

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

September 10, 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 August 13, 2019.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

PLATS

2. **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 No. 493, Williamson County, Texas.
3. **PZ-2019-1148** - Consider disapproving Brandon Tammy Brooklyn Subdivision, (Hills of Mustang Creek Amending Plat Three), being an amending plat of Lots 10 and 11, Block B, Hills of Mustang Creek Amended Plat Three and consisting of 1.13 acres, addressed as 1901 Sarah Cove, Taylor, Williamson County, Texas.
4. **PZ-2019-1151** – Consider disapproving Re-Plat of: A Portion of Lot 29 South Hills Estates (Southwood Hills Estates Amending Plat), being an amending plat of a portion of Lot 29, Block 1, consisting of approximately 1.83 acres, addressed as 2201 Southwood Hills Drive, Taylor, Williamson County, Texas.
5. **PZ-2019-1153** – Consider disapproving Preliminary Plat of Philhower Subdivision (Philhower Subdivision Minor Plat), being a minor plat, located in H. T. & B. Railroad Survey, Abstract No. 316, of approximately 5.04 acres addressed as 2220 Windy Ridge, Taylor, Williamson County, Texas.

SUBDIVISION CONSTRUCTION PLANS

6. **PZ-2018-1092** – Consider disapproving The Grove at Bull Creek Subdivision Construction Plans. The infrastructure construction plans are associated with The Grove at Bull Creek Preliminary Plat, which was approved by the Planning and Zoning Commission of the City of Taylor on November 20, 2018.

ZONING

7. **PZ-2019-1133** – Conduct Public Hearing on a request which proposes to re-zone approximately 756.00 acres of Single-Family Residential Zoning District (R-1) to 756.00 acres of General Commercial Zoning District (B-2) with a Commercial Planned Development Overlay (B-2/CPD), addressed as 201 FM 3349 and located at the southeast intersection of US 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel R019173, R435559, R435560, R019450 and R349685; part of and out of James D. Eaves Survey, Abstract No. 213 and Watkins Noble Survey, Abstract No. 484, Williamson County, Texas. (ORDINANCE 2019-XX)
8. **PZ-2019-1133** – Make Recommendation on a request which proposes to re-zone approximately 756.00 acres of Single-Family Residential Zoning District (R-1) to 756.00 acres of General Commercial Zoning District (B-2) with a Commercial Planned Development Overlay (B-2/CPD), addressed as 201 FM 3349 and located at the southeast intersection of US 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel R019173, R435559, R435560, R019450 and R349685; part of and out of James D. Eaves Survey, Abstract No. 213 and Watkins Noble Survey, Abstract No. 484, Williamson County, Texas. (ORDINANCE 2019-XX)
9. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: October 8, 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 **September 6, 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: _____
Carrie Orts Administrative Assistant to Development Services

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
August 13, 2019 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Rick Selin
Mike Eaton
Donna Frazier
Kellie Billings-Ray
Annette Maruska

ABSENT

Michael Aplin
Leland Stevens
Faith Gardner

OTHERS PRESENT

Tom Yantis, Director Development Services
Carrie Orts, Assistant 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 May 14, 2019.

Motion made by Mrs. Maruska to approve minutes from May 14, 2019 as presented. Second by Mr. Eaton. All voted Aye.

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

Mr. Yantis made introductions to the new City Manager, Brian LaBorde, Assistant Director, Colin Harrison, Permit Technician, Shanta Kuhl, and Planning Technician, McKenzie Hicks.

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.

Mr. Yantis made presentation including recommendation for disapproval. Mr. Hyde was present to answer questions. There was discussion between Board and Staff.

Mrs. Frazier made motion to disapprove. Second by Mrs. Maruska. All voted aye.

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)

Mr. McAlister opened the public hearing. Mr. Yantis made presentation including recommendation for approval. Mr. Aaron Levy and Mr. Tim Haynie were present to answer questions. There was discussion between Board and Staff. Mr. McAlister closed the hearing.

PZ-2019-1130 – Make Recommendation on a request which proposes to 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)

Motion made by Mr. Eaton to recommend approval to City Council. Second by Mrs. Frazier. All voted Aye.

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

Mr. Yantis stated that Mr. Truong's zoning case, PZ-2019-1123 at the Loop and North Drive was approved by City Council in June.

Adjourn

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

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

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

Requested Action: Disapproval of Taylor Estates Preliminary Plat

Applicant: Matthew Dringenberg/Southwest Engineers

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, September 4, 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 land owner intends to make application for several subdivision variances but no application has been submitted. The plat cannot be approved with variances to the Subdivision Ordinance.

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

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).

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.

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. 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:

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.

IFC Table C105.1, Taylor Engineering Manual, Design Criteria, Fire Hydrants

3. 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



City of Taylor

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

Date: Tuesday, September 3, 2019

Corey Hall
CivilCorp
116 E Main Street
Round Rock TX 78664
chall@civilcorp.us

Permit Number PZ-2019-1148
Job Address: 1901 Sarah Cove, Taylor 76574

Dear Corey Hall,

Staff has completed its review of plans for the Residential - Amending Subdivision Plat that is to be located at 1901 Sarah Cove, Taylor 76574. Comments from this review follow.

Engineering Department Review

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

Plat Drawing (Sheet 1 of 2)

- i. Provide a tie to an original corner of the original survey of which said land is a part. (see Subdivision Ordinance Chapter 3.3 Final Plat, Item No. 2)
- ii. Define water courses on the lot (see Subdivision Ordinance Chapter 3.3., Item No. 9)
- iii. For clarity of boundary segment indicated on review drawing, provide information regarding length of line and curve C3.
- iv. Update site location map to show location of proposed subdivision. The current location shown is incorrect.

Plat Field Notes and General Notes (Sheet 1 of 2)

- i. Paragraph one of the metes and bounds, provide a comma (see review drawing for comment location).
- ii. Paragraph seven of the metes and bounds, verify bearing description (see review drawing for comment location).
- iii. Provide note for drainage easements (Easement for drainage adjacent to lots, tracts, or reserves) per Final Plat Requirements. (see Subdivision Ordinance Chapter 3.3.2., Item No. 4)

Plat Signature Blocks (Sheet 2 of 2)

- i. Provide updates to Owner Signature Blocks (see review drawing for comment location)
- ii. Provide block for Brooklyn or update Subdivision Name accordingly.
- iii. Use Development Services Director signature block as shown in Plat Application Requirements.

Plat Title Blocks (Sheets 1 & 2)

- i. Show lot acreage being subdivided (see review drawing for comment location).
- ii. Update permit number (see review drawing for comment location).

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 Title and description of the plat should be:

Hills of Mustang Creek Amending Plat

Being an amending plat of Lots 10 and 11, block B, Hills of Mustang Creek Amended Plat and consisting of 1.32 acres then the recording info.

See ordinance excerpt below:

3.3 - Final Plat

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

Lot number will be 10A (or 11A if you prefer), as the plat is an amending plat.

See ordinance excerpt below:

3.3 - Final Plat

11. Lot and block lines and numbers of all proposed lots and blocks with complete dimensions for front, rear and side lot lines. Building setback lines shall be shown on all lots.

Please revise the project plans to address the comments noted above. Following revision, please submit one hardcopy of the revised set for each reviewer that has outstanding comments. Please also submit one electronic copy of the revised drawings in PDF format.

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

Thank you,

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

City of Taylor
Brandon Tammy Brooklyn Subdivision
PZ-2019-1148
Staff Report

Requested Action: Disapproval of Brandon Tammy Brooklyn Subdivision (Hills of Mustang Creek Amending Plat Three)

Applicant: Corey Hall/CivilCorp

Subject Property: Being 1.13 acres, addressed as 1901 Sarah Cove, Williamson County, Texas.

Parcel Information

Current Zoning: Not zoned

Current Use: Vacant

Purpose:

The purpose of the plat is to combine two (2) lots to create one (1) lot.

Staff Recommendation:

Staff comments are attached for your review. The submitted amending 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:

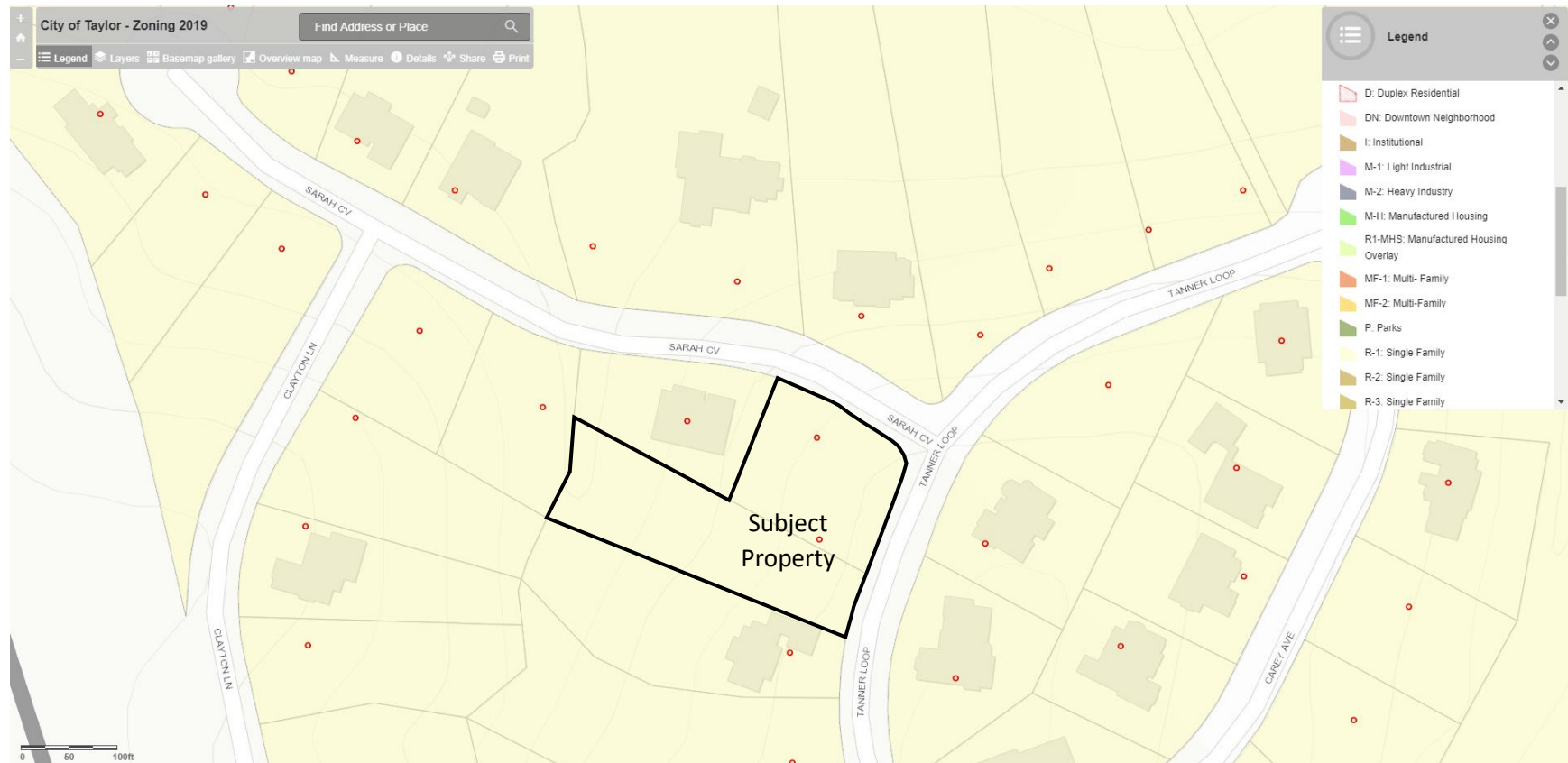
1. Vicinity Map
2. Proposed Plat
3. Staff Comments

PZ-2019-1148

Brandon Tammy Brooklyn Subdivision

1.13 acres

1901 Sarah Cove





City of Taylor

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

Date: Wednesday, September 4, 2019

Matthew Dringenberg
Southwest Engineers
205 Cimarron Park Loop, Suite B
Buda TX 78610
matt.dringenbergs@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 land owner intends to make application for several subdivision variances but no application has been submitted. The plat cannot be approved with variances to the Subdivision Ordinance.

1. 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.
2. **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.
3. **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).
4. **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.
5. **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.

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. 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, per IFC D107.1
2. Fire hydrant spacing shall not exceed 500 feet from one hydrant to the next as indicated on sheet, Per IFC Table C105.1, Taylor Engineering Manual Sec. V Design Criteria, Fire Hydrants, Item 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

City of Taylor
Re-Plat of: A Portion of Lot 29 South Hills Estates
PZ-2019-1151
Staff Report

Requested Action: Disapproval of **Re-Plat of: A Portion of Lot 29 South Hills Estates**
(Southwood Hills Estates Amending Plat)

Applicant: James Barker/Texas Land Surveying

Subject Property: Being an amending plat of a portion of Lot 29, Block 1, consisting of approximately 1.83 acres, addressed as 2201 Southwood Hills Drive, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1

Current Use: Single-Family

Purpose:

The purpose of the plat is to have a recorded map of the subject property as the owner bought part of a platted lot.

