

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

August 13, 2019 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on May 14, 2019.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

2. Introduce new City Manager, Brian LaBorde and new Development Services staff.

PLATS

3. PZ-2019-1129 – Consider disapproving Taylor Estates Preliminary Plat, being approximately 52.13 acres at 22201 SH 79, located approximately 1.85 miles from the intersection of FM 619 and SH 79, and legally described as part of and out of Hardy Pace Survey, Abstract N. 493, Williamson County, Texas.

ZONING

4. PZ-2019-1130 – Conduct Public Hearing on a request which proposes to re-zone approximately 58.30 acres of Single-Family Residential Zoning District (R-1) to 9.22 (now 10.05) acres of Local Commercial Zoning District (B-1) and 49.08 (now 48.26) acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD), located across from Taylor High School more particularly described by Williamson Central Appraisal District Parcel R019651, R331028 and R331029; part of and out of George M Reese Survey, Abstract No. 533, Williamson County, Texas. (ORDINANCE 2019-XX)
5. PZ-2019-1130 – Make Recommendation on a request which proposes to re-zone approximately 58.30 acres of Single-Family Residential Zoning District (R-1) to 9.22 (now 10.05) acres of Local Commercial Zoning District (B-1) and 49.08 (now 48.26) acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD), located across from Taylor High School more particularly described by Williamson Central Appraisal District Parcel R019651, R331028 and R331029; part of and out of George M Reese Survey, Abstract No. 533, Williamson County, Texas. (ORDINANCE 2019-XX)

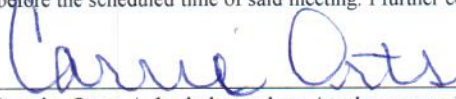
6. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: September 10, 2019

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **August 9, 2019** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:



Date:

8.8.19

Carrie Orts Administrative Assistant to Development Services

MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
May 14, 2019 6:00 p.m.
City Council Chamber

PRESENT

Don McAlister
Faith Gardner
Mike Eaton
Leland Stevens
Kellie Billings-Ray
Annette Maruska
Rick Selin

ABSENT

Michael Aplin
Donna Frazier

OTHERS PRESENT

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

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on April 9, 2019.

Motion made by Mr. Stevens to approve minutes from April 9, 2019 as presented. Second by Mr. Eaton. All voted Aye.

PZ-2019-1123 – Conduct Public Hearing on a request which proposes to change the current zoning of Rural/Agricultural Zoning District (R/A) to 22.70 acres of General Commercial (B-2) and 16.32 acres of Multi-Family Zoning Districts (MF-2) of land approximately 39.32 acres, more particularly described by Williamson Central Appraisal District Parcel R018646; part of and out of William J. Baker Survey, Abstract No. 65, located at the northeast intersection of Old Georgetown Road and N.W. Carlos G. Parker Boulevard, Taylor, Williamson County, Texas. (ORDINANCE 2019-XX)

Mr. McAlister opened the public hearing. Mrs. Shelton made presentation including recommendation for approval. Mr. Truong was present to answer questions. There was discussion between Board and Staff. Mr. McAlister closed the hearing.

PZ-2019-1123 – Make Recommendation on a request which proposes to change the current zoning of Rural/Agricultural Zoning District (R/A) to 22.70 acres of General Commercial (B-2) and 16.32 acres of Multi-Family Zoning Districts (MF-2) of land approximately 39.32 acres, more particularly described by Williamson Central Appraisal District Parcel R018646; part of and out of William J. Baker Survey, Abstract No. 65, located at the northeast intersection of Old Georgetown Road and N.W. Carlos G. Parker Boulevard, Taylor, Williamson County, Texas. (ORDINANCE 2019-XX)

Motion made by Mr. Stevens to recommend approval to City Council. Second by Mrs. Gardner. All voted Aye.

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

Mr. Yantis stated that the Commercial Planned Development on W. 12th was approved by City Council.

Adjourn

The meeting was adjourned at 6:20 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

City of Taylor
Taylor Estates Preliminary Plat
PZ-2019-1129
Staff Report

Requested Action: Disapproval of Taylor Estates Preliminary Plat

Applicant: Cory Hall, RPLS

Subject Property: Being 52.13 acres and consisting of 43 lots and two (2) blocks, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Parcel Information

Current Zoning: Not zoned

Current Use: Undeveloped

Purpose:

The purpose of the plat is to create 42 lots for future residential development and one detention reserve lot.

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

Date: Wednesday, July 10, 2019

Matthew Dringenberg
Southwest Engineers
205 Cimarron Park Loop, Suite B
Buda TX 78610
matt.dringenberg@swengineers.com

Permit Number PZ-2019-1129
Job Address: 22201 HWY 79, Taylor 76574

Dear Matthew Dringenberg,

Staff has completed its review of plans for the Residential - Preliminary Subdivision Plat that is to be located at 22201 HWY 79, Taylor 76574. Comments from this review follow.

Planning Department Comments

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

The right-of-way requirement for the number of lots is 60 feet per Subdivision Ordinance, Chapter 2, 2.8.2 Right-of-Way Widths All street and road rights-of-way within new subdivisions shall be subject to the minimum right-of-way and street widths as determined by the City Engineer and the City of Taylor Engineering Manual & Details. Additionally, the Subdivision Application requires a minimum number of access points based on the number of lots.

Connectivity to adjoining properties is to be provided and a one-foot easement must be provided at the stub out. Additionally, temporary cul-de-sacs are required if the tipping point is met per Subdivision Ordinance 2.8.9 Street Buffers A one-foot reserve shall be dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts. When the adjacent property is subdivided in a recorded plat, the one-foot reserve shall become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors).

Check with the County to see if the title of the subdivision is even available and then add the description underneath as required (no description was provided. Per Subdivision Ordinance, Chapter 2, 2.8.1. and 3 Name of subdivision (check for duplication). and Total acreage and total number of lots and blocks. The description must be: Being 52.13 acres including right-of-way and consisting of 43 lots and two (2) blocks, part of and out of Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

The metes and bounds are required per Subdivision Ordinance, Chapter 2, 2.8.2. Legal description of the land being subdivided attached to preliminary plat. The application requires metes and bounds as well.

Blocks are to be numbered and placed within a circle. The Block number should not be placed on every lot. Be sure to place the symbol in the Legend per Subdivision Ordinance, Chapter 2, 2.7 - Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

Correct the Planning and Zoning Certificate, Texas Local Government Code per Sec. 212.009(c)(1) If a plat is approved, the municipal authority giving the approval shall endorse the plat with a certificate indicating the approval. The certificate must be signed by the authority's presiding officer and attested by the authority's secretary. The application

requires certificates and gives examples.

The parkland dedication is required as there is not a stated fee in the ordinance or approved by the City Council per Subdivision Ordinance, 2.12 - Park and Playground Sites In a residential subdivision of twenty (20) acres or more, the subdivider is required to dedicate five per cent (5%) of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the parkland dedication. All dedication of land is subject to the approval of the City. Park and playground sites shall be reserved as indicated on the Future Land Use Plan. Size shall be in accordance with the City's Comprehensive Plan for the park system.

The plat is hard to review as the numbers being placed in the U.E. makes the plat hard to read. Also, the table should be labeled Lot Information. There lots are named incorrectly in the table as a lot with the number 1A would be on an amending plat. If you write Block 1 in a cell then you don't write the block info in the cell with the lot number. Provide Lot Tables with lot information. (Subdivision Ordinance 2.9 - Utility Easements The subdivider may be responsible for dedicating utility easements to the City. Easements shall be worked out with private utility companies prior to plat submittal to the City.)

The following notes are from the application and for consistency:

1. Number General Notes.
2. Fill in the blanks in your General Notes so the notes can be reviewed. Show and label a Point of Beginning that is tied to a monument or the original survey.
3. Provide a Legend (that provides the symbology and acronyms associated with plats and this specific plat).
4. Include the setbacks in the General Notes as the plat is not within the City Limits.
5. The setbacks are not based on the City of Taylor Zoning Ordinance. State the setbacks in the General Notes as the plat is not within the City Limits.
6. The Title of the plat must consistent throughout the document. Check all Certificates.
7. The Bearings should not be in the General Notes.
8. If you are going to provide a street summary table provide the width as well, which is supposed to be 60 feet of dedicated right-of-way.
9. As stated previously, many of the previous comments were not addressed. The land owner intends to make application for several subdivision variances but no application has been submitted.

5. Site Data information in one location on first sheet:

- a. Owner
- b. Surveyor
- c. Engineer
- d. 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.
- e. Linear feet of new streets, table including type of street (residential, collector, etc.)
- f. Right-of-way (ROW) otherwise dedicated if not new streets
- g. Submittal date(s)

6. The following information drawn/expressed on the schematic/drawing of subdivision:
- Boundary shown in solid bold lines and point of beginning labeled.
 - The dimensions and bearings of all lot and boundary lines with a tie to a corner of the original tract and a tie to the closest platted lot.
 - The proposed location of neighborhood mail box units with expanded right of way turn outs.
 - Designation of any lot that is for a private or public purpose, including but not limited to proposed park land, utilities, drainage, private amenity areas, landscape easements, and similar uses
 - Preliminary Plats only:* Topographic features with two foot (2') interval contour lines
 - A secondary point of vehicular access if the plat contains more than 30 residential lots
 - Label all ROW widths; include complete curve and line data if applicable.
7. Additional information:
- Legend of graphics and abbreviations
 - Boundary survey (field notes / metes and bounds description) with bearings and distances
 - A curve table identifying the delta, length of curve, radius, point of curvature, point of reverse curvature, point of tangency, chord length and bearing for each proposed line
 - Existing easements with the recording information (Document Number) and beneficiary labeled
 - Surrounding properties identified with the plat/deed recording information (Document Number) and beneficiary labeled
 - Proposed easements shall be depicted on Final Plats as "Hereby Dedicated"
 - Proposed easements on Preliminary Plats shall be depicted and labeled "Proposed"

Number the General Notes. Fill in the blanks in your General Notes so the notes can be reviewed. The Bearings note should be in the General Notes.

8. Required Notes (as applicable):
- Utility Providers – Water: _____ ; Wastewater/septic: _____ ; Electricity: _____.
 - All structures and/or obstructions are prohibited in drainage easements.
 - There (are/are not) areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number _____, effective date of _____.
 - A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
 - All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
 - No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: _____.
 - 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 >*.
 - Minimum Fire Flow of <per Fire Marshall> gallons per minutes for not less than two (2) hours shall be provided.
 - This subdivision is subject to Ordinance (#), which contains the following development requirements/restrictions: *{enumerate them}*

The Title of the plat be must consistent throughout the document. Check all Certificates.

9. **Signature Blocks** (in this order, columned top to bottom / left to right, separated by neat lines/boxes, with the applicable 'Label' underlined):

- a. Owner(s) – signature and Notarization -- (all plats)
- b. Lienholder (if any) – signature and Notarization -- (all plats)
- c. Surveyor Certification – signature and seal -- (all plats)
- d. Engineer Certification (if required) – signature and seal -- (all plats)
- e. Williamson County & Cities Health District -- (Recording plats utilizing on-site sewage facilities)
- f. Planning & Zoning Commission – Chairman & Secretary, blanks for names (plats that require P&Z approval)

Engineering Department Comments

1. Per Chapter 2 – Subdivision Requirement - Article 2 – Residential Design and Improvement Standards, part 2.7 – Blocks, the maximum block length is 1,200 feet for residential. Provide blocks according to subdivision ordinance.
2. Per Chapter 2 – Subdivision Requirement - Article 2 – Residential Design and Improvement Standards, part 2.8.2 – Streets; Right-of-Way Widths, All street and road rights-of-way within new subdivisions shall be subject to the minimum right-of-way and street widths as determined by the City Engineer and the City of Taylor Engineering Manual & Details.
3. Per Chapter 2 – Subdivision Requirement - Article 2 – Residential Design and Improvement Standards, part 2.8.6 – Streets; Minor Street Curves, Curves in minor or residential streets are to have a centerline radius of three hundred (300) feet or more unless approved by the City Engineer.
4. Per Chapter 2 – Subdivision Requirement - Article 2 – Residential Design and Improvement Standards, part 2.9 – Streets; Utility Easements, The Subdivider may be responsible for dedicating utility easements to the City. Easements shall be worked out with private utility companies prior to plat submittal to the City. (See comment below regarding Subdivision Preliminary Plat)

Developer shall review existing electric transmission lines and other private/public easements and note on the plat accordingly. The Developer shall also coordinate with the utility company regarding required easements and construction requirements around or within the easements.

It appears there are potential easements along US-79 and those shall be noted accordingly. This includes the feeder road/driveway, utility and drainage.

