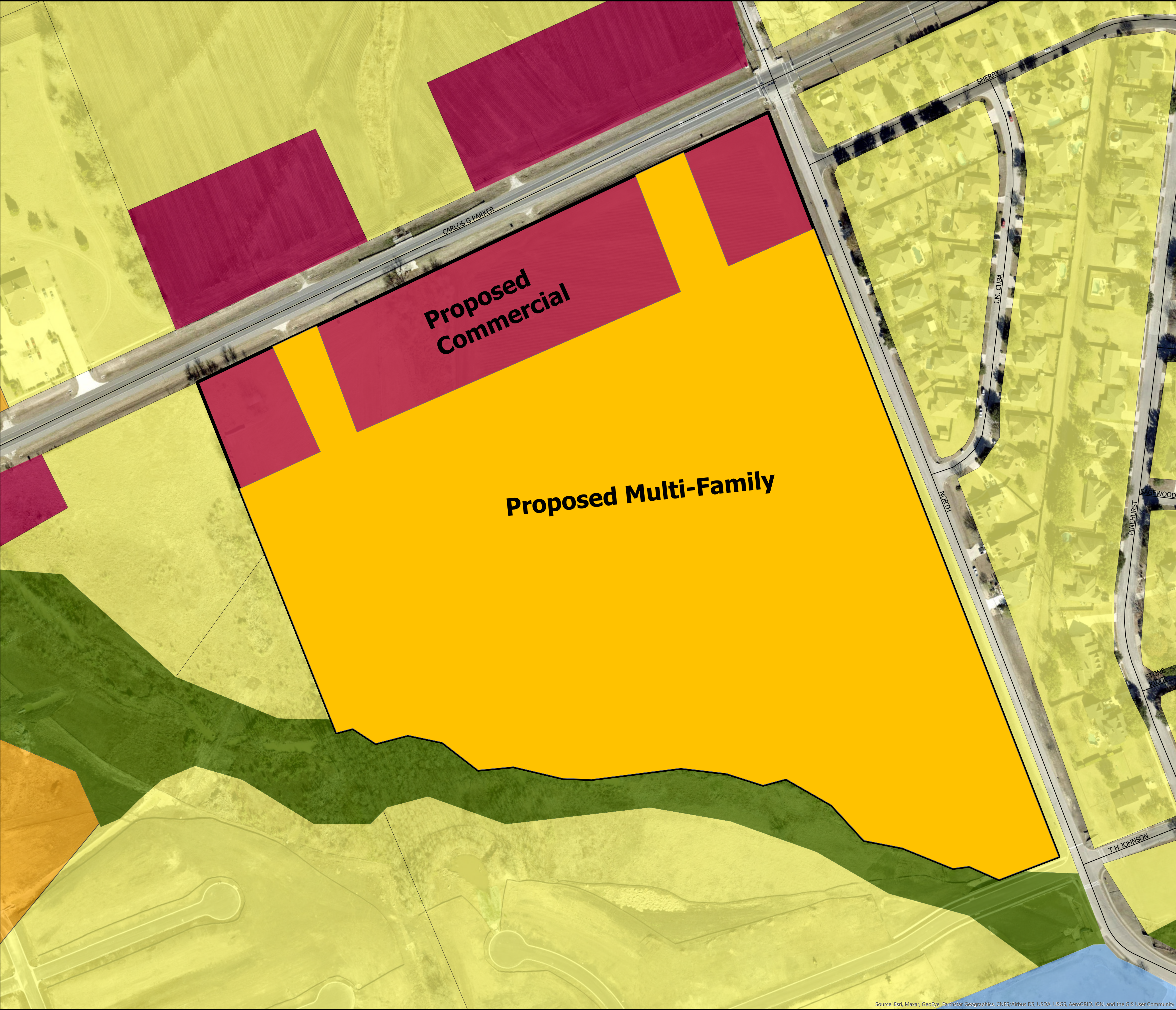
PZ-2021-1328

**Trenton Village Planned
Development
Current FLUP Map
Approximately 39.34 Acres**

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
 - COMMERCIAL
 - SINGLE FAMILY
 - MULTI FAMILY
 - PARK
 - SEMI-PUBLIC/INSTITUTIONAL



