

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

September 12, 2023, 6:00 P.M.

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

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, September 12, 2023.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=4546&month=9&year=2023&day=12&calType=0>

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZENS COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on July 11, 2023, and August 8, 2023.
2. **PZ-2023-1633** – Consider Conditional Approval of 3811 N. Main St. Subdivision Improvement Plans, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
3. **PZ-2023-1686** Consider Approval of Castlewood Subdivision Phase 1 Replat, Block 17, Lots 1-16, Block 18, Lots 1-16, consisting of approximately 2.20 acres of land generally located near the intersection of Gatehouse Way and Streamwood Trail, more particularly described by the Williamson Central Appraisal District Parcels R618618, R618619, R618620, R618621, R618622, R618623, R618624, R618625, R618626, R618627, R618628, R618629, R618630, R618631, R618632, R618633, R618634, R618635, R618636, R618637, R618638, R618639, R618640, R618641, R618642, R618643, R618644, R618645, R618646, R618647, R618647, R618648, R618649, part of the Castlewood Subdivision Phase 1 Final Plat, Taylor, Williamson County, Texas.
4. **PZ-2023-1687** Consider Approval of Castlewood Subdivision Phases 2 & 3 Replat, Block 1, Lot 1, Block 11, Lots 1-16, and Block 12, Lots 1-16, consisting of approximately 6.70 acres of land generally located near the intersection of Gatehouse

Way and Backwood Pass and 109 Wesley Miller Lane, more particularly described by the Williamson Central Appraisal District Parcels R630380, R630381, R630382, R630383, R630384, R630385, R630386, R630387, R630388, R630389, R630390, R630391, R630392, R630393, R630394, R630395, R630396, R630397, R630398, R630399, R630400, R630401, R630402, R630403, R630404, R630405, R630406, R630408, R630409, R630410, R630411, part of the Castlewood Subdivision Phases 2 & 3 Final Plat, Taylor, Williamson County, Texas.

5. **PZ-2023-1794** Consider Conditional Approval of RCR-Taylor Logistics Park Final Plat, Phase Two, Blocks 3, 4, 5, and 6, consisting of approximately 477.030 acres of land generally located at 201 FM 3349, more particularly described by the Williamson Central Appraisal District Parcels R019450, R435559, R435560, R605702, R605658, R631981, part of and out of the Watkins Nobles Survey, Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.
6. **PZ-2023-1796** Consider Approval of Norman Johnson Subdivision Minor Plat consisting of approximately 4.620 acres of land generally located at 3609 E. 4th Street, more particularly described by the Williamson Central Appraisal District Parcel R372792, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas.
7. **PZ-2023-1830** – Consider Disapproval of a Replat of the Map of the Town of Taylor, Block 21, Lots 1, 2, and 3, consisting of approximately 0.456 acres of land generally located 401 N. Main Street, more particularly described by the Williamson Central Appraisal District Parcel R015046, R015407, part of the Map of the Town of Taylor, Block 21, Lot 1, Lot 2 and part of Lot 3, Taylor, Williamson County, Texas.

IV. REGULAR AGENDA

COMPREHENSIVE PLAN AMENDMENT

8. **PZ-2023-1792** – Hold a public hearing regarding a request to amend the Transportation Master Plan to realign a Proposed Community Boulevard, generally located near 14501 US 79, between US 79 and County Road 398, consisting of a proposed roadway in and adjacent to a 69-acre tract of land in the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.
9. **PZ-2023-1792** – Consider making a recommendation regarding a request to amend the Transportation Master Plan to realign a Proposed Community Boulevard, generally located near 14501 US 79, between US 79 and County Road 398, consisting of a proposed roadway in and adjacent to a 69-acre tract of land in the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

REZONING

10. **PZ-2022-1594** – Hold a public hearing regarding a request to amend the zoning of approximately 25.5 acres of land, generally located north of Elm Branch Trail, from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), referred to as the Davis Tract Planned Development Phase One, more particularly described by the Williamson Central Appraisal District Parcels R019659 and part of R01965, part of and out of the James C. Eaves Survey No. 205,

Abstract No. 214, and the George M. Reese Survey, Abstract No. 533, partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.

11. **PZ-2022-1594** – Consider making a recommendation regarding a request to amend the zoning of approximately 25.5 acres of land, generally located north of Elm Branch Trail, from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), referred to as the Davis Tract Planned Development Phase One, more particularly described by the Williamson Central Appraisal District Parcels R019659 and part of R01965, part of and out of the James C. Eaves Survey No. 205, Abstract No. 214, and the George M. Reese Survey, Abstract No. 533, partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.
12. **PZ-2023-1756** – Hold a public hearing regarding a request to amend the North BB Creek Planned Development (Ordinance 2022-20), consisting of approximately 7.60 acres of land located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018638, from Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
13. **PZ-2023-1756** – Consider making a recommendation regarding a request to amend the North BB Creek Planned Development (Ordinance 2022-20), consisting of approximately 7.60 acres of land located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018638, from Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

V. DISCUSSION ITEMS

17. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
18. Land Development Code (zoning, subdivision, sign) adoption workshop.

VI. ADJOURN

Next Meeting Date: October 10, 2023

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before September 12, 2023. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts, Administrative Assistant

Date: 9.8.23

MINUTES

**CITY OF TAYLOR, TEXAS
400 Porter Street
Taylor, Texas 76574**

PLANNING AND ZONING COMMISSION MEETING

July 11, 2023, 6:00 P.M.

PRESENT

Nora Roy
Steve Darden
Annette Maruska
Jim Newman
Alex Allrich
Kellie Billings-Ray
Donna Frazier

ABSENT

Amy Everhart
Mike Eaton

STAFF PRESENT

Courtney Peres, Planning Manager
Brenda Joyas, Senior Planner
Carrie Orts, Admin. Assistant
Tom Yantis, Assistant City Manager
Erik Holden, Planning Tech

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 P.M.

CITIZENS COMMUNICATION

N/A

CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on June 13, 2023.
2. **PZ-2022-1573** – Consider Conditional Approval of RCR Taylor Logistics Rail Park Subdivision Improvement Plans, consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R631981, R634263, R637411, R637527, and R637774, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.
3. **PZ-2023-1644** – Consider Conditional Approval of Aaron Barta Subdivision Minor Plat, consisting of approximately 0.997 acres of land generally located at 1303 Old Thorndale Road, more particularly described by the Williamson Central Appraisal District Parcel R019891, part of and out of the Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.
4. **PZ-2023-1686** Consider Disapproval of Castlewood Subdivision Phase 1 Replat, Block 17, Lots 1-16, Block 18, Lots 1-16, consisting of approximately 2.06 acres of land generally located near the intersection of Gatehouse Way and Streamwood Trail, more particularly described by the Williamson Central Appraisal District Parcels R618618, R618619, R618620, R618621, R618622, R618623, R618624, R618625, R618626, R618627,

R618628, R618629, R618630, R618631, R618632, R618633, R618634, R618635, R618636, R618637, R618638, R618639, R618640, R618641, R618642, R618643, R618644, R618645, R618646, R618647, R618648, R618649, part of the Castlewood Subdivision Phase 1 Final Plat, Taylor, Williamson County, Texas.

5. **PZ-2023-1687** Consider Disapproval of Castlewood Subdivision Phases 2 & 3 Replat, Block 1, Lot 1, Block 11, Lots 1-16, and Block 12, Lots 1-16, consisting of approximately 6.70 acres of land generally located at near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane, more particularly described by the Williamson Central Appraisal District Parcels R630380, R630381, R630382, R630383, R630384, R630385, R630386, R630387, R630388, R630389, R630390, R630391, R630392, R630393, R630394, R630395, R630396, R630397, R630398, R630399, R630400, R630401, R630402, R630403, R630404, R630405, R630406, R630408, R630409, R630410, R630411, part of the Castlewood Subdivision Phases 2 & 3 Final Plat, Taylor, Williamson County, Texas.

Action: *Mr. Newman made a motion to approve the consent agenda as written. The vote was seconded by Mr. Darden. All present voted in favor (6-0). Motion carried.*

COMPREHENSIVE PLAN AMENDMENT

6. **PZ-2023-1677** – Hold a public hearing regarding a request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel Pit Road, more particularly described by Williamson Central Appraisal District Parcel R018924, part of and out of the P. Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

Ms. Roy opened the Public Hearing at 6:02 P.M.

Mrs. Joyas made a presentation including staff recommendation for approval of the proposed Comprehensive Plan Amendment to the Growth Sectors designations from Future Growth Sector G-1 and to Controlled Growth Sector Tier II, and an Amendment to the Future Land Use designations from Area of Minimal Change to Neighborhood Greenfield.

Audience Speakers:

- *Mr. Gaston Gonzales, located at 2000 Old Thorndale Rd., is concerned about the existing infrastructure being enough for any expansions. He was also concerned about speeding down the road.*
- *Mr. Herbert Brinkmeyer Jr., located at 705 Gravel Pit Road, is concerned about the packet not containing any information on the scope of work for the project and flooding on properties.*
- *Ms. Grace McClellan, located at 2803 Crestview, is concerned about infrastructure, drainage, water pressure, and easement for the development versus the property that's already there.*
- *Mr. Larry Pelchat, located at 608 Gravel Pit Road, is concerned about the flooding on the properties.*

Discussion between Commission and Staff.

The public hearing was closed at 6:17 P.M.

7. **PZ-2023-1677** – Consider making a recommendation regarding a request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel

Pit Road, more particularly described by Williamson Central Appraisal District Parcel R018924, part of and out of the P. Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

Discussion amongst Commission and Staff.

Action: Mrs. Frazier made a motion to make a recommendation for Denial of the request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel Pit Road. The justification for the request was based on the applicant not being in attendance at the meeting (Frazier) and based upon the resident's living in the area stating their concerns regarding low water pressure and other needed infrastructure (Maruska). Second by Mrs. Maruska.

All present voted in favor of denial (7-0). Motion carried.

REZONING

- 8. PZ-2022-1466** – Hold a public hearing regarding a request to amend the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Planned Development (PD) zoning with residential and commercial base zoning districts, more particularly described by Williamson Central Appraisal District Parcel R019657, R020063, and R331030, part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Ms. Roy opened the Public Hearing at 6:29 P.M.

Ms. Peres made a presentation including staff recommendation for approval of the proposed Zoning Map Amendment as it meets the intent of the Comprehensive Plan.

Mr. Verdicchio, Applicant with SEC Planning, LLC, was present to answer questions.

The public hearing was closed at 6:40 P.M.

- 9. PZ-2022-1466** – Consider making a recommendation regarding a request to amend the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Planned Development (PD) zoning with residential and commercial base zoning districts, more particularly described by Williamson Central Appraisal District Parcel R019657, R020063, and R331030, part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Action: Mrs. Frazier made a motion to make a recommendation for Approval of PZ-2022-1466 of the request to amend the zoning from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Planned Development (PD) zoning with residential and commercial base zoning districts. Second by Mrs. Maruska.

All present voted in favor (7-0). Motion carried.

- 10. PZ-2022-1520** – Hold a public hearing regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive from the existing zoning of R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD), more particularly described by Williamson Central Appraisal District Parcel R018081, R019761, R019758, and R019770, part of and out of the W.R. Williams Survey, Abstract No. 665, and the Sunset Addition, Block Two (2), Lot Five (5), Taylor, Williamson County, Texas.

Ms. Roy opened the Public Hearing at 6:42 P.M.

Ms. Peres made a presentation including staff recommendation for the Zoning Map Amendment as it meets the intent of the Comprehensive Plan.

Ms. Findeisen, Applicant and Civil Engineer and Property Owner, Mr. Bandi, was present to answer questions. There was a discussion amongst the board and staff.

Audience Speakers:

- *Kate Walker, of 1301 Sloan Street, expressed excitement about the development and stated that it does a great job of connecting our town together. Would like to encourage the board to vote for it.*
- *Mr. Cantwell, located at 707 Sloan, expressed concern about the infrastructure, water pressure, and traffic control.*
- *Ms. Vanek, located at 903 Sloan Street, had a question about what type of multi-family dwellings would be there and is concerned about flood control and the traffic down Sloan and Debus, she was also curious if she would have another access point off Cecelia.*
- *Ms. Cox, located at 2300 West Street, questioned whether Cecelia Street would come through Debus regardless of the zoning. Her concerns are the road conditions on Debus, traffic, and street parking clogging the street and making it hard to drive on.*
- *Mr. Rodriguez, located at 902 Debus, was concerned about how the rezoning would affect him coming in and out of his street and traffic.*

Follow-up questions were presented by the commission to staff.

- 11. PZ-2022-1520** – Consider making a recommendation regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive from the existing zoning of R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD), more particularly described by Williamson Central Appraisal District Parcel R018081, R019761, R019758, and R019770, part of and out of the W.R. Williams Survey, Abstract No. 665, and the Sunset Addition, Block Two (2), Lot Five (5), Taylor, Williamson County, Texas.

Action: Mr. Allrich made a motion to make a recommendation for Approval regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive. Second by Mr. Darden.

All present voted in favor (7-0). Motion carried.

DISCUSSION ITEMS

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

Ms. Peres stated that on June 22, 2023, Council held a public hearing for the following:

- **PZ-2023-1639** – Comprehensive Plan Amendment - from Infill Neighborhood Sector and Future Growth Sector to Controlled Growth Sector Tier II, and to amend the Future Land Use Map designation from Neighborhood Infill and Area of Minimal Change to Neighborhood Greenfield.
- **PZ-2023-1663** – Rezoning - from the existing Local Business District (B-1) zoning to the desired Manufactured Housing (M-H).
- **PZ-2023-1675** – Specific Use Permit - Local Business District (B-1) zoning to install a package liquor store.

At the July 13th City Council meeting the items listed will be voted on.

ADJOURN – Meeting adjourned 7:12 P.M.

Carrie Orts
Administrative Assistant II, Development Services

Nora Roy
Planning & Zoning Vice Chair

MINUTES

**CITY OF TAYLOR, TEXAS
400 Porter Street
Taylor, Texas 76574**

PLANNING AND ZONING COMMISSION MEETING

August 8, 2023, 6:00 P.M.

PRESENT

Nora Roy
Steve Darden
Annette Maruska
Jim Newman
Alex Allrich
Kellie Billings-Ray
Amy Everhart

ABSENT

Donna Frazier
Mike Eaton

STAFF PRESENT

Courtney Peres, Planning Manager
Brenda Joyas, Senior Planner
Carrie Orts, Admin. Assistant
Tom Yantis, Assistant City Manager
Erik Holden, Planning Tech

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 P.M.

CITIZENS COMMUNICATION

N/A

CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on July 11, 2023.
2. **PZ-2023-1633** – Consider Disapproval of 3811 N. Main St. Subdivision Improvement Plans, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
3. **PZ-2023-1686** Consider Disapproval of Castlewood Subdivision Phase 1 Replat, Block 17, Lots 1-16, Block 18, Lots 1-16, consisting of approximately 2.20 acres of land generally located near the intersection of Gatehouse Way and Streamwood Trail, more particularly described by the Williamson Central Appraisal District Parcels R618618, R618619, R618620, R618621, R618622, R618623, R618624, R618625, R618626, R618627, R618628, R618629, R618630, R618631, R618632, R618633, R618634, R618635, R618636, R618637, R618638, R618639, R618640, R618641, R618642, R618643, R618644, R618645, R618646, R618647, R618648, R618649, part of the Castlewood Subdivision Phase 1 Final Plat, Taylor, Williamson County, Texas.
4. **PZ-2023-1687** Consider Disapproval of Castlewood Subdivision Phases 2 & 3 Replat, Block 1, Lot 1, Block 11, Lots 1-16, and Block 12, Lots 1-16, consisting of

approximately 6.70 acres of land generally located near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane, more particularly described by the Williamson Central Appraisal District Parcels R630380, R630381, R630382, R630383, R630384, R630385, R630386, R630387, R630388, R630389, R630390, R630391, R630392, R630393, R630394, R630395, R630396, R630397, R630398, R630399, R630400, R630401, R630402, R630403, R630404, R630405, R630406, R630408, R630409, R630410, R630411, part of the Castlewood Subdivision Phases 2 & 3 Final Plat, Taylor, Williamson County, Texas.

5. **PZ-2023-1794** Consider Disapproval of RCR-Taylor Logistics Park Final Plat, Phase Two, Blocks 3, 4, 5, and 6, consisting of approximately 477.030 acres of land generally located at 201 FM 3349, more particularly described by the Williamson Central Appraisal District Parcels R019450, R435559, R435560, R605702, R605658, R631981, part of and out of the Watkins Nobles Survey, Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.
6. **PZ-2023-1795** Consider Disapproval of RCR-Taylor Logistics Park Phase One, Amending Plat 3, consisting of approximately 112.47 acres of land generally located at 201 FM 3349, more particularly described by the Williamson Central Appraisal District Parcel R631981, part of the RCR-Taylor Logistics Park Phase 1, Lot 1AA Amending Plat, Taylor, Williamson County, Texas.
7. **PZ-2023-1796** Consider Disapproval of Norman Johnson Subdivision Minor Plat consisting of approximately 4.620 acres of land generally located at 3609 E. 4th Street, more particularly described by the Williamson Central Appraisal District Parcel R372792, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas.

Action: Mrs. Maruska asked that the minutes be pulled from the consent agenda.

Action: Mr. Allrich made a motion to accept the consent agenda minus the minutes. The vote was seconded by Mrs. Maruska. All present voted in favor (7-0). Motion carried.

Mrs. Maruska stated that when she made the recommendation for denial it was stated that the justification was based on the absence of the applicant, that was Mrs. Frazier's opinion not Mrs. Maruska's. Mrs. Maruska's was based upon the residents living in the area and their concerns regarding there being no water pressure and their needed infrastructure.

Action: Mrs. Maruska requested the minutes be amended and brought back to the September meeting for approval.

Ms. Everhart stated that the minutes would be tabled for now.

Action: Mrs. Billings-Ray made a motion to table minutes until the next meeting. Second by Mr. Allrich. All present voted in favor (7-0). Motion carried.

REGULAR AGENDA

REZONING

- 8. PZ-2023-1799** – Hold a public hearing regarding a request to change the zoning of approximately 30.02 acres of land, generally located at 1203 Old Thorndale Road, consisting of approximately 7.87 acres from Single Family Residential (R-1) to General Business District (B-2) and approximately 22.15 acres of land from Single Family Residential (R-1) to Multi-Family Residential (MF-2) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R018852, R584587, R599863, R633727, R634102, part of and out of the Frances Bradley Survey, Abstract No. 72, City of Taylor, Williamson County, Texas.

Ms. Everhart opened the Public Hearing at 6:04 P.M.

Ms. Joya made a presentation including staff recommendation for denial of the proposed Zoning Map Amendment from Single-Family Residential to General Business District (B-2) fronting East Lake Dr. and Old Thorndale Rd. with Multi-Family (MF-2) in the interior of property as stated in the staff analysis.

Staff advised the applicant to submit a Planned Development in compliance with the Comprehensive Plan and Subdivision Ordinance.

Mr. Siram, the landowner, was present to answer questions.

Ms. Catherine DeAnn Stuart, located at 1320 Old Thorndale Road has three objections to the zoning change:

- It seems like spot zoning and it's not in keeping with the majority of the land.*
- The increased traffic and safety of the children.*
- What would it do to the home values.*

Mr. Stump, located at 1000 Old Thorndale Road:

- The traffic flow has doubled/tripled.*
- Homes decrease in value.*
- Object to the change of the multi-family. A single-family zoning would be ok.*

Ms. Brown, located at 1450 Old Thorndale Road:

- The infrastructure strains.*
- Increased damage.*
- Traffic on the roads.*

The public hearing was closed at 6:16 P.M.

- 9. PZ-2023-1799** – Consider making recommendation regarding a request to change the zoning of approximately 30.02 acres of land, generally located at 1203 Old Thorndale Road, consisting of approximately 7.87 acres from Single Family Residential (R-1) to General Business District (B-2) and approximately 22.15 acres of land from Single Family Residential (R-1) to Multi-Family Residential (MF-2) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R018852,

R584587, R599863, R633727, R634102, part of and out of the Frances Bradley Survey, Abstract No. 72, City of Taylor, Williamson County, Texas.

Action: Mrs. Billings-Ray made a motion to make a recommendation for denial. Second by Mrs. Maruska. All present voted in favor (7-0). Motion carried.

DISCUSSION ITEMS

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

Ms. Peres stated that:

July 11th P&Z forwarded on to the July 27, 2023, City Council Meeting

Council held a public hearing for the following cases:

PZ-2022-1466 – Rezoning - from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) Commercial Planned Development (CPD/B-1, CPD/B-2).

- P&Z Action: Recommended Approval

PZ-2022-1520 – Rezoning – from R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD).

- P&Z Action: Recommended Approval

PZ-2023-1677 – Comprehensive Plan Amendment - 70.2 acres from Future Growth Sector (G-1) to Controlled Growth Sector Tier II (G2.2), and to amend the Future Land Use Map designation from Area of Minimal Change to Neighborhood Greenfield.

- P&Z Action: Recommended Denial

August 10, 2023, at 6 P.M. Council will vote on the items above.

ADJOURN – Meeting adjourned 6:18 P.M.

Carrie Orts
Administrative Assistant II, Development Services

Amy Everhart
Planning & Zoning Chair

City of Taylor
PZ-2023-1633
3811 N. Main St.
Subdivision Improvement Plans
Staff Report

Item Details

Agenda No.:	2
Requested Action:	Consider Conditional Approval of 3811 N. Main St. Subdivision Improvement Plans
Address/Location:	3811 N. Main Street
Legal Description:	Approximately 21.78 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	B-2/CPD
Current Use:	Vacant Land
Applicant:	Michael Lee, P.E./Kimley-Horn
Case History:	This is the fourth submission of the plans.
Staff Recommendation:	The submitted plans partially meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed subdivision improvement plans, pending compliance with staff's outstanding comments made on 9/8/2023.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

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

Michael Lee
Kimley-Horn
5301 Southwest Pkwy Bldg 2 Suite 100
Austin TX 78735
michael.lee@kimley-horn.com

Date: Friday, September 8, 2023

Address: 3811 N. Main St., Taylor 76574

Permit Number PZ-2023-1633

Dear Michael Lee,

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

Planning Department Comments

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

1. Outstanding Planning Comments made on 6/8/23 have been adequately addressed and approved by City Staff based on the response provided on 7/14/23.

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 by email at javier.vasquez@hdrinc.com

***See Associated Files Section of the permitting page to download a copy of the PDF planset containing the following engineering comments.**

Subdivision Improvement Plan set:

1. General - Show floodplain on applicable sheets. Provide a minimum finished floor elevations (1st floor) for adjacent lots.
2. General - Recommend reviewing proposed number of water valves at tees and providing minimum number required (i.e. using "N-1" with N being the total number of water lines at intersections of tees or crosses).
3. Sheet - [11] 11 PERIMETER ST PLAN AND PROFILE - Update callout information
4. Sheet - [11] 11 PERIMETER ST PLAN AND PROFILE - Update callout information
5. Sheet - [12] 12 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - Fix overlapping text/labels
6. Sheet - [17] 17 EXISTING DRAINAGE AREA MAP - Show/label floodplain on all applicable sheets (Typical)
7. Sheet - [22] 22 OVERALL STORM PLAN - Show/label floodplain on all applicable sheets (Typical)
8. Sheet - [36] 36 WATER B PLAN AND PROFILE (SHEET 1 OF 2) - Fix overlapping text/labels
9. Sheet - [38] 38 WATER C PLAN AND PROFILE - Valve to be placed outside of curb ramp
10. Sheet - [38] 38 WATER C PLAN AND PROFILE - Valves to be placed outside of curb ramp
11. Sheet - [42] 42 WASTEWATER A PLAN AND PROFILE (SHEET 2 OF 2) - Fix overlapping text/labels

12. Sheet - [55] 55 SIDEWALK PLAN - Original comment was that curb ramps are missing. Response is there is no curb here. Fountain P&P calls this an ADA crossing. If there is no curb ramp, you still need detectable warning domes cast in the concrete sidewalk for the public street crossing.
13. Sheet - [48] 48 PAVING DETAILS (SHEET 2 OF 3) - If maintenance agreement not reached, the minimum concrete pavement section for Local Street per the CoT EM is 6" concrete over 6" base over 8" LTS, along with pavement design analysis per CoT EM.

Geotechnical Report

1. Geotechnical Report uploaded on 8/24/23 has been reviewed and approved with no additional comments. Should changes be made, particularly to the local street paving sections, a revised report shall be resubmitted.

Floodplain Report

1. Floodplain Report uploaded on 8/24/23 has been reviewed and approved with no additional comments.
2. It is noted that finished floor elevations be provided for the applicable lots on the final plat and issued for construction (IFC) planset along with any applicable site development or building planset.

Fire Department Comments

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

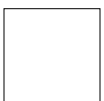
The previous fire department comments were not addressed.

Reviewed with the following comments.

1. Plans shall include Taylor's updated hydrant detail. The detail has been uploaded to the additional files area. Previous comment not addressed. Detail found on page 51 of 56.
2. The locations of the fire hydrant shall include the design that was previously discussed with Michael Schooler. If some of these hydrants are to be private the plans shall denote which hydrant are to be private.
3. The updated plans shall include a plan that includes the buildings, FDC's and riser rooms. This was seen on a previous version, to verify the correct locations of the hydrants.
4. What page indicates the fire lanes?
5. The fire lane detail found on page 47 of 56 shall be deleted and Taylor's detail included. Taylor's detail can be found in our local amendments found on the fire department's website.

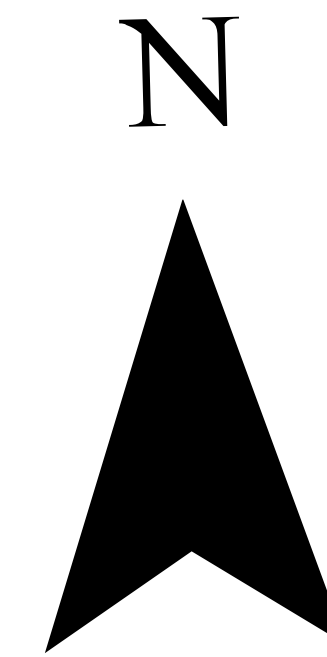
Please revise the Subdivision Improvement Plans to address the comments noted above. Following revision, submit the plans electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs.

Thank you,



Courtney Peres

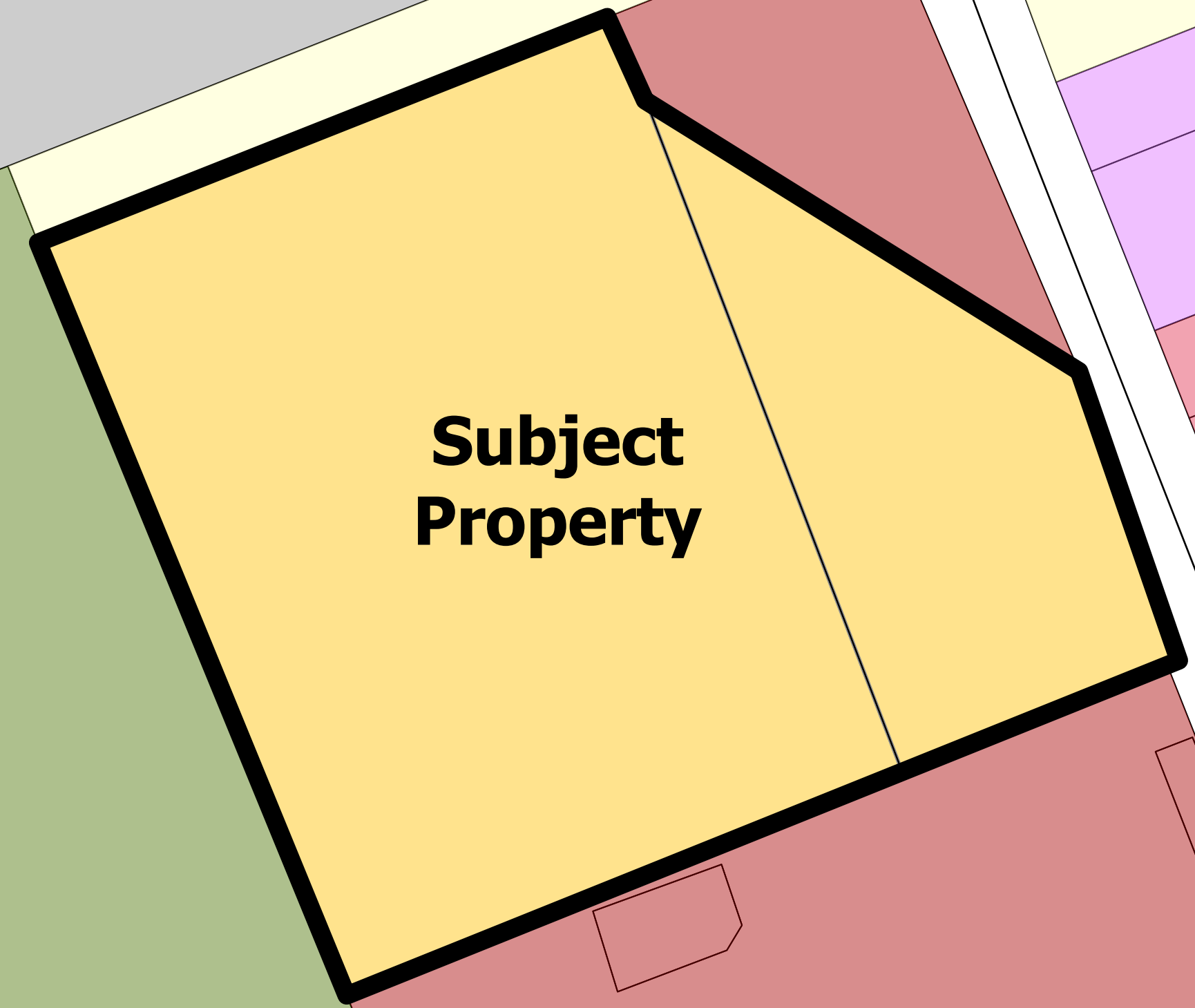
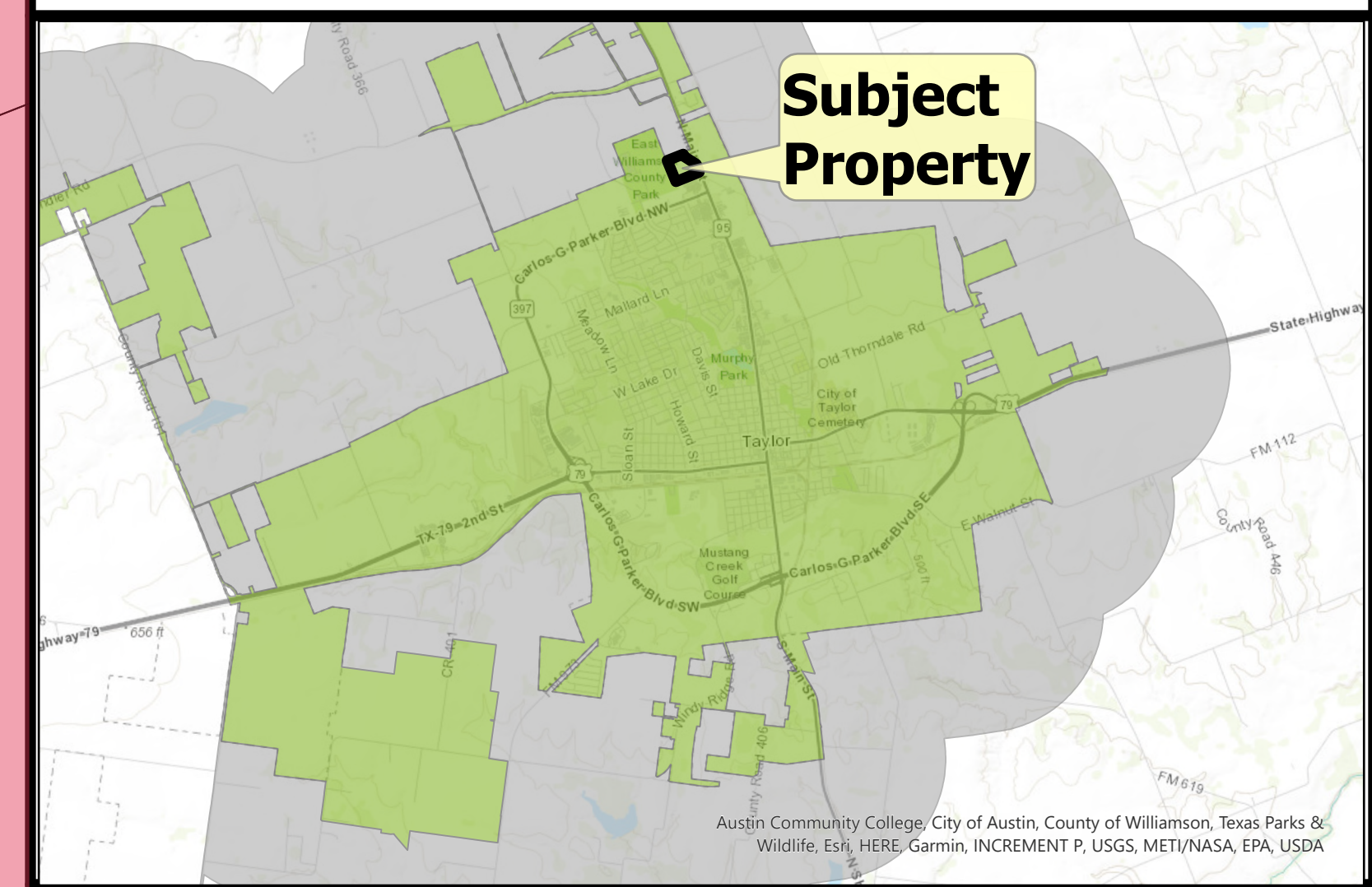
Attachment



PZ-2023-1633

3811 N. Main St.
Subdivision Improvement Plans
Location Map
Approximately 21.78 Acres

- Legend**
- ETJ
 - Subject Property
 - Parcels
 - Streets
 - Zoning**
 - B-1
 - B-2
 - I Institutional
 - M-1 Light Industrial
 - P Parks
 - R-1 Single Family
 - R-1/RPD: Residential Planned Development
 - MF-2/RPD: Multi-Family 2 - Residential Planned Development



N MAIN ST

NW CARLOS G PARKER BLVD

ESTES PARK

BIG SUR
TRL

City of Taylor
PZ-2023-1686
Castlewood Subdivision Phase 1 Replat
Staff Report

Item Details

Agenda No.:	3
Requested Action:	Consider Approval of Castlewood Subdivision Phase 1 Replat
Address/Location:	Generally located near the intersection of Gatehouse Way and Streamwood Trail
Legal Description:	Approximately 2.20 acres of land generally located near the intersection of Gatehouse Way and Streamwood Trail, more particularly described by the Williamson Central Appraisal District Parcels R618618, R618619, R618620, R618621, R618622, R618623, R618624, R618625, R618626, R618627, R618628, R618629, R618630, R618631, R618632, R618633, R618634, R618635, R618636, R618637, R618638, R618639, R618640, R618641, R618642, R618643, R618644, R618645, R618646, R618647, R618647, R618648, R618649, part of the Castlewood Subdivision Phase 1 Final Plat
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Kimley-Horn
Case History:	This is the third submission of the plat.
Staff Recommendation:	The submitted plat meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Approval of the proposed Replat.

Attachments

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



City of Taylor

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

Aaron Levy
Townbridge Homes
5511 Reynolds Road
Austin TX 78749

Date: September 7, 2023

Address: 106 W Wesley Miller Lane, Taylor 76574

Permit Number PZ-2023-1686

Dear Aaron Levy,

Staff has completed their review the Castlewood Replat Phase 1 that is to be generally located at 106 W Wesley Miller Lane, Taylor, TX 76574. At this time staff has granted Approval of the Plat pending the minor textual corrections listed below. This Plat will go before P&Z on September 12, 2023, for final Approval. A revised plat should be uploaded once all corrections are made. Once verified staff will provide the applicant with recordation steps to file the plat with Williamson County. Comments from this review follow.

Planning Department Comments

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

1. Page 1, Plat Note #4 revise to 48491C0541F, effective on 12/20/2019.
2. Typo in County Clerk's signature line ",y office" to "my office".

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 by email at javier.vasquez@hdrinc.com.

