AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

September 13, 2022, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, September 13, 2022.

The agenda packet is on the website at:
http://www.ci.taylor.tx.us/Calendar.aspx?EID=4534&month=9&year=2022&day=10&calType=0

CALL TO ORDER AND DECLARE A QUORUM

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 9, 2022.

2. **PZ-2021-1353** – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

3. **PZ-2022-1494** – Consider disapproving Mule Loop Townhomes Subdivision Improvement Plans, consisting of approximately 2.94 acres of land, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

4. **PZ-2022-1495** – Consider disapproving Mule Loop Townhomes Block 1, Lot 1, Final Plat, consisting of approximately 2.94 acres of land to create one lot, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

5. **PZ-2022-1516** – Consider disapproving Spring Creek Phase 1 Final Plat, consisting of approximately 27.93 acres of land, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by

Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

6. **PZ-2022-1517** – Consider disapproving Vanecek Subdivision Minor Plat, consisting of approximately 20.77 acres of land, addressed as 4341 CR 404, more particularly described by Williamson Central Appraisal District Parcels R020081 and R463839, part of and out of the T.T. Williamson Survey, Abstract No. 754, Taylor E.T.J., Williamson County, Texas.

7. **PZ-2022-1538** – Consider disapproving Taylor Corner Final Plat, consisting of approximately 6.49 acres of land, addressed as 2211 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R019781, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

8. **PZ-2022-1540** – Consider disapproving Dove Pass Subdivision Amending Plat, consisting of approximately 5.28 acres of land, addressed as 1100 and 1150 Old Thorndale Road, more particularly described by Williamson Central Appraisal District Parcels R567730 & R567731, legally described as Lots 6 and 7, Block A, Dove Pass Subdivision, Taylor, Williamson County, Texas.

9. **PZ-2022-1546** – Consider disapproving 3811 N. Main St. Preliminary Plat, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65.

REGULAR AGENDA

SUBDIVISION VARIANCE

10. **PZ-2022-1539** – Hold a public hearing regarding a request for a subdivision variance at 1303 Old Thorndale Road, consisting of approximately 0.997 acres part of and out of the Francis Bradley Survey, Abstract No. 74, more particularly described by Williamson Central Appraisal District Parcel R019891, Taylor, Williamson County, Texas.

11. **PZ-2022-1539** – Take action regarding a request for a subdivision variance at 1303 Old Thorndale Road, consisting of approximately 0.997 acres part of and out of the Francis Bradley Survey, Abstract No. 74, more particularly described by Williamson Central Appraisal District Parcel R019891, Taylor, Williamson County, Texas.

ZONING

12. **PZ-2022-1541** – Hold a public hearing regarding a request to change the zoning of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, from Rural/Agricultural Zoning District (R/A), Manufactured Housing Zoning District (MH), and Business Park District 2 (BP-2) to approximately 43.79 acres as Light Industrial Zoning District (M-1), and approximately 31.50 acres as Rural/Agriculture (R/A), legally described as Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision

and part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

13. **PZ-2022-1541** – Make a recommendation regarding a request to change the zoning of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, from Rural/Agricultural Zoning District (R/A), Manufactured Housing Zoning District (MH), and Business Park District 2 (BP-2) to approximately 43.79 acres as Light Industrial Zoning District (M-1), and approximately 31.50 acres as Rural/Agriculture (R/A), legally described as Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision and part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: October 11, 2022

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 13, 2022.** I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 9-8-22

Carrie Orts, Administrative Assistant

MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
August 9, 2022, 6:00 p.m.

PRESENT	ABSENT	OTHERS PRESENT
Donna Frazier	Rick Selin	Tom Yantis, Director, Development Services
Nora Roy	Steve Darden	Carrie Orts, Admin. Assistant II, Development Services
Jim Newman		Shelly Shelton, Senior Planner, Development Services
Kellie Billings-Ray		Courtney Peres, Planner, Development Services
Annette Maruska		McKenzi Hicks, Planning Tech, Development Services
Amy Everhart		
Mike Eaton		

CALL TO ORDER AND DECLARE A QUORUM
The meeting was called to order and a quorum declared at 6:05 p.m.

CITIZEN COMMUNICATION
N/A

SPECIAL RECOGNITION
Mr. Yantis recognized Ms. Shelton on her retirement and presented her with a plaque of appreciation.

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 12, 2022.

PZ-2021-1353 - Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

PZ-2022-1517 - Consider disapproving Vanecek Subdivision Minor Plat, consisting of approximately 20.77 acres ofland, addressed as 4341 CR 404, more particularly described by Williamson Central Appraisal District Parcels R020081 and R463839, part of and out of the T.T. Williamson Survey, Abstract No. 754, Taylor E.T.J., Williamson County, Texas.
Mr. Newman made motion to approve consent agenda as written. Second by Mrs. Billings-Ray. All voted in favor. Motion carries.

SUBDIVISION VARIANCE – ***Property owner withdrew request***

PZ-2022-1518 -Hold a public hearing regarding a request for a subdivision variance at 1806 Lexington Street, consisting of approximately 0.34 acres out of the north 25 feet of Lot 37 and all of Lot 38, Block 1, Edgefield Addition to the City of Taylor Replat, more particularly described by Williamson Central Appraisal District Parcel ROl 7079, Taylor, Williamson County, Texas.

PZ-2022-1518 -Take action regarding a request for a subdivision variance at 1806 Lexington Street, consisting of approximately 0.34 acres out of the north 25 feet of Lot 37 and all of Lot 38, Block 1, Edgefield Addition to the City of Taylor Replat, more particularly described by Williamson Central Appraisal District Parcel ROl 7079, Taylor, Williamson County, Texas.

ZONING

PZ-2021-1369 - Hold a public hearing regarding a request to change the zoning of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, from Rural/Agricultural Zoning District (RfA) and Local Business Zoning District (B-1) to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-2/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Public hearing opened. Mrs. Peres made presentation and stated that staff recommends approval of the proposed Residential Planned Development and rezoning request as it meets the intent of the Comprehensive Plan. Mr. Dorsaneo was present to answer questions. There was discussion between Commission and Representative. Public hearing closed.

PZ-2021-1369 - Consider making a recommendation regarding a request to change the zoning of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, from Rural/Agricultural Zoning District (RIA) and Local Business Zoning District (B-1) to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-2/RPD), part of and out of the Willian1J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Ms. Everhart made motion to recommend approval of the request to change the zoning of approximately 21.78 acres of land, addressed as 3811 North Main Street. Second by Mrs. Billings-Ray. All voted in favor. Motion carries.

DISCUSSION ITEMS

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

Mr. Yantis stated that there were three items that went forward to Council and were introduced.

- Two Comp Plan Amendments – These will go to Council on August 11, 2022, for final consideration
  - PZ-2022-1477 Taylor Texas Holdings
  - PZ-2022-1513 Taylor Heights
- PZ-2019-1133 RCR PD Amendment No. 2 - This will also go to Council on August 11, 2022, for final approval.

Adjourn

Meeting adjourned at 6:29 p.m.

Carrie Orts	Donna Frazier
Administrative Assistant II, Development Services	Planning & Zoning Commission Chair

City of Taylor
Castlewood South
Subdivision Improvement Plans
PZ-2021-1353
Staff Report

Requested Action:
Consider disapproving Castlewood South Subdivision Improvement Plans.

Applicant:
Will Buzzelli, P.E./Kimley-Horn

Subject Property:
Approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information:
Current Zoning: R-1/RPD
Current Use: Vacant

Purpose:
The plans are the subdivision improvement plans for Castlewood South.

Staff Recommendation:
Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual, 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

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Building 3, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: September 8, 2022

Address: FM 973, Taylor 76574

Permit Number PZ-2021-1353

Dear Will Buzzelli,

Staff has completed its review of the Castlewood South Subdivision Improvement Plans that is to be generally located at FM 973, Taylor, TX 76574. There are some corrections that need to be made prior to approval of the plans. Comments from this review follow.

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

Geotechnical Report - Resubmittal

- Geotechnical Report developed by PSI and uploaded on 7/15/22 is reviewed and approved with previous comments addressed.
- Geotechnical requirements shall be discussed at the time of the Pre-construction meeting for this subdivision.

*****See Associated Files section of permit page for plan review comments PDF***

Page #	Reference	Reviewer Comment
94	WASTEWATER PLAN AND PROFILE LINE WW-E (SHEET 1 of 2)	Show utility service for lots 10-12, blk 13
100	WASTEWATER PLAN AND PROFILE LINE WW - K	Verify and locate sewer service for lot blk 6 out of driveway
102	POND OUTFALL CULVERT PLAN & PROFILE	Detention pond drains to an existing ditch. Is this an existing recorded easement? Does this easement follow the ditch downstream? The City has received a site development plan for this commercial lot and it did not show a drainage easement or this outfall. The two developments need to be coordinated.
103	STREET LIGHT, SIDEWALK, SIGN AND STRIPING PLAN	Centerline & parking striping needed per TMP for collector level roads.
103	STREET LIGHT, SIDEWALK, SIGN AND STRIPING PLAN	label all sidewalk widths, even if to be constructed by home builders

103	STREET LIGHT, SIDEWALK, SIGN AND STRIPING PLAN	Need bulb outs on intersections of collectors per TMP: Sieders Street, Wilson Springs, Elijah Street, Rother Place, Wedmeyer Street – Where noted on the plan review sheet
105	SIGNAGE DETAILS & TYPICAL UTILITY AND STREET SECTION ASSIGNMENTS	Local Street - Provide reference of note below for the 6-ft sidewalk condition noted
105	SIGNAGE DETAILS & TYPICAL UTILITY AND STREET SECTION ASSIGNMENTS	Number notes shown in Local Street detail
106	PAVING DETAILS (1 OF 4)	PV002 – Update notes to reference concrete requirements noted in the detail. Add note that this is a minimum representative section. Contractor to build per design plans and geotechnical report
106	PAVING DETAILS (1 OF 4)	PV006 - Update for this project. 5' - 6' width and that planned development requirements shall be followed
107	PAVING DETAILS (2 OF 4)	Remove duplicate detail PV009A
108	PAVING DETAILS (3 OF 4)	Verify: City of Taylor has details for the valley gutter items. Include in plan set
109	PAVING DETAILS (4 OF 4)	Jointing details here are not complete, see ACI330 per the Pavement Report.
109	PAVING DETAILS (4 OF 4)	Where are the steel reinforcing requirements?
109	PAVING DETAILS (4 OF 4)	Insert "CONTRACTION" in Maximum Joint Spacing note
109	PAVING DETAILS (4 OF 4)	Include as note/table for section Residential/Through Neighborhood Yield Street (Your 50’ ROW) · Pavement width: 28’ Face-to-Face · Sidewalk: 5’ wide · Planter Strip: 5.5’ wide
109	PAVING DETAILS (4 OF 4)	Include as note/table for section Collector/Through Neighborhood Street (your 70’ ROW) · Pavement width: 36’ Face-to-Face · Sidewalk: 6’ wide · Planter Strip: 10.5’ wide · Need centerline striping & parking striping

Fire Department Comments (PZ)

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

- Reviewed resubmitted plans with no comments.

Please revise the plans to address the comments noted above. Following revision, submit the plans 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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planner
City of Taylor

Subject Property

F·M·973

N

PZ-2021-1353

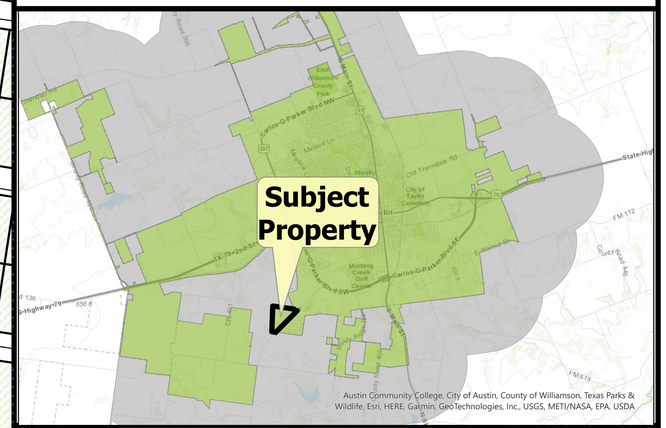
Castlewood South
Subdivision Improvement Plans
Across from Avery Glen Subdivision
Approximately 69.99 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets

ZONING

- B-1
- R-1/RPD: Residential Planned Development



0 190 380 760 US Feet

City of Taylor
Mule Loop Townhomes
Subdivision Improvement Plans
PZ-2022-1494
Staff Report

Requested Action:
Consider disapproving Mule Loop Townhomes Subdivision Improvement Plans.

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

Subject Property:
Consisting of approximately 2.94 acres of land, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information:
Current Zoning: MF-1/RPD
Current Use: Vacant

Purpose:
The plans are the subdivision improvement plans for Mule Loop Townhomes.

Staff Recommendation:
Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual, 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

Gregg Andrulis
Civil Insite LLC
10200 W HWY 290, Suite 4
Austin TX 78736
gregg@civilinsite.com

Date: Wednesday, September 7, 2022

Address: Cecelia Street & Debus Drive, Taylor 76574

Permit Number PZ-2022-1494

Dear Gregg Andrulis,

Staff has completed its review of plans for the Mule Loop Townhomes Subdivision Improvement Plans that is to be located at Cecelia Street & Debus Drive, Taylor, TX 76574. There are some corrections that need to be made prior to approval of submitted plans. Comments from this review follow.

Planning Department Comments
The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

1. Comments made on 5/24 have been adequately addressed with resubmission on 8/19/22.
2. Plat Comment that is relevant to the SIP process for this project. Just for information purposes for this submission:
3. Staff has determined that the proposed street name extension as “Cecelia Street” would be more appropriate North of the subject property. Please identify up to three street names of your choosing (list your choices as 1 – most desired to 3 – least desired) and understand that street names are checked for redundancy **county wide**. It is advised that you ensure to the best of your ability that your proposed street name(s) do not currently exist within Williamson County. Once your street name has been accepted staff will move forward with a formal request to City Council to rename the remaining section of Cecilia to match the street name chosen by the applicant.

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.

Drainage

Engineering Report Comments:

1. Please provide composite CN calculations for existing and proposed drainage areas **that include impervious cover calculations**. (COT EM 1.9 and Table 8-5)

General comments:

1. Please provide plans for the detention pond that conform with the model and COT EM 8.15.

**See Associated Documents section of the permit page to download a PDF of the engineering comments placed on the geotechnical report.*

General

1. *Pavement thickness design for city streets should be in accordance with the current City of Taylor Engineering Manual (CoT EM). Include specifics in this report as what is required in the CoT EM. Comments herein only address the more obvious items not meeting the current CoT EM, not necessarily all items required per the CoT EM.*

Sheet 7 of 18

1. *Per Cot EM borings should be a minimum of 15-ft deep, P-1 and P-2 are only 5-ft deep.*
2. *Was a traffic impact study performed? Where did 50,000 ESAL come from?*
3. *Cot EM requires bulk samples be collected to determine subgrade strength.*

Sheet 8 of 18

1. *Per CoT EM pavement design should be performed using TxDOT procedures.*
2. *CBR and resilient modulus are high for CH clay with PI of 54.*
3. *Should include FPS21 output along with triaxial and mechanistics checks per CoT EM.*

Sheet 9 of 18

1. *What is the lime application rate, and required parameters to be achieved by the lime stabilizaation?*
2. *CRCP or CPCD concrete pavement? (Table 4.6)*
3. *Is 4,000 psi concrete per CoT Specifcations and Details?*
4. *Geotechnical or Civil engineer needs to provide specifics regarding, steel, dowels, tie bars, and jointing, TxDOT Item 360 does not cover the details.*
5. *What is being recommended to control or limit premature failure and cracking from the highly expansive soils?*

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

These plans were reviewed as the public improvement construction plans only and no review was conducted pertaining to the actual site plans for Mule Loop Townhomes development.

1. Sheet 12 of 18 to indicate City of Taylor standard detail for the fire hydrants.
2. Sheet 16 of 18 to include City of Taylor's new standard hydrant detail. I have uploaded Taylor's current hydrant standard to the additional files area.

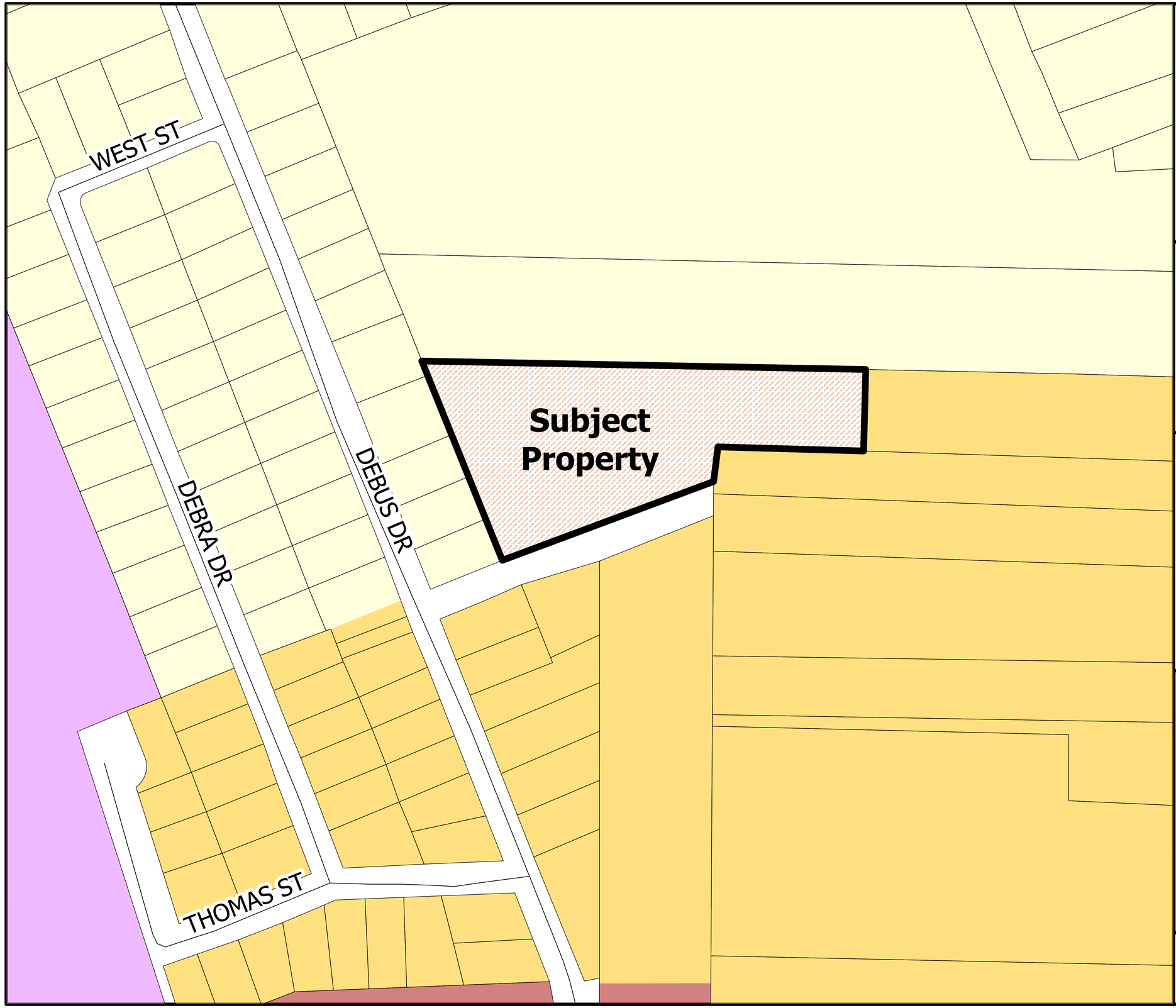
Please revise the plans to address the comments noted above. Following revision, submit the plans electronically with a resolution letter in PDF format.

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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planner
City of Taylor



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PZ-2022-1494

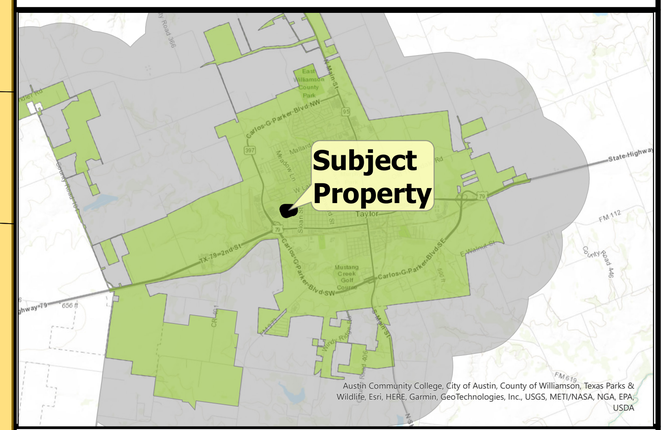
Mule Loop Townhomes
Subdivision Improvement Plans
Location Map
Approximately 2.94 Acres

Legend

- Subject Property
- Parcels
- Streets

ZONING

- B-1
- M-1 Light Industrial
- MF-2 Multi-Family
- R-1 Single Family
- MF-1/RPD



0 4.5 9 Miles

City of Taylor
Mule Loop Townhomes
Block 1, Lot 1, Final Plat
PZ-2022-1495
Staff Report

Requested Action:
Consider disapproving Mule Loop Townhomes Block 1, Lot 1, Final Plat.

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

Subject Property:
Consisting of approximately 2.94 acres of land to create one lot, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information:
Current Zoning: MF-1/RPD
Current Use: Vacant

Purpose:
The purpose of the plat is for future multi-family 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 final 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

Gregg Andrulis
Civil Insite LLC
10200 W Hwy 290 Suite 4
Austin TX 78736
gregg@civilinsite.com

Date: Wednesday, September 7, 2022

Address: Cecelia Street, Taylor 76574

Permit Number PZ-2022-1495

Dear Gregg Andrulis,

Staff has completed its review of the Mule Loop Townhomes Block 1, Lot 1, Final Plat that is to be located at Cecelia Street, Taylor, TX 76574. There are some corrections that need to be made prior to approval of the plans. Comments from this review follow.

Planning Department Comments
The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

1. Revise Final Plat to correctly reflect the Abandonment of Cecelia ROW west of Debus. See Document No. 2004015341.
2. Staff has determined that the proposed street name extension as “Cecelia Street” would be more appropriate North of the subject property. Please identify up to three street names of your choosing (list your choices as 1 – most desired to 3 – least desired) and understand that street names are checked for redundancy **county wide**. It is advised that you ensure to the best of your ability that your proposed street name(s) do not currently exist within Williamson County. Once your street name has been accepted staff will move forward with a formal request to City Council to rename the remaining section of Cecilia to match the street name chosen by the applicant.

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

* See PDF document uploaded in the Associated Files portion of this permit page with comments provided on the plat showing the following comments

Sheet 1 of 2 -

1. Provide a reference on the plat drawing to the applicable note on Sheet 2: Easement for drainage adjacent to lots, tracts, or reserves shall be noted: "This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility."(Subdivision Ord. 3.3.2 Requirements for Easements, 4.)
2. Provide a reference on the plat drawing to the applicable notes on Sheet 2: Minimum Finished Floor Elevation (FFE) to be noted on the plat for lots located in the within the 100-yr floodplain (Subdivision Ord. 3.3 Final Plat, 10.b)
3. Include total length of new street in the applicable plat heading box.

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

1. Reviewed resubmitted plat with no comments.

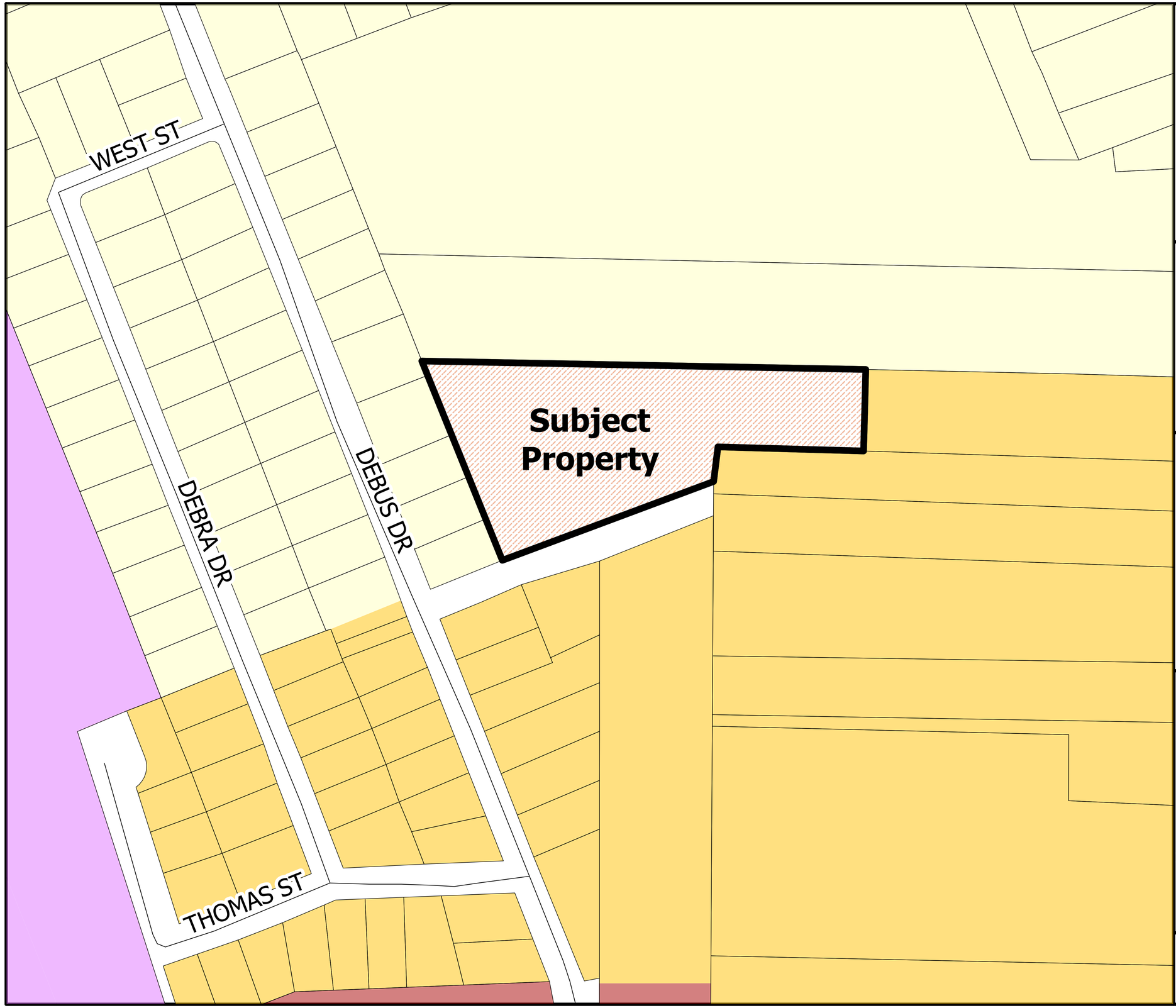
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planner
City of Taylor



Taylor Texas
CITY OF TAYLOR TX

N

PZ-2022-1495

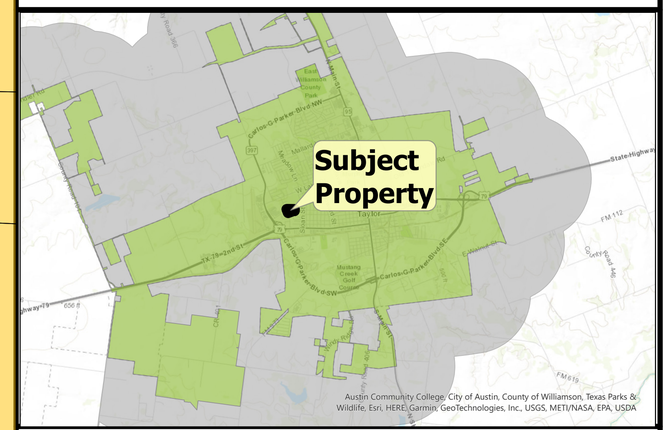
Mule Loop Townhomes
Block 1, Lot 1, Final Plat
Location Map
Approximately 2.94 Acres

Legend

- Subject Property
- Parcels
- Streets

ZONING

- B-1
- M-1 Light Industrial
- MF-2 Multi-Family
- R-1 Single Family
- MF-1/RPD



0 4.5 9 Miles

MULE LOOP TOWNHOMES, BLOCK 1, LOT 1, FINAL PLAT

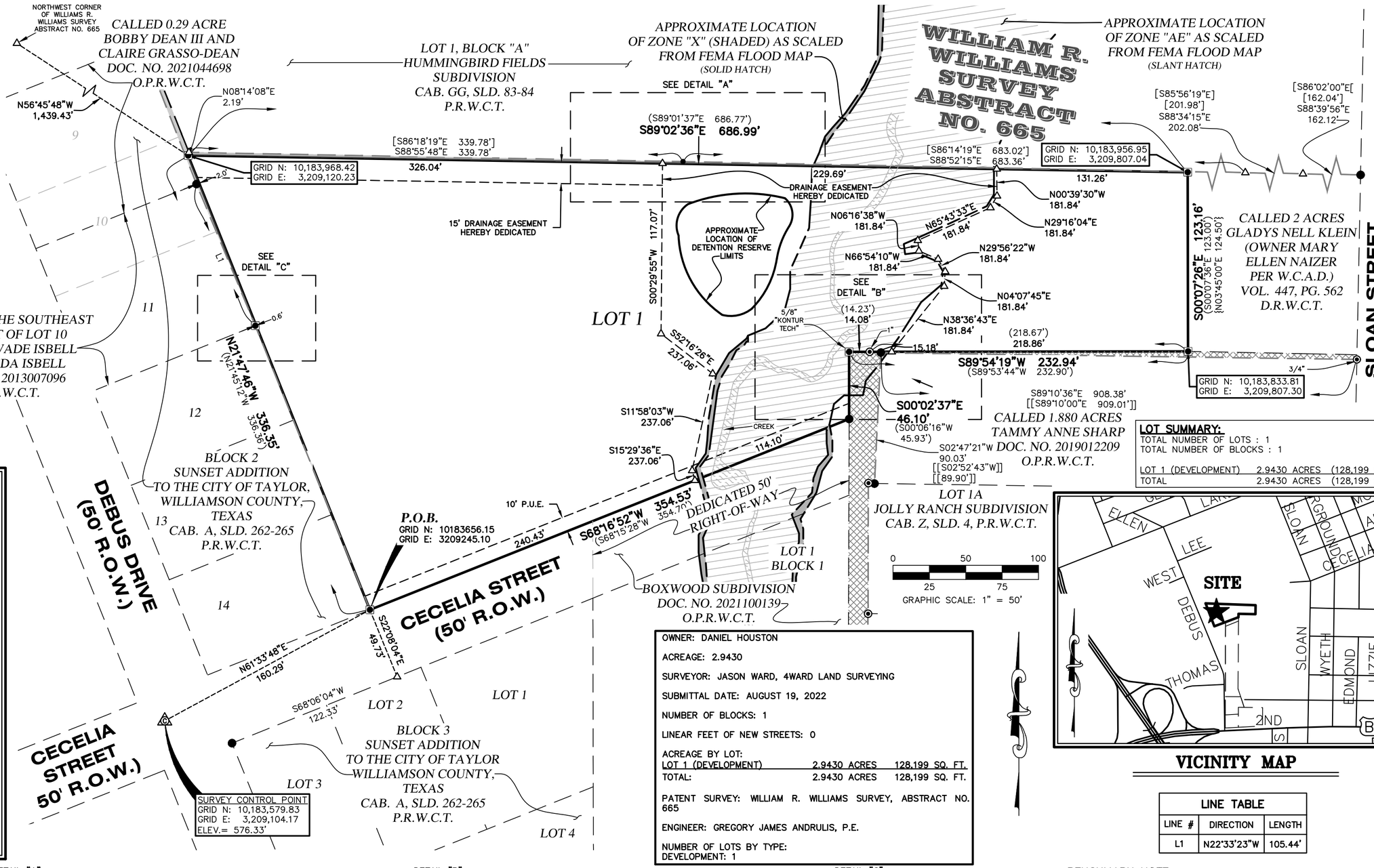
CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167479, O.P.R.W.C.T., PART OF AND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665 CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JULY 30, 2021.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X' (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED, AS SHOWN ON F.I.R.M. MAP NO. 48491C0533F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117908220.