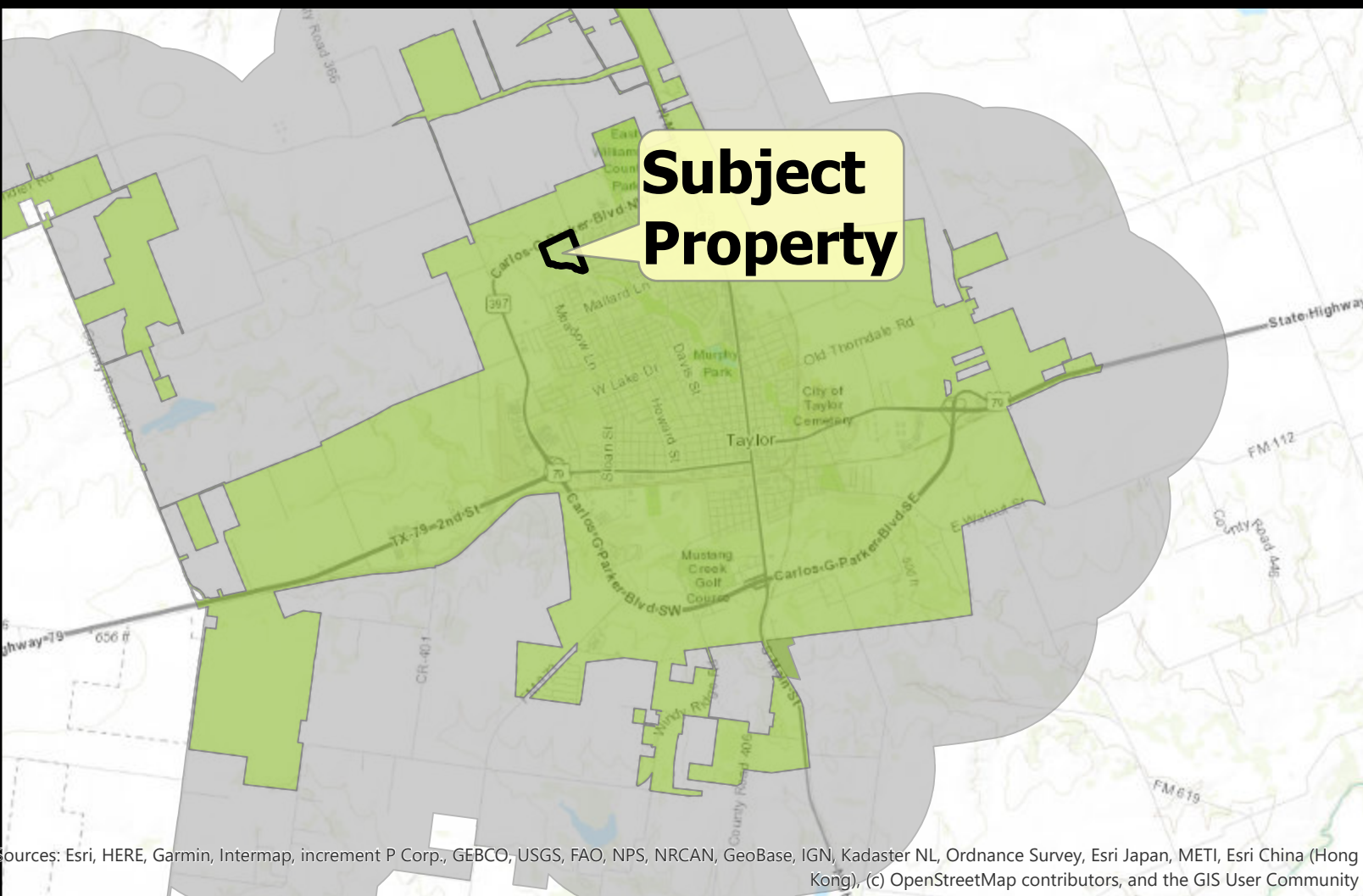


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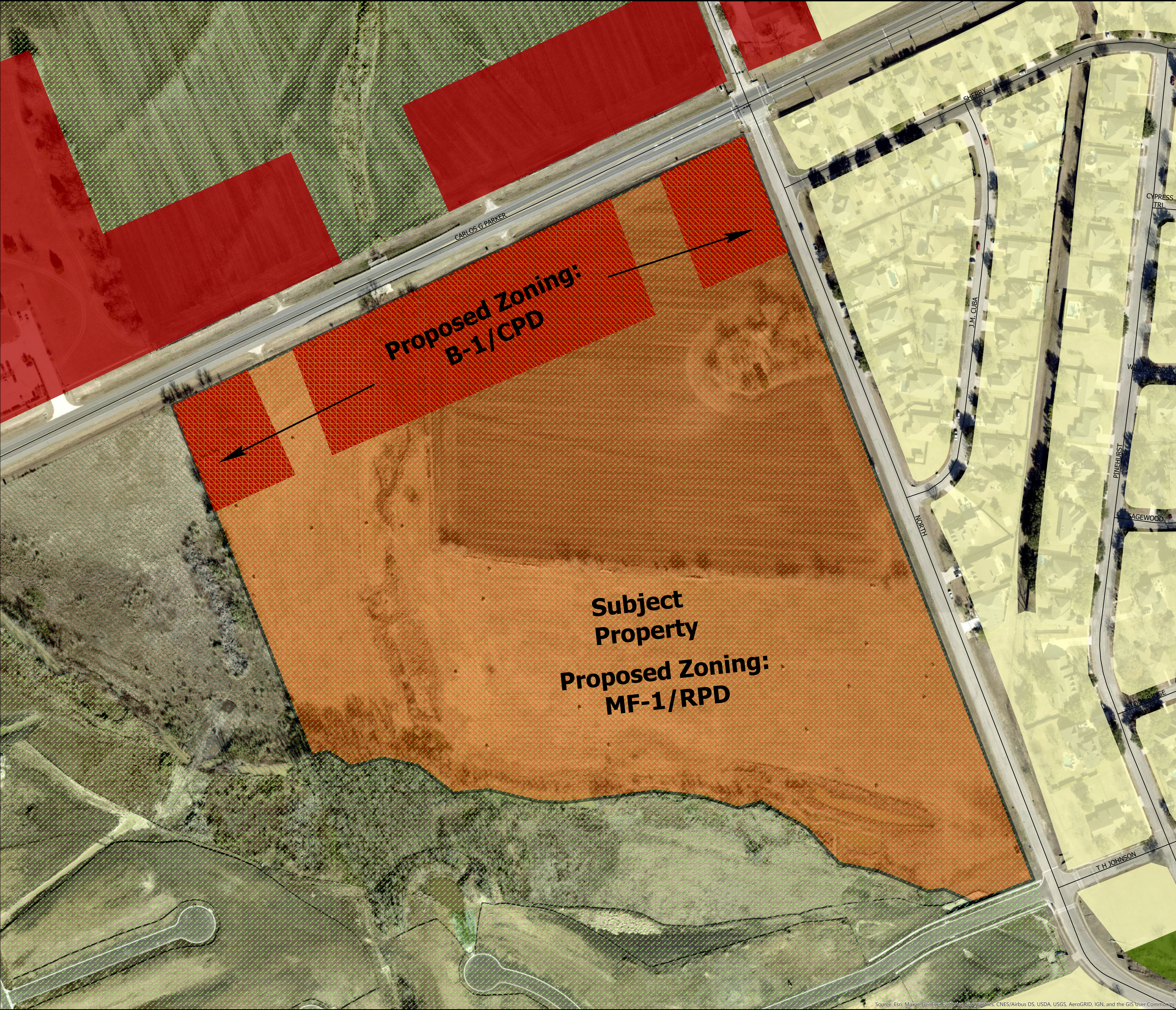
**Trenton Village Planned Development
Proposed FLUP Map
Approximately 39.34 Acres**

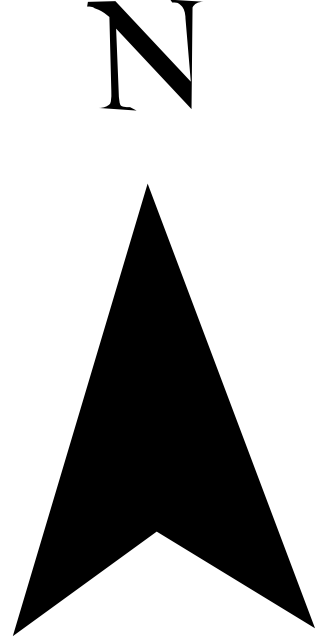
Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



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





PZ-2021-1328

Trenton Village Planned Development

Proposed Zoning Map

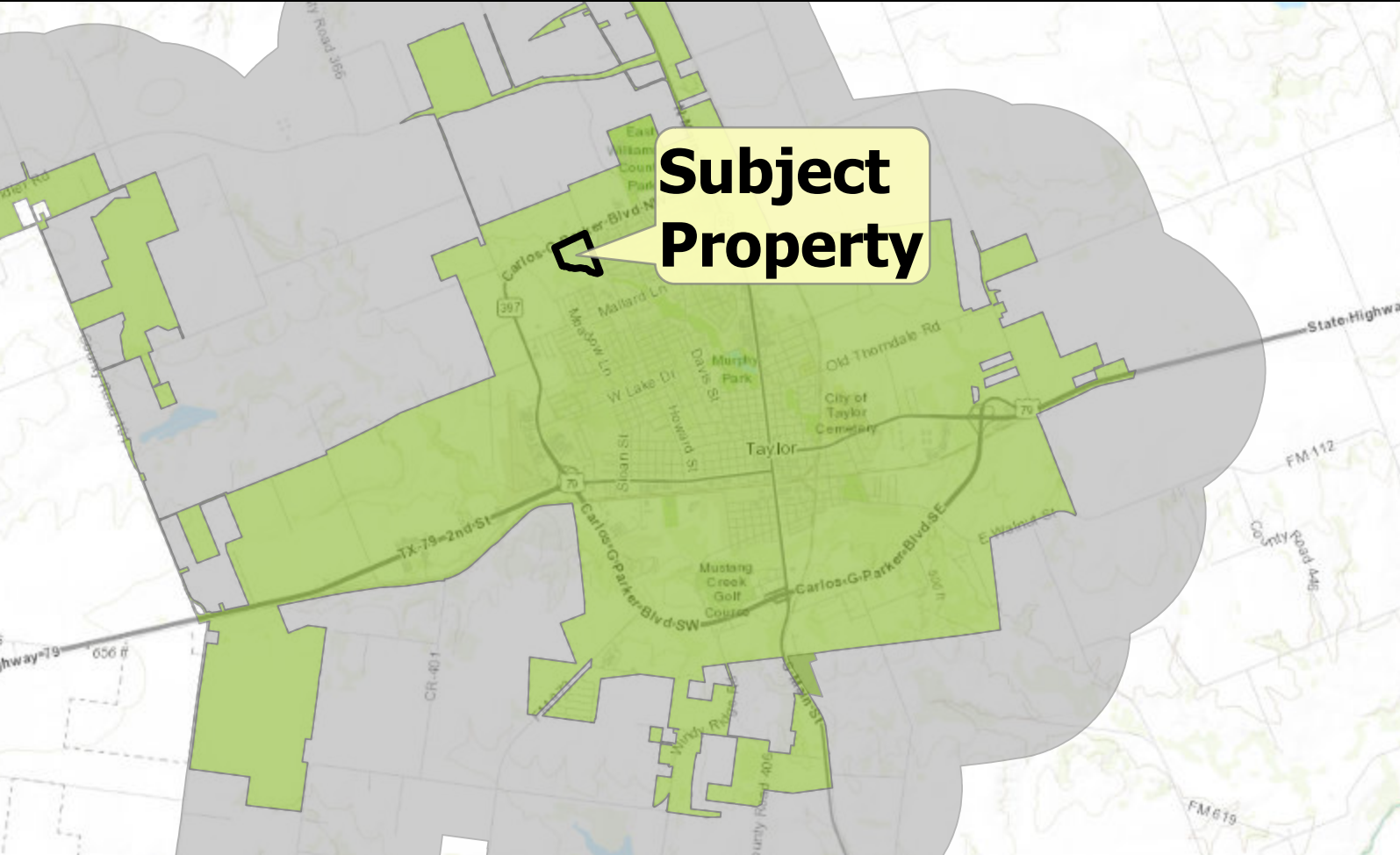
Approximately 39.34 Acres

Legend

-  Subject Property with MF-1 Base Zoning
-  Subject Property with Proposed B-1/CPD
-  Streets

ZONING

-  B-1
-  P Parks
-  R-1 Single Family
-  R-1/RPD: Residential Planned Development
-  R/A Rural Agriculture



0 150 300 600 Feet

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (C) OpenStreetMap contributors, and the GIS User Community

OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. I also urge you to maintain the Future Land Use Plan as ‘residential’, preferably as R-2 or R-3 single family homes on large lots. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. Flooding Concerns. With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

2. Traffic & Pedestrian Safety. I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles. Our current address is 1404 Sherry Dr. Taylor, TX 76574. We appreciate your consideration.

Best regards,
Steffan McCoy
smccoy@ssdhvac.com

OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as ‘residential’, preferably as R-2 or R-3 single family homes on large lots.** As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. **Flooding Concerns.** With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.
2. **Traffic & Pedestrian Safety.** I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,



Jamie Reed
1303 Sherry Dr.