5. Per Chapter 2 – Subdivision Requirement - Article 2 – Residential Design and Improvement Standards, part 2.14 – Sidewalks, the Subdivider shall note the location of sidewalks on the plat.
6. Per Chapter 3 – Review and Approval Procedures for Planning and Zoning Commission - part 3.2 – Subdivision Preliminary Plat,
 - Scale: One inch equals one hundred feet (1"=100') (consent of Planning and Zoning Commission needed for smaller scale and then only if lots are more than one-half (½) acre in area).
 - Provide a tie to an original corner of the original survey of which said land is a part.
 - 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.
 - Easements: A copy of the instrument establishing any private easement shall be submitted with the preliminary plat. Easement boundaries must be tied by dimensions to adjacent lot and tract corners. Where the private easement has no defined location or width, an effort shall be made to reach agreement on a defined easement. Where no agreement can be reached, then pipelines shall be accurately located and tied to lot lines, and building setback lines shall be shown at a distance of ten (10) feet from and parallel to the centerline of the pipeline.

Cautionary – To be provided on or with Final Plat

Per Subdivision Application, Plat Content – 6. Schematic of Subdivision –

- Label point of beginning (referenced in metes and bounds description).
- The dimensions and bearings of all lot and boundary lines with a tie to a corner of the original tract and a tie to the closest platted lot.

Per Subdivision Application, Plat Content – 7. Additional Information - Boundary survey (field notes / metes and bounds description) with bearings and distances.

Per Chapter 2 – Subdivision Requirement - Article 2 – Residential Design and Improvement Standards, part 2.10 – Drainage; Maintenance Agreements,

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

Fire Department Comments

1. 2 separate fire apparatus access roads required 2009 IFC D104.3 & D107.3

Note to state all dwellings, homes or livable structures to be protected by a fire suppression system. The fire protection systems are to be in compliance with all International Fire Codes (IFC) and National Fire Protection Association (NFPA) 13, 13R and 13D standards.

IFC D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

2. Street names to be submitted for approval and addressing through Williamson County 9-1-1 addressing.

See "associated file" section in permit # PZ-2019-1129 for Williamson County 9-1-1 lot addressing.

3. Fire hydrant spacing shall not exceed 500 feet from one hydrant to the next as indicated on sheet 3.

IFC Table C105.1,
Taylor Engineering Manual

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

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

Thank you,

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

LAND TABLE				LAND TABLE			
LOT#	ACREAGE	SQ. FOOTAGE		LOT#	ACREAGE	SQ. FOOTAGE	
1A	7.12 AC	92300.41 S.F.		1B	1.05 AC	45006.66 S.F.	
2A	1.24 AC	54231.61 S.F.		2B	1.03 AC	44467.50 S.F.	
3A	1.74 AC	51041.71 S.F.		3B	1.02 AC	44467.50 S.F.	
4A	1.03 AC	44892.42 S.F.		4B	1.02 AC	44467.50 S.F.	
5A	1.01 AC	44177.95 S.F.		5B	1.02 AC	44467.50 S.F.	
6A	1.00 AC	43706.89 S.F.		6B	1.02 AC	44467.50 S.F.	
7A	1.00 AC	43562.71 S.F.		7B	1.02 AC	44467.50 S.F.	
8A	1.00 AC	43603.71 S.F.		8B	1.03 AC	45784.11 S.F.	
9A	1.00 AC	43514.58 S.F.		9B	1.07 AC	46576.71 S.F.	
10A	1.00 AC	43567.18 S.F.		10B	1.04 AC	45735.07 S.F.	
11A	1.00 AC	43676.77 S.F.		11B	1.04 AC	45735.07 S.F.	
12A	1.28 AC	55776.21 S.F.		12B	1.04 AC	45735.07 S.F.	
13A	1.00 AC	43568.14 S.F.		13B	1.04 AC	45735.07 S.F.	
14A	1.00 AC	43756.15 S.F.		14B	1.04 AC	45735.07 S.F.	
15A	1.11 AC	48426.26 S.F.		15B	1.04 AC	45735.07 S.F.	
16A	1.25 AC	54440.71 S.F.		16B	1.07 AC	46576.71 S.F.	
17A	1.00 AC	43562.59 S.F.					
18A	1.00 AC	43560.35 S.F.		TOTALS	16.60 AC	723,599.29 S.F.	
19A	1.01 AC	43875.54 S.F.					
20A	1.00 AC	43530.71 S.F.		LOTS	ACREAGE	SQ. FOOTAGE	
21A	1.29 AC	56266.75 S.F.		BLK A	29.51 AC	1,287,077.86 S.F.	
22A	1.00 AC	43775.08 S.F.		BLK B	16.60 AC	723,599.29 S.F.	
23A	1.00 AC	43559.71 S.F.		TOTALS	46.11 AC	2,010,677.15 S.F.	
24A	1.00 AC	43560.59 S.F.					
25A	1.00 AC	43566.94 S.F.					
26A	1.00 AC	43558.03 S.F.					
27A	1.00 AC	43742.77 S.F.					
TOTALS	29.51 AC	1,287,077.86 S.F.					

LOTS	ACREAGE	SQ. FOOTAGE
BLK A	29.51 AC	1,287,677.86 S.F.
BLK B	16.60 AC	723,599.29 S.F.
TOTALS	46.11 AC	2,010,677.15 S.F.

OWNER: 22201 HWY 79 ILLC
2207 W. FARMER LANE
AUSTIN, TX 78727

ACREAGE: 52 13 ACRES

TITLE: HARDY PACE SURVEY, ABSTRACT NO. 493

NO. OF BLOCKS: 3

NO. OF LOTS: 43

DATE PREPARED: RESIDENTIAL - 42

SUBMITTAL DATE: DETENTION - 1

P.&Z. REVIEW DATE: JUNE 1, 2019

JUNE, 2019

JUNE, 2019

PLAT PREPARERS:

SURVEYOR: ALLSTAR LAND SURVEYING
9020 ANDERSON MILL RD
AUSTIN, TX 78729 512-249-4810
REP# A0503619

ENGINEER: SOUTHWEST ENGINEERS, INC.
205 CIMARRON PARK LOOP, STE. B
BUDA, TX 78610 512-312-4336

	1/2" ROD FOUND
	CALCULATED POINT
	1/2" ROD SET
	MAG NAIL FOUND
PUE	PUBLIC UTILITY ESMT

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED
ON THE TEXAS COORDINATE SYSTEM
CENTRAL TEXAS ZONE (4203) NAD83
HEARN HORIZONTAL CONTROL.

LINE	BEARING	DISTANCE
L.1	S 76°06'58" W	50.49'
L.2	S 76°06'58" W	140.15'
L.3	S 76°07'10" W	64.93'
L.4	N 68°07'34" E	38.06'
L.5	N 38°18'50" E	3.42'
L.6	N 68°07'34" E	37.10'
L.7	S 21°52'26" E	12.54'

NAME	LENGTH
MINHAS BLYD	684 L.F.
REFRESH LN	807 L.F.
REDUX LN	1512 L.F.
RETRO LN	545 L.F.
RETURN LN	1496 L.F.
TOTAL	5044 L.F.

CURVE TABLE					
CURVE	ARC	RADIUS	BEARING	DISTANCE	BEARING
C1	23.56	50.00	S 66°53'00" E	21.21	89°58'53"
C2	109.27	210.00	N 53°13'12" E	128.04	29°48'43"
C3	127.17	260.33	N 54°06'39" E	106.61	28°01'15"
C4	28.70	15.00	S 85°05'01" E	24.52	109°37'20"
C5	44.71	305.00	S 26°04'24" E	44.67	08°23'55"
C6	2.62	290.00	N 38°34'22" E	2.62	00°31'03"
C7	148.27	290.00	N 53°28'43" E	146.66	29°17'41"
C8	150.89	290.00	N 53°13'12" W	149.20	29°48'43"
C9	65.91	355.60	N 71°13'55" E	65.82	10°38'18"
C10	23.29	240.00	N 11°58'26" W	21.02	88°58'21"
C11	48.87	150.00	S 67°17'35" W	48.78	11°39'57"
C12	23.56	15.00	S 86°52'26" E	21.21	90°00'00"
C13	13.55	15.00	S 84°11'22" W	13.10	15°46'13"
C14	92.03	50.00	S 69°05'15" W	79.58	105°27'49"
C15	77.08	50.00	N 14°01'02" W	69.67	88°19'36"
C16	169.11	50.00	N 66°44'57" W	99.28	193°47'26"
C17	13.62	15.00	N 64°08'10" W	13.16	52°01'12"
C18	23.56	15.00	N 23°07'34" E	21.21	90°00'00"
C19	13.62	15.00	N 47°53'02" W	13.16	52°01'12"
C20	53.94	50.00	N 42°59'24" E	53.66	61°48'29"
C21	57.09	50.00	N 20°37'36" E	55.05	65°25'32"
C22	58.30	50.00	N 86°44'34" E	54.04	66°48'24"
C23	169.33	50.00	N 23°07'34" E	99.25	194°02'25"
C24	13.62	15.00	S 85°51'50" E	13.16	52°01'12"
C25	31.42	20.00	S 86°52'26" E	28.28	90°00'00"
C26	13.62	15.00	S 42°06'58" E	13.16	52°01'12"
C27	70.97	50.00	N 56°46'03" E	65.16	81°19'23"
C28	45.67	50.00	S 56°24'12" E	44.10	52°00'07"
C29	52.69	50.00	N 60°02'41" E	50.29	60°22'55"
C30	169.33	50.00	N 86°52'26" E	99.25	194°02'25"
C31	13.62	15.00	S 84°08'10" W	13.16	52°01'12"
C32	-	-	-	-	-

T W FORD, LP
40.88 ACRES
(DOC# 2017010899)

HIGHWAY NO. 79
(R.O.W. VARIES)

PAGE 1 OF 2

****VICINITY MAP****
NOT TO SCALE

SITE

TAYLOR ESTATES PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

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

I, STEVEN HYDE, OWNER OF THE CERTAIN 52.13 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018022250 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 DEDICATE TO WILLIAMSON COUNTY 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 *HWY 79 SUBDIVISION*

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

STEVEN HYDE
2207 W. PARKER LANE
AUSTIN, TX 78727

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEVEN HYDE, 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 {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, BILL BRADSHAW, LIEN HOLDER OF THE CERTAIN 52.13 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018022250 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO 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 THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS *HWY 79 SUBDIVISION*

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

BILL BRADSHAW, TRUSTEE
901 S. MOPAC, BLDG. III, STE. 100
AUSTIN, TX 78746

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BILL BRADSHAW, TRUSTEE, 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 _____

I, MATTHEW A. DRINGENBERG, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRONOACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0575, EFFECTIVE DATE SEPTEMBER, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS, THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

MATTHEW A. DRINGENBERG, P.E.
SOUTHWEST ENGINEERS, INC.
TEXAS BOARD OF PROFESSIONAL ENGINEERING NO. F-1909
205 CIMARRON PARK LOOP, SUITE A
BUDA, TEXAS, 78610
REGISTERED PROFESSIONAL ENGINEER
NO. 114250 STATE OF TEXAS

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

I, EDWARD RUMSEY, 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, 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 _____, 20____

EDWARD RUMSEY
ALL STAR LAND SURVEYING
9020 ANDERSON MILL RD.
AUSTIN, TX 78729
REGISTERED PROFESSIONAL SURVEYOR
NO. 5729 STATE OF TEXAS

NOTES:

UTILITY PROVIDERS - WATER, NOACK WATER SUPPLY, WASTEWATER/SEPTIC, OSSE, ELECTRIC, ONCOR
ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS

THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0575E, EFFECTIVE DATE OF 09/26/2008.

A 15-FT PUBLIC UTILITY EASEMENT (PUE) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.

ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.

PARKLAND DEDICATION REQUIREMENTS ARE MET BY PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION.

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

THIS SUBDIVISION IS SUBJECT TO ORDINANCE _____, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS:

ALL DRAINAGE EASEMENTS AND DETENTION ARE PRIVATELY OWNED AND WILL NOT BE MAINTAINED BY THE CITY OF TAYLOR.

BASED ON 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 THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWERAGE 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. TERRONT VERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

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

DON MCALESTER, CHAIRMAN

DATE

CARRIE ORTIS, SECRETARY

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

APPROVED THIS THE _____ DAY OF _____, 20____ A.D. BY THE PLANNING AND ZONING COMMISSION SECRETARY OF THE CITY OF TAYLOR, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

SECRETARY, PLANNING AND ZONING COMMISSION

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

THAT I, NANCY RISTER, CLERK OF 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 THIS 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 OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY _____
DEPUTY

City of Taylor - Zoning 2019

Find Address or Place

Legend Layers Overview map Measure Details Share Print

Layers

- ☒ Aerial Imagery
- ☒ Zoning (2019)
- ☒ Parcels (WCAD)
- ☒ City Limits
- ☒ ETJ Boundary (1 Mile)



City of Taylor
PZ-2019-1130
Zoning Map Amendment
Staff Report

Requested Action: Zoning Map Amendment to the official zoning map to re-zone approximately 58.31 acres of Single-Family Residential Zoning District (R-1) to 10.05 acres of Local Commercial Zoning District (B-1) and 40.26 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

Applicant: Haynie Consulting, Inc./Tim Haynie, P.E.

Subject Property: Is approximately 58.31 acres, more particularly described by Williamson Central Appraisal District Parcels R019651, R331028 and R331029; part of and out of the George M. Reese Survey, Abstract No. 533, located across from Taylor High School on FM 973, Williamson County, Texas.