1. Replat resubmitted on 8/11/23 has been reviewed and approved with no additional comments.

Fire Department Comments

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

1. Reviewed with no comments.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs.

Thank you,

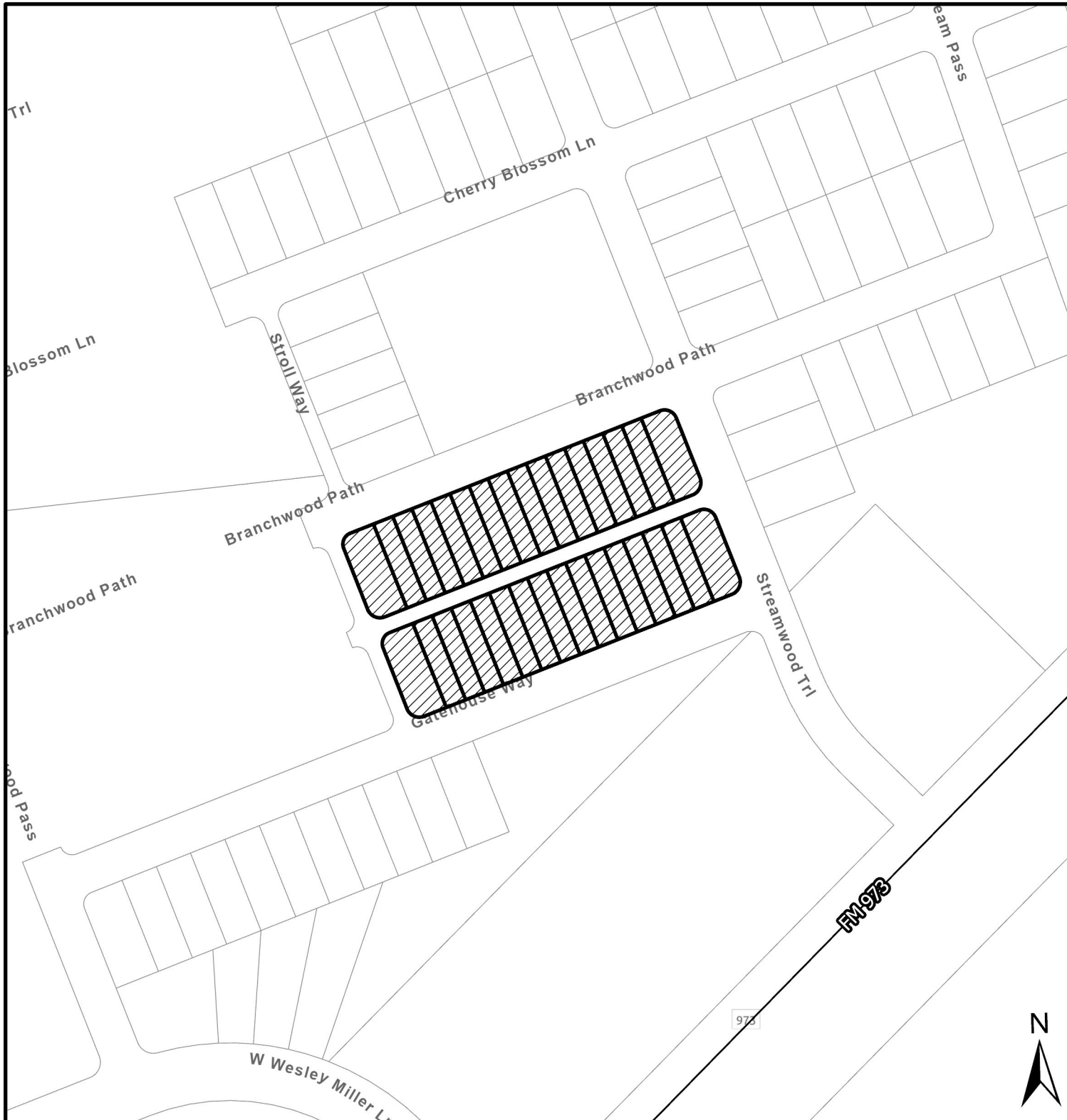
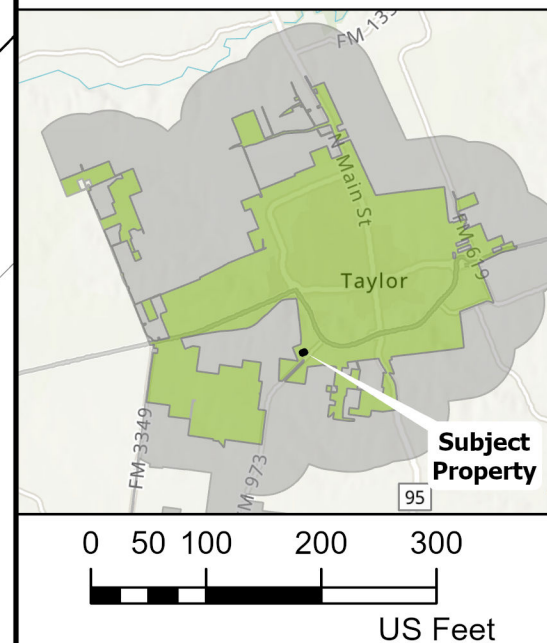
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1686

Replat
Castlewood Subdivision Phase 1
Location Map

-  Subject Properties
-  Parcels
-  Streets

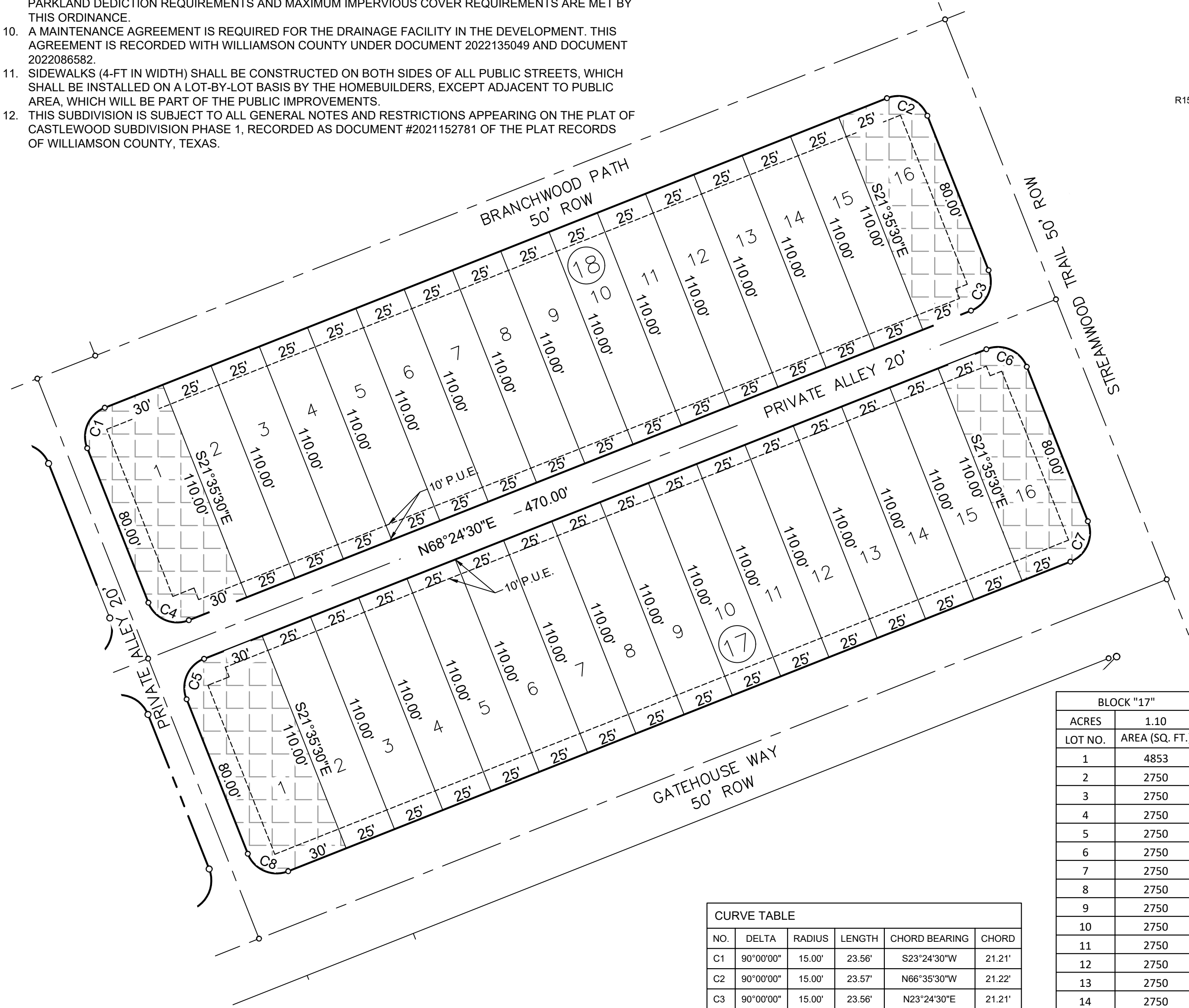


NOTES:

- PURPOSE STATEMENT: THIS RE-PLAT IS TO ADJUST THE LAYOUT DETAIL OF TOWNHOME BLOCKS 17 & 18 TO INCLUDE CORNER P.U.E.'S OF 6'X5' AND 11' X 5'.
- UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0545E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
- ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE CASTLEWOOD HOMEOWNERS ASSOCIATION, AS FILED WITH WILLIAMSON COUNTY 2021166482, RESERVE LOTS SHALL NOT BE MAINTAINED BY THE CITY OF TAYLOR.
- TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE CASTLEWOOD HOMEOWNERS ASSOCIATION, AS FILED WITH WILLIAMSON COUNTY 2021166482, PRIVATE ALLEYS SHALL NOT BE MAINTAINED BY THE CITY OF TAYLOR.
- THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27 PARKLAND DEDICATION REQUIREMENTS AND MAXIMUM IMPERVIOUS COVER REQUIREMENTS ARE MET BY THIS ORDINANCE.
- A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS RECORDED WITH WILLIAMSON COUNTY UNDER DOCUMENT 2022135049 AND DOCUMENT 2022086582.
- SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF CASTLEWOOD SUBDIVISION PHASE 1, RECORDED AS DOCUMENT #2021152781 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

CASTLEWOOD SUBDIVISION PHASE 1
RE-PLAT, BLOCK 17, LOTS 1-16, BLOCK 18, LOTS 1-16

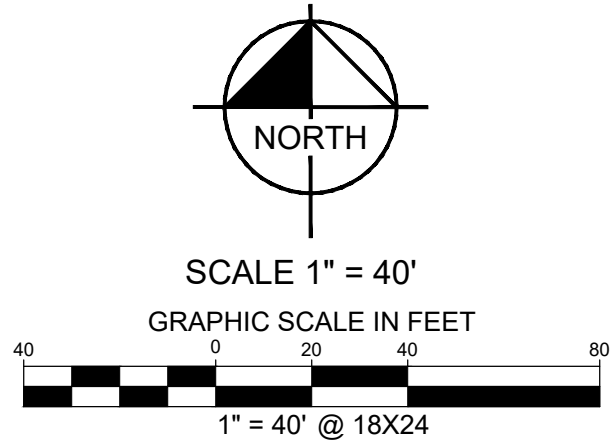
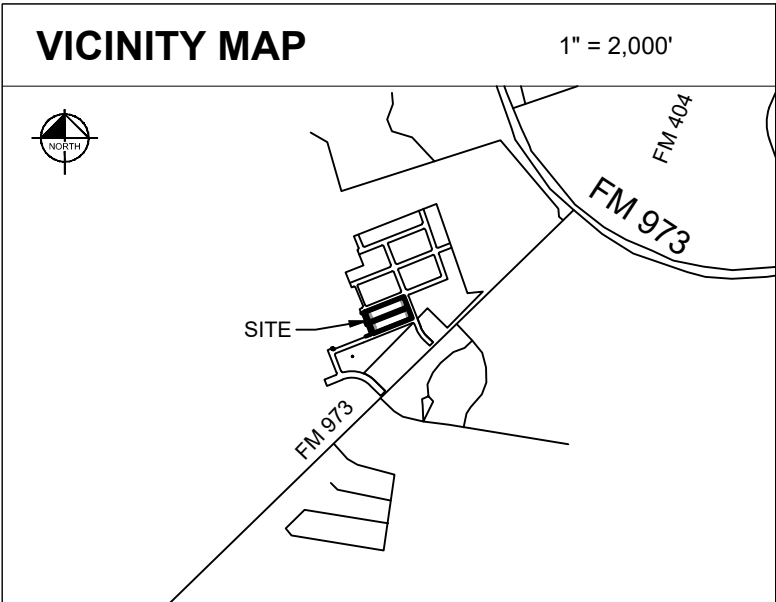
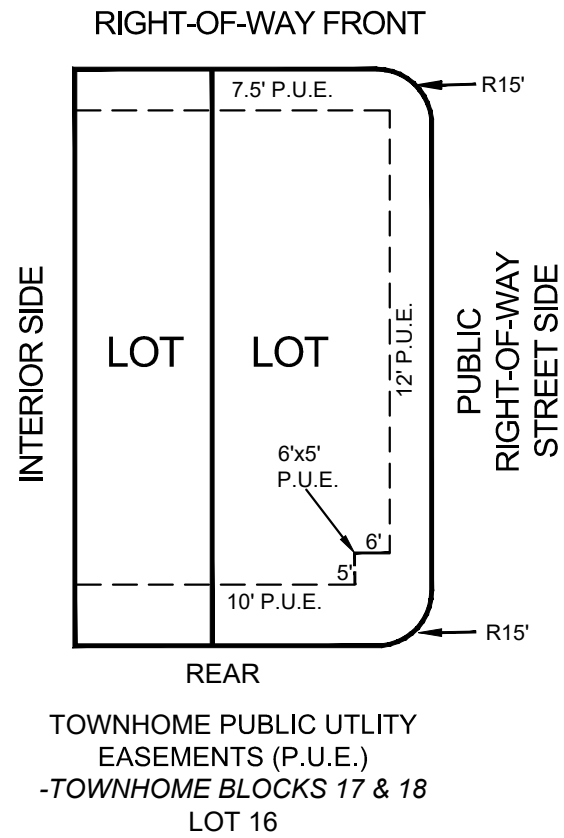
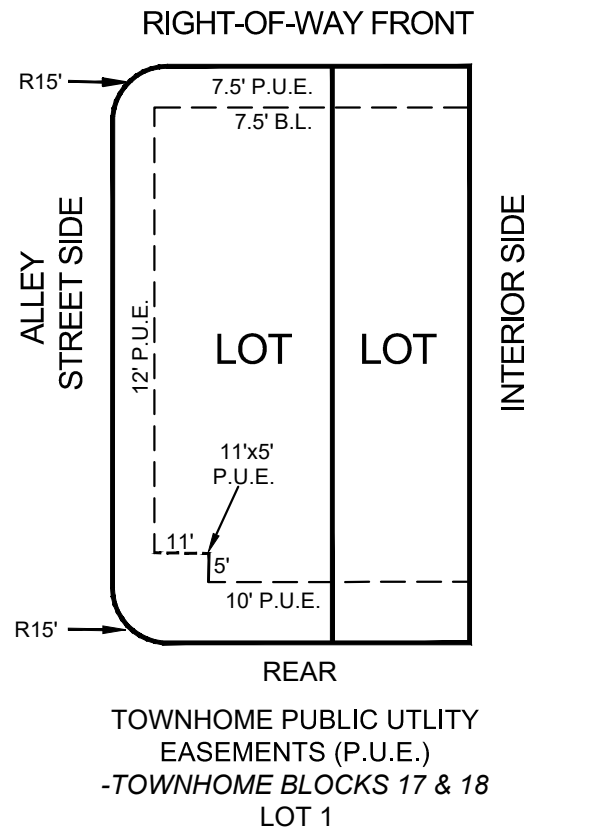
BEING A RE-PLAT TO MODIFY 16 LOTS OF BLOCK 17 AND 16 LOTS OF BLOCK 18, OUT OF THE
CASTLEWOOD SUBDIVISION PHASE 1 FINAL PLAT IN THE
G.M. REESE SURVEY, ABSTRACT NO.533



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	S23°24'30"W	21.21'
C2	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C3	90°00'00"	15.00'	23.56'	N23°24'30"E	21.21'
C4	90°00'00"	15.00'	23.56'	S66°35'30"E	21.21'
C5	90°00'00"	15.00'	23.56'	S23°24'30"W	21.21'
C6	90°00'00"	15.00'	23.56'	N66°35'30"W	21.21'
C7	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C8	89°59'59"	15.00'	23.57'	S66°35'30"E	21.22'

BLOCK "17"		BLOCK "18"	
ACRES	1.10	ACRES	1.10
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
1	4853	1	4853
2	2750	2	2750
3	2750	3	2750
4	2750	4	2750
5	2750	5	2750
6	2750	6	2750
7	2750	7	2750
8	2750	8	2750
9	2750	9	2750
10	2750	10	2750
11	2750	11	2750
12	2750	12	2750
13	2750	13	2750
14	2750	14	2750
15	2750	15	2750
16	4303	16	4303
TOTAL	47656	TOTAL	47656

BLOCK LENGTH	
BLOCK "17"	435.00
BLOCK "18"	435.00



LEGEND

P.U.E. PUBLIC UTILITY EASEMENT
@ BLOCK DESIGNATION

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	CENTER LINE
---	RIGHT OF WAY LINE
---	LOTS SUBJECT TO CHANGE

RE-PLAT
CASTLEWOOD SUBDIVISION PHASE 1

2.20 ACRES

BLOCK 17, LOTS 1-16; BLOCK 18, LOTS 1-16

G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

PZ-2023-1686

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SPA	KHA	08/09/2023	063226900	1 OF 2

OWNER/DEVELOPER:

Castlewood Townhomes, LLC
5511 Reynolds Road
Austin, Texas 78749
Contact : Aaron Levy

APPLICANT:

Kimley-Horn and Associates, Inc.
5301 Southwest Pkwy, Terrace 2
Suite 100
Austin, Texas 78735
Phone: 737-241-9084
Contact : Ben Williams, P.E.

SURVEYOR:

Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, R.P.L.S.

CASTLEWOOD SUBDIVISION PHASE 1
RE-PLAT, BLOCK 17, LOTS 1-16, BLOCK 18, LOTS 1-16
BEING A RE-PLAT TO MODIFY 16 LOTS OF BLOCK 17 AND 16 LOTS OF BLOCK 18, OUT OF THE
CASTLEWOOD SUBDIVISION PHASE 1 FINAL PLAT IN THE
G.M. REESE SURVEY, ABSTRACT NO.533

LIEN HOLDER

STATE OF _____ §
COUNTY OF _____ §
KNOW ALL MEN BY THESE PRESENTS

I, BEN JACOBSON, TREASURER AND SECRETARY OF FC CASTLEWOOD LLC, LIENHOLDER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2023059840 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASE 1 RE-PLAT, BLOCK 17, LOTS 1-16, BLOCK 18, LOTS 1-16".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2023.

BEN JACOBSON
TREASURER AND SECRETARY
FC CASTLEWOOD LLC, A DELAWARE LIMITED LIABILITY COMPANY
1501 CORPORATE DRIVE, SUITE 240
BOYNTON BEACH, FL 33426

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYORS CERTIFICATION:

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

Daniel Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
Firm License # 10194503
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Ph. 469-501-2200
daniel.arthur@kimley-horn.com



PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SUBDIVISION PHASE 1 RE-PLAT, BLOCK 17, LOTS 1-16, BLOCK 18, LOTS 1-16" HAS BEEN ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 202__.

_____, CHAIRMAN
_____, SECRETARY

DEVELOPMENT SERVICES DIRECTOR

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

_____, DIRECTOR DATE

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

That AARON LEVY, PRESIDENT OF CASTLEWOOD TOWNHOMES, LLC SOLE OWNER OF THAT CERTAIN 2.20 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2019071348 AND DOCUMENT NO. 2023059840, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASE 1 RE-PLAT, BLOCK 17, LOTS 1-16, BLOCK 18, LOTS 1-16".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2023.

AARON LEVY, PRESIDENT
CASTLEWOOD TOWNHOMES, LLC
5511 REYNOLDS RD.
AUSTON, TEXAS 78749

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

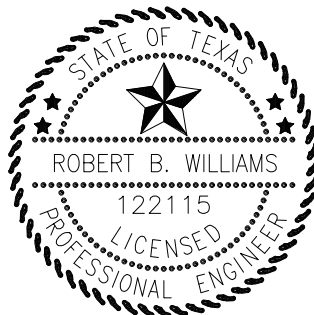
ENGINEERS CERTIFICATION:

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

I, BEN WILLIAMS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

BEN WILLIAMS
Registered Professional Engineer
No. 122115 State of Texas
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 737-241-9084
Texas Registered Engineering Firm F-928



WILLIAMSON COUNTY CLERK

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 A.D., AT _____ O'CLOCK _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2023 A.D., AT _____ O'CLOCK _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY

PURPOSE STATEMENT: THIS RE-PLAT IS
TO ADJUST THE LAYOUT DETAIL OF
TOWNHOME BLOCKS 17 & 18 TO INCLUDE
CORNER P.U.E.'S OF 6'X5' AND 11'X5'

RE-PLAT
CASTLEWOOD SUBDIVISION PHASE 1

2.20 ACRES

BLOCK 17, LOTS 1-16; BLOCK 18, LOTS 1-16

G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

PZ-2023-1686

Kimley»Horn 400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 FIRM # 10194503					
Scale N/A	Drawn by SPA	Checked by KHA	Date 08/09/2023	Project No. 063226900	Sheet No. 2 OF 2
OWNER/DEVELOPER: Castlewood Townhomes, LLC 5511 Reynolds Road Austin, Texas 78749 Contact : Aaron Levy					
APPLICANT: Kimley-Horn and Associates, Inc. 5301 Southwest Pkwy, Terrace 2 Suite 100 Austin, Texas 78735 Phone: 737-241-9084 Contact : Ben Williams, P.E.					
SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Daniel Arhtur, R.P.L.S.					

City of Taylor
PZ-2023-1687
Castlewood Subdivision Phases 2 & 3 Replat
Staff Report

Item Details

Agenda No.:	4
Requested Action:	Consider Approval of Castlewood Subdivision Phases 2 & 3 Replat
Address/Location:	Generally located at near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane
Legal Description:	Approximately 6.70 acres of land generally located at near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane, more particularly described by the Williamson Central Appraisal District Parcels R630380, R630381, R630382, R630383, R630384, R630385, R630386, R630387, R630388, R630389, R630390, R630391, R630392, R630393, R630394, R630395, R630396, R630397, R630398, R630399, R630400, R630401, R630402, R630403, R630404, R630405, R630406, R630408, R630409, R630410, R630411, part of the Castlewood Subdivision Phases 2 & 3 Final Plat
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Kimley-Horn
Case History:	This is the third submission of the plat.
Staff Recommendation:	The submitted plat meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Approval of the proposed Replat.

Attachments

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



City of Taylor

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

Aaron Levy
Townbridge Homes
5511 Reynolds Rd
Austin TX 78749

Date: September 7, 2023

Address: 106 W Wesley Miller Lane, Taylor 76574

Permit Number PZ-2023-1687

Dear Aaron Levy,

Staff has completed their review of Castlewood Replat Phase 2 & 3 that is to be generally located at 106 W Wesley Miller Lane, Taylor, TX 76574. At this time staff has granted Approval of the Plat pending the minor textual corrections listed below. This Plat will go before P&Z on September 12, 2023, for final Approval. A revised plat should be uploaded once all corrections are made. Once verified staff will provide the applicant with recordation steps to file the plat with Williamson County. Comments from this review follow.

Planning Department Comments

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

1. Page 1, Plat Note #4 revise to 48491C0541F, effective on 12/20/2019.
2. Page 3 - Typo in County Clerk's signature line ",y office" to "my office".
3. Page 3 - Remove duplicated Owner Signature Block.

Engineering Department Review

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

1. Replat resubmitted on 8/21/23 has been reviewed and approved with no additional comments.

Fire Department Comments

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

1. No comment from previous review.

Please revise the plat to address the comments noted above. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs.

Thank you,

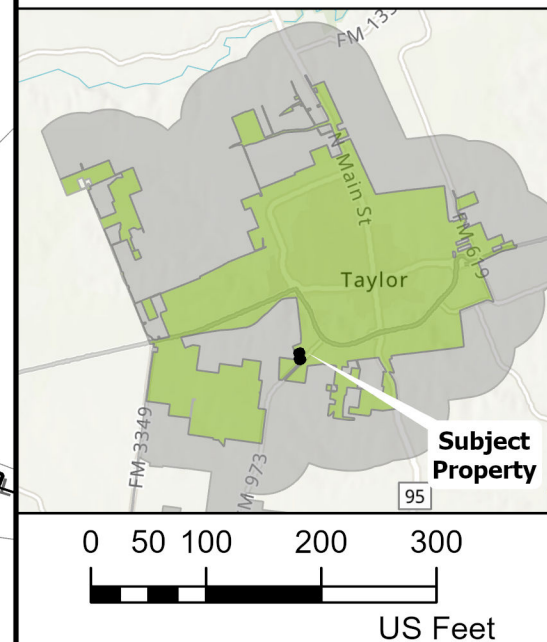
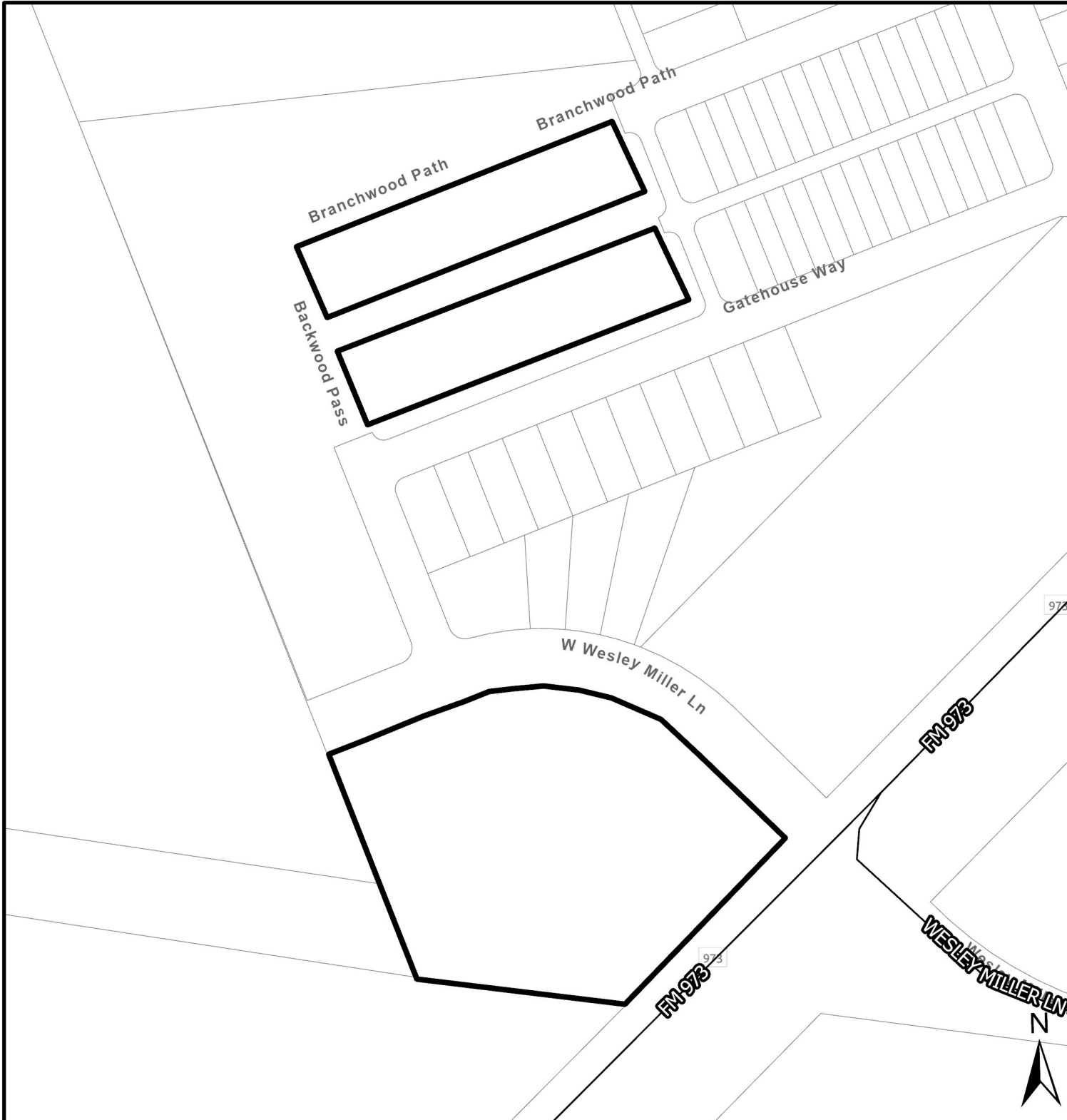
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1687

Replat
Castlewood Subdivision Phases 2 & 3
Location Map

- Parcels
- Streets



City of Taylor
PZ-2023-1794
RCR-Taylor Logistics Park Final Plat
Staff Report

Item Details

Agenda No.:	5
Requested Action:	Consider Conditional Approval of the RCR-Taylor Logistics Park Final Plat.
Address/Location:	Generally located at 201 FM 3349.
Legal Description:	Approximately 477.30 acres of land part of and out of the Watkins Nobles Survey, Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas
Current Zoning:	B-2/CPD
Current Use:	Industrial Rail Park
Applicant:	Richard Heiges, RITD
Case History:	This is the second submission of the plat.
Staff Recommendation:	The submitted plat partially meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Conditional Approval of the proposed Final Plat pending resolution of staff comments dated September 7, 2023.

Attachments

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



City of Taylor

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

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

Date: September 7, 2023

Address: 201 FM 3349, TAYLOR 76574

Permit Number PZ-2023-1794

Dear Richard Heiges,

Staff has completed its review of RCR-Taylor Logistics Final Plat that is to be generally located at 201 FM 3349, Taylor, TX 76574. At this time staff is recommending Conditional Approval to the Planning and Zoning Commission at their meeting on September 12, 2023. Conditional Approval will grant you the ability to obtain administrative approval from staff from this point on pending the resolution of the comments listed below. The applicant must still resubmit a revised plat and comment resolution letter to obtain outright approval. Comments from this review follow.

Planning Department Comments

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

1. Revert back to previous scale and aim to have matchlines/page breaks in better locations. 1:100 is too far zoomed in for the overall scale of the subject property.
2. Rename Logistics Loop N, E, W to just Logistics Loop (preferred by Wilco Addressing). Further coordination on Lot 1, Block 3 to come.
3. Please ensure that drainage reserves are shown as square areas as discussed with Javier (Engineering).
4. Sheet 14 - remove verbiage of "access easement" and reword to "Future 100' Right-of-way extension" and then allude to Note 23.

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 by email at javier.vasquez@hdrinc.com

***See Associated Files section of the permit page to download a PDF of the plat containing the following comments**

1. Sheet - 2 of 18 - Show floodplain delineation
2. Sheet - 2 of 18 - Provide reference to Phase 1 Amending Plat 3
3. Sheet - 2 of 18 - Label US 79 ROW
4. Sheet - 3 of 18 - Show floodplain delineation
5. Sheet - 3 of 18 - Provide label for " THE SAMSUNG AUSTIN SEMICONDUCTOR, LLC TRACT CALLED 164.63 ACRES, AS RECORDED IN INSTRUMENT NO. 2021184270"
6. Sheet - 3 of 18 - Show bearing and distance
7. Sheet - 4 of 18 - Provide reference to Phase 1 Amending Plat 3
8. Sheet - 4 of 18 - Provide bearing for this course
9. Sheet - 4 of 18 - Does not match metes and bounds
10. Sheet - 5 of 18 - Provide label for " THE SAMSUNG AUSTIN SEMICONDUCTOR, LLC TRACT CALLED 164.63 ACRES, AS RECORDED IN INSTRUMENT NO. 2021184270"
11. Sheet - 6 of 18 - Recommend making the easement lines bolder on the 100-ft drainage easement (Typical)
12. Sheet - 8 of 18 - Provide dimension arrows for easement callouts
13. Sheet - 8 of 18 - Duplicate 100-ft Wide Drainage Easement for all easement legs shown (TYPICAL)
14. Sheet - 8 of 18 - Fix overlapping text
15. Sheet - 8 of 18 - Label broken line shown (TYPICAL)

16. Sheet - 8 of 18 - Provide bearing for this course
17. Sheet - 8 of 18 - Provide bearing for this course
18. Sheet - 10 of 18 - Label broken line shown (TYPICAL)
19. Sheet - 10 of 18 - Verify with metes and bounds
20. Sheet - 12 of 18 - Label hatching shown or provide inset showing existing easements (TYPICAL)
21. Sheet - 12 of 18 - Verify and update leader to show point of beginning
22. Sheet - 12 of 18 - Show Bearing and Distance for this course
23. Sheet - 13 of 18 - Verify and update limits of access easement for future roadway extension
24. Sheet - 13 of 18 - What does this line represent? Should be continuous ROW.
25. Sheet - 13 of 18 - Verify if label is missing on the drawing for this monument
26. Sheet - 13 of 18 - Does not match metes and bounds
27. Sheet - 14 of 18 - What does this line represent? Should be continuous ROW.
28. Sheet - 14 of 18 - Recommend labeling detail (e.g. Detail 1)
29. Sheet - 14 of 18 - Show distance of this bearing course
30. Sheet - 15 of 18 - Show floodplain delineation
31. Sheet - 15 of 18 - Callout easement shown (Flint Hills)
32. Sheet - 16 of 18 - Show floodplain delineation
33. Sheet - 16 of 18 - Show bearing and distance
34. Sheet - 17 of 18 (See comments regarding metes and bounds on PDF)
 - i. Sheet - 17 of 18 - 1259.63 on plat drawing
 - ii. Sheet - 17 of 18 - 1583.89 on plat drawing
 - iii. Sheet - 17 of 18 - Show on plat drawing
 - iv. Sheet - 17 of 18 - Show on plat drawing
 - v. Sheet - 17 of 18 - Show on plat drawing
 - vi. Sheet - 17 of 18 - Does not match plat drawing
 - vii. Sheet - 17 of 18 - Bearing does not match plat drawing
 - viii. Sheet - 17 of 18 - Show/label on all applicable plat drawing sheets
 - ix. Sheet - 17 of 18 - Show on plat drawing
 - x. Sheet - 17 of 18 - Does not match plat drawing
 - xi. Sheet - 17 of 18 - Does not match plat drawing
 - xii. Sheet - 17 of 18 - Not shown on the plat drawing

Fire Department Comments

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

1. Reviewed previously with no comments.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylor.tx.gov

Thank you,



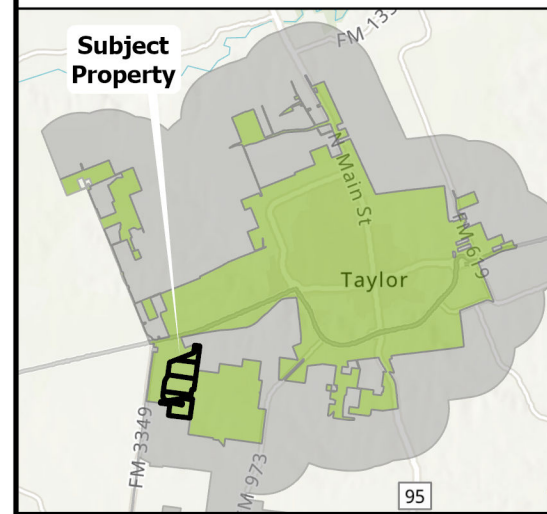
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1794