OBJECTION LETTER

To: Mayor Brandt Rydell (brandt.rydell@taylortx.gov)
Mayor *pro tem* Gerald Anderson (Gerald.anderson@taylortx.gov)
Councilmember Mitchell Drummond (Mitchell.drummond@taylortx.gov)
Councilmember Robert Garcia (robert.garcia@taylortx.gov)
Councilmember Dwayne Ariola (Dwayne.ariola@taylortx.gov)
City Manager Brian LaBorde (Brian.LaBorde@taylortx.gov)
Asst City Manager Tom Yantis (tom.yantis@taylortx.gov)
Developer Josh Becker of Dannen Development (josh@dannendev.com)
Copy: Hunters Run Neighborhood Association (Griffin.Teggeman@gmail.com)

Date: September 8, 2021

Subject: **Objection to Requested Trenton Village Zoning Changes to B-1 and MF-1**

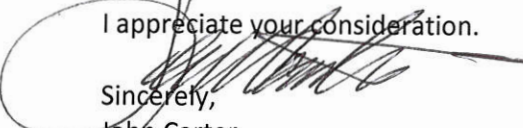
Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as ‘residential’, preferably as R-2 or R-3 single family homes on large lots.** As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

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Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,

John Carter
4000 Timbercrest Drive
Taylor, Texas 76574

OBJECTION LETTER

Date: September 9, 2021

Subject: **Objection to Requested Trenton Village Zoning Changes to B-1 and MF-1**

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as ‘residential’, preferably as R-2 or R-3 single family homes on large lots.** As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. **Flooding Concerns.** With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

2. **Traffic & Pedestrian Safety.** I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and

develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,

Deborah Parker
4403 Pinehurst Dr

OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as ‘residential’, preferably as R-2 or R-3 single family homes on large lots.** As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. **Flooding Concerns.** With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

2. **Traffic & Pedestrian Safety.** I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,
Mark Laurence
4308 North Dr.
Taylor, Texas 76574

OBJECTION LETTER

We, Kelly and Sue Marek, of 1409 T. H. Johnson Drive, after months/years of frustration voicing our concerns with the City of Taylors lack of solutions with drainage of our neighborhood, Hunters Run Subdivision, are speaking out once again and adding new concerns with the current development of The Grove and The proposed Trenton Village. We feel that this new growth in addition to our existing drainage problems which have yet to be addressed, much less, corrected, are just compounding the same old problems.

We have one of the nicest neighborhoods in Taylor, yet we have the least amount of underground storm sewers of any other subdivision in our town which constantly keeps water standing on our streets. It seems like we always have to call and beg the City to mow the ditches and right of ways that slow down the flow of water to Bull Branch with no response from the City. The Creek that runs in back of our addition is supposed to allow the flow of water to continue through until it hits the main Hike and Bike Trail on the South side of Mallard Lane. Instead, this creek is overgrown with trees, weeds that are way past the minimum height that the City wants us to keep our yards maintained at. This overgrowth restricts the flow of water and debris. We have seen logs and debris butted up against the bridge on Mallard and have stayed there for days before any City Worker has removed it. We have put in numerous requests, even in the form of promised Work Orders, to clean out/dredge the end of Pinehurst connecting it to Bull Branch, and then to continue dredging all the way to Mallard Drive Bridge, which we feel would allow water and debris to flow more freely and not flood our streets. Even when the street sweeper comes through our neighborhood, he cuts off at TH Johnson and Pinehurst, allowing the leaves and trash to accumulate at the end of the street until we and a backstreet neighbor have repeatedly shoveled it out of the street to allow the water to drain out.

In addition as development heads North and West of our neighborhood, drainage is just going to get worse. We have addressed the following situations with the City and the Planning Committee numerous times. They are as follows:

- The City keeps adding overlay to T.H Johnson which has now raised our street 4" to 5 " above what is was when our homes were originally built.
- KB Homes Retainage Pond does not retain runoff from Wal-Mart, McCoys and KB Homes development and needs to be corrected.
- The Rock covered drainage way that runs through our neighborhood and under TH Johnson was compromised in 2005, causing runoff from KB Homes, Wal-Mart, HEB, McCoys, the Loop and all the businesses that have since been added. This runoff comes barreling over the bridge at TH Johnson and allows at least 40% of the water flow to come down the street instead of going thru all the way to Bull Branch Creek and downstream as it was originally built to handle.
- The subdivision, The Grove to our West, has no retainage ponds and we are just not sure what this will do to our homes down the line. Again the growth of trees, weeds and grasses mentioned above only adds to the problem.
- Now we have to worry about the addition of Trenton Village adding to the existing problems. The City needs to minimize the density of development, reduce both the existing and any potential increase in flooding and traffic control, not allow another development to worsen the problem.

- The creek at Bull Branch which runs under North Drive and connects into the City Lake is overgrown with grass, trees, weeds so tall that it now restricts the flow of water in the Creek causing water to back up onto the end of Pinehearst. Now grass has grown on the dirt build up and worsens the problem acting as a barrier between the creek and the street. After any rainfall, water covers the street up to our back curb. This takes days to drain down and is a mosquito breeding ground plus back up water is now causing pot holes to form in the street.
- The City is sending out notices to all Taylor Homeowners to keep our yards mowed and weeds/trees trimmed or they will be fined. Does this mandate not pertain to the City easements and right-of-ways, creeks, bar ditches etc?
- The excessive growth in this creek bed is also acting as a traffic hazard for anyone stopped at TH Johnson trying to turn left, turn right or headed straight thru the stop sign. Once The Grove is occupied, how many children going to Paseman Elementary, TH Johnson Elementary and Middle School will be at risk for their safety?
- Our neighbors that live on both sides of the unpaved drainage ditch between the house on JM Cuba Dr and Pineheart Drive are now having water runoff that builds up and is now threatening with each rainfall to flood their homes.

We have been told and promised numerous times that all this is in the works, the City is working on it. We have been trying to get these issues addressed and taken care of since our home flooded in 2015 from the front side of our home and not from the Creekside. We believe that speaks for itself as to where most of the problem originates. Now however, we will have a new worry from the Creekside with The Grove and additional proposed building.

We have been patient and realize growth and development takes time, but it is not too much to ask as taxpayers, that all means (such as mowing, dredging, removing obstructions to water flow) be performed on a regular schedule of maintenance to prevent damage to homes, streets and property.

We sincerely hope that you as City Leaders will make these problems a priority and try to solve them as soon as possible.

Kelly and Sue Marek

PS: Attached are pictures of what we see from our front and backyard when Taylor experiences heavy rainfall.







ORDINANCE NO. 2021-25

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM RURAL/AGRICULTURAL ZONING DISTRICT (R/A) TO 7.63 ACRES OF LOCAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-1/CPD) AND 31.71 ACRES OF MULTI-FAMILY ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (MF-1/RPD), LOCATED AT THE SOUTHWEST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on September 23, 2021, to consider the request made by Gregg Andrulis, P.E./Civil Insite, LLC as agent for Creek Bend Land Holdings, LLC, for property which 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 Rural/Agricultural District (R/A) to approximately 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 of Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 14, 2021, to consider the zoning request, and recommended the 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 described in Exhibit “A” is changed from Rural/Agricultural District (R/A) to 7.63 acres of Local Business Zoning District with a Commercial Planned Development overlay (B-1/CPD) and 31.41 acres of Multi-Family Zoning District with a Residential Planned Development overlay (MF-1/RPD).

SECTION 3. The Commercial and Residential Planned Development overlays hereby referred to as the Trenton Village Planned Development that shall be applied to and be required for the Property are described in Exhibit “B” attached hereto and incorporated herein for all purposes.

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from approximately 39.34 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.73 acres of Local Business Zoning District with a Commercial Planned Development overlay and 31.71 acres of Multi-Family Zoning District with a Residential Planned Development overlay (MF-1/RPD) as shown in Exhibit “C” attached hereto and incorporated herein for all purposes.

SECTION 5. 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 6. 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 7. In accordance with Article VIII of the City Charter, Ordinance 2021-25 was introduced before the Taylor City Council on the 23rd day of September, 2021.

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

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Exhibit "A"

FIELD NOTES 39.34 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 concrete TXDOT monument found at the southwest intersection of F.M. Road 397 and North Drive, for the northeast corner of the herein described tract;

THENCE S 20°50'40" E (*Rec. S 19°00'00" E*), 1713.63 feet, with the east line of said 104 acre tract and the west right-of-way line of said North Drive, to an iron rod with cap set for the southeast corner of the herein described tract;

THENCE S 69°03'06" W, 136.73 feet, to a point in the approximate centerline of a creek;

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

1. N 66°08'49" W, 70.28 feet, to a point;
2. S 82°31'09" W, 35.00 feet, to a point;
3. N 67°57'32" W, 117.00 feet, to a point;
4. N 78°53'51" W, 84.00 feet, to a point;
5. N 42°36'28" W, 103.00 feet, to a point;
6. N 60°09'45" W, 113.00 feet, to a point;
7. S 74°47'39" W, 51.00 feet, to a point;
8. N 72°18'30" W, 82.00 feet, to a point;
9. N 83°21'49" W, 99.00 feet, to a point;
10. S 82°51'24" W, 198.00 feet, to a point;
11. N 88°02'15" W, 62.00 feet, to a point;
12. N 76°45'11" W, 109.00 feet, to a point;
13. S 84°33'52" W, 76.00 feet, to a point;
14. N 52°17'11" W, 97.00 feet, to a point;
15. N 78°06'29" W, 76.00 feet, to a point;
16. S 75°26'24" W, 71.00 feet, to a point;
17. N 56°54'49" W, 59.00 feet, to a point;
18. S 75°10'20" W, 36.00 feet, to an iron rod with cap found in the west line of said 104 acre tract and the east line 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), with the west line of said 104 acre tract and the east line of said 88.167 acre tract, at 19.90 feet passing a concrete monument found, continuing the same course for a total distance of 806.66 feet to a point in the south right-of-way line of said F.M. Road 397, for the northeast corner of said 88.167 acre tract, the northwest corner of said remaining 104 acre tract and the northwest corner of this tract, from which a 3/8 inch iron rod found bears S 22°00'08" E, 0.51 feet;

THENCE N 64°41'57" E, 1374.55 feet, with the north line of said remaining 104 acre tract and the south right-of-way line of said F.M. Road 397 to the POINT OF BEGINNING, and containing 39.34 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 "VALGO 6200", unless otherwise noted herein.