Staff Recommendation:

Staff comments are attached for your review. The submitted amending 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:

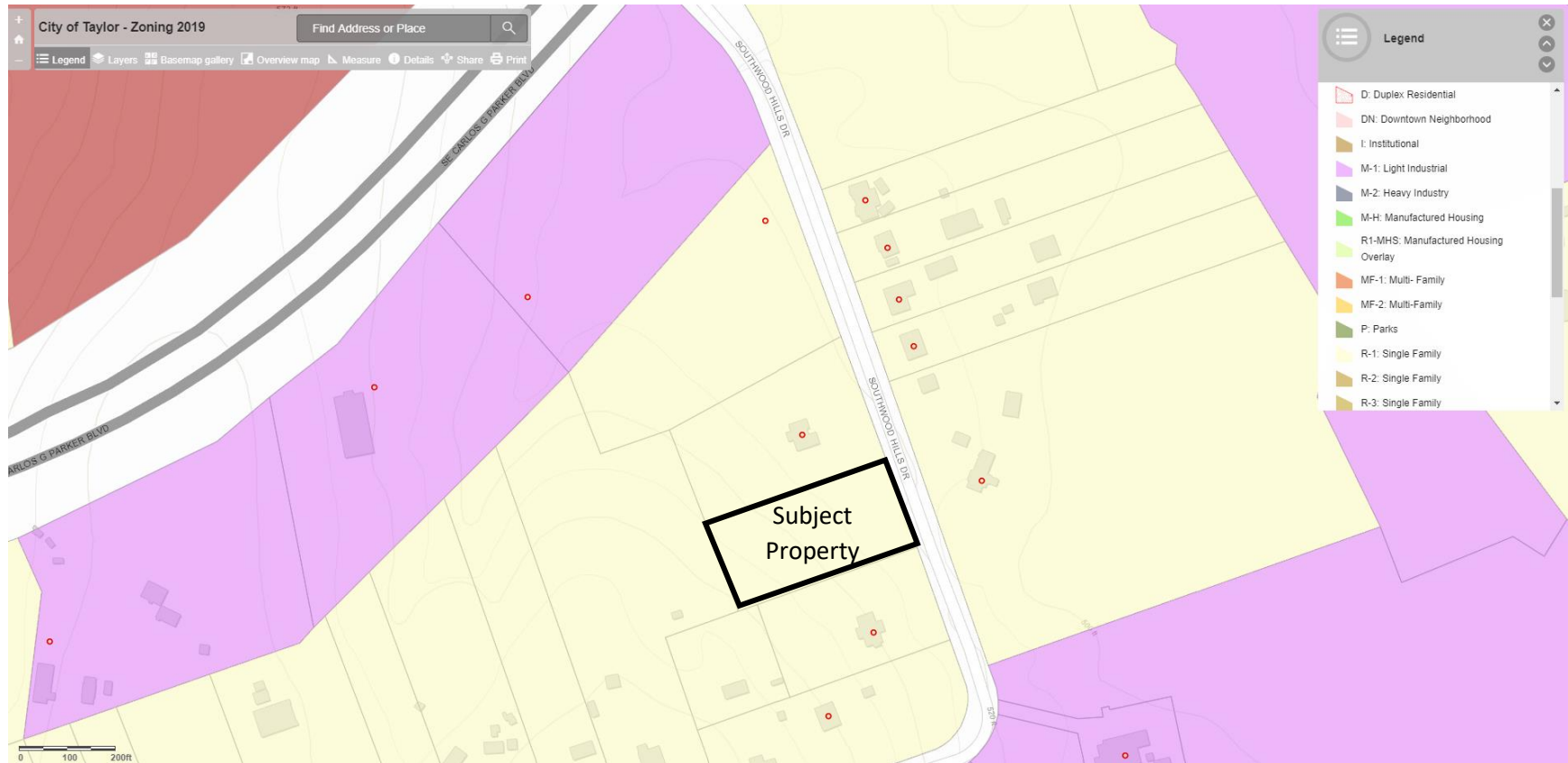
1. Vicinity Map
2. Proposed Plat
3. Staff Comments

PZ-2019-1151

Re-Plat of: A Portion of Lot 29 South Hills Estates

1.83 Acres

2201 Southwood Hills Drive





City of Taylor

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

Date: Wednesday, August 21, 2019

JAMES BARKER
TEXAS LAND SURVEYING
3613 WILLIAMS DR #903
GEORGETOWN TX 78628
james@texas-ls.com

Permit Number PZ-2019-1151
Job Address: 2201 Southwood Hills, Taylor 76574

Dear JAMES BARKER,

Staff has completed its review of plans for the Residential - Amending Plat that is to be located at 2201 Southwood Hills, 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@taylortx.gov.

The title of the plat needs to be: Southwood Hills Estates Amending Plat (if there are other Southwood Hills Amending Plats, then number it appropriately). The description should be Being and amending plat of a portion of Lot 29, Block 1 and consisting of 1.83 acres (or something very similar) Correct the Title on the 2nd Sheet.

If there is symbology on the plat, it needs to be represented in the legend.

Notes underneath the scale and the notes above the legend need to be under the 'Plat Notes' on the left side - please group them. They also should be numbered. Check the list in the application which discusses the content that should be included in the notes. Refer to number 8, Required Notes, in the application.

Correct the city certificate, as this is an amending plat and will not be going to the Planning and Zoning Commission. It will be certified by Tom Yantis, Assistant City Manager and Director of Development Services.

In the description of the plat, in the title block, you need to add a comma after "Lot 29" and add "Block 1," before Southwood Hills Estates. In all of the certificates, the description needs to be the same if you include that. The title of the plat needs to be correct (Amending Plat). There are examples of the certificates in the application. Be sure to include all of the required certificates and your certificate. If you are a RPLS, your certificate is a surveyor's certificate.

Correct the information about the owners' recording information for the subject property. Make sure that the font is lighter and that it is not adjacent to the current information. The Lot is 29 A and the Block is 1 because it is an amending plat of Southwood Hills Estates.

Correct subdivision name in the Plat Notes.

Tie the plat down to the original survey.

Engineering Department Review

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

Perimeter Field Notes (refer to review comments on drawing)

1. Correct the spelling of "northeast" in the first paragraph.

Plat Notes (refer to review comments on drawing)

1. Verify electric utility provider in note #1.

Plat Title and Blocks (refer to review comments on drawing)

- i. Remove redundant note in upper right corner of page 1.
- ii. Provide the submittal date on the submission date block.
- iii. Provide permit number on lower right corner of sheet "City of Taylor - PZ 2019-1151"

Plat Drawing (refer to review comments on drawing)

- i. Do not show building lines. Setbacks are noted in the required notes section of the plat.
- ii. Tie metes and bounds survey to a corner of the original plat.
- iii. Verify: Are PUEs required in the side lots and rear lot locations?

Signature Blocks (refer to review comments on drawing)

- i. Owner's Signature (Owner and Co-Owner) - Provide the acreage as shown in the Plat Application requirements.
- ii. Surveyor's Certification - Remove title "Engineer's Certification" and replace with "Surveyor's Certification".
- iii. Provide the Engineer's Certification signature block as provided in the Plat Application requirements.
- iv. Remove the Planning and Zoning Commission Approval block. This is not required for an amending plat.
- v. On the Development Services Director block, the current Director is Tom Yantis. Remove and replace this name as shown on the block.
- vi. Relabel the sheet 2 of 2.

Please revise the project plans to address the comments noted above. Following revision, please submit one hardcopy of the revised set for each reviewer that has outstanding comments. Please also submit one electronic copy of the revised drawings in PDF format.

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

Thank you,

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

City of Taylor
Preliminary Plat of Philhower Subdivision
PZ-2019-1153
Staff Report

Requested Action: Disapproval of Preliminary Plat of Philhower Subdivision (Philhower Subdivision Minor Plat)

Applicant: Tommy Richter/Bryan Technical Services

Subject Property: Being a minor plat consisting of 5.04 acres, located in the H. T. & B Railroad Company Survey, Abstract No 316, addressed as 2220 Windy Ridge, Williamson County, Texas.

Parcel Information

Current Zoning: R-1

Current Use: Single-Family

Purpose: To create a legal lot.

Staff Recommendation:

Staff comments are attached for your review. The submitted minor 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:

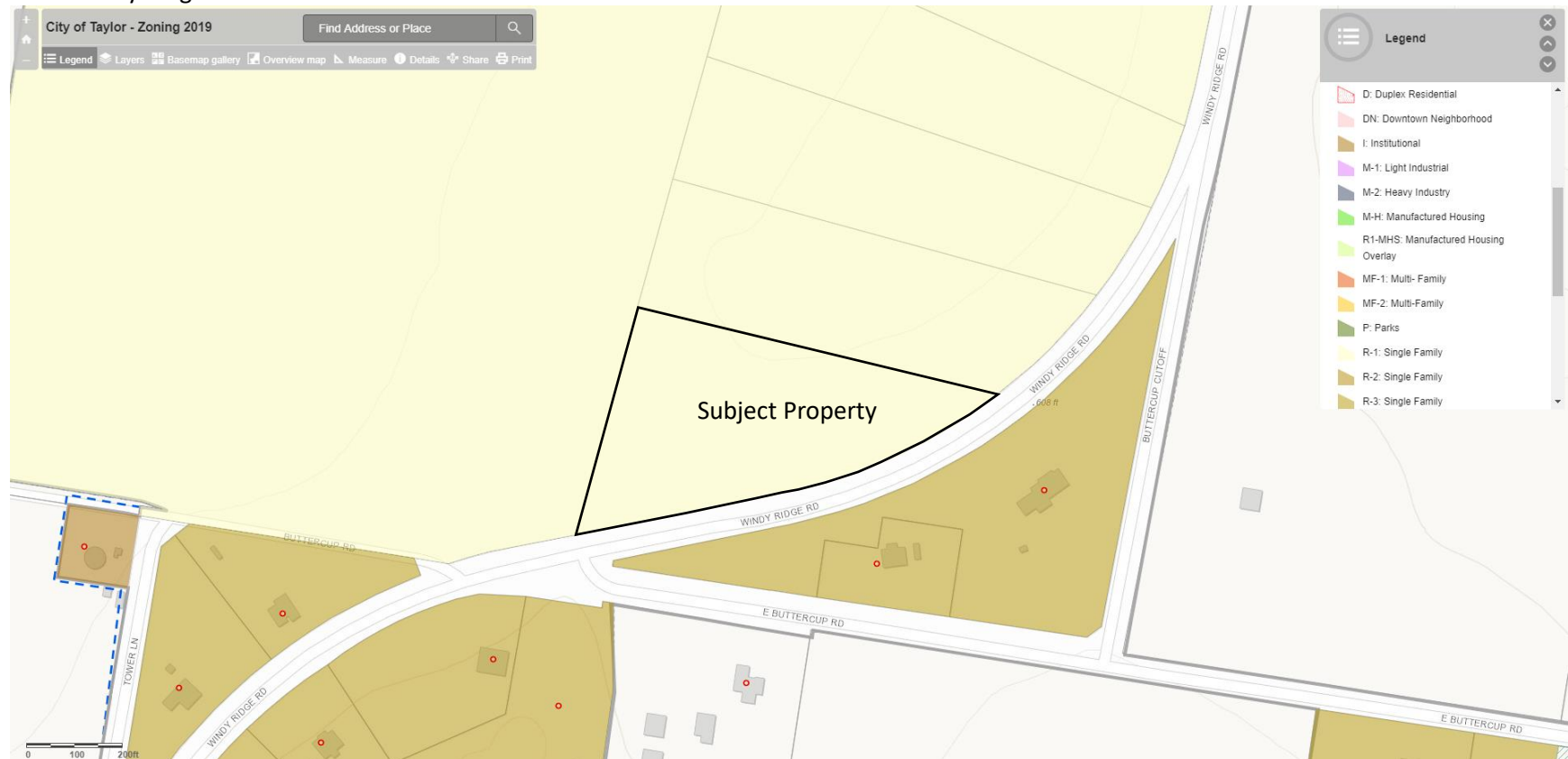
1. Vicinity Map
2. Proposed Plat
3. Staff Comments

PZ-2019-1153

Preliminary Plat of Philhower Subdivision

5.04 acres

2220 Windy Ridge





City of Taylor

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

Date: Wednesday, September 4, 2019

TOMMY RICHTER
BRYANTECHNICALSERVICES
911 N MAIN
TAYLOR TX 76574
trichter@bryantechnicalservices.com

Permit Number PZ-2019-1153
Job Address: 2220 WINDY RIDGE RD, TAYLOR 76574

Dear TOMMY RICHTER,

Staff has completed its review of plans for the Philhower Plat that is to be located at 2220 WINDY RIDGE RD, 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@taylortx.gov.