Parcel Information

Current Zoning: Single-Family Residential Zoning District (R-1) and Outside the City Limits

Current Use: Agricultural

Proposed Zoning: Local Commercial Zoning District (B-1) and Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD)

Future Land Use Plan: Multi-Family and Single-Family Land Uses

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Vacant	B-2
South	Vacant	R-1/RPD
East	Taylor High School across FM 973 Right-of-way	Institutional
West	Agricultural	Outside the City Limits

Purpose:

The applicant is proposing to re-zone the subject property for future commercial and residential development. The subject property is a little over 58 acres of agricultural land, located across FM 973 from the Taylor High School. The developer is proposing commercial development along the FM 973 frontage of the subject property, on approximately 10.05 acres. The proposed land uses for the remainder of the tract, approximately 48.26 acres, are a variety of residential land uses. The residential land uses include single-family detached, twin homes (single-family attached), duplexes and townhomes. The developer plans to create approximately 230 to 239 lots for the residential development. The number of lots varies because duplexes are constructed on one lot and twin homes are constructed on two lots. Twin homes are on individually owned lots.

At this time, the subject property is mostly within the City limits; however, a small portion is outside the City limits so a petition for annexation of approximately 11.93 acres is running concurrently with the rezoning application. The zoned portion of the subject property tract is designated R-1. The current zoning of R-1 permits single-family residential land uses only. Commercial land uses are not permitted by-right in the R-1 zoning district. Additionally, twin homes, duplexes and townhomes are not permitted land uses. For the developer to move forward with his proposal (to develop commercial development along the frontage of FM 973 and residential development of the remaining 40 acres), the subject property would have to be rezoned to zoning districts that permit commercial land uses and different types of residential land uses.

Consequently, the developer is requesting to change the zoning district designation to B-1 along FM 973 as it would permit commercial land uses that would be compatible with and compliment the future development on the adjacent tract to the north, the future residential development on the same tract and the existing development in the surrounding area. The developer is requesting a Residential Planned Development Overlay (RPD) with R-1 base zoning for the remainder of the tract as this is the mechanism available in our Zoning Ordinance for tailoring land uses and development standards to a specific piece of property.

Staff Analysis:

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

Need for commercial and residential development in the south and west portion of the City - Recently, most of the growth has been on the north side of the City. However, as was discussed in the Town Meeting, there is increasing interest in new residential and commercial development in the southern portion of the City and along the Loop.

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

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

Goals, objectives and actions to help address key issues were developed and incorporated into the Comprehensive Plan. Some of the relevant Comprehensive Plan goals, objectives and actions to consider for this re-zoning case include:

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

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

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

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

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

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

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

The Future Land Use Plan map identifies the subject property as an area for Multi-Family and Single-Family Residential land uses and adjacent to an area for Commercial land use. The graphic representation on the map is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community. It is meant to guide us with regard to general land use patterns. It is not a rigid, parcel-specific mandate for how land shall be developed. When proposed development differs somewhat from the generalized land use pattern depicted for an area, it is the responsibility of the Planning and Zoning Commission, supported by City staff, to determine whether the development will otherwise be in keeping with the goals and objectives of the City's Comprehensive Plan, as well as the Land Use Policies.

The land use narratives associated with the land use classifications on the FLUP are consistent with development proposed by the applicant and support the request to rezone. See excerpt below:

Commercial (Red): *Includes operations involving sales, repair and/or storage of goods, services and equipment. Examples of these include retail centers,*

supermarkets, restaurants and entertainment facilities automobile repair, contractor sales and storage, home furnishings, showrooms, truck rentals and self-storage facilities. These uses are best located along major arterials in conjunction with other more intense uses such as industry.

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

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

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides, which are used to make land use decisions and zoning regulations to ensure compatibility. Some of the relevant statements include:

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Potential negative land use impacts (noise, odor, pollution, excessive light, traffic, etc.) should be considered and minimized.*
- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*

Retail/Office

- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Retail development should be clustered throughout the City and convenient to residential areas.*
- *Buffers should separate retail/office uses and residential areas.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Low-intensity office and professional uses should provide a transition between more intense uses and residential areas.*

Commercial

- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Parcels should be large enough to accommodate commercial use.*
- *Commercial uses with more intensive operational or traffic service characteristics should be located away from most residential areas.*
- *Buffers should separate commercial uses from residential areas, especially where the commercial use involves visible storage or display of merchandise or materials.*
- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

Residential

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

Staff Recommendation

Staff recommends approval of the requested re-zonings as the requests are consistent with the overall intent of the FLUP. The FLUP showed the subject property designated for multi-family and single-family residential land uses and adjacent to an area designated for commercial land use and is the graphic presentation of the Goals, Objectives and Actions that were developed to overcome some of the key issues that were identified by the public in resident participation meetings during the preparation of the Comprehensive Plan. Additionally, this may be an opportunity to spur development in an area that has been underutilized in the past.

Planning and Zoning Commission Recommendation

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

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

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

The staff analysis indicates this request to re-zone a parcel of land, consisting of a little over 58 acres, to B-1 and R-1/RPD is consistent with the FLUP. To achieve the overall Land Use Goal (to have a) *variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City objectives were developed.* The requested re-zonings would make the necessary **Actions** to meet objectives possible.

Objective L3: *Provide viable retail, office and industrial areas that support opportunities for economic development.* **Action L3.5:** *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.* **Action L3.6:** *Guide new commercial development to clusters (shown on the Future land Use Plan instead of scattered and/or “strip” development).*

Objective L1: *Provide suitable areas for a variety of residential types and densities.* **Action L1.1:** *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities).* **Action L1.3:** *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and “walkability.” Require dedication or provision of land in the Subdivision Regulations platting process.*

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

The staff analysis indicates this proposed re-zoning is compatible with the surrounding area. To the north, the property is zoned for commercial land uses. The proposed detention facility along with the proposed easement along the northern boundary of the subject property will help to provide a buffer if needed in the future. To the south, the property is zoned for residential development and used for agricultural purposes. To the east the subject property fronts on FM 973 right-of-way and is across from the Taylor High School. The proposed B-1 Zoning District is for the development of local commercial enterprises and will buffer the new residential from the arterial right-of-way. The west side of the subject property is next to vacant land and currently, outside the City limits.

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

Staff analysis indicates the rezoning of the subject property will promote public health, safety and welfare. The purpose of the Planning Principles and Policy Guide in the Comprehensive Plan is to promote the health, safety and general

welfare by promoting safe, orderly and economically sustainable development. The applicable principles and policies have been incorporated into the layout of the development. Additionally, the re-zoning will provide access to new retail and residential choices.

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

The proposed development is next to FM 973, which is classified as a major arterial. For the commercial development aspect, fronting along an arterial is appropriate. FM 973 has capacity and connectivity as the loop is about one quarter of a mile away. There are utilities available to be extended to the property. The cost of extending infrastructure to the proposed site will be borne by the developer.

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

At this time, Taylor is experiencing an uptick in growth and this proposed development is in an area where growth has been desired. However, the subject property's current zoning designation would not permit the proposed uses, which are consistent with the Comprehensive Plan. To move forward with the project a re-zoning to districts that permit the proposed uses--commercial uses and a variety of residential land uses--is necessary. This re-zoning provided an opportunity to fill a need for new types housing in Taylor. Additionally, the proposed project provides an opportunity to expand and diversify the City's tax base.

Attachments:

1. Residential Planned Development
2. Location Map
3. Future Land Use Plan Map
4. Current Zoning Map
5. Proposed Zoning Map
6. Proposed Ordinance 2019-19
7. Zoning Exhibit

Castlewood Residential Planned Development

PROPERTY

The subject property is located on the west side of FM 973 directly across from the Taylor High School and encompasses approximately 48.26-acres, as more particularly described in Exhibit A and is currently addressed as 530 FM 973.

PURPOSE

The purpose of the request for rezoning is to layout and develop the subject property for 230 to 239 lots of various sizes comprised of single-family detached, twin homes, duplexes and townhomes; the single-family detached homes are the only land use permitted by-right. The other proposed land uses are not permitted by-right in the R-1 Zoning District. To develop as proposed a change in zoning that would permit multiple types of residential land uses is necessary, so the request is a change to R-1 with a Residential Planned Development Overlay (R-1/RPD). By implementing the overlay the developer can provide a variety of housing types.

SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as **Exhibit B1** to illustrate the land use and design intent for the property.

LAND USES

Primary Use. The primary use of the development shall be for single family residential housing, including single-family detached, twin homes, duplexes and townhomes housing, Single Family Residential District. The request for the R-1/RPD allows the developer and home builders to provide four distinct types of housing products for a broad variety of people at different stages of life or with different lifestyles. The number of lots varies 230 to 239 as duplexes are on one lot and twin homes are on two lots. Both duplexes and twin are single-family attached dwelling units that share a central wall. The difference is a duplex is constructed on one lot while a twin home is constructed on two lots e.g., each dwelling unit is on one lot.

ACCESSORY DWELLING UNITS:

Accessory dwellings may be above or attached to garages and may be standalone dwellings. Accessory dwelling units are permitted by right without applying for a specific use permit. Accessory dwelling units may be up to 30% of the size of the primary structure on the same lot or 600 square feet, whichever is greater so long as the maximum lot coverage regulation (65% to 85%) is met per the table in Design Standards Section.

DESIGN STANDARDS

The following architectural styles of homes; Craftsman; Farmhouse; Colonial; Cottage and Cape Cod are permitted by-right. The exterior cladding associated with the architectural style of the home must be used. Masonry is not required; however, if masonry is incorporated it may not be used as the primary cladding material on the front façade only. The materials used

for cladding must be consistent on each and every exterior wall, so the cladding is consistent and cohesive.

Dutch Colonial, Federal, French Provincial Georgian and Greek Revival style homes and other styles may be permitted with the approval the HOA and Director of Development Services.

DEVELOPMENT STANDARDS

Development Standards				
	Single-Family Standard Lots	Single-Family Small Lots	Twin-Home and Duplex Standard Lots	Townhomes Single-Family Attached Lots
Minimum Lot Width (feet)	50	44	35/70 ¹	25
Minimum Lot Depth (feet)	120 ²	120 ³	130	105
Minimum Lot Square Footage	6,000	5,400	8,400	2,625
Setbacks				
Front (feet)	20	20	20	7.5
Interior Side (feet)	5	5	0/5 ⁴	0
Street Side (feet)	10	10	10	10
Rear (feet)	10	10	10	0
Rear for Detached Garages (feet)	5	5	5	0
Maximum Height (feet) ⁵	35	35	35	35
Maximum Lot Coverage	65%	70%	65%	85%
Off-Street Parking Spaces ⁶	2	2	2	2

¹ 35-feet for Twin home (single-family attached) and 70-ft for duplexes.

² Lots adjacent to the R-1/RPD boundary require 130-ft depth.

³ Lots facing the central park may be 110-ft and may be a minimum of 4,950 square feet in size.

⁴ Setback is zero (0) feet for shared wall and 5-ft for dwelling exterior wall.

⁵ Two- and one-half stories and 27-ft for accessory structures.

⁶ Off street parking - each dwelling unit is required to have two off-street parking spots and a minimum of one (1) car garage, the second parking spot may be in the front setback driveway.

SIDEWALKS

Sidewalks (4-ft in width) shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except adjacent to public areas, which will be part of the public improvements.

ALLEYS

Townhome - alleys are private (owned and maintained by the Townhome Owner's Association) and shall have a minimum 20-foot right-of-way width.

Single-Family (detached) - alleys are public and shall have a minimum 20-ft right-of-way width.

LANDSCAPE REQUIREMENTS.

All landscaping selections shall be from the preferred plant list in Article 28 Vegetation. All townhome landscaping shall be maintained by the Townhome Property Owners' Association, all other common area landscaping shall be maintained by the Homeowners' Association.

PARKLAND AND COMMON AMENITY AREA.

Parkland.

The parkland dedication requirements of Subdivision Ordinance Section 2.12 will be met by the dedication of a two Park sites of approximately 1.60-acres and 1.18-acres for a total of 2.78-acres, all of which is out of the floodplain and each is shown in **Exhibit B1**, see **Exhibits D1a & D1b** for general Park Layouts. The 1.18-acre park not only serves as green recreational parkland but also provides connectivity to the FM 973, the commercial development, and provides a buffer between the residential and commercial.

	Number of Trees	Minimum Size	Minimum Height	Maximum Spacing
Single-Family Standard Lots	1 per dwelling unit ¹	2-inch caliper at 12-inches above grade	6-feet	
Single-Family Small Lots, Duplexes & Twin Homes	1 per dwelling unit	2-inch caliper at 12-inches above grade	6-feet	
Town Homes	1 per 2 dwelling units	2-inch caliper at 12-inches above grade	6-feet	
Parks		2-inch caliper at 12-inches above grade	6-feet	30-feet or 50-feet per Exhibits
Sign Location	2 per sign	2-inch caliper at 12-inches above grade	6-feet	
Detention Pond		2-inch caliper at 12-inches above grade	6-feet	50-feet

¹ Minimum number of trees is two for corner lots consisting of 60-feet wide or greater.

Common Amenity Areas.