Luther E. Frobish 9/14/2018
 Luther E. Frobish
 Registered Professional Land Surveyor
 State of Texas No. 6200



Return to
 Longhorn Title Co., Inc.
 300 N. Main
 Taylor, TX 76574

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020148577

Pages: 7 Fee: \$41.00
11/24/2020 03:07 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

EXHIBIT B
TRENTON VILLAGE
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY

The subject property is located on the south side of FM 397 (Carlos G Parker Blvd) and the west side of North Drive. The tract includes approximately 39.24 acres land, as more particularly described in Exhibit A.

PURPOSE

The purpose of this planned development zoning ordinance is to develop a project consisting of commercial, duplex, townhome and single family uses with varying lot widths and sizes to incorporate various styles and accommodate a variety of housing types. To move forward with our project, we are making application for a planned development with B-1/CPD (7.86 acres) and MF-1/RPD (31.71 acres) zoning.

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1 to illustrate the proposed land use for the property. The primary use of the development shall be for commercial, duplex, townhome and single family development. Each duplex and single family lot will include a rear loaded garage accessed by a private alley. Townhome units are not required to face the street which they are addressed from.

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance		
	MF-1/RPD	B-1/CPD
Minimum Lot Area (SF)	5000	5000
Minimum Lot Width (feet)	50	50
Setbacks		
Front (feet)	10	10
Interior Side or Alley Side (feet)	5	5
Street Side (feet)	5	5
Rear (feet)	5	5
Maximum Height (feet)	35	35
Maximum Setback (feet)	N/A	10*

*10 foot maximum commercial building setback on "A" Street and "B" Street.

FRONT PORCHES

Each residential unit will have a front porch with a minimum of 4' depth and 8' width.

ACCESSORY DWELLING UNITS

Accessory dwellings are allowed by right and may be above or attached to garages or standalone buildings. Accessory dwelling units may be up to 30% of the size of the primary structure on the same lot or 600 square feet whichever is greater.

STREET REQUIREMENTS

Alleys are to be private (owned and maintained by the respective Property Owner's Association) and have a 20-foot right-of-way with a 14-foot paved asphalt driving surface bordered with concrete curb. The public roads include proposed changes to minimum requirements. Specifically, the pavement width has been reduced to 28 feet and a 40' R.O.W. is proposed on "C" Street, "D" Street and a portion of "A" Street. The sidewalks for the 40' R.O.W. section are located outside of the R.O.W. in a sidewalk and public utility easement. All local street sections and utility assignments will be in accordance with the attached Exhibit B.4 of this ordinance.

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 for the sidewalks constructed next to or adjacent to public areas, which will be part of the subdivision improvement plans and constructed by the developer.

LANDSCAPE REQUIREMENTS

All landscaping selections shall be from the City of Taylor's code of ordinances. Street trees will be planted between the sidewalk and back of curb along all public streets with a maximum spacing of 40 feet. All maintenance of street trees located along public streets must meet and comply with City of Taylor ordinances. Corner lots that have street side frontage will be required to plant two additional street trees spaced 30'- 40' apart on that street side frontage between the sidewalk and back of curb. Street tree species will be specified by the Property Owner's association at the time of construction. All street trees will include root barrier to a minimum depth of 3-feet adjacent to the curb and sidewalk to help maintain structure of curb and sidewalk. All street trees placed adjacent to residential lots will be maintained by the homeowner and enforcement of maintenance will be handled by the Property Owners' Association. All landscaping not fronting or siding a residential lot shall be maintained by the Property Owners' Association. All other landscaping requirements not mentioned here will follow the City of Taylor's ordinances. See Exhibit B.3

PARKLAND

This planned development includes a total of three parkland dedicated tracts. Pocket Park A (0.20 acres) and Pocket Park B (0.17 acres) will include playscapes, shade structures and dog park facilities. Additionally, the planned development includes an 11.80 acre parkland dedication area within the floodplain that provides trails, picnic tables and pedestrian connectivity between TH Johnson Drive and Carlos G. Parker Blvd. Less than 5% of the subdivision's total acreage will be dedicated outside of the floodplain. One percent of the land outside of the floodplain and 30% of land within the floodplain will be dedicated as parkland.

COMMON AREA AMENITIES

The following common area amenities are proposed on-site and located within the 0.20, 0.17 and 11.80 acre public parkland areas:

- A dog park
- A playscape with shade structure
- A concrete trail
- Picnic Tables / Open Play / Group Pavilion

The final design of each amenity shall be established during the subdivision construction plan review phase.

SIGNAGE REQUIREMENTS

Entry signage will be placed at the entrance to the development, outside of the right-of-way, and in accordance with Chapter 24 of the Code. No off-premise signage will be installed.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association shall be created to own and maintain the common area amenities, detention ponds, signage, private paving and sidewalks. The Property Owner's Association must be registered with the Texas Secretary of State.

LIST OF EXHIBITS

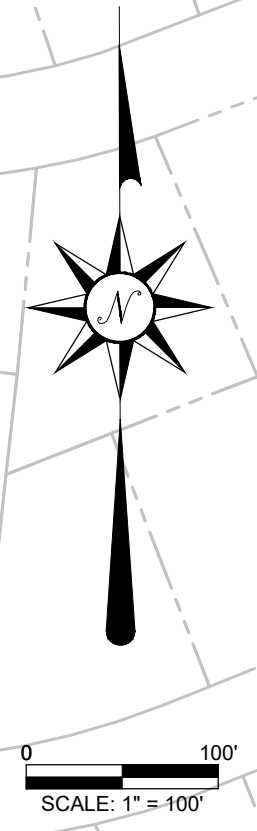
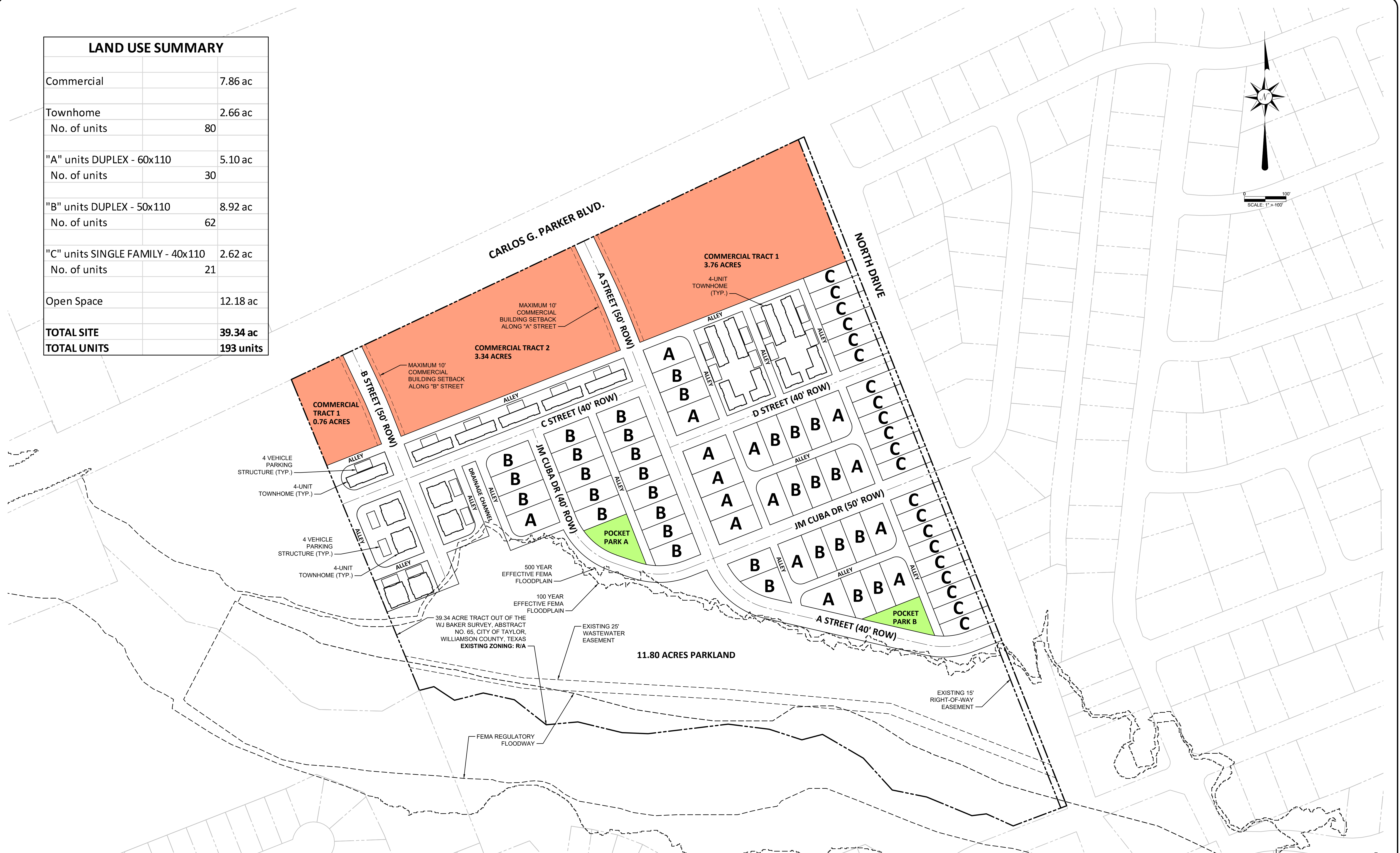
Exhibit B.1 – Conceptual Site Plan