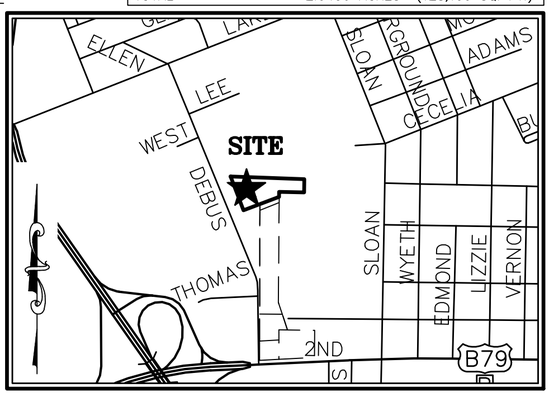


LEGEND

———	PROPERTY LINE
— — —	EXISTING PROPERTY LINES
- - - -	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
△	CALCULATED POINT
◉	IRON ROD WITH "TRIAD RPLS 5952" CAP FOUND (UNLESS NOTED)
⊙△	SURVEY CONTROL POINT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
W.C.A.D.	WILLIAMSON COUNTY APPRAISAL DISTRICT
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOCUMENT NO. 2020167477
{.....}	RECORD INFORMATION PER DEED VOL. 447, PG. 562
[.....]	RECORD INFORMATION PER PLAT CAB. GG, SLDS. 83–84
[[.....]]	RECORD INFORMATION PER DOC. NO. 2019012209

LOT SUMMARY:
TOTAL NUMBER OF LOTS : 1
TOTAL NUMBER OF BLOCKS : 1

LOT 1 (DEVELOPMENT)	2.9430 ACRES	(128,199 SQ. FT.)
TOTAL	2.9430 ACRES	(128,199 SQ. FT.)



VICINITY MAP

OWNER: DANIEL HOUSTON

ACREAGE: 2.9430

SURVEYOR: JASON WARD, 4WARD LAND SURVEYING

SUBMITTAL DATE: AUGUST 19, 2022

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

ACREAGE BY LOT:

LOT 1 (DEVELOPMENT)	2.9430 ACRES	128,199 SQ. FT.
TOTAL:	2.9430 ACRES	128,199 SQ. FT.

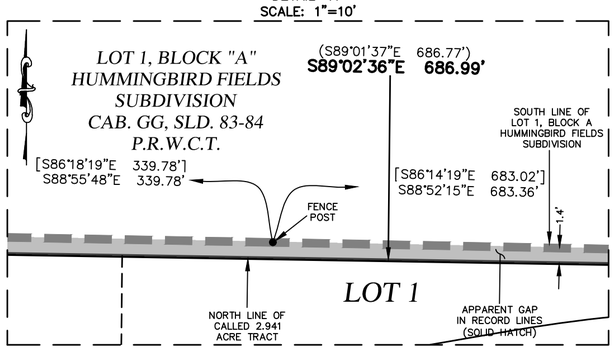
PATENT SURVEY: WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665

ENGINEER: GREGORY JAMES ANDRULIS, P.E.

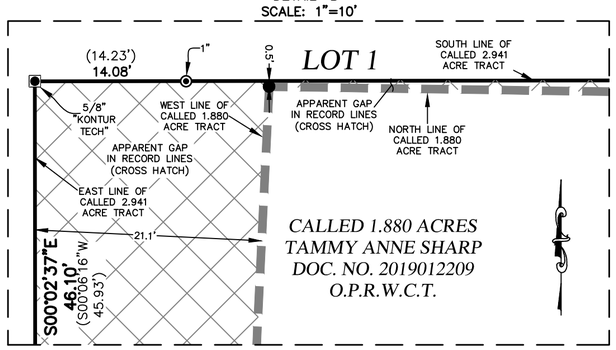
NUMBER OF LOTS BY TYPE:
DEVELOPMENT: 1

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N22°33'23"W	105.44'

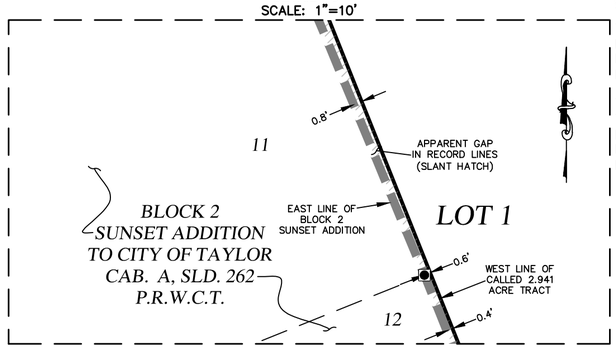
DETAIL "A"
SCALE: 1"=10'



DETAIL "B"
SCALE: 1"=10'



DETAIL "C"
SCALE: 1"=10'



BENCHMARK NOTE:
TBM #1– COTTON GIN SPINDLE WITH 4WARD WASHER SET IN ASPHALT ON THE WEST MARGIN OF DEBUS DRIVE, ±154' SOUTHWEST OF A POWER POLE IN THE NORTH MARGIN OF CECILIA STREET, ± 25' NORTHEAST OF A FIRE HYDRANT IN THE WEST MARGIN OF DEBUS DRIVE.
ELEVATION = 576.20'.

TBM #2– COTTON GIN SPINDLE SET IN ASPHALT WITH 4WARD WASHER IN THE WEST MARGIN OF DEBUS DRIVE, ± 60' SOUTHEAST FROM A FIRE HYDRANT AND ± 185' SOUTHWEST OF A POWER POLE IN THE NORTH MARGIN OF CECILIA STREET
ELEVATION = 573.76'.

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	8/15/2022
Project:	01278
Scale:	1" = 50'
Reviewer:	DV
Tech:	DV
Field Crew:	NH/MM
Survey Date:	AUG. 2021
Sheet:	1 OF 2

P:\01278\Dwg\01278 Final Plat.dwg

MULE LOOP TOWNHOMES, BLOCK 1, LOT 1, FINAL PLAT

CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167479, O.P.R.W.C.T., PART OF AND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665 CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

I, DANIEL HOUSTON, SOLE OWNER OF THE CERTAIN 2.9430 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020147477 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, TO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEED APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

MULE LOOP TOWNHOMES, BLOCK 1, LOT 1, FINAL PLAT

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

_____
DANIEL HOUSTON, OWNER
671 PURSLEY ROAD
DRIPPING SPRINGS, TX 78620

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 DANIEL HOUSTON, 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: _____

ENGINEER'S CERTIFICATION:

I, GREGORY ANDRULIS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PARCEL IS ENCROACHED BY ZONE AE AND ZONE X (SHADED) FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0533F. 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. THE INFORMATION CONTAINED ON THE PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY.

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

_____
GREGORY ANDRULIS, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 116390, STATE OF TEXAS

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

I, JASON WARD, 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 THE COMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

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

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

_____
JASON WARD, R.P.L.S. DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.9430 ACRES (128,199 SQUARE FEET) OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.941 ACRE TRACT CONVEYED TO DANIEL HOUSTON IN DOCUMENT NO. 2020147477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.9430 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "TRIAD RPLS 5952" CAP FOUND IN THE NORTH RIGHT-OF-WAY LINE OF CECEILIA STREET (UNIMPROVED 50' RIGHT-OF-WAY, THIS PORTION OF CECELIA STREET HAVING BEEN PLATTED IN CABINET A, SLIDES 262-265 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, P.R.W.C.T.), BEING THE SOUTHWEST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF LOT 14, BLOCK 2 OF SUNSET ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, A SUBDIVISION RECORDED IN CABINET A, SLIDES 262-265 (P.R.W.C.T.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF,

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID CECEILIA STREET, WITH THE WEST LINE OF SAID 2.941 ACRE TRACT, DIVERGING AWAY FROM THE EAST LINE OF SAID BLOCK 2, SUNSET ADDITION TO THE CITY OF TAYLOR, ALONG AN APPARENT GAP, N21°47'46"W, A DISTANCE OF 336.35 FEET TO A 1/2-INCH IRON ROD WITH "TRIAD RPLS 5952" CAP FOUND FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF AN APPARENT GAP BETWEEN THE NORTH LINE OF SAID 2.941 ACRE TRACT AND THE SOUTH LINE OF LOT 1, BLOCK A, HUMMINGBIRD FIELDS, A SUBDIVISION RECORDED IN CABINET GG, SLIDES 83-84 (P.R.W.C.T.) FROM WHICH A CALCULATED POINT FOR THE RECORD LOCATION OF THE SOUTHWEST CORNER OF SAID LOT 1, BEARS N08°14'08"E, A DISTANCE OF 2.19 FEET;

THENCE, WITH THE NORTH LINE OF SAID 2.941 ACRE TRACT, DIVERGING TOWARD THE SOUTH LINE OF SAID LOT 1, ALONG AN APPARENT GAP, S89°02'36"E, A DISTANCE OF 686.99 FEET TO A 1/2-INCH IRON ROD WITH "TRIAD RPLS 5952" CAP FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING IN THE WEST LINE OF A CALLED 2 ACRE TRACT CONVEYED TO GLADYS NELL KLEIN IN VOLUME 447, PAGE 562 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

THENCE, WITH THE EAST LINE OF SAID 2.941 ACRE TRACT AND THE WEST LINE OF SAID 2 ACRE TRACT, S00°07'26"E, A DISTANCE OF 123.16 FEET TO A 1/2-INCH IRON ROD WITH "TRIAD RPLS 5952" CAP FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER HEREOF, SAID POINT BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 2 ACRE TRACT, AND ALSO BEING IN THE NORTH LINE OF AN APPARENT GAP BETWEEN THE SOUTH LINE OF SAID 2.941 ACRE TRACT AND THE NORTH LINE OF A CALLED 1.880 ACRE TRACT CONVEYED TO TAMMY ANNE SHARP IN DOCUMENT NO. 2019012209 (O.P.R.W.C.T.);

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, VEERING TOWARD THE NORTH LINE OF A SAID 1.880 ACRE TRACT, ALONG AN APPARENT GAP, S89°54'19"W, PASSING AT A DISTANCE OF 218.86 FEET A 1" IRON PIPE FOUND FOR A POINT ON LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 232.94 FEET TO A 5/8-INCH IRON ROD WITH "KONTUR TECH" CAP FOUND FOR AN INTERNAL ELL-CORNER HEREOF, SAID POINT BEING AN INTERNAL ELL-CORNER IN THE SOUTH LINE OF SAID 2.941 ACRE TRACT, AND BEING IN THE EAST LINE OF AN APPARENT GAP BETWEEN THE SOUTH LINE OF SAID 2.941 ACRE TRACT AND THE WEST LINE OF SAID 1.880 ACRE TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, DIVERGING TOWARD THE WEST LINE OF SAID 1.880 ACRE TRACT AND ALONG AN APPARENT GAP, S00°02'37"E, A DISTANCE OF 46.10 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING AND ANGLE POINT IN THE SOUTH LINE OF SAID 2.941 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF A 50' RIGHT-OF-WAY DEDICATION AS DEDICATED BY BOXWOOD SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021100139 (O.P.R.W.C.T.)

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, IN PART WITH SAID 50' RIGHT-OF-WAY DEDICATION, AND IN PART WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CECEILIA STREET, S68°16'52"W, A DISTANCE OF 354.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.9430 ACRES (128, 199 SQUARE FEET) MORE OR LESS.

GENERAL NOTES:

1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
2. A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
3. THIS SUBDIVISION IS SUBJECT TO ORDINANCE #2021-12. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AMENDED. THE DETENTION FACILITIES ARE PRIVATELY OWNED AND WILL NOT BE MAINTAINED BY THE CITY OF TAYLOR.
4. NO BUILDING PERMIT WILL BE ISSUED FOR THIS LOT UNTIL UTILITIES ARE EXTENDED TO IT.
5. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
6. THIS EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
7. THE MINIMUM FINISHED FLOOR ELEVATION FOR CONSTRUCTION OF ANY STRUCTURES ON THIS LOT SHALL BE 572.0 FEET ABOVE SEA LEVEL.
8. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: BLOCK 1, LOT 1

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF TAYLOR 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.

_____ _____
_____ DATE
CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR

PLANNING AND ZONING COMMISSION

A FINAL PLAT FOR A SUBDIVISION TO BE KNOWN AS MULE LOOP TOWNHOMES, BLOCK 1, LOT 1 FINAL PLAT HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____, 20__, A.D.

_____ _____
CHAIRMAN DATE

_____ _____
SECRETARY DATE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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

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

_____ _____, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	8/15/2022
Project:	01278
Scale:	N/A
Reviewer:	DV
Tech:	DV
Field Crew:	NH/MM
Survey Date:	AUG. 2021
Sheet:	2 OF 2

P:\01278\Dwg\01278 Final Plat.dwg

City of Taylor
Spring Creek Phase 1
Final Plat
PZ-2022-1516
Staff Report

Requested Action:
Consider disapproving Spring Creek Phase 1 Final Plat.

Applicant:
Aimee Chavez, P.E./Pape-Dawson Engineers, Inc.

Subject Property:
Consisting of approximately 27.93 acres of land, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:
Current Zoning: R-1/RPD
Current Use: Vacant

Purpose:
The purpose of the plat is for future single-family 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 final 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

Aimee Chavez
Pape-Dawson Engineers, Inc.
10801 N Mopac Expy., Bldg 3, Suite 200
Austin TX 78759
achavez@pape-dawson.com

Date: September 7, 2022

Address: CR 367, Taylor 76574

Permit Number PZ-2022-1516

Dear Aimee Chavez,

Staff has completed its review of plans for the Spring Creek Phase 1 Final Plat that is to be generally located at CR 367, 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 Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov

1. The only place I think you need it in the proposed plat is to cross the creek as there is a drainage easement there. It appears the waterline is in the ROW or the 10' P.U.E. that runs along the front of adjacent lots.
2. On the prelim, a P.U.E. is shown in the Landscape/Open Space Reserve 4 so that would take care of the easement you'll need. There's also an easement in Landscape/Open space Reserve 14 and it is shown on the Phase 1 Final Plat. If you think you'll need these then you should include them on the Final Plats to avoid amending the plats in the future.
3. The uploaded markup shows where the waterline easement is needed. It is not needed in the rights-of-way. It is needed in the Reserves (Landscape/Open Space and Park).
4. It's hard to read the P.U.E. and see the arrows in Block 2. You should move them to the middle of the last lot on the street so there's less confusion.
5. Relocate the number of the Park Reserve that you have labeled as R-4 because it's not legible. The numbers have been changed from the Approved Preliminary Plat and I don't know why. The numbers should remain the same so it's not confusing for County (who is addressing everything).
6. The yard requirement/setback is in the PD. You should change the note that refers to the Taylor Zoning Ordinance.
7. Remove the B.L.s as the setback is in the planned development ordinance. The setback in the ordinance is the B.L.

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 4 of 4

- 3.3 Final Plat; 10. Drainage and Floodplains: c. The final plat shall also contain certification by a licensed professional engineer **that certifies that the information contained on the plat complies with all ordinances adopted by the City**. This is in addition to the Engineer's Certificate 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@taylortx.gov.

1. Reviewed final plat with no comments.

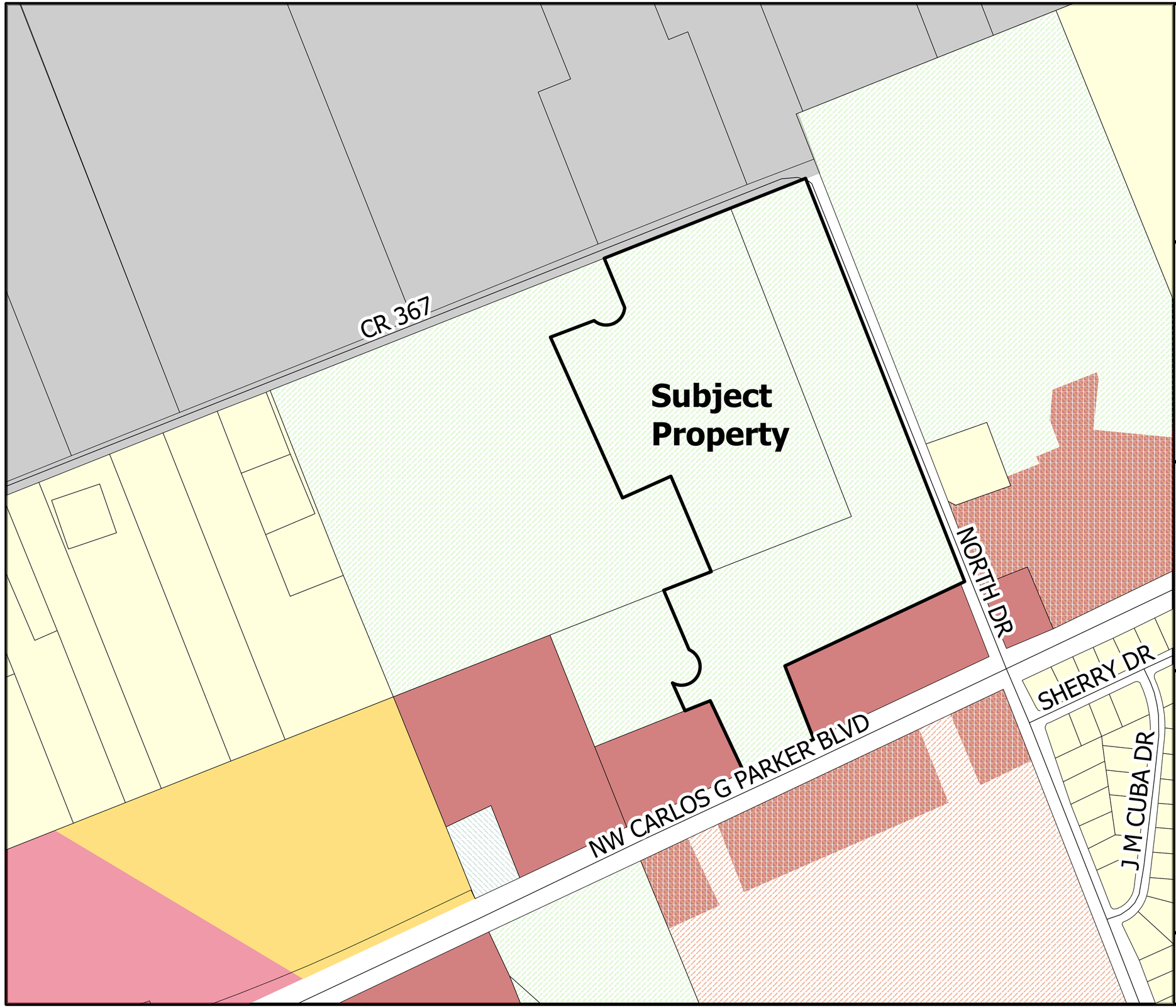
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Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planner
City of Taylor



N

PZ-2022-1516

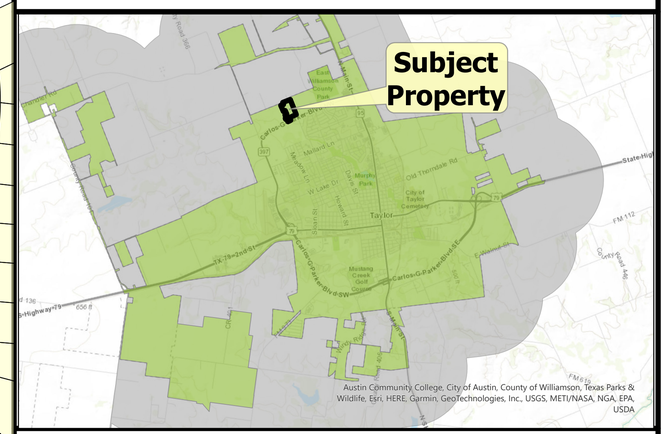
Spring Creek Phase 1
Final Plat
Located at the Northwest Corner of the Intersection of North Drive and N.W. Carlos G. Parker Boulevard
Approximately 27.93 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets

ZONING

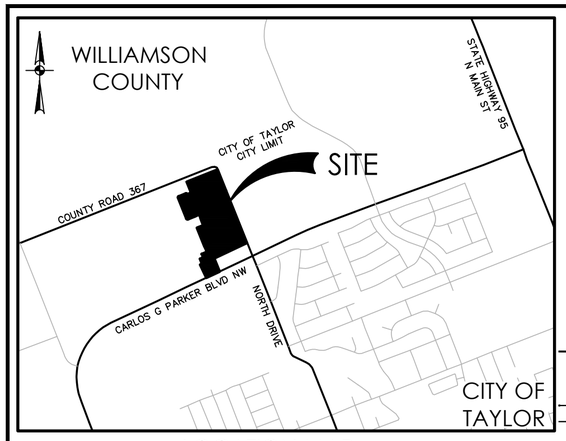
- B-1
- B-1/CPD
- B-2
- MF-2 Multi-Family
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture
- MF-1/RPD



0 235 470 940 US Feet

FINAL PLAT
OF
SPRING CREEK, PHASE 1

A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.



LOCATION MAP

SCALE: 1" = 2000'

OWNER: GEHAN HOMES, LTD.
ADDRESS: BARTON CREEK PLAZA III
3815 SOUTH CAPITAL OF TEXAS HWY.
SUITE 275
AUSTIN, TX 78704
(512) 330-9366

ACREAGE: 27.930 ACRES
LOTS ACREAGE: 23.090 ACRES
ROW ACREAGE: 4.840 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

PATENT SURVEY: WILLIAM J. BAKER SURVEY,
SECTION NO. 2,
ABSTRACT NO. 65

SUBMITTAL DATE:

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

LINEAR FEET OF NEW STREET	LENGTH	TYPE
GREINERT DRIVE:	1295 LF	(RESIDENTIAL)
TRIBUTE BOULEVARD:	625 LF	(COLLECTOR)
CARAWAY DRIVE:	523 LF	(RESIDENTIAL)
ANSLEY COURT:	388 LF	(RESIDENTIAL)
TEASLEY DRIVE:	279 LF	(RESIDENTIAL)
HARTSON DRIVE:	525 LF	(RESIDENTIAL)
TOTAL:	3635 LF	

LOT SUMMARY
TOTAL NUMBER OF BLOCKS : 5
SINGLE FAMILY LOTS: 93

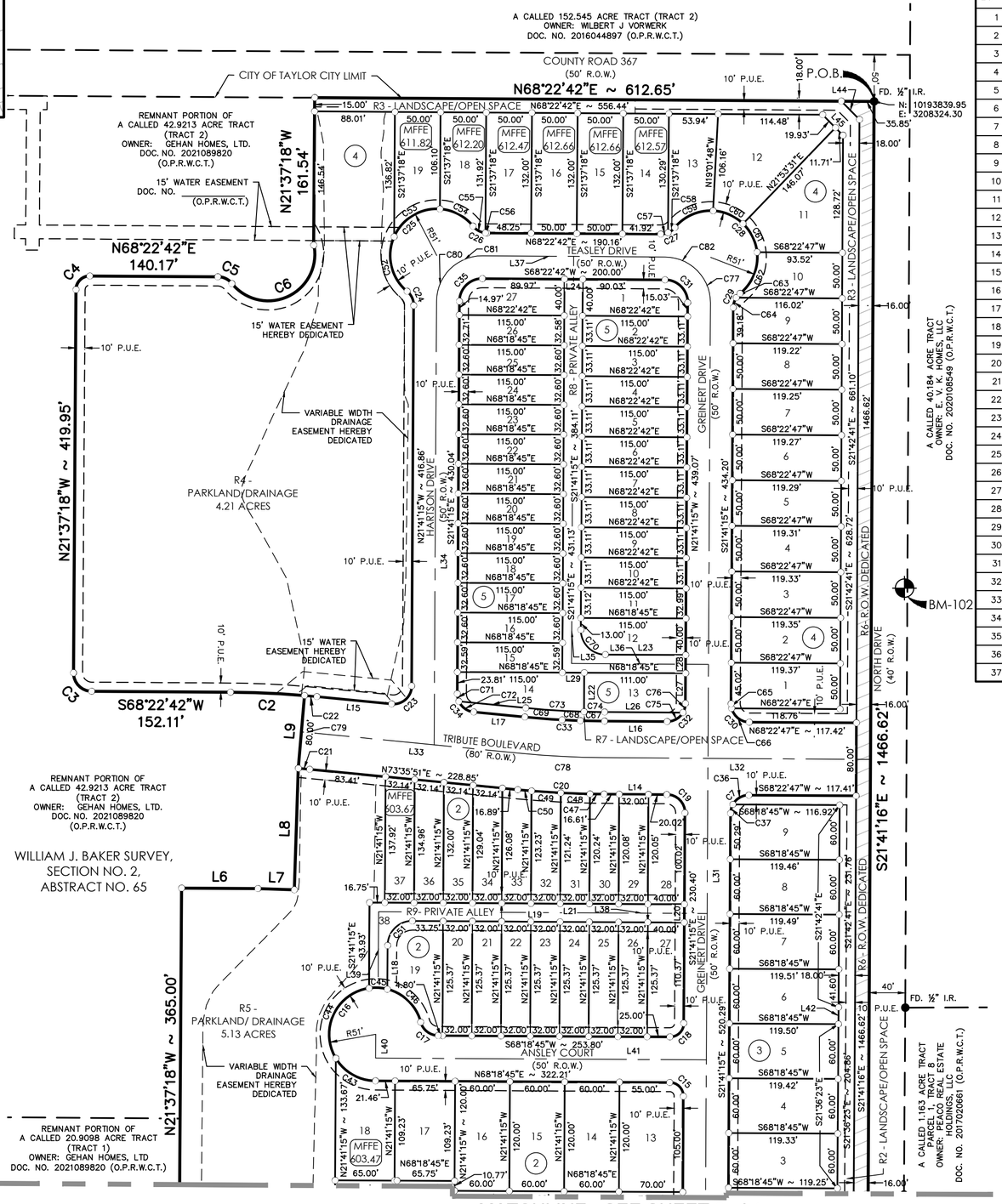
BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.9998800143982722

BM-100
SET CHISELED SQUARE ON CONCRETE HEADWALL
ON THE NORTH SIDE OF CARLOS G. PARKER BLVD.
GRID NORTHING: 10192066.3'
GRID EASTING: 3208199.2'
ELEVATION = 598.81'
NAVD 88 (GEOID18)