Remove the buildings.

Remove the setbacks and put a note in the general notes that states the setbacks shall comply with the City of Taylor Zoning Ordinance as setbacks may change. If the established Building Lines are more restrictive than the City of Taylor Zoning Ordinance, the more restrictive regulation shall apply.

Sidewalk required when platting per:

2.14 - Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. The builder shall be responsible for constructing sidewalks in all residential districts. Sidewalks shall be installed on at least one (1) side of the street, be a minimum of four (4) feet in width and be in compliance with the Americans with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.

Change the name of the plat to Philhower Subdivision Minor Plat.

The following excerpts from the agreement filed by the City and the owner acknowledge that the minimum Fire Flow requirement cannot be met. The excerpts (5 and 6) from the agreement must be included in the General Notes on the plat:

5. Each Lot plat must state that the Lot owner shall connect to water and wastewater utility lines when each utility is installed in the Windy Ridge Right of Way or separate easement adjacent to the Lot or across Windy Ridge Road from the Lot. The utility connection costs to the Lot owner will be fees charged by the City for wastewater and water connections in effect at the time of the Lot owner's connection. Connection by each Lot owner must be completed on or before one (1) year from the date the City water or wastewater line is installed allowing use by the Lot owner.

6. Each Lot owner acknowledges that there is no water line to provide adequate fire flow, as required by the City Subdivision Ordinances, to the Lot and as required for final plat approval of the Lot. In consideration of this Agreement, each Lot owner waives, relinquishes and releases all claims, known or unknown, existing on the date of this Agreement and all future claims that may arise as a result of this Agreement or the lack of a water line to

the Lot for fire protection.

Engineering Department Review

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

Sheet 1 - Plat Drawing

- i. Provide Plat Notes found in the Plat Application Packet. (Reference: Plat Application Packet)
- ii. Complete permit number information. (Reference: Plat Application Packet)
- iii. Provide legal description (Reference: Chapter 3.3 Final Plat)
- iv. Provide adjacent roadway information (Reference: Chapter 3.3 Final Plat)
- v. Provide proposed lot and block information (Reference: Chapter 3.3 Final Plat)
- vi. Provide platted lot in bold linework. Other boundary linework shall be dashed. (Reference: Chapter 3.3 Final Plat)
- vii. Provide owner lot information (all lots shown). (Reference: Chapter 3.3 Final Plat, Plat Application Packet)
- viii. Verify drainage easement requirement for location indicated on plat review drawing. (Reference: Chapter 3.3 Final Plat)
- ix. Verify Document Number referenced in Legal Description (metes & bounds) (Reference: Chapter 3.3 Final Plat, Plat Application Packet)
- x. Provide reference (metes & bounds) (Reference: Chapter 3.3 Final Plat, Plat Application Packet)

Sheet 2 - Plat Certificates

- i. Provide legal description. (Reference: Chapter 3.3 Final Plat)
- ii. Owner/Lien Holder/Surveyor - Provide Plat Certification Blocks provided in the Plat Application Packet. (Reference: Plat Application Packet)
- iii. Engineers Certification - Include license number in block. (Reference: Plat Application Packet)
- iv. On-site Sewage Facilities - Update County Engineer block. (Reference: Plat Application Packet)
- v. Development Services block - correct text formatting of heading. (Reference: Plat Application Packet)

Please revise the project plans to address the comments noted above. Following revision, please submit one hardcopy of the revised set for each reviewer that has outstanding comments. Please also submit one electronic copy of the revised drawings in PDF format.

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

Thank you,

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

City of Taylor
The Grove at Bull Creek Construction Plans
PZ-2018-1092
Staff Report

Requested Action: Disapproval of The Grove at Bull Creek Construction Plans

Applicant: Tyler Freese/Yalgo Engineering, David Peter/WBW Development Group, LLC

Subject Property: 92.81 acres out of the William J. Baker Survey, Abstract A-65, zoned Residential Single Family R-1 with a Residential Planned Development overlay (R-1/RPD) District, generally located south and east of Northwest Carlos G. Parker Boulevard and west of North Drive, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1/RPD

Current Use: Vacant and undeveloped

Purpose:

The purpose the application is to obtain approval of infrastructure construction plans to construct infrastructure for a single-family subdivision.

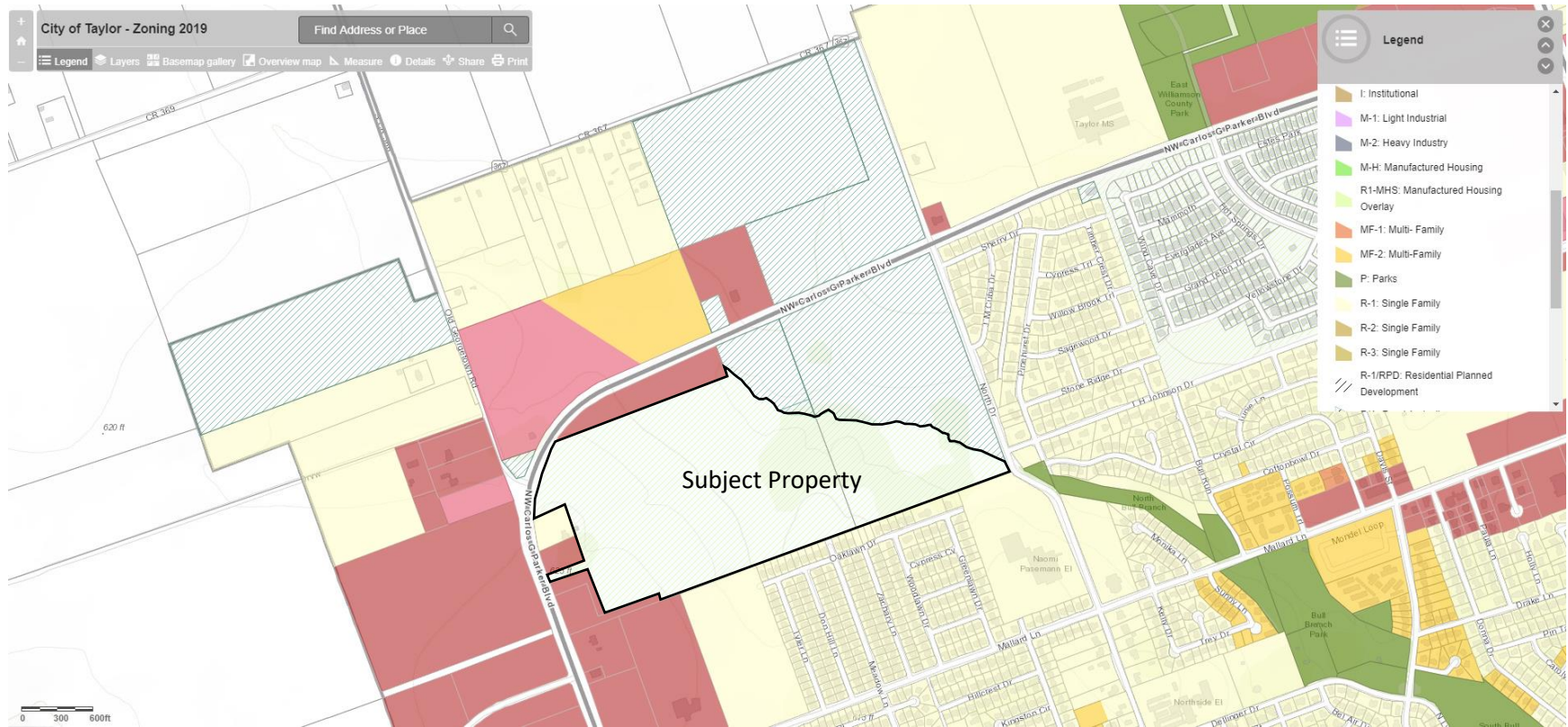
Staff Recommendation:

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

Attachments:

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

PZ-2018-1092
The Grove at Bull Creek
Subdivision Construction Plans





City of Taylor

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

Date: Friday, August 23, 2019

Tyler Freese
Yalgo Engineering
3000 Illinois Ave Ste 100
Killeen TX 76543
tfreese@yalgoengineering.com

Permit Number PZ-2018-1092
Job Address: 611 Carlos G Parker Blvd NW, Taylor 76574

Dear Tyler Freese,

Staff has completed its review of plans for the Preliminary Plat & Construction Plans, The Grove at Bull Creek that is to be located at 611 Carlos G Parker Blvd NW, Taylor 76574. Comments from this review follow.

Planning Department Comments for the Fire Department

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.

Please let me know if this comment was addressed: When the location of fire hydrants changed the submission became noncompliant at Pivot and Beaumont. See code

IFC Table C105.1, Taylor Engineering Manual, Design Criteria, Fire Hydrants

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

Comments for Review From ENGINEERING

Response to response to comments:

Floodplain Analysis Memorandum

- i. The effective FEMA floodplain is FROM 2008, but the hydraulic model requested from FEMA is from 1982. There should be a Flood Insurance Study report that corresponds to the 2008 DFIRM update. Consider contacting the Williamson County Floodplain Administrator to see if they have a copy if one was not provided by FEMA.

Standard FEMA procedure is to pull the basin outfall flows 1/3 of the way upstream in that basin. Does your methodology do the same and it not match? If cross-section M is at location your cross-section 753 and the flows are 800 cubic feet per second different, provide data that shows the FEMA flow is farther downstream?

- i. The new best available standard is NOAA Atlas 14. Please provide a run with the new 100-year rainfall depth to ensure houses are not impacted by this new depth.

Drainage Plans Comments

- i. Roadway capacities need to be verified in the critical areas, low points and flattest slopes. Example – You provided a roadway capacity calculation on Onna street and used flow from DA-12 Post (St) and had a capacity of 0.7 cfs using a slope of 1.75%. Just slightly farther down the road the slope changes to 1.5% is capacity still met? Please review all street capacities and verify flows meet criteria in all critical areas as described.
- ii. Response provided on via e-mail.
- iii. See #6.

Sheet 54 & 55 of 72

There is still a segment of HDPE shown on the drawings (Sheets 54 & 55)

NEW COMMENTS based on updated report and modeling:

RAS Model

- i. There is an effective model, thus your model needs to start with a known downstream WSEL
- ii. Please also provide the 5-, 10-, 50-, 500-year flows as required in a FEMA submittal.
- iii. 2-ft LiDAR data should be available for Williamson County and will be considered best available data to use for XS extraction.
- iv. Contraction/Expansion coefficients need to be updated appropriately US and DS of the culvert
- v. Please review channel bank locations and update consistently - (examples areas needing adjustments - see stations 546, 753, 1600, 2400)
- vi. Culvert bounding cross sections should be cut closer to the face of the structure than 50 feet.
- vii. When modeling structures in HEC-RAS, 4 XS are required for each crossing. The most upstream XS of the Lower structure and the most downstream XS of the upper structure can be the same, but a minimum of 3 cross sections are needed between structures.
- viii. Due to lack of cross sections at structures
 - a. ineffective areas are not placed correctly and blocking open areas.
 - b. Culvert inverts are not at flow line

Culverts are not lined up to the section correctly

Floodplain Analysis Memo

- i. Please provide pre and post floodplain in an exhibit for comparison.
- ii. Please provide standard signed and sealed FEMA work map.
- iii. Please provide XS layout exhibit with contours and aerial data so that XS geometry and n-values can be verified.
- iv. Please provide RAS profile plot in the report.
- v. Please provide comparison showing that the US and DS ends of your truncated model tie in within 0.5 feet of the effective WSEL.
- vi. A floodway analysis is also needed since work is being done in the effective floodway.
- vii. FEMA flow and floodway tables from FIS need to be annotated.

Sheet 33 of 72

1. Verify clearance between water line (w/casing) and storm box culverts will allow enough room for bedding of the box culverts.

Please revise the project plans to address the comments noted above. Following revision, please submit one hardcopy of the revised set for each reviewer that has outstanding comments. Please also submit one electronic copy of the revised drawings in PDF format.

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

Thank you,

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

City of Taylor
201 FM 3349
Zoning Map Amendment
PZ-2019-1133
Staff Report

Requested Action: Zoning Map Amendment to the official zoning map to re-zone approximately 756.00 acres from Single-Family Residential Zoning District (R-1) to General Commercial Zoning District with a Commercial Planned Development Overlay (B-2/CPD).

Applicant: Richard Heiges for Railroad Infrastructure and Terminal Development, RITD

Subject Property: Is approximately 756.00 acres, addressed as 201 FM 3349 and located at the southwest intersection of SH 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel R019173, R433559, R435560, R019450 and R349685; part of and out of James D. Eaves Survey, Abstract No. 213 and Watkins Noble Survey, Abstract No. 484, Williamson County, Texas.