The Common Amenity Area requirements will be met by integrating the following amenities on-site:

- A playground suitable for ages 5-12 within the 1.60-acre Park
- Park benches within each park (3 min. per park, 6-ft min. length, ground anchored)
- Pedestrian access:
 - 1.60-Acre Park to include 6-ft wide concrete sidewalk around the perimeter of the site.
 - 1.18-Acre Park to include a 4-ft wide concrete sidewalk along the north section adjacent to the street and a meandering 6-ft wide crushed granite path from the interior residential street to south 70-ft wide entry road to the subdivision

PROPERTY OWNERS' ASSOCIATION

A homeowners' association shall be created to own and maintain the parks, drainage lots, detention ponds, and residential sign/monument easements and enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

LIST OF EXHIBITS.

Exhibit A - 48.26-Acre Legal Description of Site (metes-and-bounds)

Exhibit B1 - PD Development Plan/Site Layout Plan

Exhibit C - Examples Identifying General "Style" of Homes

Exhibit D1a - 1.60-Acre Park General Layout

Exhibit D1b - 1.18-Acre Park General Layout

48.26 Acre Description
803-18-02

Taylor, Williamson County, Texas

EXHIBIT 'A'
METES AND BOUNDS DESCRIPTION

BEING 48.26 ACRES (2,102,017 SQ. FT.) OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF FIRST TRACT, A CALLED 61.68 ACRE TRACT CONVEYED TO WESLEY MILLER AND WIFE, BILLIE GENE MILLER IN VOLUME 844, PAGE 794 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.), ALSO BEING A PORTION OF THE REMAINDER OF TRACT ONE, A CALLED 55 ACRE TRACT CONVEYED TO WILLIAM LYNN DAVIS IN VOLUME 1917, PAGE 490, D.R.W.C.; (BEARINGS OF LINES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS AND SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 0.99988809. SURFACE DISTANCE = GRID DISTANCE / 0.99988809. DISTANCES EXPRESSED IN U.S. SURVEY FEET). SAID 48.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with a cap stamped "BRYAN TECH" found at the intersection of the northerly right-of-way line of FM 973 (200 Ft. R.O.W.) with the common survey line of said George M. Reese Survey and the HT&B R.R. Company Survey, Abstract No. 211 for the westernmost corner of Parcel 7, Part 1, conveyed to the State of Texas in Volume 1772, Page 762, D.R.W.C., and at the easternmost corner of Tract 2, (called 69.993 acres), conveyed to Ronald T. Randig in Document No. 2018026037, O.P.R.W.C.;

THENCE, N 82°33'41" W, with the common line of said Tract 2, (called 69.993 acres), and said First Tract, (remainder of 61.68 acres), and along the common survey line of said George M. Reese Survey and the HT&B R.R. Company Survey, a distance of 257.09 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" found at a fallen concrete monument at the southwest corner of said First Tract, (remainder of 61.68 acres);

THENCE, N 21°35'30" W, with the common boundary lines of said First Tract, (remainder of 61.68 acres), and said Tract 2 (called 69.993 acres), passing at a distance of 127.77 feet a destroyed concrete monument found at a northeast corner of said Tract 2, (called 69.993 acres), and the southeast corner of Tract Two, (called 45 acres), conveyed to William Lynn Davis, Jr. in Volume 1917, Page 490, D.R.W.C., a total distance of 294.76 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** of this tract;

THENCE, N 21°35'30" W, continuing with the common boundary lines of said First Tract (remainder of 61.68 acres), and said Tract Two, (called 45 acres), passing at a distance of 824.63 feet a 1/2 inch iron rod found at the common westerly corner of said First Tract, (remainder of 61.68 acres), and said Tract One (called 55 acres), a total distance of 1,340.00 feet to a 6 inch steel pipe found in the west line of said Tract One, (called 55 acres), for the northwest corner of this tract;

THENCE, N 68°24'30" E, over and across said Tract One (called 55 acres), a distance of 1756.79 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" found in the west line of a called 38.979 acre tract conveyed to Prosperity Land Development, LLC in Document No. 2017032750, O.P.R.W.C., being in the east line of said Tract One (called 55 acres) for the northeast corner of this tract;

THENCE, S 19°10'13" E, with the common boundary line of said Tract One, (called 55 acres), and said 38.979 acre tract, a distance of 985.49 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" found in the north line of said First Tract (remainder of 61.68 acres), at the southeast corner of said Tract One, (called 55 acres), for an interior ell corner of this tract;

THENCE, N 83°42'33" E, with the common boundary line of said First Tract and said 38.979 acre tract, a distance of 162.67 feet to a 1/2 inch iron rod with a cap stamped "BRYAN TECH" found in the northerly right-of-way of said FM 973, at the northwest corner of Parcel 7, Part 2 conveyed to the State

48.26 Acre Description
803-18-02

Taylor, Williamson County, Texas

of Texas in Volume 1772, Page 762, D.R.W.C., for a southerly corner of said 38.979 acre tract and the easternmost corner of this tract;

THENCE, S 44°26'59" W, with the northerly right-of-way of said FM 973, a distance of 527.73 feet to a calculated point for an exterior ell corner of this tract;

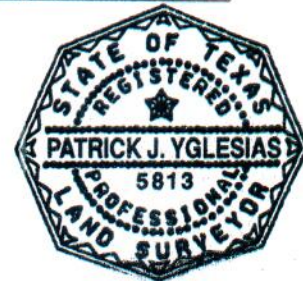
THENCE, over and across said First Tract (remainder of 61.68 acres), the following four (4) courses and distances:

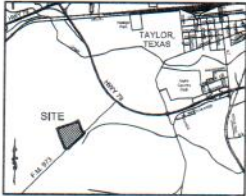
1. N 45°33'01" W, a distance of 290.00 feet to a calculated point for an interior ell corner of this tract;
2. S 44°26'59" W, a distance of 1,019.07 feet to a calculated point for the beginning of a non-tangent curve to the left;
3. An arc length of 166.56 feet with said non-tangent curve to the left having a radius of 265.00 feet, a delta of 36°00'43" and a chord bearing and distance of S 86°24'52" W, 163.83 feet to a calculated point for a point of tangency;
4. S 68°24'30" W, a distance of 184.96 feet to the **POINT OF BEGINNING** and containing a calculated area of 48.26 acres (2,102,017 Sq. Ft) of land.

THIS METES AND BOUNDS DESCRIPTION IS ACCOMPANIED BY A SKETCH ISSUED BY HAYNIE CONSULTING, INC. DATED JUNE 26, 2019.

Patrick J. Yglesias
Patrick J. Yglesias, R.P.L.S. No. 5813, State of Texas
Haynie Consulting, Inc. Engineers – Surveyors
1010 Provident Lane,
Round Rock, Texas 78664
TBPLS Firm No. 100250-00

06-26-19
Date





VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE: JUNE 28, 2019
ADDRESS: 530 F.M. 973
TAYLOR, TEXAS

WILLIAM LYNN DAVIS, JR.
TRACT TWO
CALLED 45 ACRES
VOL. 1917, PG. 490, D.R.W.C.

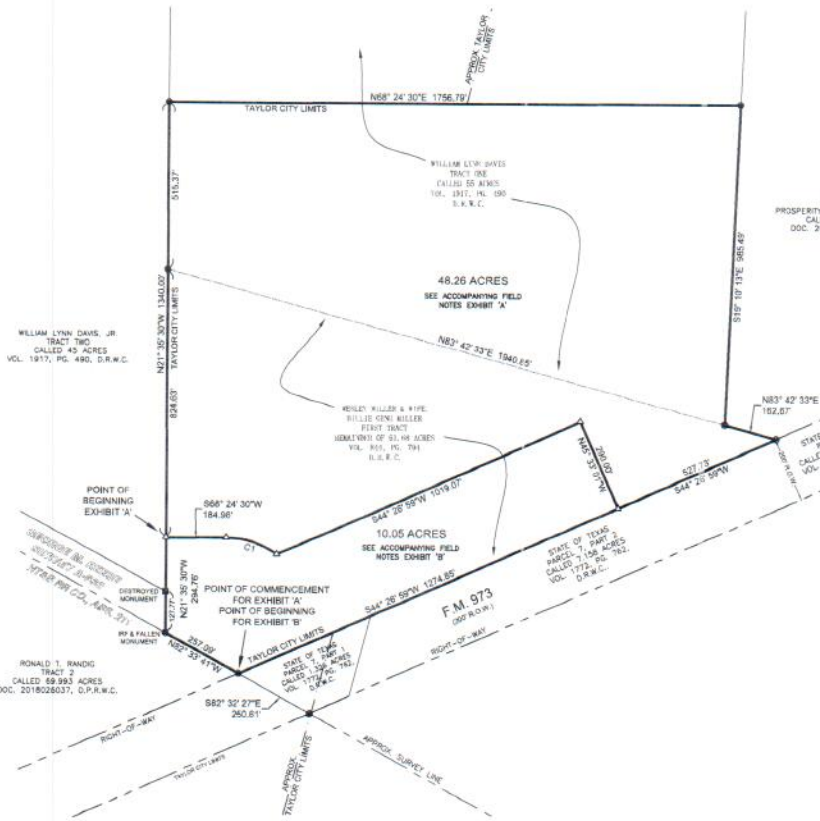


Exhibit A



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CONCRETE MARKER FOUND
- CALCULATED POINT
- RECORD INFORMATION
- D.P.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	186.56	245.00	36°10'43"	S88°24'52"W	163.87

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

DATE OF EXHIBIT: JUNE 28, 2019



Patrick J. Gillespie JUN 28, 2019

- NOTES:
- COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS AND SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999999999.
 - ELEVATIONS ARE BASED ON THE ORTHOMETRIC HEIGHT AS COMPUTED FROM GPS VECTORS (NAVARS GEOID18).
 - THIS SKETCH IS ACCOMPANIED BY NARRATIVE METES AND BOUNDS DESCRIPTIONS.

SKETCH OF
48.26 AND 10.05 ACRES
IN TAYLOR, WILLIAMSON COUNTY, TEXAS

HAYNIE
CONSULTING, INC.
Civil Engineering and Land Surveying
10105 Providence Lane
Round Rock, Texas 78664-3276
PH: 512-837-0446 FAX: 512-837-0463
TXPE 1904 #1-022411, TXPLS 1904 #1-022411

SHEET NO.
4 OF 4
DRAWN BY: PY & JS
CHECKED BY: SJ
PROJ. #: 2019-042

58.30 TOTAL ACRES

EXHIBIT B1

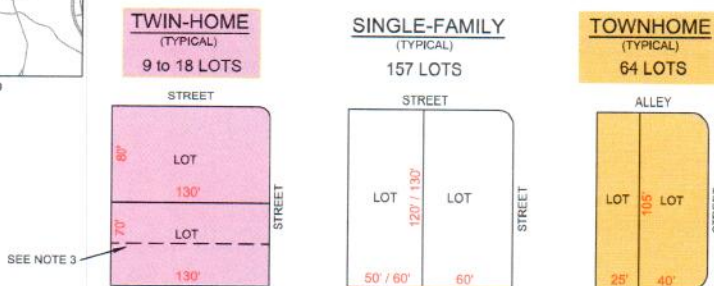
July 25, 2019



VICINITY MAP

230 to 239 TOTAL RESIDENTIAL LOTS
(49.08 Acres)

TWO PARKLAND (2.78 ACRES)
ONE DETENTION (3.52 ACRES)



NOTES:

1. HOA to maintain parks, detention pond, drainage lots and entry landscape easements.
2. Contours are preliminary and subject to change.
3. Twin-Home lots may be further divided in half should condo regime be desired. Thus, the 9 Twin-Home lots can become 18 condo lots.