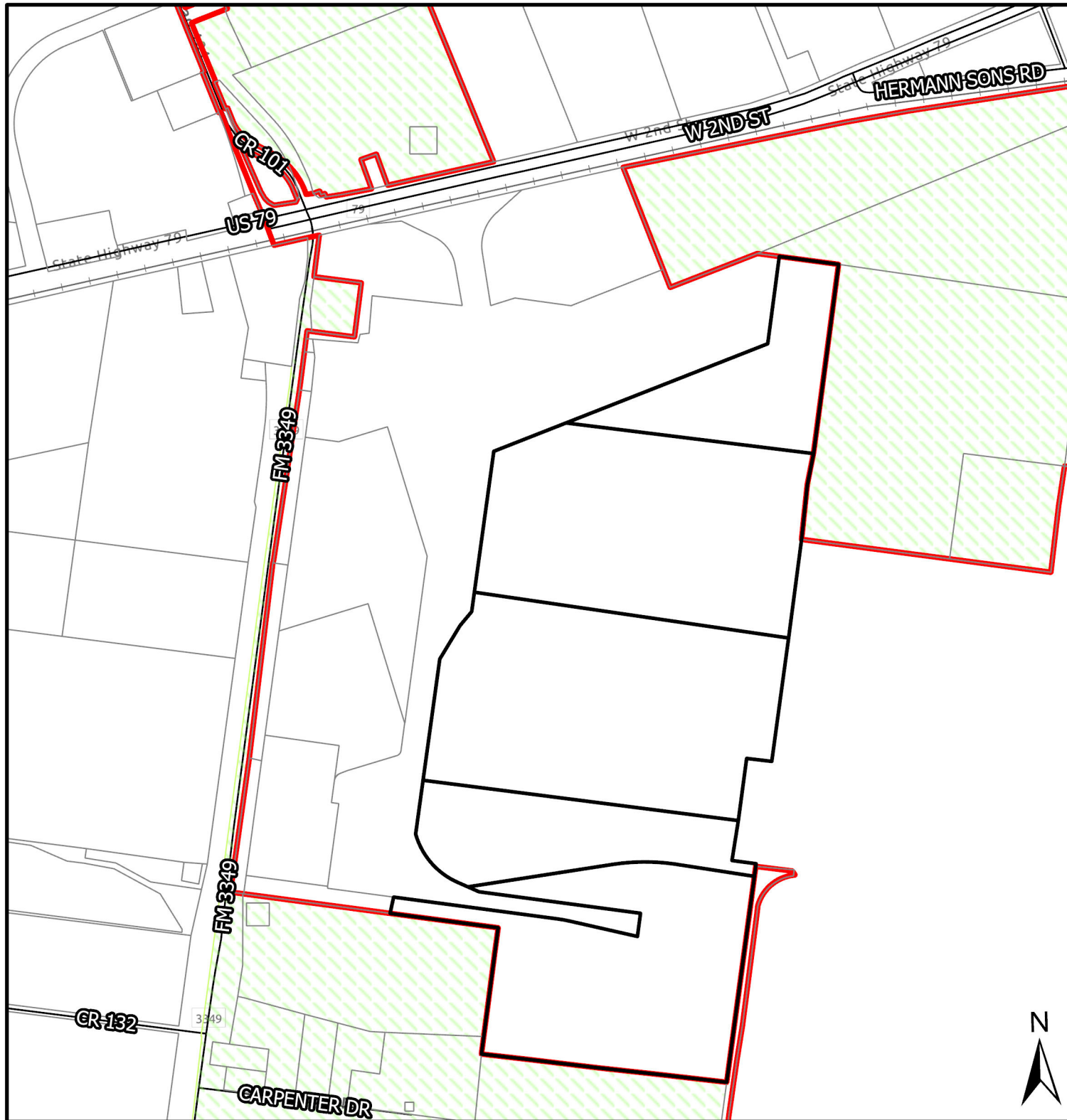
Final Plat
RCR-Taylor Logistics Park Final Plat
*approximate boundaries

- Subject Property*
- Parcels
- City Limits
- ETJ Boundary
- Streets
- Railroads



0 500 1,000 2,000 3,000

US Feet

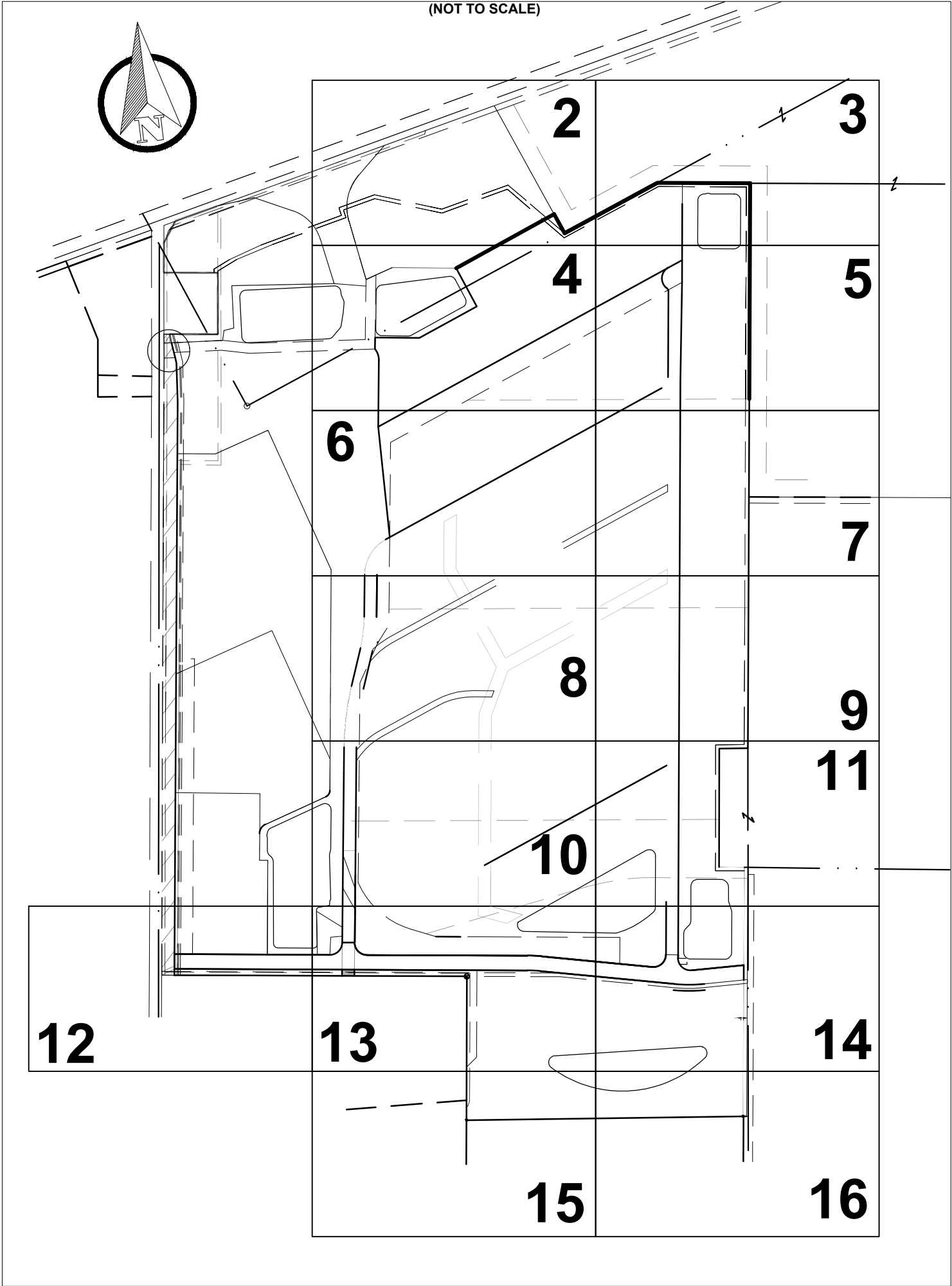


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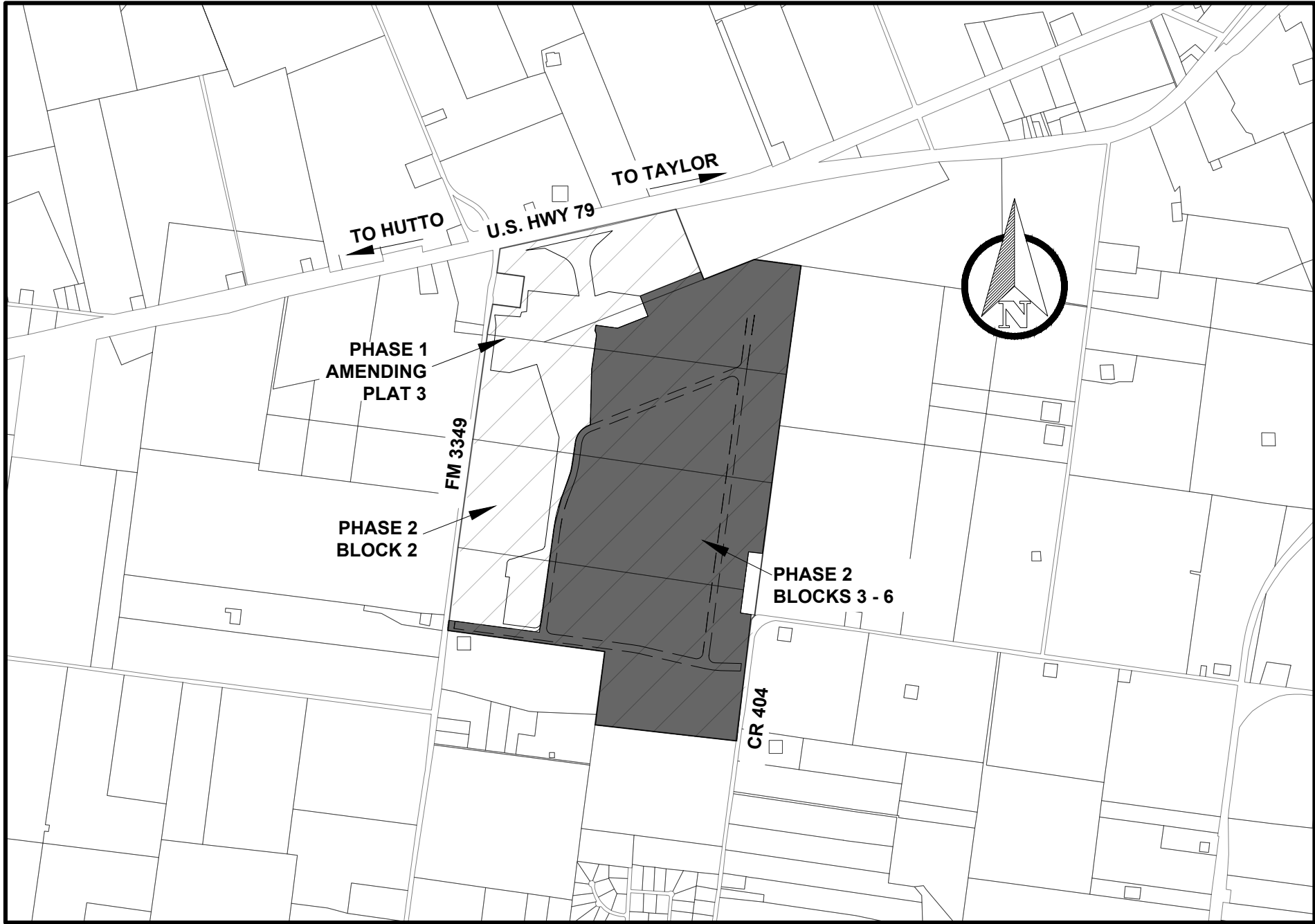
RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.

KEY MAP
(NOT TO SCALE)



VICINITY MAP
SCALE: 1" = 2000'



PARCEL SUMMARY				
PHASE	BLOCK	LOT	ACREAGE	OWNERSHIP DEED NUMBER(S)
2	3	1	42.430	P/O 2022077338
		2	49.84	P/O 2018058726, P/O 2018058735, P/O 2022077338
	4	1	9.864	P/O 2018058735, P/O 2018058736
		2	9.122	P/O 2018058735
		3	10.659	P/O 2018058735
		4	9.814	P/O 2018058735
		5	15.508	P/O 2018058736
		6	24.433	P/O 2018058735, P/O 2018058736
		7	41.181	P/O 2018058736, P/O 2018058746, P/O 2020166309 (TR.1)
		8	25.329	P/O 2018058735, P/O 2018058736
		9	25.904	P/O 2018058736, P/O 2018058746
		10	19.192	P/O 2018058736, P/O 2018058746, P/O 2020166309 (TR.1)
		11	13.168	P/O 2022077338, P/O 2020166309 (TR.1)
		RESERVE 4	15.674	P/O 2020166309 (TR.1), 2018058746 (RES.)
	5	1	12.210	P/O 2020166309 (TR.1)
		2	15.908	P/O 2020166309 (TR.1)
		RESERVE 5	32.921	P/O 2020166309 (TR.1), P/O 2021132303
	6	1	75.65	2018058726 (RES), 2018058735 (RES), 2018058736 (RES), 2018058746 (RES), P/O 2020166309 (TR.1)
	RIGHT-OF-WAY DEDICATION		42.430	P/O 2018058726, P/O 2018058735, P/O 2018058736, P/O 2018058746, P/O 2020166309 (TR.1), P/O 2021132303, P/O 2022077338
	RIGHT-OF-WAY RESERVE		0.532	P/O 2020166309 (TR.1)

SUBDIVISION ROAD SUMMARY			
ROAD NAME	CLASSIFICATION	R/W WIDTH	LENGTH
RCR PARKWAY	BOULEVARD	120'	4800 LF
LOGISTICS LOOP EAST	AVENUE	100'	5800 LF
LOGISTICS LOOP NORTH	AVENUE	100'	2760 LF
LOGISTICS LOOP WEST	AVENUE	100'	3403 LF

OWNER/DEVELOPER RCR TAYLOR LAND, L.P.
RCR TAYLOR RAIL, L.P.

DEVELOPMENT ACREAGE: 487.85
SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 213
WATKINS NOBLES SURVEY, ABSTRACT NO. 484

NUMBER OF PARCELS: 20

DATE OF SURVEY: 06/30/2023

SURVEYOR: RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD
BROOKSHIRE, TEXAS 77423

ENGINEER: RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD
BROOKSHIRE, TEXAS 77423

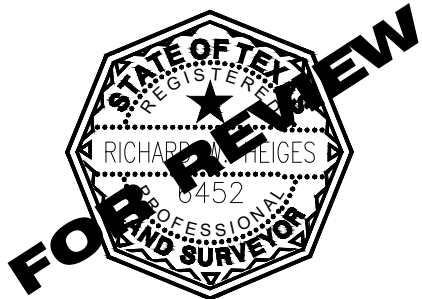
NUMBER OF PHASE 2
LOTS/RESERVES: 19 449.34 ACRES
NUMBER OF ROADS: 1 38.51 ACRES

TOTAL 487.85 ACRES



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPR'V'D RH

SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH

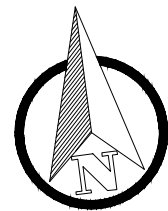
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1 OF 18

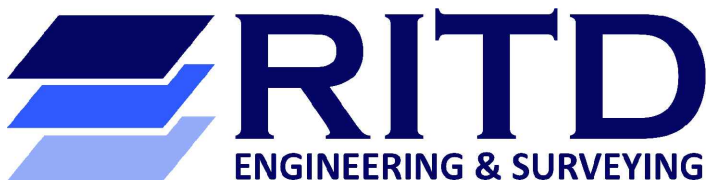
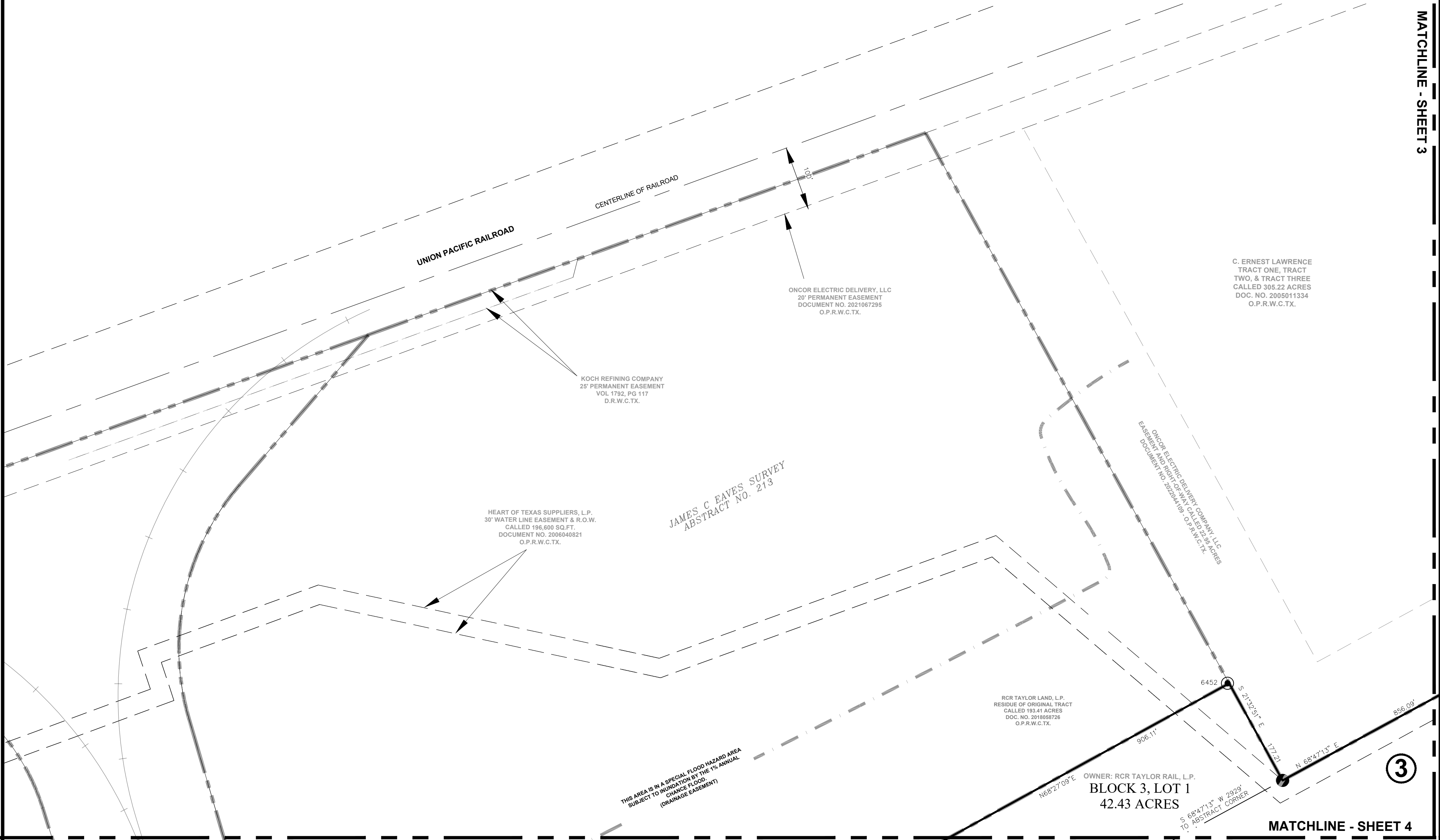
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RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.

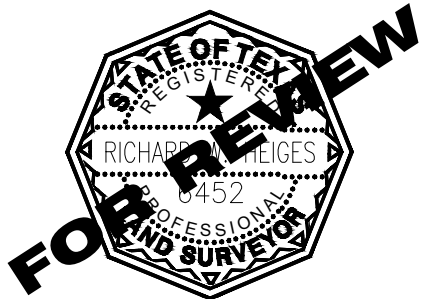


MATCHLINE - SHEET 3



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPRV'D RH

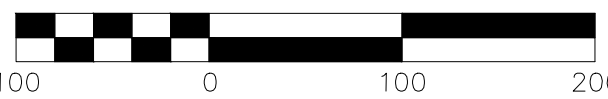
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



SCALE: 1" = 100'

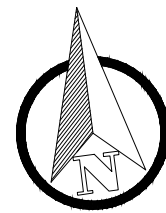
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2 OF 18

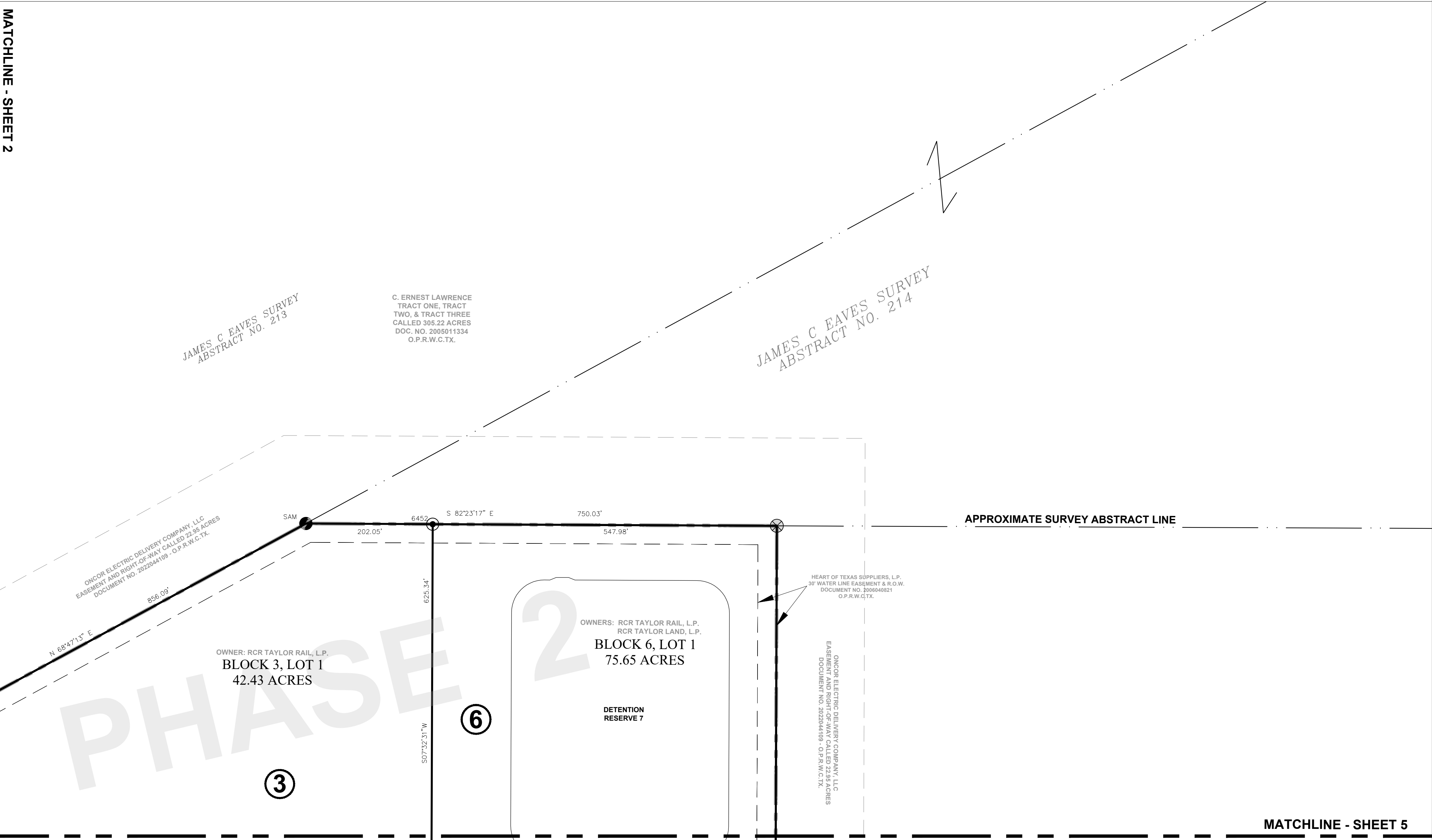
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RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SHEET 2

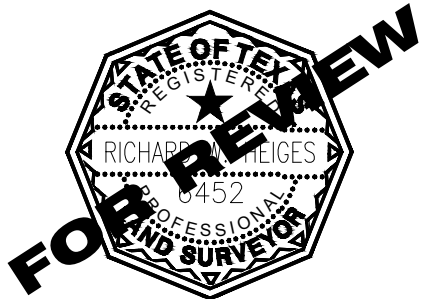


MATCHLINE - SHEET 5



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPRV'D RH

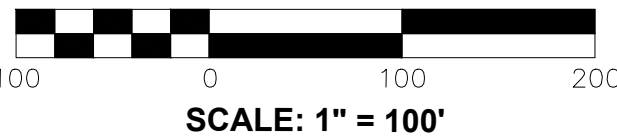
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



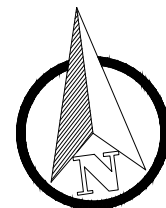
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3 OF 18

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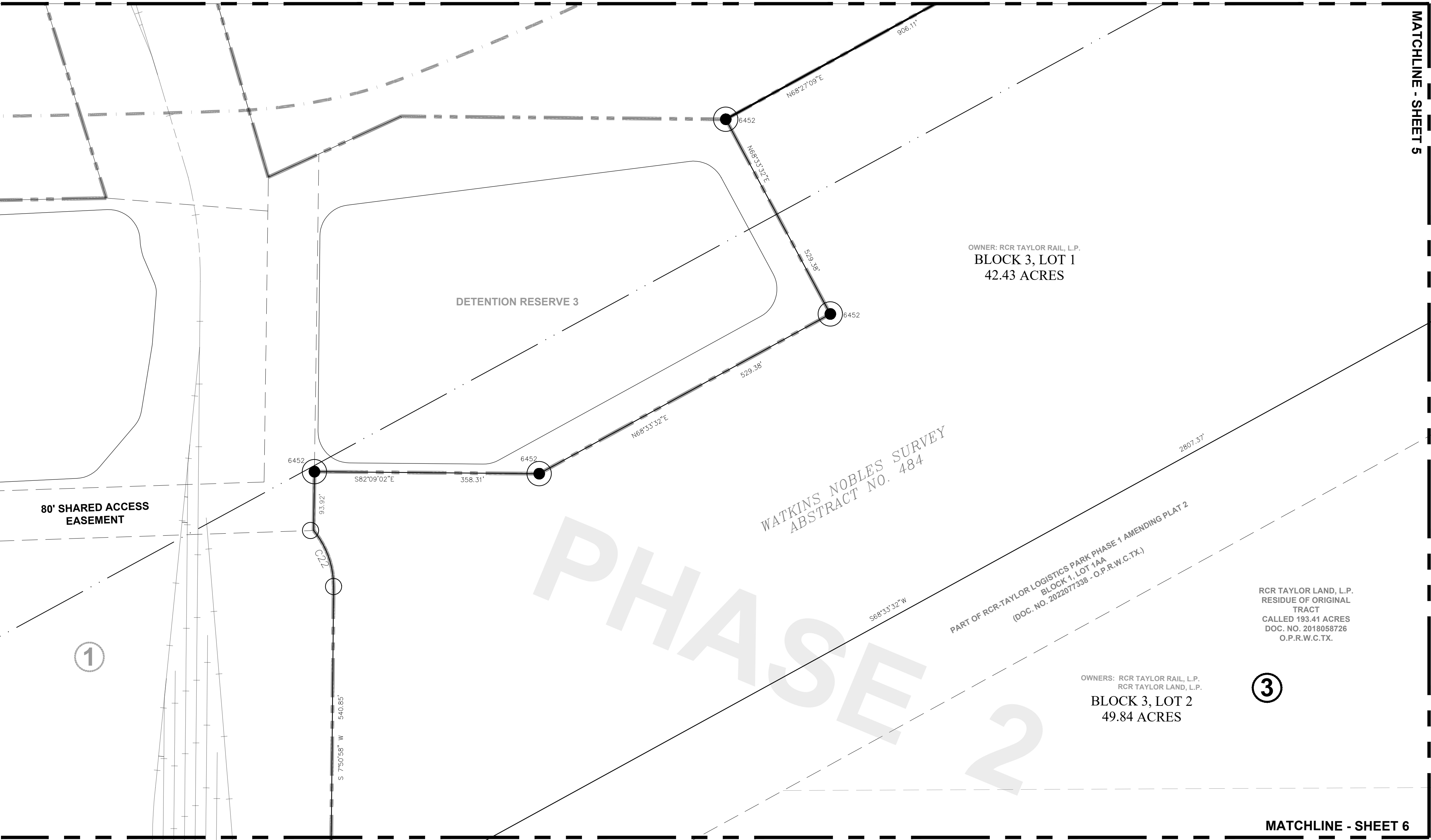
RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SHEET 2

MATCHLINE - SHEET 5



RCR TAYLOR LAND, L.P.
RESIDUE OF ORIGINAL
TRACT
CALLED 193.41 ACRES
DOC. NO. 2018058726
O.P.R.W.C.TX.

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.
BLOCK 3, LOT 2
49.84 ACRES

PART OF RCR-TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT 2
BLOCK 1, LOT 1AA
(DOC. NO. 2022077338 - O.P.R.W.C.TX.)

WATKINS NOBLES SURVEY
ABSTRACT NO. 484

MATCHLINE - SHEET 6



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPR'V'D RH

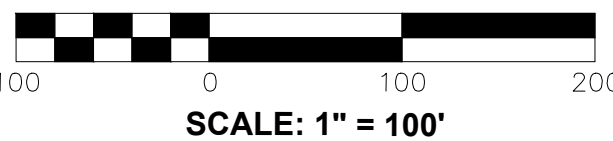
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



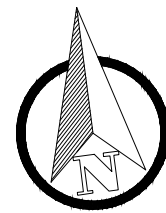
SHEET NO.

4 OF 18

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RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SHEET 3

MATCHLINE - SHEET 4

OWNER: RCR TAYLOR RAIL, L.P.
BLOCK 3, LOT 1
42.43 ACRES

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.
BLOCK 3, LOT 2
49.84 ACRES

RCR TAYLOR LAND, L.P.
RESIDUE OF ORIGINAL
TRACT
CALLED 193.41 ACRES
DOC. NO. 2018058726
O.P.R.W.C.TX.

WATKINS NOBLES SURVEY
ABSTRACT NO. 484

RCR TAYLOR LAND, L.P.
RESIDUE OF ORIGINAL
TRACT CALLED 193.41 ACRES
DOC. NO. 2018058726
O.P.R.W.C.TX.

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.
BLOCK 6, LOT 1
75.65 ACRES

ONCOR ELECTRIC DELIVERY COMPANY, LLC
EASEMENT AND RIGHT-OF-WAY CALLED 22.95 ACRES
DOCUMENT NO. 202204109 - O.P.R.W.C.TX.

THOMAS B LEE SURVEY
ABSTRACT NO. 800

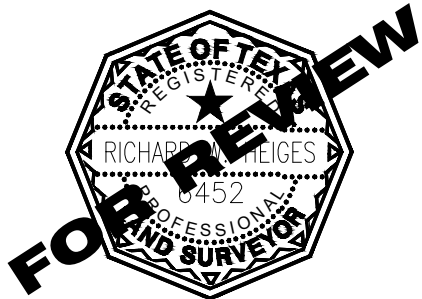
LOGISTICS LOOP EAST
100' RIGHT-OF-WAY

MATCHLINE - SHEET 7



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPR'V'D RH

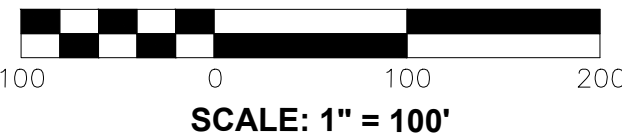
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



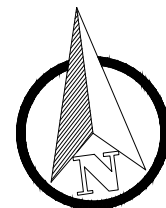
SHEET NO.

5 OF 18

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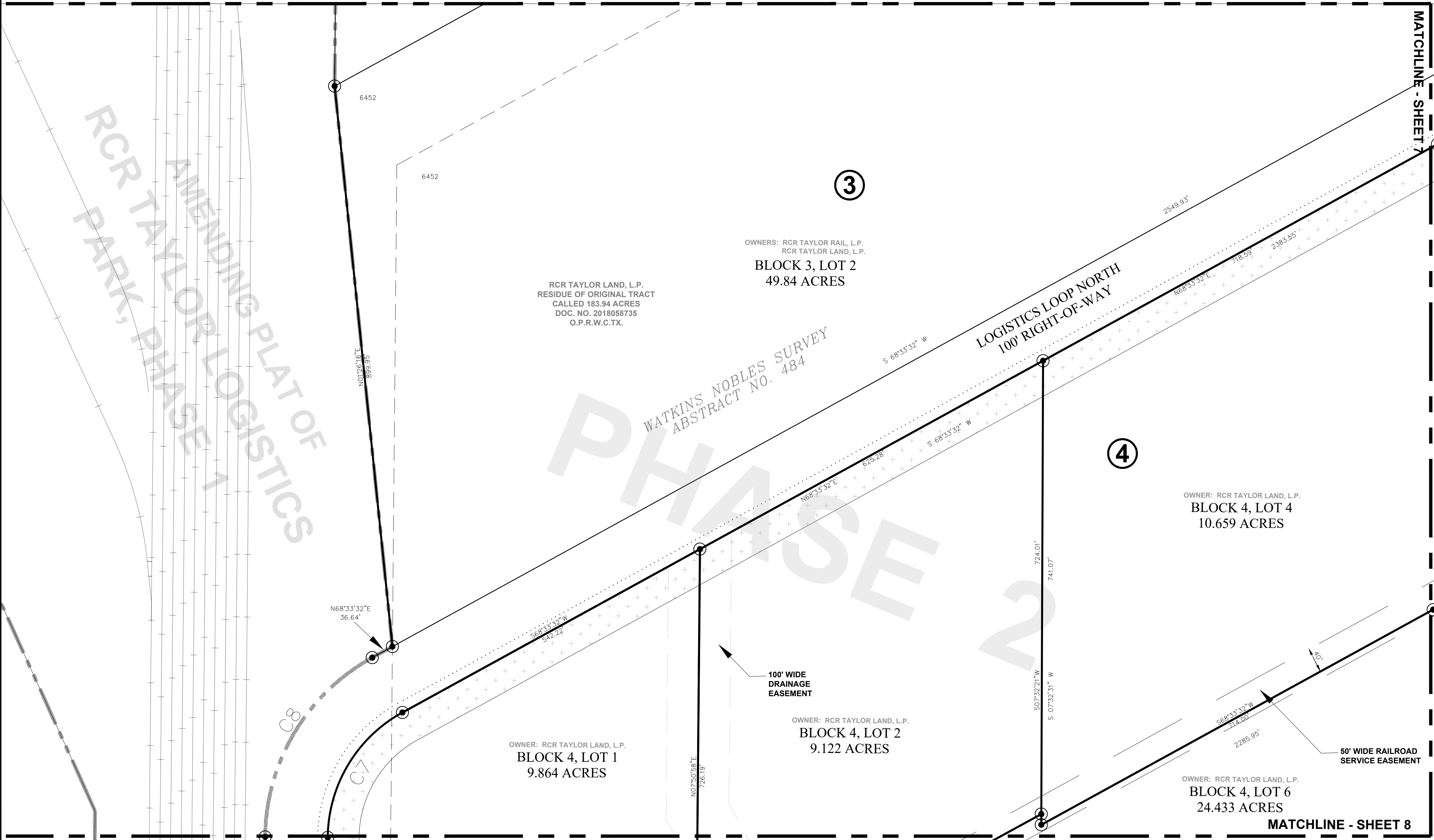
RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.



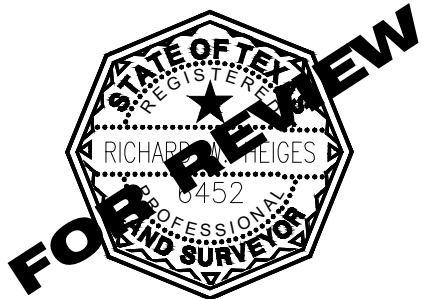
MATCHLINE - SHEET 4

MATCHLINE - SHEET 7



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPRV'D RH

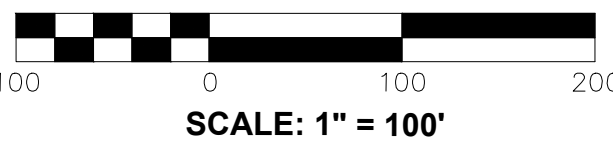
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



SHEET NO.