Exhibit B.2 – Architectural Elevations

Exhibit B.3– Conceptual Landscape Plan

Exhibit B.4 – Typical Road Sections

LAND USE SUMMARY		
Commercial		7.86 ac
Townhome		2.66 ac
No. of units	80	
"A" units DUPLEX - 60x110		5.10 ac
No. of units	30	
"B" units DUPLEX - 50x110		8.92 ac
No. of units	62	
"C" units SINGLE FAMILY - 40x110		2.62 ac
No. of units	21	
Open Space		12.18 ac
TOTAL SITE		39.34 ac
TOTAL UNITS		193 units



TRENTON VILLAGE
TAYLOR, TX
EXHIBIT B.1 - CONCEPTUAL SITE PLAN

CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

EXHIBIT B.2
60' DUPLEX



Due to variations in construction methods and
diversity in construction materials, all dimensions and
elevations are approximate and may vary per plan.
Builder accepts full responsibility for checking plans
to assure conformity with local codes. Should any
changes be made to these plans by Builder or his
representatives, Builder assumes full
liability for amended plans and specifications.



KIPP FLORES
ARCHITECTS
© (512) 335-5477 fax (512) 335-5852
WWW.KIPPFLORES.COM
11776 Jollyville Rd. Suite 100 Austin, Tx 78759

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Information" under the Digital
Millennium Copyright Act. It is
included to detect and deter
copyright infringement, and as
such must not be modified or
omitted.

EXHIBIT B.2
50' DUPLEX



XXXXXX
PLAN XXXX RF

Due to variations in construction methods and
diversity in construction materials, all dimensions and
elevations are approximate and may vary per plan.
Builder accepts full responsibility for checking plans
to assure conformity with local codes. Should any
changes be made to these plans by Builder or his
representatives, Builder assumes full
liability for amended plans and specifications.



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ARCHITECTS
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WWW.KIPPFLORES.COM
11776 Jollyville Rd. Suite 100 Austin, Tx 78759

EXHIBIT B.2 TOWNHOUSE



EXHIBIT B.2 LINEAR TOWNHOUSE



FRONT ELEVATION



REAR ELEVATION

EXTERIOR FINISH CHART:
FRONT ELEVATION:
65% FIBER CEMENT
LAP SIDING 530 ft²
11% STONE 92 ft²
24% HARDI 194 ft²

REAR ELEVATION:
65% FIBER CEMENT
LAP SIDING 530 ft²
11% STONE 92 ft²
24% HARDI 194 ft²

TOTAL BILDING EXTERIOR:
14% FIBER CEMENT
LAP SIDING 2,600 ft²
15% STONE 534 ft²
11% HARDI 388 ft²

WINDOWS/DOORS MAKE UP
22% OF STREET FACING WALL

FRONT & REAR ELEVATIONS

DATE 1/30/21
REV/SED
DRAWING# 61301

BLAKE'S BEND BLDG. #8
705 HORSESHOE DRIVE, LEANDER
TX 78641

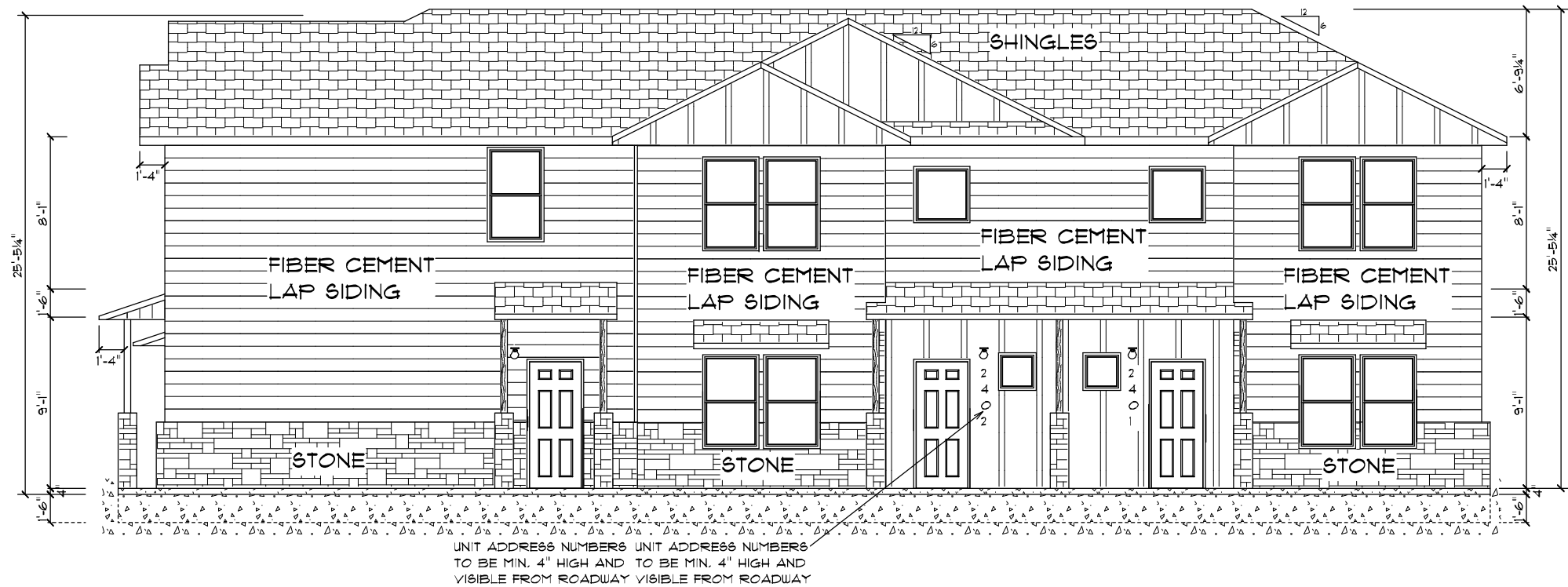
PHONE : 801-494-4093
EMAIL: JILLTBANKKART@GMAIL.COM

SNOWFLAKE ENGINEERING

SCALE 1/4"=1'
DRAWN BY SSW
APPROVED SSW

A1.05

EXHIBIT B.2 L-SHAPED TOWNHOUSE



FRONT ELEVATION

FRONT ELEVATIONS

SCALE	1/4"=1'	DATE	7/30/21
DRAWN BY	SSW	REVISED	
APPROVED	SSW	DRAWING#	6/307
SNOWFLAKE ENGINEERING			
PHONE : 801-494-4093			
EMAIL:JULTEANKART@GMAIL.COM			
BLAKE'S BEND BLDG. #8			
705 HORSESHOE DRIVE , LEANDER			
TX 78641			

EXHIBIT B.2 L-SHAPED TOWNHOUSE

- TV/PHONE JACK
- 2 LIGHT VANITY FIXTURE
- TELEPHONE JACK
- CEILING FAN/ LIGHT KIT
- ELECTRICAL PANEL
- LIGHT FIXTURE
- CAN LIGHT
- VANITY FIXTURE
- LIGHT SWITCH
- DOUBLE LIGHT SWITCH
- 3-WAY SWITCH
- GFI/GFCI OUTLET
- OUTLET
- 220V OUTLET
- SPOTLIGHT
- VENTILATION FAN
- SMOKE/CO DETECTOR
- HOSE BIB
- ELECTRICAL METER

MAIN FLOOR LEVEL AIR CONDITIONED
SQUARE FOOTAGE PER UNIT: 542 FT²

FRONT PORCH PER UNIT: 40 FT²

OVERALL BUILDING AIR CONDITIONED
SQAURE FOOTAGE MAIN AND 2ND FLOORS: 4,336 FT²

TOTAL BUILDING PORCH SQUARE FOOTAGE: 160 FT²

DOOR SCHEDULE	
D1	3'-0" X 6'-8" EXT.
D2	2'-6" X 6'-0" INT.
D3	2'-4" X 6'-8" INT.
D4	2'-0" X 6'-8" INT.
D5	2'-6" X 6'-8" INT.
WINDOW SCHEDULE	
W1	3'-0" X 5'-0" DB HUNG
W2	2'-0" X 2'-0" FIXED

VINYL WOOD OR LAMINATE FLOORING

CARPET

FLOORING
DIAGRAM

ELECTRICAL
DIAGRAM

MAIN FLOOR PLAN

1/4" = 1"