X:\803 Doug Harris\803-18-02 Annex Zoning Pre-Plan\DWG\Blocks\803-18-02 PRELIMINARY EXHIBIT B-1.dwg Jul 25, 19 8:45 am

Exhibit C



Exhibit C



Colonial - Exhibit C

Exhibit C



Cottage Style - Exhibit C

Exhibit C



Exhibit C

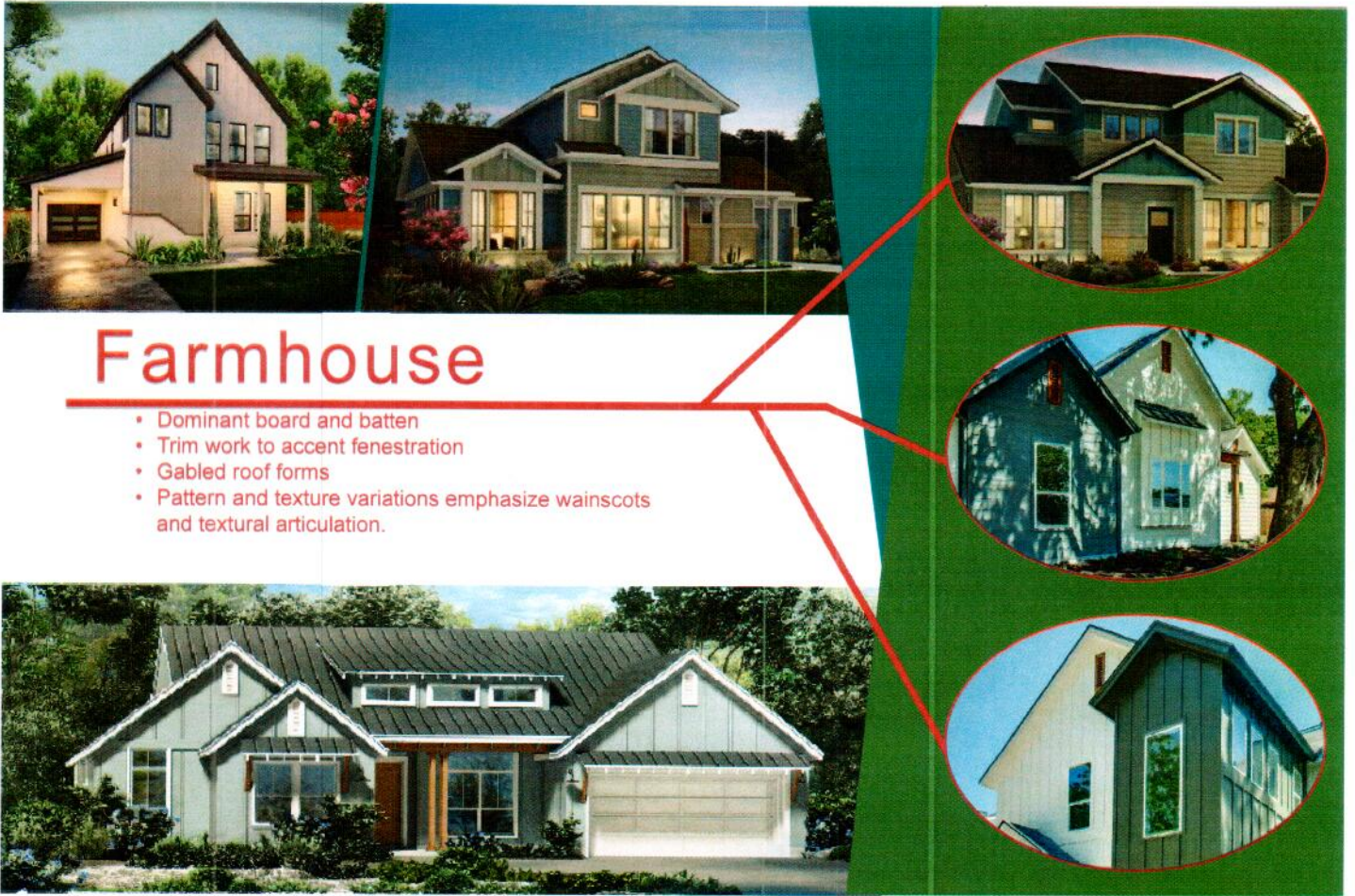


EXHIBIT D

1.00 ACRE PARK

PLAYSCAPE W/ SAFETY USE 30.0

2.00' DIAMETER DECIDUOUS TREES AROUND PLAYSCAPE

6' WIDE CONCRETE SIDEWALK

6' WIDE CONCRETE SIDEWALK

6' WIDE CRUSHED GRANITE PATH

5-12 UNIT + 1-12 UNIT MAILBOXES

0-110 UNIT + 1-13 UNIT MAILBOXES

4' WIDE CONCRETE SIDEWALK

110'

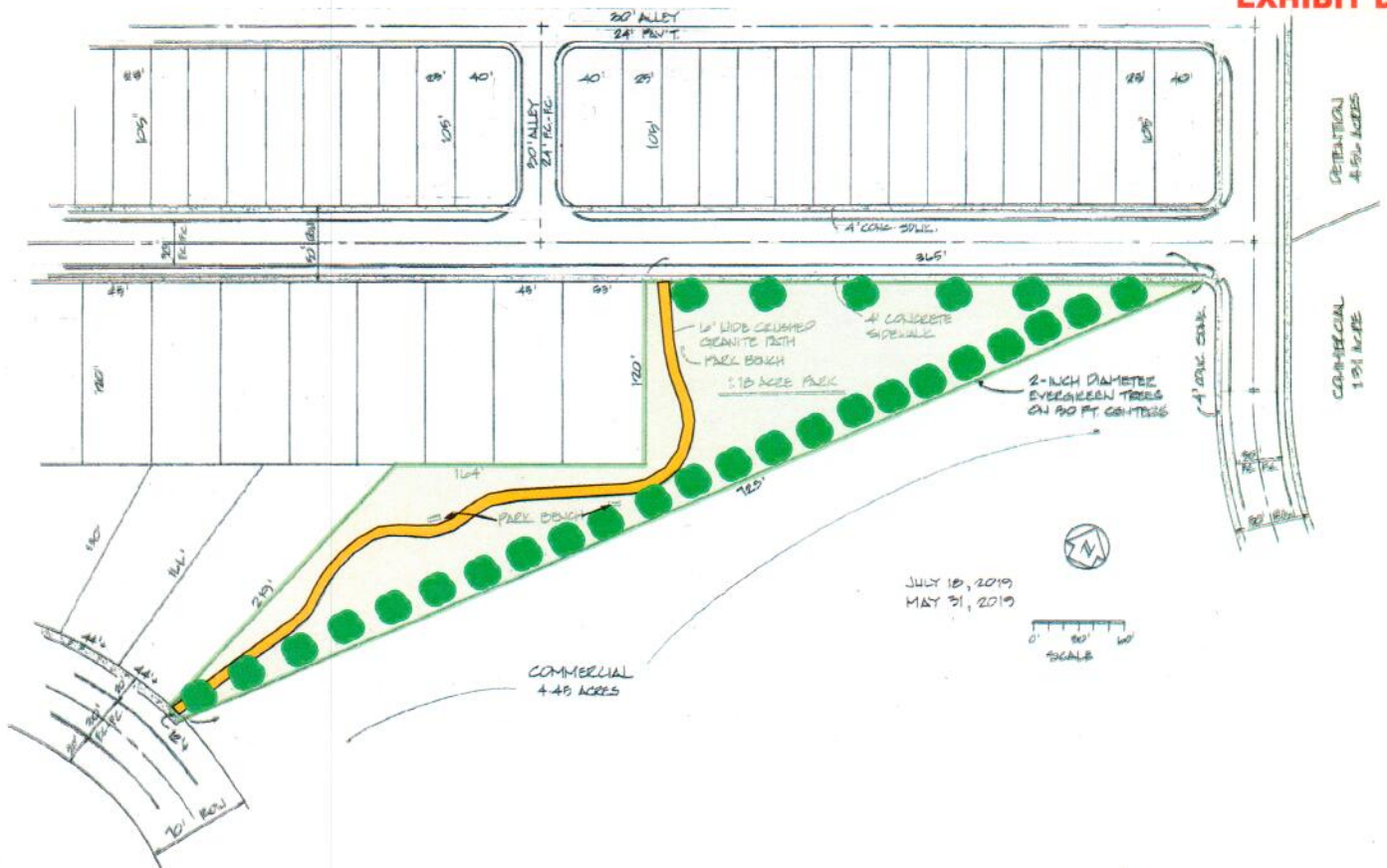
240'