Parcel Information

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

Current Use: Vacant/Agriculture

Proposed Zoning: General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD)

Future Land Use Plan: Agricultural/Open Space

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Railroad and SH 79	Outside the City Limits
South	Rural Estate/Farmland	Outside the City Limits
East	Farmland	Outside the City Limits
West	FM 3349	Outside the City Limits

Purpose:

The applicant is proposing to re-zone the subject property for future development. In 2018, the subject property was annexed in anticipation of the future development of a rail spur and associated commercial development. Upon annexation the subject property was zoned Single-Family Residential Zoning District (R-1), as all newly annexed land is zoned per City of Taylor Zoning Ordinance. The proposed expansion of the railroad and land uses associated with rail transport are not permitted by-right in R-1 so rezoning the subject property to

an appropriate zoning district, which permits the desired land uses would be necessary for the proposed project to come to fruition. At this time, the most appropriate zoning district for the subject property is the General Business Zoning District (B-2) as the rail oriented land uses are permitted by-right. Further, the Commercial Planned Development Overlay is being requested in order to establish additional development standards for the project. The City of Taylor provides the Commercial Development Overlay in the regulations so developers and the City can work together for a desired end. In this case, B-2/CPD will provide an opportunity for new development in Taylor that is tailored to this type of land use. CPDs are an option for commercial property to incorporate regulations that provide the desired character of the developer and the City. The proposed land uses are permitted by-right in industrial districts; however, there are little or no development standards for industrial zoning districts and, without the CPD, there is no avenue for incorporating development standards for the development to proceed, especially in this case as the subject property is surrounded by tracts of land that are not within the City limits of Taylor.

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 re-zoning requests. The Comprehensive Plan includes a Future Land Use Plan map (FLUP) and Land Use Goals and Objectives along with associated actions to achieve those objectives.

The FLUP map is a graphic representation of the vision of the City of Taylor. As a guiding document the FLUP provides the logic behind decisions about land use with regard to regulation i.e., zoning. 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 not a rigid, parcel-specific mandate for how land shall be developed. The subject property is designated for Commercial and Agricultural/Open Space land uses. 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 Future Land Use map is not a zoning map, for areas in holding for development adjacent to highways and rail service B-2/CPD designation is appropriate zoning.

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 L3.1: *Designate areas that can support industrial development in the Future Land Use Plan and zoning map that require transportation access, adequate utilities, and protection of residential areas.*

Action L3.2: *Concentrate industrial activities along the railroad corridor.*

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.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides. 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.*

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.*

Industrial

- *Industrial development should have direct access to truck routes, hazardous material routes and railroads.*
- *Industrial uses should be targeted in selected industrial development areas.*
- *Industrial development should have good access to primary streets and major highways.*
- *Industrial development should be separated from other uses by buffers.*
- *Industrial development should not be directly adjacent to residential areas.*
- *Landscaping should be included in all industrial development for screening as well as to provide visual continuity and compatibility with adjacent uses.*

Staff Recommendation

Staff recommends approval of the request to re-zone the subject Property to the B-2/CPD Zoning District. Overall, the request is consistent with the Comprehensive Plan, Land Use Objectives and general Planning Principles and Policy Guides. The subject property meets the needs to fulfill **Objective 3** as this will concentrate new development in an area that can support growth with adequate and appropriate transportation infrastructure. The subject property is large enough to provide enough space for development of a variety of businesses and ensure that impacts on surrounding properties will be minimal as compatibility will be achieved with more restrictive setbacks and the installation of landscape buffers as recommended in the Planning Principles and Policy Guides. Further, the tailored development standards provide us with the opportunity to support and manage growth.

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 that this request for re-zoning is consistent with the Comprehensive Plan. As noted in the analysis, the request is consistent with the **Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.** Rezoning the subject property to B-2/CPD will encourage clustering of like land uses to an easily accessible area while minimally impacting residential development. . Re-zoning the subject property to accommodate commercial and light industrial development would be consistent with **Action L3.1 Designate areas that can support industrial development in the Future Land Use Plan and zoning map that require transportation access, adequate utilities, and protection of residential areas.** Additionally, steering development to this area accomplishes **Action L3.2: Concentrate industrial activities along the railroad corridor and 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.

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

By implementing greater setbacks and vegetative buffers in the CPD, the applicant is establishing provisions so the impact of the development will not adversely affect the neighboring properties. This is in line with the General, Planning Principles and Policy Guides, *Neighboring land uses should not detract from the enjoyment or value of properties*. The development will be meeting higher standards than the Zoning Ordinance provides with regard to compatibility as there is little to no consideration for neighboring properties that are outside the City limits. It is always a City's goal to balance land uses while encouraging development and providing quality infrastructure and transportation systems, especially when the City is in transition, to protect current uses and foster new uses the City has worked with the property owner to incorporate safeguards within the CPD that will alleviate incompatibilities.

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

The purpose of the Comprehensive Plan and the City's development ordinances is to promote the health, safety and general welfare by promoting safe, orderly and economically sustainable development. According to the staff analysis, the purposes of the Planning Principles and Policy Guide of the Comprehensive Plan will be met as the proposed development will comply with all ordinances ensuring that concerns with regard to public health, safety and general welfare are addressed. Additionally, the CPD allows the applicant and the City to provide safeguards that would not be implemented if the subject property had remained outside the City limits or rezoned to an industrial district zoning designation.

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

The applicant chose the subject property for the site of the distribution center because it is located next to existing, adequate transportation infrastructure; e.g., SH 79 and the railroad. One way to foster the desired development patterns and accommodate growth is to encourage development in close proximity to existing infrastructure to reduce the short term expense of extensive infrastructure development, the long term expense of maintenance, and the possibility that unexpected development patterns may require more or less capacity. The cost of any infrastructure extension will be borne by the developer e.g. the rail spurs will extended into the subject property at the expense of the developer.

There is adequate water service to the site and the developer is working with the City for the extension of sewer service to the site.

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

At this time, Taylor is seeing an uptick in development of all kinds, to keep the momentum going some changes are necessary to accommodate much needed investment in this City. For the City's economy to grow, we must attract outside resources that will create jobs and increase the property value of the subject property as it has been vacant. The rezoning would promote the viability of the development and permit the developer reasonable use of the land. Additionally, the rezoning will encourage development patterns resulting in the efficient use of land, infrastructure, and fiscal resources.

Attachments:

1. Proposed Ordinance 2019-XX
2. Zoning Map
3. Future Land Use Plan Map

ORDINANCE NO. 2019-XX

AN ORDINANCE CHANGING THE ZONING OF APPROXIMATELY 756 ACRES OF LAND DESCRIBED IN THIS ORDINANCE FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO GENERAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-2/CPD) WHICH IS GENERALLY LOCATED AT 201 FM 3349, IN TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF TAYLOR, TEXAS TO SHOW THE ZONING CHANGE SET FORTH IN THIS ORDINANCE; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on September 26, 2019, to consider the rezoning request made by Railroad Infrastructure & Terminal Development, LLC./Richard Heiges as agent for Hydrie McAlister, owner of the 756 acre tract, which 756.00 acres is legally described in Exhibit A attached hereto and incorporated by reference herein for all purposes ("Property"); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 10, 2019, to consider the zoning request, and recommended the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approved the request for the Property zoning changes, as herein after set out.

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

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

SECTION 2. The property described in Exhibit A, being approximately 756.00 acres, is amended from Single-Family Residential Zoning District (R-1) to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD).

SECTION 3. The Commercial Planned Development hereby referred to as the RCR-Taylor Logistics Park Planned Development that shall be applied to the Property is described in Exhibit B attached hereto and incorporated by reference herein.

SECTION 4. The Official Zoning Map of the City of Taylor is amended to show the zoning changes set forth in this Ordinance.

SECTION 5. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 6. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2019-XX was introduced before the Taylor City Council on the ____ day of _____, 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

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Diana Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2019-XX, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2019, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office on this ____ day of _____, 2019.

Dianna Barker
City Clerk

EXHIBIT "A"

DESCRIPTION OF A 193.41 ACRE TRACT OF LAND SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT 562, THE W. NOBLES SURVEY, ABSTRACT 484, AND THE J. C. EAVES SURVEY, ABSTRACT 213, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 199.922 ACRE TRACT OF LAND, SAVE AND EXCEPT 5.00 ACRES AND SAVE AND EXCEPT ANY OTHER PORTION OR PORTIONS THEREOF PREVIOUSLY CONVEYED AS DESCRIBED IN A DEED FROM MARGARET MINGS BUNNELL TO STEVEN SLAUGHTER AS TRUSTEE OF THE MARGARET MINGS BUNNELL, REVOCABLE LIVING TRUST, AND RECORDED IN DOCUMENT NO. 2014008746 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 193.41 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found on the west right-of-way line of Farm to Market Road 3349 (FM 3349), a 100' width right-of-way, as described in deed to the State of Texas, and recorded in Volume 673, Page 207 of the Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being the northeast corner of a called 1.699 acre tract as described in deed to Elisabeth Henning and husband, Emmanuel Manigand and being Lot 1 of the Gene Rydell Estate, and recorded in Document No. 2008081540, O.P.R.W.C.TX., same being the southeast corner of a called 13.18 acre tract as described in deed to Jonah Water Special Utility District and recorded in Document No. 2002103516, O.P.R.W.C.TX.;

THENCE S 82°24'18" E, over and across said FM 3349, a distance of 100.00 feet to a 1/2-inch iron rod with SAM cap set on the west line and the POINT OF BEGINNING of the herein described tract, said point being on the east right-of-way line of said FM 3349, said point having calculated grid coordinates of N:10175317.24, E:3193541.32;

THENCE N 07°13'58" E, with the east right-of-way line of said FM 3349 and the west line of the herein described tract, a distance of 342.08 feet to a 1/2-inch iron rod with SAM cap set for the southwest corner of a called 5.00 acre tract of land as described in a deed to the City of Hutto, and recorded in Document No. 2003011596, O.P.R.W.C.TX., from which a TxDOT Type I monument found bears N 07°13'58" E, a distance of 60.24 feet;

THENCE with the south, east and north line of said 5.00 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) S 82°38'41" E, a distance of 436.92 feet to a 1/2-inch iron rod with SAM cap set for the southeast corner of said 5.00 acre tract,
- 2) N 07°13'58" E, a distance of 498.81 feet to 1/2-inch iron rod found for the northeast corner of said 5.00 acre tract, and
- 3) N 82°38'41" W, passing at a distance of 436.70 feet a 5/8-inch iron rod with a cap stamped "VARA SURVEYING" found, and continuing for a total distance of 436.92 feet to a calculated point on the east right-of-way line of said FM 3349, same being the northwest corner of said 5.00 acre tract;

THENCE N 07°13'58" E, with the west line of the herein described tract, same being the east right-of-way line of said FM 3349, passing at a distance of 329.77 feet to a 1/2-inch iron rod with SAM cap set on the south right-of-way line of Union Pacific Railroad (200 foot width right-of-way), and recorded in Volume 17, Page 588, D.R.W.C.TX., and continuing for a total distance of 383.12 feet to a calculated point in the north line of said 199.922 acre tract, for the northwest corner of the herein described tract;

193.41 ACRES

J. J. STUBBLEFIELD SURVEY, ABSTRACT 562

W. NOBLES SURVEY, ABSTRACT 484

J. C. EAVES SURVEY, ABSTRACT 213

WILLIAMSON COUNTY, TEXAS

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THENCE N 77°23'39"E, with the north line of said 199.922 acre tract and the herein described tract, passing at a distance of 1.29 feet a 3/4-inch iron rod found, and continuing for a total distance of 2,846.85 feet to a 2-inch cedar post found for the most northerly northeast corner of said 199.922 acre tract and the herein described tract, from which a 1-inch iron pipe found bears N 27°26'55" W, a distance of 4.58 feet;

THENCE S 21°32'51" E, with an east line of said 199.922 acre tract, passing at a distance of 47.27 feet to a 1/2-inch iron rod with SAM cap set on the south right-of-way line of said Union Pacific Railroad, and continuing with the east line of said 199.922 acre tract, same being a west line of a called 305.22 acre tract as described in a deed to C. Ernest Lawrence and recorded in Document No. 2005011334, O.P.R.W.C.TX., for a total distance of 1,181.09 feet to a 1/2-inch iron rod found for the interior ell corner of the said 199.922 acre tract and the herein described tract;

THENCE N 68°47'13" E, with a north line of said 199.922 acre tract and a south line of said 305.22 acre tract, a distance of 856.19 feet to a 1/2-inch iron rod with SAM cap set for an angle point;

THENCE S 82°23'17" E, with a north line of said 199.922 acre tract and a south line of said 305.22 acre tract, a distance of 750.03 feet to a 3-inch metal post found for the most easterly northeast corner of said 199.922 acre tract and the herein described tract;