TYPICAL 2-PLEX CONFIGURATION
MIRRORED FOR 4-PLEX

PHONE : 801-494-4093
EMAIL: JUILTBANKKART@GMAIL.COM

SNOWFLAKE ENGINEERING

BLAKE'S BEND BLDG. #8
705 HORSESHOE DRIVE, LEANDER
TX 78641

SCALE 1/4"=1"
DRAWN BY SSW
APPROVED SSW

A1.02

DATE 7/30/21
REV/SED
DRAWING# 6/301

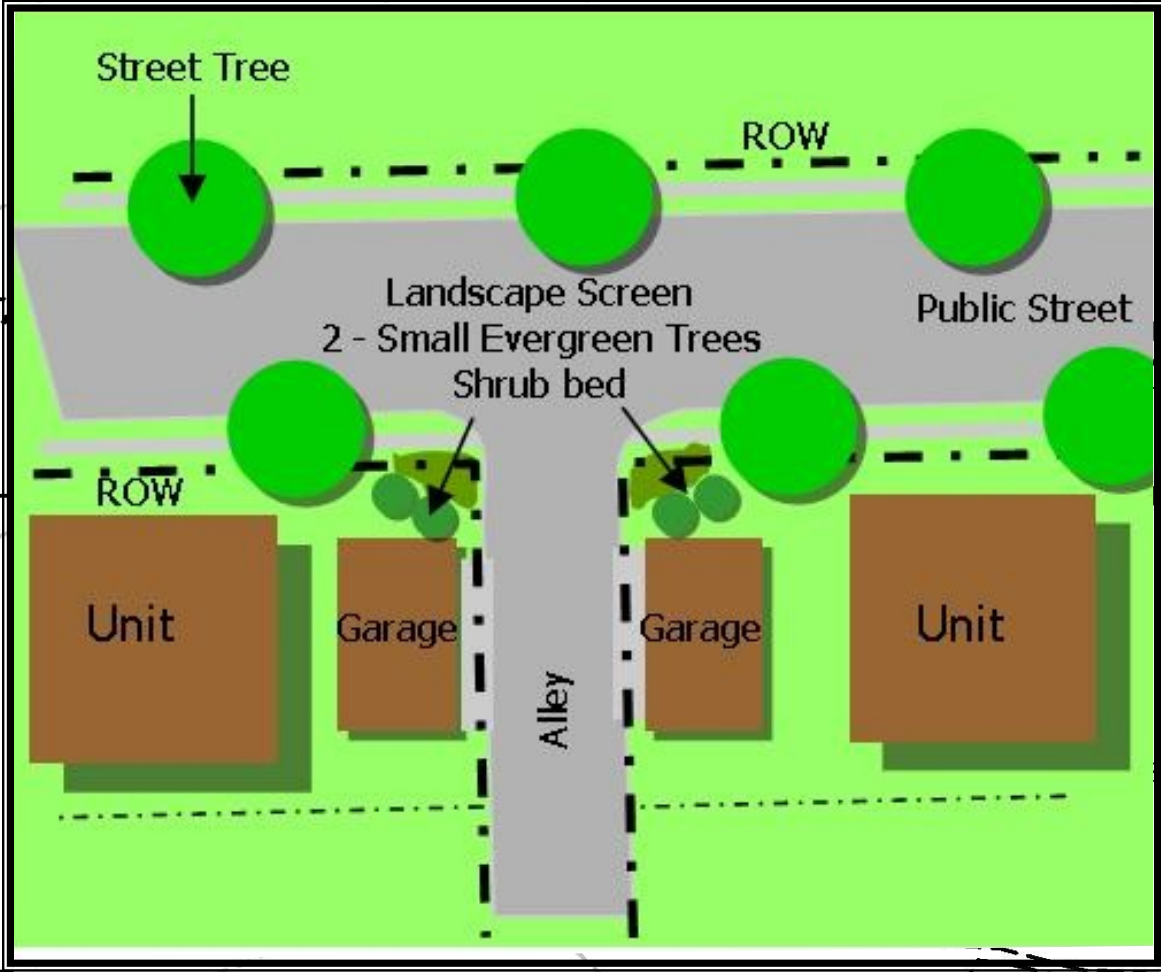
EXHIBIT B.2 - SINGLE-FAMILY DETACHED



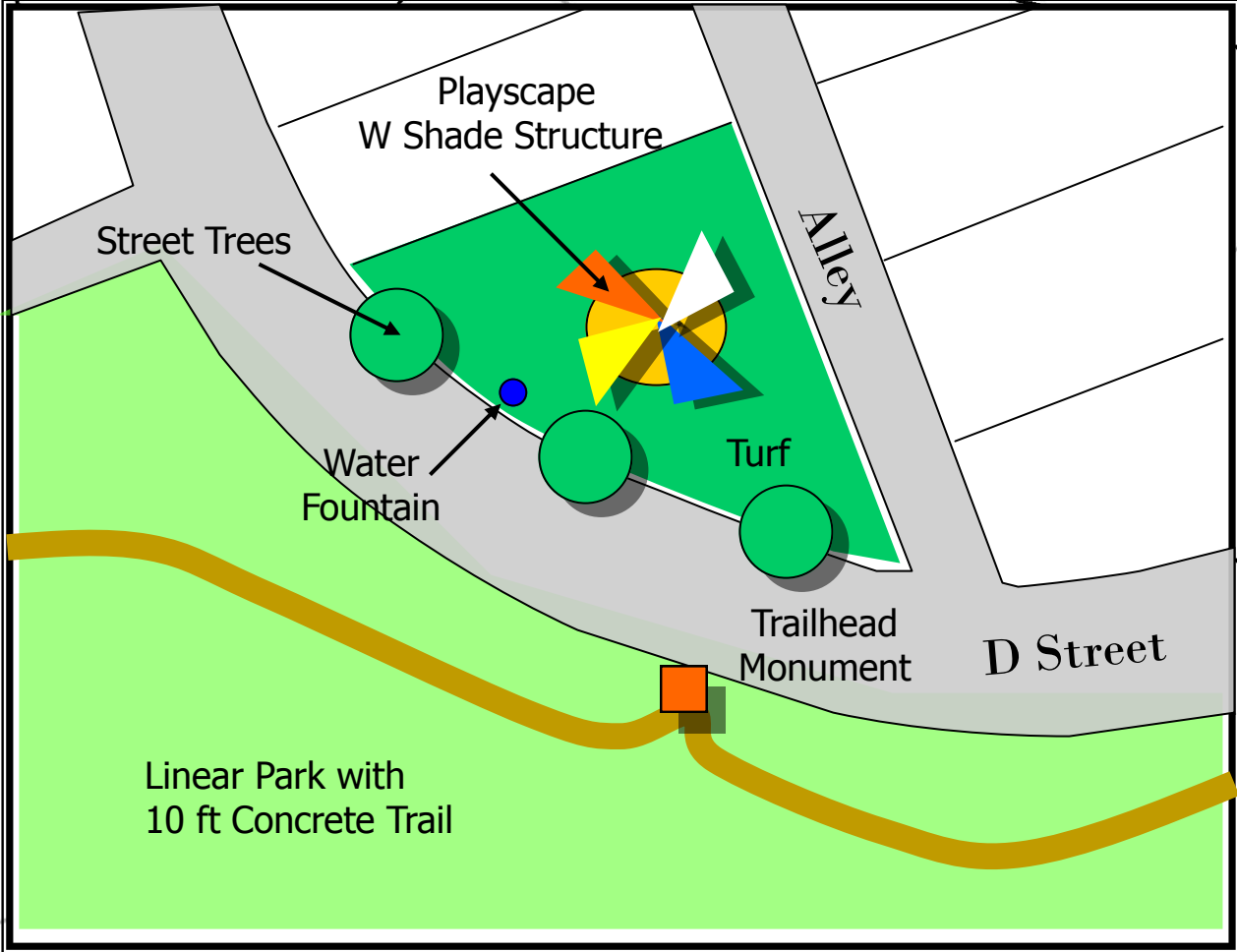
EXHIBIT B.2 - SINGLE-FAMILY DETACHED



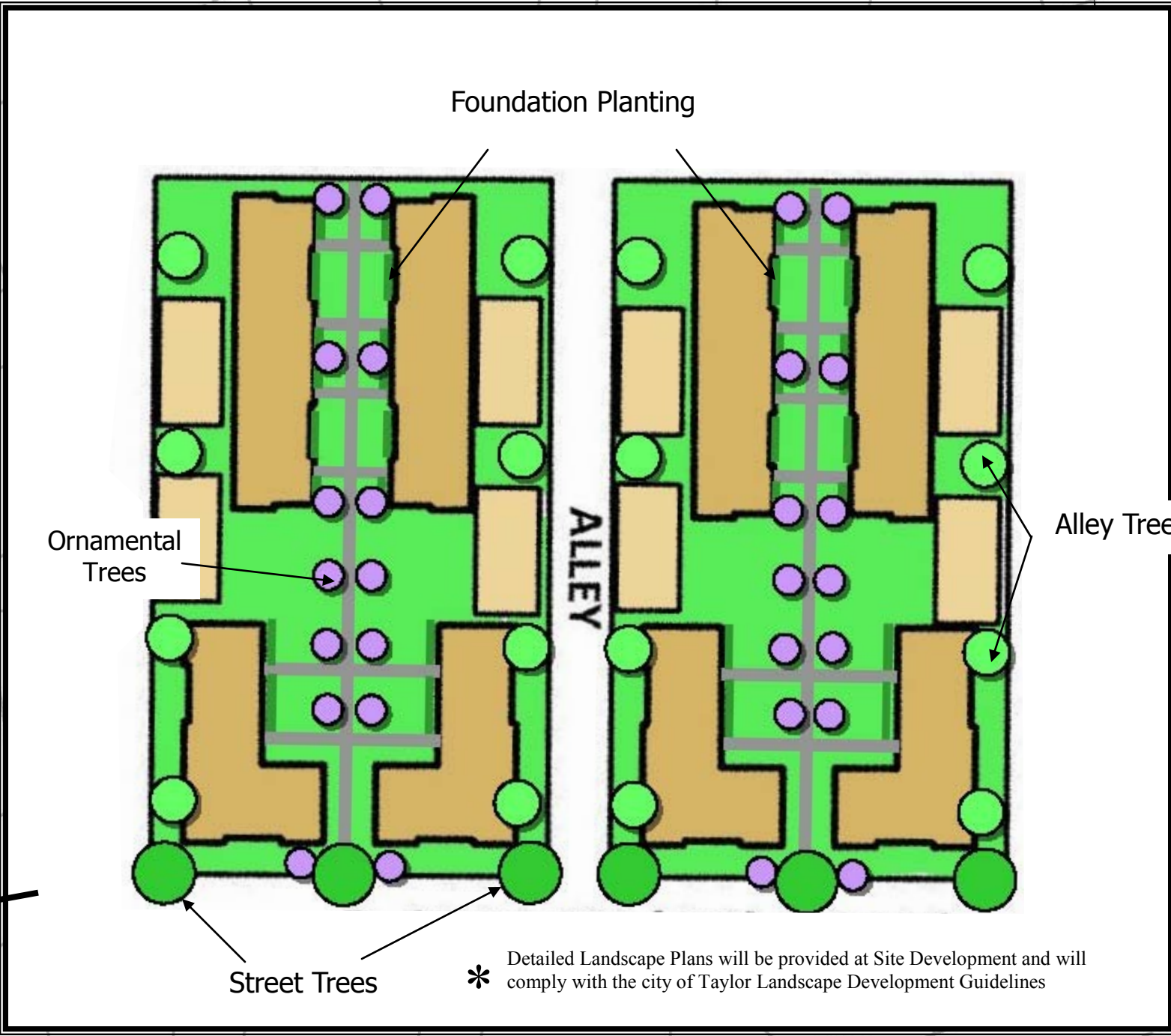
LAND USE SUMMARY		
Commercial		7.86 ac
Townhome		2.66 ac
No. of units	80	
"A" units DUPLEX - 60x110		5.10 ac
No. of units	30	
"B" units DUPLEX - 50x110		8.92 ac
No. of units	62	
"C" units SINGLE FAMILY - 40x110		2.62 ac
No. of units	21	
Open Space		12.18 ac
TOTAL SITE		39.34 ac
TOTAL UNITS		193 units