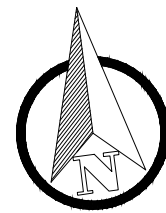
6 OF 18

MATCHLINE - SHEET 8

C:\Users\rheiges\Documents\ACCDocs\RITD\474 RCR Taylor\Project Files\24-Phase 2 Final Plat\C-Survey\3-Plat\Final Plat\RCR_Taylor_FINAL_PLAT_PH2.dwg * 8/19/2023 3:38 AM * Plotted by Richard Heiges

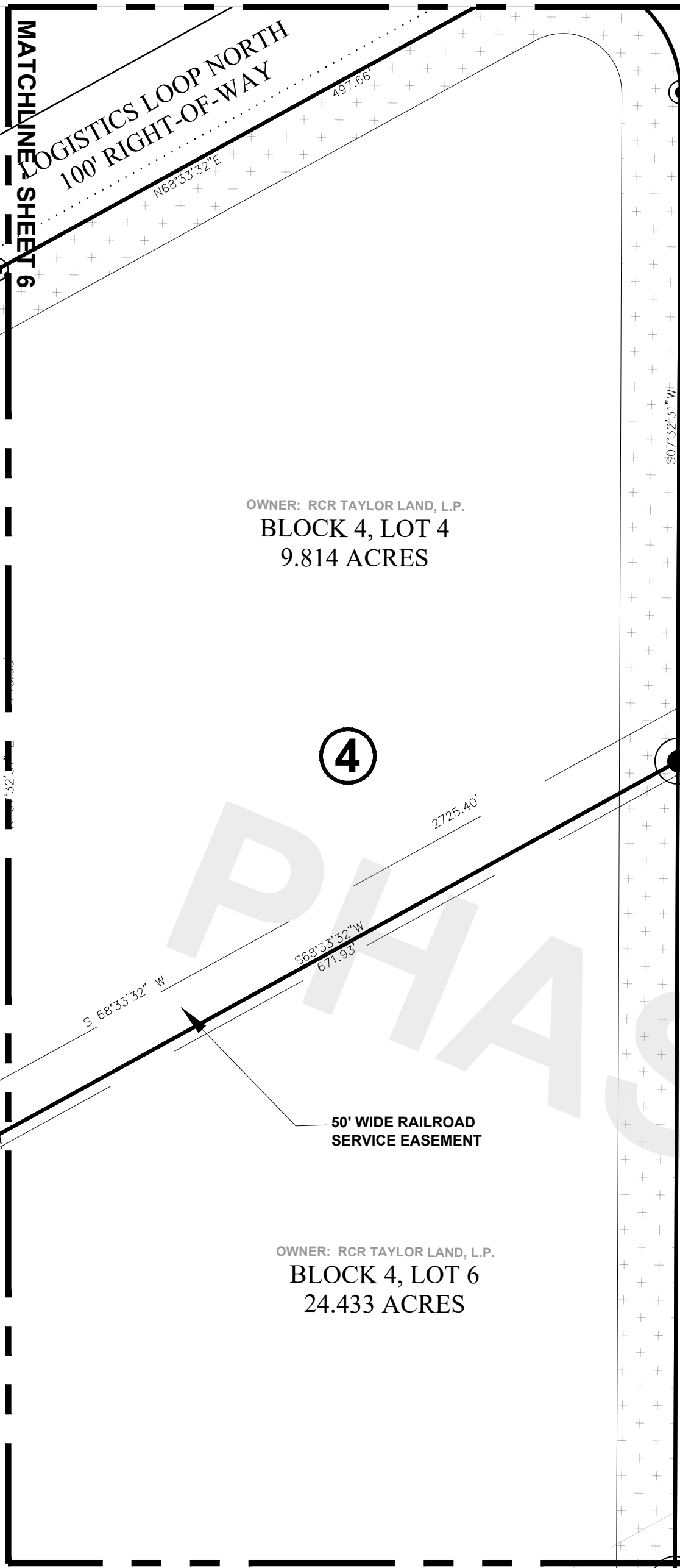
RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SHEET 5

MATCHLINE - SHEET 6



LOGISTICS LOOP EAST
100' RIGHT-OF-WAY

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.
BLOCK 6, LOT 1
75.65 ACRES

⑥

RCR TAYLOR LAND, L.P.
RESIDUE OF ORIGINAL TRACT
CALLED 183.94 ACRES
DOC. NO. 2018058735
O.P.R.W.C.TX.

RCR TAYLOR LAND, L.P.
RESIDUE OF ORIGINAL
TRACT
CALLED 183.94 ACRES
DOC. NO. 2018058735

ONCOR ELECTRIC DELIVERY COMPANY, LLC
EASEMENT FOR 100' WIDE RAILROAD RIGHT-OF-WAY
DOCUMENT NO. 2022044109 - O.P.R.W.C.TX.

HEART OF TEXAS SUPPLIERS, L.P.
30' WIDE WATER LINE EASEMENT
DOCUMENT NO. 2006045773
O.P.R.W.C.TX.

CITY OF TAYLOR, TEXAS
CITY SERVICES WATER/WASTEWATER EASEMENT
CALLED 6.49 ACRES
DOCUMENT NO. 2023035769 - O.P.R.W.C.TX.

SAMSUNG AUSTIN
SEMICONDUCTOR, LLC
CALLED 164.63 ACRES
DOC. NO. 2021184270
O.P.R.W.C.TX.

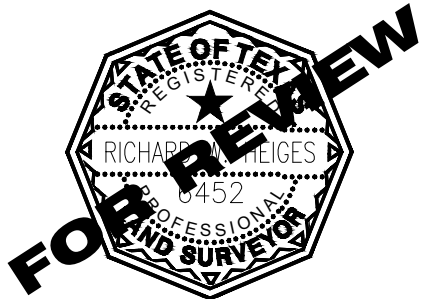
THOMAS B LEE SURVEY
ABSTRACT NO. 800

MATCHLINE - SHEET 9



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550
FIRM NO. 10194405



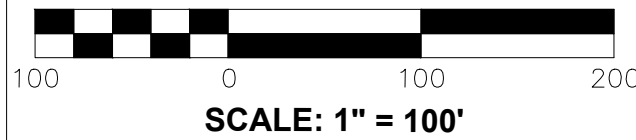
DATE 06/30/2023 DRAWN RH
CHECK RH APPR'V'D RH

SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK
OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



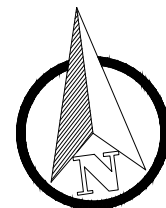
SHEET NO.

7 OF 18

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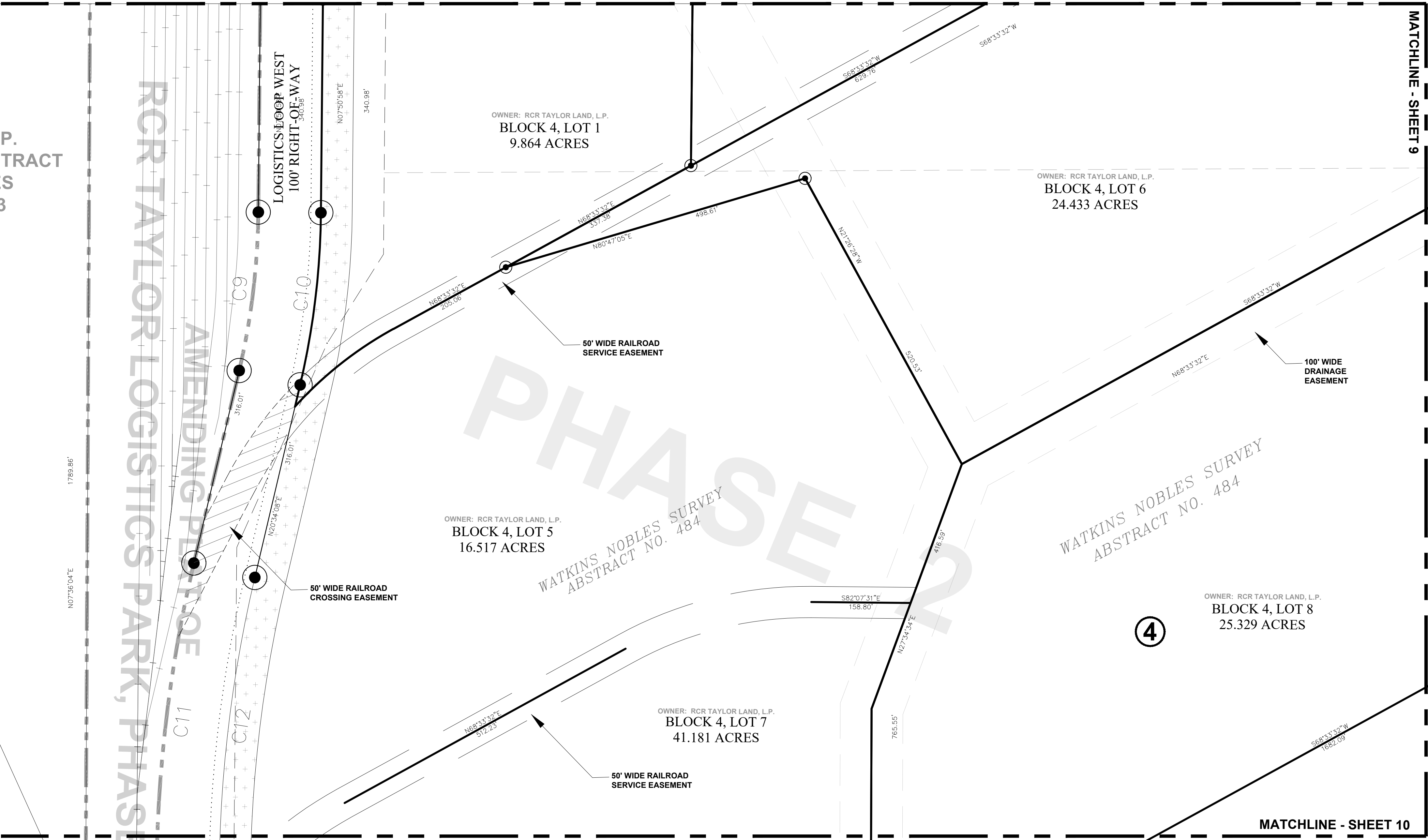
RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SHEET 6

MATCHLINE - SHEET 9

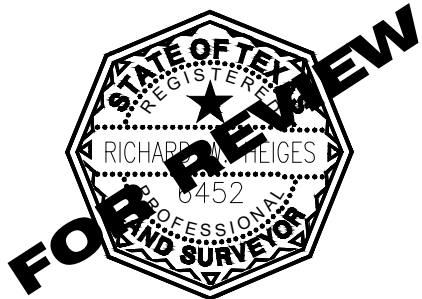


MATCHLINE - SHEET 10



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPR'V'D RH

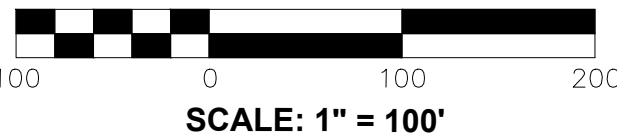
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



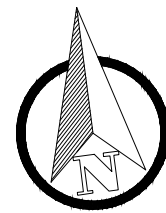
SHEET NO.

8 OF 18

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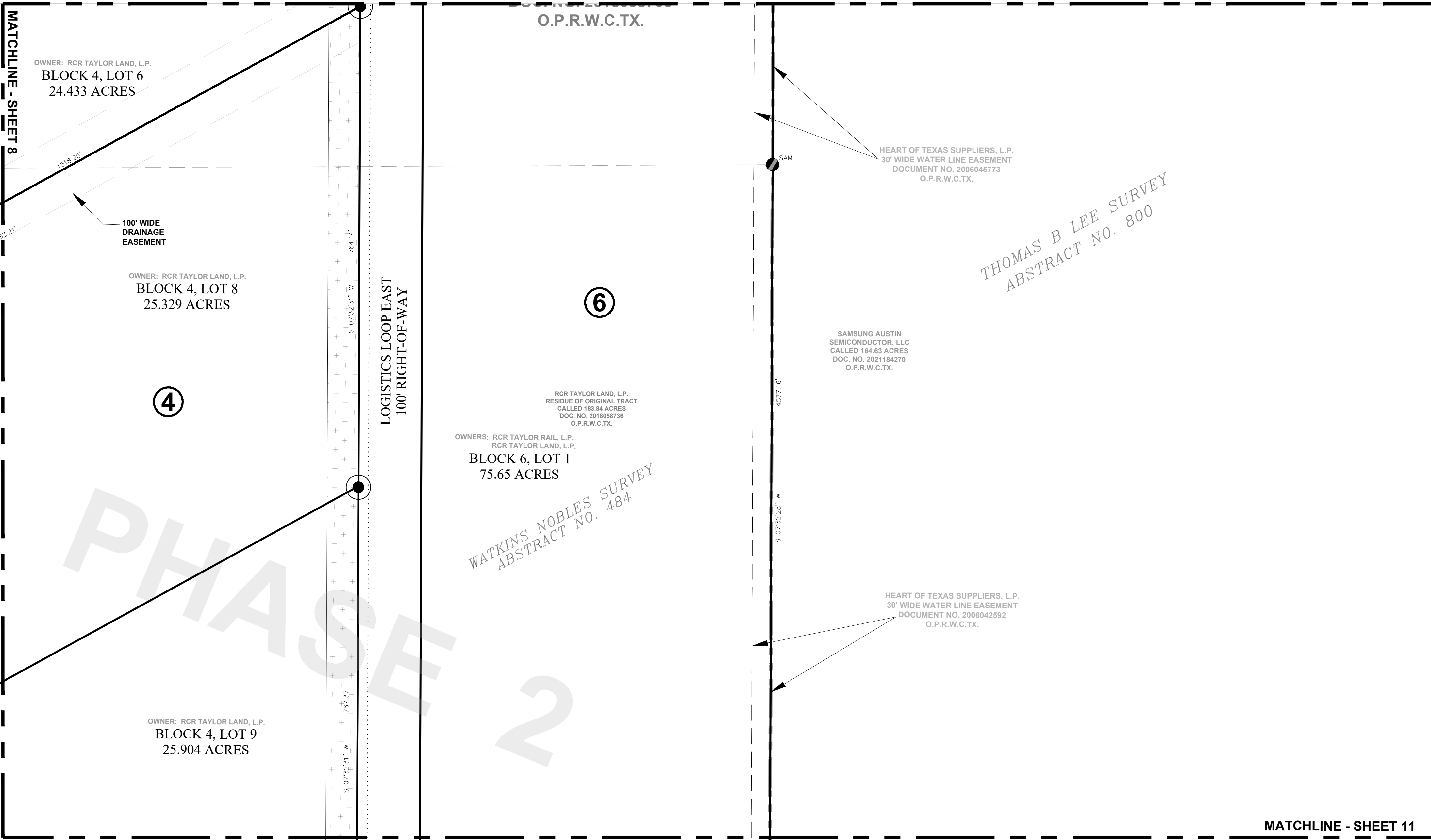
RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

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TAYLOR, WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SHEET 7

MATCHLINE - SHEET 8

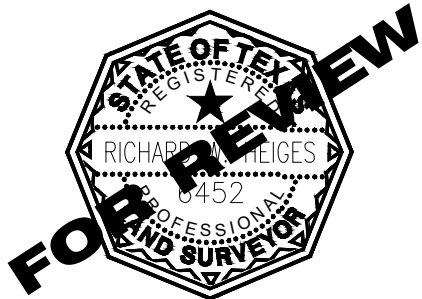


MATCHLINE - SHEET 11



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPR'V'D RH

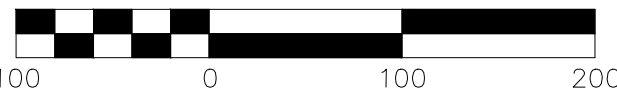
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



SCALE: 1" = 100'

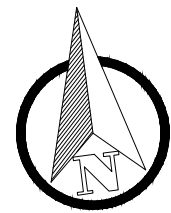
SHEET NO.

9 OF 18

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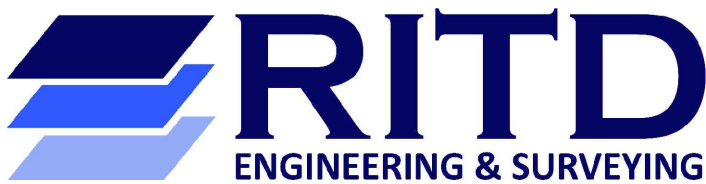
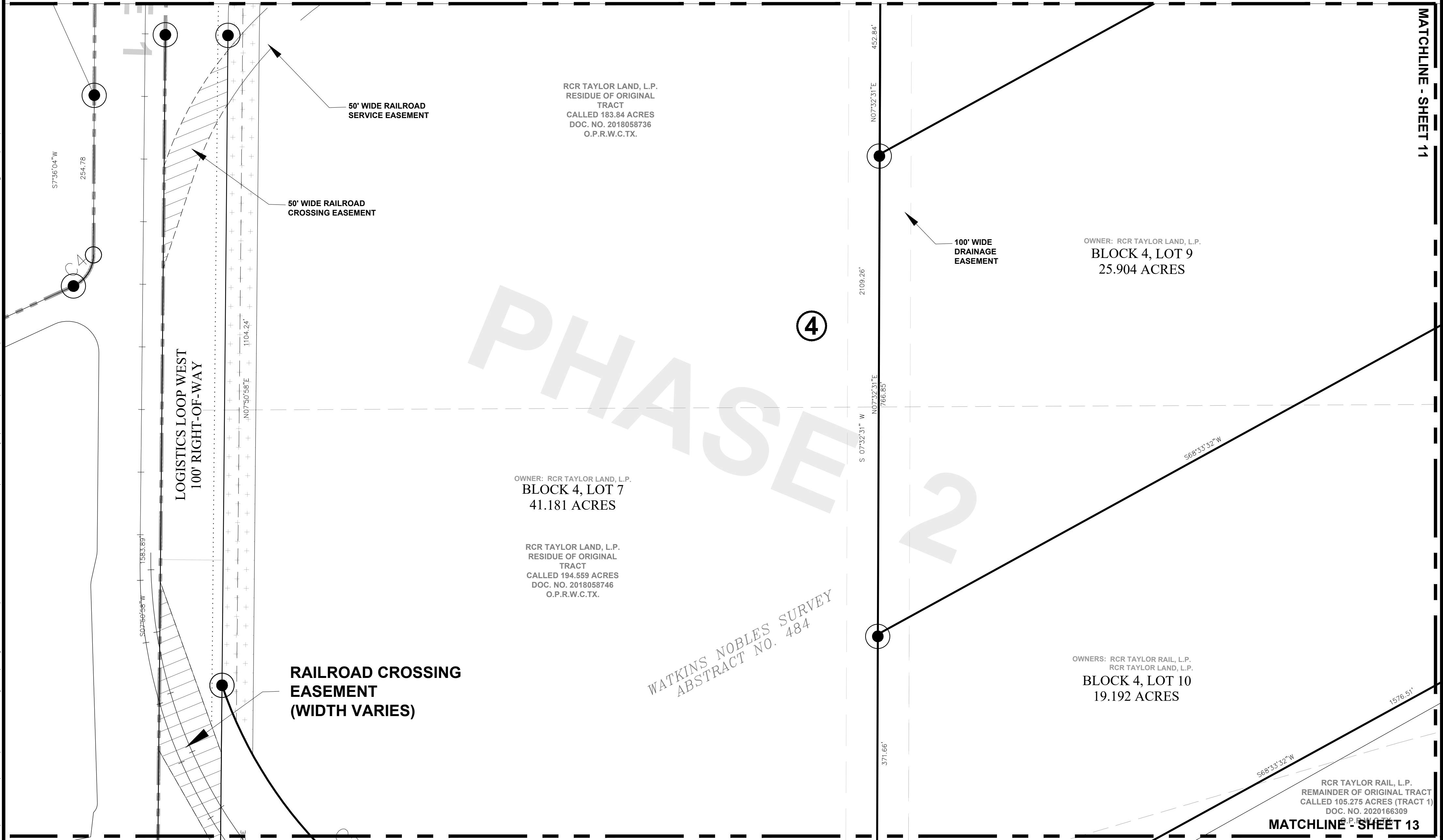
RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.



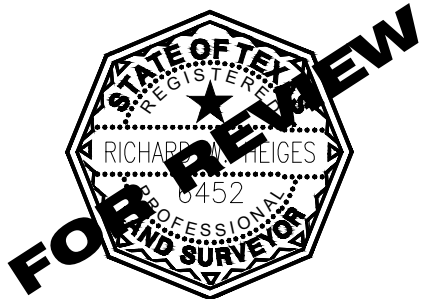
MATCHLINE - SHEET 8

MATCHLINE - SHEET 11



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550
FIRM NO. 10194405



DATE 06/30/2023 DRAWN RH
CHECK RH APPR'V'D RH

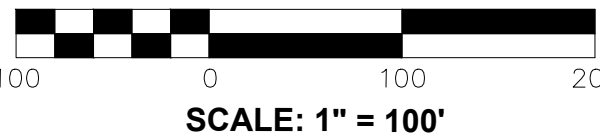
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



SHEET NO.

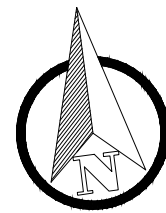
10 OF 18

MATCHLINE - SHEET 13

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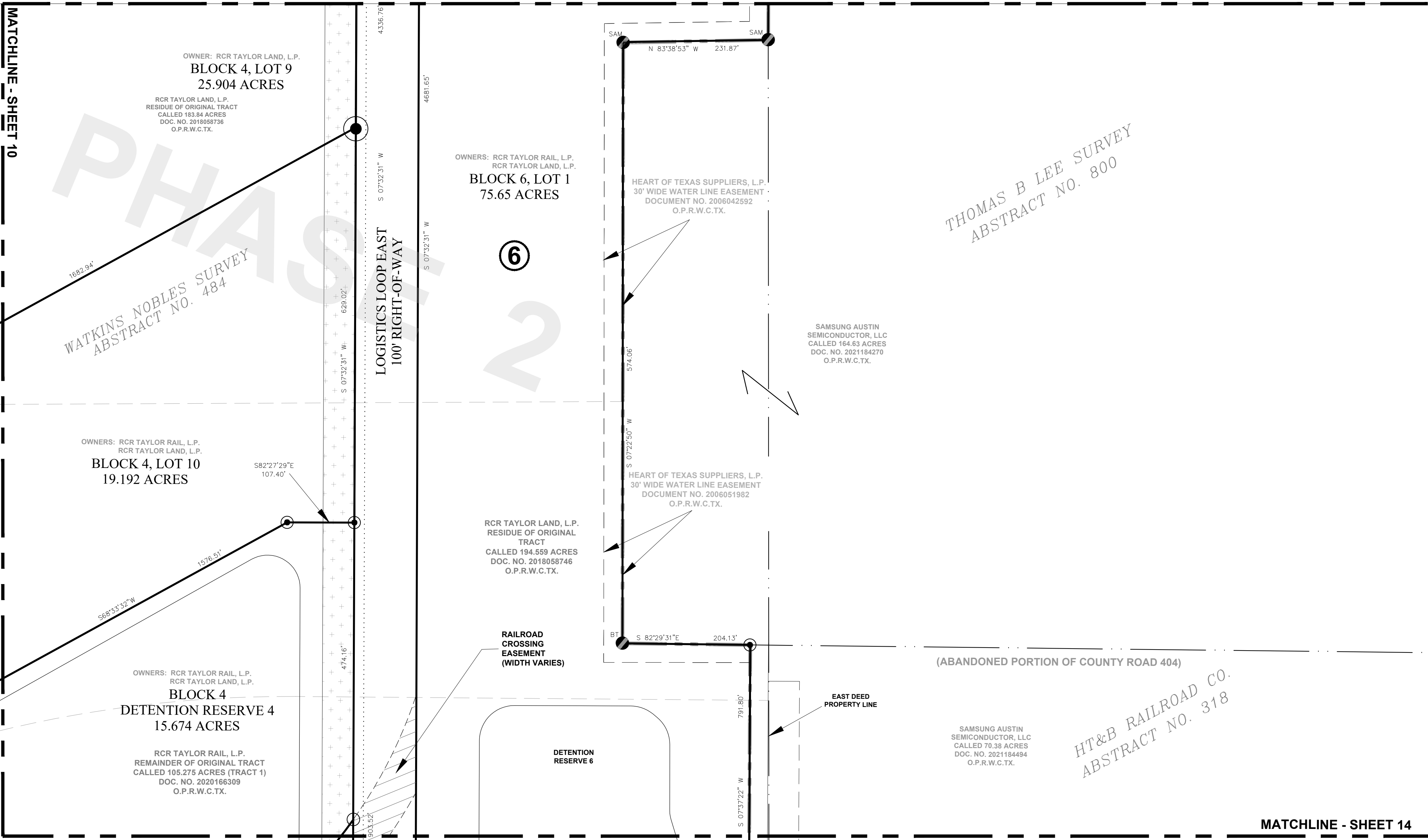
RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

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THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.

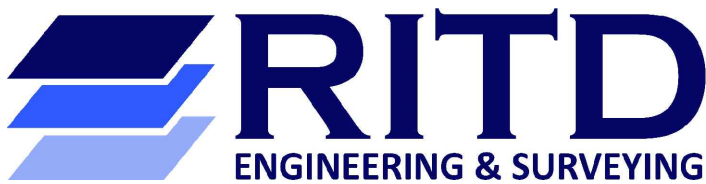


MATCHLINE - SHEET 9

MATCHLINE - SHEET 10

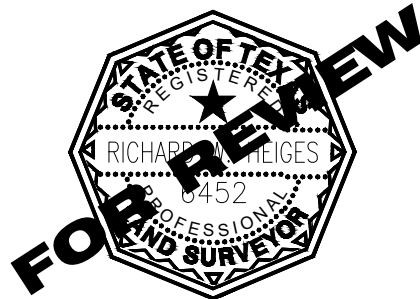


MATCHLINE - SHEET 14



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPR'V'D RH

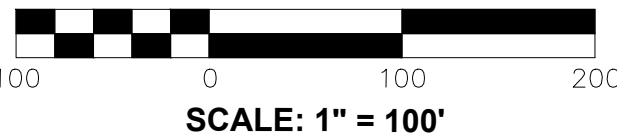
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



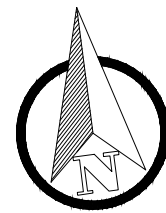
SHEET NO.

11 OF 18

C:\Users\rheiges\DC\ACCDocs\RITD\474 RCR Taylor\Project Files\24-Phase 2 Final Plat\C-Survey\3-Plat\Final Plat\RCR_TAYLOR_FINAL_PLAT_PH2.dwg * 8/19/2023 3:39 AM * Plotted by Richard Heiges

RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

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THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.



FM 3349 (100' ROW)

FLINT HILLS
RESOURCES COMPANY
25' AMENDED
EASEMENT
DOC NO. 2022059104
(O.P.R.W.C.TX.)

RCR PARKWAY
120' RIGHT-OF-WAY

OWNER: RCR TAYLOR RAIL, L.P.
BLOCK 5
DRAINAGE/OPEN
SPACE RESERVE 5
32.921 ACRES

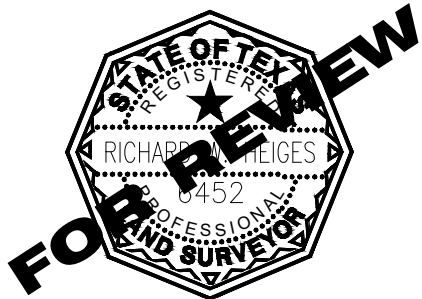
ONCOR ELECTRIC DELIVERY
COMPANY, LLC
30' WIDE EASEMENT
DOCUMENT NO. 2022062284
O.P.R.W.C.TX.

RAYMOND E. NAIVAR & WIFE,
DIANE E. NAIVAR
CALLED 58.001 ACRES
VOL. 713, PG. 723
D.R.W.C.TX.

MATCHLINE - SHEET 13



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850
308 WEST 10TH STREET
LAMPASAS, TEXAS 76550
WWW.RITD-LLC.COM
FIRM NO. 10194405



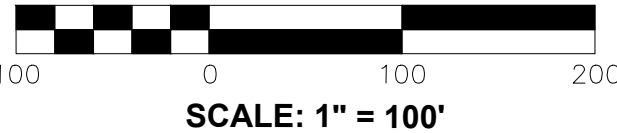
DATE 06/30/2023 DRAWN RH
CHECK RH APPRV'D RH

SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK
OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
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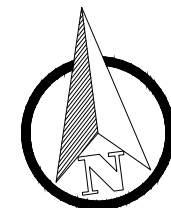
SHEET NO.

12 OF 18

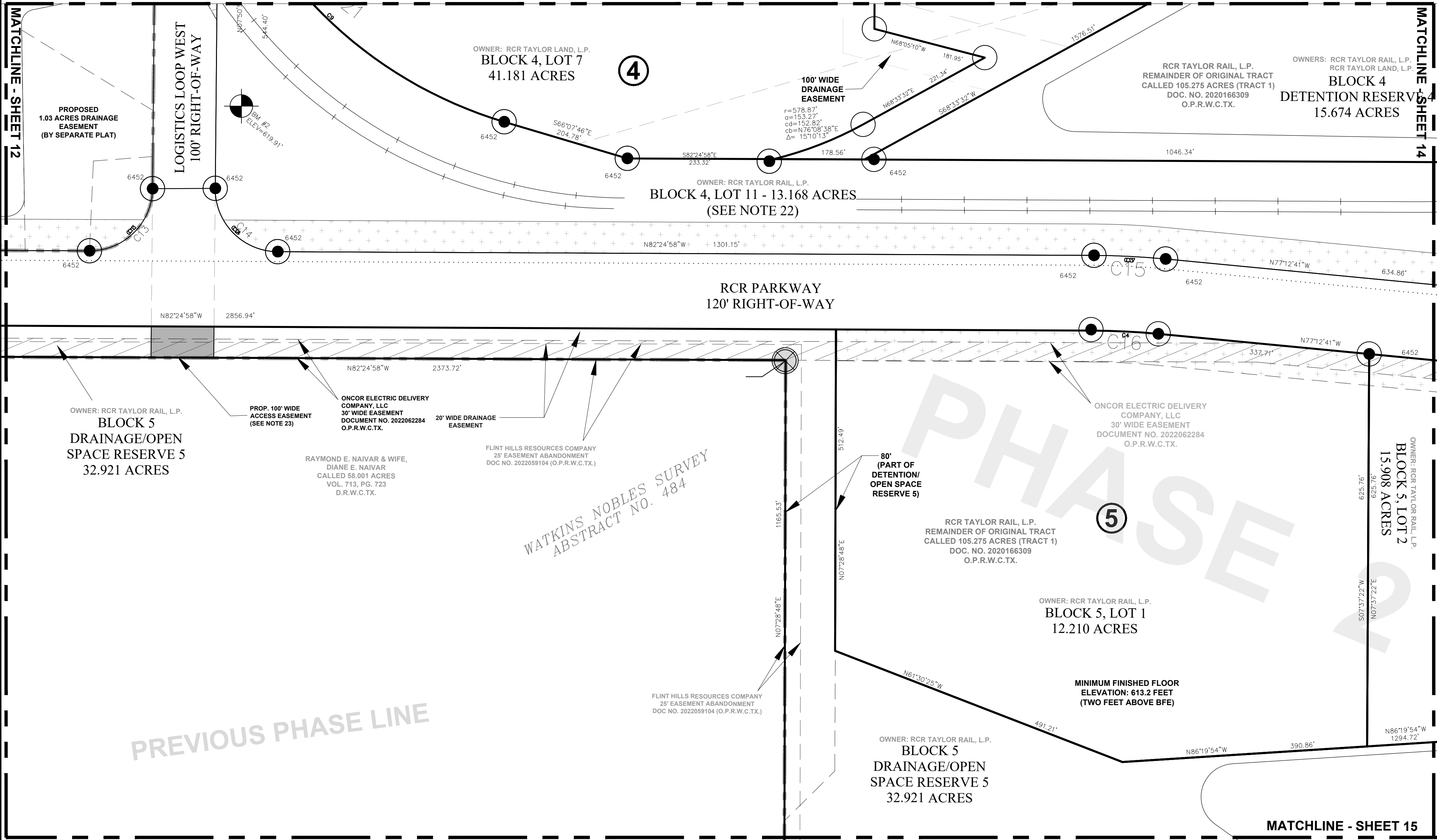
C:\Users\rheiges\Documents\ACCDocs\RTD\474 RCR Taylor\Project Files\24-Phase 2 Final Plat\CR-Survey\3-Plat\Final Plat\RCR-Taylor_FINAL_PLAT_PH2.dwg * 8/19/2023 3:39 AM * Plotted by Richard Heiges

RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.

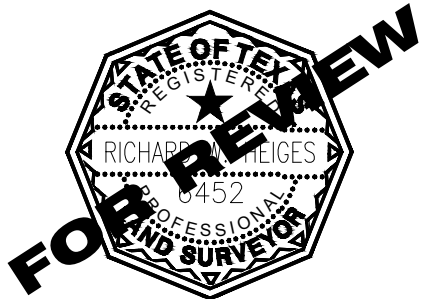


MATCHLINE - SHEET 10



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPR'V'D RH

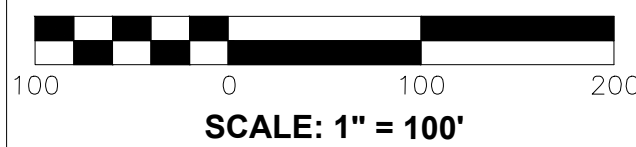
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
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PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



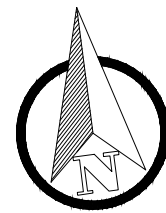
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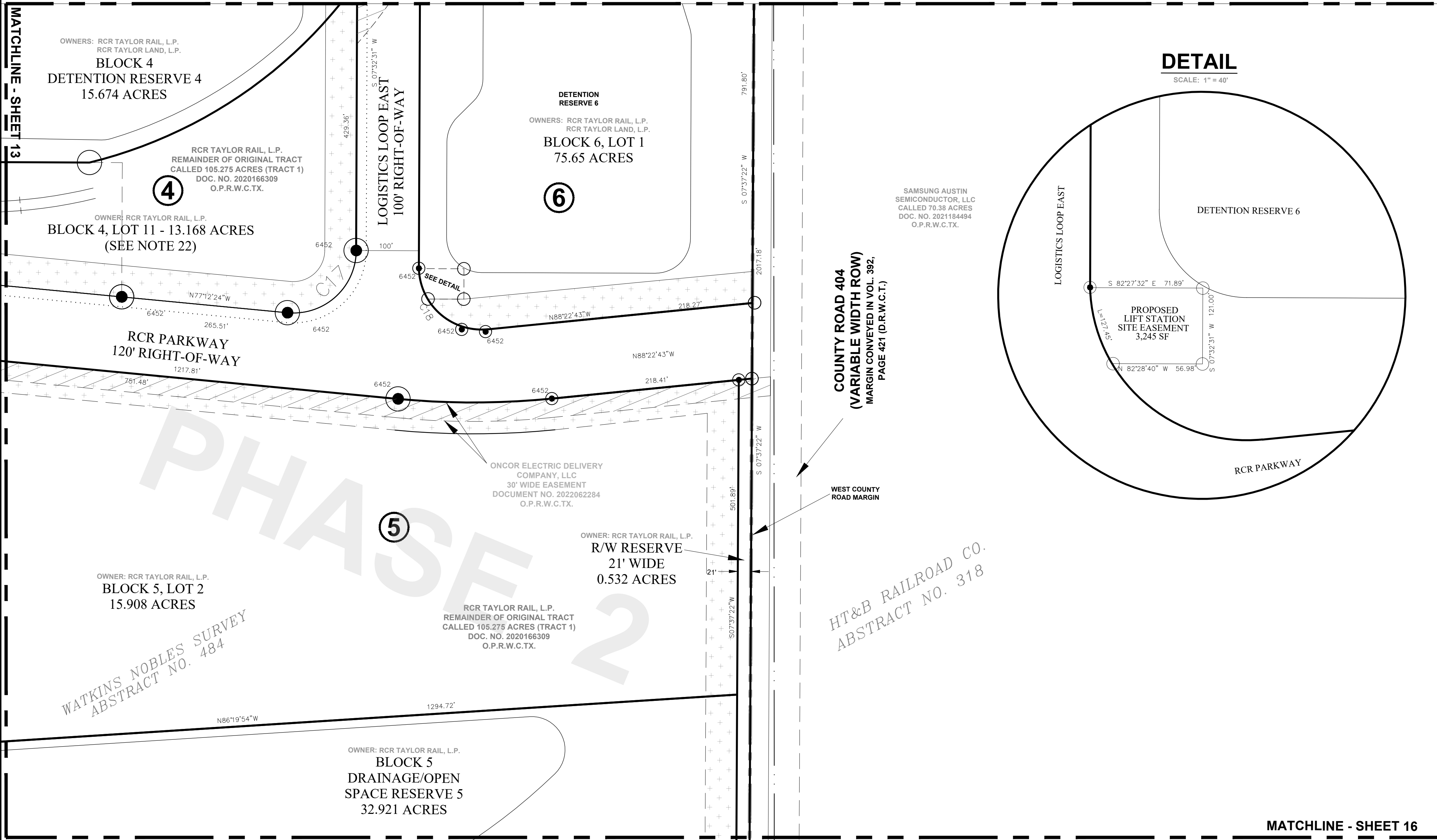
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RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.