THENCE S 07°32'28" W, with the east line of said 199.922 acre tract, and a west line of said 305.22 acre tract, a distance of 1,747.60 feet to a 1/2-inch iron rod with SAM cap set for the southeast corner of said 199.922 acre tract and the herein described tract, same being the northeast corner of a called 186 acre tract as described in a deed to Irving J. Bentley and wife, Nancy Bunnell Bentley, and recorded in Volume 1974, Page 994 of the Official Records, Williamson County, Texas (O.R.W.C.TX.), from which a 1-inch iron pipe bears S 82°56'29" E, a distance of 0.74 feet, also from which a 1/2-inch iron rod with SAM cap set at the base of the leaning cross-tie fence post called for in deed found bears S 07°32'28" W, passing a calculated point from which a 1/2-inch iron rod found bears N 80°33'47" W, a distance of 2.03 feet, passing a 1/2-inch iron rod with SAM cap set, a distance of 1,689.68 feet, from which a disturbed 3/4-inch iron pipe found bears S 82°56'27" E, a distance of 1.34 feet; for a total distance of 2,829.56 feet;

THENCE N 82°56'29" W, with the south line of said 199.922 acre tract and the north line of said 186 acre tract, a distance of 4,741.28 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349, for the southwest corner of the herein described tract, from which a TxDOT Type I monument found bears S 07°35'42" W, a distance of 2,514.05 feet, S 07°28'28" W, a distance of 1,896.17 feet, and S 07°39'33" W, a distance of 376.62 feet;

193.41 ACRES
J. J. STUBBLEFIELD SURVEY, ABSTRACT 562
W. NOBLES SURVEY, ABSTRACT 484
J. C. EAVES SURVEY, ABSTRACT 213
WILLIAMSON COUNTY, TEXAS

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THENCE N 07°35'42" E, with the east right-of-way line of said FM 3349, same being the west line of the herein described tract, a distance of 204.18 feet to the **POINT OF BEGINNING**, containing 193.41 acres of land more or less, of which 3.18 acres of land is within the said Railroad right-of-way.

Bearing Basis: Texas State Plane Coordinate System, NAD83, Central Zone (4203). All coordinates are grid values. All distances are surface values in U.S. Survey Feet. To compute grid values, multiply surface distances by a Combined Scale Factor of 0.99988651.

Reference is herein made to the Survey Plat accompanying this metes and bounds description of even date.

THE STATE OF TEXAS

§
§
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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Gina Loftis-Franklin, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Parkway Two, Suite 100
Texas 78735
TX. Firm Registration No. 10064300

 5-21-14
Gina Loftis-Franklin Date
Registered Professional Land Surveyor Austin,
Texas Registration No. 6087



EXHIBIT "A"

DESCRIPTION OF A 183.94 ACRE TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT 484, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 186 ACRE TRACT OF LAND, SAVE AND EXCEPT 3.8806 ACRES, AS DESCRIBED IN A DEED FROM NANCY BUNNELL BENTLEY TO IRVING J. BENTLEY AND WIFE, NANCY BUNNELL BENTLEY, AND RECORDED IN VOLUME 1974, PAGE 994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 183.89 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found (broken) on the west right-of-way line of Farm to Market 3349 (FM 3349), a 100-foot width right-of-way, for the northeast corner of that certain called 1.699 acre tract of land described as Lot 1 of the Gene Rydell Estate, and recorded in Cabinet EE, Slide 384, Plat Records, Williamson County, Texas, same being the southeast corner of that certain called 13.18 acre tract of land described in a deed to Jonah Water Special Utility District, and recorded in Document No. 2002103516, Official Public Records, Williamson County, Texas (O.P.R.W.C.TX.);

THENCE S82°24'18"E, over and across said FM 3349, a distance of 100.00 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349 and the west line of that certain called 199.922 acre tract of land described in a deed to Steven Slaughter, as Trustee of the Margaret Mings Bunnell Revocable Living Trust, and recorded in Document No. 2014008746, O.P.R.W.C.TX.;

THENCE S07°35'42"W, with the east right-of-way line of said FM 3349 and the west line of said 199.922 acre tract, a distance of 204.18 feet to a 1/2-inch iron rod with SAM cap set in the north line of said 186 acre tract for the northwest corner and POINT OF BEGINNING of the herein described tract, said point having grid coordinates of N:10175115.19, E:3193514.38;

THENCE S82°56'29"E, with the north line of said 186 acre tract and the south line of said 199.922 acre tract, a distance of 4741.28 feet to a 1/2-inch iron rod with SAM cap set for the northeast corner of the herein described tract, same being the southeast corner of said 199.922 acre tract, from which a 1-inch iron pipe found (disturbed) bears S82°56'29"E, a distance of 0.74 feet;

THENCE S07°32'28"W, with the east line of said 186 acre tract, passing at a distance of 794.19 feet a calculated point for the northwest corner of that certain called 164.685 acre tract of land described in a deed to Carl Brent Samuelson, and recorded in Document No. 2012107105, O.P.R.W.C.TX., from which a 1/2-inch iron rod found bears N80°33'47"W, a distance of 2.03 feet, and continuing for a total distance of 1689.68 feet to a 1/2-inch iron rod with SAM cap set for the southeast corner of the herein described tract, same being the northeast corner of that certain called 185.994 acre tract of land described in a deed to Constance Slocumb, as Trustee of the John Guy Slocumb Family Trust, and recorded in Document No. 2011033689, O.P.R.W.C.TX., from which a 3/4-inch iron pipe found (disturbed) bears S82°56'27"E, a distance of 1.34 feet;

THENCE N82°56'27"W, with the south line of said 186 acre tract and the north line of said 185.994 acre tract, a distance of 4742.86 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349, for the southwest corner of the herein described tract, from which a TxDOT Type I concrete monument found bears S07°35'42"W, a distance of 824.39 feet, S07°28'28"W, a distance of 1896.17 feet, and S07°39'33"W, a distance of 376.62 feet,

183.94 ACRES
WATKINS NOBLES SURVEY, ABSTRACT 484
WILLIAMSON COUNTY, TEXAS

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THENCE N07°35'42"E, with the east right-of-way line of said FM 3349, a distance of 1689.66 feet to the POINT OF BEGINNING, containing 183.94 acres of land, more or less.

Bearing Basis: Texas State Plane Coordinate System, NAD83, Central Zone (4203). All coordinates at grid values. All distances are surface values in U.S. Survey Feet. To compute grid values, multiply surface distances by a Combined Scale Factor of 0.99988651.

Reference is herein made to the Survey Plat accompanying this metes and bounds description of even date.

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

That I, Gina Loftis-Franklin, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

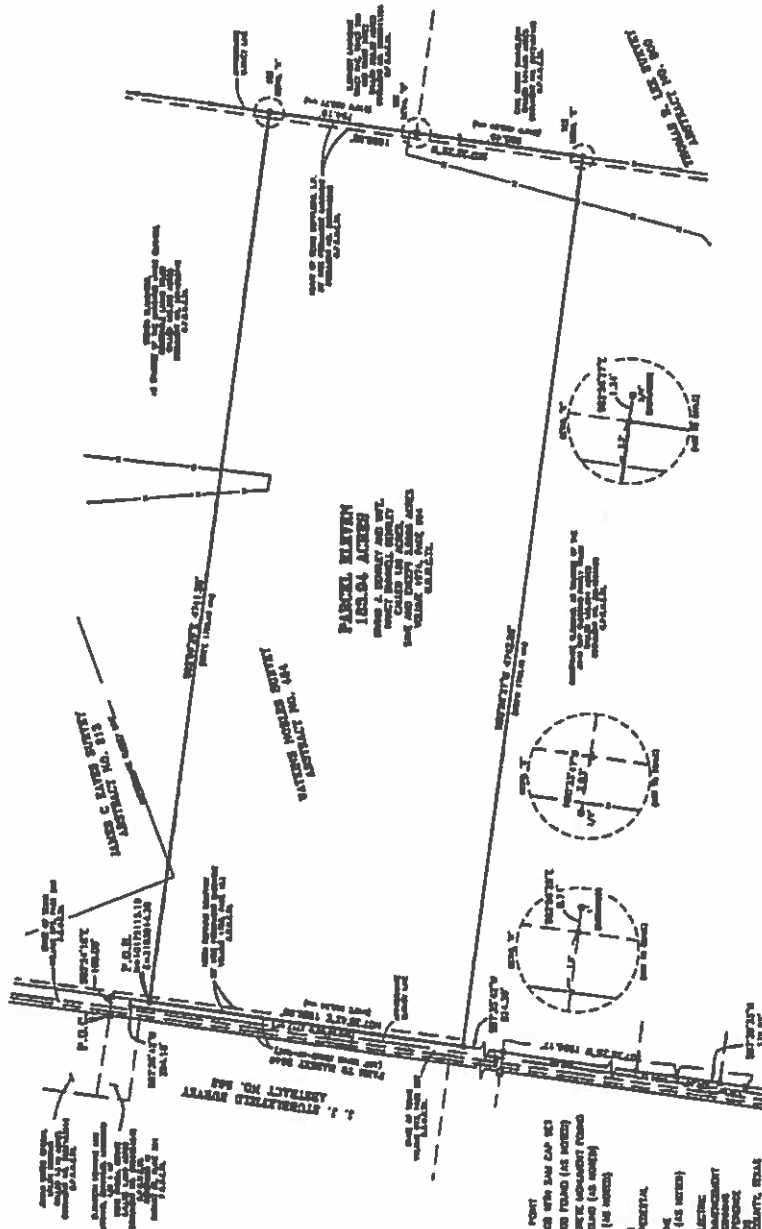
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Parkway Two, Suite 100
Texas 78735
TX. Firm Registration No. 10064300


Gina Loftis-Franklin 5-21-14
Registered Professional Land Surveyor Austin,
Texas Registration No. 6087



GRAPHIC SCALE
WILLIAMSON COUNTY
WATKINS NOBLES SURVEY
ABSTRACT NO. 484



- LEGEND
- 1 CALCULATED POINT
 - 2 1/2\"/>

BEFORE ME, the undersigned authority, on this day personally appeared IRVING J. BENTLEY and NANCY BUNNELL BENTLEY, known to me to be the persons whose names are subscribed to the foregoing petition, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21st day of May, 2011.

Notary Public in and for the State of Texas

My Comm. Expires 05/21/2014



4001 Southwood Parkway
Austin, Texas 78728
Office: 512.447.8873
Fax: 512.447.8873
Mobile: 512.447.8873

PROJECT	DATE	BY
WATKINS NOBLES SURVEY	05/21/2011	IRVING J. BENTLEY
WATKINS NOBLES SURVEY	05/21/2011	NANCY BUNNELL BENTLEY
WATKINS NOBLES SURVEY	05/21/2011	IRVING J. BENTLEY
WATKINS NOBLES SURVEY	05/21/2011	NANCY BUNNELL BENTLEY
WATKINS NOBLES SURVEY	05/21/2011	IRVING J. BENTLEY
WATKINS NOBLES SURVEY	05/21/2011	NANCY BUNNELL BENTLEY

LAND TITLE SURVEY
IRVING J. BENTLEY AND WIFE, NANCY BUNNELL BENTLEY
SURVEY PLAT OF A 183.94 ACRE TRACT OUT OF THE
WATKINS NOBLES SURVEY, ABSTRACT NO. 484
WILLIAMSON COUNTY, TEXAS

SHEET 1
OF 1

EXHIBIT "A"

DESCRIPTION OF A 183.84 ACRE TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT 484, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 185.994 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM CONSTANCE SLOCOMB, AS THE INDEPENDENT EXECUTRIX OF THE ESTATE OF JOHN GUY SLOCOMB, DECEASED, TO CONSTANCE SLOCOMB, AS THE TRUSTEE OF THE JOHN GUY SLOCOMB FAMILY TRUST, AND RECORDED IN DOCUMENT NO. 2011033689, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 183.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with SAM cap set on the east right-of-way line of Farm to Market 3349 (FM 3349), a 100-foot width right-of-way, for a northwest corner of that certain called 186 acre tract of land, save and except 3.8806 acres, described in a deed to Irving J. Bentley and wife, Nancy Bunnell Bentley, and recorded in Volume 1974, Page 994, Official Records, Williamson County, Texas (O.R.W.C.TX.), from which a 1-inch iron pipe found disturbed bears S82°56'29"E, a distance of 4741.28 feet to a 1/2-inch iron rod with SAM cap set for the northeast corner of said 186 acre tract, and continuing S82°56'29"E, a distance of 0.74 feet;

THENCE S07°35'42"W, with the east right-of-way line of said FM 3349, a distance of 1689.66 feet to a 1/2-inch iron rod with SAM cap set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, said point having grid coordinates of N:10173440.54, E:3193291.08, said point being in the north line of said 185.994 acre tract;