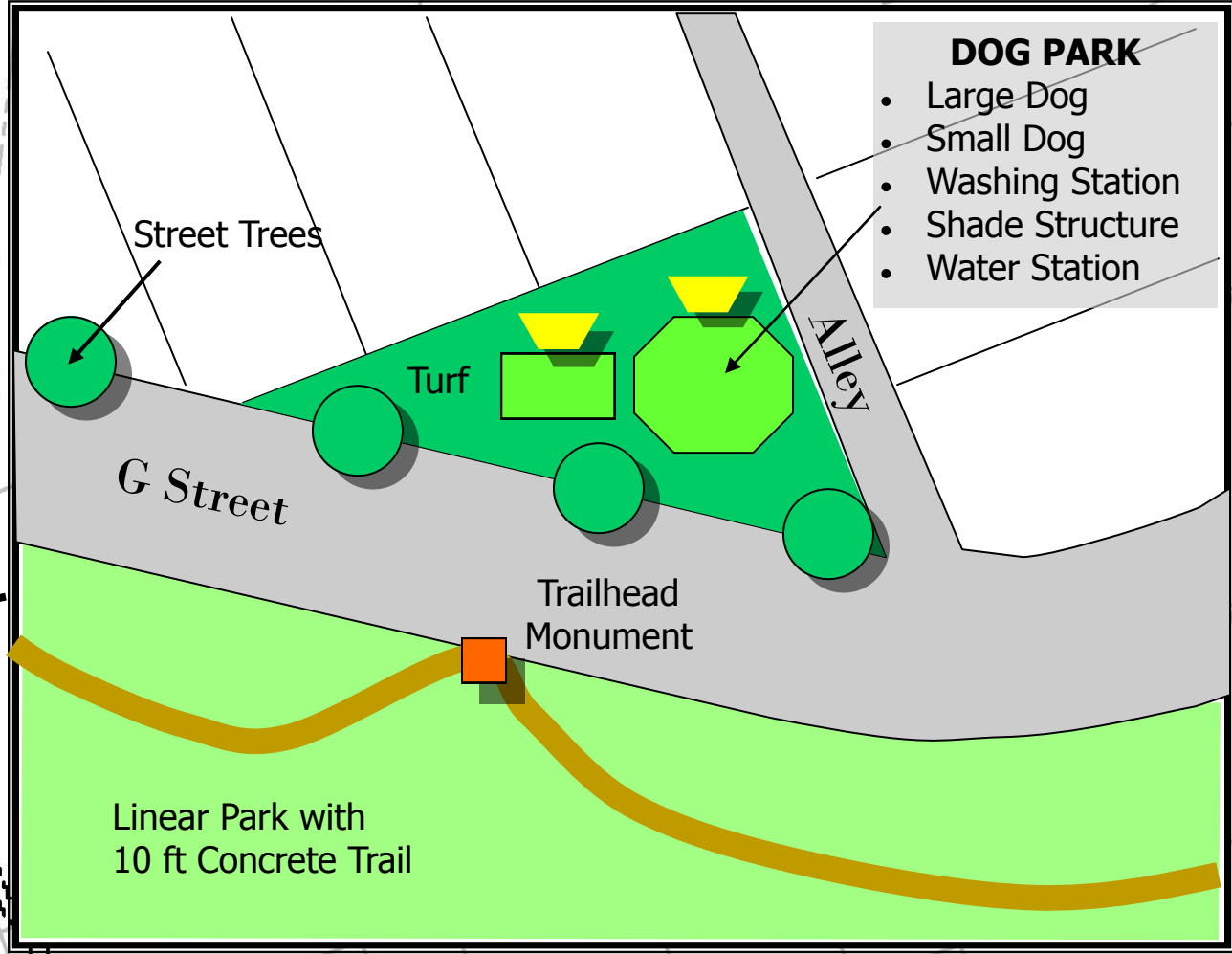
Alley / Street—Landscape Screen



Pocket Park –West



TOWNHOME –East/Landscape Concept



Pocket Park –East

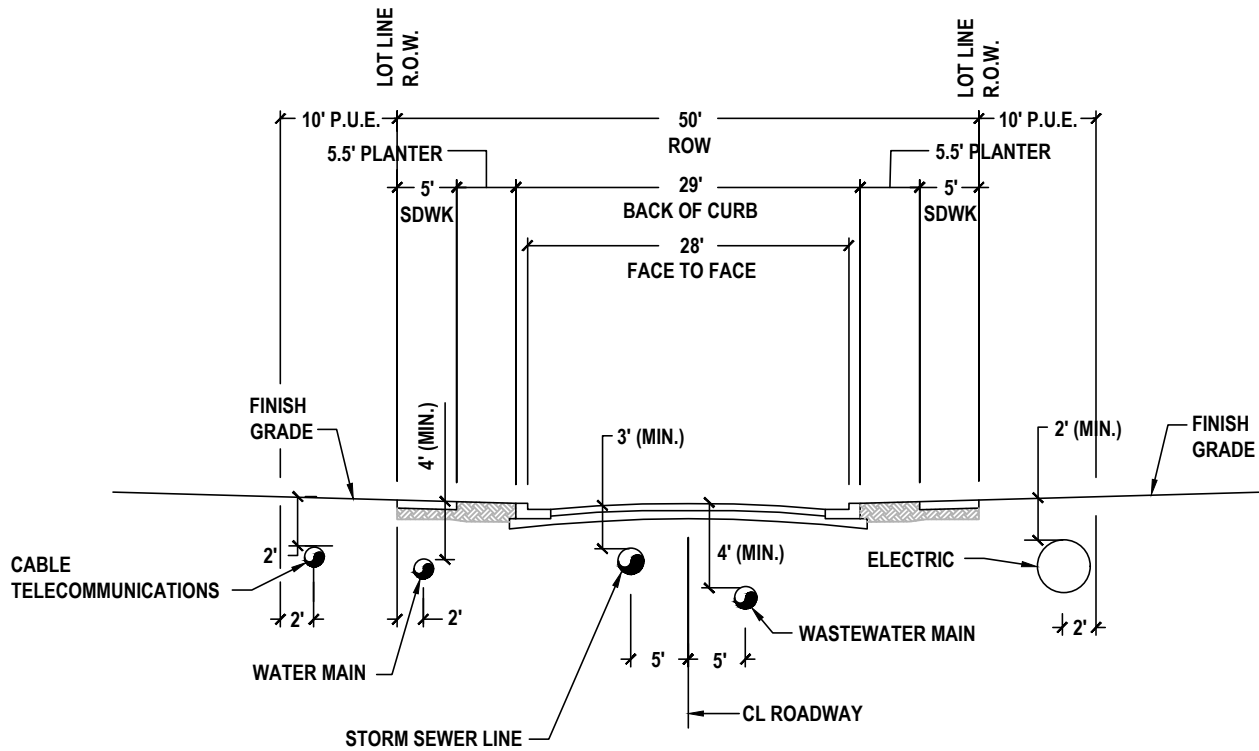


MASTER PLAN
TRENTON VILLAGE
TAYLOR, TX

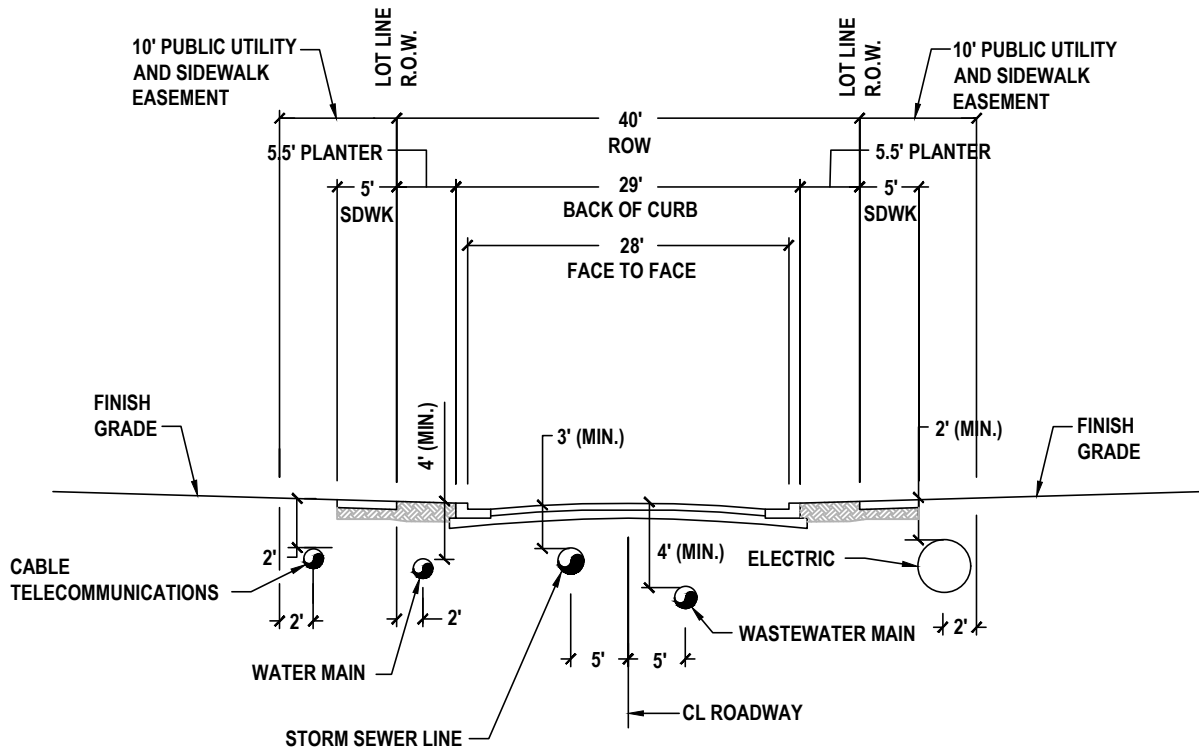
EXHIBIT B.1 - CONCEPTUAL SITE PLAN

Landscape and
Parks Development Plan

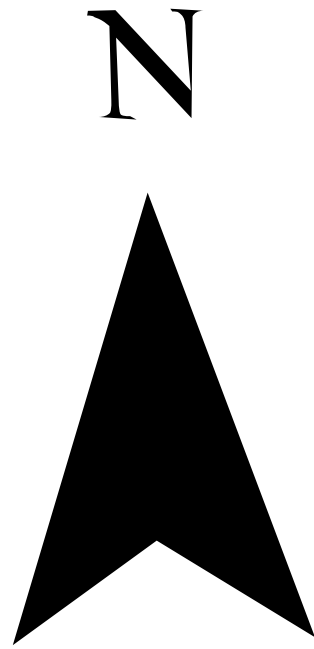
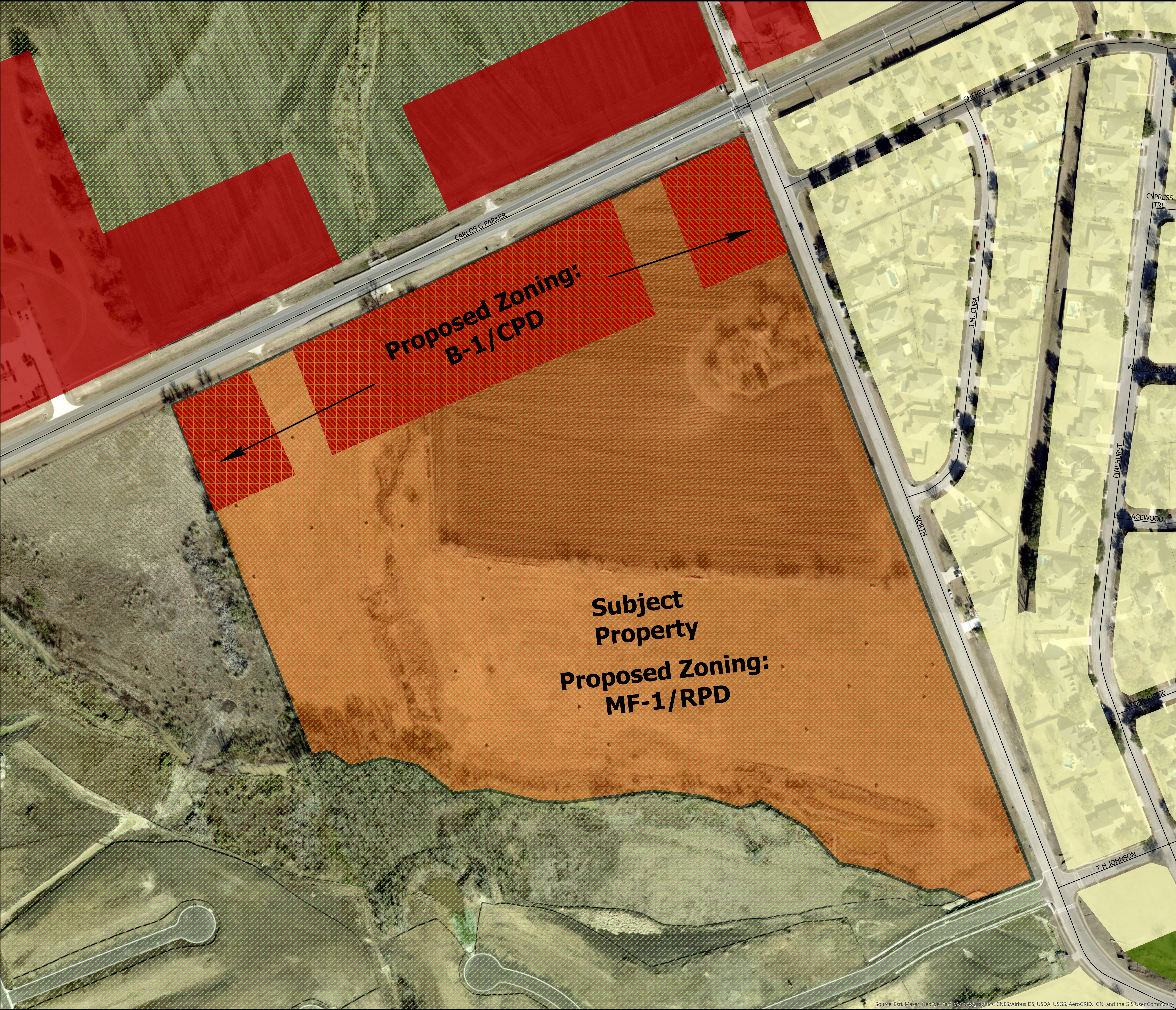
CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483



50' R.O.W. TYPICAL SECTION



40' R.O.W. TYPICAL SECTION



PZ-2021-1328

Trenton Village Planned Development

**Proposed Zoning Map
Approximately 39.34 Acres**

Legend

- Subject Property with MF-1 Base Zoning
- Subject Property with Proposed B-1/CPD
- Streets
- ZONING
 - B-1
 - P Parks
 - R-1 Single Family
 - R-1/RPD: Residential Planned Development
 - R/A Rural Agriculture

Exhibit "C"