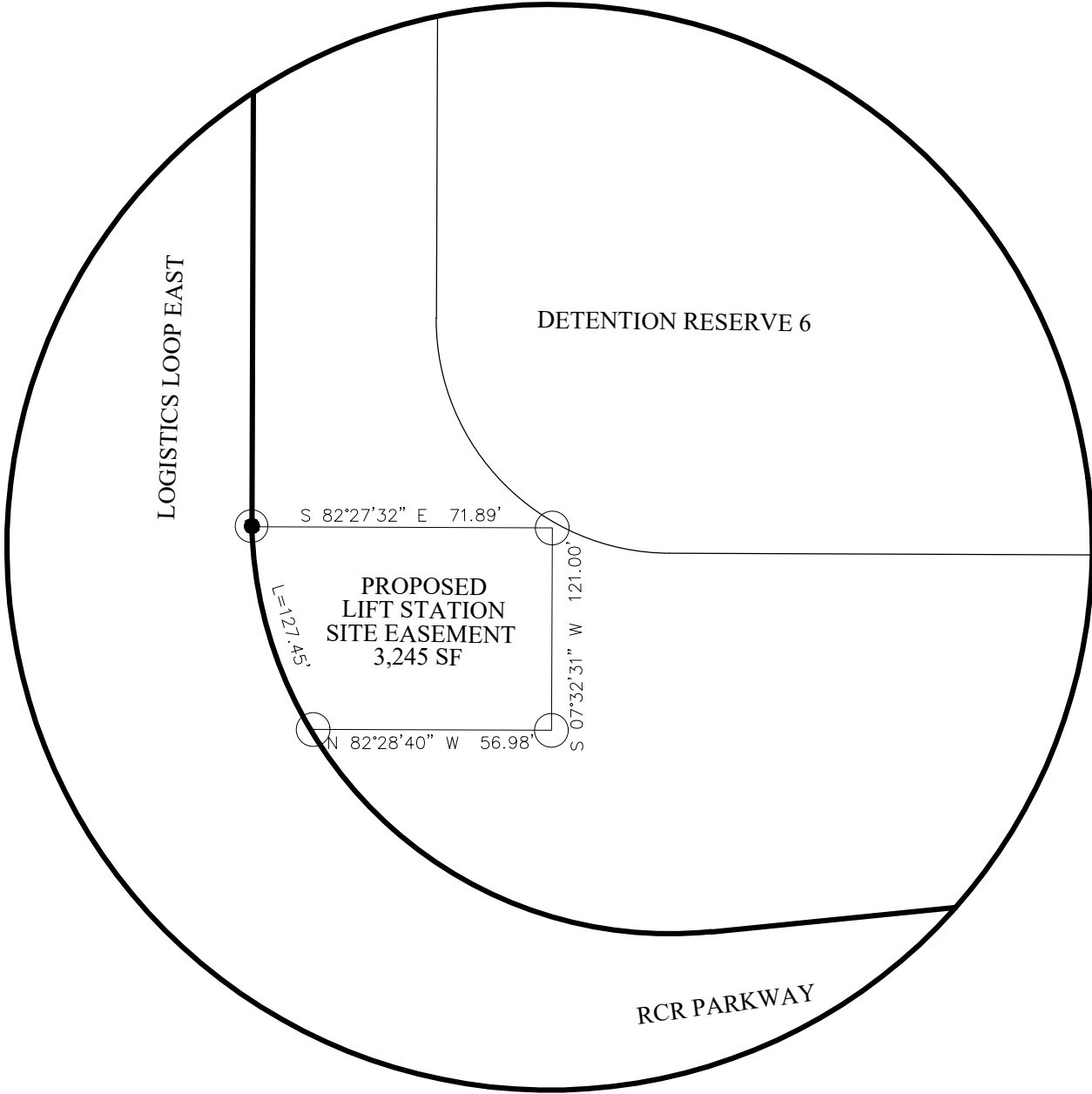


MATCHLINE - SHEET 11



DETAIL

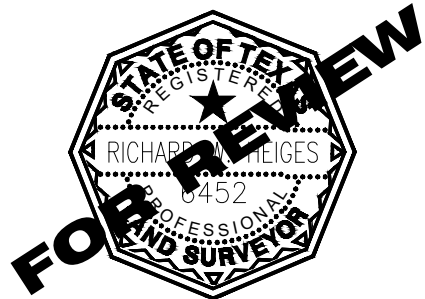
SCALE: 1" = 40'



MATCHLINE - SHEET 16



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



DATE 06/30/2023 DRAWN RH
CHECK RH APPR'V'D RH

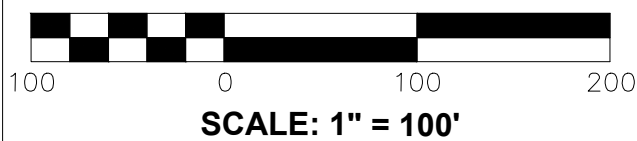
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



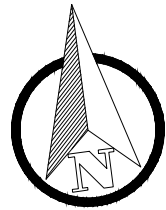
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RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SHEET 13

MATCHLINE - SHEET 16

RAYMOND E. NAIVAR & WIFE,
DIANE E. NAIVAR
CALLED 58.001 ACRES
VOL. 713, PG. 723
D.R.W.C.TX.

RCR TAYLOR RAIL, L.P.
REMAINDER OF ORIGINAL TRACT
CALLED 105.275 ACRES (TRACT 1)
DOC. NO. 2020166309
O.P.R.W.C.TX.

OWNER: RCR TAYLOR RAIL, L.P.
BLOCK 5
DRAINAGE/OPEN
SPACE RESERVE 5
32.921 ACRES

THIS AREA IS IN A SPECIAL FLOOD HAZARD AREA
SUBJECT TO INUNDATION BY THE 1% ANNUAL
CHANCE FLOOD
(DRAINAGE EASEMENT)

WATKINS NOBLES SURVEY
ABSTRACT NO. 484

5

JOEL B. CARPENTER
CALLED 18.165 ACRES
DOC. NO. 2012073128
O.P.R.W.C.TX.

HENRY H. HOLUBEC JR., ET AL.
CALLED 85.681 ACRES
VOL. 1051, PG. 818
O.P.R.W.C.TX.



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850
308 WEST 10TH STREET
LAMPASAS, TEXAS 76550
WWW.RITD-LLC.COM FIRM NO. 10194405



DATE 06/30/2023 DRAWN RH
CHECK RH APPRV'D RH

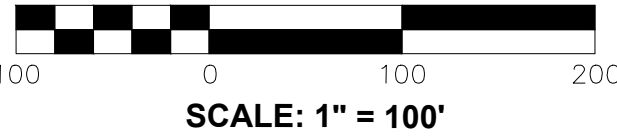
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH



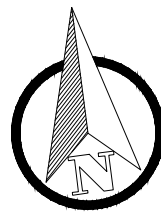
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RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SHEET 14

MATCHLINE - SHEET 15

RCR TAYLOR RAIL, L.P.
REMAINDER OF ORIGINAL TRACT
CALLED 105.275 ACRES (TRACT 1)
DOC. NO. 2020166309
O.P.R.W.C.TX.

OWNER: RCR TAYLOR RAIL, L.P.
BLOCK 5
DRAINAGE/OPEN
SPACE RESERVE 5
32.921 ACRES

5

N83°29'47"W

2219.71'

HENRY H. HOLUBEC JR., ET AL.
CALLED 85.681 ACRES
VOL. 1051, PG. 818
O.P.R.W.C.TX.

WATKINS NOBLES SURVEY
ABSTRACT NO. 484

HT&B RAILROAD CO.
ABSTRACT NO. 318

SAMSUNG AUSTIN
SEMICONDUCTOR, LLC
CALLED 70.38 ACRES
DOC. NO. 2021184494
O.P.R.W.C.TX.



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850
308 WEST 10TH STREET
LAMPASAS, TEXAS 76550
WWW.RITD-LLC.COM FIRM NO. 10194405



DATE 06/30/2023 DRAWN RH
CHECK RH APPRV'D RH

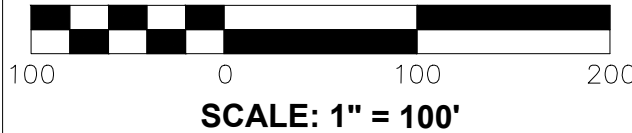
SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

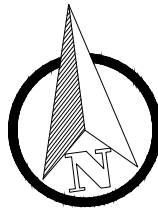
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SHEET NO.

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RCR-TAYLOR LOGISTICS PARK

FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6

CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF 487.85 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213, BEING PART OF THE SAME LAND DESCRIBED AS 105.275 ACRES (TRACT 1))IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., AS RECORDED IN INSTRUMENT NO. 2020166309, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING PART OF RCR TAYLOR LOGISTICS PARK, PHASE 1, AMENDING PLAT 2, LOT 1AA (CALLED 175.61 ACRES, A MAP OR PLAT OF SAID AMENDING PLAT 2 BEING OF RECORD IN INSTRUMENT NO. 2022077338, IN SAID OFFICIAL PUBLIC RECORDS, BEING PART OF THE SAME LAND DESCRIBED AS 84.000 ACRES IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., AS RECORDED IN INSTRUMENT NO. 2021132303, IN SAID OFFICIAL PUBLIC RECORDS, BEING PART OF THE SAME LAND DESCRIBED AS 193.41 ACRES IN THE DEED FROM STEVEN SLAUGHTER TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058726, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING PART OF THE SAME LAND DESCRIBED AS 183.94 ACRES IN THE DEED FROM JEFFREY B. BENTLEY AND JAMES V. BENTLEY TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058735, IN SAID OFFICIAL PUBLIC RECORDS, BEING PART OF THE SAME LAND DESCRIBED AS 183.94 ACRES IN THE DEED FROM CONSTANCE SLOCOMB, TRUSTEE OF THE JOHN GUY SLOCOMB FAMILY TRUST AND LUCILE SLOCOMB THOMPSON TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058738, IN SAID OFFICIAL PUBLIC RECORDS, AND BEING PART OF THE SAME LAND DESCRIBED AS 194.559 ACRES IN THE DEED FROM DAVID C. BLANKENSHIP, ET AL TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058746, IN SAID OFFICIAL PUBLIC RECORDS, SAID 194.559 ACRE TRACT INCLUDING 1.34 ACRES SITUATED WITHIN THE ROAD MARGINS OF WILLIAMSON COUNTY ROAD 404, , SAID 487.85 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH ID. CAP (ROW 4933) ON THE NORTH LINE OF THE RAYMOND E. NAIVAR & WIFE, DIANE E. NAIVAR TRACT CALLED 58.001 ACRES, AS RECORDED IN VOLUME 713, PAGE 723, IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AT ITS INTERSECTION WITH THE EAST PROPOSED RIGHT OF WAY LINE OF F.M. 3349, BEING ON A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 194.559 ACRES FOR THE SOUTHWEST CORNER HEREOF, BEING THE SOUTHEAST CORNER OF THE POSSESSION AND USE AGREEMENT TRACT CALLED 12.327 ACRES AS RECORDED IN INSTRUMENT NO. 2021124409, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG A PORTION OF A WEST LINE OF SAID ORIGINAL TRACT CALLED 84.000 ACRES, COMMON WITH A PORTION OF AN EAST LINE OF SAID 12.327 ACRES TRACT AND SAID F.M. 3349 RIGHT OF WAY FOR A WEST LINE HEREOF, N 07°39'11" E 170.00 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) ON AN EAST LINE OF SAID 12.327 ACRES, COMMON WITH A WEST LINE OF SAID ORIGINAL TRACT CALLED 84.000 ACRES FOR THE SOUTHWEST CORNER OF RCR-TAYLOR LOGISTICS PARK MINOR PLAT OF PHASE 2, BLOCK 2, LOT 1 (CALLED 21.710 ACRES), A MAP OR PLAT BEING OF RECORD IN INSTRUMENT NO. 2022113235, IN SAID OFFICIAL PUBLIC RECORDS, COMMON WITH A NORTHWEST CORNER HEREOF, BEING A NORTHWEST CORNER OF A PROPOSED ROAD RIGHT OF WAY;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 2, LOT 1 AND A PORTION OF A SOUTH LINE OF RCR-TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT 2, BLOCK 1, LOT 1AA (CALLED 175.61 ACRES) FOR A NORTH LINE HEREOF AND OF SAID PROPOSED ROADWAY, COMMON WITH A SOUTH LINE OF THE PROPOSED PHASE 1 AMENDING PLAT 3, BLOCK 1, LOT 1A3 BEING RECORDED IN CONJUNCTION WITH THIS PLAT, S 82°24'58" E, AT 751.95 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR A SOUTHEAST CORNER OF SAID BLOCK 2, LOT 1, COMMON WITH A SOUTHWEST CORNER OF SAID BLOCK 1, LOT 1AA AND SAID PROPOSED LOT 1A3, AND AT A TOTAL DISTANCE OF 1259.67 FEET TO A 5/8 INCH IRON SET WITH ID. CAP (RPLS 6452) ON A SOUTH LINE OF SAID BLOCK 1, LOT 1 FOR A TANGENT POINT HEREOF AND OF SAID PROPOSED LOT 1A3, BEING A TANGENT POINT OF SAID PROPOSED ROADWAY;

THENCE ALONG A NORTHWEST LINE HEREOF AND OF SAID PROPOSED ROADWAY, COMMON WITH A SOUTHWEST LINE OF SAID BLOCK 2, LOT 1, BEING ALONG LAST SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'03", HAVING A RADIUS OF 100.00 FEET, A CHORD OF N 52°43'00" E 141.09 FEET, FOR AN ARC DISTANCE OF 156.62 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) ON THE SOUTH LINE OF SAID LOT 1AA AT THE END OF SAID CURVE TO THE LEFT FOR A TANGENT POINT HEREOF, OF SAID PROPOSED ROADWAY, AND OF SAID LOT 1A3;

THENCE ALONG A WEST LINE HEREOF AND OF SAID PROPOSED ROADWAY, COMMON WITH AN EAST LINE OF SAID PROPOSED LOT 1A3, S 07°50'58" W 1584.05 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) AT THE BEGINNING OF A CURVE TO THE RIGHT FOR A TANGENT POINT HEREOF, OF SAID PROPOSED ROADWAY, AND OF SAID LOT 1A3;

THENCE ALONG A WEST LINE HEREOF AND OF SAID PROPOSED ROADWAY, COMMON WITH AN EAST LINE OF SAID LOT 1A3, BEING ALONG LAST SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°43'10", HAVING A RADIUS OF 2250.00 FEET, A CHORD OF S 14°12'33" W 498.47 FEET, FOR AN ARC DISTANCE OF 499.49 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) AT THE END OF SAID CURVE TO THE LEFT FOR A TANGENT POINT HEREOF, OF SAID PROPOSED ROADWAY, AND OF SAID LOT 1A3;

THENCE ALONG A NORTHWEST LINE HEREOF AND OF SAID PROPOSED ROADWAY, COMMON WITH A SOUTHEAST LINE OF SAID LOT 1A3, N 20°34'09" E 316.03 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) AT THE BEGINNING OF A CURVE TO THE LEFT FOR A TANGENT POINT HEREOF, OF SAID PROPOSED ROADWAY, AND OF SAID LOT 1A3;

THENCE ALONG A WEST LINE HEREOF AND OF SAID PROPOSED ROADWAY, COMMON WITH AN EAST LINE OF SAID LOT 1A3, BEING ALONG LAST SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°43'10", HAVING A RADIUS OF 1150.00 FEET, A CHORD OF N 14°12'33" E 254.77 FEET, FOR AN ARC DISTANCE OF 265.30 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) AT THE END OF SAID CURVE TO THE RIGHT FOR A TANGENT POINT HEREOF, OF SAID PROPOSED ROADWAY, AND OF SAID LOT 1A3;

THENCE ALONG A WEST LINE HEREOF AND OF SAID PROPOSED ROADWAY, COMMON WITH AN EAST LINE OF SAID LOT 1A3, N 07°50'58" E 341.00 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) AT THE BEGINNING OF A CURVE TO THE RIGHT FOR A TANGENT POINT HEREOF, OF SAID PROPOSED ROADWAY, AND OF SAID LOT 1A3;

THENCE ALONG A NORTHWEST LINE HEREOF AND OF SAID PROPOSED ROADWAY, COMMON WITH A SOUTHEAST LINE OF SAID LOT 1A3, BEING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 60°42'43", HAVING A RADIUS OF 330.00 FEET, A CHORD OF N 38°12'15" E 333.53 FEET, FOR AN ARC DISTANCE OF 349.66 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) AT THE END OF SAID CURVE TO THE LEFT FOR A TANGENT POINT HEREOF, OF SAID PROPOSED ROADWAY, AND OF SAID LOT 1A3;

THENCE ALONG NORTHWEST AND WEST LINES HEREOF, COMMON WITH SOUTHEAST AND EAST LINES OF SAID LOT 1A3, N 68°33'32" E 36.64 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) ON THE EAST LINE OF SAID LOT 1AA FOR AN INTERIOR ANGLE POINT HEREOF, COMMON WITH AN SOUTHEAST CORNER OF SAID LOT 1A3, BEING ON THE NORTHWEST LINE OF SAID PROPOSED ROADWAY, N 01°26'16" E 899.95 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR AN ANGLE POINT HEREOF AND OF SAID LOT 1A3, AND N 07°50'58" E 540.85 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR A TANGENT POINT HEREOF AND OF SAID LOT 1A3 AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG A WEST LINE HEREOF, COMMON WITH AN EAST LINE OF SAID LOT 1A3, THROUGH A CENTRAL ANGLE OF 40°17'33", HAVING A RADIUS OF 137.65 FEET, A CHORD OF N 12°17'41" W 94.82 FEET, FOR AN ARC DISTANCE OF 96.80 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) AT THE END OF SAID CURVE TO THE LEFT FOR AN INTERIOR CORNER HEREOF, COMMON WITH AN EXTERIOR CORNER OF SAID LOT 1A3;

THENCE ALONG SOUTH, SOUTHEAST, AND EAST LINES OF SAID LOT 1A3 FOR NORTH, NORTHWEST, AND WEST, THE FOLLOWING CALLS: N 08°07'31" E 93.92 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN INTERIOR CORNER OF SAID LOT 1A3, COMMON WITH AN EXTERIOR CORNER HEREOF, S 82°09'02" E 358.31 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN INTERIOR ANGLE POINT HEREOF, COMMON WITH AN EXTERIOR ANGLE POINT OF SAID LOT 1A3, N 68°33'32" E 529.38 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN INTERIOR CORNER HEREOF, COMMON WITH AN EAST CORNER OF SAID LOT 1A3, AND N 20°54'00" W 352.36 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR A NORTHEAST CORNER OF SAID LOT 1A3, COMMON WITH A NORTHWEST CORNER HEREOF, BEING AN ANGLE POINT OF SAID LOT 1AA;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID LOT 1AA, BEING ALONG A SOUTH LINE OF A RESIDUE OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, N 68°27'09" E 906.11 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR A NORTH CORNER HEREOF AND OF SAID LOT 1AA, BEING ON AN EAST LINE OF SAID ORIGINAL 193.41 ACRES TRACT, COMMON WITH A WEST LINE OF THE C. ERNEST LAWRENCE TRACT CALLED 305.22 ACRES AS RECORDED IN DOCUMENT NO. 2005011334, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG NORTHEAST, NORTHWEST, AND NORTH LINES HEREOF AND OF SAID LOT 1AA, COMMON WITH SOUTHWEST, SOUTHEAST, AND SOUTH LINES OF SAID LAWRENCE TRACT CALLED 305.22 ACRES, THE FOLLOWING CALLS: S 21°32'51" E 177.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER HEREOF AND OF SAID LOT 1AA, COMMON WITH A SOUTH CORNER OF SAID LAWRENCE TRACT, N 68°47'13" E 856.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR AN EXTERIOR CORNER HEREOF AND OF SAID LOT 1AA, COMMON WITH AN INTERIOR ANGLE POINT OF SAID LAWRENCE TRACT, AND S 82°22'59" E 202.05 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) ON A SOUTH LINE OF SAID LAWRENCE TRACT FOR THE NORTHEAST CORNER HEREOF AND OF SAID LOT 1AA, BEING A NORTHWEST CORNER OF A RESIDUE OF SAID ORIGINAL TRACT CALLED 193.41 ACRES;

THENCE ALONG A NORTH LINE HEREOF AND OF LAST SAID RESIDUE TRACT, COMMON WITH A PORTION OF A SOUTH LINE OF SAID LAWRENCE TRACT, S 82°22'59" E 547.98 FEET TO A 3-INCH METAL POST FOUND FOR THE NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, COMMON WITH AN INTERIOR CORNER OF SAID 305.22 ACRES TRACT, BEING ON OR NEAR THE NORTHEAST CORNER OF SAID NOBLES SURVEY, A-484, COMMON WITH THE NORTHWEST CORNER OF THE THOMAS B. LEE SURVEY, A-800, AND THE SOUTH LINE OF THE JAMES C. EAVES SURVEY, A-214;

THENCE ALONG AN EAST LINE HEREOF, BEING ALONG THE EAST LINE OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE WEST LINE OF SAID 305.22 ACRES TRACT, AND THE WEST LINE OF THE SAMSUNG AUSTIN SEMICONDUCTOR, LLC TRACT CALLED 164.63 ACRES, AS RECORDED IN INSTRUMENT NO. 2021184270, IN SAID OFFICIAL PUBLIC RECORDS; ALSO BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID LEE SURVEY, A-800, S 07°32'28" W, AT 747.89 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, AT 3437.28 FEET PASS A BENT 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, AND AT A TOTAL DISTANCE OF 4,577.16 FEET TO A FENCE CORNER POST FOUND FOR A SOUTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH AN INTERIOR CORNER OF SAID SAMSUNG TRACT CALLED 164.63 ACRES;

THENCE ALONG A SOUTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTH LINE OF SAID 164.63 ACRES, N 83°38'53" W 231.87 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHWEST CORNER OF SAID 164.63 ACRES;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A WEST LINE OF SAID 164.685 ACRES, S 07°22'50" W, AT 574.06 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND AT A TOTAL DISTANCE OF 960.45 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (BRYAN TECH SERVICES) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID 164.63 ACRES;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF A SOUTH LINE OF SAID 164.63 ACRES TRACT, S 82°29'31" E 204.13 FEET TO A NORTHEAST CORNER HEREOF, BEING ON A NORTH LINE OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING ON THE SOUTH LINE OF SAID 164.63 ACRES;

THENCE SEVERING SAID ORIGINAL TRACT CALLED 194.559 ACRES AND SAID ORIGINAL TRACT CALLED 105.275 ACRES WITH AN EAST LINE HEREOF, S 07°37'22" W, AT 88.45 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) ON A NORTH LINE OF SAID 105.275 ACRES, COMMON WITH A SOUTH LINE OF THE RESIDUE OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND AT A TOTAL DISTANCE OF 2017.18 FEET TO A CONCRETE MONUMENT FOUND ON A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 105.275 ACRES FOR THE NORTHEAST CORNER OF THE HENRY H. HOLUBEC JR., ET AL., TRACT CALLED 85.681 ACRES, AS RECORDED IN VOLUME 1051, PAGE 818, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG A PORTION OF A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 105.275 ACRES FOR THE NORTH LINE OF SAID HOLUBEC TRACT, COMMON WITH A SOUTH LINE HEREOF, N 83°29'47" W 2240.71 FEET TO A BROKEN-OFF CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID HOLUBEC TRACT, COMMON WITH A SOUTHWEST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 105.271 ACRES, BEING ON THE EAST LINE OF THE JOEL B. CARPENTER TRACT CALLED 18.165 ACRES, AS RECORDED IN INSTRUMENT NO. 2012073128, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG A WEST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 105.275 ACRES, BEING ALONG A PORTION OF SAID EAST LINE OF SAID CARPENTER TRACT, AND ALONG THE EAST LINE OF SAID NAIVAR TRACT, N 07°28'48" E 1165.53 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID NAIVAR TRACT, COMMON WITH AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 105.275 ACRES;

THENCE ALONG A SOUTH LINE HEREOF, BEING ALONG A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 105.275 ACRES AND A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 84.000 ACRES, BEING ALONG A PORTION OF THE NORTH LINE OF SAID NAIVAR TRACT, N 82°24'58" W, AT 1009.97 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) SET FOR A REFERENCE POINT ON THE SOUTH LINE HEREOF, AND AT A TOTAL DISTANCE OF 2369.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 487.85 ACRES OF LAND.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°50'59"	350.00'	328.95'	N37°09'02"W	317.01'
C2	56°55'28"	400.00'	397.41'	S19°28'36"W	381.31'
C3	105°12'28"	80.00'	146.90'	N20°01'09"E	127.13'
C4	65°01'19"	55.00'	62.42'	N40°06'44"E	59.13'
C5	61°01'01"	100.00'	106.49'	N38°03'01"E	101.53'
C6	118°58'59"	100.00'	207.66'	N51°56'59"W	172.31'
C7	60°42'33"	230.00'	243.70'	S38°12'15"W	232.46'
C8	60°42'43"	330.00'	349.66'	N38°12'15"E	333.53'
C9	12°43'10"	1150.00'	255.30'	N14°12'33"E	254.77'
C10	12°43'10"	1250.00'	277.50'	N14°12'33"E	276.93'
C11	12°43'10"	2250.00'	499.49'	S14°12'33"W	498.47'
C12	12°43'10"	2150.00'	477.29'	S14°12'33"W	476.31'
C13	89°44'03"	100.00'	156.62'	N52°43'00"E	141.09'
C14	90°15'56"	100.00'	157.54'	S37°17'00"E	141.75'
C15	5°12'16"	1260.00'	114.45'	N79°47'54"W	114.41'
C16	5°12'17"	1140.00'	103.56'	N79°48'49"W	103.52'
C17	95°14'55"	100.00'	166.24'	N55°09'57"E	147.75'
C18	84°45'07"	100.00'	147.92'	S34°50'02"E	134.80'
C19	5°10'02"	2340.28'	211.06'	S79°47'42"E	210.99'
C20	5°10'02"	2460.30'	221.88'	S79°47'42"E	221.81'
C21	54°40'53"	688.24'	656.83'	S38°47'19"E	632.19'
C22	40°17'33"	137.65'	96.80'	N12°17'41"W	94.82'
C23	112°07'31"	100.00'	195.70'	S12°29'46"W	165.93'
C24	41°36'49"	40.00'	29.05'	N22°45'35"W	28.42'

LINE TABLE				
NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION
L1	N06°37'40"W	124.23'	L8	S84°27'28"W
L2	S85°20'29"E	415.86'	L9	N07°13'58"E
L3	N13°53'41"E	79.86'	L10	N82°38'41"W
L4	N82°43'52"E	82.80'	L11	N07°13'58"E
L5	N04°39'31"E	343.85'	L12	S82°38'41"E
L6	N10°03'05"W	381.71'	L13	N06°37'40"W
L7	N64°04'32"W	331.79'	L14	N34°52'29"W

LEGEND

	POINT FOR CORNER		APPROX. CITY OF TAYLOR PROPOSED TRAIL
	SET 5/8" IRON ROD (WITH CAP RPLS 6452)		PHASE LINE
	FOUND 5/8" IRON ROD		ADJACENT PROPERTY LINE
	FOUND 1/2" IRON ROD		LOT BOUNDARY
	FOUND CONCRETE MONUMENT		APPROX. ABSTRACT LINE
	FENCE POST FOR CORNER		PROPOSED LANDSCAPE BUFFER (SEE NOTE 20)
	SITE BENCHMARK (3" DISK IN CONCRETE)		
	ORIGINAL ABSTRACT CORNER		
	PROPOSED SIDEWALK		
	DRAINAGE EASEMENT AND FLOODPLAIN (SEE NOTE 5, SHT. 4)		

D.R.W.C.TX. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

O.P.R.W.C.TX. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

P/O = PART OF RES. = RESIDUE BM=BENCHMARK

4933 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "ROW 4933"
SAM = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "SAM"
6452 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "RPLS 6452"
VARA = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "VARA"

PUE = PUBLIC UTILITY EASEMENT
FHR = FLINT HILLS RESOURCES
POB = POINT OF BEGINNING
BT = BRYAN TECH SERVICES



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

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550
FIRM NO. 10194405



DATE 06/30/2023 DRAWN RH
CHECK RH APPRV'D RH

SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/16/2023	ADDRESS REVIEW COMMENTS	RH

SHEET NO.

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C:\Users\rheiges\Documents\ACCDocs\RTD\474 RCR Taylor\Project Files\24-Phase 2 Final Plat\Survey\3-Plat\Final Plat\RCR-Taylor_FINAL_PLAT_PH2.dwg * 8/19/2023 3:39 AM * Plotted by Richard Heiges

RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BEING A FINAL PLAT CONSISTING OF 487.85 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF AND OUT OF
THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213,
TAYLOR, WILLIAMSON COUNTY, TEXAS.

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: CITY OF TAYLOR, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, OR BY A DRAINAGE IMPACT ANALYSIS PERFORMED AS PART OF A SUBDIVISION IMPROVEMENT PLAN PERMIT APPROVED BY THE CITY OF TAYLOR, TEXAS UNDER PERMIT NUMBER PZ-2022-1573, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY. THERE IS HEREBY DEDICATED A DRAINAGE EASEMENT TO COVER ONE HUNDRED (100) YEAR FLOODPLAIN AREAS, DRAINAGE CHANNELS, PIPE SYSTEMS AND ANY OTHER RELATED DRAINAGE FACILITIES SITUATED HEREON.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK ORDINANCE NUMBER 2022-25.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN. STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
- A PRIVATE TEMPORARY BLANKET DRAINAGE EASEMENT SHALL BE INCLUDED OVER AND ACROSS ALL PORTIONS OF PHASE 2, BLOCK 4 THAT DRAIN INTO DETENTION RESERVE 4 UNTIL A PERMANENT DRAINAGE EASEMENT IS ESTABLISHED AS DEFINED BY SEPARATE EASEMENT OR AMENDING PLAT FOLLOWING CITY OF TAYLOR REVIEW AND APPROVAL OF SITE DEVELOPMENT PLANS FOR THE RESPECTIVE LOTS.
- TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET CHAPTER 9 FIRE SUPPRESSIONS SYSTEM OF THE INTERNATIONAL FIRE CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 REQUIREMENTS, OR THE MOST RECENT VERSION THEREOF, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN ALL PHASES THAT INCLUDE PLANNED BUILDING CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2022-25 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND CORRESPONDING SITE DEVELOPMENT PERMITS.
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER AND/OR DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMITS PZ-2019-1182 AND PZ-2022-1573. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
- A 16-FOOT DRAINAGE EASEMENT AND 20-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ADJACENT TO ALL APPLICABLE PUBLIC RIGHTS OF WAY SHOWN HEREON.
- THE SUBDIVIDER OR LOT OWNER AT TIME OF DEVELOPMENT IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED AND EXTENDED ACROSS THEIR PROPERTY ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES ADJACENT TO PUBLIC RIGHT-OF-WAYS AS INDICATED IN THE EFFECTIVE COMMERCIAL PLANNED DEVELOPMENT CODES. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER.
- PUBLIC RIGHT-OF-WAY ACCESS FOR PHASE 3, LOT 1 AND DRAINAGE/OPEN SPACE RESERVE 8 SHOWN HEREIN WILL BE PROVIDED BY THE 80' SHARED ACCESS EASEMENT SHOWN HEREIN. SAID EASEMENT MAY BE USED BY PHASE 3, LOT 1, DRAINAGE/OPEN SPACE RESERVE 8, AND PHASE 1, LOT 1A3.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED. THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM. TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
- AN INDIVIDUAL SEWER TAP AND WATER TAP SHALL BE INSTALLED FOR EACH LOT.
- WASTEWATER SERVICES FOR RCR-TAYLOR LOGISTICS PARK WILL BE PROVIDED BY THE CITY OF TAYLOR, TEXAS. IF CONSTRUCTION OF THE PERMANENT WASTEWATER SERVICE IS NOT COMPLETED BY THE DEVELOPER AND ACCEPTED BY THE CITY OF TAYLOR PRIOR TO APPROVAL OF SITE DEVELOPMENT PLAN PERMITS FOR ANY LOTS WITHIN THIS PLAT, ON-SITE SEWAGE FACILITIES (OSSF) MAY BE USED AS AN ALTERNATIVE OPTION ON A TEMPORARY BASIS UNTIL PERMANENT WASTEWATER SERVICE IS COMPLETED BY THE DEVELOPER AND ACCEPTED BY THE CITY OF TAYLOR, TEXAS.
- ALL LOT CORNERS DESCRIBED HEREIN AS "5/8 INCH IRON RODS SET WITH ID. CAP (RITD, LLC - RPLS 6452)" SHALL BE SET PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
- THE PROPOSED LANDSCAPE BUFFER SHOWN HEREON IS 50 FEET WIDE AND ADJACENT TO EXISTING AND PROPOSED RIGHTS-OF-WAY AS SHOWN HEREON. THE LANDSCAPING PLAN AND BUFFER LOCATION SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES THAT ARE IN EFFECT FOR ANY DEVELOPMENT OF THE PLATTED AREA SHOWN HEREON. THE PORTION OF THE LANDSCAPE BUFFER WITHIN PHASE 2, BLOCK 2 AND ADJACENT TO FM 3349 SHALL ALSO BE UTILIZED AS A TEMPORARY ACCESS EASEMENT DURING THE CONSTRUCTION PHASE OF THE RESPECTIVE LOTS.
- NO STRUCTURES SHALL BE ADDED TO THE AREA SHOWN HEREON AS 'DETENTION RESERVE 4' WITHOUT PRIOR APPROVAL AND PERMITTING FROM THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- PHASE 2, BLOCK 4, LOT 11 SHOWN HEREIN SHALL ONLY BE UTILIZED FOR RAILROAD ACTIVITY AS PART OF THE OVERALL RAIL SERVICE FOR OTHER LOTS WITHIN RCR-TAYLOR LOGISTICS PARK. ANY CHANGES TO THE SERVICE OPERATIONS OR ADDITION OF STRUCTURES SHALL NOT COMMENCE WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- A ONE-FOOT RESERVE SHALL BE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF 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.

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ COUNTY, TEXAS,

THIS _____ DAY OF _____, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. _____, STATE OF TEXAS

OWNER'S CERTIFICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____

I, HYDIE McALISTER (MANAGER/OWNER OF RCR TAYLOR RAIL, L.P. AND RCR TAYLOR LAND, L.P.), OWNER OF THE CERTAIN 487.85 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2018058726, 2018058735, 2018058736, 2018058746, 2020166309, 2021132303, AND 2022077338 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE RCR-TAYLOR LOGISTICS PARK FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2023.

HYDIE McALISTER, MANAGER/OWNER, RCR TAYLOR RAIL, L.P. AND RCR TAYLOR LAND, L.P.
250 BUSINESS HIGHWAY 290 N
HEMPSTEAD, TEXAS 77445

NOTARY'S CERTIFICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OF SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REGULATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. CITY OF TAYLOR DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR

DATE

ENGINEER'S CERTIFICATION

I, _____, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS RCR-TAYLOR LOGISTICS PARK FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6 IS ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ COUNTY,

TEXAS, THIS _____ DAY OF _____, 2023.

REGISTERED PROFESSIONAL ENGINEER

NO. _____, STATE OF TEXAS

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATION

DEVELOPMENT SERVICES DIRECTOR

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

COLIN HARRISON, DIRECTOR

DATE

PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS THE RCR-TAYLOR LOGISTICS PARK FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, AND 6 HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, A.D.

_____, CHAIRMAN

DATE

_____, SECRETARY

DATE

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON

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

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

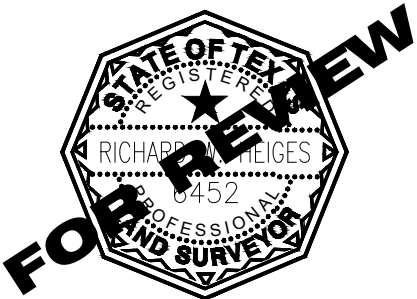
NANCY E RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550
FIRM NO. 10194405



DATE 06/30/2023

DRAWN RH

CHECK RH

APPRV'D RH

SURVEYOR: RITD, LLC
ENGINEER: RITD, LLC

RCR - TAYLOR LOGISTICS PARK

OWNERS: RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
PZ - 2023 - 1794

REV	DATE	DESCRIPTION	BY
1	08/18/2023	ADDRESS REVIEW COMMENTS	RH

SHEET NO.

18 OF 18

City of Taylor
PZ-2023-1796
Norman Johnson Subdivision Minor Plat
Staff Report

Item Details

Agenda No.	6
Requested Action:	Consider Approval of the Norman Johnson Subdivision Minor Plat.
Address/Location:	Generally located at 3609 E. 4 th Street
Legal Description:	Approximately 4.620 acres of land part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas.
Current Zoning:	B-2 General Business
Current Use:	Commercial/Retail Services
Applicant:	Bruce Bryan/Bryan Technical Services
Case History:	This is the second submission of the plat.
Staff Recommendation:	The submitted plat meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Approval of the proposed Minor Plat.