THENCE S82°56'27"E, with the north line of said 185.994 acre tract and the south line of said 186 acre tract, a distance of 4742.86 feet to a 1/2-inch iron rod with SAM cap set for the northeast corner of said 185.994 acre tract and the herein described tract, same being the southeast corner of said 186 acre tract, and also being on the west line of that certain called 164.685 acre tract of land described in a deed to Carl Brent Samuelson, and recorded in Document No. 2012107105, O.P.R.W.C.TX., from which a 3/4-inch iron pipe found bears S82°56'27"E, a distance of 1.34 feet;

THENCE S07°32'28"W, with an east line of said 185.994 acre tract and a west line of said 164.685 acre tract, a distance of 1139.88 feet to a 1/2-inch iron rod with SAM cap set at the base of a cross-tie fence post found as called for in deed, for the most easterly southeast corner of said 185.994 acre tract and the herein described tract, same being an interior ell corner of said 164.685 acre tract;

THENCE N83°33'29"W, with a south line of said 185.994 acre tract and said 164.685 acre tract, a distance of 231.81 feet to a 1/2-inch iron rod with SAM cap set at the base of a cross-tie fence post found as called for in deed, for an interior ell corner of said 185.994 acre tract and the herein described tract;

THENCE S07°23'02"W, with an east line of said 185.994 acre tract and a west line of said 164.685 acre tract, a distance of 574.06 feet to a 1/2-inch iron rod with SAM cap set for the most southerly southeast corner of said 185.994 acre tract and the herein described tract, same being the northeast corner of that certain called 195.435 acre tract of land described in a deed to David C. Blankenship, Sylvia Blankenship, and Carol Sweger, and recorded in Document No. 9902621, O.R.W.C.TX., from which a 1/2-inch iron rod with plastic cap stamped "Bryan Tech Services" found for the southwest corner of said 164.685 acre tract bears S07°23'02"W, a distance of 386.22 feet;

THENCE N82°56'27"W, with the south line of said 185.994 acre tract and the north line of said 195.435 acre tract, a distance of 4512.40 feet to a 1/2-inch iron rod with SAM cap set on the east right-of-way line of said FM 3349, for the southwest corner of the herein described tract, same being the northwest corner of said 195.435 acre tract, from which a Texas Department of Transportation Type I concrete monument found bears S07°28'28"W, a distance of 1004.11 feet, and S07°39'33"W, a distance of 376.62 feet;

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- 1) N07°28'28"E, a distance of 892.06 feet to a 1/2-inch iron rod with SAM cap set, and
- 2) N07°35'42"E, a distance of 824.39 feet to the **POINT OF BEGINNING**, containing 183.84 acres of land more or less.

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

 5-21-14
Gina Lofis-Franklin Date
Registered Professional Land Surveyor Austin,
Texas Registration No. 6087



DESCRIPTION

DESCRIPTION OF A 194.559 ACRE TRACT OF LAND, BEING ALL OF THAT CALLED 195.435 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO DAVID C. BLANKENSHIP, SYLVIA BLANKENSHIP AND CAROL SWEGER, RECORDED IN DOCUMENT NUMBER 9902621, OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT 0.46 ACRE TRACT OF LAND CONVEYED TO SAM V. STONE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, RECORDED IN VOLUME 392, PAGE 421, DEED RECORDS WILLIAMSON COUNTY, TEXAS AND SAVE AND EXCEPT THAT 2.8485 ACRES, CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 673, PAGE 213, DEED RECORDS WILLIAMSON COUNTY, TEXAS BEING A PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "SAM" cap found for the most westerly southwest corner of said 194.559 acre tract, same being the northwest corner of that called 58.001 acres, described in a deed to Raymond E. Naivar and wife, Diane E. Naivar, recorded in Volume 713, Page 723, Deed Records Williamson County, Texas, being an east right-of-way line of Farm to Market (F.M.) 3349, a 100 foot wide right-of-way being the most westerly southwest corner of the tract described herein, from which a concrete right-of-way monument found in said east right-of-way line bears, S07°40'10"W, a distance of 1280.62 feet;

THENCE along said east right-of-way line, same being the west line of the tract described herein, N07°30'37"E, a distance of 1241.35 feet to a 1/2-inch iron rod with "SAM" cap found for the northwest corner of said 194.559 acre tract, same being the southwest corner of that called 185.994 acres, described in a deed to Constance Slocomb, as the Trustee of the John Guy Slocomb Family Trust, recorded in Document No. 2011033689, Official Public Records Williamson County, Texas;

THENCE leaving said east right-of-way line, along the common line of said 194.559 acre tract and said 185.994 acre tract, S82°56'27"E, a distance of 4511.87 feet to a 1/2-inch iron rod with "SAM" cap found for the southeast corner of said 185.994 acre tract, same being the west line of that called 164.685 acres, described in a deed to Eugene & Judy Kanak, Trustee of the Eugene R. & Judy A. Kanak Living Trust, recorded in Document No. 2015101314, Official Public Records Williamson County, Texas and the most northerly northeast corner of the tract described herein;

THENCE leaving the common line of said 194.559 acre tract and said 185.994 acre tract, along the common line of said called 164.685 acre tract and said 194.559 acre tract the following two (2) courses and distances:

1. S07°23'06"W, a distance of 386.21 feet to a 1/2-inch iron rod with Bryan Tech Services cap found for an angle point, and
2. S82°29'31"E, a distance of 223.00 feet to a 5/8-inch iron rod with SAM cap set for the most easterly northeast corner of the tract described herein, same being the south line of said 164.685 acre tract and the west right-of-way line of County Road 404, (no record information found);

THENCE along said west right-of-way line, along the east line of said 194.559 acre tract, S07°37'17"W, a distance of 2018.41 feet to a mag nail with "SAM" washer set for the southeast corner of said 194.559 acre tract, being within the existing limits of County Road 404;

THENCE leaving said west right-of-way line, along the south line of said 194.559 acre tract, same being the north line of that called 85.681 acres, described in a deed to Henry H. Holubec, Jr. & Nancy Rydell & Edythe J. Holubec, recorded in Volume 1051, Page 818, Official Public Records Williamson County, Texas, N83°29'49"W, passing at a distance of 19.00 feet a concrete right-of-way monument found, continuing for a total distance of 2259.27 feet to a concrete right-of-way monument found for the northwest corner of said 85.681 acre tract, same being the east line of that called 18.165 acre tract, described in a deed to Joel B. Carpenter, recorded in Document No. 2012073128, Official Public Records Williamson County, Texas and the southwest corner of the tract described herein;

THENCE leaving said south line, along the west line of said 194.559 acre tract, along the east line of said 18.165 acre tract and said 58.001 acre tract, N07°29'46"E, a distance of 1166.03 feet to a 9-inch wood fence post found for an angle point of said 194.559 acre tract;

THENCE along a south line of said 194.559 acre tract, same being the north line of said 58.001 acre tract, N82°27'26"W, a distance of 2472.45 feet to the **POINT OF BEGINNING**, and containing 194.559 acres of land.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. All distances are Grid distances in U.S. Survey Feet. To compute Surface values, Multiply Grid distance by a Combined Scale Factor of 0.99988651.

This property description is accompanied by a separate plat of even date.

THE STATE OF TEXAS

COUNTY OF TRAVIS

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§
§

KNOW ALL MEN BY THESE PRESENTS:

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Ste. 100
Austin, Texas 78735
TX Firm Registration No. 10064300

Scott C. Brashear

Scott C. Brashear
Registered Professional Land Surveyor
No. 6600 – State of Texas

6/22/18

Date



FN42150 R1

SAM #42834

[illegible]

LAND TITLE SURVEY
DAVID C. BLANKENSHIP, 5VL VIA BLANKENSHIP AND
CAROL SWEDER SURVEY PLAT OF A 194.359 ACRE TRACT
OUT OF THE WATKINS NOBLES SURVEY,
ABSTRACT NO. 484
WILLIAMSON COUNTY, TEXAS

1.50
1.11

EXHIBIT B – COMMERCIAL PLANNED DEVELOPMENT

Article I – Permitted Uses

1.1 – Base Zoning District

The Base Zoning District for this CPD is General Business Zoning District (B-2). The B-2 district provides for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community

1.2 - Sub-Districts

Sub-District RR-1 (Light Railroad District)

The RR-1 district permits uses defined as light industrial or heavy commercial projects that are intended to provide services by utilizing, in part or in whole, on-site private railroad/railyard facilities. The intent is to concentrate these uses within this CPD in order to best represent the community as well as protect the character, safety and general welfare of the surrounding neighborhoods.

Sub-District RR-2 (Heavy Railroad District)

The RR-2 district is intended to allow variety in development and encourage concentration of more intense land uses for projects that are intended to provide services by utilizing, in part or in whole, on-site private railroad/railyard facilities.

Sub-District RR-3 (Railroad Service District)

The RR-3 district only allows the construction of on-site industrial railroad tracks and adjacent track service areas that will be utilized to transport goods and materials into and out of the CPD District. Railroad projects shall be designed to industry-standard specifications.

1.3 – Use Tables

All uses not allowed in the B-2, General Business District shall be permitted within this CPD as modified in Table 1.1 below:

TABLE 1.1			
COMMERCIAL PLANNED DEVELOPMENT			
RCR-TAYLOR LOGISTICS PARK			
LAND USE TABLE			
Use Category	RR-1	RR-2	*RR-3
Airport or Landing Field	P	P	X
**Cement or Hydrated Lime Plant	S	S	X
**Concrete or Asphalt Batching Plant (Permanent)	S	S	X
**Concrete or Asphalt Batching Plant (Temporary, Max. 6 Months)	S	S	X
Contractor Shop W/Outside Storage Yard	P	P	X
Equipment Rental (Heavy)	P	P	X
Furniture Manufacture and Refinishing Shop	P	P	X
Hauling or Storage Company w/Outside Storage	P	P	X

Use Category	RR-1	RR-2	*RR-3
Laboratory Equipment Manufacturing	P	P	X
Light Manufacturing and Assembly Processes	P	P	X
Light Manufacturing or Industrial use	P	P	X
Maintenance and Repair Service for Buildings	P	P	X
Parking lot, Trucks and Trailers	P	P	X
**Petroleum Extraction Storage and Collection Facilities	X	S	X
Sand, Gravel, Stone Storage and Distribution	P	P	X
Storage or Wholesale Warehouse	P	P	X
Tinsmith/Sheet Metal Shop	P	P	X
Trailer and Heavy Load Vehicle Repair	P	P	X
Trailer or Truck Rental	P	P	X
Welding or Machine Shop	P	P	X

All uses allowed in the B-2, General Business District shall not be permitted within this CPD as modified in Table 1.2 below:

TABLE 1.2			
COMMERCIAL PLANNED DEVELOPMENT			
RCR-TAYLOR LOGISTICS PARK			
LAND USE TABLE			
Use Category	RR-1	RR-2	*RR-3
Animal Pound	X	X	X
Architect's Office	P	X	X
Assisted Living Facility	X	X	X
Auto Laundry or Car Wash	P	X	X
Bakery or Confectionery Shop (Retail)	P	X	X
Bakery or Confectionery, Wholesale or Commercial	P	X	X
Ballroom Dancing	P	X	X
Bar or tavern	P	X	X
Caretaker's or Guard's Residence	P	X	X
Carnival, Circus or Tent Service (Temporary)	X	X	X
Cellular Phone/Pager Sales (Indoor)	P	X	X
Cemetery or Mausoleum	X	X	X
Child Care Center/Daycare Center	X	X	X
Community Center (Public)	P	X	X
Continuing Care Retirement Community	X	X	X
Day Camp for Children	X	X	X
Detention Centers	X	X	X
Family Home (Child Care)	X	X	X
Food Bank or Pantry	X	X	X
Fraternal Organization, Lodge, Union Hall or Civic Club	X	X	X
Funeral Home or Mortuary	P	X	X