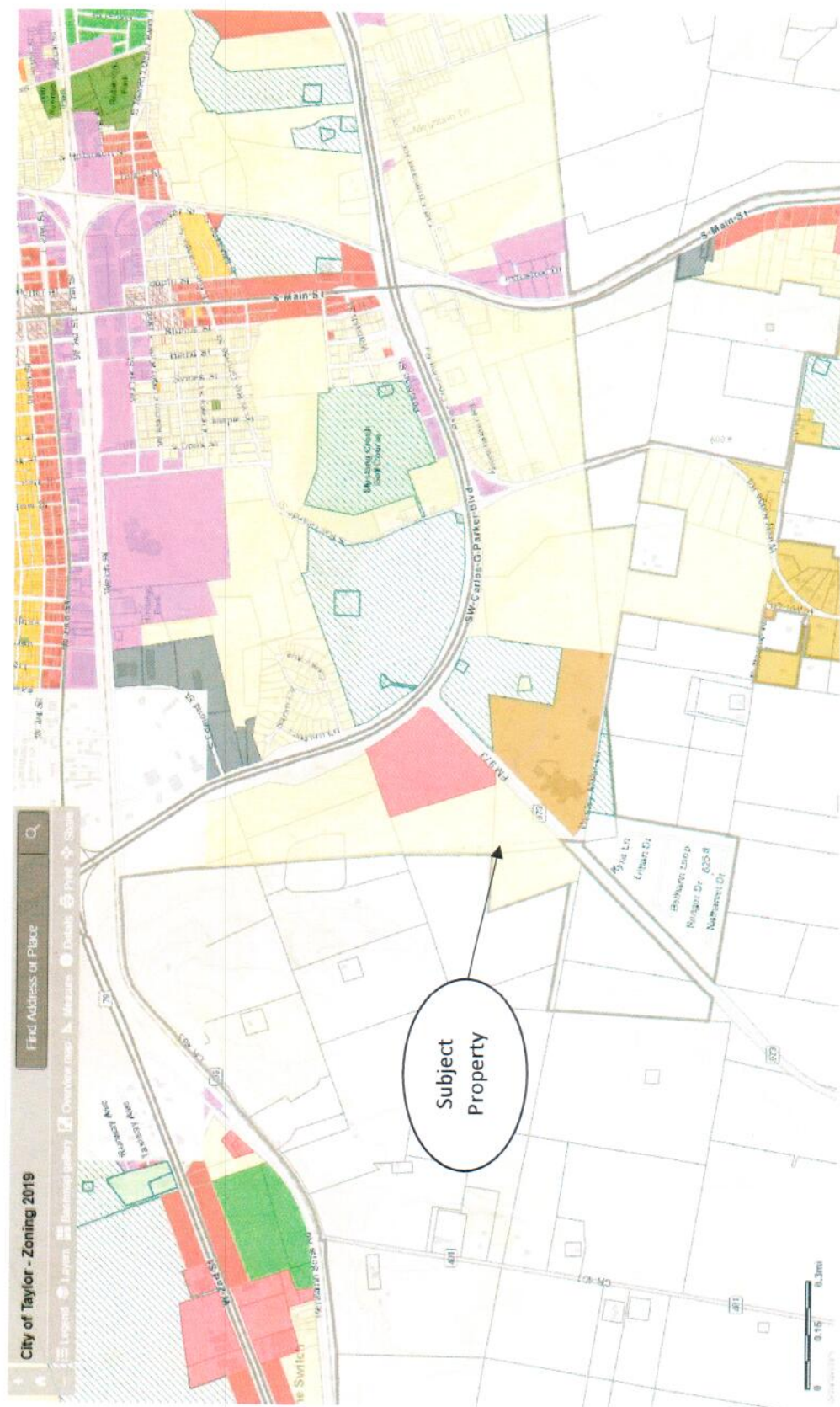
0' 10' 20' 30' SCALE

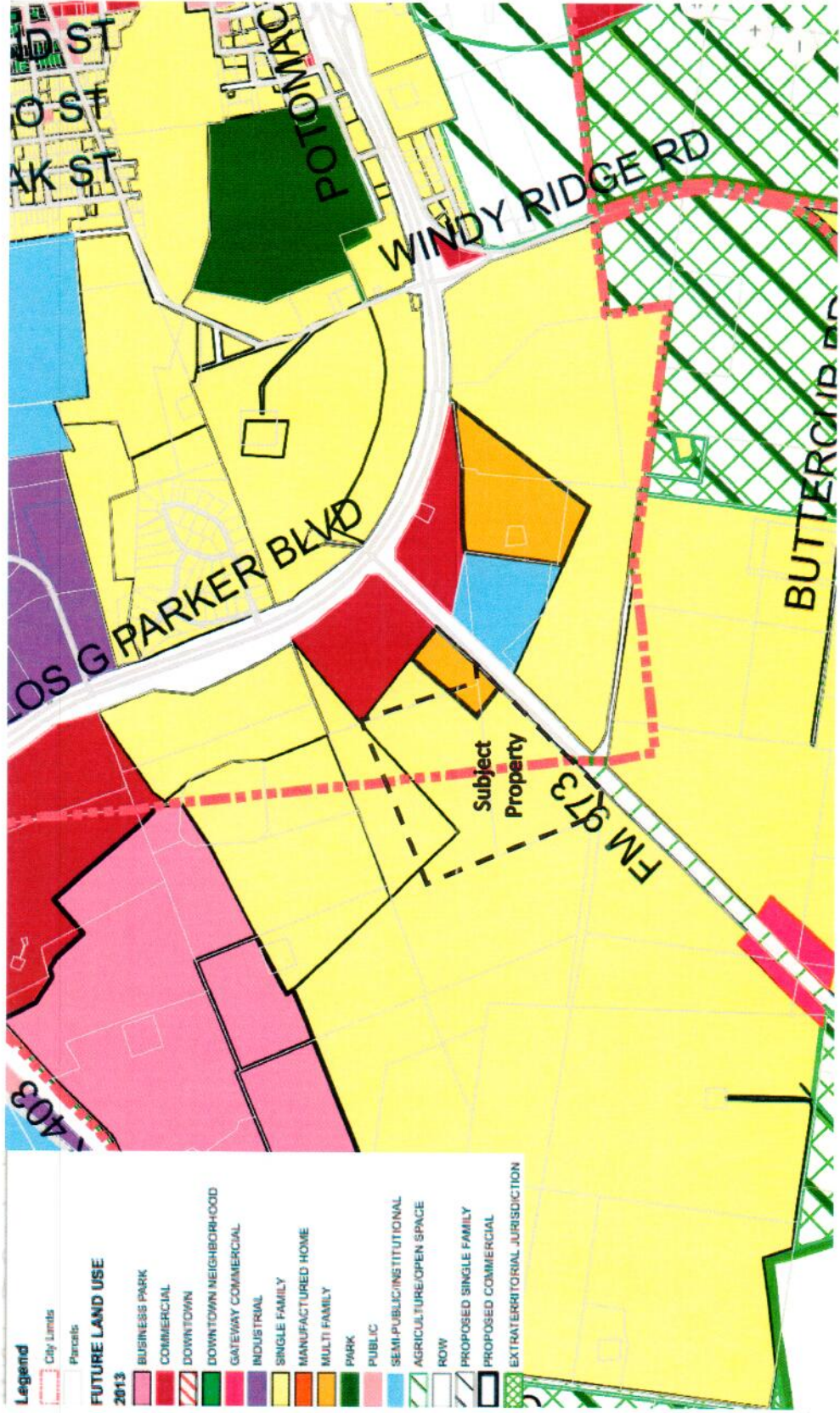
JULY 17, 2019

MAY 31, 2019

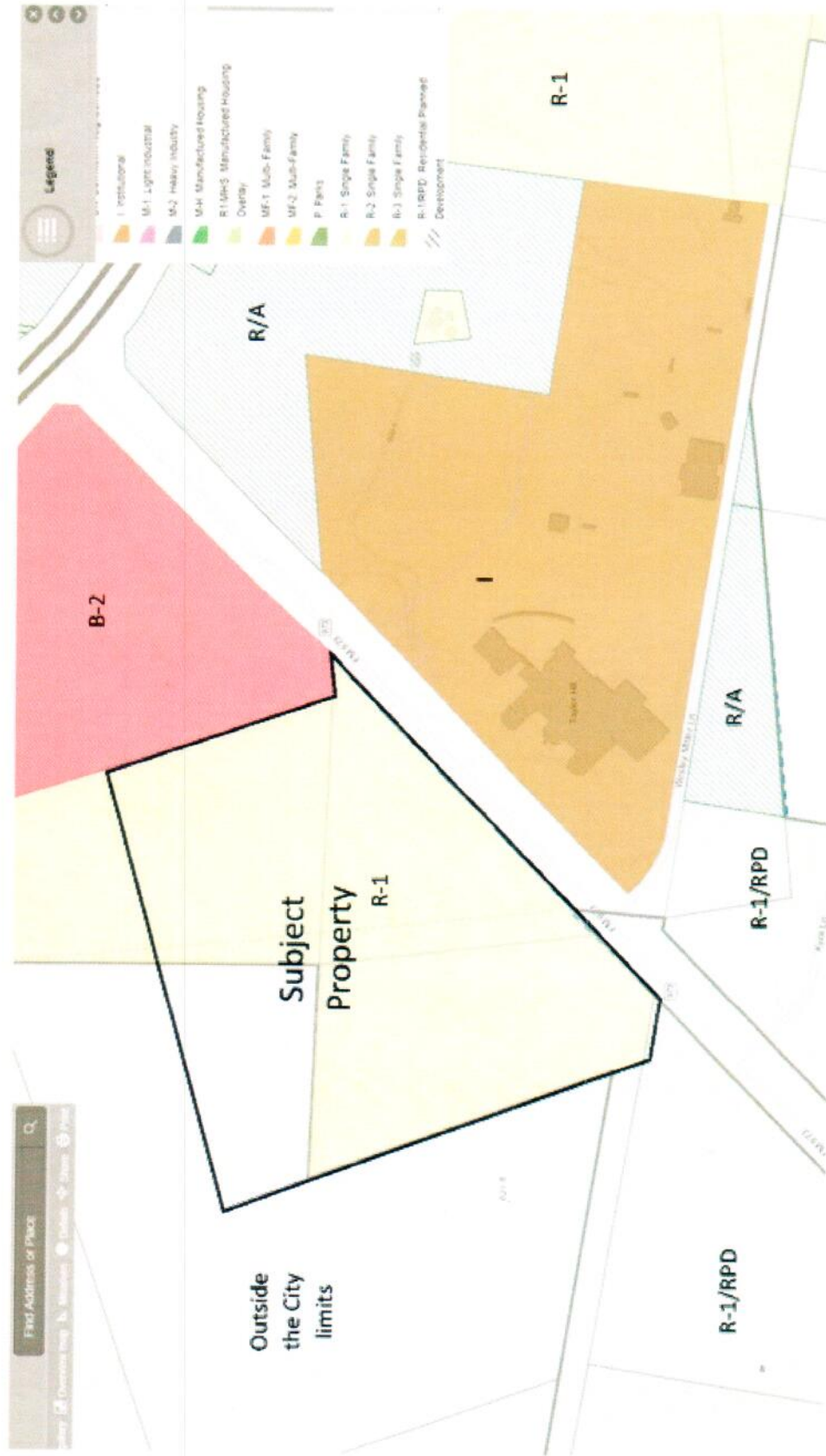
EXHIBIT D1b







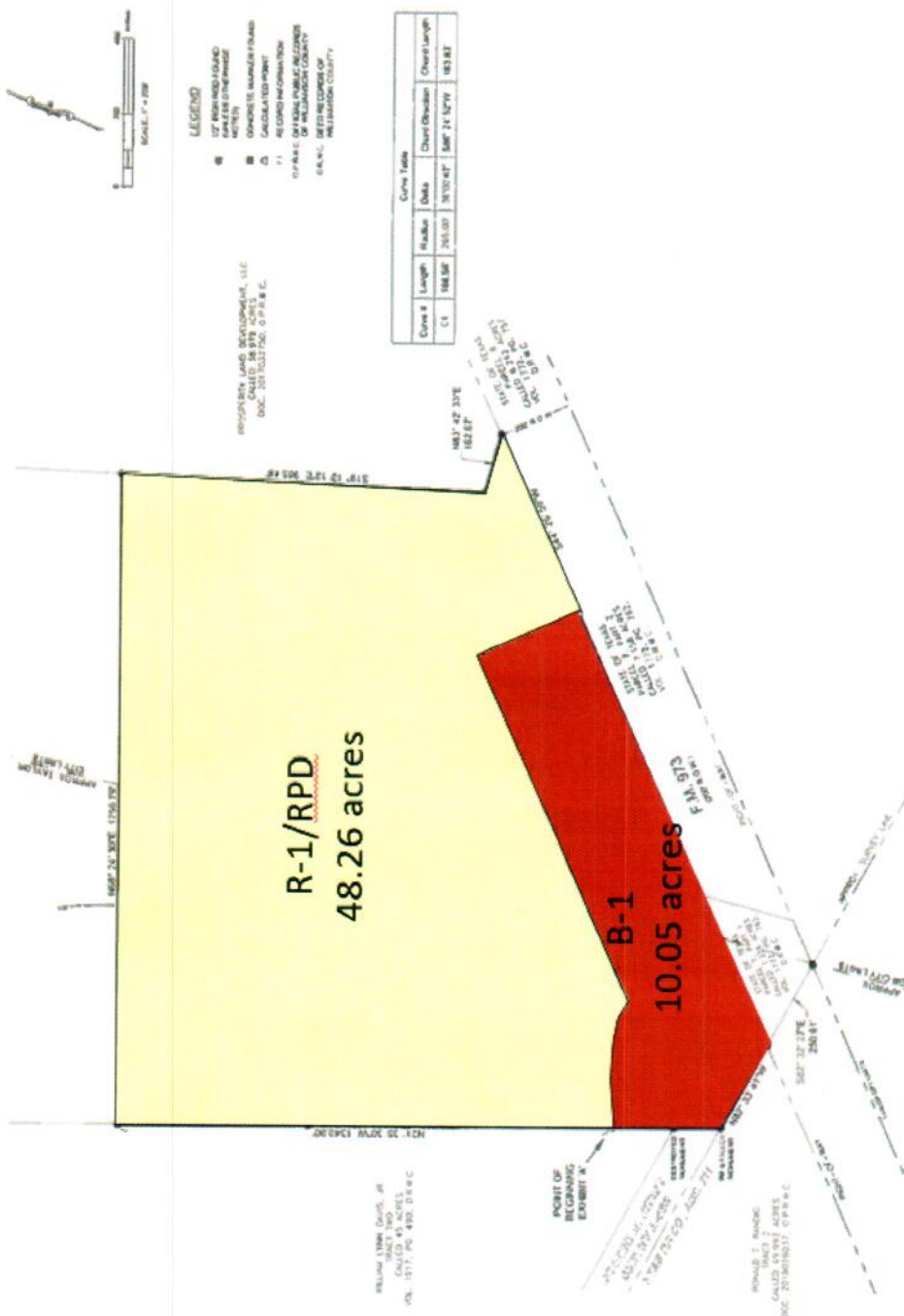
Castlewood Current Zoning Map



An aerial photograph map showing the location of the site. The site is a small, rectangular area outlined in black, located in the lower right quadrant of the map. It is situated near a road labeled '100th St'. To the left of the site, there is a larger area labeled 'HISTORIC DISTRICT'. Other roads visible include '10th St' and '11th St'. The map also shows various other buildings and structures in the area.

NEARBY MAP
NOT TO SCALE

SUBMITTAL DATE: JUNE 26, 2019
ADDRESS: 530 F M 673
TAYLOR, TEXAS



THIS DOCUMENT HAS BEEN CLASSIFIED UNDER 22 THE MILITARY DOES NOT REFLECT THE POLICIES OF THE ARMY OR THE GROUND SURVIVOR, AND IS NOT TO BE USED TO CARRY ON THE ESTABLISHMENT OF A POLICY IN THE ARMY. THIS DOCUMENT IS NOT TO BE USED TO CARRY ON THE ESTABLISHMENT OF A POLICY IN THE ARMY. THIS DOCUMENT IS NOT TO BE USED TO CARRY ON THE ESTABLISHMENT OF A POLICY IN THE ARMY.

ORDINANCE NO. 2019-

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 58.31 ACRES OF SINGLE-FAMILY ZONING DISTRICT (R-1) TO 10.05 ACRES OF LOCAL COMMERCIAL ZONING DISTRICT (B-1) AND 48.26 ACRES OF SINGLE-FAMILY ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019651, R331028 AND R331028; PART OF AND OUT OF GEORGE M. REESE SURVEY, ABSTRACT NO. 533, ADDRESSED AS 530 FM 973 AND LOCATED ACROSS FROM TAYLOR HIGH SCHOOL, 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 August 22, 2019, to consider the request made by Haynie Consulting, Inc./Tim Haynie, which property is legally described in Exhibits "A" and "B" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from approximately 58.31 acres of Single-Family Zoning District (R-1) to 10.05 acres of Local Commercial Zoning District (B-1) and 48.26 acres of Single-Family Zoning District with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 13, 2019, to consider the zoning request, and recommended the zoning change to the City Council; and

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

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

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

SECTION 2. The Property is changed from approximately 58.31 acres of Single-Family Zoning District (R-1) to 10.05 acres of Local Commercial Zoning District (B-1) and 48.26 acres of Single-Family Zoning District with a Residential Planned Development Overlay (R-1/RPD).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from approximately 58.31 acres of Single-Family Zoning District (R-1) to 10.05 acres of Local Commercial Zoning District (B-1) and 48.26 acres of Single-Family Zoning District with a Residential Planned Development Overlay (R-1/RPD).

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 2019-XX was introduced before the Taylor City Council on the _____ day of September, 2019.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2019.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Castlewood Residential Planned Development

PROPERTY

The subject property is located on the west side of FM 973 directly across from the Taylor High School and encompasses approximately 48.26-acres, as more particularly described in Exhibit A and is currently addressed as 530 FM 973.

PURPOSE

The purpose of the request for rezoning is to layout and develop the subject property for 230 to 239 lots of various sizes comprised of single-family detached, twin homes, duplexes and townhomes; the single-family detached homes are the only land use permitted by-right. The other proposed land uses are not permitted by-right in the R-1 Zoning District. To develop as proposed a change in zoning that would permit multiple types of residential land uses is necessary, so the request is a change to R-1 with a Residential Planned Development Overlay (R-1/RPD). By implementing the overlay the developer can provide a variety of housing types.

SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as **Exhibit B1** to illustrate the land use and design intent for the property.

LAND USES

Primary Use. The primary use of the development shall be for single family residential housing, including single-family detached, twin homes, duplexes and townhomes housing, Single Family Residential District. The request for the R-1/RPD allows the developer and home builders to provide four distinct types of housing products for a broad variety of people at different stages of life or with different lifestyles. The number of lots varies 230 to 239 as duplexes are on one lot and twin homes are on two lots. Both duplexes and twin are single-family attached dwelling units that share a central wall. The difference is a duplex is constructed on one lot while a twin home is constructed on two lots e.g., each dwelling unit is on one lot.