BM-101
SET CHISELED SQUARE ON CONCRETE
PAD FOR TRAFFIC CONTROL BOX NEAR THE
NORTHWEST CORNER OF CARLOS G. PARKER BLVD.
AND NORTH DRIVE
GRID NORTHING: 10192433.2'
GRID EASTING: 3208951.5'
ELEVATION = 608.04'
NAVD 88 (GEOID18)

BM-102
SET 5/8" I.R. WITH RED CAP (TRAVERSE)
ON THE EAST SIDE OF NORTH DRIVE
GRID NORTHING: 10193583.7'
GRID EASTING: 3208554.8'
ELEVATION = 609.86'
NAVD 88 (GEOID18)



0' 100' 200' 300'

SCALE: 1"= 100'

BLOCK 1	
LOT #	AREA (SQ. FT.)
1	12,707

BLOCK 2	
LOT #	AREA (SQ. FT.)
1	8,036
2	7,176
3	7,404
4	7,632
5	7,281
6	7,045
7	7,739
8	7,583
9	7,200
10	7,200
11	7,200
12	8,352
13	8,352
14	7,200
15	7,200
16	7,200
17	7,182
18	7,412
19	5,953
20	4,012
21	4,012
22	4,012
23	4,012
24	4,012
25	4,012
26	4,012
27	4,967
28	4,715
29	3,842
30	3,844
31	3,861
32	3,909
33	3,988
34	4,082
35	4,177
36	4,271
37	4,366

BLOCK 3	
LOT #	AREA (SQ. FT.)
1	7,721
2	7,159
3	7,157
4	7,162
5	7,168
6	7,171
7	7,170
8	7,168
9	7,159

BLOCK 4	
LOT #	AREA (SQ. FT.)
1	5,968
2	5,968
3	5,967
4	5,966
5	5,965
6	5,964
7	5,963
8	5,962
9	5,950
10	4,982
11	9,252
12	10,021
13	5,850
14	6,595
15	6,600
16	6,600
17	6,600
18	5,846
19	5,702

BLOCK 5	
LOT #	AREA (SQ. FT.)
1	4,466
2	3,808
3	3,808
4	3,808
5	3,808
6	3,808
7	3,808
8	3,808
9	3,808
10	3,808
11	3,801
13	4,765
14	5,291
15	3,747
16	3,749
17	3,749
18	3,749
19	3,749
20	3,749
21	3,749
22	3,749
23	3,749
24	3,749
25	3,749
26	3,754
27	4,466

RESERVE PARCELS			
LOT #	BLOCK	AREA (SQ. FT.)	TYPE
R1	1	1,835	LANDSCAPE/OPEN SPACE
R2	3	11,138	LANDSCAPE/OPEN SPACE
R3	4	22,698	LANDSCAPE/OPEN SPACE
R4	4	183,261	PARKLAND/DRAINAGE
R5	2	223,425	PARKLAND/DRAINAGE
R6	1	23,223	R.O.W. DEDICATED
R7	5	2,363	LANDSCAPE/OPEN SPACE
R8	5	11,079	PRIVATE ALLEY
R9	2	8,527	PRIVATE ALLEY

LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC	DOCUMENT NUMBER
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.T.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	EASEMENT LINE
	ROAD CENTERLINE
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
#	BLOCK NUMBER
	RIGHT OF WAY HEREBY DEDICATED

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

SPRING CREEK, PHASE 1
Civil Job No. 51265-02
51265-20/Survey Job No. 51265-02

Date: Aug 12, 2022, 8:06am User ID: vzurcher
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FINAL PLAT
OF
SPRING CREEK, PHASE 1

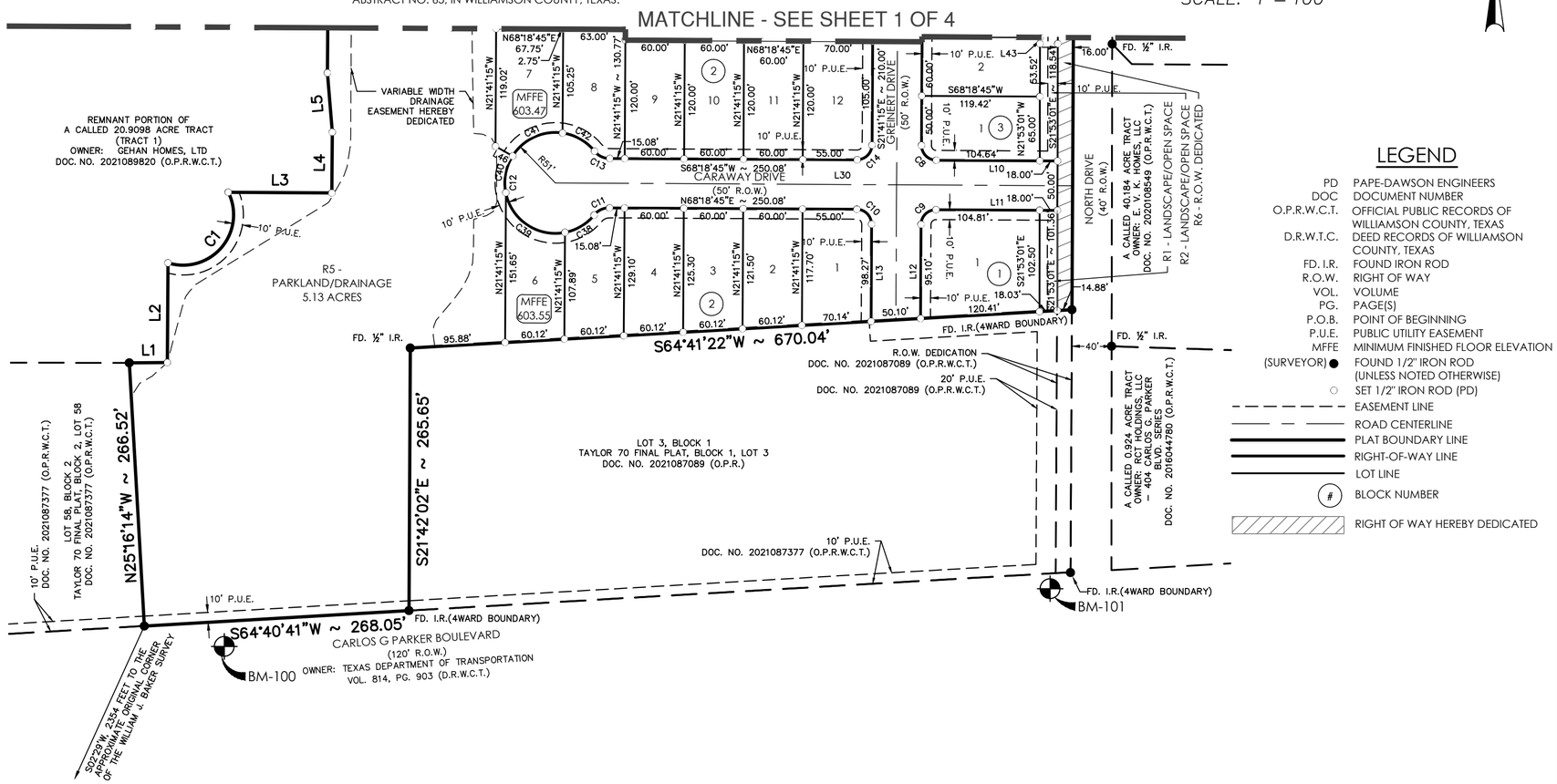
A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

0' 100' 200' 300'

SCALE: 1"= 100'

NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ATMOS ENERGY.
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 NO. 48491C0531F & 48491C0530F, EFFECTIVE DATE OF DEC. 20, 2019.
4. A 10' 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 AND AS AMENDED BY THE RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE (2020-14).
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF RESERVE R4 AND RESERVE R5.
7. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
8. THIS SUBDIVISION IS SUBJECT ORDINANCE NO. 2020-14, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
9. MEDIANS ON TRIBUTE BOULEVARD ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE SUBJECT TO AN AGREEMENT WITH THE CITY.
10. ALL RESERVES ARE DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF HOUSE CONSTRUCTION ADJACENT TO ALL RESIDENTIAL LOTS. THE DEVELOPER SHALL CONSTRUCT A 5' SIDEWALK AT THE TIME OF SUBDIVISION IMPROVEMENTS ADJACENT TO ALL NON-RESIDENTIAL LOTS.
12. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. SAID AGREEMENT IS TO BE DONE BY SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.



LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC	DOCUMENT NUMBER
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.T.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
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○	SET 1/2" IRON ROD (PD)
	EASEMENT LINE
	ROAD CENTERLINE
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
#	BLOCK NUMBER
	RIGHT OF WAY HEREBY DEDICATED

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	51.00'	133°56'49"	N18°30'34"E	93.87'	119.23'
C2	1040.00'	004°28'16"	S70°36'50"W	81.14'	81.16'
C3	20.00'	090°00'00"	N66°37'18"W	28.28'	31.42'
C4	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C5	20.00'	050°40'08"	S86°17'15"E	17.12'	17.69'
C6	51.00'	152°30'16"	N42°47'41"E	99.08'	135.75'
C7	20.00'	090°04'02"	S23°20'46"W	28.30'	31.44'
C8	15.00'	090°00'00"	S66°41'15"E	21.21'	23.56'
C9	15.00'	090°00'00"	N23°18'45"E	21.21'	23.56'
C10	15.00'	090°00'00"	S66°41'15"E	21.21'	23.56'
C11	20.00'	050°40'08"	N42°58'41"E	17.12'	17.69'
C12	51.00'	281°20'15"	S21°41'15"E	64.65'	250.42'
C13	20.00'	050°40'08"	N86°21'11"W	17.12'	17.69'
C14	15.00'	090°00'00"	S23°18'45"W	21.21'	23.56'
C15	15.00'	090°00'00"	S66°41'15"E	21.21'	23.56'
C16	51.00'	254°28'48"	S15°33'02"W	81.20'	226.52'
C17	20.00'	074°28'41"	N74°26'54"W	24.21'	26.00'
C18	15.00'	090°00'00"	S23°18'45"W	21.21'	23.56'
C19	20.00'	089°55'58"	S66°39'14"E	28.27'	31.39'
C20	1040.00'	005°13'04"	N70°59'19"E	94.68'	94.71'
C21	960.00'	000°44'53"	N73°13'24"E	12.53'	12.53'
C22	1040.00'	000°44'53"	N73°13'24"E	13.58'	13.58'
C23	20.00'	095°17'06"	N25°57'18"E	29.56'	33.26'
C24	20.00'	050°40'08"	N47°01'19"W	17.12'	17.69'
C25	51.00'	191°24'12"	N23°20'43"E	101.50'	170.37'
C26	20.00'	050°40'08"	S86°17'15"E	17.12'	17.69'
C27	20.00'	050°40'08"	N43°02'38"E	17.12'	17.69'
C28	51.00'	191°16'19"	S66°39'17"E	101.51'	170.25'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C29	20.00'	050°40'08"	S03°38'49"W	17.12'	17.69'
C30	20.00'	089°55'58"	S66°39'14"E	28.27'	31.39'
C31	25.00'	089°56'03"	N66°39'17"W	35.34'	39.24'
C32	20.00'	090°04'02"	N23°20'46"E	28.30'	31.44'
C33	960.00'	005°13'04"	N70°59'19"E	87.39'	87.42'
C34	20.00'	084°42'54"	S64°02'42"E	26.95'	29.57'
C35	25.00'	090°03'57"	S23°20'43"W	35.38'	39.30'
C36	20.00'	061°01'20"	S37°52'07"W	20.31'	21.30'
C37	20.00'	029°02'42"	S07°09'54"E	10.03'	10.14'
C38	51.00'	039°21'40"	N37°19'27"E	34.35'	35.04'
C39	51.00'	089°56'34"	S78°01'26"E	72.09'	80.06'
C40	51.00'	043°17'17"	S11°24'30"E	37.62'	38.53'
C41	51.00'	065°57'57"	S43°13'07"W	55.53'	58.72'
C42	51.00'	042°46'47"	N82°24'31"W	37.20'	38.08'
C43	51.00'	058°36'34"	S82°23'04"E	49.92'	52.17'
C44	51.00'	112°53'47"	S03°22'06"W	85.01'	100.49'
C45	51.00'	022°38'36"	S71°08'18"W	20.02'	20.16'
C46	51.00'	060°19'51"	N67°22'29"W	51.25'	53.70'
C47	1040.00'	000°50'53"	N68°48'13"E	15.39'	15.39'
C48	1040.00'	001°45'50"	N70°06'35"E	32.02'	32.02'
C49	1040.00'	001°45'59"	N71°52'29"E	32.06'	32.06'
C50	1040.00'	000°50'22"	N73°10'40"E	15.24'	15.24'
C51	27.00'	090°00'00"	S23°18'45"W	38.18'	42.41'
C52	51.00'	074°02'55"	N35°19'55"W	61.42'	65.91'
C53	51.00'	070°14'35"	N36°48'50"E	58.68'	62.52'
C54	51.00'	047°06'42"	S84°30'32"E	40.76'	41.93'
C55	20.00'	045°38'16"	S83°46'19"E	15.51'	15.93'
C56	20.00'	005°01'52"	N70°53'37"E	1.76'	1.76'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C57	20.00'	023°50'09"	N56°27'37"E	8.26'	8.32'
C58	20.00'	026°49'59"	N31°07'33"E	9.28'	9.37'
C59	51.00'	053°15'37"	N44°20'23"E	45.72'	47.41'
C60	51.00'	040°55'19"	S88°34'09"E	35.66'	36.43'
C61	51.00'	039°48'19"	S48°12'20"E	34.72'	35.43'
C62	51.00'	057°17'02"	S00°20'21"W	48.89'	50.99'
C63	20.00'	017°55'04"	S20°01'20"W	6.23'	6.25'
C64	20.00'	032°45'03"	S05°18'43"E	11.28'	11.43'
C65	20.00'	014°24'37"	S28°53'34"E	5.02'	5.03'
C66	20.00'	075°31'21"	S73°51'33"E	24.49'	26.36'
C67	960.00'	005°13'04"	N70°59'19"E	87.39'	87.42'
C68	960.00'	005°13'04"	N70°59'19"E	87.39'	87.42'
C69	960.00'	005°13'04"	N70°59'19"E	87.39'	87.42'
C70	27.00'	090°00'00"	S66°41'15"E	38.18'	42.41'
C71	20.00'	024°42'55"	S34°02'42"E	8.56'	8.63'
C72	20.00'	060°00'03"	S76°24'09"E	20.00'	20.94'
C73	950.00'	003°51'39"	N71°40'01"E	64.00'	64.01'
C74	950.00'	001°21'25"	N69°03'29"E	22.50'	22.50'
C75	20.00'	060°00'00"	N38°22'47"E	20.00'	20.94'
C76	20.00'	030°04'02"	N06°39'14"W	10.38'	10.50'
C77	50.00'	044°58'02"	N44°10'16"W	38.24'	39.24'
C78	1000.00'	005°13'04"	S70°59'19"W	91.03'	91.07'
C79	1000.00'	000°44'53"	S73°13'24"W	13.05'	13.05'
C80	50.00'	045°01'58"	S00°49'44"W	38.29'	39.30'
C81	50.00'	045°01'58"	S45°51'42"W	38.29'	39.30'
C82	50.00'	044°58'02"	N89°08'18"W	38.24'	39.24'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N67°26'21"E	38.40'
L2	N21°37'18"W	100.82'
L3	N68°22'42"E	104.73'
L4	N21°37'18"W	61.50'
L5	N26°36'25"W	60.23'
L6	N68°22'42"E	83.51'
L7	N69°51'50"E	40.00'
L8	N20°08'10"W	133.18'
L9	N17°09'02"W	80.00'
L10	N68°18'45"E	122.64'
L11	N68°18'45"E	122.70'
L12	N21°41'15"W	95.10'
L13	S21°41'15"E	98.27'
L14	N68°22'47"E	68.63'
L15	N73°35'51"E	82.20'
L16	N68°22'47"E	68.49'
L17	N73°35'51"E	56.27'
L18	S21°41'15"E	47.92'
L19	S68°18'45"W	297.75'
L20	S21°41'15"E	20.00'
L21	S68°18'45"W	344.75'
L22	S21°41'15"E	42.69'
L23	N68°18'45"E	88.00'

LINE TABLE

LINE #	BEARING	LENGTH
L24	S68°22'42"W	20.00'
L25	N73°35'51"E	73.59'
L26	N68°22'47"E	85.81'
L27	N21°41'15"W	33.07'
L28	N21°41'15"W	20.00'
L29	N68°18'45"E	24.00'
L30	N68°18'45"E	523.01'
L31	N21°41'15"W	1256.15'
L32	S68°22'47"W	291.57'
L33	S73°35'51"W	228.85'
L34	S21°41'15"E	486.13'
L35	N21°41'15"W	446.06'
L36	N68°22'42"E	150.00'
L37	S68°22'42"W	200.00'
L38	S68°18'45"W	359.75'
L39	S21°41'15"E	83.43'
L40	S21°41'15"E	26.00'
L41	N68°18'45"E	362.22'
L42	N21°36'23"W	18.40'
L43	N21°36'23"W	6.48'
L44	S66°40'00"E	28.26'
L45	N66°40'00"W	31.63'
L46	N82°26'10"W	20.02'

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

SPRING CREEK, PHASE 1

Civil Job No. 51265-02

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FINAL PLAT
OF
SPRING CREEK, PHASE 1

A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

FIELD NOTES

FOR

A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS SAID 27.930 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING at an ½" iron rod found on a point in the intersection of the west right-of-way line of North Drive, a 40 foot right-of-way and the south margin of County Road 367, a 50 foot right-of-way, said point being the north east corner of said 42.9213 acre tract, for the northeast corner and POINT OF BEGINNING hereof;

THENCE S 21°41'16" E, departing the south margin of said County Road 367, with the west right-of-way line of said North Drive, same being the east boundary line of said 42.9213 acre tract, and in part the east boundary line of said 20.9098 acre tract, a distance of 1466.62 feet to an iron rod with cap marked "4WARD BOUNDARY" found for the northwest corner of Taylor 70 Final Plat, Block 1, Lot 3, a subdivision according to the plat recorded in Document No. 2021087089 of the Official Public Records of Williamson County, Texas, same being an east corner of said 20.9098 acre tract, for the southeast corner hereof;

THENCE S 64°41'22" W, departing the west right-of-way line of said North Drive, with the north boundary line of said Taylor 70 Final Plat, Block 1, Lot 3, a distance of 670.04 feet to a ½" iron rod found on the northwest corner of said Taylor 70 Final Plat, Block 1, Lot 3, same being a south corner said 20.9098 acre tract, for an angle point hereof;

THENCE S 21°42'02" E, with the west boundary line of said Taylor 70 Final Plat, Block 1, Lot 3, same being an east boundary line 20.9098 acre tract, a distance of 265.65 feet to an iron rod with cap marked "4WARD BOUNDARY" found on the southwest corner of said Taylor 70 Final Plat, Block 1, Lot 3, same being a point in the south boundary line of said 20.9098 acre tract, also being a point in the north right-of-way line of Carlos G Parker Boulevard, a 120 foot right-of-way, recorded in Volume 814, Page 903 of said Deed Records, for an angle point hereof,

THENCE S 64°40'41" W, departing the west boundary line of said Taylor 70 Final Plat, with the north right-of-way line of said Carlos G Parker Boulevard, same being the south boundary line said 20.9098 acre tract, a distance of 268.05 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the east boundary line of Taylor 70 Final Plat, Block 2, Lot 58, a subdivision according to the plat recorded in Document No. 2021087377 of said Official Public Records, for the southeast corner hereof;

THENCE N 25°16'14" W, departing the north right-of-way line of said Carlos G Parker Boulevard, with the east boundary line of said Taylor 70 Final Plat, Block 2, same being the west boundary line of said 20.9098 acre tract, a distance of 266.52 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the northeast corner of said Taylor 70 Final Plat, Block 2, Lot 58, said point being in the west boundary line of said 20.9098 acre tract, for a west corner hereof;

THENCE, departing the east boundary line of said Taylor 70 Final Plat, Block 2, Lot 58, through the interior of the Remnant Portion of said 20.9098 acre tract, and through the interior of said 42.9213 acre tract, the following twenty (20) courses and distances:

1. N 67°26'21" E, a distance of 38.40 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
2. N 21°37'18" W, a distance of 100.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
3. along the arc of a curve to the left, having a radius of 51.00 feet, a central angle of 133°56'49", a chord bearing and distance of N 18°30'34" E, 93.87 feet, an arc length of 119.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point of non-tangency hereof,
4. N 68°22'42" E, a distance of 104.73 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
5. N 21°37'18" W, a distance of 61.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
6. N 26°36'25" W, a distance of 60.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
7. N 21°37'18" W, a distance of 365.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
8. N 68°22'42" E, a distance of 83.51 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
9. N 69°51'50" E, a distance of 40.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
10. N 20°08'10" W, a distance of 133.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
11. N 17°09'02" W, a distance of 80.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
12. along the arc of a curve to the left, having a radius of 1040.00 feet, a central angle of 04°28'16", a chord bearing and distance of S 70°36'50" W, 81.14 feet, an arc length of 81.16 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
13. S 68°22'42" W, a distance of 152.11 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
14. along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 66°37'18" W, 28.28 feet, an arc length of 31.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
15. N 21°37'18" W, a distance of 419.95 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
16. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
17. N 68°22'42" E, a distance of 140.17 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
18. along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 50°40'08", a chord bearing and distance of S 86°17'15" E, 17.12 feet, an arc length of 17.69 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof,
19. along the arc of a curve to the left, having a radius of 51.00 feet, a central angle of 152°30'16", a chord bearing and distance of N 42°47'41" E, 99.08 feet, an arc length of 135.75 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof, and
20. N 21°37'18" W, a distance of 161.54 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point in the south margin of said County Road 367, same being the north boundary line of said 42.9213 acre tract, for the northwest corner hereof;

THENCE N 68°22'42" E, with the south margin of said County Road 367, same being in part the north boundary line of said 42.9213 acre tract, a distance of 612.65 feet to the POINT OF BEGINNING, and containing 27.930 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a plat prepared by Pape-Dawson Engineers, Inc., under Job No. 51265-02.

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Date: Aug 12, 2022, 8:04am User ID: vzurcher
File: H:\Survey\Civil\51265-02\Plat\SPRING CREEK PHASE 1\PL-51265O2_R3.dwg

FINAL PLAT
OF
SPRING CREEK, PHASE 1

A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

I, GEHAN HOMES, LTD., SOLE OWNER OF THE CERTAIN 27.930 TRACT OF LAND BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021089820 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 TO THE STREETS, 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 SPRING CREEK, PHASE 1.

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

_____
CHRIS LYNCH, PRESIDENT LAND OPERATIONS
GEHAN HOMES, LTD.
BARTON CREEK PLAZA III
3815 SOUTH CAPITAL OF TEXAS HWY., SUITE 275
AUSTIN, TX 78704
(512) 330-9366

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GEHAN HOMES LTD., 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 TRAVIS

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

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

_____ _____
PARKER J. GRAHAM DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

I, MICHAEL S. FISHER, 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 MAPS, COMMUNITY PANEL NUMBERS, 48491C0530F AND 48491C0531F, 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 AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____, 20_____.

_____ _____
MICHAEL S. FISHER, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 87704
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

THIS SUBDIVISION TO BE KNOWN AS SPRING CREEK, PHASE 1 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

I_____ DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR TEXAS DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____
DIRECTOR DATE

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

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

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

_____, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:_____, DEPUTY

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

SPRING CREEK, PHASE 1
Civil Job No. 51265-20/Survey Job No. 51265-02
Date: Aug 12, 2022, 1:14pm User ID: vzurcher
File: H:\Survey\CIVIL\51265-02\Plat\SPRING CREEK PHASE 1\PL-5126502_R3.dwg

City of Taylor
Vanecek Subdivision Minor Plat
PZ-2022-1517
Staff Report

Requested Action:
Consider disapproving Vanecek Subdivision Minor Plat.

Applicant:
Bruce Bryan/Bryan Technical Services as agent for property owner

Subject Property:
Consisting of approximately 20.77 acres of land, addressed as 4341 CR 404, more particularly described by Williamson Central Appraisal District Parcels R020081 and R463839, part of and out of the T.T. Williamson Survey, Abstract No. 754, Taylor E.T.J., Williamson County, Texas.

Parcel Information:
Current Zoning: N/A (ETJ)
Current Use: Vacant

Purpose:
The purpose of the plat is for potential 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 amending 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

BRUCE BRYAN
BTS
911 NORTH MAIN
TAYLOR TX 76574
bruce@bryantechnicalservices.com

Date: September 7, 2022

Address: 4341 CR 404, TAYLOR 76574

Permit Number PZ-2022-1517

Dear BRUCE BRYAN,

Staff has completed its review of the Vanecek Subdivision Minor Plat that is to be located at 4341 CR 404, 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 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.

****The plat cannot be approved until a fire hydrant has been constructed to serve the subdivision.**

Sheet 1

1. The title shall be revised to the following -

"Vanecek Subdivision Minor Plat

Being a Minor Plat Consisting of Approximately 20.767 Acres

To Create Two Lots and One Block,

Part of and out of the Thomas T. Williamson Survey, Abstract Nos. 744 and 755,

Taylor, Williamson County, Texas"

2. Provide a letter of consent from the lienholder, Joann Harkins Cody of Prosperity Bank-Bastrop (p. 4, Subdivision Application).

3. Include the surrounding property owners' names and all information identified with the plat/deeds (e.g., document numbers).

4. Remove all building lines & the 4th plat note about building lines.

5. Revise Block A to Block 1.

6. Include a plat note that states the following: "Sidewalks shall be constructed and extended across both lots' property boundaries adjacent to public rights-of-way. All sidewalks shall be a minimum of 5 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" (Sec. 2.14, Subdivision Ordinance).

7. Ensure all legend symbology is correct by removing any legend items not currently visualized on the plat and including any legend items not within the legend.

7a. Ensure right-of-way symbology is included in the legend and is shown consistently on the plat.

8. How does Lot 1 plan to gain access from CR 404? Upload a separate concept plan/schematic showing where a proposed driveway would be located. Provide information on the cross access easement.

9. Remove the "submittal date" under "total acreage" and put all submittal information under the "revisions table."

10. Provide the scale of the vicinity map.

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

*See Associated Files section of the permit page to download a copy of the plat review PDF containing engineering comments.

Sheet 1 of 3

1. The 10-ft ROW dedication shown shall be labeled as "Hereby Dedicated". The information regarding the Enhanced Community Blvd is to be removed from the plat drawing and can be included as a note to describe the ROW dedication.
2. Update plat drawing to remove the unnecessary portions that show a 10-ft PUE and B.L. except the 10-ft PUE along CR 404 future ROW dedication.
3. Update the 34.407 ac property in the plat metes and bounds to reflect current property owner.
4. Update the 58.5 ac property in the plat metes and bounds to reflect current property owner description.
5. Verify bearing distances along north property line and update information in metes and bounds description on Sheet 2.

Sheet 2 of 3

1. Paragraph 3 - Verify information in metes and bounds description and update drawing on Sheet 1.
2. Paragraph 5 - Verify bearing distances and update information in metes and bounds description on Sheet 2.
3. Paragraph 5 - Verify recording number matches plat drawing on sheet 1 where noted on the plat review drawing.