Use Category	RR-1	RR-2	*RR-3
Golf Course	X	X	X
Group Day Care Home	X	X	X
Halfway House	X	X	X
Heavy Machinery Sales Storage	X	P	X
Home Occupation	X	X	X
Hospital Chronic Care	X	X	X
Hospital, Acute Care	X	X	X
Hospitals (residential facilities)	X	X	X
Institution for Alcoholic, Narcotic or Psychiatric Patients	X	X	X
Jails	X	X	X
Kennel (Indoor Pens)	X	X	X
Kennel (Outdoor Pens)	X	X	X
Kindergarten or Nursery School (Private)	X	X	X
Libraries	X	X	X
Liquor Store	P	X	X
Livestock Sales	X	X	X
Medical Clinic or Office	P	X	X
Minor Medical Emergency Clinic	P	X	X
Motel or Hotel (Less than 75 Rooms)	P	X	X
Motel or Hotel (Over 75 Rooms)	P	X	X
Multiple Family (up to and including four family)	X	X	X
Multiple Family Dwelling	X	X	X
Optician or Optometrist	P	X	X
Palm Reader/Card Reader	P	X	X
Pet Grooming	X	X	X
Pet Shop	X	X	X
Playfield or Stadium (Public)	P	X	X
Real Estate Office	P	X	X
Recreation Centers	P	X	X
Rehabilitation Care Facility (Halfway House)	X	X	X
Retirement Housing for the Elderly	X	X	X
School, Business	X	X	X
School, Driving/Defensive Driving	X	X	X
School, Private (Primary or Secondary)	X	X	X
School, Public or Parochial	X	X	X
Single Family Dwelling (Detached)	X	X	X
Skilled Nursing Facility	X	X	X
Stadiums	X	X	X
Studio, Health/Reducing/Fitness or Similar Service/Establishment	P	X	X
Studio, Music, Dance or Drama	P	X	X
Swimming Instructions as Home Occupation	X	X	X
Swimming Pool (Commercial)	X	X	X
Swimming Pool (Private)	X	X	X
Tennis Court (Private, No Lights)	X	X	X

Use Category	RR-1	RR-2	*RR-3
Theatre (Open Drive-in)	X	X	X
Theatre or Playhouse (Indoor)	P	X	X
Two Family Dwelling (Duplex)	X	X	X
Used Merchandise or Second Hand Thrift Store	P	X	X
Used Merchandise or Second Hand Thrift Store (Non-Profit)	P	X	X
Veterinarian (Contained)	X	X	X
Veterinarian Hospital (Inside Animal Pens Only)	X	X	X
Veterinarian Hospital (With Outside Animal Pens)	X	X	X
Veterinarian, Office Only (No Animal Pens)	X	X	X
Zoo (Private)	X	X	X
Zoo (Public)	X	X	X

*Note: Sub-District RR-3 shall be limited to railroad construction use only

P – Permitted X – Not Permitted S – Specific Use Permit (SUP) required

Note: Uses marked with () shall not be closer than 200 feet to any existing or proposed public right-of-way indicated on Exhibit “3” of this CPD. Additionally, site development specifications beyond the requirements specified in the Zoning Ordinance may be imposed on these uses and included in the Specific Use Permit which must be approved following the procedures set forth in the Zoning Ordinance.

Article II – Development Standards

2.1 – Lot standards by sub-district

TABLE 2.1 COMMERCIAL PLANNED DEVELOPMENT RCR-TAYLOR LOGISTICS PARK							
LOT STANDARDS BY SUB-DISTRICT							
Standard	Minimum Lot Area	Front Yard Setback	Rear Yard Setback	Interior Side Yard Setback	Street Side Yard Setback	Perimeter Line Setback	Maximum Building Height
RR-1	2 Acres	100'	50'	NONE	50'	75	45
RR-2	2 Acres	100'	50'	NONE	50'	75	45
RR-3	NONE	NONE	NONE	NONE	NONE	75	N/A

NOTES:

1) A MINIMUM PERIMETER SETBACK OF 75 FEET SHALL BE REQUIRED ALONG THE PERIMETER LINES, BEING THE ORIGINAL BOUNDARY LINES OF THE COMBINED PROPERTY (CALLED 755.749 ACRES), OF THIS DEVELOPMENT IF GREATER THAN THE RESPECTIVE SETBACK REQUIREMENT IN TABLE 2.1

2.2 – Performance standards

All performance standards, as found in Chapter 5 of the Zoning Ordinance, applicable to the B-2 zoning district shall apply with the following exceptions:

CPD Exceptions to 5.4.4: This CPD shall comply with all of the International Fire Code 2009 edition pertaining to Fire and Explosive Hazards setbacks including but not limited to 2206.2.2 MINIMUM SEPARATION REQUIREMENTS FOR ABOVE-GROUND TANKS. Also, the setbacks specified in this section of the Zoning Ordinance shall apply to all perimeter lines of this CPD.

An opaque screen at least six feet in height shall be installed between any property zoned or used for single-family residential.

2.3 – Off street parking

Off street parking standards shall be determined in accordance with Chapter 6 of the Zoning Ordinance with the following exceptions:

If greater than 50% of the traffic to the business is solely for the purpose of loading/unloading of freight, the minimum number of standard parking spaces shall be 1 per 400 square feet of enclosed office space within the warehouse storage building.

2.4 – Landscape and screening standards

All landscaping within this CPD shall be designed under a unified set of landscape standards.

A vegetative buffer of fifty (50) feet in width shall be required adjacent to existing and proposed rights-of-way for roadways adjacent to or within this CPD as shown on the “Landscaping Standards” exhibit included in this CPD (Exhibit 1). The first 25 feet from the front boundary of the property line (Zone 1) shall be a mixture of 50% evergreen trees and 50% canopy trees, which shall be planted every 30 linear feet, 15 feet from the outside boundary of the front property line and 15 feet from the boundary of the side property line; provided, however, no more than 50% of trees may be small trees. The area from 25 feet to 50 feet from the property line (Zone 2 – 25’ wide) shall have a planted and maintained a minimum of one shade tree every 30 linear feet, starting 30 feet from the side boundary line and 10 feet forward of the rear boundary of the vegetative buffer. The trees in Zone 2 shall be offset 15 feet from the trees in Zone 1. Groundcover shall be planted and maintained in Zone 1 and Zone 2. Additionally, shrubs may be planted as needed and/or as required to provide additional screening. Installation, maintenance, and acceptable tree species for landscaping/screening within this CPD shall follow City of Taylor Landscaping Ordinance guidelines.

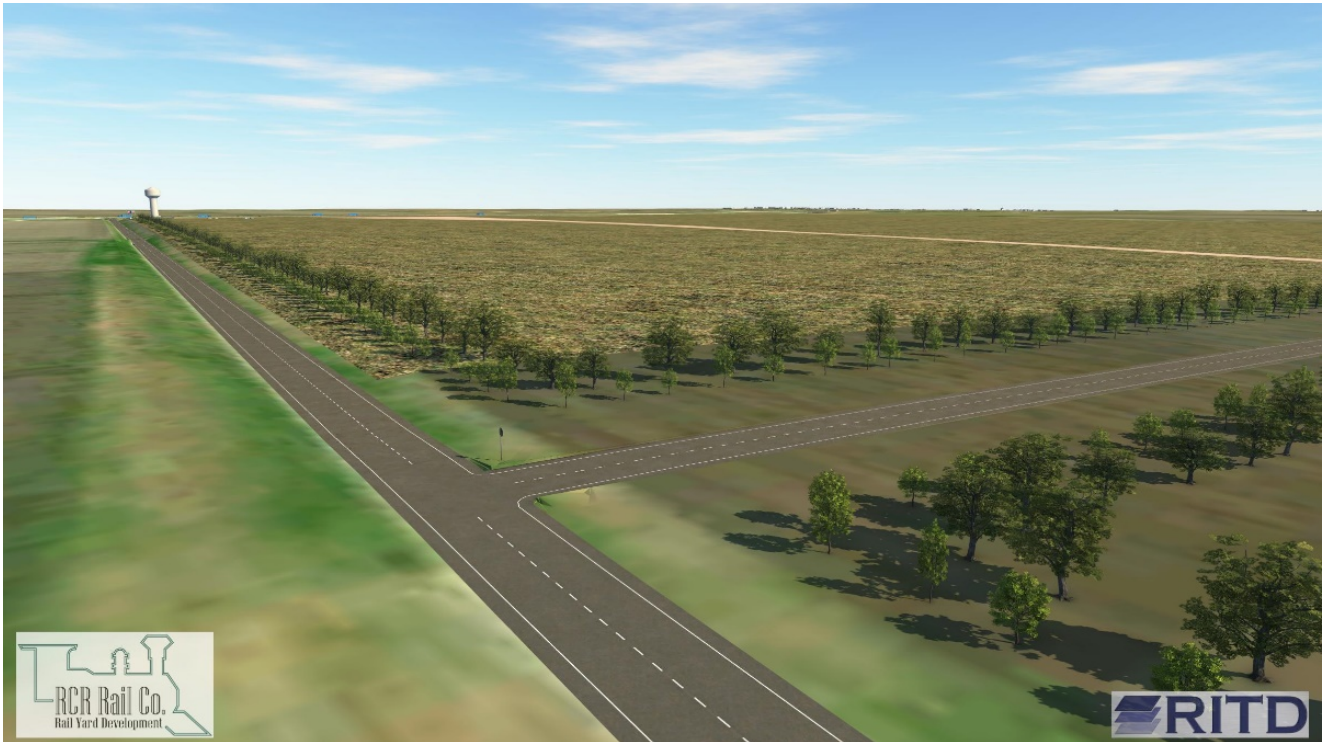
Examples of acceptable tree species include, but are not limited to, the following:

Evergreen – Live Oak, Afghan Pine, Deodar Cedar

Canopy – Crape Myrtle, Red Oak, Redbud

Shade – Cottonwood, Pin Oak, Pecan

An example of the installed vegetative buffer is shown below.



2.5 – Architectural standards

All buildings within this CPD shall be designed under a unified set of architectural standards.

For new building construction, the building material may be brick, stone, concrete tilt-wall, or a combination of any of these three. Engineered metal buildings may also be constructed, providing that exterior building walls facing a public right-of-way have installed façade of brick or stone material, and the installed façade shall cover a minimum of 30% of the rectangular wall surface.

Any material used for exterior building construction should be of a neutral color and consistent throughout the perimeter of the building, with the exception of any signage incorporated.

Examples of acceptable building construction are shown below.



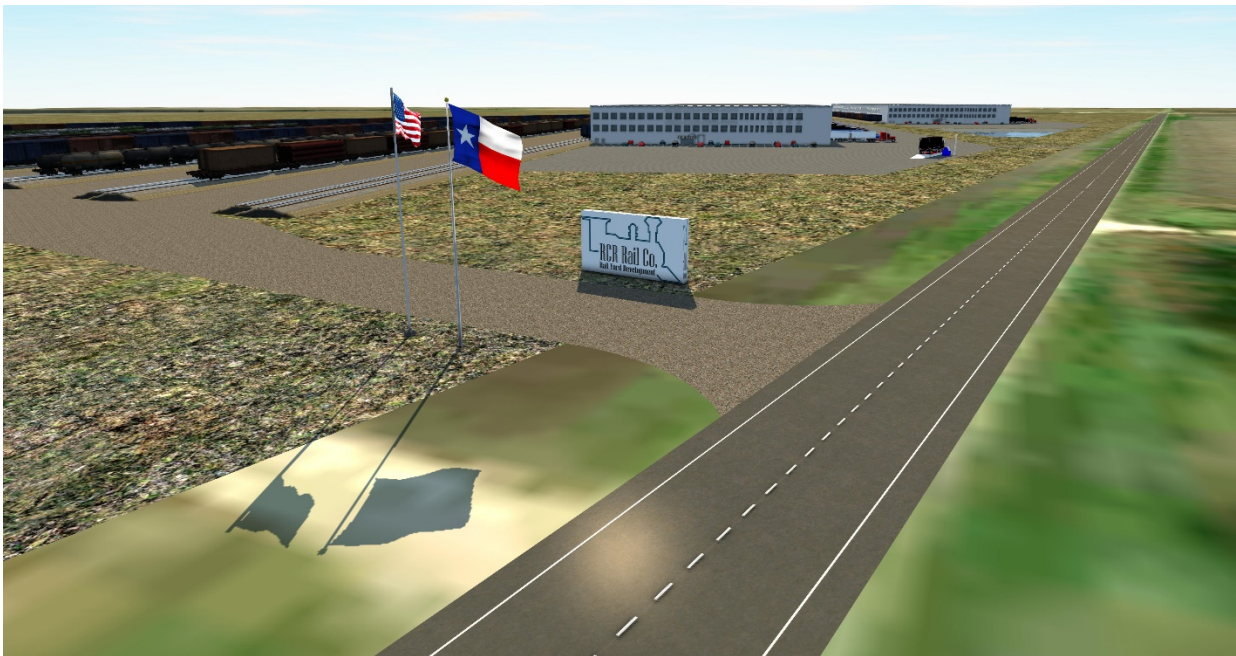
2.6 – Signage standards

All signage within this CPD shall be designed under a unified set of signage standards. Exhibit 2 in this CPD summarizes the sign standards.