ACCESSORY DWELLING UNITS:

Accessory dwellings may be above or attached to garages and may be standalone dwellings. Accessory dwelling units are permitted by right without applying for a specific use permit. Accessory dwelling units may be up to 30% of the size of the primary structure on the same lot or 600 square feet, whichever is greater so long as the maximum lot coverage regulation (65% to 85%) is met per the table in Design Standards Section.

DESIGN STANDARDS

The following architectural styles of homes; Craftsman; Farmhouse; Colonial; Cottage and Cape Cod are permitted by-right. The exterior cladding associated with the architectural style of the home must be used. Masonry is not required; however, if masonry is incorporated it may not be used as the primary cladding material on the front façade only. The materials used

for cladding must be consistent on each and every exterior wall, so the cladding is consistent and cohesive.

Dutch Colonial, Federal, French Provincial Georgian and Greek Revival style homes and other styles may be permitted with the approval the HOA and Director of Development Services.

DEVELOPMENT STANDARDS

Development Standards				
	Single-Family Standard Lots	Single-Family Small Lots	Twin-Home and Duplex Standard Lots	Townhomes Single-Family Attached Lots
Minimum Lot Width (feet)	50	44	35/70 ¹	25
Minimum Lot Depth (feet)	120 ²	120 ³	130	105
Minimum Lot Square Footage	6,000	5,400	8,400	2,625
Setbacks				
Front (feet)	20	20	20	7.5
Interior Side (feet)	5	5	0/5 ⁴	0
Street Side (feet)	10	10	10	10
Rear (feet)	10	10	10	0
Rear for Detached Garages (feet)	5	5	5	0
Maximum Height (feet) ⁵	35	35	35	35
Maximum Lot Coverage	65%	70%	65%	85%
Off-Street Parking Spaces ⁶	2	2	2	2

¹ 35-feet for Twin home (single-family attached) and 70-ft for duplexes.

² Lots adjacent to the R-1/RPD boundary require 130-ft depth.

³ Lots facing the central park may be 110-ft and may be a minimum of 4,950 square feet in size.

⁴ Setback is zero (0) feet for shared wall and 5-ft for dwelling exterior wall.

⁵ Two- and one-half stories and 27-ft for accessory structures.

⁶ Off street parking - each dwelling unit is required to have two off-street parking spots and a minimum of one (1) car garage, the second parking spot may be in the front setback driveway.

SIDEWALKS

Sidewalks (4-ft in width) shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except adjacent to public areas, which will be part of the public improvements.

ALLEYS

Townhome - alleys are private (owned and maintained by the Townhome Owner's Association) and shall have a minimum 20-foot right-of-way width.

Single-Family (detached) - alleys are public and shall have a minimum 20-ft right-of-way width.

LANDSCAPE REQUIREMENTS.

All landscaping selections shall be from the preferred plant list in Article 28 Vegetation. All townhome landscaping shall be maintained by the Townhome Property Owners' Association, all other common area landscaping shall be maintained by the Homeowners' Association.

PARKLAND AND COMMON AMENITY AREA.

Parkland.

The parkland dedication requirements of Subdivision Ordinance Section 2.12 will be met by the dedication of a two Park sites of approximately 1.60-acres and 1.18-acres for a total of 2.78-acres, all of which is out of the floodplain and each is shown in **Exhibit B1**, see **Exhibits D1a & D1b** for general Park Layouts. The 1.18-acre park not only serves as green recreational parkland but also provides connectivity to the FM 973, the commercial development, and provides a buffer between the residential and commercial.

	Number of Trees	Minimum Size	Minimum Height	Maximum Spacing
Single-Family Standard Lots	1 per dwelling unit ¹	2-inch caliper at 12-inches above grade	6-feet	
Single-Family Small Lots, Duplexes & Twin Homes	1 per dwelling unit	2-inch caliper at 12-inches above grade	6-feet	
Town Homes	1 per 2 dwelling units	2-inch caliper at 12-inches above grade	6-feet	
Parks		2-inch caliper at 12-inches above grade	6-feet	30-feet or 50-feet per Exhibits
Sign Location	2 per sign	2-inch caliper at 12-inches above grade	6-feet	
Detention Pond		2-inch caliper at 12-inches above grade	6-feet	50-feet

¹ Minimum number of trees is two for corner lots consisting of 60-feet wide or greater.

Common Amenity Areas.

The Common Amenity Area requirements will be met by integrating the following amenities on-site:

- A playground suitable for ages 5-12 within the 1.60-acre Park
- Park benches within each park (3 min. per park, 6-ft min. length, ground anchored)
- Pedestrian access:
 - 1.60-Acre Park to include 6-ft wide concrete sidewalk around the perimeter of the site.
 - 1.18-Acre Park to include a 4-ft wide concrete sidewalk along the north section adjacent to the street and a meandering 6-ft wide crushed granite path from the interior residential street to south 70-ft wide entry road to the subdivision

PROPERTY OWNERS' ASSOCIATION

A homeowners' association shall be created to own and maintain the parks, drainage lots, detention ponds, and residential sign/monument easements and enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

LIST OF EXHIBITS.

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Exhibit B1 - PD Development Plan/Site Layout Plan

Exhibit C - Examples Identifying General "Style" of Homes

Exhibit D1a - 1.60-Acre Park General Layout

Exhibit D1b - 1.18-Acre Park General Layout

48.26 Acre Description
803-18-02

Taylor, Williamson County, Texas

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METES AND BOUNDS DESCRIPTION

BEING 48.26 ACRES (2,102,017 SQ. FT.) OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF FIRST TRACT, A CALLED 61.68 ACRE TRACT CONVEYED TO WESLEY MILLER AND WIFE, BILLIE GENE MILLER IN VOLUME 844, PAGE 794 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.), ALSO BEING A PORTION OF THE REMAINDER OF TRACT ONE, A CALLED 55 ACRE TRACT CONVEYED TO WILLIAM LYNN DAVIS IN VOLUME 1917, PAGE 490, D.R.W.C.; (BEARINGS OF LINES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS AND SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 0.99988809. SURFACE DISTANCE = GRID DISTANCE / 0.99988809. DISTANCES EXPRESSED IN U.S. SURVEY FEET). SAID 48.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with a cap stamped "BRYAN TECH" found at the intersection of the northerly right-of-way line of FM 973 (200 Ft. R.O.W.) with the common survey line of said George M. Reese Survey and the HT&B R.R. Company Survey, Abstract No. 211 for the westernmost corner of Parcel 7, Part 1, conveyed to the State of Texas in Volume 1772, Page 762, D.R.W.C., and at the easternmost corner of Tract 2, (called 69.993 acres), conveyed to Ronald T. Randig in Document No. 2018026037, O.P.R.W.C.;

THENCE, N 82°33'41" W, with the common line of said Tract 2, (called 69.993 acres), and said First Tract, (remainder of 61.68 acres), and along the common survey line of said George M. Reese Survey and the HT&B R.R. Company Survey, a distance of 257.09 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" found at a fallen concrete monument at the southwest corner of said First Tract, (remainder of 61.68 acres);

THENCE, N 21°35'30" W, with the common boundary lines of said First Tract, (remainder of 61.68 acres), and said Tract 2 (called 69.993 acres), passing at a distance of 127.77 feet a destroyed concrete monument found at a northeast corner of said Tract 2, (called 69.993 acres), and the southeast corner of Tract Two, (called 45 acres), conveyed to William Lynn Davis, Jr. in Volume 1917, Page 490, D.R.W.C., a total distance of 294.76 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** of this tract;

THENCE, N 21°35'30" W, continuing with the common boundary lines of said First Tract (remainder of 61.68 acres), and said Tract Two, (called 45 acres), passing at a distance of 824.63 feet a 1/2 inch iron rod found at the common westerly corner of said First Tract, (remainder of 61.68 acres), and said Tract One (called 55 acres), a total distance of 1,340.00 feet to a 6 inch steel pipe found in the west line of said Tract One, (called 55 acres), for the northwest corner of this tract;

THENCE, N 68°24'30" E, over and across said Tract One (called 55 acres), a distance of 1756.79 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" found in the west line of a called 38.979 acre tract conveyed to Prosperity Land Development, LLC in Document No. 2017032750, O.P.R.W.C., being in the east line of said Tract One (called 55 acres) for the northeast corner of this tract;

THENCE, S 19°10'13" E, with the common boundary line of said Tract One, (called 55 acres), and said 38.979 acre tract, a distance of 985.49 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" found in the north line of said First Tract (remainder of 61.68 acres), at the southeast corner of said Tract One, (called 55 acres), for an interior ell corner of this tract;

THENCE, N 83°42'33" E, with the common boundary line of said First Tract and said 38.979 acre tract, a distance of 162.67 feet to a 1/2 inch iron rod with a cap stamped "BRYAN TECH" found in the northerly right-of-way of said FM 973, at the northwest corner of Parcel 7, Part 2 conveyed to the State

48.26 Acre Description
803-18-02

Taylor, Williamson County, Texas

of Texas in Volume 1772, Page 762, D.R.W.C., for a southerly corner of said 38.979 acre tract and the easternmost corner of this tract;

THENCE, S 44°26'59" W, with the northerly right-of-way of said FM 973, a distance of 527.73 feet to a calculated point for an exterior ell corner of this tract;

THENCE, over and across said First Tract (remainder of 61.68 acres), the following four (4) courses and distances:

1. N 45°33'01" W, a distance of 290.00 feet to a calculated point for an interior ell corner of this tract;
2. S 44°26'59" W, a distance of 1,019.07 feet to a calculated point for the beginning of a non-tangent curve to the left;
3. An arc length of 166.56 feet with said non-tangent curve to the left having a radius of 265.00 feet, a delta of 36°00'43" and a chord bearing and distance of S 86°24'52" W, 163.83 feet to a calculated point for a point of tangency;
4. S 68°24'30" W, a distance of 184.96 feet to the **POINT OF BEGINNING** and containing a calculated area of 48.26 acres (2,102,017 Sq. Ft) of land.

THIS METES AND BOUNDS DESCRIPTION IS ACCOMPANIED BY A SKETCH ISSUED BY HAYNIE CONSULTING, INC. DATED JUNE 26, 2019.

Patrick J. Yglesias

Patrick J. Yglesias, R.P.L.S. No. 5813, State of Texas
Haynie Consulting, Inc. Engineers – Surveyors
1010 Provident Lane,
Round Rock, Texas 78664
TBPLS Firm No. 100250-00

06-26-19
Date





VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE: JUNE 28, 2019

ADDRESS: 530 F.M. 973
TAYLOR, TEXAS

WILLIAM LYNN DAVIS, JR.
TRACT TWO
CALLED 45 ACRES
VOL. 1917, PG. 490, D.R.W.C.

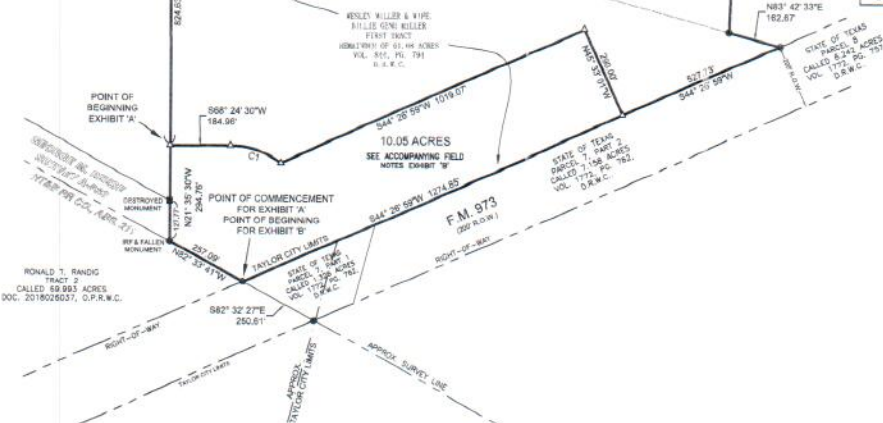


Exhibit A



LEGEND

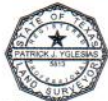
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- CONCRETE MARKER FOUND
- CALCULATED POINT
- RECORD INFORMATION
- O.A.M.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY

PROSPERITY LAND DEVELOPMENT, LLC
CALLED 38.979 ACRES
DOC. 2017032750, O.P.R.W.C.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	186.56'	265.00'	36°02'43"	S88°24'52"W	183.83'

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 602.21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATOR OR RECONSTRUCTION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

DATE OF EXHIBIT: JUNE 28, 2019



Patrick J. Gillespie JUN 28, 2019

- NOTES:
- COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS AND SCALED TO SURFACE USING AN AVERAGE CORRECTION SCALE FACTOR OF 0.999999999.
 - ELEVATIONS ARE BASED ON THE ORTHOMETRIC HEIGHT AS COMPUTED FROM GPS VECTORS (NAVD83, GEOID12B).
 - THIS SKETCH IS ACCOMPANIED BY NARRATIVE METES AND BOUNDS DESCRIPTIONS.