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

1. The minor plat shall include the following note:
    a. A fire flow of a minimum of 500 gallons for not less than 2 hours shall be provided. (7/8/22)

1. Previous comment has been addressed. (9/1/22)

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@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planner
City of Taylor
for McKenzi Hicks

CR-404

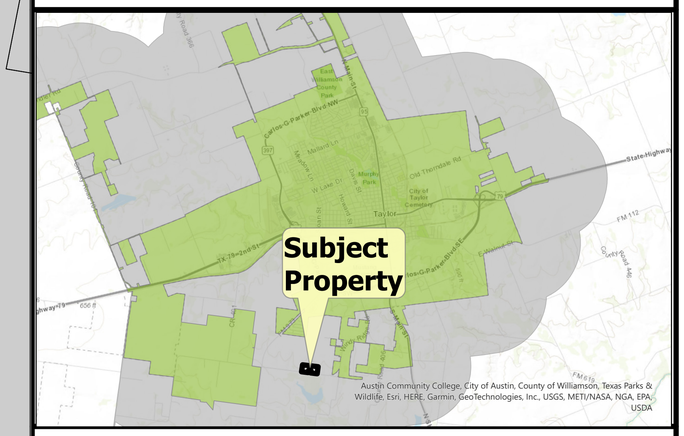
N

PZ-2022-1510

Vanecek Subdivision Minor Plat
Location Map
Approximately 20.77 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets



0 0.1 0.2 Miles

ABBREVIATIONS
FND. – FOUND
I.R. – IRON ROD
N.F. – NOT FOUND
R.O.W. – RIGHT–OF–WAY
B.L. – BUILDING LINE
P.U.E.– PUBLIC UTILITY EASEMENT
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D W/VL – DEED WITH VENDOR'S LIEN
WCR – WILLIAMSON COUNTY ROAD
{xx.xx'} – RECORD CALL

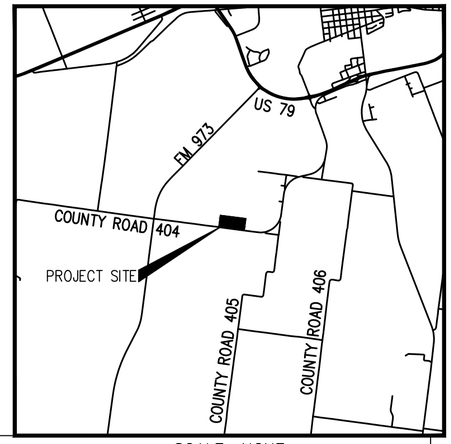
LEGEND

- IRON ROD FOUND
- IRON ROD SET
- BENCHMARK
- WM WATER METER

MINOR PLAT OF VANECEK SUBDIVISION
BEING 20.767 ACRE TRACT OF LAND OUT OF THE THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 754 AND 755, RECORDED IN DOC. #2001048225, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

VICINITY MAP



SCALE: NONE

TBM IRSC–GPS
601.42

"34.407 ACRES"
SWD–CR404 TAYLOR LLC
TO
CR404 SAMSUNG TAYLOR LLC
3/1/2022
DOC. NO. 2022026426
OPRWC

"58.5 ACRES"
SWD–
GRIFFITH, EDWARD C,
GRIFFITH ED C,
GRIFFITH MARTHAH
TO
ED C GRIFFITH BYPASS TRUST
GRIFFITH EDWARD C JR
11/01/2021
DOC. NO. 2021166983
OPRWC

78.95 ACRES
WD–
MIKULENCAK DANNY J, MIKULENCAK IRENE
DAFFIN, PATRICIA A & DAFFIN, MICHAEL W
TO
MIKULENCAK, CHARLIE W
5/28/2008 DOC. NO. 2008045905

419.08'
S82°51'50"E 1024.91'
1024.91'
10.0' P.U.E. & B.L.

TOTAL ACREAGE
20.767 ACRES
(904,612 SQ. FT.)

"20.77 ACRES"
WARRANTY DEED
REBECCA A. SEFCIK,
A WIDOW
TO
TIM VANECEK AND DONNA VANECEK,
HUSBAND AND WIFE
6–29–2001
DOC# 2001048225 OPRWC

"20 FEET INGRESS/EGRESS EASEMENT"
DEED – EMIL ZUCKNICK, JR.
TO
ED C. GRIFFITH
9–29–1972 556/363 DRWC

N07°26'53"E 622.19'

LOT 1
6.000 ACRES
(261,355 SQ. FT.)

N07°26'53"E 625.11'

BLOCK A

LOT 2
14.767 ACRES
(643,258 SQ. FT.)

10.0' P.U.E. & B.L. (TYP.)

APPROXIMATE LOCATION OF NW CORNER OF THE T.T. WILLIAMSON SURVEY, AB 755
N9°33'14"W 172.27'

APPROX. SURVEY LINE

25.0' B.L.

10.0' PROPOSED FUTURE R.O.W. (ENHANCED COMMUNITY BLVD. WHICH WILL REQUIRE DEDICATION OF ADDITIONAL ROW)

60'x30' CROSS ACCESS EASEMENT HEREBY DEDICATED PER WILLIAMSON COUNTY DRIVEWAY APPLICATION PERMITTING.

T. T. WILLIAMSON SURVEY A–754

T. T. WILLIAMSON SURVEY A–755

S07°45'25"W 632.26'

"65 ACRES"
SWD–EDWARD C. GRIFFITH, JR., INDEPENDENT EXECUTOR FOR THE ESTATE OF ED C. GRIFFITH, DECEASED AND MARTHA H. GRIFFITH, WIFE OF ED C. GRIFFITH, DECEASED
TO
EDWARD C. GRIFFITH JR., TRUSTEE; ET AL
12/13/2021
DOC. NO. 2021188048

N82°25'14"W 50.32'
419.07'
PROPOSED FUTURE R.O.W. (SQ FT. OF 4190.71' ADDITIONAL ROW)
60.00'
30.00'
10.0' P.U.E.
ASPHALT PAVEMENT EDGE
COUNTY ROAD 404
N82°31'56"W 1440.86'
PROPOSED FUTURE R.O.W. (SQ FT. OF 10223.22' ADDITIONAL ROW)
1021.49'
80.2'
80.1'

PROP. ID.# R484141
PROP. ID.# R493794
PROP. ID.# R512779
PROP. ID.# R019734
PROP. ID.# R493793
PROP. ID.# R019733

"ZONE X"
48491C0541F
12/20/2019
PANEL LINE SEPERATION

"ZONE A"
48491C0545F
12/20/2019

FZB

P.O.B.
N=10169063.05
E=3210442.24

PLAT NOTES:

1. UTILITY PROVIDERS
   WATER: MANVILLE WATER SUPPLY CORPORATION;
   WASTEWATER: OSSF
   ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER **48491C0541F**, EFFECTIVE DATE OF **DECEMBER 20, 2019**.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH WILLIAMSON COUNTY ZONING ORDINANCE, AS AMENDED.
5. A 10–FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
6. A FIRE FLOW OF A MINIMUM OF 500 GALLONS FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.

OWNER:
TIM VANECEK
DONNA VANECEK
4401 CR 404
TAYLOR, TEXAS 76574
512–309–0133
TIM.VANECEK@GMAIL.COM

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:
BELTON ENGINEERING INC.
106 N. EAST STREET
BELTON, TX 76513
254–731–5600
TBPE FIRM NO.13392

LEGAL DESCRIPTION:
20.767 ACRE TRACT OF LAND IN THE THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 754 & 755, WILLIAMSON COUNTY, TEXAS, BEING A 20.767 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO TIM VANECEK AND DONNA VANECEK, HUSBAND AND WIFE, RECORDED IN DOC. #2001048225, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:
THOMAS T. WILLIAMSON SURVEY
ABSTRACT NO. 754 & 755

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

LINEAR FEET OF NEW STREETS: 0

TOTAL ACREAGE: 20.767 ACRES

SUBMITTAL DATE:
JULY , 2022

BENCHMARK DESCRIPTION:
1/2" IRON ROD (CAPPED)
N = 10,169,869.641 FEET
E = 2,209,090.960 FEET
ELEVATION = 601.42 FEET (NAVD 88, GEOID MODEL 2012)

PERMIT NUMBER PZ-2022-1517

MINOR PLAT OF
VANECEK SUBDIVISION
SHEET 1 OF 3

20.767 ACRE TRACT OUT OF
THE
THOMAS T. WILLIAMSON SURVEY,
ABSTRACT NO. 754 & 755,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FAX: (512) 352-9091
FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
2	08/19/2022	ADDRESS REVIEW COMMENTS	TLR
1	08/05/2022	ADDRESS REVIEW COMMENTS	TLR

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 21–1135	DATE: JULY 20, 2022

X:\SUBDIVISION REGULATIONS (ALL JURISDICTIONS)\subdivision correspondence\2021\21–1135 TIM VANECEK 4341 CR 404 TAYLOR\CAD FILE PLAT\21–1135 MINOR PLAT_TLR_SUBMIT.dwg 8/19/2022 3:12 PM

MINOR PLAT OF VANECEK SUBDIVISION
BEING 20.767 ACRE TRACT OF LAND OUT OF THE THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 754 AND 755, RECORDED IN DOC. #2001048225, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

METES AND BOUNDS

20.767 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE **THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 754** AND THE **THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 755**, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED "20.77 ACRES" CONVEYED IN A WARRANTY DEED FROM REBECCA A. SEFCIK, A WIDOW TO TIM VANECEK AND DONNA VANECEK, HUSBAND AND WIFE, DATED 6-29-2001 AND RECORDED IN DOCUMENT NO. 2001048225 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF DECEMBER 2021, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, (N= 10,169,063.05 FEET; E= 3,210,442.24 FEET) BEING IN THE NORTH LINE OF WILLIAMSON COUNTY ROAD 404, BEING THE SOUTHWEST CORNER OF A CALLED "65 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM EDWARD C. GRIFFITH, JR., INDEPENDENT EXECUTOR FOR THE ESTATE OF ED C. GRIFFITH, DECEASED AND MARTHA H. GRIFFITH, WIFE OF ED C. GRIFFITH, DECEASED TO EDWARD C. GRIFFITH JR., TRUSTEE; ET AL, DATED 12-13-2021 AND RECORDED IN DOCUMENT NO. 2021188048 (OPRWC), BEING THE SOUTHEAST CORNER OF SAID "20.77 ACRES";

THENCE NORTH 82° 31' 56" WEST, WITH THE NORTH LINE OF WILLIAMSON COUNTY ROAD 404 AND SOUTH LINE OF SAID "20.77 ACRES", A DISTANCE OF **1440.86 FEET** TO A 1/2" IRON ROD FOUND (CAPPED BTS), BEING THE LOWER SOUTHEAST CORNER OF A CALLED "34.43 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM REBECCA A. SEFCIK, A WIDOW TO GLEN POLASEK AND JOAN POLASEK, DATED 6-29-2001 AND RECORDED IN DOCUMENT NO. 2001048223(OPRWC), BEING THE SOUTHWEST CORNER OF SAID "20.77 ACRES" ;

THENCE NORTH 07° 26' 53" EAST, WITH THE COMMON LINE OF SAID "34.43 ACRES" AND SAID "20.77 ACRES", A DISTANCE OF **622.19 FEET** TO A 1/2" IRON ROD FOUND (CAPPED BTS), BEING THE NORTHWEST CORNER OF SAID "20.77 ACRES";

THENCE SOUTH 82° 51' 50" EAST, ALONG THE NORTH LINE OF SAID "20.77 ACRES", WITH THE SOUTH LINES OF SAID "34.43 ACRES" AND A CALLED "58.5 ACRES" CONVEYED IN A DEED FROM EMIL ZUCKNICK, JR. TO ED C. GRIFFITH, DATED 9-29-1972 AND RECORDED IN VOLUME 556, PAGE 363 OF THE DEED RECORDS OF WILLIAMSON COUNTY (DRWC) FOR A DISTANCE OF **1443.99 FEET** TO A 1/2" IRON ROD FOUND, BEING AN EXTERIOR CORNER OF SAID "65 ACRES", BEING THE SOUTHEAST CORNER OF SAID "58.5 ACRES", AND ALSO BEING THE NORTHEAST CORNER OF SAID "20.77 ACRES", ALSO BEING THE NORTHEAST CORNER OF A CALLED "20' INGRESS/EGRESS EASEMENT" CONVEYED IN A DEED FROM EMIL ZUCKNICK, JR. TO ED C. GRIFFITH, DATED 99-29-1972 AND RECORDED IN VOLUME 556, PAGE 383 (DRWC);

THENCE SOUTH 07° 45' 25" WEST, WITH THE COMMON LINE OF SAID "20.77 ACRES" AND THE WEST LINE OF SAID "65 ACRES", ALSO BEING THE EAST LINE OF SAID "20' INGESS/EGRESS EASEMENT", A DISTANCE OF **632.26 FEET** TO THE **PLACE OF BEGINNING**, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF **20.767 ACRES.**

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT.

PERMIT NUMBER PZ-2022-1517

MINOR PLAT OF
VANECEK SUBDIVISION
SHEET 2 OF 3

20.767 ACRE TRACT OUT OF THE
THOMAS T. WILLIAMSON SURVEY,
ABSTRACT NO. 754 & 755,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
2	08/19/2022	ADDRESS REVIEW COMMENTS	TLR
1	08/05/2022	ADDRESS REVIEW COMMENTS	TLR

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = N.T.S.	APPROVED BY: BLB
PROJECT NO. 21-1135	DATE: JULY 20, 2022

X:\SUBDIVISION REGULATIONS (ALL JURISDICTIONS)\subdivision correspondence\2021\21-1135 TIM VANECEK 4341 CR 404 TAYLOR\CAD FILE PLAT\21-1135 MINOR PLAT_TLR_SUBMIT.dwg 8/19/2022 3:12 PM

MINOR PLAT OF VANECEK SUBDIVISION
BEING 20.767 ACRE TRACT OF LAND OUT OF THE THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 754 AND 755, RECORDED IN DOC. #2001048225, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER'S SIGNATURE BLOCK

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

I, TIMOTHY GEORGE VANECEK, CO-OWNER OF THE CERTAIN 20.767 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2001048225 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VANECEK SUBDIVISION. PLAT BEING WITHIN THE ETJ OF THE CITY OF TAYLOR.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF_____, 2022.

_____
TIMOTHY GEORGE VANECEK
4401 CR 404
TAYLOR, TEXAS 76574

THE 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 TIMOTHY GEORGE VANECEK, 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_____, 2022.

_____
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, DONNA KAY VANECEK, CO-OWNER OF THE CERTAIN 20.767 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2001048225 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VANECEK SUBDIVISION. PLAT BEING WITHIN THE ETJ OF THE CITY OF TAYLOR.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF_____, 2022.

_____
DONNA KAY VANECEK
4401 CR 404
TAYLOR, TEXAS 76574

THE 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 DONNA KAY VANECEK, 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_____, 2022.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LIEN HOLDER

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

I, PROSPERITY BANK-BASTROP, LIEN HOLDER OF THE CERTAIN 20.767 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2001048225 OF THE OFFICIAL 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 WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VANECEK SUBDIVISION. PLAT BEING WITHIN THE ETJ OF THE CITY OF TAYLOR.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF_____, 2022.

_____
JOANN HARKINS CODY, PRESIDENT
PROSPERITY BANK
499 STATE HWY 71 WEST
BASTROP, TX 78602

THE 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 JOANN HARKINS CODY, 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_____, 2022.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

WILLIAMSON COUNTY - ON-SITE SEWAGE FACILITIES

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

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

_____ _____
J. TERRON EVERTSON, PE, DR, CFM *J. TERRON EVERTSON, PE, DR, CFM*
COUNTY ENGINEER (PRINTED) *COUNTY ENGINEER (SIGNATURE)*

_____
DATE

ENGINEER'S CERTIFICATION

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

THAT I, _____, 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 **48491C0541F**, 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 _____, 2022.

_____
_____
REGISTERED PROFESSIONAL ENGINEER
NO. 107211 STATE OF TEXAS
TBPE FIRM NO. 13392

SURVEYOR'S CERTIFICATION

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____ COUNTY, TEXAS, THIS ____ DAY OF _____, 2022.

_____
BRUCE L. BRYAN
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

DEVELOPMENT SERVICES DIRECTOR

I, _____, DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____
_____ ___, DIRECTOR DATE

COUNTY CLERK'S CERTIFICATION

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___DAY OF_____ A.D. 2022 , AT _____ O'CLOCK ___M. AND DULY RECORDED ON THE ___DAY OF _____, A.D. 2022 AT _____O'CLOCK ___M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO._____.

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

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

BY: _____
DEPUTY

PERMIT NUMBER PZ-2022-1517

MINOR PLAT OF
VANECEK SUBDIVISION
SHEET 3 OF 3

20.767 ACRE TRACT OUT OF THE
THOMAS T. WILLIAMSON SURVEY,
ABSTRACT NO. 754 & 755,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
2	08/19/2022	ADDRESS REVIEW COMMENTS	TLR
1	08/05/2022	ADDRESS REVIEW COMMENTS	TLR

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = N.T.S.	APPROVED BY: BLB
PROJECT NO. 21-1135	DATE: JULY 20, 2022

City of Taylor
Taylor Corner Final Plat
PZ-2022-1538
Staff Report

Requested Action:
Consider disapproving Taylor Corner Final Plat.

Applicant:
Fabiola Lizardi Clemente/Professional StruCIVIL Engineers, Inc.

Subject Property:
Consisting of approximately 6.49 acres of land, addressed as 2211 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R019781, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Parcel Information:
Current Zoning: M-1
Current Use: Existing site of Taylor Meat Company

Purpose:
The purpose of the plat is for potential commercial 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 final 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

Fabiola Lizardi Clemente
Professional StruCIVIL Engineers, Inc.
2205 Parmer Ln W, Ste. 201
Austin, TX 78727
psce@psceinc.com

Date: Thursday, August 25, 2022

Address: 2211 West 2nd Street, Taylor 76574

Permit Number PZ-2022-1538

Dear Fabiola Lizardi Clemente,

Staff has completed its review for the Taylor Corner Final Plat that is to be located at 2211 West 2nd Street, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance and recordation of the plat. Comments from this review follow.

Planning Department Comments
The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

1. Revise ownership from Eric W. Moehnke, etux to the current property owner and most recent document number associated with the change of ownership.
2. Revised ownership from Frances B. Steffek, et al to the current property owner and most recent document number associated with the change of ownership.
3. Provide the City's project number near the bottom right-hand corner of the plat "PZ-2022-1538".

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

* See Associated Files section of the permit page to download a copy of the plat PDF containing engineering comments below.

Sheet 1

1. Complete the information for Gas Utility NOTE or enter N/A if not applicable.
2. Remove topographic information shown. Topographic information is only provided on the preliminary plat per Taylor Subdivision Plat Application.

Sheet 2

1. Lien Holder Certificate; Complete Subdivision Name "Taylor Corner" in the certificate language.
2. The final plat shall also contain certification by a licensed professional engineer that certifies that the information contained on the plat complies with all ordinances adopted by the City. (Subd. Ord. 3.3. Final Plat, 10.c.)

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

1. Plat note #5 indicates 1500 gallons of water, Taylor's specifications indicate 500 gallons for 2 hours.

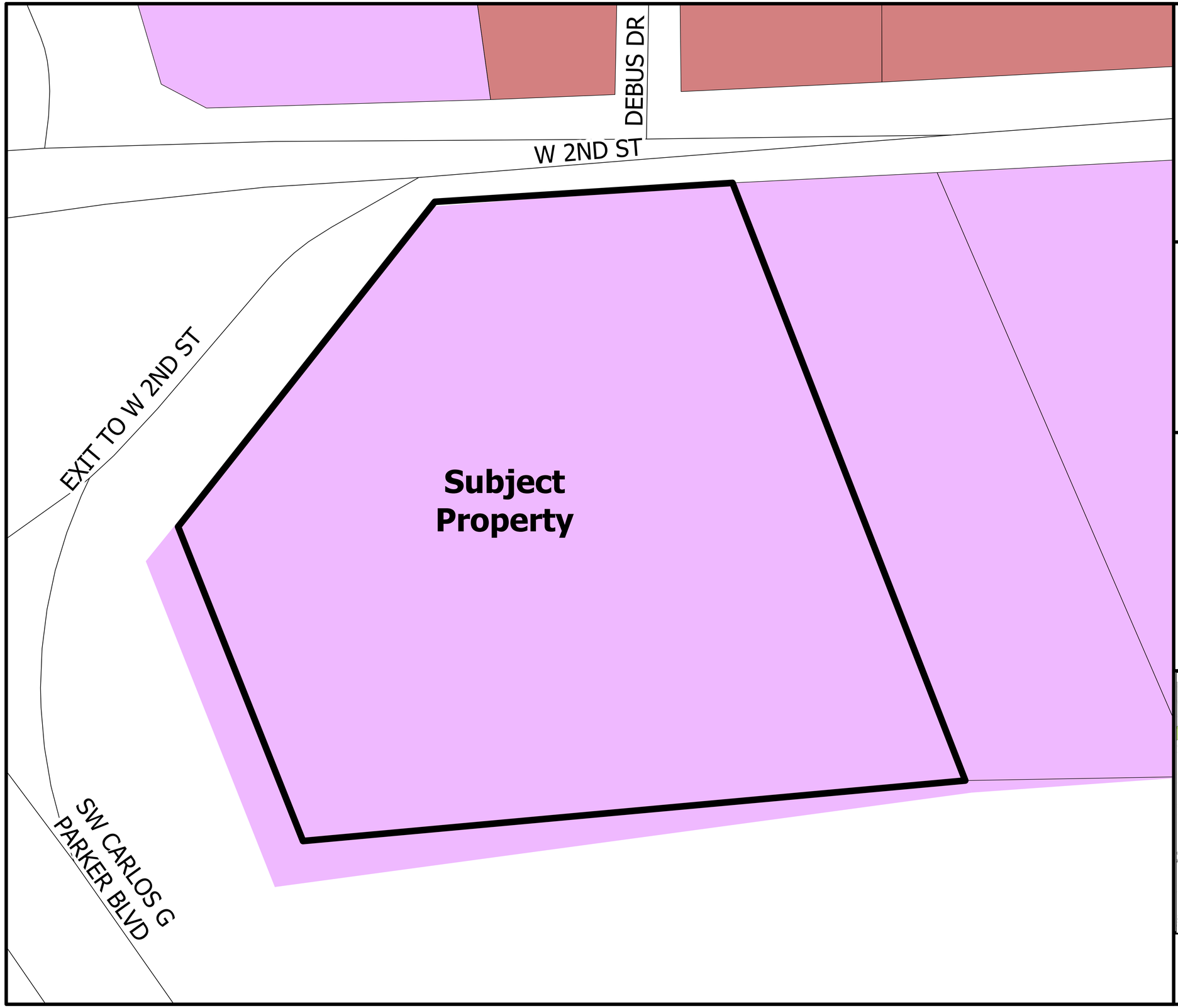
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planner
City of Taylor



PZ-2022-1538

Taylor Corner Final Plat
Location Map
Approximately 6.49 Acres

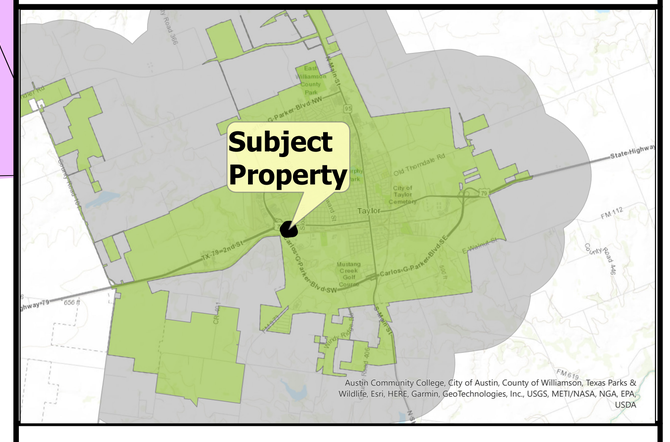
N

Legend

- Subject Property
- Parcels
- Streets

ZONING

- B-1
- M-1 Light Industrial



0 0.03 0.06 Miles

TAYLOR CORNER

BEING A FINAL 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

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

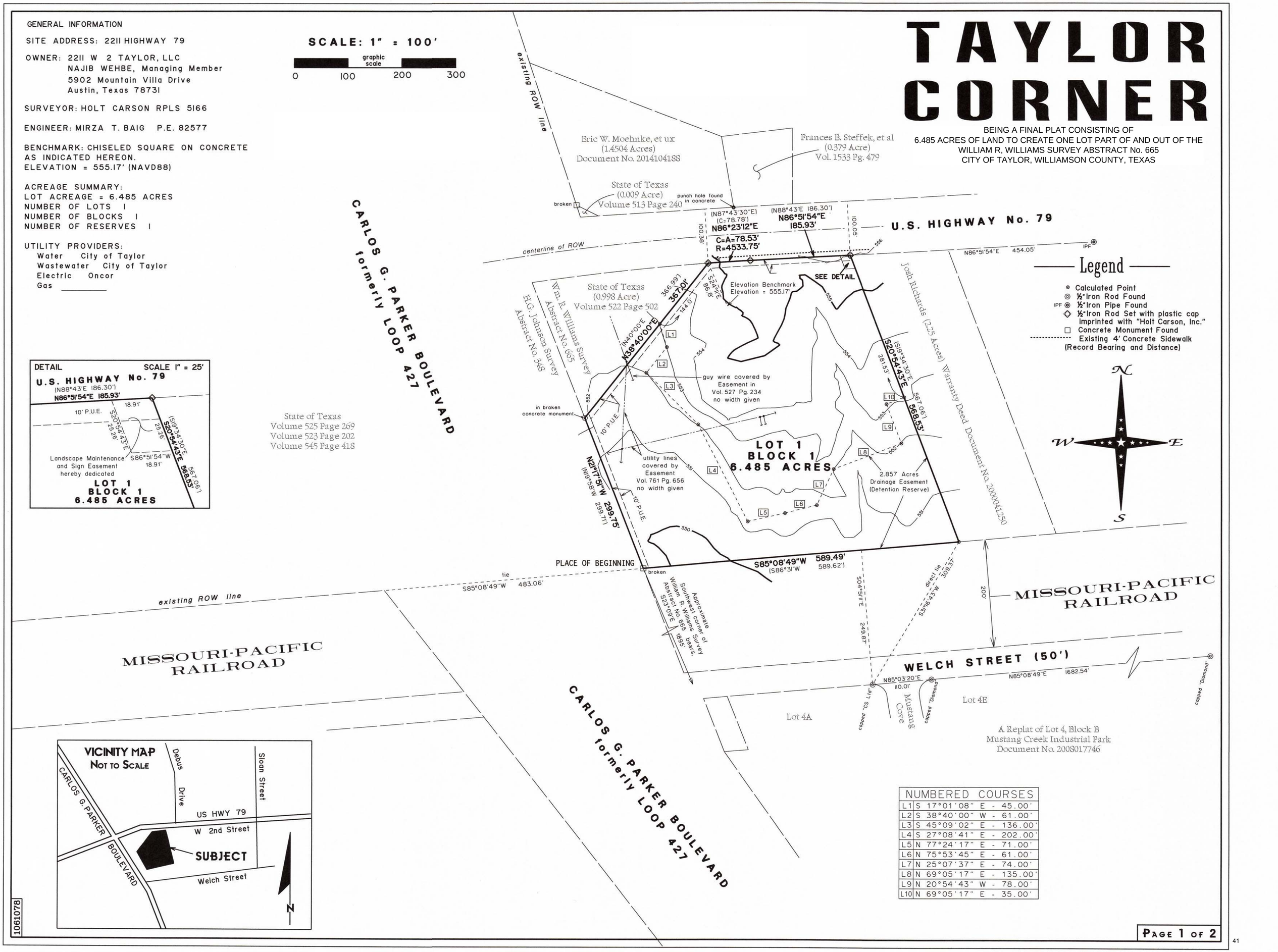
BENCHMARK: CHISELED SQUARE ON CONCRETE
AS INDICATED HEREON.
ELEVATION = 555.17' (NAVD88)

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 _____

SCALE: 1" = 100'

graphic scale
0 100 200 300



CARLOS G. PARKER BOULEVARD
formerly LOOP 427

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

Legend

- ⊗ Calculated Point
- ◎ ½"Iron Rod Found
- IPF ◉ ½"Iron Pipe Found
- ◇ ½"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'

1061078

TAYLOR CORNER

BEING A FINAL 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

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

STATE OF TEXAS REGISTERED HOLT CARSON 5166 PROFESSIONAL LAND SURVEYOR

1061078

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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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:
1. All structures and/or obstructions are prohibited in drainage easements.
2. 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.
3. A 10 feet wide Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
4. All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
5. Minimum fire flow of 1500 gallons per minute for not less than two (2) hours shall be provided.
6. 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.
7. ORIENTATION NOTE: This orientation for this survey is based upon the Texas State Plan Coordinate System (4203 --- Texas Central Zone).
8. 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 Date

_____ _____
Secretary 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
Dove Pass Subdivision
Amending Plat
PZ-2022-1540
Staff Report

Requested Action:
Consider disapproving Dove Pass Subdivision Amending Plat.

Applicant:
Tommy Richter/Bryan Technical Services, Inc.

Subject Property:
Consisting of approximately 5.28 acres of land, addressed as 1100 and 1150 Old Thorndale Road, more particularly described by Williamson Central Appraisal District Parcels R567730 & R567731, legally described as Lots 6 and 7, Block A, Dove Pass Subdivision, Taylor, Williamson County, Texas.

Parcel Information:
Current Zoning: R-1
Current Use: Vacant land

Purpose:
The purpose of the plat is to combine the lots so the property owners can build their home on one lot.

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 final 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

TOMMY RICHTER
BTS, INC
911 N MAIN
TAYLOR TX 76574
trichter@bryantechnicalservices.com

Date: Tuesday, August 30, 2022

Address: 1100 & 1150 Old Thorndale Rd., TAYLOR 76574

Permit Number PZ-2022-1540

Dear TOMMY RICHTER,

Staff has completed its review of plans for the Dove Pass Subdivision Amending Plat located at 1100 & 1150 Old Thorndale Rd., TAYLOR 76574. There are some corrections that need to be made prior to resubmitting the amending 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.

Sheet 1

1. The title shall be revised to the following –

"Dove Pass Subdivision Amending Plat

Being an Amending Plat of Lots 6 and 7, Block A, Dove Pass Subdivision

Consisting of Approximately 5.277 Acres out of the Parthinia Coursey Survey,

Abstract No. 131

Taylor, Williamson County, Texas"

1. Appropriate amount of right-of-way shall be dedicated to ensure the required 100 ft. ROW along Old Thorndale Rd., designated as a Community Boulevard on the City's Transportation Plan, is met (**Sec. 2.8.2, Subdivision Ordinance & p. 114, Envision Taylor Comprehensive Plan**).
    i. Provide applicable dimensions for right-of-way dedication.
2. Update Permit Number to PZ-2022-1540 (on Sheets 1 and 2).
3. Revise "INSDIE" to "INSIDE" within General Note #4.
4. Remove the signature block for the Floodplain Administrator.