Attachments

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



City of Taylor

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

BRUCE BRYAN
BRYAN TECHNICAL SERVICES
911 N MAIN STREET
TAYLOR TX
bruce@bryantechnicalservices.com

Date: September 7, 2023

Address: 3609 E. 4TH STREET, TAYLOR 76574

Permit Number PZ-2023-1796

Dear BRUCE BRYAN,

Staff has completed its review of plans for the Norman Johnson Minor Plat that is to be located at 3609 E. 4TH STREET, TAYLOR 76574. There are some corrections that need to be made prior to recordation of the plat. At this time staff has recommended Approval pending the minor revisions required. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shai Roos. Should you have any questions or require additional information regarding any of these comments, please contact Shai Roos at (972) 960-4077 or by email at shai.roos@hdrinc.com

1) It is difficult to understand where the arrow showing the 15' ROW Easement Manville Water Supply Corporation is pointing -please show clearly.

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 by email at javier.vasquez@hdrinc.com

Sheet 2 of 2

1. Update Engineer's signature block to include" Licensed Professional Engineer in the State of Texas" after "I, Terry Hagood,....".
2. If no Lien Holder, the statement taken from the Owner Signature Block shall be included on the plat (see below)

Fire Department Comments

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

1. Previous comment applies: Reviewed plat with no comments pertaining to the plat. Access and development requirements will be applied during development phases.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs.

Thank you,

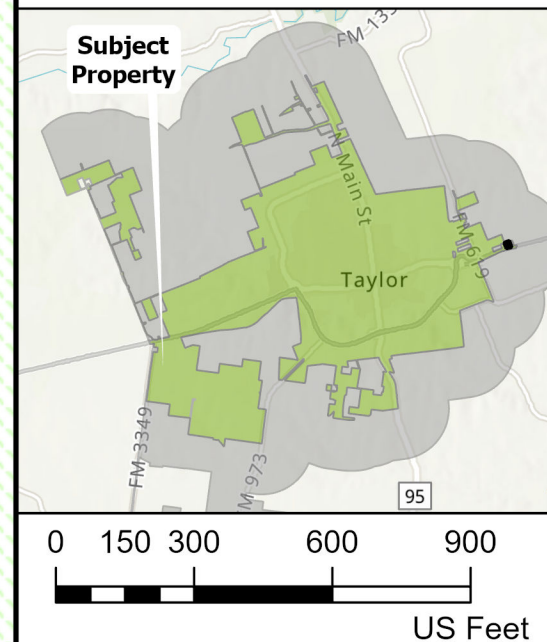
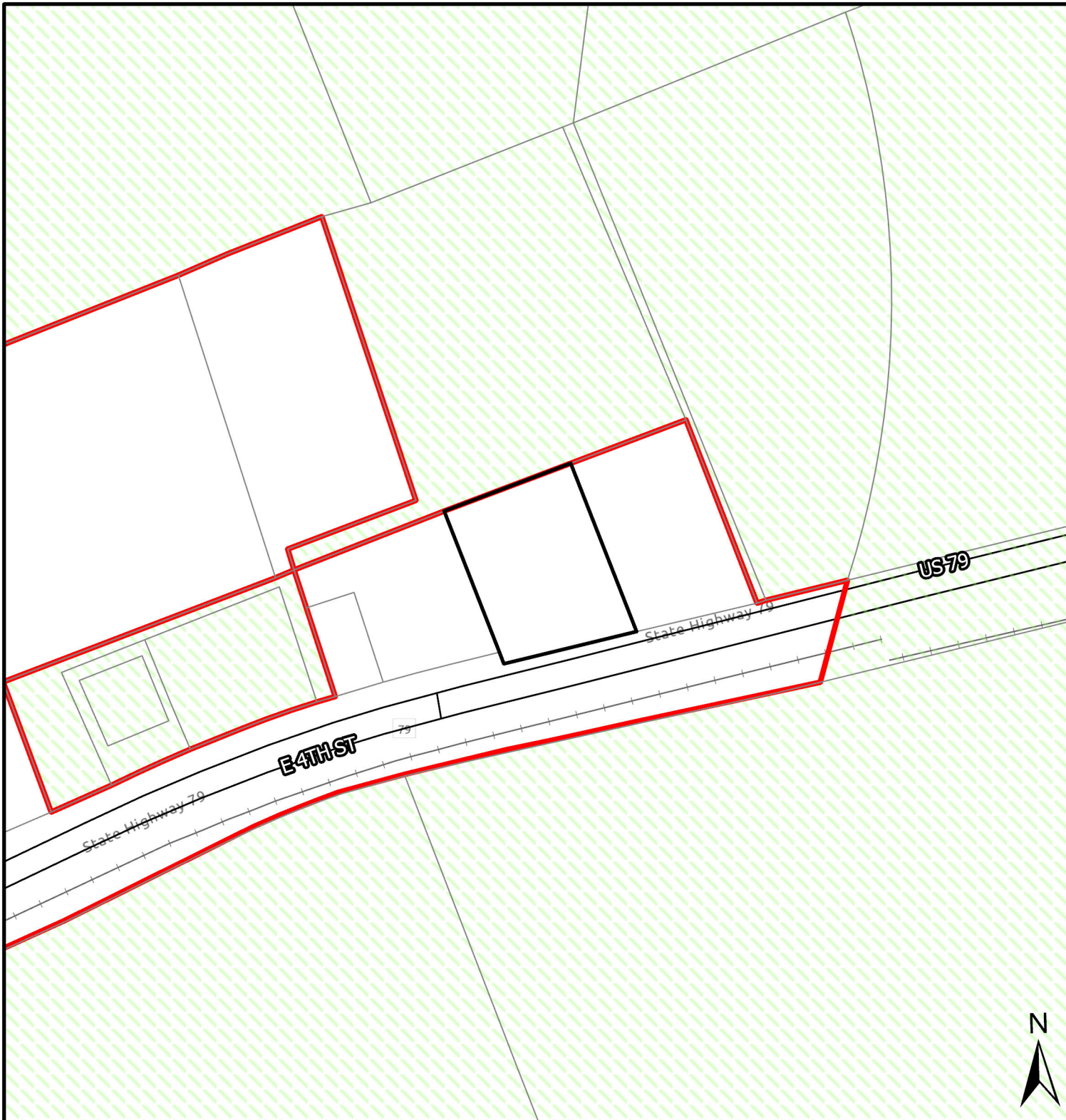
Courtney Peres, CNU-A
Planning Manager
City of Taylor

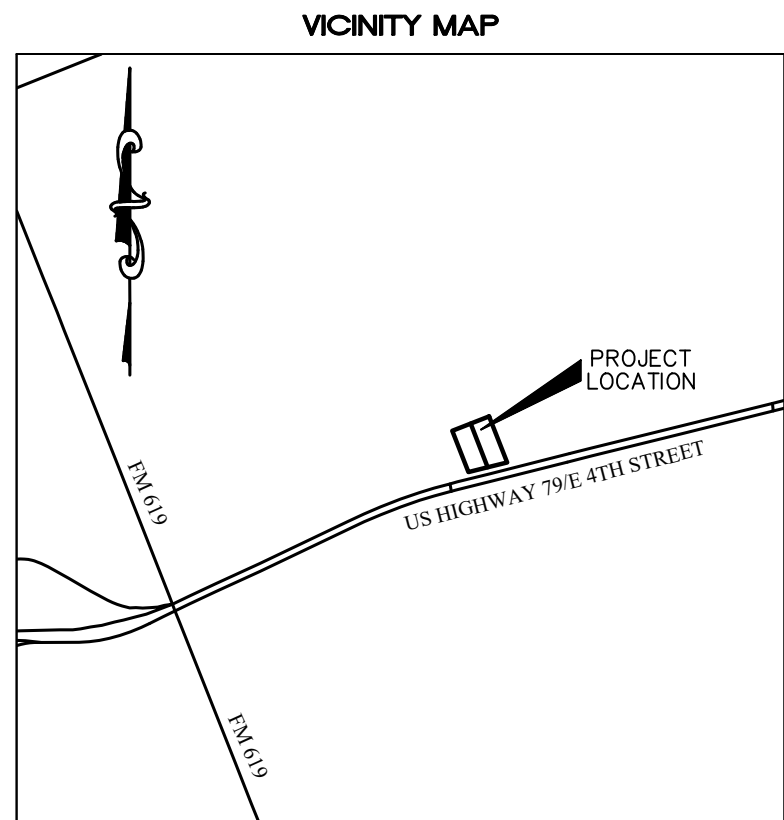


PZ-2023-1795

Minor Plat
Norman Johnson Subdivision
Location Map

- Subject Property
- Parcels
- City Limits
- ETJ Boundary
- Streets
- Railroads





SCALE: 1" = 2000'

LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- x "X" CHISELED IN CONCRETE
- △ "MAG" NAIL SET WITH WASHER "BTS"

PLAT NOTES:

- UTILITY PROVIDERS -WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0575F, EFFECTIVE DATE OF 12/20/2019
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- MINIMUM OF 500 GALLONS OF WATER PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
- MAXIMUM DENSITY IS ONE DWELLING UNIT PER 1,000 SQUARE FEET.
- SETBACKS AND STRUCTURES WILL CONFORM TO CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED, GUIDELINES FOR B-2.

SHARED ACCESS EASEMENT		
LINE	LENGTH	BEARING
L1	30.00	N76°07'27"E
L2	30.00	S21°14'08"E
L3	30.00	S76°07'27"W
L4	30.00	N21°14'08"W

LOT AND BLOCK TABLE			
PARCEL #	AREA	ACRES	TYPE B2
LOT 1	97495	2.238	GENERAL BUSINESS
LOT 2	103767	2.382	GENERAL BUSINESS
TOTAL	201263	4.620	GENERAL BUSINESS

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

MINOR PLAT
NORMAN JOHNSON SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

"29.12 ACRES" (RESIDUE)
WD W/VL- LENZ ACRE PARTNERSHIP
TO
JOHN EWALD 4-13-2016 2016030805 OPRWC

N68°35'32"E 206.00' (TOTAL CALL=412.00') N68°35'32"E 206.00'

HARDY PACE SURVEY
ABSTRACT NO. 493

LOT 1
BLOCK A

2.238 ACRES
(97,495 SQ. FT.)

LOT 2
BLOCK A

2.382 ACRES
(103,767 SQ. FT.)

"5.00 ACRES"(RESIDUE)
WD W/VL- RAYMOND LENZ AND
SUZANNE LENZ
TO
NORMAN JOHNSON
3-18-2004 2004020659 OPRWC



SCALE: 1" = 50'
"LOT 1, GANGL'S SERVICE
CENTER
SUBDIVISION-2011010040"
WD W/VL- HEATH R. TAYLOR
AND JOEL J. GAMEZ
TO
CRABBOLL II, LLC
10-11-2019 2019097255 OPRWC

"0.447 ACRE"
SWD- STEVEN J. GANGL
TO
WILLIAMSON COUNTY / TEXAS DEPARTMENT OF
TRANSPORTATION
09-04-2008 2008069493 OPRWC

TEMPORARY BENCH MARK
TYPE II TXDOT MONUMENT
IRON ROD WITH ALUMINUM CAP STA. 1108+87.35
N=10186530.860
E=3230371.392
ELEV.=593.14'

FOUND TYPE II TXDOT
R.O.W. MARKER

US HIGHWAY 79
"2.998 ACRES"
448/184 DRWC

"0.382 ACRES"
SWD- NORMAN JOHNSON
TO
WILLIAMSON COUNTY / TEXAS DEPARTMENT OF
TRANSPORTATION
6-18-2021 2011058726 OPRWC

"0.347 ACRES"
JUDGEMENT-
WILLIAMSON COUNTY V. LENZ ACRES
PARTNERSHIP
6-11-2009 2009042800 OPRWC

P.O.C.
FOUND TYPE II TXDOT
R.O.W. MARKER WITH
ALUMINUM CAP
N: 10186721.0700'
E: 3231141.3800'

N=10186630.49
E=3230774.70

P.O.B.

LOT 1 - LENZ ACRES N/258 PRWC
"4.653 ACRES"
GWD- JOHN EWALD
TO
MOUNT VERNON, LLC 6-18-2021
2021090740 OPRWC

OWNER:
NORMAN JOHNSON
4700 C.R. 424, TAYLOR, TEXAS
TAYLOR TEXAS 76574

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

ENGINEER:
HAGOOD ENGINEERING ASSOCIATES, INC.
900 EAST MAIN STREET
ROUND ROCK TEXAS 78664
512-244-1546
TBPE FIRM NO. F-12709

LEGAL DESCRIPTION:
4.618 ACRE TRACT OF LAND OUT OF THE
HARDY PACE SURVEY, ABSTRACT NO. 493, IN
THE CITY OF TAYLOR, WILLIAMSON COUNTY

PATENT SURVEY:
HARDY PACE SURVEY
ABSTRACT NO. 493

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

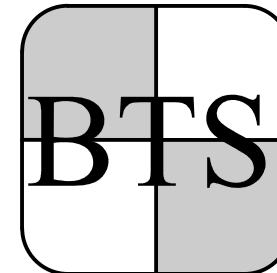
LINEAR FEET OF NEW STREETS: NONE
TOTAL ACREAGE: 4.620 ACRES

SUBMITTAL DATE:
AUGUST 18, 2023

BENCHMARK DESCRIPTION:
TEMPORARY BENCH MARK
TYPE II TXDOT MONUMENT
IRON ROD WITH ALUMINUM CAP STA. 1108+87.35
N=10186530.860
E=3230371.392
ELEV.=593.14'
FEET (NAVD 88, GEOID MODEL 2012B)

NORMAN JOHNSON
SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JC	CHECKED BY: BLB
SCALE: 1" = 50'	APPROVED BY: BLB
PROJECT NO. 23-194	DATE: August 16, 2023

PZ-2023-1796

MINOR PLAT
NORMAN JOHNSON SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND, SITUATED IN THE HARDY PACE SURVEY, ABSTRACT NO. 493, WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "5.00 ACRES"(RESIDUE) CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM RAYMOND LENZ AND SUZANNE LENZ TO NORMAN JOHNSON, DATED 3-18-2004 AND RECORDED IN DOCUMENT NO. 2004020659 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF APRIL, 2023, SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2"IRON ROD FOUND WITH AN TXDOT ALUMINUM CAP (STA: 1116+80.92) IN THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 79, BEING THE SOUTHEAST CORNER OF A CALLED "4.653 ACRES"CONVEYED IN A GENERAL WARRANTY DEED FROM JOHN EWALD TO MOUNT VERNON, LLC, DATED 6-18-2021 AND RECORDED IN DOCUMENT NO. 2021090740 (OPRWC) AND THE NORTHEAST CORNER OF A CALLED "0.347 ACRES"AS DESCRIBED IN A JUDGEMENT DATED 06-11-2009 AND RECORDED IN DOCUMENT NO. 2009042800, OPRWC; THENCE SOUTH 76° 07' 27"WEST WITH THE COMMON LINE OF U.S. HIGHWAY 79, "0.347 ACRE"AND SAID "4.653 ACRES"; A DISTANCE OF 377.70 FEET TO A 1/2" IRON ROD SET (CAPPED BTS) BEING THE SOUTHEAST CORNER OF SAID "5.00 ACRES"(RESIDUE), THE NORTHWEST CORNER OF SAID "0.347 ACRE"AND BEING THE NORTHEAST CORNER OF A CALLED "0.382 ACRE"TRACT AS CONVEYED IN A SPECIAL WARRANTY DEED FROM NORMAN JOHNSON TO WILLIAMSON COUNTY AND TEXAS DEPARTMENT OF TRANSPORTATION DATED 06-18-2021 AS RECORDED IN DOCUMENT NO. 2011058726, OPRWC AND THE PLACE OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 76° 07' 27" WEST WITH THE NORTH LINE OF U.S. HIGHWAY 79 SAME BEING THE NORTH LINE OF SAID "0.382 ACRE", A DISTANCE OF 415.43 FEET TO A 1/2" IRON ROD FOUND WITH AN TXDOT ALUMINUM CAP (STA: 1108+87.35) BEING THE NORTHWEST CORNER OF SAID "0.382 ACRE" AND BEING THE NORTHEAST CORNER OF A CALLED "0.447 ACRE"TRACT AS CONVEYED IN A SPECIAL WARRANTY DEED FROM STEVEN J. GANGL TO WILLIAMSON COUNTY AND TEXAS DEPARTMENT OF TRANSPORTATION DATED 09-04-2008 AS RECORDED IN DOCUMENT NO. 2008069493, OPRWC IN THE EAST LINE OF "LOT 1, GANGL'S SERVICE CENTER SUBDIVISION (2011010040)" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM HEATH R. TAYLOR AND JOEL J. GAMEZ TO CRABOLL II, LLC, DATED 10-11-2019 AND RECORDED IN DOCUMENT NO. 2019097255 (OPRWC);

THENCE NORTH 21° 24' 13" WEST WITH THE EAST LINE OF SAID "LOT 1, GANGL'S SERVICE CENTER SUBDIVISION"AND THE WEST LINE OF SAID "5.00 ACRES"(RESIDUE), A DISTANCE OF 461.36 FEET TO A 1/2"IRON ROD FOUND, FALLING IN A SOUTHERN LINE OF A CALLED "29.12 ACRES"(RESIDUE) CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM LENZ ACRE PARTNERSHIP TO JOHN EWALD, DATED 4-13-2016 AND RECORDED IN DOCUMENT NO. 2016030805 (ORPWC) AND BEING AN EXTERIOR CORNER OF SAME, ALSO BEING THE NORTHWEST CORNER OF SAID "5.00 ACRES"(RESIDUE) AND BEING THE NORTHEAST CORNER OF SAID "LOT 1, GANGL'S SERVICE CENTER SUBDIVISION";

THENCE NORTH 68° 35' 32" EAST WITH SAID SOUTHERN LINE OF SAID "29.12 ACRES"(RESIDUE) AND THE NORTH LINE OF SAID "5.00 ACRES"(RESIDUE), A DISTANCE OF 412.00 FEET TO A PK NAIL SET (WITH BTS WASHER) BEING THE NORTHEAST CORNER OF SAID "5.00 ACRES"(RESIDUE) AND BEING THE NORTHWEST CORNER OF SAID "4.653 ACRES";

THENCE SOUTH 21° 34' 14" EAST ALONG THE COMMON LINE OF SAID "5.00 ACRES"(RESIDUE) AND SAID "4.653 ACRES", DISTANCE OF 515.81 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 4.620 ACRES.

SURVEYOR'S NOTE: BEARINGS AND COORDINATES SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83 DATUM.

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
_____ COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, **NORMAN JOHNSON**, SOLE OWNER OF THE CERTAIN 4.620 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2004020659 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS NORMAN JOHNSON SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2023.

NORMAN JOHNSON
OWNER
4700 C.R. 424
TAYLOR TEXAS 76574

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

NO LIEN HOLDERS EXIST FOR THIS TRACT.

I, **TERRY HAGOOD**, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER **48491C0575f**, EFFECTIVE DATE **12-20-2019**, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
_____ COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

TERRY R. HAGOOD
LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS
NO. **52960**

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

_____, DIRECTOR DATE

COUNTY ENGINEER

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

ADAM BOATRIGHT, PE
COUNTY ENGINEER

DATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____DAY OF _____, 20____ A.D., AT ____O'CLOCK, ____M., AND DULY RECORDED THIS THE DAY OF _____, 2023 A.D., AT ____O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

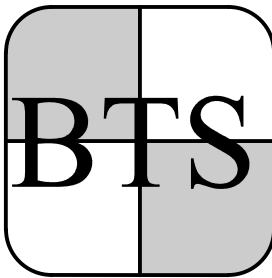
NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:

DEPUTY

NORMAN JOHNSON
SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JC	CHECKED BY: BLB
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 23-194	DATE: August 16, 2023

PZ-2023-1796

City of Taylor
PZ-2023-1830
Replat of the Map of the Town of Taylor Block 21, Lots 1, 2, and 3
Staff Report

Item Details

Agenda No.	7
Requested Action:	Consider Disapproval of Replat of the Map of the Town of Taylor, Block 21, Lots 1, 2, and 3
Address/Location:	Generally located at 401 N. Main Street
Legal Description:	Approximately 0.456 acres of land part of the Map of the Town of Taylor, Block 21, Lot 1, Lot 2 and part of Lot 3, Taylor, Williamson County, Texas.
Current Zoning:	B-3 Central Business District
Current Use:	Commercial/Retail Services
Applicant:	Brandy Cusimano/Kontur Technical
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Disapproval of the proposed Replat.

Attachments

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



City of Taylor

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

Brandy Cusimano
Kontur Technical
26 Woodland Lane
Round Rock TX 78664
bcusimano@kon-tech.com

Date: Friday, September 8, 2023

Address: 401 North Main Street, Taylor 76574

Permit Number PZ-2023-1830

Dear Brandy Cusimano,

Staff has completed its review of Replat of the Map of the Town of Taylor Block 21, Lots 1-3, that is to be generally located at 401 North Main Street, Taylor, TX 76574. There are corrections that need to be made prior to approval of the plat. Comments from this review follow. Please reach out to staff to set up a comment resolution meeting at your earliest convenience.

Planning Department Comments

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

1. A pre-application meeting should be held prior to the submission of this application. Staff strongly recommends a comment resolution meeting at the applicant's earliest convenience to discuss comments made.
2. Revise the Plat to take the most appropriate title. I believe the originating plat was referred to as "The Map of the Town of Taylor" so something along the lines of "Replat of the Map of The Town of Taylor" subtitle "replatting of Block 21, Lots 1, 2, and 3, establishing Lots ...",...being 0.456 acres..."
3. Show all proposed and existing easements on the plat rendering; plat notes alone will not suffice.
4. Thicken the black line around the proposed division of properties.
5. Provide adjacent property ownership on the other side of the alley and include the bounding line of the full extent of the 20-foot alley. Include a width line with the ROW width called out.
6. Identify the bounding line for all public rights-of-way (Main Street and 4th Street). Include a width line with the ROW width called out.
7. Is there a separate instrument/document number for the shared access easement and PUE? If so, please provide this information or identify it as being created as part of this plat.
8. Lots 1-C and 1-B does not meet the intent of the subdivision ord - to allow access to the existing 20' alley. Configuration of the lots in general does not meet the requirement to be "as rectangular as practical" (Ch.2, 2.6).
9. Need clarity on how water/wastewater/electrical services within the alley that may service Lots 1-A-C will be maintained as they cannot cross private property without an easement. As shown private utilities cross lots without easements. In pending discussion with City Staff the Applicant should identify where all buildings are gaining services from in order to coordinate utility relocation.
10. Remove Building Detail from the plat.

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 by email at javier.vasquez@hdrinc.com

***See Associated Documents portion of the permit page for a PDF containing the following engineering comments:**

Sheet 1 of 2

1. Show full ROW on plat for all streets shown and adjacent parcels.
2. Plat Application - Plat Content 6b. 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

Sheet 2 of 2

1. Owner's Signature Block - Provide Representative Name of Owner.
2. Lien Holder Signature Block - update text in the certification to match the plat content requirements (see review PDF for text to be updated).
3. Development Services Approval - Update Development Services Director Name: Colin Harrison

Fire Department Comments

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

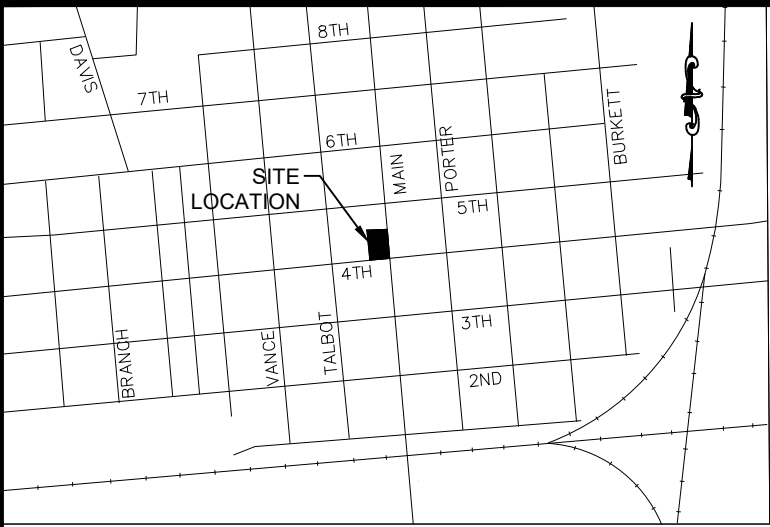
1. Reviewed this replat with no comments.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylor.tx.gov

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor



LOCATION MAP (NOT TO SCALE)

FIELD NOTES

Being all of Lots 1, 2 & 3, in Block Number 21, of the City of Taylor, an addition to the City of Taylor, Williamson County, Texas, according to the established map and plat of said addition of record in Cabinet "A", Slide 186 of the Plat Records of Williamson County, Texas, and being further described as Tract I and Tract II in a deed conveyed from Timmerman and Bohls, LLC to 4th & Main, LLC, filed November 4, 2016 and recorded in Document No. 2016104195 of the Official Records of Williamson County, Texas, and being more fully described by metes and bounds as follows;

BEGINNING at an "X" cut set in concrete at the Northwest intersection of Main Street (100 feet wide right-of-way) and 4th Street (80 feet wide right-of-way) for the Southeast corner of herein described tract, said "X" cut being the Southeast corner of said Lot 1, being also the Southeast corner of said Tract I;

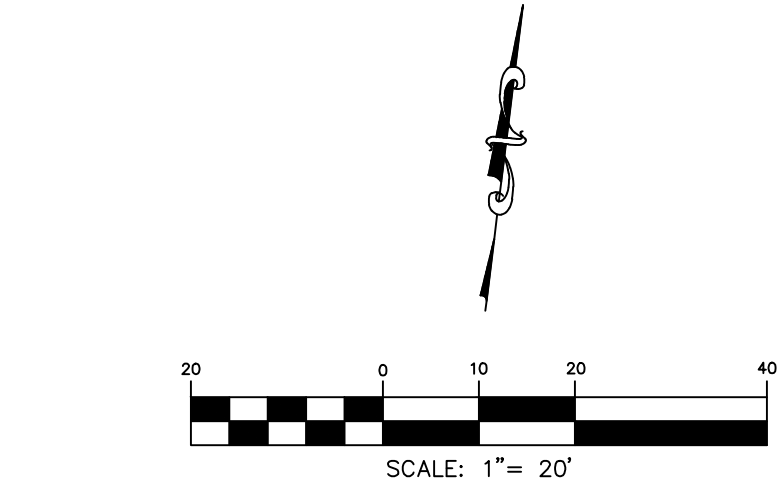
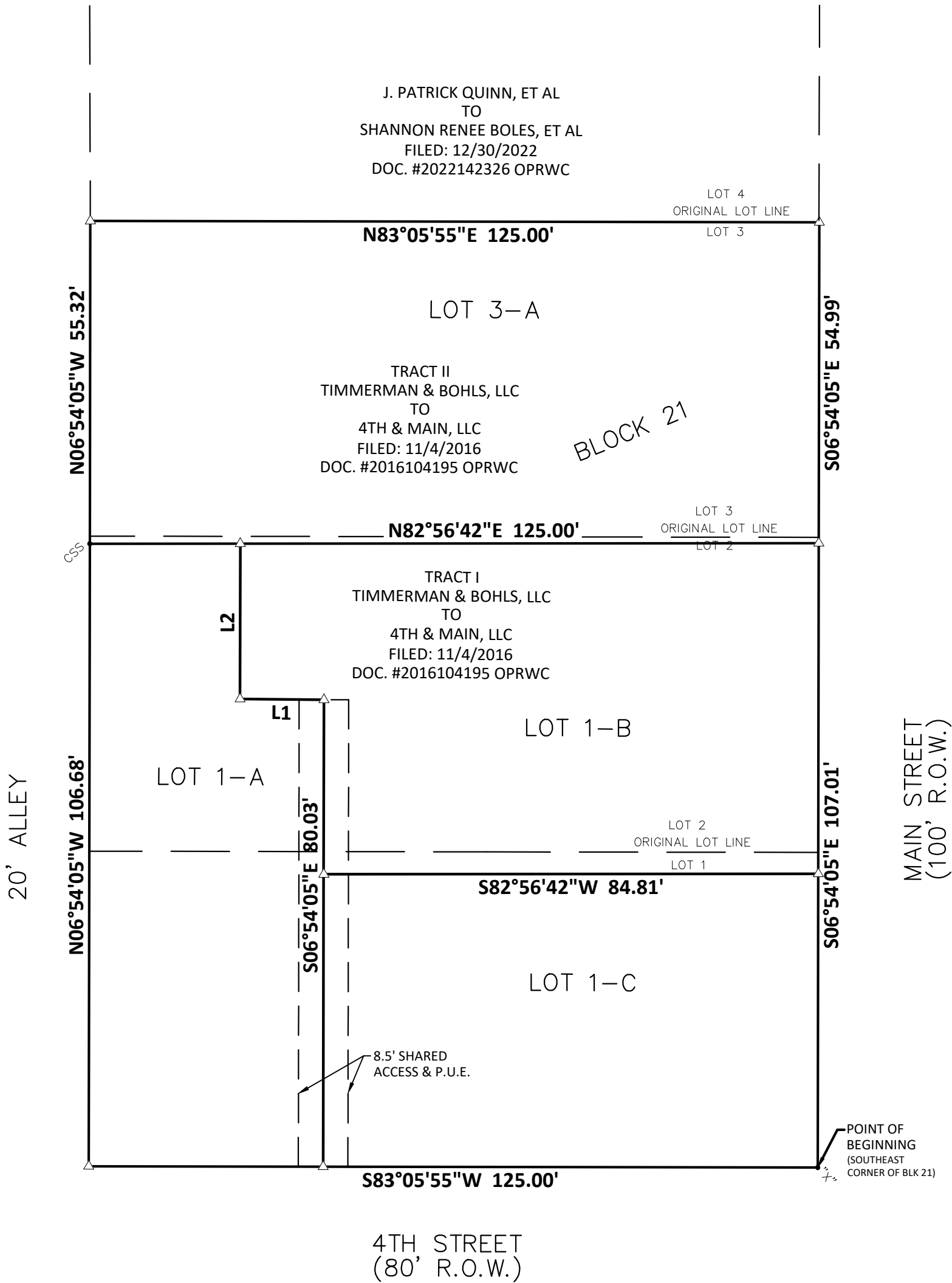
THENCE, South 83°05'55" West, generally with the South line of Lot 1 and the North right-of-way of said 4th Street, a distance of 125.00 feet, to a calculated corner for the Southwest corner of herein described tract in the East line of a 20 feet wide alley, said calculated corner being the Southwest corner of said Lot 1 and said Tract I;

THENCE, North 06°54'05" West, with the East line of said alley, passing at a distance of 106.68 feet, a cotton spindle with a washer stamped "CIVILCORP" found for the Northwest corner of said Tract I, also being the Southwest corner of said Tract II, continuing for a total distance of 162.00 feet to a calculated point for the Northwest corner of the herein described tract, also being the Northwest corner of said Lot 3 and said Tract II, the Southwest corner of a tract conveyed from J. Patrick Quinn, et al to Shannon Renee Boles, et al, filed December 30, 2022 and recorded in Document Number 2022142326 Official Public Records of Williamson County, Texas, and the Southwest corner of Lot 4 of said Block 21;

THENCE, North 83°05'55" East, with the North line of said Tract II and the South line of said Boles tract, a distance of 125.00 feet, to a calculated corner for the Northeast corner of herein described tract in the West right-of-way of aforesaid Main Street, said calculated corner being the Northeast corner of said Tract II, and the Southeast corner of Boles tract;

THENCE, South 06°54'05" East, with the West line of Main Street, a distance of 162.00 feet, to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds 0.465 acres (20,250 square feet) of land, more or less.

REPLAT OF LOTS 1, 2, & 3, ESTABLISHING LOTS 1-A, 1-B, 1-C, & 3-A, BLOCK 21
BEING 0.465 ACRE (20,250 SQ. FT.), BEING ALL OF LOTS 1, 2 & 3 IN BLOCK 21, CITY OF TAYLOR
AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.39	N83°29'07"E
L2	26.62	N06°54'05"W

LOT TABLE		
LOT	ACRE	USE
1-A	0.090	COMMERCIAL
1-B	0.119	COMMERCIAL
1-C	0.098	COMMERCIAL
3-A	0.158	COMMERCIAL

LEGEND
△ CALCULATED CORNER
"X" SET "X" IN CONCRETE
CCS COTTON SPINDLE SET WITH WASHER
STAMPED "CIVILCORP"

ABBREVIATIONS:
R.O.W. = RIGHT-OF-WAY
OPRWC= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
- UTILITY PROVIDERS - WASTEWATER/SEPTIC: CITY OF TAYLOR; WATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0533F, EFFECTIVE DATE, DECEMBER 20,2019.
- A 10-FT PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF THE CITY OF TAYLOR, RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

OWNER: 4th & MAIN, LLC
19702 SPOTTED OWL LANE
PFLUGERVILLE, TEXAS 78660

ACREAGE: 0.465 ACRES (20,250 SQ. FT.)

NUMBER OF LOTS: 4

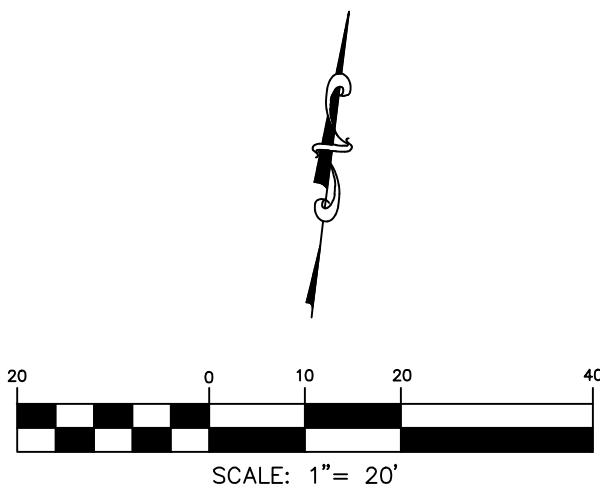
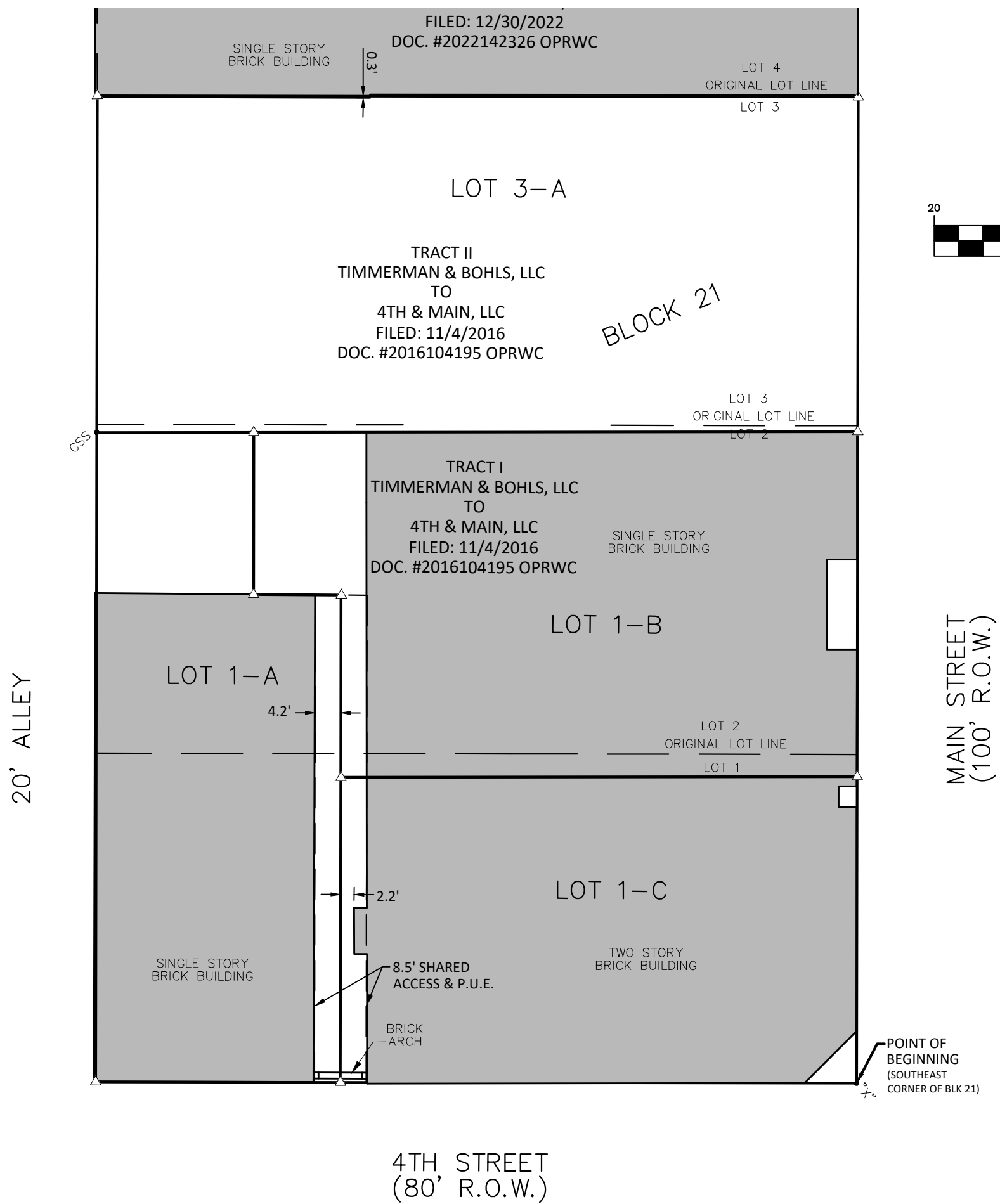
SURVEY: J. WINSETT SURVEY, A-661

SUBMITTAL DATE: JULY 5, 2023

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

REPLAT OF LOTS 1, 2, & 3, ESTABLISHING LOTS 1-A, 1-B, 1-C, & 3-A, BLOCK 21
BEING 0.465 ACRE (20,250 SQ. FT.), BEING ALL OF LOTS 1, 2 & 3 IN BLOCK 21, CITY OF TAYLOR
AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

BUILDING DETAIL



OWNER'S SIGNATURE BLOCK:

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

I, 4th & Main, LLC, sole owner of the certain 0.465 acre tract of land shown hereon and described in a deed recorded in Document No. 2016104195 of the Official Public Records of Williamson County, Texas, and do hereby resubdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as Replat of Lots 1, 2 & 3, Establishing Lots 1-A, 1-B, 1-C & 3-A, Block 21, City of Taylor.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2023.