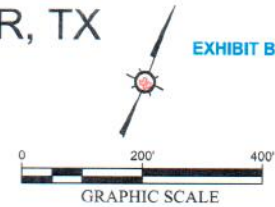
SKETCH OF
48.26 AND 10.05 ACRES
IN TAYLOR, WILLIAMSON COUNTY, TEXAS

HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
10105 Promont Lane
Round Rock, Texas 78664-3276
PH: 512-453-5445 FAX: 512-453-5453
T8PE-PHY A7-022411, T8PL2-FRM 4 10/25/03

SHEET NO.
4 OF 4
DRAWN BY: PH & KS
CHECKED BY: RL
PROJ. #: 1801-1802

58.30 TOTAL ACRES

EXHIBIT B1



1. HOA to maintain parks, detention pond, drainage lots and entry landscape easements.
2. Contours are preliminary and subject to change.
3. Twin-Home lots may be further divided in half should condo regime be desired. Thus, the 9 Twin-Home lots can become 18 condo lots.



Exhibit C



Exhibit C



Colonial - Exhibit C

Exhibit C



Cottage Style - Exhibit C

Exhibit C



Craftsman Style - Exhibit C

Exhibit C



Farmhouse

- Dominant board and batten
- Trim work to accent fenestration
- Gabled roof forms
- Pattern and texture variations emphasize wainscots and textural articulation.



JULY 17, 2019
MAY 31, 2019

A graphical scale bar labeled "SCALE" with markings for 0', 10', 20', and 30'.

4. SPINNING SPINNING

EXHIBIT D1b

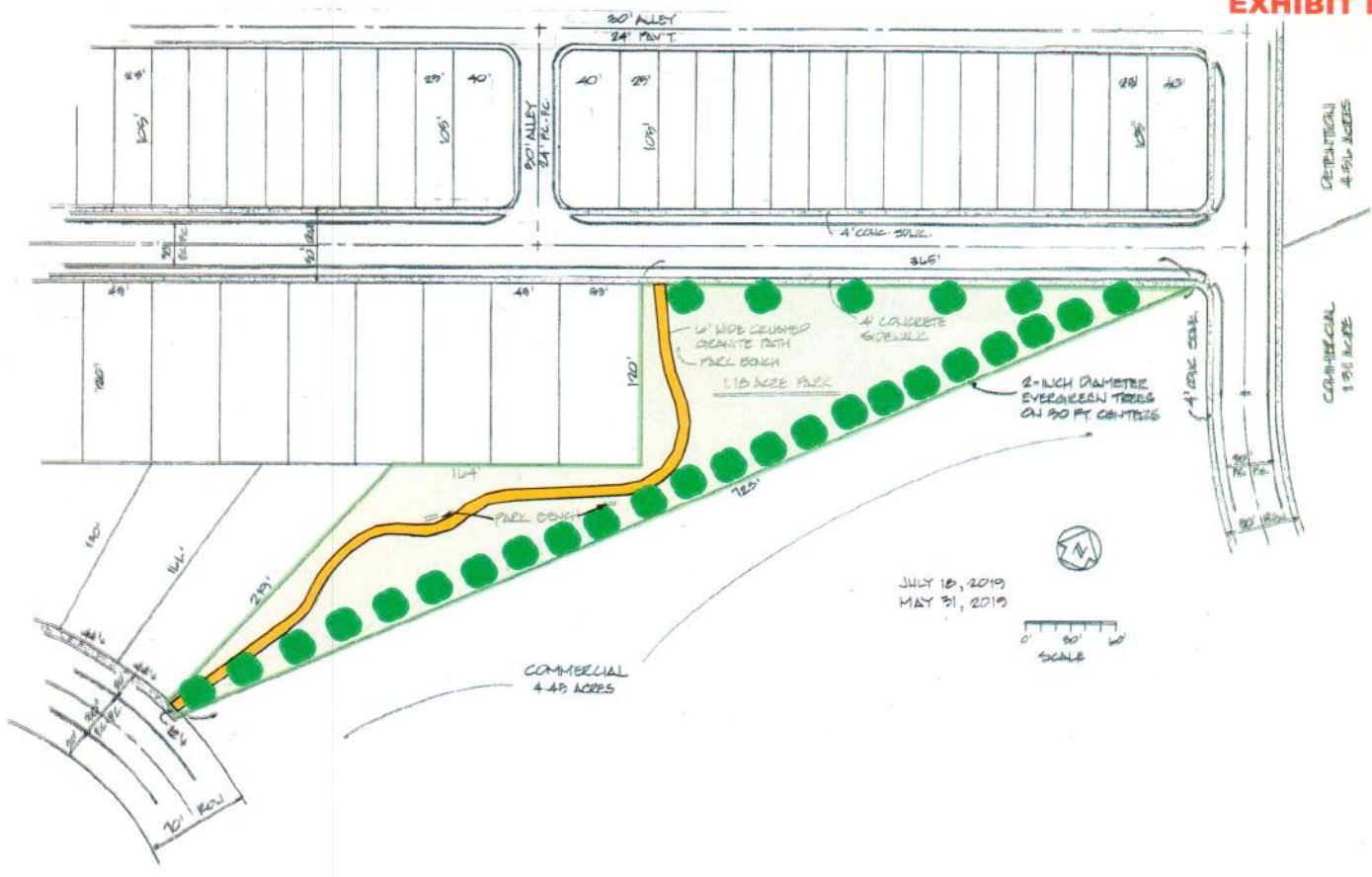


Exhibit "A"

METES AND BOUNDS DESCRIPTION

BEING 10.05 ACRES (437,643 SQ. FT.) OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF FIRST TRACT, A CALLED 61.68 ACRE TRACT CONVEYED TO WESLEY MILLER AND WIFE, BILLIE GENE MILLER IN VOLUME 844, PAGE 794 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.); (BEARINGS OF LINES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS AND SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 0.99988809. SURFACE DISTANCE = GRID DISTANCE / 0.99988809. DISTANCES EXPRESSED IN U.S. SURVEY FEET). SAID 10.05 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a cap stamped "BRYAN TECH" found at the intersection of the northerly right-of-way line of FM 973 (200 Ft. R.O.W.) with the common survey line of said George M. Reese Survey and the HT&B R.R. Company Survey, Abstract No. 211, at the westernmost corner of Parcel 7, Part 1, conveyed to the State of Texas in Volume 1772, Page 762, D.R.W.C., and at the easternmost corner of Tract 2, (called 69.993 acres), conveyed to Ronald T. Randig in Document No. 2018026037, O.P.R.W.C. for the **POINT OF BEGINNING** of this tract;

THENCE, N 82°33'41" W, with the common line of said Tract 2, (called 69.993 acres), and said First Tract, (remainder of 61.68 acres), and along the common survey line of said George M. Reese Survey and the HT&B R.R. Company Survey, a distance of 257.09 feet to a 1/2" iron rod with cap stamped "HAYNIE CONSULTING" found at a fallen concrete monument at the southwest corner of said First Tract, (remainder of 61.68 acres), for the southwest corner of this tract;

THENCE, N 21°35'30" W, with the common boundary lines of said First Tract (remainder of 61.68 acres), and said Tract 2, (called 69.993 acres), passing at a distance of 127.77 feet a destroyed concrete monument found at the northeast corner of said Tract 2 (called 69.993 acres), and the southeast corner of Tract Two (called 45 acres) conveyed to William Lynn Davis Jr. in Volume 1917, Page 490, D.R.W.C., a total distance of 294.76 feet to a calculated point for the northwest corner of this tract;

THENCE, over and across said First Tract (remainder of 61.68 acres), the following four (4) bearings and distances:

1. N 68°24'30" E, a distance of 184.96 feet to a calculated point at the beginning of a curve to the right;
2. An arc length of 166.56 feet with said curve to the right having a radius of 265.00 feet, a delta of 36°00'43" and a chord bearing and distance of N 86°24'52" E, 163.83 feet to a calculated point for an interior angle point;
3. N 44°26'59" E, a distance of 1,019.07 feet to a calculated point for the northernmost corner of this tract;
4. S 45°33'01" E, a distance of 290.00 feet to a calculated point in the northerly right-of-way of said FM 973 for the westernmost corner of this tract;

THENCE, S 44°26'59" W, with the northerly right-of-way of said FM 973, a distance of 1,274.85 feet to the **POINT OF BEGINNING**, and containing a calculated area of 10.05 acres (437,643 Sq. Ft.), of land.

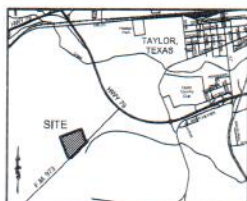
THIS METES AND BOUNDS DESCRIPTION IS ACCOMPANIED BY A SKETCH ISSUED BY HAYNIE CONSULTING, INC. DATED JUNE 26, 2019.

Patrick J. Yglesias

Patrick J. Yglesias, R.P.L.S. No. 5813, State of Texas
Haynie Consulting, Inc. Engineers - Surveyors
1010 Provident Lane,
Round Rock, Texas 78664
TBPLS Firm No. 100250-00

06-26-19
Date

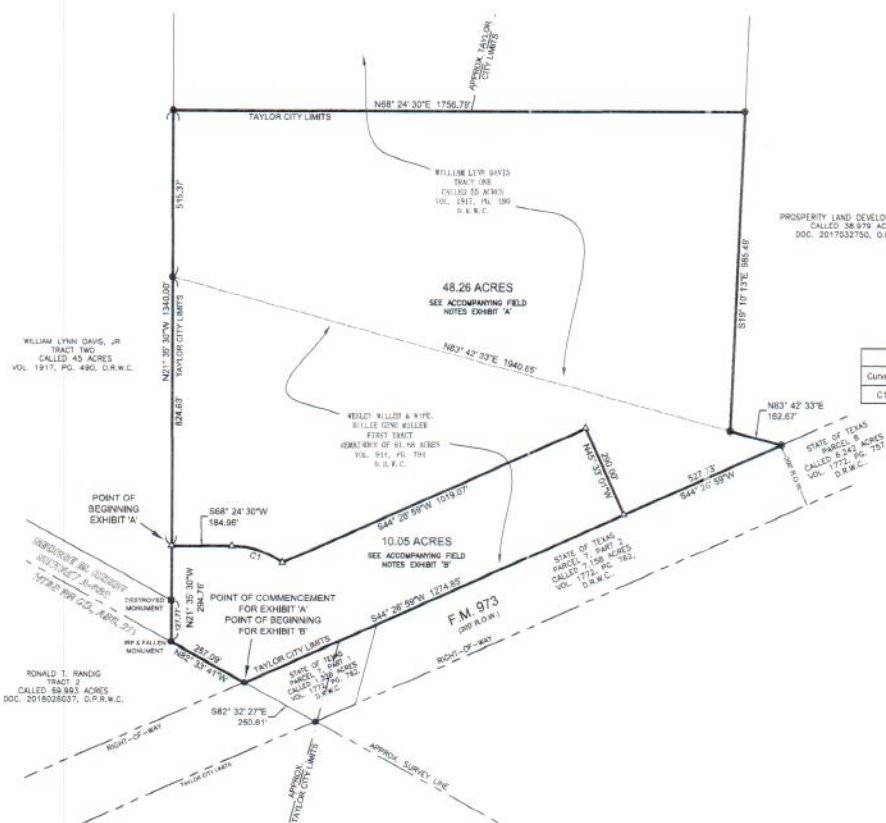




VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE: JUNE 28, 2019

ADDRESS: 530 F.M. 973
TAYLOR, TEXAS



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - CONCRETE MARKER FOUND
 - ▲ CALCULATED POINT
 - (1) RECORD INFORMATION
- DRAWING: OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
D.A.W.G.: DEED RECORDS OF WILLIAMSON COUNTY

PROSPERITY LAND DEVELOPMENT, LLC
CALLED 38.978 ACRES
DOC. 2017032750, D.P.R.W.C.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	196.56'	285.00'	36°00'43"	S86°24'52"W	163.83'

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 603.01, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

DATE OF EXHIBIT: JUNE 28, 2019



Patrick J. Giesbrecht JUN 26, 2019

- NOTES:
- COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1982 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS AND SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999999808.
 - ELEVATIONS ARE BASED ON THE ORTHOMETRIC HEIGHT AS COMPUTED FROM GPS VECTORS (NAVD83) (GEOID18).
 - THIS SKETCH IS ACCOMPANIED BY NARRATIVE METES AND BOUNDS DESCRIPTIONS.

SKETCH OF
48.26 AND 10.05 ACRES
IN TAYLOR, WILLIAMSON COUNTY, TEXAS

HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
12115 Providence Lane
P.O. Box 1000, Taylor, Texas 76788-0100
Ph: 512-837-2440 Fax: 512-837-6440
TSP# 1996-11-032411, TPL# 1996-11-032411

SHEET NO.
4 OF 4
DRAWN BY: PY & KS
CHECKED BY: SJ
PROJ. #: 853-19-32

Proposed Zoning



EXISTING MAP: 2000-01-01
 APPROVED: 2000-01-01
 PREPARED: 2000-01-01