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

*See Associated Documents section of the permit page to download a PDF containing the following engineering comments.

Sheet 1

1. Verify abstract information shown in plat heading is correct "Elisha Davis Survey Abst. No. 172".
2. Show right-of-way information for Old Thorndale on the plat.
3. Show dimension from property corner to survey line (Abst. NO. 74 F. Bradley Survey).

4. Update Lot Number (i.e. 6A) and keep block the same (Block A).
5. Owner Plat Certificates
    i. Update plat language to show "Amend" instead of "Subdivide".
    ii. Update locations noted to "City of Taylor"
6. Update permit number to "2022-1540" in plat header

Sheet 2

1. Surveyor's Certification - Update the certificate to move "To certify which..." to next line line.
2. Remove the Floodplain Administrator block since there is no floodplain present.

Fire Department Comments (PZ)

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

Reviewed the amending plat with no comments.

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@taylortx.gov.

Thank you,

Mckenzi Hicks

McKenzi Hicks
Development Services

OLD THORNDALE RD

Subject Property

N

PZ-2022-1540

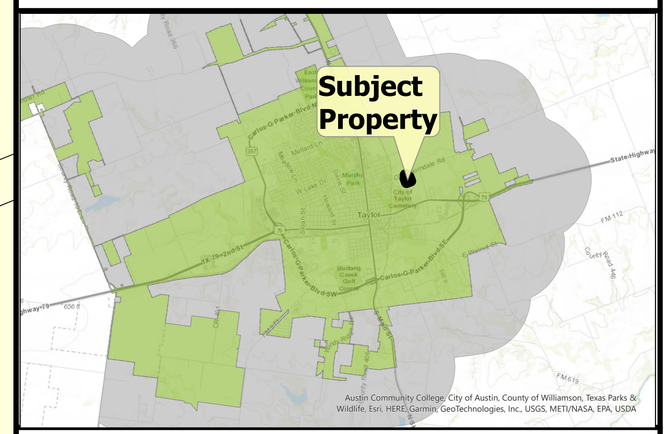
Dove Pass Subdivision
Amending Plat
Location Map
Approximately 5.28 Acres

Legend

- Subject Property
- Parcels
- Streets

ZONING

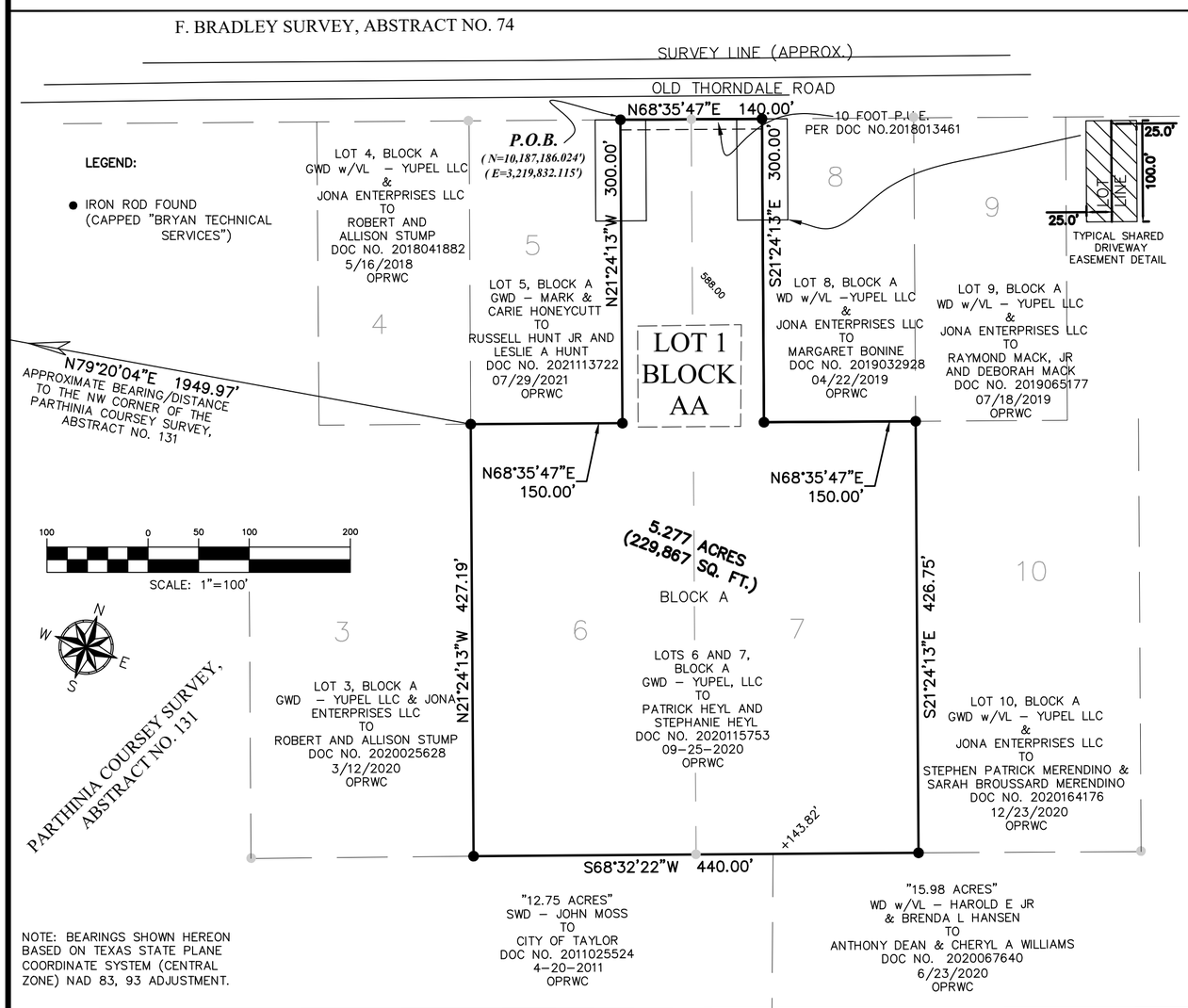
- R-1 Single Family



0 0.04 0.07 Miles

"HEYL HOMES"
AMENDING PLAT OF LOTS 6 AND 7
IN DOVE PASS SUBDIVISION

AMENDING PLAT CONSISTING OF TWO PLATTED LOTS; BEING LOT 6 AND LOT 7, TO CREATE ONE LOT. PART OF AND OUT OF THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, LOCATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY RECORDED PLAT IN DOCUMENT NO. 2018013461, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT)



NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

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

I, PATRICK HEYL, CO-OWNER OF LOTS 6 AND 7, BLOCK A, DOVE PASS SUBDIVISION, SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020115753 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS HEYL HOMES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS_____DAY OF

_____, 2022

_____ _____
(SIGNATURE) (PRINT)
PATRICK HEYL
702 OTIS STREET
TAYLOR, TEXAS 76574

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BELINDA RAMSEY, 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

_____, 2022

_____ _____ _____
PRINTED NAME SIGNATURE

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, STEPHANIE HEYL, CO-OWNER OF LOTS 6 AND 7, BLOCK A, DOVE PASS SUBDIVISION, SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020115753 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS HEYL HOMES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS_____DAY OF

_____, 2022

_____ _____
(SIGNATURE) (PRINT)
STEPHANIE HEYL
702 OTIS STREET
TAYLOR, TEXAS 76574

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BELINDA RAMSEY, 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

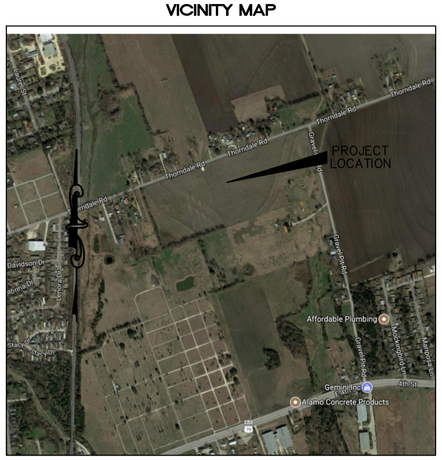
_____, 2022

_____ _____ _____
PRINTED NAME SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

VICINITY MAP



SCALE: 1" = 1000'

SERVICE PROVIDERS
WATER – CITY OF TAYLOR
WASTEWATER:
LOTS 6,7 : ON-SITE SEWER FACILITIES
ELECTRICITY: ONCOR

LINEAR FEET OF NEW STREETS – 0
SUBMITTAL DATE: 07-01-22

GENERAL NOTES

- EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF FINAL PLAT OF DOVE PASS SUBDIVISION, AS RECORDED IN DOCUMENT 2018013461 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- PERIMETER SIDEWALK TO BE CONSTRUCTED INSDIE R.O.W. DEDICATION AREA WITH DEVELOPMENT OF EACH LOT
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED
- NO LOT IN THIS REPLAT IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0534F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

BOUNDARY DESCRIPTION

These notes describe that certain tract of land located in the **PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131,** situated in Williamson County, Texas; subject tract being all of Lot 6 and 7, Block A, Dove Pass Subdivision conveyed in a General Warranty Deed from Yupel, LLC, and Jona Enterprises, LLC to Patrick Heyl and Stephanie Heyl dated 09/25/2020 being of record in Document No. 2020115753 of the Official Public Records of Williamson County, Texas (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of June 2022, and being more fully described as follows:

BEGINNING at a 1/2" iron rod found (capped "BRYAN TECHNICAL SERVICES) (N=10,187,186.024' ; E=3,219,832.115') being in the South line of Old Thorndale Road for the upper Northwest corner of said "Lot 6, Block A" same being the Northeast corner of a called "Lot 5, Block A" conveyed in a General Warranty Deed from Mark and Carie Honeycutt to Russell Hunt Jr and Leslie A. Hunt dated 07/29/2021 and recorded in Document No. 2021113722 OPRWC; **THENCE North** 68° **35' 47" East,** with aforesaid South line of Old Thorndale Road, a distance of **140.00 feet,** to a 1/2" iron rod found (capped "BRYAN TECHNICAL SERVICES") being the upper Northeast corner of said "Lot 7, Block A" same being the Northwest corner of a called "Lot 8, Block A" conveyed in a Warranty Deed with Vendor's Lien from Yupel, LLC, and Jona Enterprises, LLC to Margaret Bonine dated 04/22/2019 and recorded in Document No. 2019032928, OPRWC, same being the upper Northeast corner of herein described tract;

THENCE South 21° 24' 13" East, with the common line of aforesaid "Lot 7, Block A" and aforesaid "Lot 8, Block A", same being the upper East line of herein described, a distance of **300.00 feet,** to a 1/2" iron rod found (capped "BRYAN TECHNICAL SERVICES") being an ell corner of aforesaid "Lot 7, Block A" being the Southwest corner of aforementioned "Lot 8, Block A", same being an ell corner of herein described tract;

THENCE North 68° 35' 47" East, with the common line of aforesaid "Lot 7, Block A" and aforesaid "Lot 8, Block A", a distance of **150.00 feet,** to a 1/2" iron rod found (capped "BRYAN TECHNICAL SERVICES") being the Southeast corner of said "Lot 8, Block A" same being the Southwest corner of a called "Lot 9, Block A" conveyed in a Warranty Deed with Vendor's Lien from Yupel, LLC, and Jona Enterprises, LLC to Raymond Mack, Jr and Deborah Mack dated 07/18/2019 and recorded in Document No. 2019065177, OPRWC, same being the Northwest corner of a called "Lot 10, Block A" conveyed in a General Warranty Deed with Vendor's Lien from Yupel, LLC, and Jona Enterprises, LLC to Stephen Patrick Merendino & Sarah Broussard Merendino dated 12/23/2020 and recorded in Document No. 2020164176, OPRWC, also being the most Easterly Northeast corner of herein described tract;

THENCE South 21° 24' 13" East, with the common line of aforesaid "Lot 7, Block A" and aforesaid "Lot 10, Block A", a distance of **426.75 feet,** to a 1/2" iron rod found capped "BRYAN TECHNICAL SERVICES") being the Southeast corner of aforesaid "Lot 7, Block A", same being the Southwest corner of aforesaid "Lot 10, Block A", same being in the North line of a called "15.98 Acres" conveyed in a Warranty Deed with Vendor's Lien from Harold E Jr and Brenda L Hansen to Anthony Dean & Cheryl A. Williams dated 06/23/2020 and recorded in Document No. 2020067640, OPRWC, also being the Southeast corner of herein described tract;

THENCE South 68° 32' 22" West, with the common line of aforesaid "15.98 Acres" and aforementioned "Lot 7, Block A", passing the apparent Northwest corner of aforesaid "15.98 Acres" at 143.82 feet, same being the apparent Northeast corner of a called "12.75 Acres" conveyed in a Special Warranty Deed from John Moss to City of Taylor dated 04/20/2011 and recorded in Document No. 2011025524 OPRWC, continuing for a total distance of **440.00 feet** to a 1/2" iron rod found (capped "BRYAN TECHNICAL SERVICES") being the Southwest corner of aforesaid "Lot 6, Block A", also being in the North line of aforementioned "12.75 Acres", same being the Southeast corner of a called "Lot 3, Block A" conveyed in a General Warranty Deed from Yupel, LLC, and Jona Enterprises, LLC to Robert and Allison Stump dated 03/12/2020 and recorded in Document No. 2020025628, OPRWC, same being the Southwest corner of herein described tract;

THENCE North 21° 24' 13" West, with the common line of aforesaid "Lot 6, Block A" and aforesaid "Lot 3, Block A", a distance **of 427.19 feet**, to a 1/2" iron rod found (capped "BRYAN TECHNICAL SERVICES") being the most Westerly Northwest corner of aforementioned "Lot 6, Block A", same being the Southeast corner of a called "Lot 4, Block A" conveyed in a General Warranty Deed with Vendor's Lien from Yupel LLC & Jona Enterprises LLC to Robert and Allison Stump dated 5/16/2018 and recorded in Document No. 2018041882, OPRWC, same being the Southwest corner of aforesaid "Lot 5, Block A", same being the most Westerly Northwest corner of herein described tract;

THENCE North 68° 35' 47" East, with the common line of aforesaid "Lot 6, Block A" and aforesaid "Lot 5, Block A", a distance of **150.00 feet**, to a 1/2" iron rod found (capped "BRYAN TECHNICAL SERVICES") being an ell corner of aforesaid "Lot 6, Block A", same being the Southeast corner of aforementioned "Lot 5, Block A", same being an ell corner of herein described tract;

THENCE North 21° 24' 13" West, along the East line of aforesaid "Lot 5, Block A" same being the West line of herein described, a distance of **300.00 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **5.277 Acres (229,867 SQ FT).**

ABBREVIATIONS
FND. – FOUND
I.R. – IRON ROD
R.O.W. – RIGHT-OF-WAY
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD – WARRANTY DEED
GWD – GENERAL WARRANTY DEED
SWD – SPECIAL WARRANTY DEED
W/VL – DEED WITH VENDOR'S LIEN
WCR – WILLIAMSON COUNTY ROAD
P.O.B. – PLACE OF BEGINNING

OWNER: PATRICK AND STEPHANIE HEYL

SURVEYOR: BRYAN TECHNICAL SERVICES, INC.
PHONE: 512-352-9090

ENGINEER: BHISHMA ADHIKARI
B S A STRUCTURAL ENGINEERS
2911 A.W. GRIMES BLVD, SUITE 203
PHONE: 512.577.2974
EMAIL: ADMIN@BSA-ENGINEERS.COM

PERMIT NO. PZ-APP8929

SHEET 1 OF 2

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1	8/11/22	CHANGE TO AMENDING PLAT	TLR

DRAWN BY: TLR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 22-575	DATE: JULY 01, 2022

\\Bts-serv\daredevil\SUBDIVISION REGULATIONS (ALL JURISDICTIONS)\subdivision correspondence\2022\22-575_DOVE PASS_HEYL HOMES_MINOR PLAT\22-575_AMENDING PLAT_LOTS 6 AND 7_DOVE PASS.dwg 8/11/2022 1:25 PM

"HEYL HOMES"
AMENDING PLAT OF LOTS 6 AND 7
IN DOVE PASS SUBDIVISION

AMENDING PLAT CONSISTING OF TWO PLATTED LOTS; BEING LOT 6 AND LOT 7, TO CREATE ONE LOT. PART OF AND OUT OF THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, LOCATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY RECORDED PLAT IN DOCUMENT NO. 2018013461, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT)

SURVEYOR'S CERTIFICATION

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

SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF

_____, 2022

"THIS TRACT IS NOT LOCATED IN THE EDWARD AQUIFER ZONE"

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

ENGINEER'S CERTIFICATION

I, BHISHMA ADHIKARI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCELS ARE NOT ENCROACHED BY A 100 YEAR STORM EVENT, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0534F, EFFECTIVE DATE 12/20/2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT, PFLUGERVILLE, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF_____20_____

_____
BHISHMA ADHIKARI
REGISTERED PROFESSIONAL ENGINEER
NO. 126744 STATE OF TEXAS
TBPE FIRM NO. 19354

DEVELOPMENT SERVICES DIRECTOR

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 (SIGNATURE)

_____
DATE

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS

THE_____ DAY OF _____, 202__ A.D.

_____
WILLIAMSON COUNTY ADDRESSING COORDINATOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS 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.

_____ _____
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR (SIGNATURE) *(PRINTED)*

_____
DATE

WILLIAMSON COUNTY – ON-SITE SEWAGE FACILITIES

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

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

_____ _____
J. TERRON EVERTSON, PE, DR, CFM COUNTY ENGINEER (PRINTED) *J. TERRON EVERTSON, PE, DR, CFM COUNTY ENGINEER (SIGNATURE)*

_____
DATE

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

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

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

***NANCY RISTER**, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS BY:*

BY:_____ DEPUTY

PERMIT NO. PZ-APP8929

SHEET 2 OF 2

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: TLR	CHECKED BY: BLB
SCALE: N/A	APPROVED BY: BLB
PROJECT NO. 22-575	DATE: JULY 1, 2022

City of Taylor
3811 N. Main St.
Preliminary Plat
PZ-2022-1546
Staff Report

Requested Action:
Consider disapproving 3811 N. Main St. Preliminary Plat.

Applicant:
Michael Lee, P.E./Kimley-Horn

Subject Property:
Consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65.

Parcel Information:
Current Zoning: R/A & B-1
Current Use: Vacant land

Purpose:
The purpose of the plat is for future multi-family residential 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 final 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

Michael Lee
Kimley-Horn
5301 Southwest Parkway, Suite 100
Austin TX 78735
michael.lee@kimley-horn.com

Date: September 8, 2022

Address: 3811 N Main St, Taylor 76574

Permit Number PZ-2022-1546

Dear Michael Lee,

Staff has completed its review of plans for the 3811 N. Main St. Preliminary Plat that is to be located at 3811 N Main St, Taylor, TX 76574. There are some corrections that need to be made prior to approval and ultimate recordation of the plat. Comments from this review follow.

Planning Department Comments
The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

1. The preliminary plat does not conform to the approved site layout plan in the Planned Development Ordinance 2022-39. Please revise the preliminary plat to be in conformance with the site layout plan in Exhibit B.1 of the planned development ordinance. For example Street D is not shown on the preliminary plat, blocks are not labeled 1-8 as shown on the site layout plan, rights-of-way for the pedestrian streets are not shown between blocks 1 and 2, 6 and 7 and 7 and 8, etc.
2. Please ensure that all surrounding ownership is accurate. Check and revise surrounding ownerships to the most up-to-date information via Williamson County Appraisal District:
    i. Joseph R. Quebe à Avula Holdings LLC
    ii. Pasemann Addition – provide ownership information.
3. Identify the pedestrian street rights-of-way as depicted on the Concept Plan within the Planned Development.
4. Ensure that a secondary, emergency ingress/egress is appropriately identified on the Plat as it is depicted on the Concept Plan within the Planned Development.
5. Provide the City's project number in the lower right-hand corner of the plat "PZ-2022-1546".
6. Revise Plat Note 1 to reflect Oncor as the electric provider.
7. Revise Plat Note 5 to reflect setbacks stipulated within the Planned Development Ordinance. May very well state "…in accordance with Planned Development Ordinance 2022-39".
8. Revise Plat Note 6 – I do not identify that any portion of the subject property is inundated by the floodplain. Please remove or revise to read appropriately.
9. Revise Plat Note 7 to reflect verbiage stipulated within the Planned Development Ordinance 2022-39.
10. Revise the linear feet of new street. Further identify which streets are designated as part of the City's master transportation plan (i.e., Park Street xx linear feet – Neighborhood Avenue, Perimeter Street xx linear feet – Neighborhood Avenue).
11. Identify the Point of Beginning with a call out at the Found IR.
12. Revise Planning and Zoning Commission signature block. Appears to have county clerk verbiage within it and is not appropriate.
13. The block and lot layout dose not conform to the approved site layout plan in the planned development ordinance. Revise the layout to create 8 blocks as shown in the site layout plan and in compliance with Article II, Section 2.7 of the Subdivision Ordinance.
14. Provide topography within the subdivision: water courses and ravines, showing high bank and width of existing or proposed easements, and contour lines at two (2) foot intervals and any other physical features pertinent to the subdivision. (Subdivision Ord. 3.2, 11).

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

*See Associated Documents section of the permit page to download a PDF copy of the review document with engineering comments provided below

General

1. Additional Right-of-way shall be considered at the N. Main Street (SH 95) entrance to allow for a future turn lane.

Sheet 1 of 2

1. Plat document scale to be 1"=100' (max).
2. Include the following note taken from the Platting Requirements of the Subdivision Application to include the proposed PD Ordinance : i.This subdivision is subject to Ordinance 2022-39, which contains the following development requirements/restrictions: {enumerate them}
3. Complete the information shown in plat notes 7 & 8.
4. Detention areas to be provided as reserves and noted on the plat.
5. Verify all proposed utility easements are shown on the plat.
6. Provide Topographic features with two-foot (2') interval contour lines.
7. Lot and Block Table – Detail proposed lots per block, by type or use, including acreage or square feet, and length of each Block. Breakout by Phase if Phasing plan proposed.
8. Verify and include Gas utility provider.
9. Complete the information for the Electric utility provider.
10. Phasing of the subdivision to be labeled on the plat. (if applicable)
11. Title Block - Unique subdivision name – top/center on first sheet, consistent location each additional sheet.
12. Lots and blocks to be labeled on the plat (TYPICAL)
13. Rotate the Curve Table. Recommend moving notes to sheet 2 to allow for table to be rotated properly.
14. Information To Be Completed: Linear feet of new streets, table including type of street (residential, collector, etc.).
15. Include subdivision name or filing information for tract(s) on the east side of SH 95. Include filing information for SH 96.
16. Provide a 20-ft utility and access easement fronting SH 95 for extension of utilities and construction of sidewalk.

Sheet 1 of 2

1. Complete the plat certificate information for the Owner's Certificate and Engineer's Certificate
2. The preliminary plat certificate for the Planning and Zoning Commission shall be used.

**See Associated Documents section of the permit page to download a PDF copy of the Memo with Traffic comments provided below*

1. Page ii. Please note a typo on this page per the enclosed attachment.
2. Page 2. On Figure 1, label H-E-B on this figure for future reference.
3. Advisory: Page 3. Ensure the project team designs internal roadways to comply with the City of Taylor's Comprehensive Plan and the PD.
4. Page 6. Note a typo in the last sentence on this page.
5. Page 11. In the assumptions section, it indicates that PHF and HV% calculated from existing intersections count data will be used. Per the HCM, the PHF should be for the overall intersection, which means that the following values should be used:
   a. SH 95/Chandler, AM Peak, 0.85
   b. SH 95/Chandler, PM Peak, 0.93
   c. SH 95/Carlos G Parker, AM Peak, 0.89
   d. SH 95/Carlos G Parker, PM Peak, 0.92

Also per the HCM, the HV% for existing intersections should be calculated per movement group. For new intersections, the default values should be 0.90 for the PHF, which is based on the total entering volume, and 3% for the HV%. Update all PHF and HV% values for all existing and proposed intersections and all analysis scenarios.

6. Page 15. Confirm the turn lanes design with TxDOT, indicate whether these will be accomplished with construction or restriping, and provide documentation as to their approval. Also, please add a statement indicating that the turn lanes must be constructed with the site driveway construction and should be included in the driveway permit application.
7. Page 18 and 19. Update per comment #5 above.
8. Page 21. Add information regarding vertical sight distance, as well.
9. Page 22. Add a statement after the last line indicating that the turn lanes must be constructed with the site driveway construction and should be included in the driveway permit application.

Preliminary Utility Schematic

1. For the wastewater utilities proposed, I have noted the point of connections and utility easement that should be provided. I have shown what would most likely be the routing within the property from the point of connection.
2. I have shown potential options for extending sewer to the north property and to extend north along “Perimeter Street”.
3. The utility assignments shown follow the existing City detail; however, recent developments have followed an updated Local Street (50-ft ROW) assignment and will need to consider comment for them to follow that assignment with updates for a 60-ft ROW.