4th & Main, LLC (owner)
19702 Spotted Owl Lane
Pflugerville, Texas 78660

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____,
known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

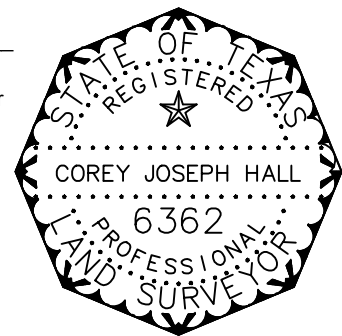
NOTARY PUBLIC in and for the State of Texas
My Commission expires on: _____

SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines of roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2023.

Corey Joseph Hall
Registered Professional Land Surveyor
No. 6362 State of Texas



LIEN HOLDER:

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

I, Andrew Littlejohn, Trustee, Lien Holder of the certain 0.465 acre tract of land shown hereon and described in a deed recorded in Document No. 2016104195 of the Official Public Records of Williamson County, Texas, and do hereby consent to the plat of said tract as shown hereon, and do hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as Replat of Lots 1, 2 & 3, Establishing Lots 1-A, 1-B, 1-C & 3-A, Block 21, City of Taylor.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2023.

Andrew D. Littlejohn, Trustee (lien holder)
City National Bank
212 N Main Street
Taylor, Texas 76574

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____,
known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas
My Commission expires on: _____

DEVELOPMENT SERVICES' APPROVAL:

I, Tom Yantis, Development Services Director for the City of Taylor, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Tom Yantis, Director

Date

LEGEND
△ CALCULATED CORNER
"X" SET "X" IN CONCRETE
CCS COTTON SPINDLE SET WITH WASHER
STAMPED "CIVILCORP"

ABBREVIATIONS:
R.O.W. = RIGHT-OF-WAY
OPRWC= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPCLS REGISTRATION #10194591

WILLIAMSON COUNTY CLERK:

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day of _____, 20__ A.D., at ____ o'clock, ____ .M., and duly recorded this the day of _____, 20__ A.D., at ____ o'clock ____ .M., in the Official Public Records of said County in Instrument No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

OWNER: 4th & MAIN, LLC
19702 SPOTTED OWL LANE
PFLUGERVILLE, TEXAS 78660

ACREAGE: 0.465 ACRES (20,250 SQ. FT.)

NUMBER OF LOTS: 4

SURVEY: J. WINSETT SURVEY, A-661

SUBMITTAL DATE: JULY 5, 2023

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

SHEET 2 OF 2

City of Taylor
PZ-2023-1792
Comprehensive Plan Amendment - Transportation Master Plan
Staff Report

Item Details

Subject Property:	Generally located at 14501 U.S. 79, between U.S. 79 and County Road 398
Total Acreage:	N/A
Legal Description:	Proposed roadways part of and out of the H.G. Johnson Survey, Abstract No. 348, Williamson Central Appraisal District Parcel R019338, Taylor, Williamson County, Texas. Extending north through the Samuel Pharrass Survey, Abstract No. 496.
Applicant:	Trevor Reik and Brent Tuley, Pape-Dawson Engineers, Inc.
Property Owner(s):	Taylor Texas Holding Inc., David Cersonsky
Request:	An amendment to the Comprehensive Plan, Transportation Master Plan to realign proposed Community Boulevards in and adjacent to a 69-acre tract of land in the H.G. Johnson Survey, Abstract No. 348, Williamson Central Appraisal District Parcel R019338, Taylor, Williamson County, Texas.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

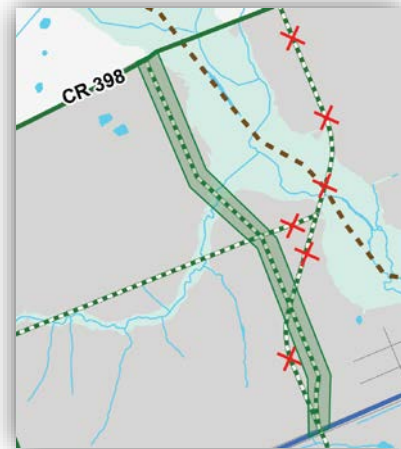
The applicant has requested an amendment to the Transportation Master Plan found in the Comprehensive Plan to realign a section of the CR-401 extension north of U.S. 79 shown in the map below to straddle the west property line of Parcel R019338. The current route within the Transportation Master Plan bisects Parcel R019338 which is currently heavily encumbered by the FEMA Flood Hazard Area.

Location:

The subject property generally located at 14501 U.S. 79. Consisting of a proposed roadways in and adjacent to the subject property (see image).

Physical and Natural Features:

The proposed Community Boulevards are adjacent to vacant tracts of land with some commercial businesses along the frontage of U.S. 79.



Growth Sector Designations:

The current Growth Sector is Controlled Growth Sector. The Controlled Growth Sector should consist of areas within the city that are already developed and served by infrastructure along with areas where infrastructure is planned but not yet installed or lacks capacity. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

Future Land Use:

The subject property was assigned the Future Land Use designation of Employment Center: Regional. Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	R-1 (Single Family)	Controlled Growth Sector (G-2.1)	Employment Center: Regional	Vacant Agricultural Land
South	M-1 (Light Industrial) & BP-2 (Business Park)	Controlled Growth Sector (G-2.2)	Employment Center: Special Zone	Light Industrial Businesses
East	M-1 (Light Industrial)	Infill Growth Sector (G-5)	Employment Center: Regional	Airport
West	R/A (Rural Agricultural)	Controlled Growth Sector (G-2.2)	Employment Center: Special Zone	Vacant Agricultural Land

Utilities

The subject property is located within the City of Taylor water CCN. There is a sixteen (16) inch water line that is located in the south on U.S. 79. There is a twelve (12) inch wastewater line on the southern portion of the property.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Fifteen (16) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, August 27, 2023.

Staff Analysis

Planning Staff has consulted with the City's Transportation Engineer, Leslie Pollack. The following is Ms. Pollack's analysis of the request:

The Taylor Texas Holdings development is located northwest of the intersection of W 2nd Street (US-79) and CR 401. The adopted Transportation Plan proposes a future Community Boulevard extension from CR 401 north through the development, ultimately connecting with CR 366 at the Chandler Road intersection on the north side of the City of Taylor. The currently adopted Boulevard alignment crosses a floodplain within the Taylor Texas Holdings site. This amendment realigns the community boulevard west outside much of the flood plain. This relocation will reduce infrastructure costs for construction of the boulevard. The realignment will cause the Community Boulevard to terminate at CR 398 and be discontinuous with the proposed Community Boulevard extension to the north. However, CR 398 provides an existing east/west connection across the floodplain for vehicles to travel.

The following are recommended:

- The Community Boulevard be relocated further west on the subject property to avoid the floodplain and reduce infrastructure costs (approximate alignment is shown on the attachment #6).
- The Community Boulevard will align with CR 401 at W 2nd Street.
- The Community Boulevard will terminate at CR 398 on the north.
- The alignment of the Community Boulevard will follow City of Taylor standards for horizontal and vertical curvature.

The development will conduct a traffic operational analysis of the community boulevard and CR 398 when the Traffic Impact Analysis is required for the development.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested amendment to the Transportation Master Plan.

Planning and Zoning Commission Recommendation

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

Will the proposed amendment result in a Transportation classification that is more consistent with the text and policies of the Comprehensive Plan than the current designation?

- Yes. The realignment is consistent with cross community connections and seeks to remove a proposed roadway outside of the floodplain to a more appropriate location.

Would the proposed amendment result in a Transportation classification that is more compatible with the current and future roadways of adjacent and nearby properties?

- Yes. The realignment relocates proposed roadways outside much of the floodplain and still provides direct north-south access from U.S. 79 and CR 398.

Would the proposed amendment result in more efficient use of community facilities and infrastructure?

- Yes. The proposed amendment would likely encourage development on the subject property and adjacent properties and meet the Comprehensive Plan's intent for growth in the area.

Could the proposed amendment create or cause an increase in adverse impacts on the natural environment, especially water, green space/open space preservation, and air quality?

- It is unlikely that the proposed amendment would cause adverse impacts. The realignment relocates roadways westward, out of a larger inundation of the floodplain.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Future Land Use Map
4. Growth Sector Map
5. Realignment Analysis Memo from City Transportation Engineer
6. Proposed Transportation Master Plan Realignment Map
7. Notification Map
8. Draft Ordinance
 - a. Exhibit A – Survey
 - b. Exhibit B – TMP New Realignment Map

June 29, 2023

Tom Yantis
Development Services
400 Porter Street
Taylor, TX 76574

Re: 69-Acre Taylor Tract – Taylor, TX
Request to Amend ETCP

On behalf of our Client, Quannah Partners, It is being requested to shift a section of the CR-401 extension north of 79 shown in the Envision Taylor Comprehensive Plan (ETCP) to more follow, the west property line of Parcel R019338. The current routing shown in ETCP encumbers Parcel R019338 which is currently encumbered roughly half in flood plain.

We intend to develop the Parcel R019338 and therefore intend to realign the Proposed Community Boulevard (alignment of CR-401) to the western property boundary adjacent to Prewitt Farms LTD (Parcel R635748).

This realignment will still connect with the CR-401 currently being built by Williamson County, attached as Exhibit C for reference.

Additionally, the routing as currently shown in the ETCP is in the path of several converging waterways and within a wide mapped FEMA AE Zone. Crossing the waterways further north (similar to as shown in Attachments A and B) across more narrow single waterways within Zone A undetermined zones could be more cost effective and less problematic. The dashed line indicated in Exhibit A is a possible relocation depending on City's needed connection points.

The current request to amend the ETCP is only for the portion along and encumbering Parcel 019338. A survey of the property is also included with this document.
Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,
Pape-Dawson Engineers, Inc.



Brent Tuley, PE
Senior Project Manager

Exhibit A



Figure 88: Transportation Master Plan

Source: City of Taylor, HDR

Exhibit B

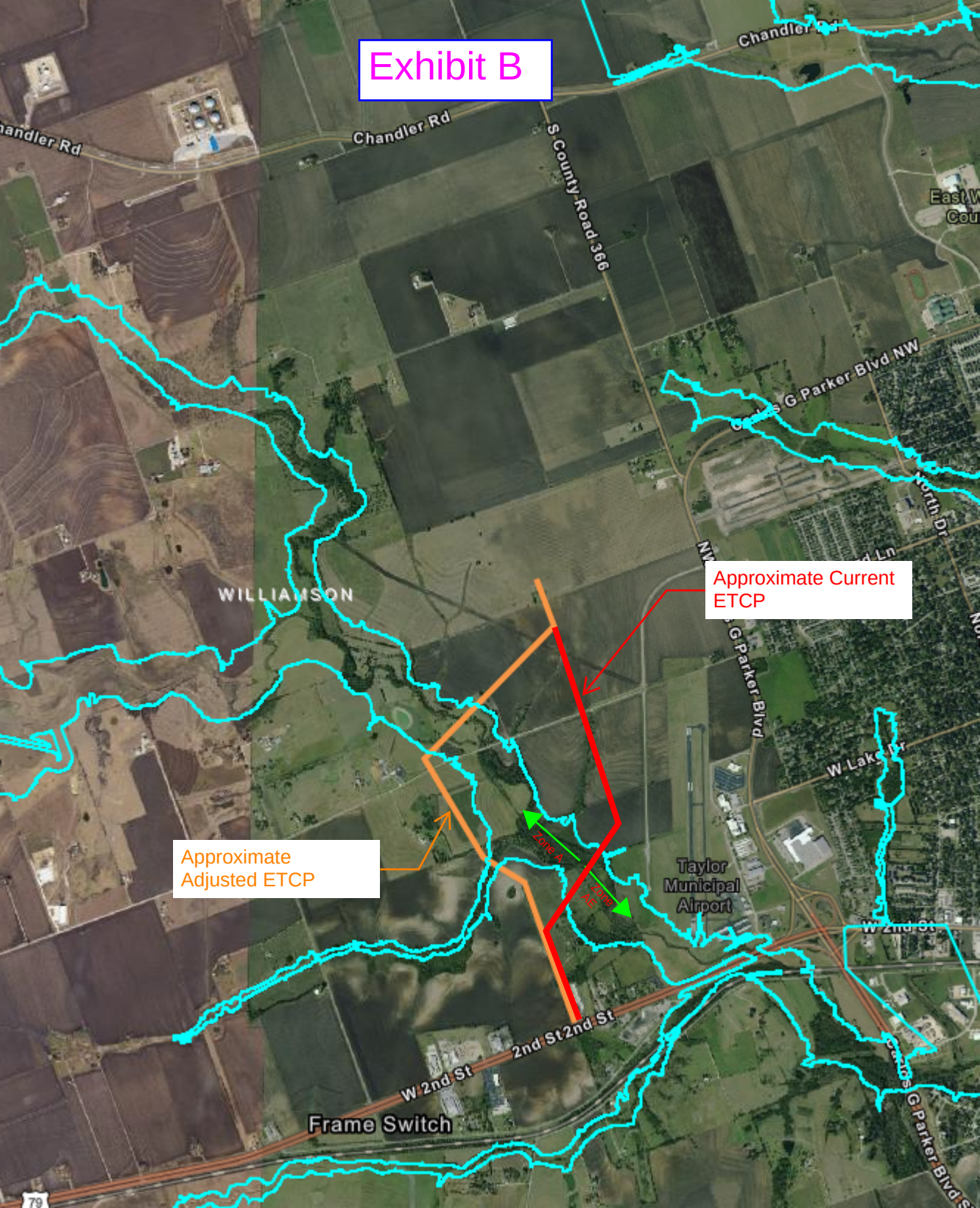
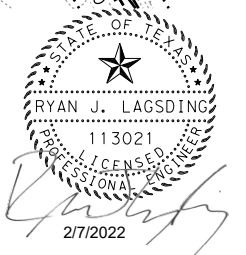
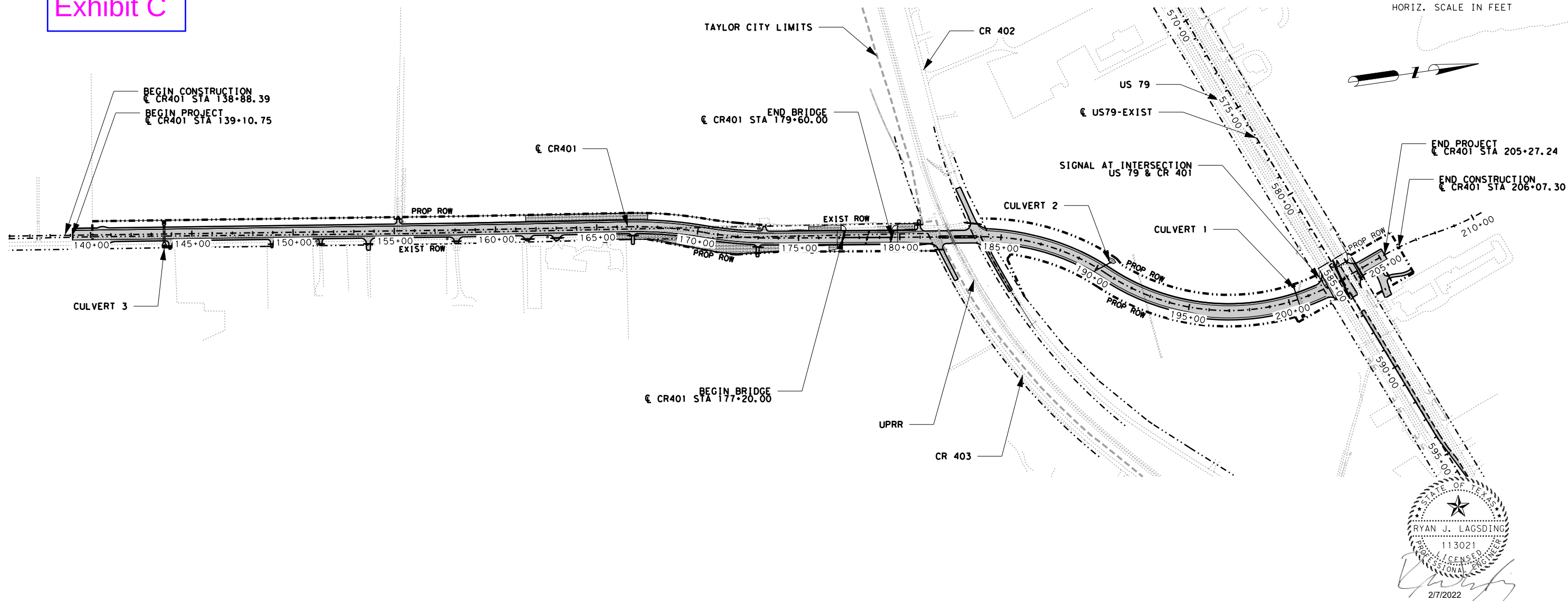
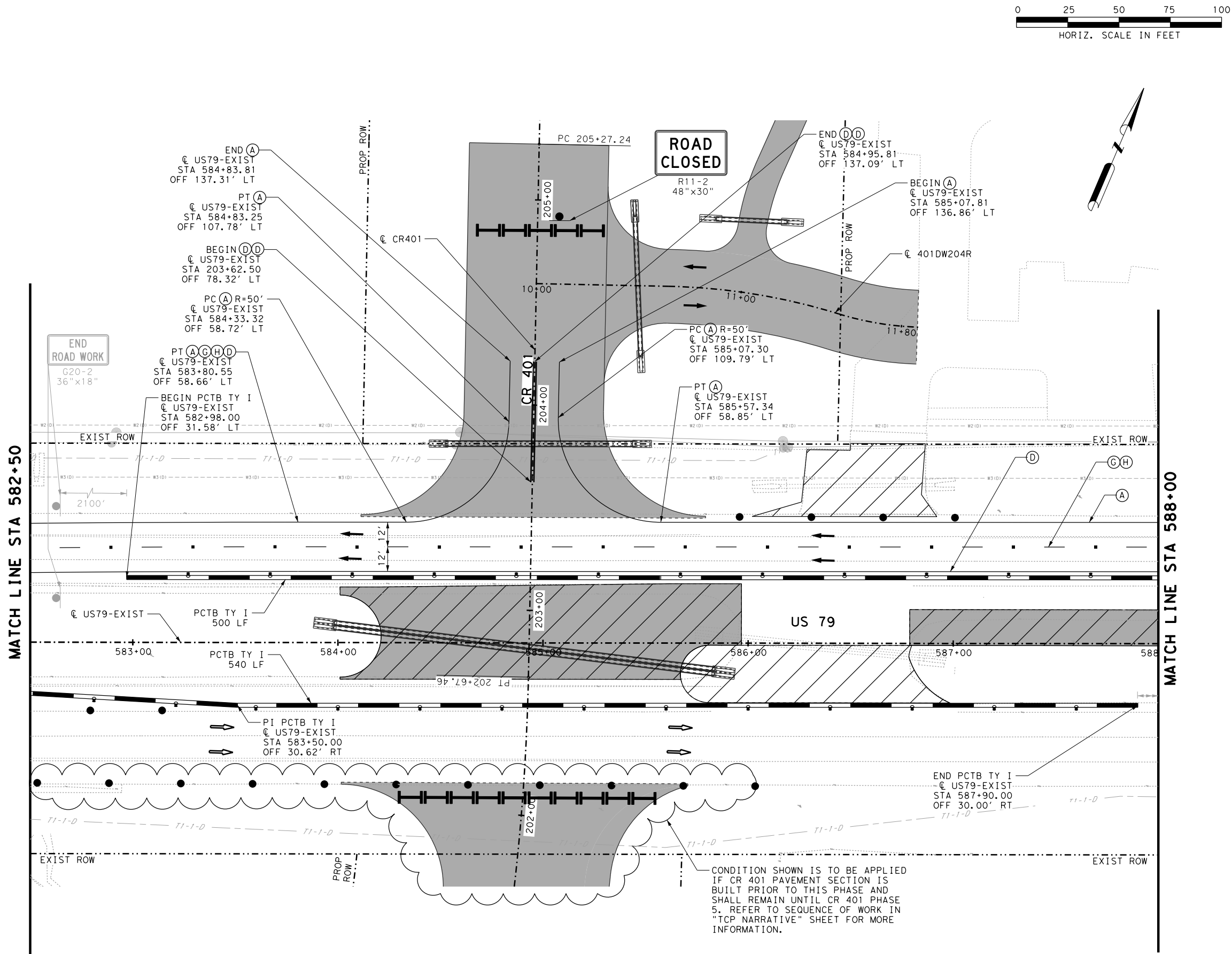


Exhibit C



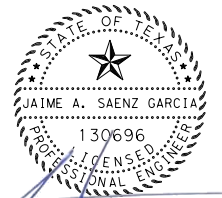
NO.		REVISIONS		BY DATE	
 WILLIAMSON COUNTY 1848  HNTB Corporation The HNTB Companies Engineers Architects Planners Firm Registration Number F-420  <i>Texas Department of Transportation</i> ©2022 by Texas Department of Transportation; all rights reserved COUNTY ROAD 401 PROJECT LAYOUT					
SHEET 1 OF 1					
FED. RD. DIV. NO. 6		FEDERAL AID PROJECT NO.		SHEET NO.	
STATE TEXAS		DISTRICT	COUNTY WILLIAMSON	3	
CONTROL		SECTION	JOB	HIGHWAY NO. CR 401	

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2/4/2022
pw: \\pw-int.hntb.org:PWCentralDiv\Documents\Dallas Projects\77139 - Wilco CR\CAD\Sheets\TCP\CR401_P2-TCP-US79-PH2-2.dgn



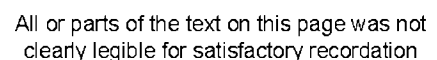
- LEGEND:**
- PERMANENT PAVEMENT PHASE 1
 - PERMANENT PAVEMENT PHASE 2
 - PERMANENT PAVEMENT PREVIOUS PHASE
 - WORK ZONE PHASE 1
 - WORK ZONE PHASE 2
 - (A) WK ZN PAV MRK REMOV (W) 4" (SLD)
 - (B) WK ZN PAV MRK REMOV (W) 8" (SLD)
 - (C) WK ZN PAV MRK REMOV (W) 24" (SLD)
 - (D) WK ZN PAV MRK REMOV (Y) 4" (SLD)
 - (E) WK ZN PAV MRK REMOV (W) (ARROW)
 - (F) WK ZN PAV MRK REMOV (W) (WORD)
 - (G) WK ZN PAV MRK REMOV (W) 4" (BRK)
 - (H) WK ZN PAV MRK (REFL) TY I-C
 - EXISTING TRAFFIC FLOW
 - PROPOSED TRAFFIC FLOW
 - TYPE 3 BARRICADE
 - CHANNELIZING DEVICE
 - TRAFFIC BARRIER
 - SLED CRASH CUSHION
 - RIGHT-OF-WAY (ROW)
 - SIGN
 - SIGN PREVIOUS PHASE
 - TRUCK MOUNTED ATTENUATOR

- NOTES:**
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS AND SIDE STREETS DURING CONSTRUCTION.
 - REFER TO STANDARD TCP (2-1c)-18 FOR MORE DETAILS.



2/7/2022

NO.	REVISIONS	BY	DATE
 WILLIAMSON COUNTY 1848			
 HNTB HNTB Corporation The HNTB Companies Engineers Architects Planners Firm Registration Number F-420			
 Texas Department of Transportation ©2022 by Texas Department of Transportation; all rights reserved.			
COUNTY ROAD 401 US 79 TRAFFIC CONTROL PLAN PHASE 2			
SHEET 2 OF 5			
FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO.		SHEET NO. 25
STATE TEXAS	DISTRICT	COUNTY WILLIAMSON	HIGHWAY NO. CR 401
CONTROL	SECTION	JOB	



Longhorn Title Co.

RETURN TO

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ⊗ TYPOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ⊕ 800 NAIL FOUND
- ⊖ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ⊙ RAILROAD TIE
- △ CALCULATED POINT
- ▽ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. C. R. 401 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM HNTB. SCHEMATIC RECEIVED BY SAM, LLC, IN MAY, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

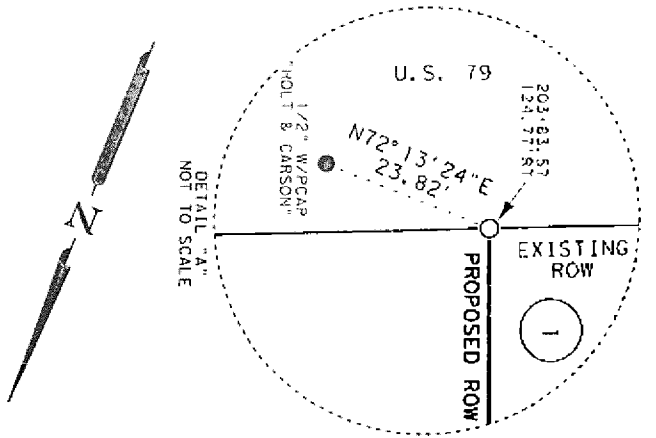
Preliminary

06/25/2021 3:19:34 PM

SCOTT E. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

EXHIBIT "A"

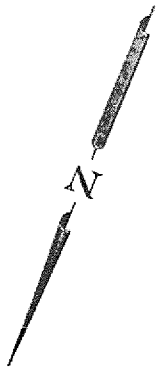


U. S. 79

PREWITT FARMS, LTD., A
TEXAS LIMITED PARTNERSHIP
RECORDED AUGUST 28, 2007
TRACT NUMBER TWO
PARCEL A
REMAINDER OF A CALLED 290.77 AC.
DOC. NO. 2007076169
O.P.R.W.C.TX.

1
PARENT TRACT
NOT TO SCALE

PREWITT FARMS, LTD., A
TEXAS LIMITED PARTNERSHIP
TRACT NUMBER TWO
PARCEL A
CALLED 290.77 AC.
DOC. NO. 2007076169
O.P.R.W.C.TX.

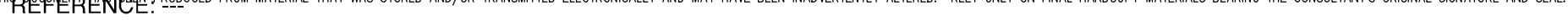


FILE: \\saming\us\PROJECTS\1020058261\B\100\Survey\035\h1d\1\PLAT\000P-1.dgn
EXISTING *236.017 AC. ACQUIRE 1.075 AC. REMAINING 234.942 AC. LEFT
REF. FIELD NOTE NO. 48892

SAM

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
PREWITT FARMS, LTD., A
TEXAS LIMITED PARTNERSHIP
PARCEL A
1.075 AC. (46,810 SQ. FT.)



REFERENCE

BEGINNING at an iron with cap marked "Williamson County" found on a point in the west boundary line of Lot 1 of Amended Plat of Amanda's Commercial Subdivision according to the subdivision recorded in Document No. 2007080629 of the Official Public Records of Williamson County, Texas, said point being the northeast corner of a called 0.101-acre tract conveyed to Williamson County, Texas, recorded in Document No. 2023003588 of the Official Public Records of Williamson County, Texas, same being a southeast corner of the Remnant Portion of said 69.28-acre tract for the southernmost southeast corner and POINT OF BEGINNING hereof;

THENCE N 21°38'47" W, departing the north boundary line of said 0.101-acre tract and the north boundary line of said 1.097-acre tract, with the east boundary line of said 290.77-acre tract, in part with the east boundary line of said 329.476-acre tract, convey to Megale Austin-Taylor (hereinafter "Megale Austin-Taylor") 2022072929, a certain portion of said 329.476-acre tract, to-wit: beginning at the west boundary line of the Remnant portion of said 69.28-acre tract, a distance of 289.55 feet to an iron rod with cap marked "4ward" for a total distance of 1947.68 feet to an iron rod with cap marked "101" found on a northeast corner of said 329.476-acre tract, some being an interior ell corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

1.S 68°24'01" W, a distance of 12.77 feet to an iron rod found for an angle point hereof, and

2.N 22°17'26" W, a distance of 482.76 feet to a 3" iron found on an interior ell corner of said 329.476-acre tract, same being the northwest corner of the Remnant Portion of said 69.28-acre tract for the northwest corner hereof,

THENCE S 25°57'11" E, departing the south boundary line of said 329.476-acre tract, with the west boundary line of said 120.355-acre tract, same being the east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 1653.38 feet to a 1/4" iron rod with yellow cap marked "Pape-Dawson" set on the northeast corner of John O. Baker Subdivision, a subdivision according to the plat recorded in Cabinet A, Slide 289 of the Plat Records of Williamson County, Texas, same being a southeast corner of the Remnant Portion of said 69.28-acre tract for the easternmost southeast corner hereof;

THENCE N 25°51'30" W, departing the north boundary of said John O. Baker Subdivision, with the east boundary line of said Lot 2, same being a west boundary line of the Remnant Portion of said 69.28-acre tract for a distance of 265.85 feet to a ½" iron pipe found on the northeast corner of said Lot 2, same being an interior corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE S 21°44'21" E, with the west boundary line of said Lot 2, in part with the west boundary line of said Lot 1, same being an east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 570.82 feet to the POINT OF BEGINNING and containing 69.169 acres in Williamson County, Texas.

- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DANGL" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2011.0.
- 3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION. THE SURVEYOR DOES NOT GUARANTEE AS TO THE AVAILABILITY OF SERVICE, OR THE STATUS OF ANY UTILITIES ON THIS SITE.
- 4) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) KEENE (F-2434) FLOOD INSURANCE RATE MAP, NUMBER 484910C0530F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. FOR WILLIAMSON COUNTY, TEXAS. THIS DATA IS AVAILABLE ON THE WEBSITE www.fema.gov

0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

REFERENCES:
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

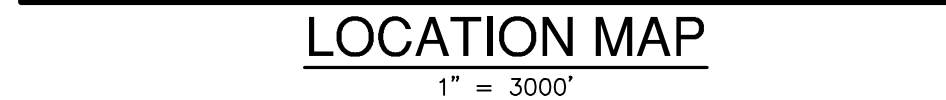
Title Commitment: G.F. #ATCH23126753
Alamo Title Insurance
Date Effective: March 9, 2023
Date Issued: March 15, 2023

The following matters and all terms of the documents creating or offering evidence of the matters:

g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document recorded in the Public Records of Williamson County, Texas, as follows:
 Granted To: Texas Power and Light Company
 Purpose: As Provided in said Instrument
 Recording No.: Volume 337, Page 355, Deed Records of Williamson County, Texas.

i. Oil, Gas and Mineral Lease, together with all rights incident thereto.
Lessor: Martha Schoenrock, et al
Lessee: Ralph Arnold
Dated: March 17, 1948
Recording No.: Volume 348, Page 617, Deed Records of Williamson County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument.
(Applicability is not under the purview of the undersigned, reference to subject tract made therefor.)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8 AND 9 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 24, 2023.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
0800 11 MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPCE FIRM REGISTRATION #470 | TBPULS FIRM REGISTRATION #10028601

A 63.169 ACRE TRACT OF LAND, BEING SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 346, IN WILLAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR TEXAS HOLDINGS, INC., RECORDED IN DOCUMENT NO. 2008053887 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS.

PROJECT NAME: TAYLOR 69

(if applicable) Applicant/Agent Affidavit

Owner Affidavit: I, as the Owner of the subject property, hereby authorize the following Applicant/ Agent to act on my behalf concerning all matters related to this development application.

Signature: [Signature] Date: 6-27-23

Printed Name: David Cersonsky

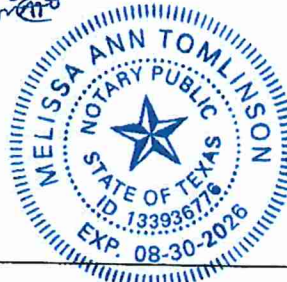
Before me, the undersigned authority, on this day personally appeared David Cersonsky (Owner) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

Given under my hand and seal of office on this 6/27/23
day of June, 2023.

Melissa Ann Tomlinson

Notary Public in and for the State of Texas.

My Commission expires: 8/30/26



Applicant/Agent Affidavit: I, as representative of the property owner, have prepared this submittal to the best of my ability and have determined that the information provided in this submittal is true, complete, and accurate.

Signature: [Signature] Date: 6/29/23

Printed Name: TREVOR RIEK

Address: 10801 N MOPAC EXPY, BUILDING 3, SUITE 200
AUSTIN, TX 78759

Phone: 512-454-8711 Cell: _____ Email: TRIEK@PAPE-DAWSON.COM

Before me, the undersigned authority, on this day personally appeared Trevor Riek (Owner) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

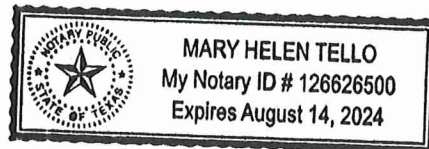
Given under my hand and seal of office on this 29th

day of June, 2023.

Mary Helen Tello

Notary Public in and for the State of Texas.

My Commission expires: 08/14/2024



(if applicable) Applicant/Agent Affidavit

Owner Affidavit: I, as the Owner of the subject property, hereby authorize the following Applicant/ Agent to act on my behalf concerning all matters related to this development application.

Signature: [Signature] Date: 6-27-23

Printed Name: David Cersonsky

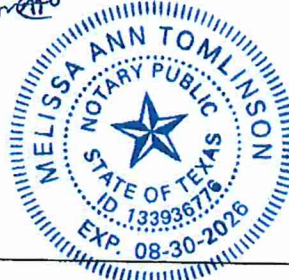
Before me, the undersigned authority, on this day personally appeared David Cersonsky (Owner) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

Given under my hand and seal of office on this 6/27/23
day of June, 2023.

Melissa Ann Tomlinson

Notary Public in and for the State of Texas.

My Commission expires: 8/30/26



Applicant/Agent Affidavit: I, as representative of the property owner, have prepared this submittal to the best of my ability and have determined that the information provided in this submittal is true, complete, and accurate.

Signature: [Signature] Date: 6-29-23

Printed Name: Brant M Tuley

Address: 10801 W Maple, Bldg 3, Suite 200 Austin, TX 78759

Phone: 512 454 8744 Cell: _____ Email: btuley@pape-dawson.com

Before me, the undersigned authority, on this day personally appeared Brant M. Tuley (Owner) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

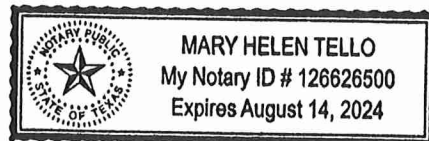
Given under my hand and seal of office on this 29th

day of June, 2023.

Mary Helen Tello

Notary Public in and for the State of Texas.