- (a) Signage for developments must keep a cohesive appearance with the respective building and with the CPD standards in general

- (b) Freestanding signs, low profile signs, wall signs, and corporate flags, along with exempt signs from the City of Taylor Sign Ordinance, shall be the only signs allowed on any given premises. The City of Taylor may review requests for other types of signage if a hardship occurs from a development that is otherwise code compliant.
- (c) Only one low profile or freestanding sign shall be allowed on any premises, except that for properties that are situated at a roadway intersection where at minimum 1,000 feet of road frontage is situated along one of the roadways, one sign may be placed adjacent to each public right-of-way, provided that both signs are positioned as close to the center of the respective road frontage as practical.
- (d) Low profile signs that are built of rock, stone, or concrete may use a natural-cut form without any additional material. Low profile signs that are made of wood, glass, or other materials shall have a wooden, brick, or solid color metal trim around the full exposed border of the sign.
- (e) The bottom of wall signs shall be positioned no less than five (5) feet above ground level of a single-story building, and no less than twelve (12) feet above ground level of a multi-story building. Wall signs shall cover no more than 10% of the building wall façade area to which the wall sign is attached.

An example of a standard low profile sign is shown below.



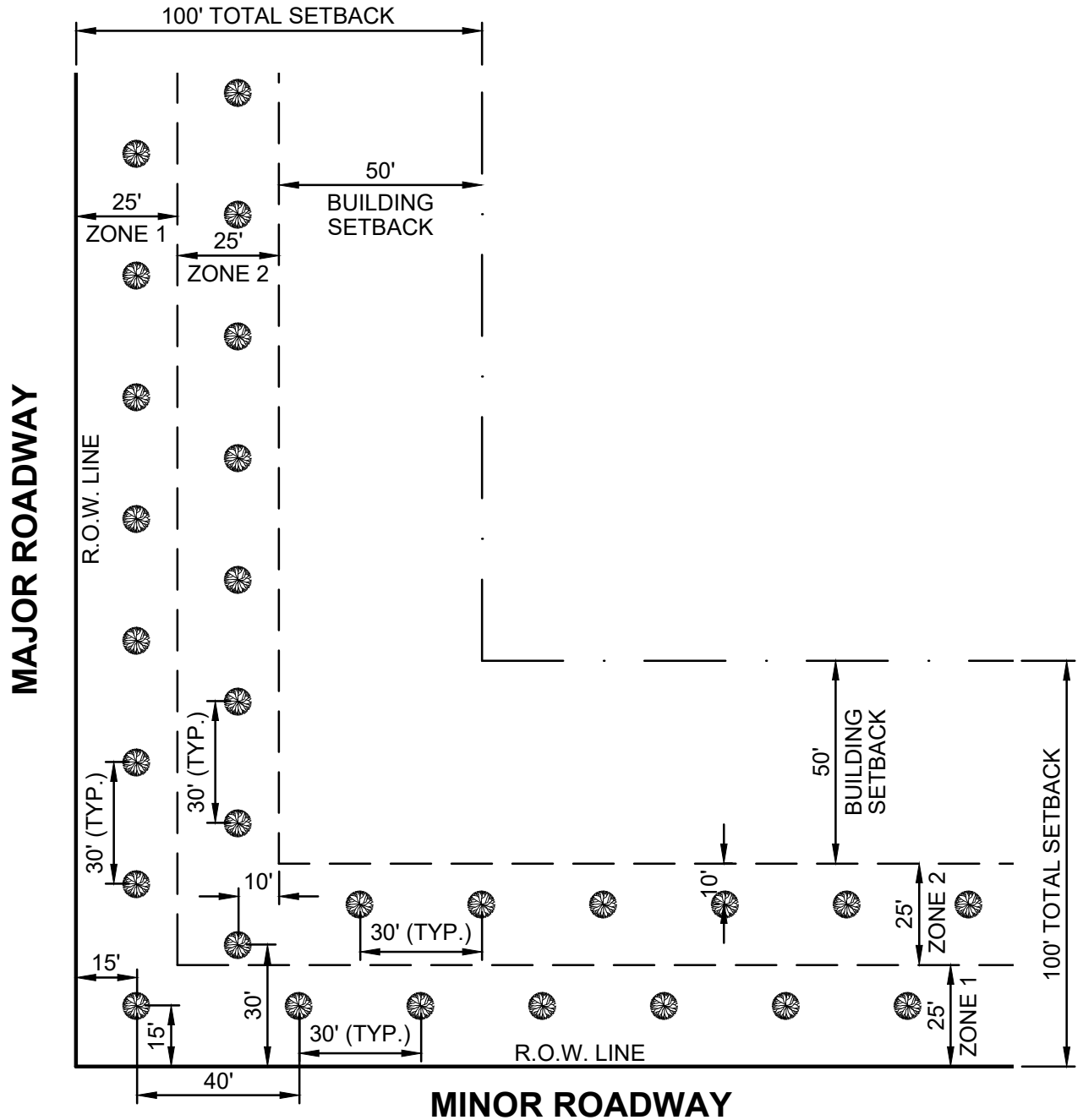
Article III – Site Plan

The proposed Site Plan is shown on Exhibit 3 of this CPD.

RCR - TAYLOR LOGISTICS PARK CPD

EXHIBIT 1

LANDSCAPE SCREENING STANDARDS

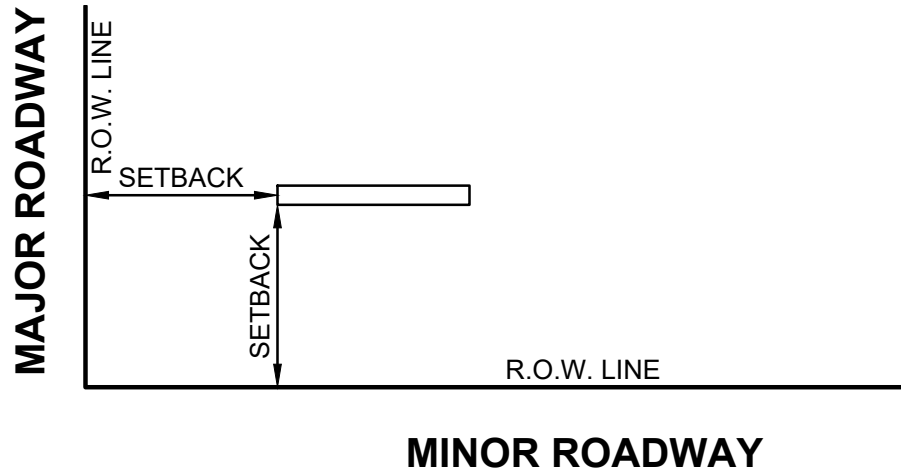


CPD MASTER PLAN SCHEDULE

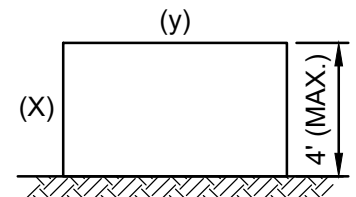
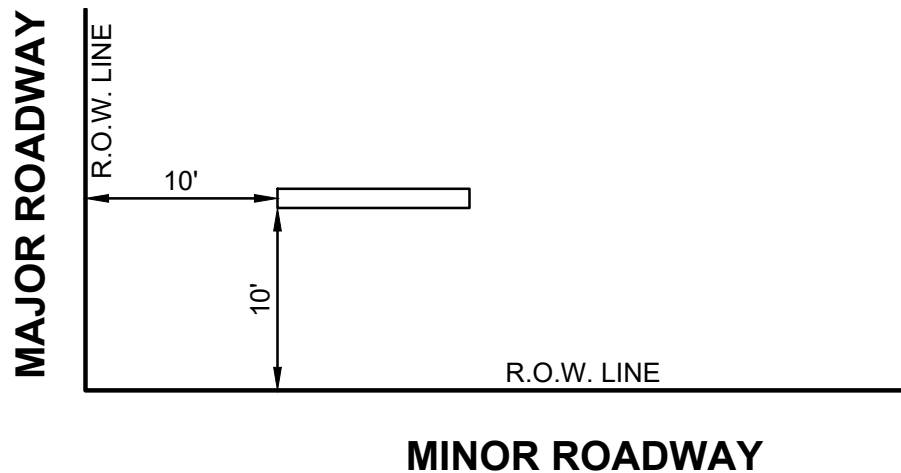
ZONE 1
278 EVERGREEN TREES
276 CANOPY TREES
(SHRUBS AS NEEDED FOR
ADDITIONAL SCREENING)

ZONE 2
556 SHADE TREES

RCR - TAYLOR LOGISTICS PARK CPD
EXHIBIT 2
SIGNAGE STANDARDS



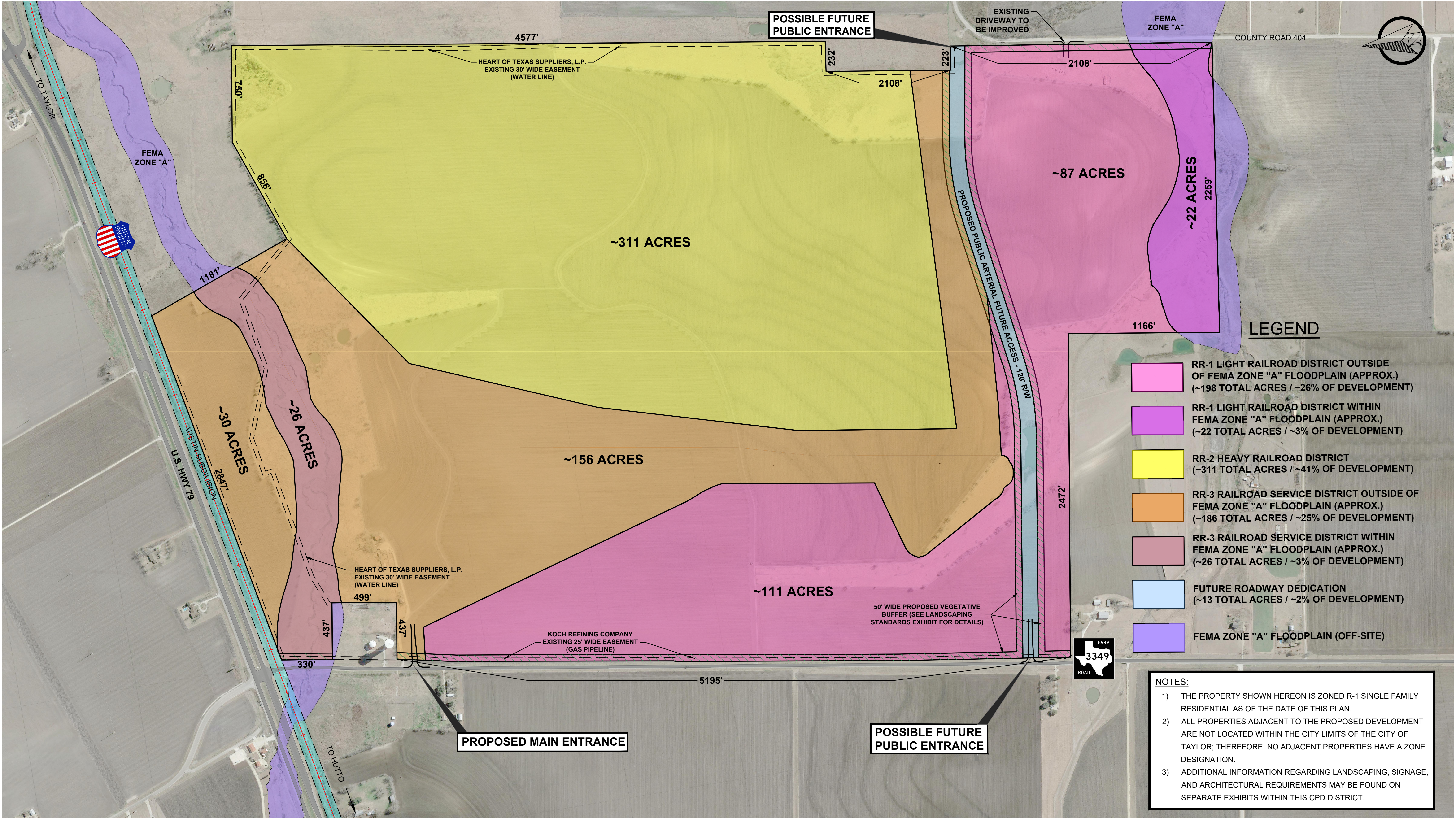
FREESTANDING SIGN



MAXIMUM SIZE
 $(X) * (Y) \leq 60 \text{ sf}$

LOW PROFILE SIGN

T:\01-Projects\474-1 RCR Taylor Rail, L.P.\2 - DESIGN\3 - ENG\1-Civil Design\04-Exhibits\EX-20190406 - 474-1- Commercial Planned Development.dwg * 9/5/2019 11:30 AM * Plotted by Richard Heiges

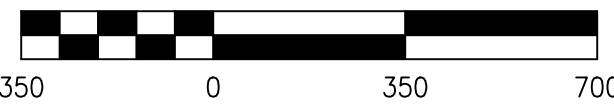




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TRACKAGE TO SERVE: RCR TAYLOR RAIL, L.P.**

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

**ISSUE FOR REVIEW
EXHIBIT DRAWING
756 ACRES PROPOSED FUTURE LAND USE**

FES #: 40941

EXH. 3

PROJ #: 474-1