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

1. Plat note #8 shall read, a minimum of 500 gallons per minute for not less than 2 hours shall be provided.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planner
City of Taylor

Taylor Texas
CITY OF TAYLOR TX

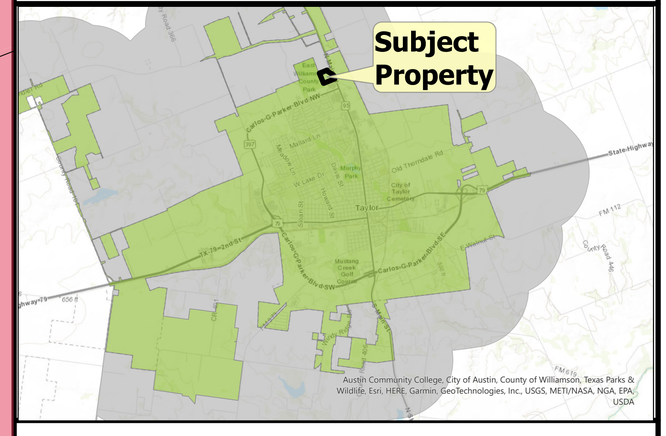
N

PZ-2022-1546

3811 N. Main St.
Preliminary Plat
Location Map
Approximately 21.78 Acres

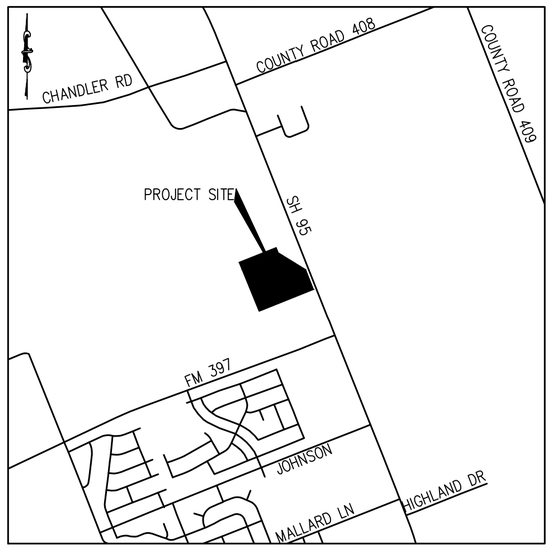
Legend
- Subject Property
- Parcels
- Streets

ZONING
- B-1
- B-2
- I Institutional
- M-1 Light Industrial
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



0 0.1 0.2 Miles

VICINITY MAP



SCALE: 1" = 2000'

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "21.782 ACRES" CONVEYED IN WARRANTY DEED FROM 3811 MAIN STREET LP TO HEBRON HOLDINGS, LLC DATED 02–09–2022 RECORDED IN DOC NO. 2022017617 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF JULY, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOUND (CAPPED "BPI") (NORTH=10195255.1100 FEET, EAST=3213641.6890 FEET) AT THE NORTHEAST CORNER OF THE PASEMANN ADDITION RECORDED IN DOC NO. 2004055754 OF THE (OPRWC) ALSO THE SOUTHWEST CORNER "21.782 ACRES" AND THE WEST LINE OF STATE HIGHWAY 95;

THENCE SOUTH 68° 07' 38" WEST ALONG THE NORTH LINE OF THE PASEMANN ADDITION A DISTANCE OF **1087.60 FEET** TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF "23.689 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM THE CITY OF TAYLOR PARK FOUNDATION TO THE CITY OF TAYLOR, TEXAS AND RECORDED IN DOC NO. 2008013737 OF THE (OPRWC) DATED 2–12–2008, ALSO AT THE SOUTHWEST CORNER OF "21.782 ACRES" AND THE NORTHWEST CORNER OF THE PASEMANN ADDITION SUBDIVISION;

THENCE NORTH 22° 12' 42" WEST ALONG THE COMMON LINE OF SAID "21.782 ACRES" AND "23.689 ACRES" A DISTANCE OF **982.35 FEET** TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF "2.53 ACRES" CONVEYED IN EXECUTORS DEED WITH V/L FROM JOSEPH R. QUEBE, INDEPENDENT EXECUTOR OF THE ESTATES OF JOE STAN QUEBE TO JOSEPH R. QUEBE, ET UX AMY QUEBE AND RECORDED IN DOC NO. 2017082010 OF THE (OPRWC) AND DATED 8–25–2017 SAME BEING THE NORTHWEST CORNER OF SAID "21.782 ACRES";

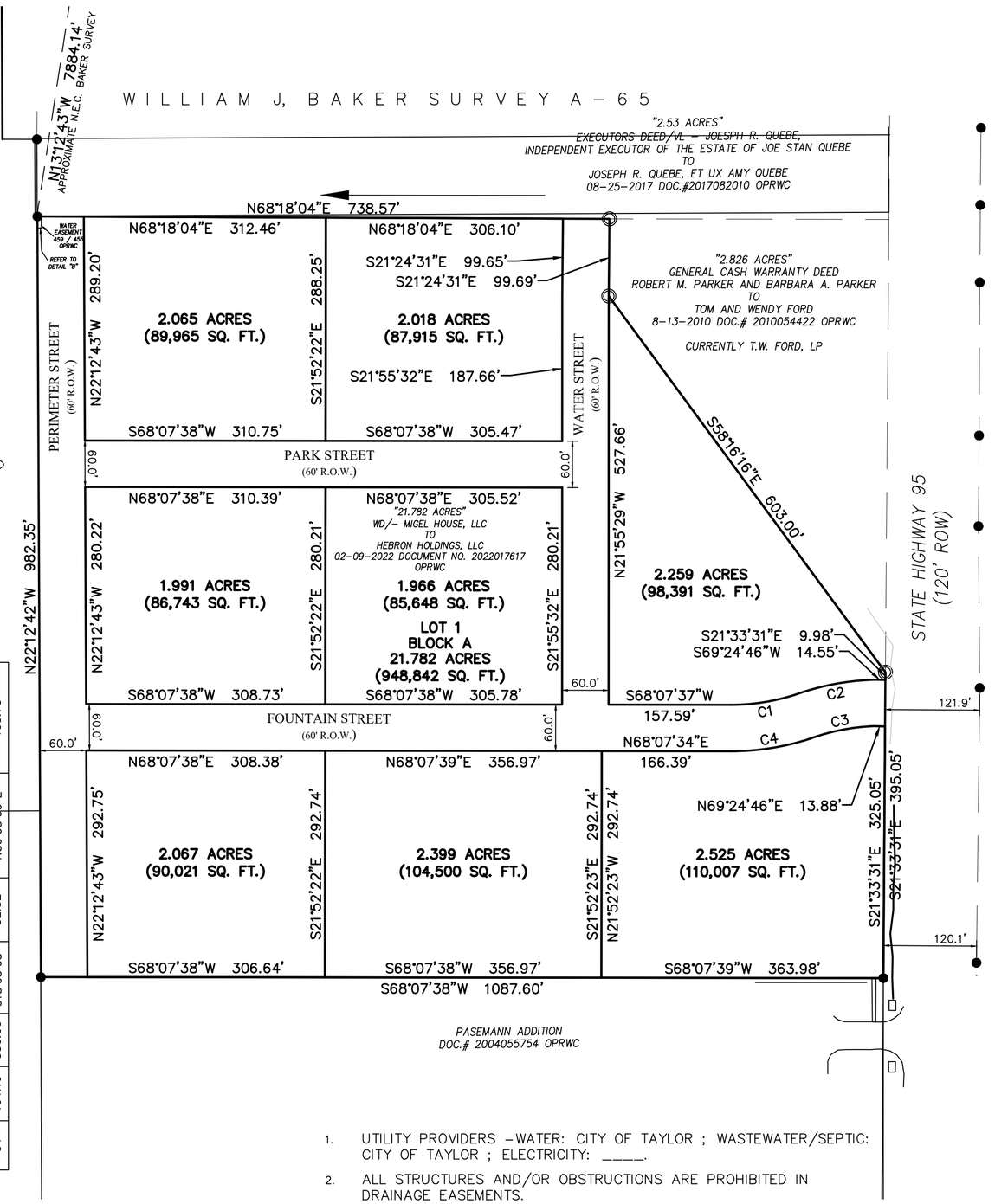
THENCE NORTH 68° 18' 04" EAST ALONG THE NORTH LINE OF "21.782 ACRES" ALSO THE SOUTH LINE OF "2.53 ACRES" A DISTANCE OF **738.57 FEET** TO A 1/2" IRON PIPE FOUND IN THE SOUTH LINE OF "2.53 ACRES" ALSO THE NORTHEAST CORNER OF "21.782 ACRES" SAME BEING THE NORTHWEST CORNER OF "2.826 ACRES" CONVEYED IN GENERAL CASH WARRANTY DEED FROM ROBERT M. PARKER AND BARBARA A. PARKER TO T.W. FORD, LP RECORDED IN DOC NO. 2010054422 OF THE (OPRWC) DATED 8–13–2010;

THENCE SOUTH 21° 24' 31" EAST WITH THE UPPER WEST LINE OF SAID "2.826 ACRES" A DISTANCE OF **99.69 FEET** TO A 1/2" IRON PIPE FOUND AT AN EXTERIOR CORNER OF "21.782 ACRES", SAME BEING AN INTERIOR CORNER OF SAID "2.826 ACRES;

THENCE SOUTH 58° 16' 16" EAST ALONG THE LOWER WEST LINE OF "2.826 ACRES", SAME BEING THE LOWER EAST LINE OF SAID 21.782 ACRES, A DISTANCE OF **603.00 FEET** TO A 1/2" IRON PIPE FOUND AT THE SOUTH CORNER OF "2.826 ACRES" AND AN EXTERIOR CORNER OF "21.782 ACRES" IN THE WEST RIGHT OF WAY OF STATE HIGHWAY 95;

THENCE SOUTH 21° 33' 31" EAST ALONG THE LOWER EAST LINE OF "21.782 ACRES" AND THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 95 A DISTANCE OF **395.05 FEET** TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED ARE OF 21.782 ACRES OF LAND.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT AND ARE GRID VALUES. ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR FURTHER INFORMATION.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	84.26	270.00	017°52'46"	42.47	S59°11'15"W	83.91
C2	104.56	330.00	018°09'12"	52.72	S57°16'38"W	104.12
C3	84.99	270.00	018°02'06"	42.85	N57°00'48"E	84.64
C4	104.16	330.00	018°05'03"	52.52	N59°05'06"E	103.73

120 0 60 120 240

SCALE: 1"=120'

ABBREVIATIONS
FND. – FOUND
I.R. – IRON ROD
N.F. – NOT FOUND
R.O.W. – RIGHT–OF–WAY
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D W/VL – DEED WITH VENDOR'S LIEN
WCR – WILLIAMSON COUNTY ROAD
{XX.XX'} – RECORD CALL

LEGEND
- ● IRON ROD FOUND
- ○ IRON ROD SET
- ■ BENCHMARK

1. UTILITY PROVIDERS –WATER: CITY OF TAYLOR ; WASTEWATER/SEPTIC: CITY OF TAYLOR ; ELECTRICITY: _____.
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 48491C0531F, 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. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: LOT 1.
7. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF BLOCK ___/LOT ____; PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION; < OTHER SITUATION AS DESCRIBED >.
8. MINIMUM FIRE FLOW OF __<PER FIRE MARSHALL>__ GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.

OWNER:
HEBRON HOLDINGS, LLC
2261 MORGAN PARKWAY
SUITE 100
DALLAS TEXAS, 75234

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:
KIMLEY–HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100, AUSTIN, TEXAS 78735
512–646–2237
TBPE FIRM NO.928
Michael.Lee@kimley–horn.com

LEGAL DESCRIPTION:
21.782 ACRE TRACT OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS, BEING A 21.782 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT RAY PASEMANN, RECORDED IN DOC. #2020013247 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:
WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 8

LINEAR FEET OF NEW STREETS: 0

TOTAL ACREAGE: 21.782 ACRES

SUBMITTAL DATE:
AUGUST , 2022

BENCHMARK DESCRIPTION:
SANITARY SEWER MANHOLE
N = 10,195,241.79'
E = 3,213,623.76'
ELEVATION = 602.02 FEET (NAVD 88, GEOID MODEL 2012B)

PRELIMINARY PLAT OF 3811 NORTH MAIN STREET SHEET 1 OF 2

21.782 ACRE TRACT OUT OF THE WILLIAM J. BAKER SURVEY ABSTRACT NO. 65 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = 120'	APPROVED BY: BLB
PROJECT NO. 22–157	DATE: MAY __, 2022

Z:\AUTOCAD\ENGINEERING KIMLEY HORN\22–157 3811 N. MAIN ST. LP\CAD FILE BTS\22–157.dwg 8/4/2022 2:27 PM

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT [OWNERS_COMPANY], SOLE OWNER OF THE CERTAIN 21.782 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021158298 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 TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS 3811 NORTH MAIN STREET.

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

_____

[OWNERS_NAME]
[OWNERS_TITLE]
[OWNERS_COMPANY]
[OWNERS_ADDRESS1]
[OWNERS_ADDRESS2]

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED [OWNERS_NAME], KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON_____ COUNTY, TEXAS, THIS 04 DAY OF AUGUST, 2022.

_____

REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

I, [ENGINEERS_NAME], 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 48491C0531F, EFFECTIVE DATE 12/20/2019, 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 _____, 2022_.

_____

REGISTERED PROFESSIONAL ENGINEER
NO. _____ STATE OF TEXAS

THIS SUBDIVISION TO BE KNOWN AS 3811 NORTH MAIN STREET 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 _____, 2022, A.D.

_____ _____

_____, CHAIRMAN DATE

_____ _____

_____, SECRETARY DATE

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2022 A.D., AT _____O'CLOCK, ____.M., AND DULY RECORDED THIS THE DAY OF _____, 2022 A.D., AT ____O'CLOCK, ____.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:

_____
DEPUTY

PRELIMINARY PLAT OF 3811 NORTH MAIN STREET SHEET 2 OF 2

21.782 ACRE TRACT OUT OF THE WILLIAM J. BAKER SURVEY ABSTRACT NO. 65 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" =	APPROVED BY: BLB
PROJECT NO. 22-157	DATE: MAY __, 2022

City of Taylor
PZ-2022-1539
Subdivision Variance
Staff Report

Item Details

Subject Property:	1303 Old Thorndale Road (R019891)
Total Acreage:	Approximately 0.997 acres
Legal Description:	0.997 acres of Francis Bradley Survey, Abstract No. 74
Applicant & Property Owners:	Aaron Barta, Applicant Aaron and Katherine Barta, Property Owners
Request:	A request to vary from Section 2.6, Subdivision Ordinance (Appendix C).
Case History:	This is the first hearing of this request, but this request is associated with PZ-2022-1534, a zoning variance application for the same address.

Overview of Applicant's Request & Background

After receiving walk-in requests to discuss subdividing the property by Mr. Aaron Barta, staff learned of the property owners' desire to subdivide the property into two lots, with the existing residence located on one of the proposed lots and the side yard being the second proposed lot. Mr. Barta also mentioned to staff that the purpose of this subdivision was to eventually sell the second lot to relieve the property owners of the burden of increasing property taxes on the existing tract as the existing home on the tract is a rental property of theirs, and this property is not their homestead.

When the platting requirement was discussed, Mr. Barta said he would like to pursue a flag lot configuration for the second proposed lot as there is an existing home on the property, so the second lot would have more land. In response to this request, staff informed Mr. Barta that there are no provisions for flag lots in the City's Subdivision Ordinance (Sec. 2.6, Subdivision Ordinance) as the Ordinance is explicit in lots being "rectangular so far as practicable," so an approved subdivision variance would be required for that configuration to be permitted during the platting process. However, a request to subdivide the tract down the middle would be an alternative proposal that staff could support, as rectangular configurations are permitted within the Subdivision Ordinance.

Staff also told Mr. Barta that even if he were to pursue a subdivision variance or not for the flag lot, an approved zoning variance would be required regardless, as the Single-Family Residential Zoning District (R-1) requires a minimum 70-foot lot width (Sec. 2.7.3(3), Zoning Ordinance). With that information, Mr. Barta decided to apply for a zoning variance (PZ-2022-1534) and a subdivision variance (PZ-2022-1539) to move forward with subdividing the tract, whether it be by creating a flag lot and rectangular lot or by two rectangular lots.

Additionally, Mr. Barta was notified that since Old Thorndale Road is identified as a Community Boulevard on the City's Transportation Plan within the Envision Taylor Comprehensive Plan, the existing driveway would need to be removed, and a shared driveway would be required to be constructed in addition to the dedication of a shared access easement on the plat if the zoning variance request is approved. The purpose of reconfiguring the location of the driveway is because Community Boulevards are required to have limited turning movements when possible, and since there are nearby existing driveways on either side of the existing tract, such action is required to be taken to avoid inefficient access management practices when at all possible (p. 114, Envision Taylor Comprehensive Plan).

Location:
The subject property is located along Old Thorndale Road.

Physical and Natural Features:
The subject property consists of an existing single-family residence. There are also trees present, which will be required to be surveyed and reviewed during the building permit process.

Growth Sector Designations:
The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Intended Growth Sector. The Intended Growth Sector consists of areas with access to existing or planned infrastructure adjacent to existing developed areas. The Intended Growth Sector primarily covers vacant, underutilized, or poorly developed areas adjacent to existing centers and service areas (p. 50, Envision Taylor Comprehensive Plan).

Future Land Use and Zoning Designations:
The adopted Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation, Neighborhood Greenfield. This designation is applied to areas that are anticipated to be developed as an extension of the existing urban fabric in Taylor. These areas are intended to accommodate future growth and redevelopment and should include a mix of residential building types and services (p. 79, Envision Taylor Comprehensive Plan). The proposed Future Land Use designation of Neighborhood Greenfield currently encompasses 1,367 acres within the city.

The subject property is currently zoned R-1 (Single-Family Residential). The R-1 zoning designation, as written to date, would allow for moderate density single-family detached development while maintaining the character of existing neighborhoods (Sec. 2.7.1, City of Taylor Zoning Ordinance).

Direction	Zoning District	Future Land Use	Existing Land Use
North	R-1 (Single-Family Residential)	Neighborhood Greenfield	Agricultural
South	R-1	Neighborhood Greenfield	Vacant

East	R-1	Neighborhood Greenfield	Residential
West	R-1	Neighborhood Greenfield	Residential

Utilities

The subject property is located within the City's service area for water and wastewater, and there are existing 6-inch water and wastewater lines along Old Thorndale Road.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the variance request (13 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, August 28, 2022.

Staff Analysis

The request for the subject property is a variance from Section 2.6 within the Subdivision Ordinance that states "lots should be rectangular so far as practicable" to subdivide the property into two lots, with one of the lots being in a flag lot configuration. The purpose of the statement "lots should be rectangular so far as practicable" within Section 2.6 is to prevent the following potential issues, including but not limited to: long private utility lines, impeding emergency services' vehicular access, dead-end private fire hydrants, street intersections formed between private driveways and public streets, and the prevention of continuing a grid street network, which is the basis of the City's Transportation Plan (Chapter 3, Envision Taylor Comprehensive Plan).

Staff has determined that the applicant does not have hardship as the applicant has provided an alternative configuration that shows that the tract can still be subdivided in a manner that allows both lots to maintain rectangular configurations. In addition, the approval of the zoning variance by the Zoning Board of Adjustment significantly reduced the minimum lot width for either lot during the subdivision process, so there is flexibility for the property owners to adjust the lot width as they see fit. Additionally, the approved zoning variance permits the subdivision of two lots that can maintain a rectangular configuration (although with smaller frontages than allowed in R-1) but still gives the property owners an option to subdivide.

Given this information, staff recommends disapproval of the subdivision variance request.

In addition to a hardship, the questions within the "Planning & Zoning Commission Recommendation" section below must also be addressed by the Commission.

Zoning Board of Adjustment Recommendation

The associated application, PZ-2022-1534, was a request to vary from Section 2.7.3(3), Zoning Ordinance (Appendix B), to permit the applicant to subdivide the property and plat two lots with less than a 70-foot lot width. This application was considered at the September 6th Zoning Board of Adjustment Meeting, and the zoning variance request was unanimously approved with the condition of an 11-foot lot width minimum to ensure there would be appropriate width to accommodate a shared driveway.

Planning & Zoning Commission Recommendation

No variance shall be granted or imposed unless the Planning & Zoning Commission finds:

1. **That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of his land or the City of orderly development; and**
    - The applicant would still be permitted to continue with their proposal to subdivide the tract into two lots. If the variance is granted, the applicant will be granted permission to submit a minor plat application and move forward with the platting process.
2. **That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and**
    - The subject property can be developed as two single-family residential lots without additional variances, so the subdivision variance is unnecessary.
3. **That the granting or imposition of the variance will not be detrimental to the public health, safety, and welfare; and**
    - Granting the requested variance could be detrimental to the public health, safety, and welfare as flag lots can adversely affect utility, emergency services, and traffic systems.
4. **That the granting or imposition of the variance will not affect preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance.**
    - The granting of the variance may not allow for the orderly subdivision of adjacent land in accordance with the provisions of the subdivision ordinance. However, the City's Comprehensive Plan identifies the area for infill development and increased housing density. The development of the subject property can facilitate the city's vision through a subdivision into two rectangular lots. Additionally, no public improvements will likely be required as water, wastewater, and adequate roadways are established.

Such findings of the Planning and Zoning Commission together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Aerial Map
4. Notice Area Map

Letter of Intent

To Whom It May Concern

My name is Aaron Barta. I live at 1301 Old Thorndale Road and also own the property next door at 1303 Old Thorndale Road. I am applying for a variance on 1303 in order to split the property in two separate lots. I believe that because of the narrowness of the existing lot AND the location of the existing home, a flag lot would be the more practical option. It would provide adequate width and depth for open space, at least one of the lots would meet the 70ft of road frontage and it would eliminate the issue of having enough space between the home and the property line. .. I believe that this variance would be best for property values on our street, be more in conformity to how the street is set up and better for future Taylor residents to build on this property. Thank you for your time and consideration.

Sincerely,

-Aaron Barta

City of Taylor

ZONING ORDINANCE VARIANCE APPLICATION

Date 08/01/2022

Zoning Variance Application Fee of $150.00 is non- refundable

	APPLICANT	PROPERTY OWNER
Name	Aaron Barta	Aaron & Kate Barta
Mailing Address	1301 Old Thorndale Road	1301 Old Thorndale Road
	Taylor, TX 776574	Taylor, TX 776574
Email	aaronbarta316@gmail.com	thebartafam@gmail.com
Daytime Phone	(512) 296-5575	(512) 296-5575

PROPERTY DESCRIPTION:

Street Old Thorndale Road Address No. 1303

Legal Description *(if platted)* _____

Acres 0.997 Zoning Classification R-1, Single Family Residential

Existing use and improvements on subject property, including type of buildings, floor area, number of off-street parking spaces, etc., as applicable.

Vacant Single family home, renovation is in process to use as a rental property or for sale, 1040 sqft., 2 off-street parking spaces

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

REQUESTED ZONING VARIANCE:

Variance to Chapter Subdivision Ordinance Section 2.6 of the Zoning Ordinance which requires…
The lot design of a neighborhood should provide for lots of adequate width and depth to provide open area and to eliminate overcrowding. Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.

Description of proposed use, building and site improvements, seating capacity, and number of off-street parking spaces, etc., as applicable to the proposed dimension quantity, or other feature for which the variance is requested.
I would like to separate the property in two. Right now the property is approximately 104 ft x 418.75 ft. As illustrated in the copy of the survey, I would like to have the lot with the existing home measure 74ft x 209.375ft. The other would be a flag lot with drive measuring 30 ft x 209.375 ft. and the back section measuring 104ft x 209.375. (please see copy of survey)

SUBMITTAL REQUIREMENTS:

Answer the 7 questions on the following pages, as evidence that this request complies with the conditions required for approval of a zoning variance (extra pages and supplemental illustrations or photographs may be used if needed or desired).

Site Plan or Drawing, preferably submitted on paper no larger than 11" X 17", showing dimensions of property, location of site with respect to streets and adjacent properties, and location and dimensions of buildings, parking areas, and other features of the site which are applicable to the requested variance.

I hereby affirm that if I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the proceeding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Further, I understand that in accordance with Texas Local Government Code, Section 211.011, a person aggrieved by a decision of the Zoning Board of Adjustment may present to a district or county court, within ten (10) days after the date the decision is filed in the Board's office, a verified petition stating that the decision of the Board is illegal in whole or in part, and specifying the grounds of the illegality.

Signature: _____ Date 8/01/22

Printed Name: Aaron Barta

To be completed by Staff:
Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date _____

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?

The characteristics that make the property unique are:

The property is currently approximately 104ft x 418.75ft. I understand why the city does not want flag lots but I believe that in this case it is more practical to make it into a flag lot.

- ➔ *The Subdivision ordinance states that,* ***"The lot design of a neighborhood should provide for lots of adequate WIDTH and depth to provide open area and to eliminate overcrowding."*** *1. As you can see on the survey, after measuring the existing house, it is 50ft from the eastern property line which puts the already existing structure OVER the middle of the property line. Which means that with the required 5ft of distance between the structure and the property line, if we were to split the lot long ways, the two lots would measure and 59ft x 418.75 and the other 45ft x 418.75ft.. This would provide plenty of depth but does not "allow adequate WIDTH" and limits the amount of open area homeowners will have. A 45ft lot is very narrow and would only allow a very narrow and long house to be built. Moreover, most houses on the Old Thorndale are at least 30- 40ft apart. It would put the homes right on top of each other and would cause "overcrowding".*
- ➔ *The subdivision ordinance also states,* ***"Lots should be rectangular so far as PRACTICABLE"*** *In this case I think it is more practicable to make a flag lot because, in this case, both properties would have adequate width and depth, not be right on top of each other and have plenty of room for privacy and open area.*
- ➔ *In addition to the subdivision ordinance this home is in the the R-1 Zoning district. The Zoning Ordinance states that* ***"the minimum front lot width in the R-1 zoning district is 70 ft."*** *Because the measurements of the property are 104ft x 418.75, any option to split this lot violates this ordinance as well.*

Old Thorndale is not a normal subdivision. All of the new homes going up have been high end, 2000sqft + custom single family homes, on larger lots that have more room between you and your neighbor which are some of the reasons it is a desirable street to build on and adds to the property values on our road. It is a street of older homes, larger properties and new larger custom homes. People move to Old Thorndale Road because of its close proximity to downtown Taylor. It has the feel of being in the country (at least for now). I believe that because of the narrowness of the existing lot AND the location of the existing home, a flag lot would be the more practical option. It would provide adequate width and depth for open space, at least one of the lots would meet the 70ft of road frontage and it would eliminate the issue of having enough space between the home and the property line. .

1. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?

No, they were not:

☐ *The existing house's location prevents us from splitting it down the middle which would make two lots, one of which would be very narrow and long.*

☐ *We only have 104ft of frontage road. In oder to meet the 70ft of road frontage we would have to have 140ft. We cant create more road frontage.*

2. If the conditions or characteristics were caused by the owner or applicant, could the use of the property be enjoyed in the current zoning district without the requested variance?

N/A

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

3. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?

I would not be able to split the property . I am hoping to sell part of the property to finish the remodel so that I can rent it out.

4. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?

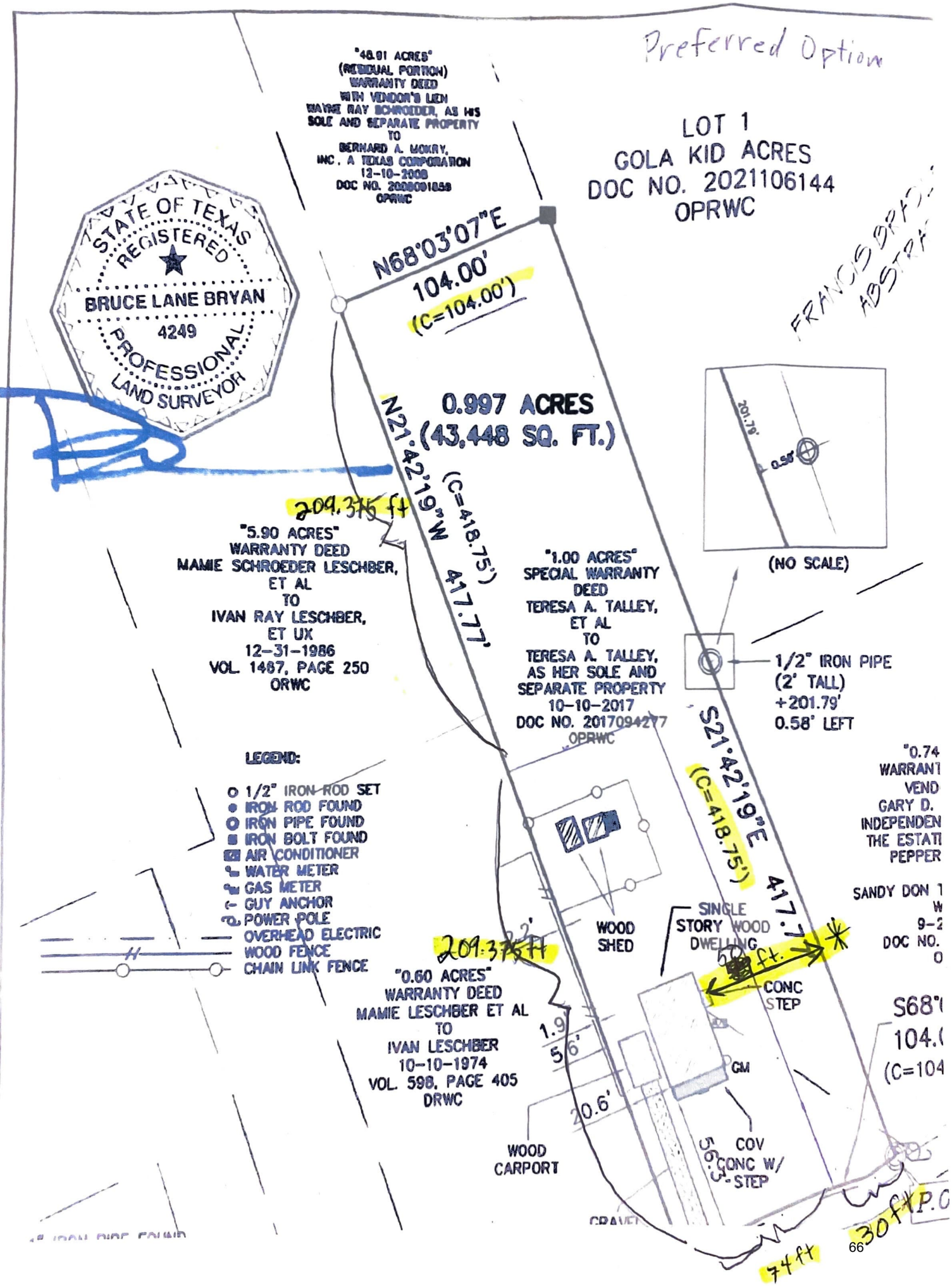
YES

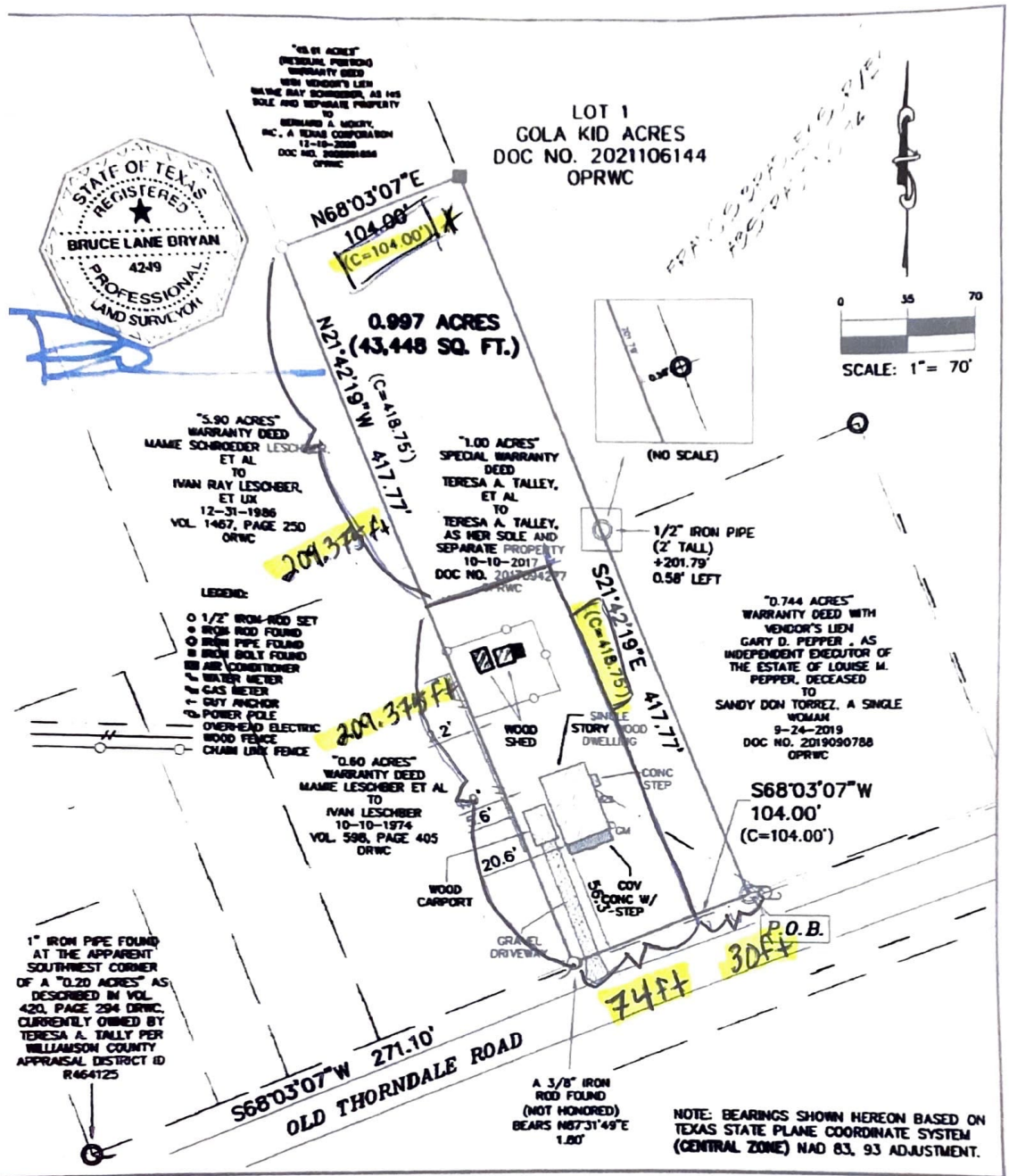
5. To what extent is the request for a variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?

Since I bought the property I have been planning to separate it in two.

6. What affect, if any, would the variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood?

I think this breaking up of the property would be very good for property values. It will not cause any issues with traffic or parking. It helps Taylor to get some more options for people looking to buy homes in a housing market with few options. It is a win win for for out street and Taylor.


Preferred Option
"48.91 ACRES"
(RESIDUAL PORTION)
WARRANTY DEED
WITH VENDOR'S LIEN
WAYNE RAY SCHROEDER, AS HIS
SOLE AND SEPARATE PROPERTY
TO
BERNARD A. MOKRY,
INC., A TEXAS CORPORATION
12-10-2008
DOC NO. 2008091858
OPRWC
LOT 1
GOLA KID ACRES
DOC NO. 2021106144
OPRWC
FRANCIS BROWN
ABSTRACT
STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR
N68°03'07"E
104.00'
(C=104.00')
0.997 ACRES
(43,448 SQ. FT.)
N21°42'19"W 417.77'
(C=418.75')
209.37 ft
"5.90 ACRES"
WARRANTY DEED
MAMIE SCHROEDER LESCHBER,
ET AL
TO
IVAN RAY LESCHBER,
ET UX
12-31-1986
VOL. 1487, PAGE 250
ORWC
"1.00 ACRES"
SPECIAL WARRANTY
DEED
TERESA A. TALLEY,
ET AL
TO
TERESA A. TALLEY,
AS HER SOLE AND
SEPARATE PROPERTY
10-10-2017
DOC NO. 2017094277
OPRWC
201.79'
0.58'
(NO SCALE)
1/2" IRON PIPE
(2' TALL)
+201.79'
0.58' LEFT
S21°42'19"E 417.77'
(C=418.75')
LEGEND:
1/2" IRON ROD SET
IRON ROD FOUND
IRON PIPE FOUND
IRON BOLT FOUND
AIR CONDITIONER
WATER METER
GAS METER
GUY ANCHOR
POWER POLE
OVERHEAD ELECTRIC
WOOD FENCE
CHAIN LINK FENCE
WOOD
SHED
SINGLE
STORY WOOD
DWELLING
50 ft.
CONC
STEP
209.37 ft
"0.60 ACRES"
WARRANTY DEED
MAMIE LESCHBER ET AL
TO
IVAN LESCHBER
10-10-1974
VOL. 598, PAGE 405
DRWC
1.9'
5.6'
20.6'
GM
WOOD
CARPORT
COV
CONC W/
STEP
56.3'
"0.74
WARRANT
VEND
GARY D.
INDEPENDEN
THE ESTATI
PEPPER
SANDY DON T
W
9-2
DOC NO.
O
S68°
104.(
(C=104
30 ft P.O
74 ft



STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 1303 OLD THORNDALE ROAD IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: 0.997 ACRES OUT OF THE FRANCIS BRADLEY SURVEY ABSTRACT NO. 74, BEING ALL OF A CALLED "1.00 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM TERESA A. TALLEY, ET AL TO TERESA A. TALLER AS HER SOLE AND SEPARATE PROPERTY, DATED 10-10-2017 AND RECORDED IN DOCUMENT NO. 2017094277 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FLOOD NOTE:
THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48491C0534F EFFECTIVE 12-20-2019 LOCATED IN ZONE "X".

TO: AARON BARTA
GF # 21061573, PROJ. NO. 21-684

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN 2017094277 OPRWC.

SCHEDULE B ITEMS:
10A. - NOTED
10B. - NOTED
10C. - NOTED
10D. - NOTED
10E. - NOTED
10F. - NOTED
10G. - NOTED

BRYAN TECHNICAL SERVICES, INC.

Preferred Option:

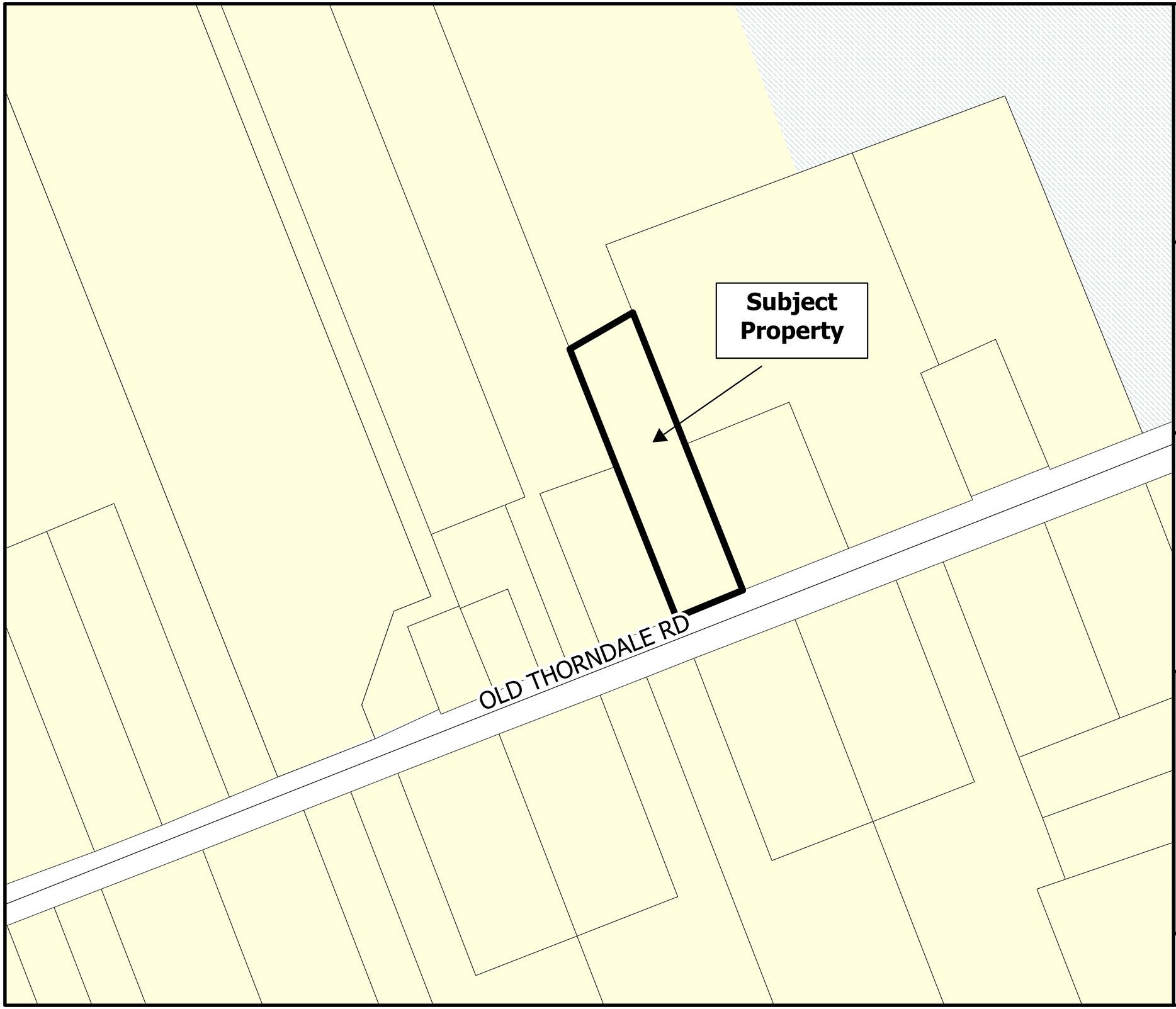
1st Lot: 74ft x 209.375 *(0.356 acres)

2nd Lot:

Drive: 30ft x 209.375

Back: 104ft x 209.375

*(0.641 acres)



N

PZ-2022-1539

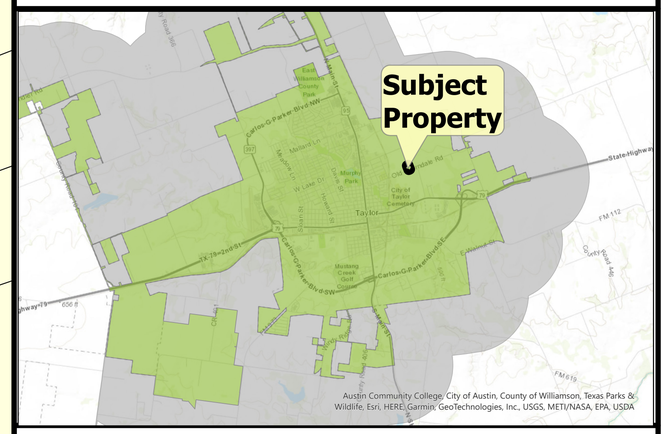
1303 Old Thorndale Rd. Subdivision Variance
Location Map
Approximately 0.997 Acres

Legend

- Subject Property
- Parcels
- Streets

ZONING

- R-1 Single Family
- R/A Rural Agriculture



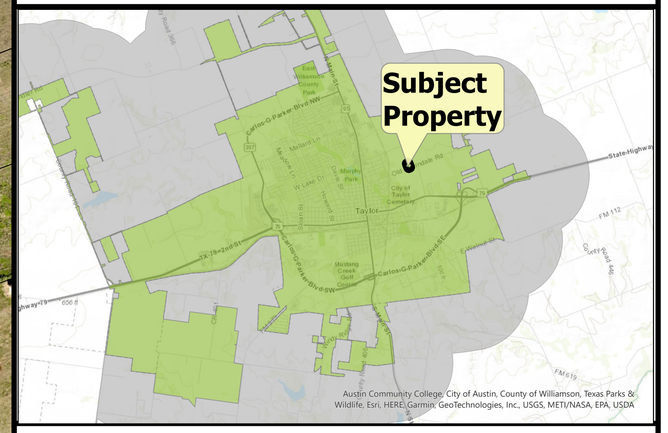
0 0.04 0.09 Miles



PZ-2022-1539

1303 Old Thorndale Rd. Subdivision
Variance
Aerial Map
Approximately 0.997 Acres

Legend
- Subject Property
- Parcels
- Streets



0 0.04 0.09 Miles

Subject Property

OLD THORNDALE RD

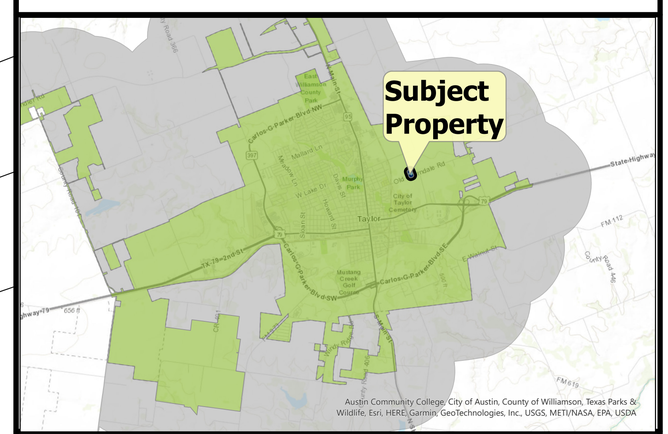
N

PZ-2022-1539

1303 Old Thorndale Rd. Subdivision
Variance
Notice Area Map
Approximately 0.997 Acres

Legend

- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



0 0.04 0.09 Miles

City of Taylor
PZ-2022-1541
Zoning Map Amendment
Staff Report

Item Details

Subject Property:	14501 and 14511 U.S. Highway 79
Total Acreage:	Approximately 75.29 acres
Legal Description:	Approximately 75.29 acres of land addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, consisting of Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.
Applicant & Property Owner:	David Cersonsky, President and Owner & Timothy R. Hines, Vice President and Owner of Taylor Texas Holdings, Inc. and Highway 79 Development, Inc.)
Request:	Zoning Map Amendment to rezone the subject property from Rural/Agricultural Zoning District (R/A), Manufactured Housing Zoning District (MH), and Business Park District 2 (BP-2) to approximately 43.79 acres as Light Industrial Zoning District (M-1), and approximately 31.50 acres as Rural/Agriculture (R/A).
Case History:	This is the first public hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested to convert the subject property from its existing use as residential to an industrial use. The applicant pursued a change to the Future Land Use map and the subject property is now designated as Employment Center: Regional and Open Space. The applicant is now at the stage of development to request a rezoning that is consistent with the new land use designation. The proposed rezoning of the subject property is to Light Industrial (M-1) which is a district that permits uses typically defined as light industrial or heavy commercial.

Location:
The subject property is located along U.S. Highway 79, just west of the Taylor Municipal Airport. The subject property has minimal immediate frontage to the highway as it is configured as a flag lot.

Physical and Natural Features:
The subject property gently slopes in elevation from northwest (highest) to southeast (lowest) and consists of a combination of dense creekside vegetation towards the east and southeastern property boundaries and vacant land devoid of vegetation along the north-northwestern property

boundaries. A residence and several accessory structures exist centrally to the property. Mustang Creek and several tributaries bisect the easternmost part of the subject property. This area of study by FEMA has deemed the area to have a 1% chance of flooding annually (i.e. the 100 year floodplain).

Growth Sector Designations:
The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Controlled Growth Sector. The Controlled Growth Sector consist of areas that can support limited development based on proximity to an existing or planned Thoroughfare. The Controlled Growth Sector should be limited in area to nodes where infrastructure or services already exist, but these areas are not adjacent to the existing developed areas. This designation allows limited development and as such the subject property abuts existing small-scale developments to the immediate south (DaVita Taylor Dialysis), and east (United Ag & Turf, and Nyle Maxwell Car Dealership) and west (Best Western Inn and Taylor Municipal Airport) along U.S. Highway 79 which are also in the Controlled Growth Sector.

Future Land Use and Zoning Designations:
On July 12, 2022, the Planning and Zoning Commission recommended approval of a request to amend the Future Land Use designation for the subject property and on August 11, 2022, the City Council approved the applicant's request to redesignate the property as Employment Center: Regional and Open Space. The Employment Center designation is intended to develop as mixed-use areas centered around office or industrial uses that can support significant employment. Acceptable land uses should consist of retail, office, mixed use, public, and industrial.

The preserved Open Space designation is made up of environmentally sensitive areas that are protected from development in perpetuity. This includes dedicated parkland and any other conservation easement. The acreage (~31.50) kept as Open Space has been deemed as floodplain by FEMA and development within the area is discouraged.

After successfully redesignating the subject property, rezoning is the next appropriate step in the development process. The applicant's proposal for M-1 Light Manufacturing would permit the uses outlined in the City's zoning ordinance, Section 3.2 – Zoning District Use Tables. The intent is to concentrate light industrial or heavy commercial uses in areas of town that will best represent the community as well as protect the character, safety, and general welfare of the surrounding neighborhoods.

Surrounding Properties:
The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Land Use
North	R-1 (Single Family Residential)	Employment Center: Regional & Open Space	Vacant Land + Flood Plain

South	M-1 (Light Manufacturing), B-1 (Local Business), B-2 (General Business), BP-2 (Business Park 2), M-H (Manufactured Housing)	Area of Minimal Change	Commercial Businesses & Residences
East	M-1	Employment Center: Regional & Open Space	Taylor Municipal Airport
West	R/A (Rural/Agriculture), B-1	Area of Minimal Change	Agricultural Land

Utilities

The subject property is located within the City's service area for water and city wastewater. Currently a 16-inch water line runs along the frontage of U.S. 79 and spans the width of the subject property. A 12-inch wastewater main extends from a 24-inch line at the municipal airport and travels west through the southern portion of the subject property. Improvements to the Airport Lift Station are proposed to be added to the City's budget for fiscal year 2022-2023 as an impact fee project, pending approval from the City Council, to improve the capacity of the lift station and increase capacity in the general vicinity.

Transportation

The subject property gains access from U.S. 79 which is identified within the Transportation Plan in the Envision Taylor Comprehensive Plan as a Regional Roadway. U.S. 79 moves traffic between the City of Taylor and other communities. Additionally, the Transportation Plan has proposed a Community Boulevard within the subject property. Community Boulevards function as primary routes that connect to major areas of the city. The presence of the floodplain also calls for an addition to the proposed trail system. Trails are intended to be 10' to 12' wide and should serve both pedestrian and bicycle traffic.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request (14 notices), a legal notice advertising the public hearing was placed in the Taylor Press on August 28, 2022.

Staff Analysis

The request for a rezoning map amendment to M-1 (Light Industrial) enables the applicant to develop the subject property for light industrial and/or heavy commercial uses such as warehousing, and various office and professional uses. Upon analyzing the request, the proposed rezoning request is considered consistent with the Future Land Use designation as Employment Center: Regional. The uses as described above would be consistent within the following policies outlined in the City's Comprehensive Plan:

- **LU4** – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.

    - The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.

- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
    - The addition of an industrial site would likely provide an increase to jobs available within Taylor.

- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land use before expanding infrastructure to underdeveloped areas.
    - The applicant currently has access to water and wastewater on their property and would likely only be required to extend as needed (lateral lines to buildings).

Planning and Zoning Commission Recommendation

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

Is the rezoning consistent with the Comprehensive Plan?

- The Future Land Use designations of Employment Center Regional and Open Space are in line with the City's desire to increase employment opportunities and industrial uses that are strategically located in areas along regional roadways (Highway 79). The area is designated as a Controlled Growth sector and as such has access to existing infrastructure and is adjacent to existing developed areas along Highway 79.

Is the rezoning compatible with the surrounding area?

- The rezoning to M-1 (Light Industrial) is compatible with the surrounding area as most of the area is comprised of vacant land, FEMA Flood Hazard area and commercial uses south of the subject property and the Taylor Municipal Airport east of the property.

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

- The rezoning of the subject property will aim to promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development, and such standards will be secured throughout the development process.

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

- Public water and wastewater facilities are available to the subject property. Roadway infrastructure will be required to comply with the City's master transportation network and will be evaluated throughout the development process.

Do current conditions indicate that a rezoning is necessary?

- The subject property would require a rezoning to align with the Future Land Use designation as the current zoning district(s) primarily R/A (Rural Agriculture) would not be the highest and best zoning classification under the new land use designation. The M-1 zoning district will allow for a mix of commercial and light industrial land uses to occur which is consistent with the goals in the Employment Center: Regional land use category.

Attachments:

a) Letter of Intent from Applicant
b) Zoning District Allocations from Applicant
c) Growth Sectors Map
d) Future Land Use Map
e) Current Zoning Map
f) Proposed Zoning Map
g) Notice Area Map
h) Draft Ordinance
    a. Exhibit "A," Survey
    b. Exhibit "B," Proposed Zoning Map

Pacheco Koch

August 12, 2022
PK No.: 0100

Mrs. Courtney Peres
CITY OF TAYLOR
Development Services
400 Porter Street
Taylor, Texas 76574

Re: **Stillwater 76 – Zoning Map Ammendment**
Taylor, Williamson County, Texas

Dear Mrs. Peres:

The proposed site in the attached is being requested for a zoning change to Industrial. The site is approximately 75.28 acres and is currently being used for agriculture purposes. The request is being done to allow industrial buildings. There is currently an existing sanitary sewer line that runs through the site and a water line adjacent to the site. Both have capacity to serve the site. The proposed zoning advances the goals and policies of the Comprehensive Plan by allowed for aligning uses on the west side of the city that currently has industrial to the south and to the west. The site will not increase the flood hazard with the detention that is being proposed on the site and the building will have many different uses to fulfill many different tenants on the market.

There is also a request for a Traffic Impact Analysis waiver since the trips for the site based on ITA code 154 are 722 daily trips and 41 AM Peak and 52 PM Peak hour.

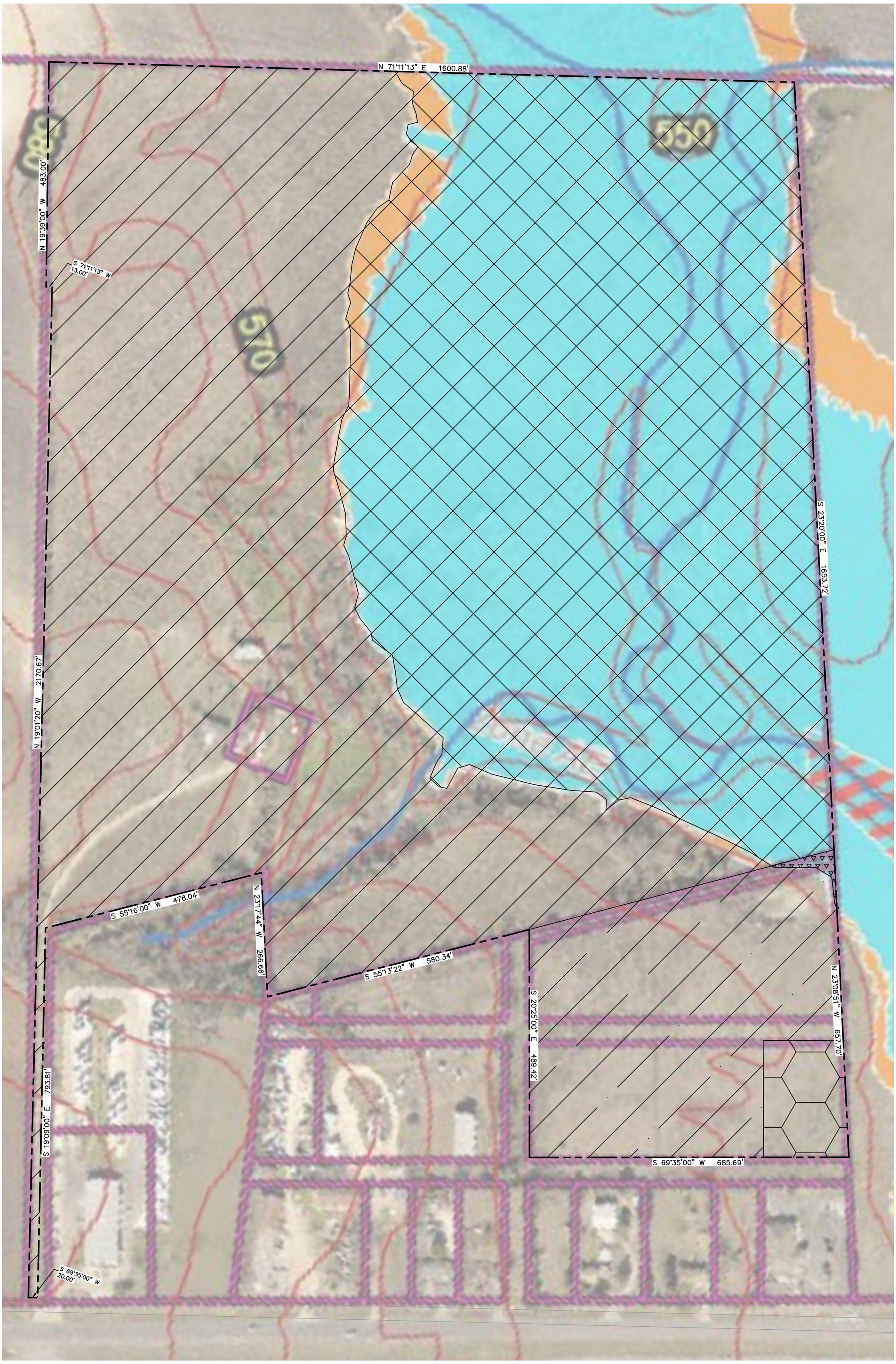
If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,

Clayton J. Strolle, P.E., LEED®AP

CJS
0100_Stillwater 76

CJSTROLLE
8/19/2022 2:39 PM
M:\DWG-01\AUSTIN OFFICE RESOURCES\DEVELOPER MARKETING PURSUITS\STILLWATER CAPITAL\TAYLOR SITE_BASE_ZONING.DWG



0 50 100 200 300
GRAPHIC SCALE IN FEET

34.948 ACRES FROM R/A TO M-1 (LIGHT MANUFACTURING)

31.407 ACRES FROM R/A TO R/A (OPEN SPACE/FLOODPLAIN)

0.097 ACRES FROM M-H TO R/A (OPEN SPACE/FLOODPLAIN)

7.810 ACRES FROM M-H TO M-1 (LIGHT MANUFACTURING)

1.028 ACRES FROM BP-2 TO M-1 (LIGHT MANUFACTURING)

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE **NOT** BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

Pacheco Koch
8701 N. MOPAC EXPRESSWAY, STE. 320
AUSTIN, TX 78759 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

SITE ACREAGE EXHIBIT

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
---	CJS	JUNE 2022	1"=100'			EXHB

STILLWATER CAPITAL - TAYLOR SITE

PZ-2022-1541

Taylor Texas Holdings
Re-Zoning
Growth Sectors Map
Approximately 75.29 Acres

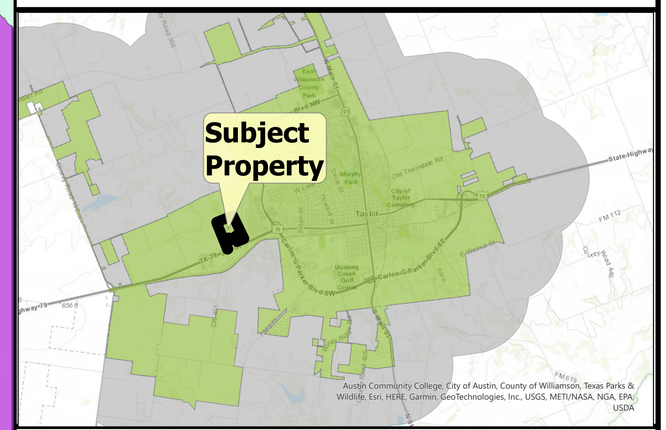
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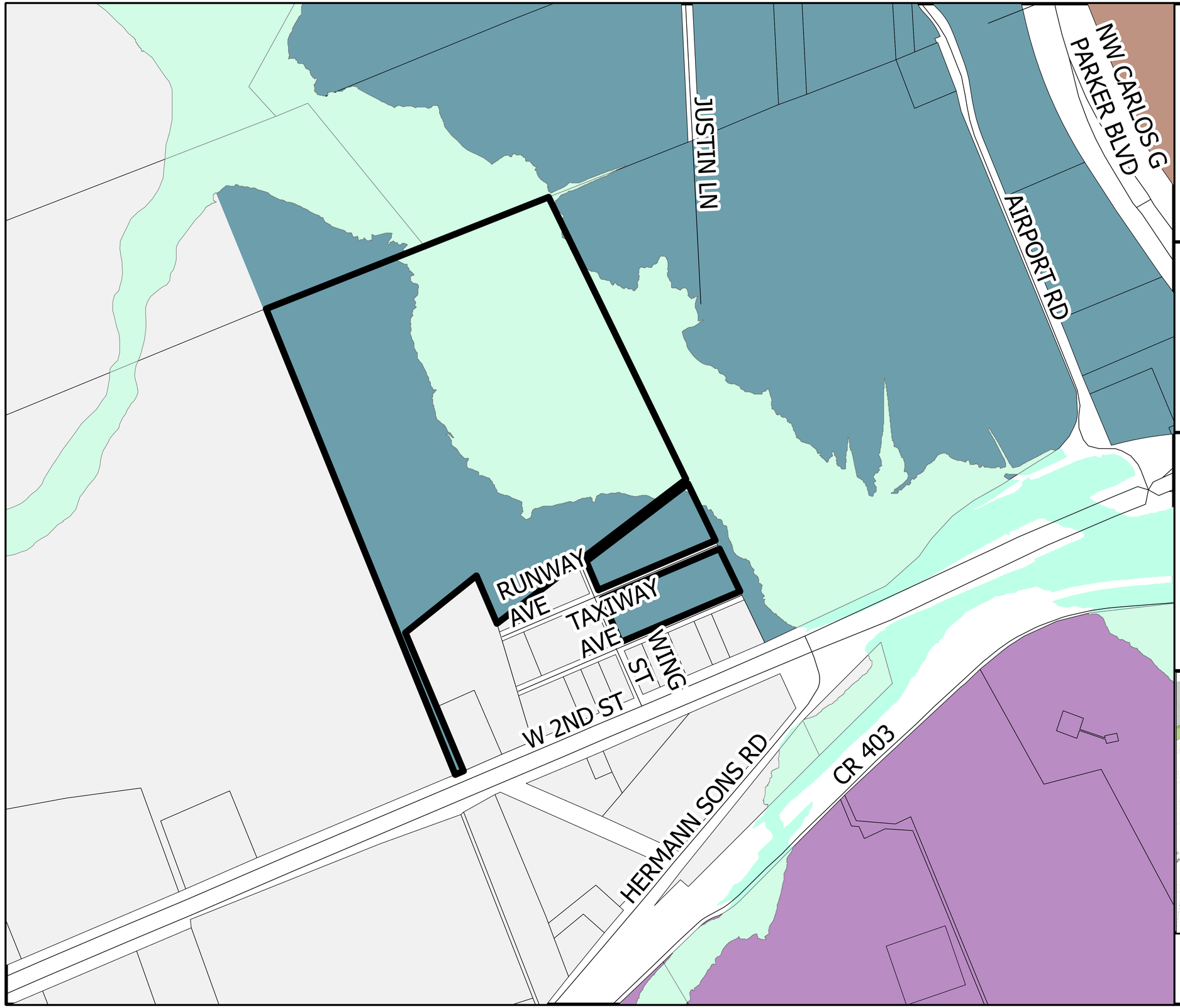
- ETJ
- Subject Property
- Parcels
- Streets

Growth Sector Map
Sector

- Restricted Growth Sector
- Controlled Growth Sector
- Intended Growth Sector
- Infill Growth Sector
- Flood Plain



0 0.15 0.3 Miles



Taylor Texas
CITY OF TAYLOR TX

N

PZ-2022-1541

Taylor Texas Holdings
Re-Zoning
Future Land Use Map
Approximately 75.29 Acres

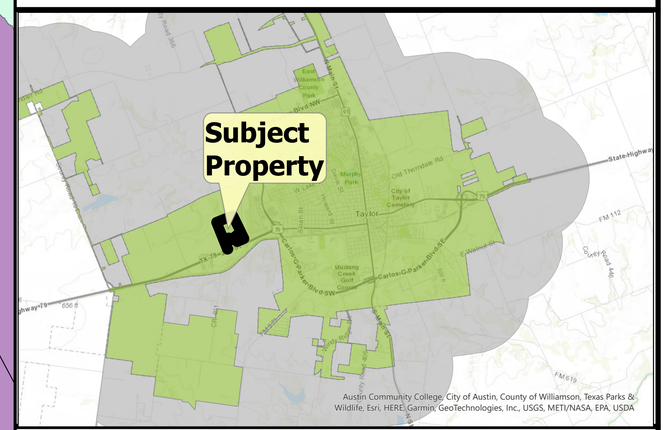
Legend

- ETJ
- Subject Property
- Parcels
- Streets

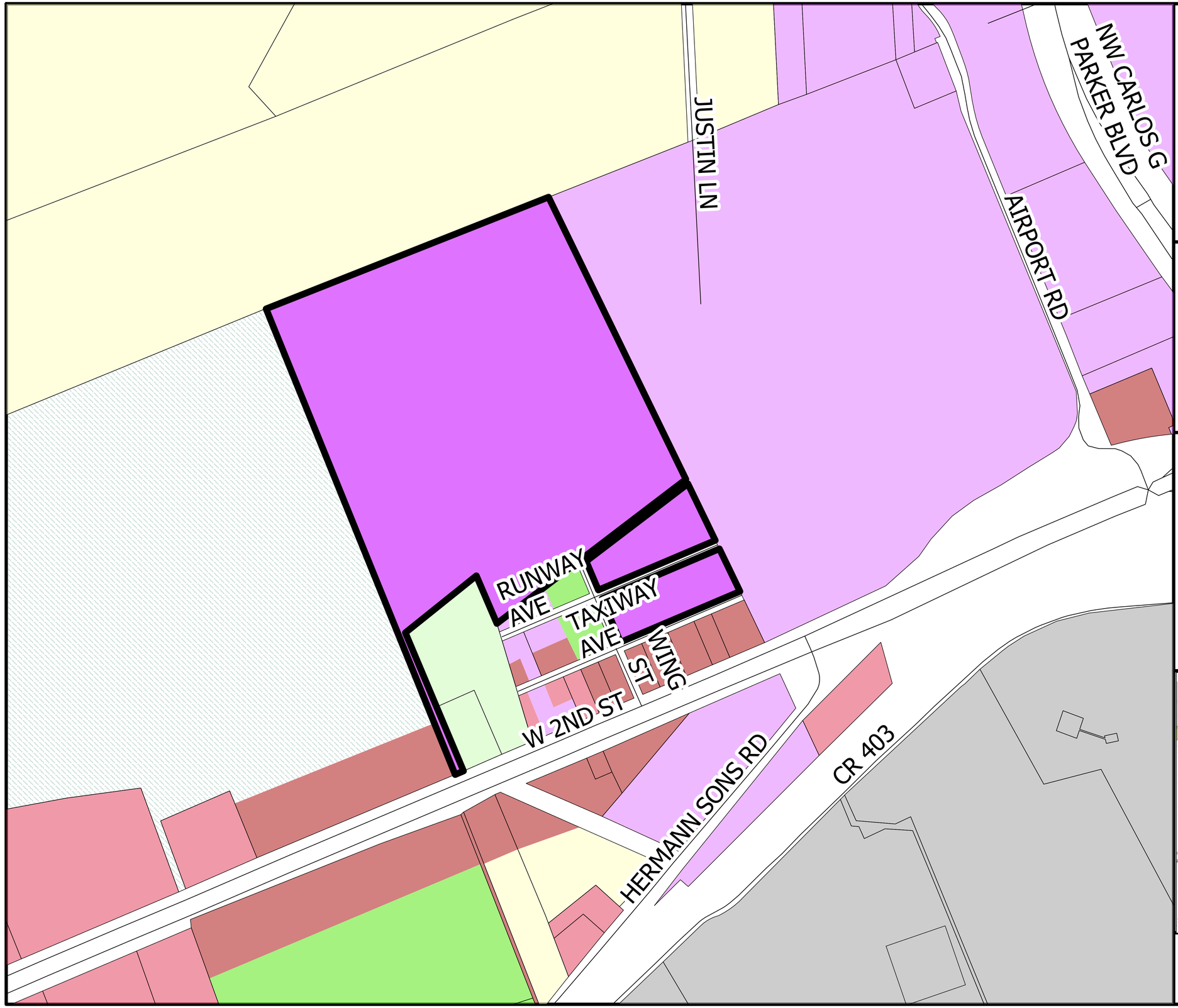
Future Land Use Map

Land Use

- Area of Minimal Change
- Employment Center: Regional
- Special Employment District
- Market Center: Community
- Open Space



0 0.15 0.3 Miles



Taylor Texas
CITY OF TAYLOR TX

N

PZ-2022-1541

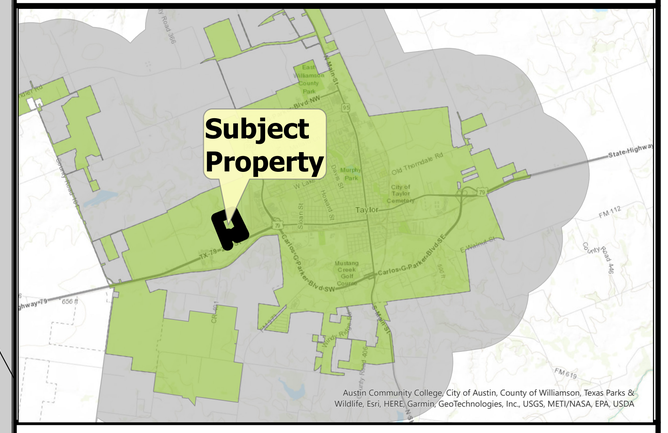
Taylor Texas Holdings
Re-Zoning
Current Zoning Map
Approximately 75.29 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets

ZONING

- B-1
- B-2
- BP-2 Business Park 2
- M-1 Light Industrial
- M-H Manufactured Housing
- R-1 Single Family
- R/A Rural Agriculture



0 0.15 0.3 Miles

PZ-2022-1541

Taylor Texas Holdings
Re-Zoning
Proposed Zoning Map
Approximately 75.29 Acres

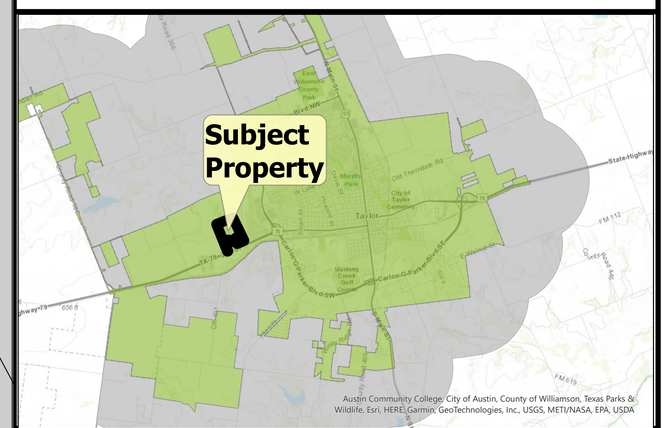
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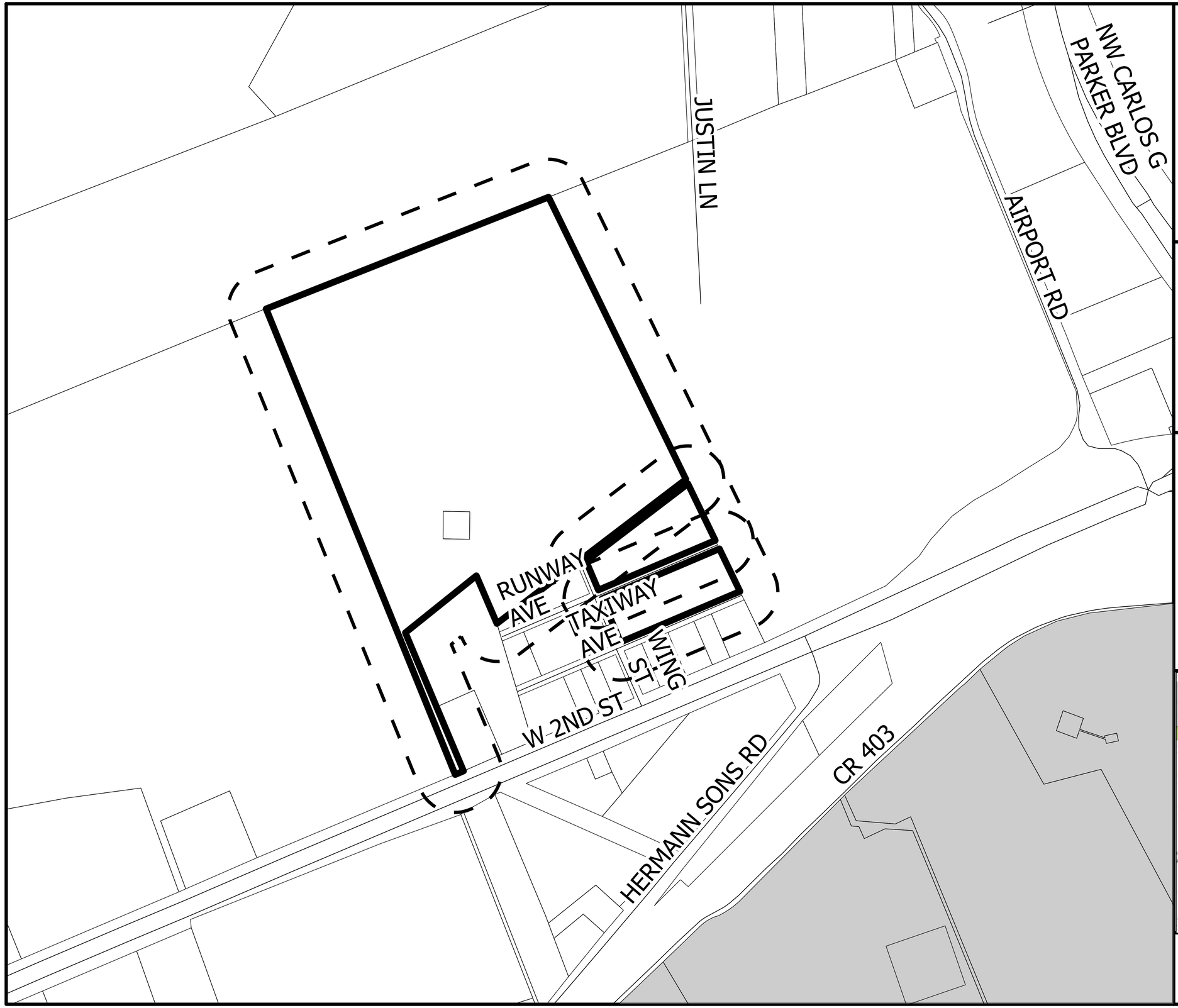
- ETJ
- Subject Property
- Parcels
- Streets

ZONING

- B-1
- B-2
- BP-2 Business Park 2
- M-1 Light Industrial
- M-H Manufactured Housing
- R-1 Single Family
- R/A Rural Agriculture



0 0.15 0.3 Miles



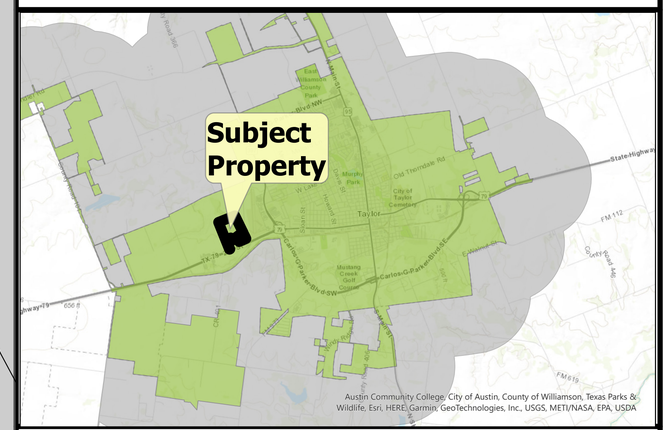
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PZ-2022-1541

Taylor Texas Holdings
Re-Zoning
Notice Area Map
Approximately 75.29 Acres

Legend

- ETJ
- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



0 0.15 0.3 Miles

ORDINANCE NO. 2022-38

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 75.29 ACRES OF LAND, ADDRESSED AS 14501 AND 14511 US 79, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019338, R019992, R020101, AND R020102, FROM RURAL/AGRICULTURAL ZONING DISTRICT (R/A), MANUFACTURED HOUSING ZONING DISTRICT (MH), AND BUSINESS PARK DISTRICT 2 (BP-2) TO APPROXIMATELY 43.79 ACRES OF LIGHT INDUSTRIAL ZONING DISTRICT (M-1), AND APPROXIMATELY 31.50 ACRES OF RURAL/AGRICULTURAL ZONING DISTRICT (R/A), LEGALLY DESCRIBED AS LOTS 1-14, BLOCK 4 AND LOTS 1-15, BLOCK 5, JOHN O. BAKER SUBDIVISION AND PART OF AND OUT OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on September 22, 2022, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Rural/Agricultural Zoning District (R/A), Manufactured Housing Zoning District (MH), and Business Park District (BP-2), to approximately 43.79 acres as Light Industrial Zoning District (M-1), and approximately 31.50 acres as Rural/Agricultural Zoning District, and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 13, 2022, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

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

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

SECTION 2. The zoning district of the Property is changed from Rural/Agricultural Zoning District (R/A), Manufactured Housing Zoning District (MH), and Business Park District (BP-2), to approximately 43.79 acres of Light Industrial Zoning District (M-1), and approximately 31.50 acres of Rural/Agricultural Zoning District (R/A).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Rural/Agricultural Zoning District (R/A), Manufactured

DRAFT

Housing Zoning District (MH), and Business Park District (BP-2), to approximately 43.79 acres of Light Industrial Zoning District (M-1), and approximately 31.50 acres of Rural/Agricultural Zoning District (R/A) as shown in Exhibit "B" attached hereto for all purposes.

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

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 2022-38 was introduced before the Taylor City Council on the 22nd day of September 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2022.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-38, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the

DRAFT

public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2022.

_____
Dianna McLean
City Clerk

DRAFT

EXHIBIT A

(Legal Description)

DRAFT

HOLT CARSON, INCORPORATED

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

May 9, 2008

FIELD NOTE DESCRIPTION OF 69.28 ACRES OF LAND OUT OF THE H. G. JOHNSON SURVEY, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (70 ACRE) TRACT OF LAND AS CONVEYED TO THOMAS W. SCHOENROCK AND JOYCE Y. SCHOENROCK, AS TRUSTEES FOR THE THOMAS W. SCHOENROCK AND JOYCE Y. SCHOENROCK REVOCABLE LIVING TRUST, BY DEED RECORDED IN DOCUMENT NO. 2005013781 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3" iron pipe found at the occupied Northwest corner of the H.G. Thompson Survey, Abstract No. 348 in Williamson County, Texas, same being an angle corner of that certain (290.77 acre) tract of land as conveyed to Prewitt Farms, Ltd. by deed recorded in Document No. 2007076169 of the Official Public Records of Williamson County, Texas, also being the Northwest corner of that certain (143.18 acre) tract of land as conveyed to Adolph Schoenrock by deed recorded in Volume 217, Page 512 of the Deed Records of Williamson County, Texas, and also being the Northwest corner of that certain (70 acre) tract of land as conveyed to Thomas W. Schoenrock and Joyce Y. Schoenrock, as trustees for the Thomas w. Schoenrock and Joyce Y. Schoenrock Revocable Living Trust by deed recorded in Document No. 2005013781 of the Official Public Records of Williamson County, Texas and the **PLACE OF BEGINNING** of the herein described tract.;

THENCE with the North line of said Schoenrock (143.18 acre) tract, same being the North line of said Schoenrock (70 acre) tract, **N 71 deg. 11'13" E 1600.88 ft.** to a 1" axle found at the base of an old cedar fence post, at the Northwest corner of that certain (120.355 acre) tract of land as conveyed to the City of Taylor by deed recorded in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, same being the Northeast corner of said Schoenrock (143.18 acre) tract, also being the Northeast corner of said Schoenrock (70 acre) tract and the Northeast corner of the herein described;

THENCE with an East line of said Schoenrock (143.18 acre) tract and said Schoenrock (70 acre) tract, **S 23 deg. 20'00" E 1653.72 ft.** to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a Southeast angle corner of said Schoenrock (70 acre) tract, same being the Northeast corner of the John O. Baker Subdivision of part of the H.G. Johnson Survey, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 289 of the Plat Records of Williamson County, Texas, from which a concrete monument found in the North right-of-way line of U.S. Highway No. 79 at the Southeast corner of said John O. Baker Subdivision bears, S 23 deg. 08'51" E 958.00 ft.;

THENCE with the North line of said John O. Baker Subdivision, same being a South line of said Schoenrock (70 acre) tract, **S 55 deg. 13'22" W 1255.80 ft.** to a thin wall ½" iron pipe found at the Northwest corner of said John O. Baker Subdivision, same being an angle corner in the East line of Lot 2, Amended Plat of the Amanda's Commercial Subdivision to the City of Taylor, Williamson County, Texas, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet EE, Slide 12 of the Plat Records of Williamson County, Texas, from which a ½" iron pipe found in the North right-of-way line of U.S. Highway No. 79 at the Southwest corner of said John O. Baker Subdivision, same being the Southeast corner of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision bears, S 14 deg. 03'15" E 649.51 ft.;

THENCE leaving the Northwest corner of said John O. Baker Subdivision with the East line of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, same being a West line of said Schoenrock (70 acre) tract, **N 23 deg. 17'44" W 266.66 ft.** to a thin wall ½" iron pipe found at the base of an old cedar fence post;

Unofficial Document

THENCE with the North line of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, same being a Southerly line of said Schoenrock (70 acre) tract, **S 55 deg. 16'00"W 478.04 ft.** to a 3/4" iron rod set at the Northwest corner of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, same being an interior angle corner of said Schoenrock (70 acre) tract;

THENCE with the West line of said Lot 2, Amended Plat of the Amanda's Commercial Subdivision, **S 19 deg. 09'00" E** passing a ½" iron rod with a plastic cap imprinted RPLS 1433 at a distance of 436.40 ft. for the Northwest corner of Lot 1, same being the Southwest corner of Lot 2, both of the Amended Plat of the Amanda's Commercial Subdivision, continuing along said bearing for a total distance of **793.81 ft.** to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the North right-of-way line of U.S. Highway No. 79, same being a point in an Easterly line of said Schoenrock (70 acre) tract, for the most Southerly Southeast corner of the herein described tract, from which a ½" iron rod found with a plastic cap imprinted "RPLS 1433" at the Southwest corner of said Lot 1, Amended Plat of the Amanda's Commercial Subdivision bears, S 19 deg. 09'00" E 2.59 ft., again from said ½" iron rod set with plastic cap imprinted "Holt Carson, Inc." a 3/8" iron rod found in the South right-of-way line of U.S. Highway No. 79 at the Northwest corner of that certain (4.61 acre) tract of land as conveyed to the Thomas & Grace Maxwell Family Partnership, LP by deed recorded in Document No. 2000038024 of the Official Public Records of Williamson County, Texas, same being the Northeast corner of that certain (0.60 acre) tract of land as conveyed to Anthony S. Smith by deed recorded in Document No. 1997033862 of the Official Public Records of Williamson County, Texas, bears, S 18 deg. 52'38" E 200.39 ft. and from said 3/8" iron rod found a 3/8" iron rod found at the Southwest corner of said Smith (0.60 acre) tract bears, S 19 deg. 28'47" E 1068.07 ft.;

THENCE with the North right-of-way line of U.S. Highway No. 79, **S 69 deg. 35'00" W 20.00 ft.** to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." on or near the West line of said Schoenrock (143.18 acre) tract, same being on or near the West line of said Schoenrock (70 acre) tract for the Southwest corner of the herein described tract, from which a ½" iron rod found in the South right-of-way line of U.S. Highway No. 79, at the Northwest corner of said Smith (0.60 acre) tract bears, S 18 deg. 20'02" E 200.34 ft., and from said ½" iron rod found a ½" iron pipe found on or near the West line of said Schoenrock (143.18 acre) tract, same being the on or near the West line of said Schoenrock (70 acre) tract, bears, S 19 deg. 23'31" E 1079.05 ft.;

THENCE leaving the North right-of-way line of U.S. Highway No. 79 with the West line of said Schoenrock (143.18 acre) tract, same being the West line of said Schoenrock (70 acre) tract which deviates from the East line of said Prewitt Farms, Ltd. (290.77 acre) tract the following three (3) courses:

1.) N 19 deg. 01'20" W 2170.67 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
2.) S 71 deg. 11'13" W 13.00 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
3.) N 19 deg. 39'00" W 483.00 ft. to the **PLACE OF BEGINNING** containing **69.28 acres** of land.

SURVEYED: May 9th, 2008

Holt Carson
Registered Professional Land Surveyor No. 5166

STATE OF TEXAS
REGISTERED
HOLT CARSON
5166
PROFESSIONAL
LAND SURVEYOR

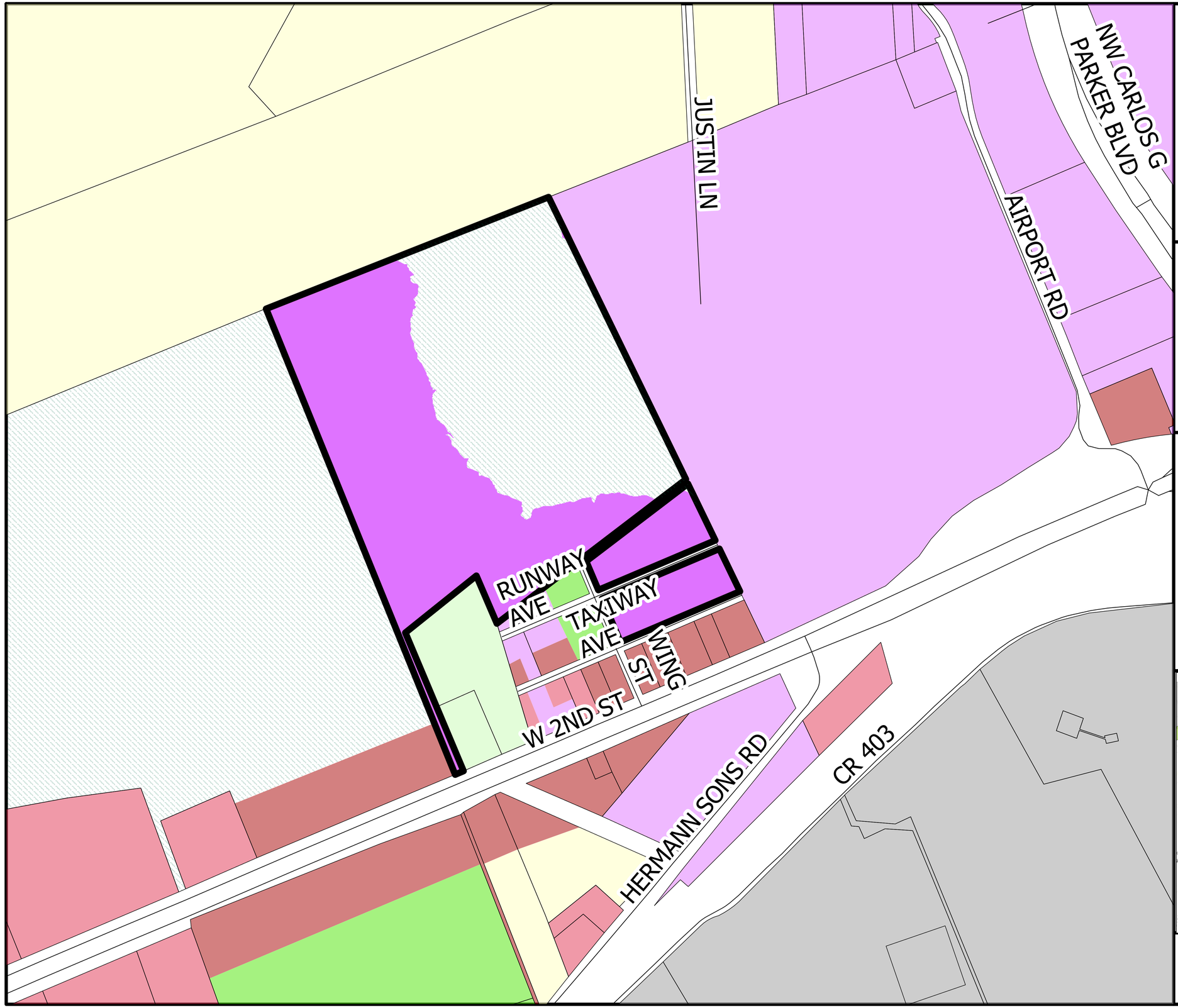
see accompanying map: B 817002

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2008053881
Nancy E. Rister
07/10/2008 11:04 AM
SURRATT $32.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

Exhibit A (Page 2)

A tract of land described as Lots One (1) to Fourteen (14), both inclusive, in block Four (4); and Lots One (1) to Fifteen (15), both inclusive, in block Five (5), of the John O. Baker Subdivision of 23.42 acres out of the H.B. Johnson Survey, Abstract No. 348, in Williamson County, Texas as recorded in Book 2, Page 135, Plat Records of Williamson County, Texas, filed February 19, 1959, SUBJECT to all valid easements and restrictions of record, and being the same property described as Lots One (1) to Fourteen (14), both inclusive, in block Four (4); and Lots One (1) to Fifteen (15), both inclusive, in block Five (5), of the John O. Baker Subdivision, a subdivision in the City of Taylor, Williamson County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 289, Plat Records, Williamson County, Texas; together with all the Seller's right, title, and interest in all appurtenances including, but not limited to, strips between the above described property and abutting properties and in any street, highway, alley, easement or right-of-way, existing or proposed on or adjacent to the described real property.



Taylor Texas
CITY OF TAYLOR TX

N

PZ-2022-1541

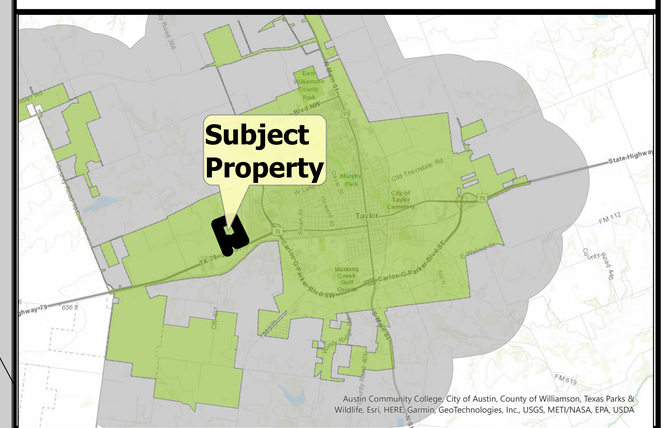
Taylor Texas Holdings
Re-Zoning
Proposed Zoning Map
Approximately 75.29 Acres

Legend

- ETJ
- Subject Property
- Parcels
- Streets

ZONING

- B-1
- B-2
- BP-2 Business Park 2
- M-1 Light Industrial
- M-H Manufactured Housing
- R-1 Single Family
- R/A Rural Agriculture



0 0.15 0.3 Miles