My Commission expires: 08/14/2024

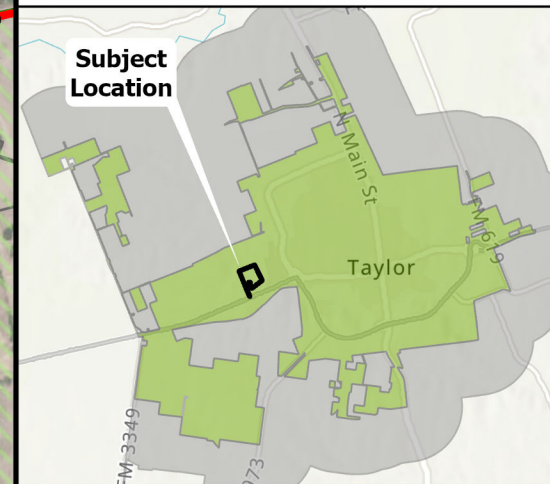




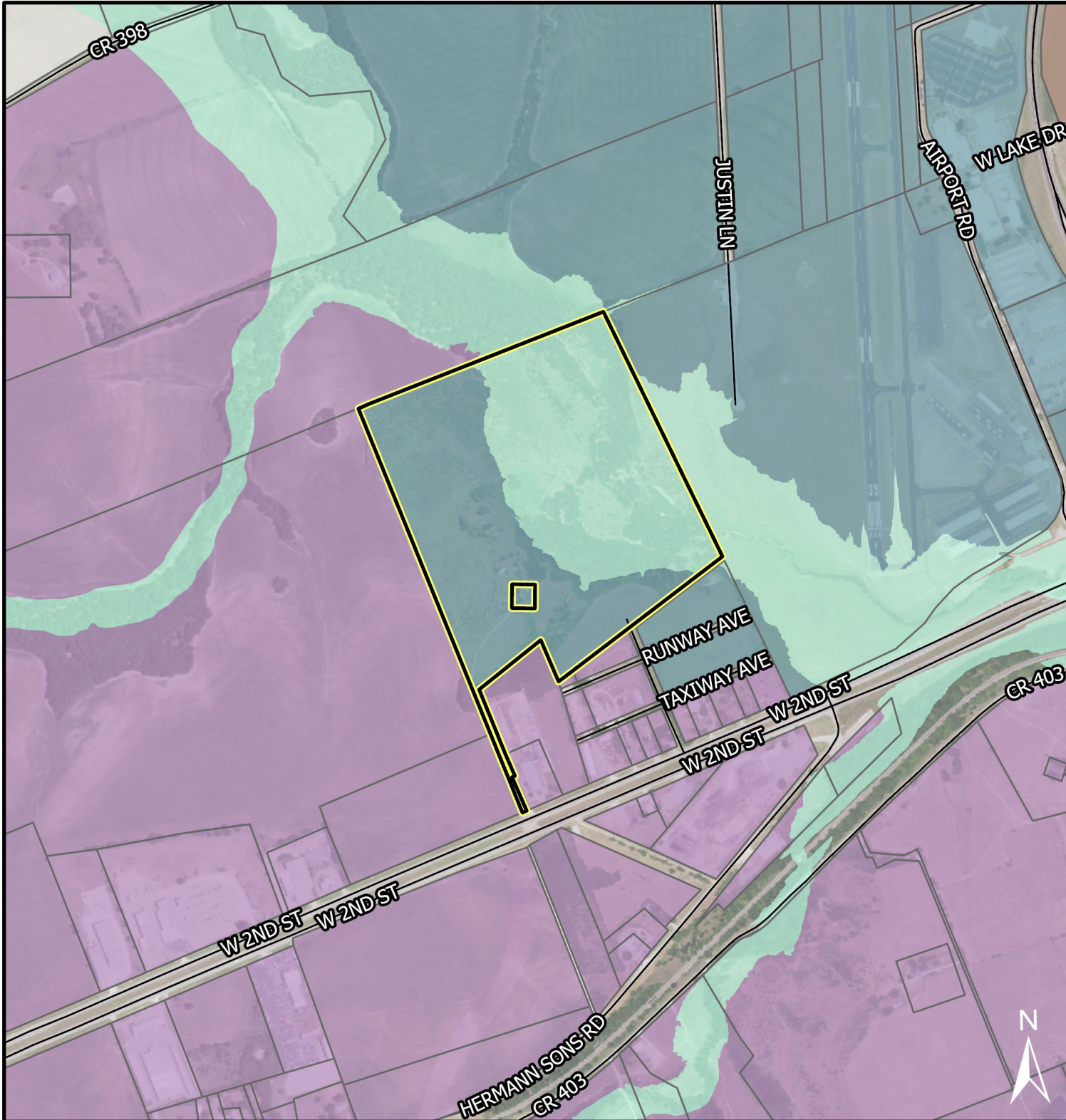
PZ-2023-1792

Generally located at 14501 U.S. 79
Comprehensive Plan Amendment -
Transportation Master Plan
Location Map

- City Limits
- ETJ Boundary
- Streets
- Enhanced Community Boulevard
- Proposed Community Boulevard
- Subject Property Initiating Request
- Parcels



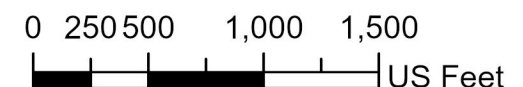
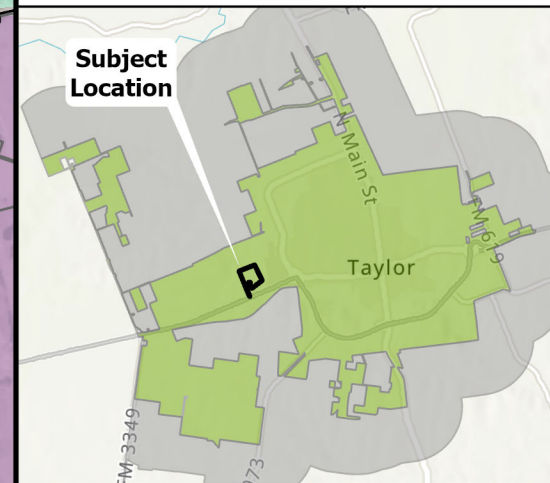
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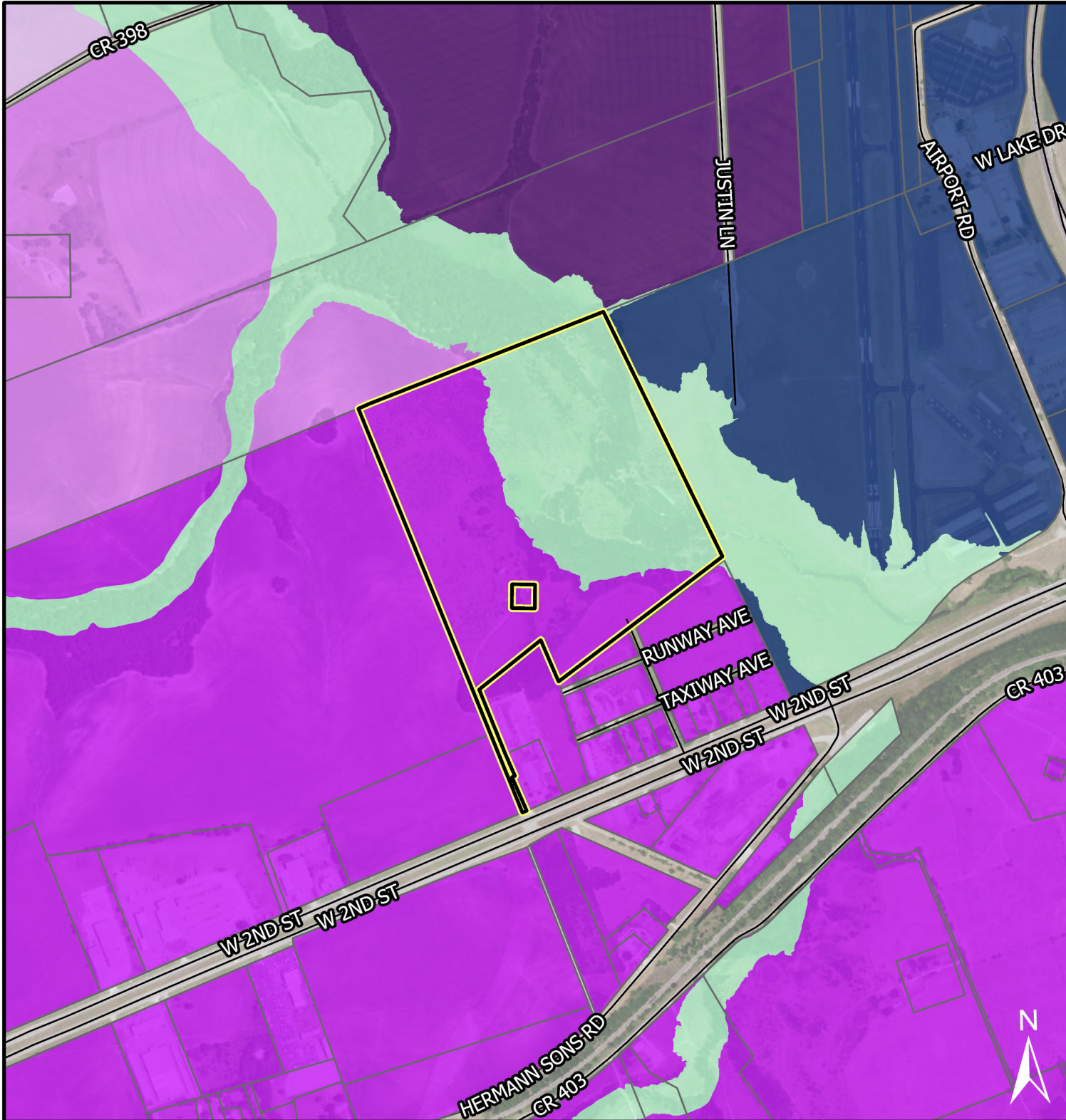


PZ-2023-1792

Generally located at 14501 U.S. 79
Comprehensive Plan Amendment -
Transportation Master Plan
Future Land Use Map

- Subject Property Initiating Request
- Parcels
- Streets
- Area of Minimal Change
- Employment: Regional
- Employment: Special Zone
- Market: Community
- Open Space

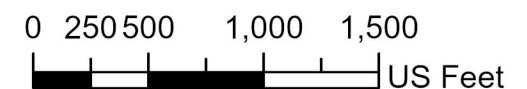
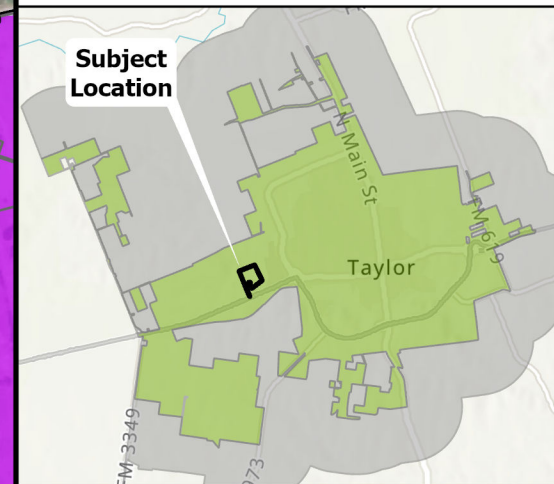




PZ-2023-1792

Generally located at 14501 U.S. 79
Comprehensive Plan Amendment -
Transportation Master Plan
Growth Sector Map

- Subject Property Initiating Request
- Parcels
- Streets
- Reserved Open Sector
- Future Growth Sector
- Controlled Growth Sector Tier I
- Controlled Growth Sector Tier II
- Intended Growth Sector
- Infill Growth Sector





Memo

Date: Thursday, September 07, 2023

Project: PZ-2023-1792 Taylor Texas Holdings

To: Courtney Peres, City of Taylor

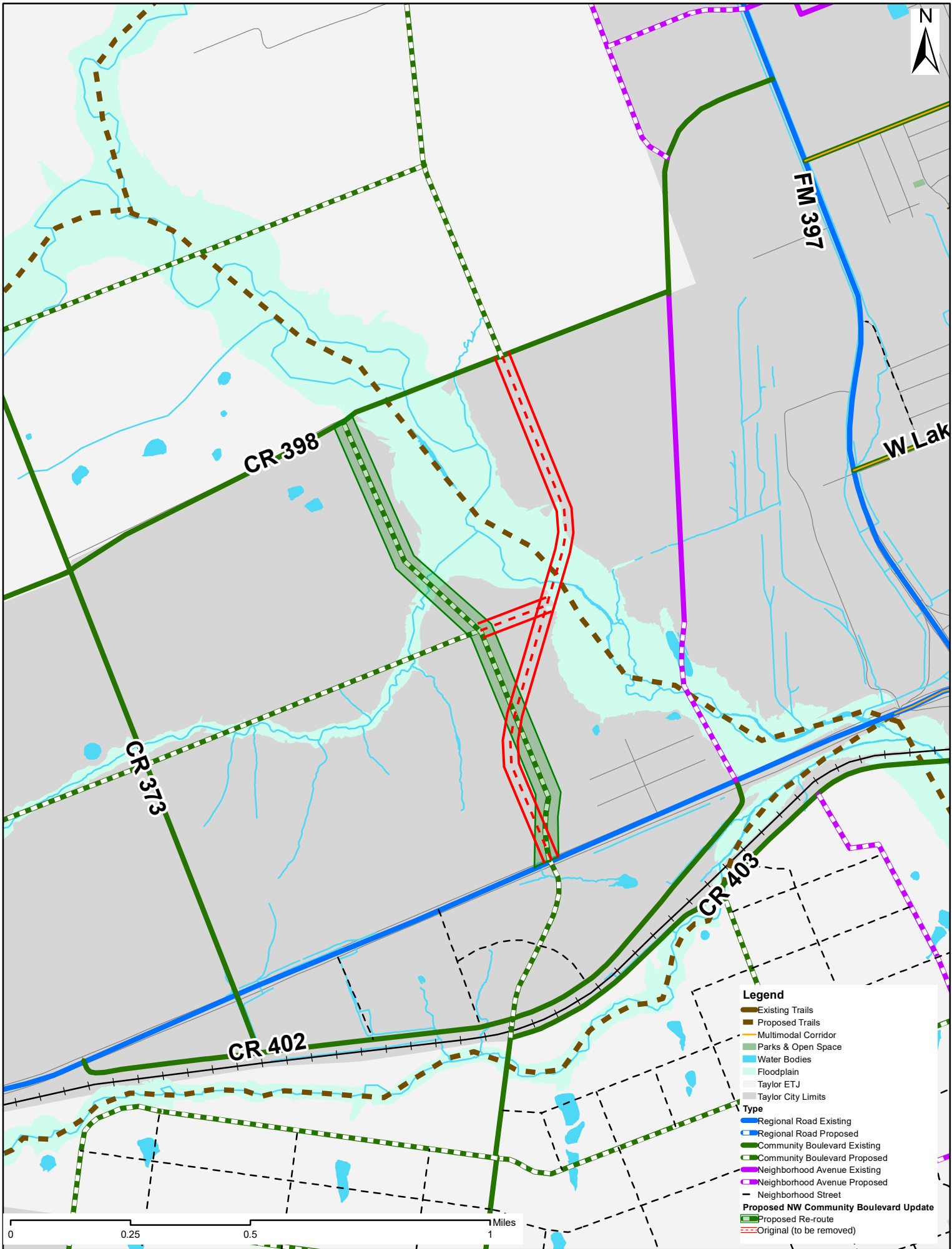
From: Leslie Pollack, P.E., PTOE, - HDR Engineering, Inc.

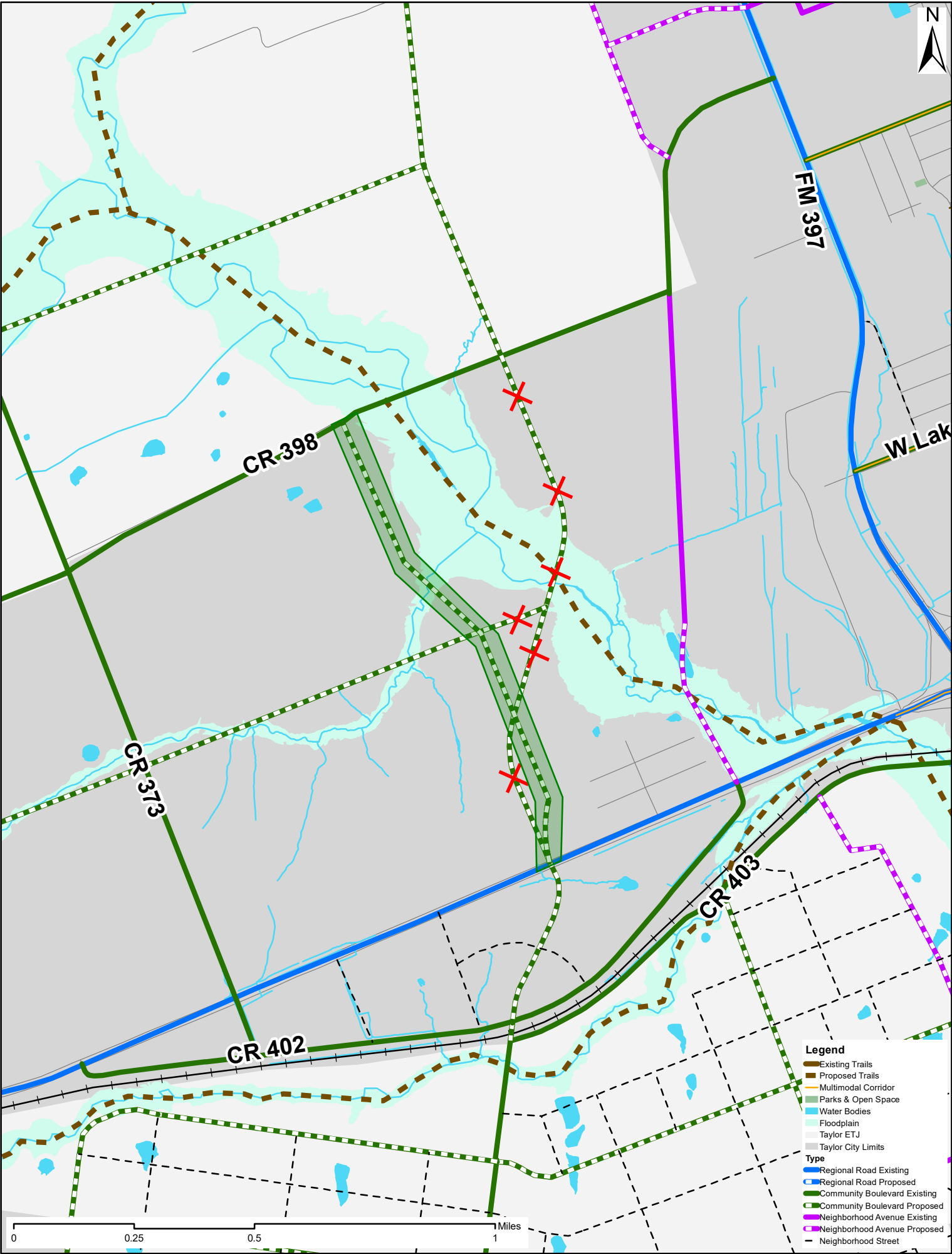
Subject: Comprehensive Plan Amendment of Transportation Plan

The Taylor Texas Holdings development is located northwest of the intersection of W 2nd Street (US-79) and CR 401. The adopted Transportation Plan proposes a future community boulevard extension from CR 401 north through the development, ultimately connecting with CR 366 at the Chandler Road intersection on the north side of the City of Taylor. The currently adopted boulevard alignment crosses a floodplain within the Taylor Texas Holdings site. This amendment realigns the community boulevard west outside much of the flood plain. This relocation will reduce infrastructure costs for construction of the boulevard. The realignment will cause the community boulevard to terminate at CR 398 and be discontinuous with the proposed community boulevard extension to the north. However, CR 398 provides an existing east/west connection across the floodplain for vehicles to travel.

The following are recommended:

- The community boulevard be relocated further west on the subject property to avoid the floodplain and reduce infrastructure costs (approximate alignment is shown on the attached exhibit)
- The community boulevard will align with CR 401 at W 2nd Street
- The community boulevard will terminate at CR 398 on the north
- The alignment of the community boulevard will follow City of Taylor standards for horizontal and vertical curvature
- The development will conduct a traffic operational analysis of the community boulevard and CR 398 when the Traffic Impact Analysis is required for the development





2023 Thoroughfare Plan - NW Proposed Community Blvd Update

ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN BY CHANGING THE TRANSPORTATION MASTER PLAN TO RE-ALIGN A PROPOSED COMMUNITY BOULEVARD (CR 401) GENERALLY LOCATED NEAR 14501 U.S.79 IN AND ADJACENT TO A 69 ACRE TRACT OF LAND IN THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, WILLIAMSON COUNTY APPRAISAL DISTRICT PARCEL R019338; PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Taylor, Texas, a Texas home rule municipality (herein the "City"), to provide for and maintain a comprehensive plan for the City in accordance with Chapters 211, 212 and 213 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the amendment of the comprehensive plan herein promotes the public health, safety, morals, and welfare and provides for the orderly development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on September 12, 2023, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on **October 12**, 2023, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, after review, inquiry, and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amended Comprehensive Plan hereinafter set forth;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Comprehensive Plan-Transportation Master Plan. The City Council hereby adopts the amended Comprehensive Plan-Transportation Master Plan attached hereto as **Exhibit "A."** The amended Comprehensive Plan-Transportation Master Plan replaces and supersedes the Comprehensive Plan-Transportation Master Plan that was in effect prior to the effective date of this Ordinance. The Comprehensive Plan-Transportation Master Plan, as it is amended from time to time, shall be kept in the office of the City Clerk and shall be available

for public inspection during normal office hours. Pursuant to Chapter 211 of the Texas Local Government Code, the re-alignment to the proposed Community Boulevard (CR 401) following the property line of R019338 and R635748 going north through R019625, and R019622 veering slightly to the left and then north again until meeting Country Road 398, shall be acted on in accordance with the Comprehensive Plan, as amended. Pursuant to Chapter 212 of the Texas Local Government Code, the Comprehensive Plan-Transportation Master Plan is the general plan of the City, and all plat applications subject to the City's jurisdiction shall be in conformance with the Comprehensive Plan-Transportation Master Plan, as amended. The City may amend the Comprehensive Plan-Transportation Master Plan at the discretion of the City Council in accordance with state law as necessary to address changing conditions in the City.

Section 3. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City's jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

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

Section 5. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 6. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chap. 551, Tex. Gov't. Code*.

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2023.

Brandt Rydell, Mayor

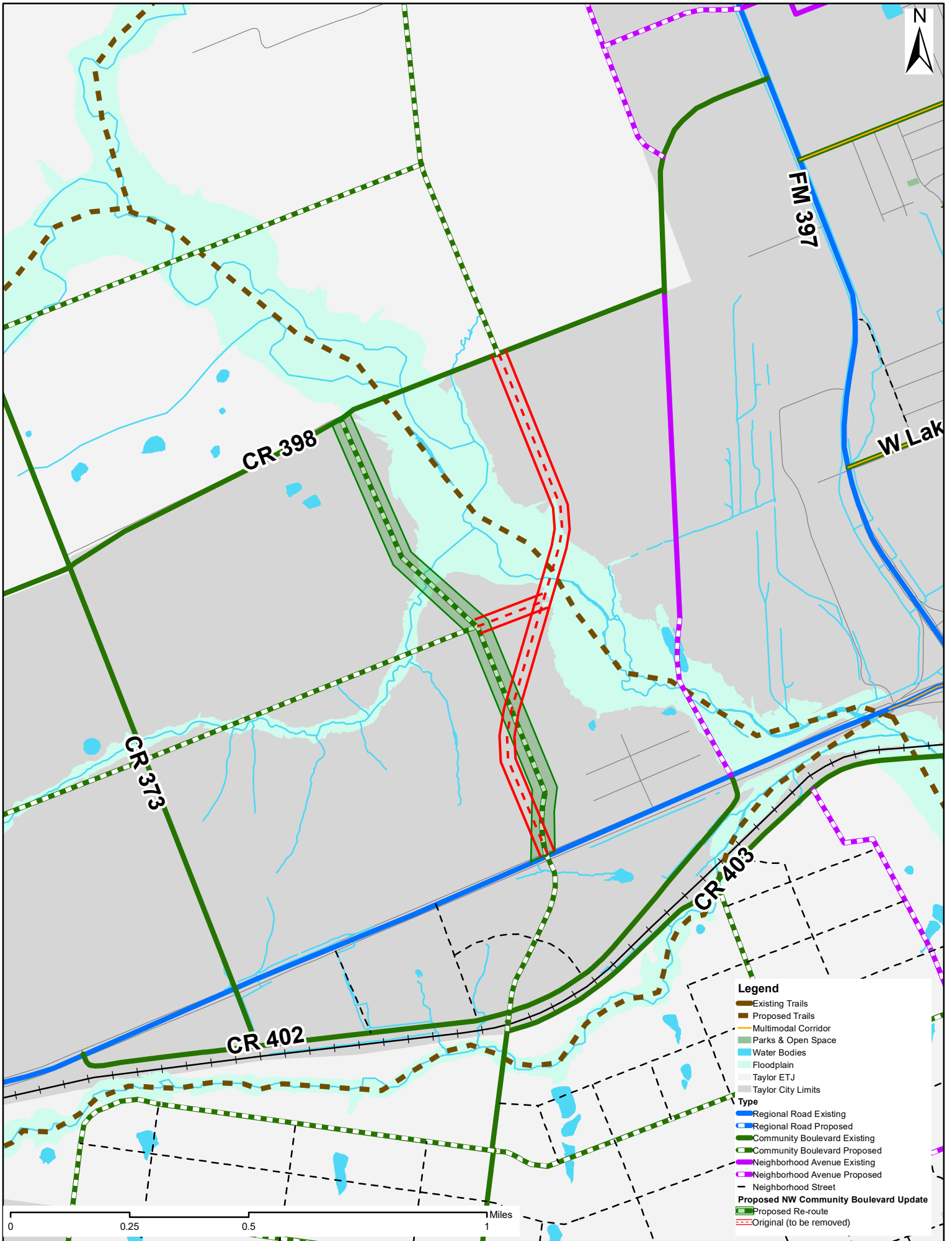
ATTEST:

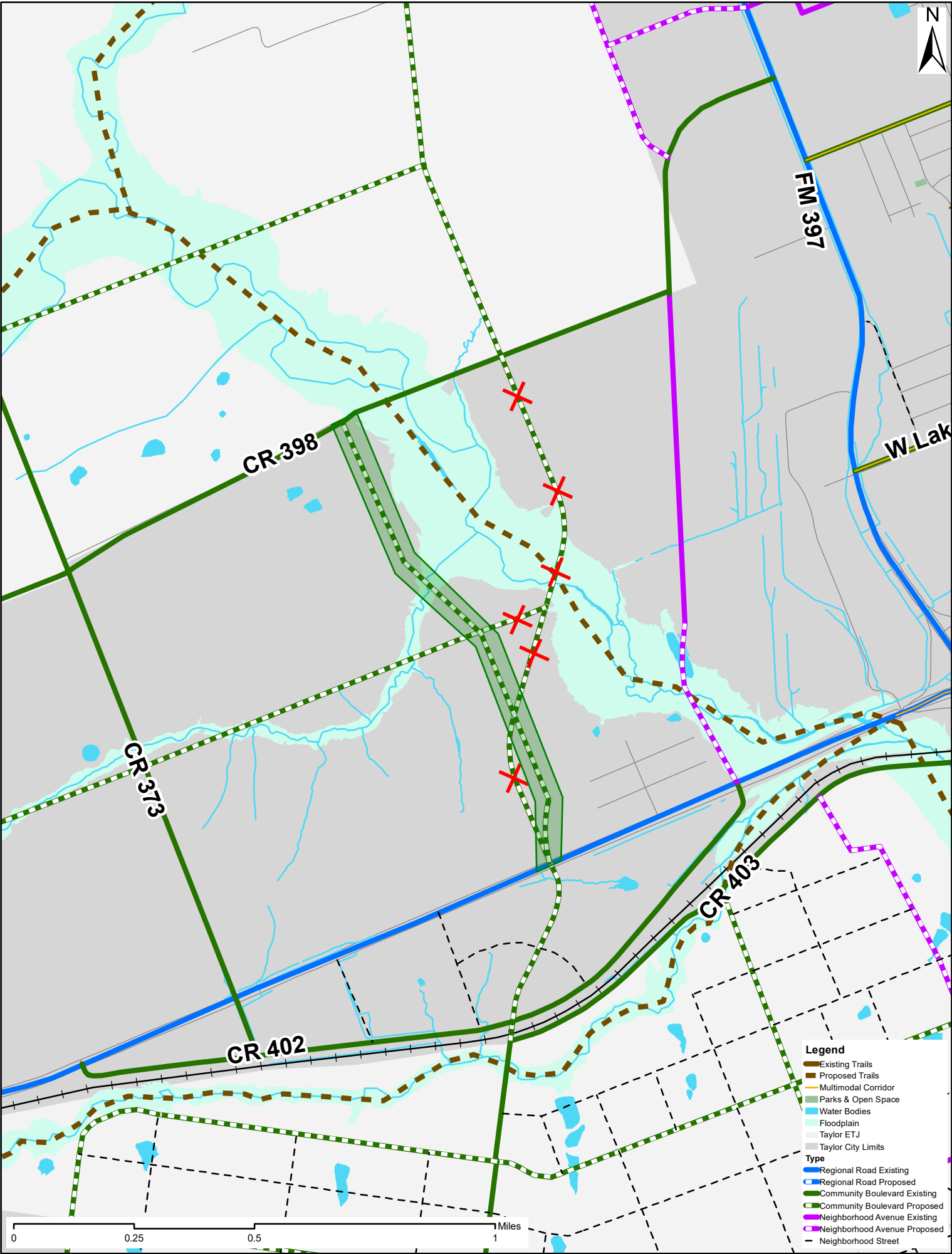
Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

DRAFT





City of Taylor
PZ-2022-1594
Zoning Amendment
Staff Report

Item Details

Subject Property:	Davis Tract Phase 1
Total Acreage:	Approximately 25.5 acres
Legal Description:	Part of and out of the James C. Eaves Survey No. 205, Abstract No.214, and the George M. Reese Survey, Abstract No. 533, partial City of Taylor, and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.
Applicant:	Luke Caraway, Viewpoint Engineering
Property Owner(s):	Dharma Rajah, Epitome Development
Request:	An amendment to the zoning ordinance for approximately 25.5 acres of land, generally located north of Elm Branch Trail, from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), referred to as the Davis Tract Planned Development Phase One.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is considered Phase 1 of the Planned Development and consists of approximately 25.5 acres. Approximately 15.429 acres of land within Phase 1 lies within the Extraterritorial Jurisdiction of the City of Taylor and will effectively be brought into the City Limits in conjunction with this rezoning request.

The applicant has partaken in a charrette process with the City's urban design consultant and have brought together a product that aligns with the Envision Taylor Comprehensive Plan for a total of 105 mixed residential units within Phase 1.

Location:

The subject property Phase 1 is located on the southwest corner of Taylor outside U.S. 79 across the street from Taylor High School, northwest of the Castlewood Development and immediately north of Elm Branch Trail.

Physical and Natural Features:

The subject property consists of approximately 25.5 acres of land that is relatively flat surrounded by agricultural land on the north, west and east.

Growth Sector Designations:

The current Growth Sector is Infill Neighborhood Sector and Controlled Growth Sector Tier II.

The Infill Neighborhood Sector consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density. Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Neighborhood Greenfield and Neighborhood Infill. Infill Neighborhoods represent existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. Greenfield Neighborhoods are new communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.

Approximately 8 acres of the subject property within the City Limits is currently single Family Residential (R-1) and the remaining is within the extraterritorial jurisdiction and therefore zoning is not applied.

The applicant would like to rezone 25.5 acres from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), referred to as the Davis Tract Planned Development Phase One.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	R-1 (Single Family)	Controlled Growth Sector (G-2.2)	Employment Special Zone	Vacant Agricultural Land
South	R-1 (Single Family)	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Residential Development-Single Family and TH
East	B-2 (General Business)	Intended Growth Sector (G-3)	Market Center Community	Vacant Agricultural Land
West	ETJ (No Zoning)	Controlled Growth Sector (G-2.2)	Neighborhood Infill	Vacant Agricultural Land

Transportation

The subject property gains access off the adjacent Castlewood development from Pebblestream Pass, Red Branch Road, and Backwood Pass. Preliminary neighborhood designs within the Planned Development standards have identified an internal thoroughfare network consisting of a variety of thoroughfare types that describe a set of typical vehicular and pedestrian thoroughfare assemblies permitted.

Utilities

The subject property is located within the City of Taylor water CCN. There is a twelve (12) inch water line stubbed out at the end of Red Branch Road. There is also an eight (8) inch water line on Pebblestream Pass and Backwood Pass. There is a six (6) inch wastewater line on Backwood Pass and Pebblestream Pass.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Eleven (11) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, August 27, 2023.

Staff Analysis

Upon analyzing the request, the proposed uses as single family are considered consistent with the Comprehensive Plan. The uses are consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
 - The development provides internal street connectivity and follows the traditional small block pattern of Taylor.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - Developing in an area with existing infrastructure and taking advantage of a Planned Development allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.
- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
 - The applicant has proposed single family housing with varying lot sizes to increase the density within phase one of the development.

In summary, the applicant's request to change the zoning district designation from zoning upon annexation of R-1 (Single Family) to a Planned Development (PD) that incorporates a variety of residential lot size is consistent with the Comprehensive Plan in the proposed location. The applicant's use of the urban design consultant has allowed for collaboration between the applicant and the city. The results of the Planned Development will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a grid-like pattern, remain within an area with existing utilities, and incorporate a variety of housing types.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested zoning amendment.

Planning and Zoning Commission Recommendation

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

Is the rezoning consistent with the Comprehensive Plan?

- The rezoning request is consistent with the Comprehensive Plan, specifically the Growth Sector and Future Land Use allocations.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with the existing Single-Family in the adjacent subdivision.

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

- Staff analysis determined that the rezoning of the subject property will promote public health, safety, and general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the immediate area through the development southeast of the property. The developer will be responsible for extending utilities through the proposed phase one.

Do current conditions indicate that a rezoning is necessary?

- Currently, the city's existing zoning regulations do not comply with the overarching goals and policies within the Comprehensive Plan. Curating a planned development allows the applicant the ability to create density that will meet the intent of the Comprehensive Plan. The Planned Development allows the subject property to consist of a more walkable community with varying lot sizes and civic spaces throughout, not otherwise thoughtfully required within the existing zoning ordinance.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sector Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
 - a. Exhibit A – Survey
 - b. Exhibit B – Planned Development Master Plan & Standards



8512 Bestride Bend Austin, TX 78744

Phone: 512-779-9464

Viewpointengineering.com

RE: Planned Development Application Letter of Intent

Mr. Yantis,

It is my sincere pleasure to present a planned development zoning submittal for a 130-acre tract currently primarily located within the City of Taylor ETJ. This area was integrated into the City of Taylor Comprehensive Plan as amended by City Council on May 12, 2022. The future land use map located within the comprehensive plan identifies the tract under two general use categories: Neighborhood Greenfield and Special Employment District.

Tract 1 is roughly 126 acres and is located within the Neighborhood Greenfield District. The comprehensive plan states the following pertaining to anticipated development located with this designation, "The greenfield areas should include a mix of residential building types and neighborhoods serving retail and services". My team is proposing a mixture of 40' and 45' lots in this area. Roughly 73% of the lots shown in our existing concept plan are park facing and alley loaded product, allowing for basically 3 different housing approaches within the area. We sincerely believe this approach to design will provide enhanced character to the development with cleaner looking street yards and that this puts a specific emphasis on the pedestrian experience by providing clear separation between spaces designed for vehicular traffic and spaces design for pedestrian connectivity. This area of the development also containing lot fronting open space is interconnected to different parts of the development, including tract 2, which is designated for education, higher density residential, and business district uses. We are excited about the experience this creates for residents of the community where they will have the ability to walk out the door and bike/walk to a local commercial spot in a traffic free, planted environment. Our team can use landscaping requirements for the open space fronting residences and instead plant those trees in the adjacent open space to create a shaded vegetated path for the end user.

Area 2 is being proposed as a roughly 60-acre mixed use tract contemplating 5 acres of business district, 13.5 acres of multi-family, a 12-acre elementary school site, and 15 acres medium density single-family for rent. The single-family for rent would incorporate transitional medium-density residential options such as cottage housing or townhomes. The area will be well connected by the proposed neighborhood avenue (80' ROW) and collector boulevard (100' ROW). These streets were incorporated into the existing plan shown in the application package as exhibit and they are referenced in the the City of Taylor's master thoroughfare plan

Please note although we are providing review staff with a conceptual exhibit, we are simply doing so to provide the City's planning staff with our vision of the property. It is our intention to pursue option 2, collaborative design, as discussed in my previous email correspondence with Mr. Yantis and Ms. Shelton dated July 26.

Also included in this Submittal page package are the following requires items:

- Applications with signature
- Conceptual Layout
- ALTA survey w Metes and Bounds and legal description

We sincerely look forward to working with staff to continue to optimize this conceptual plan into something the City of Taylor and the developer can be proud of. Please feel free to contact me directly at 512-779-9464.

Warm Regards,

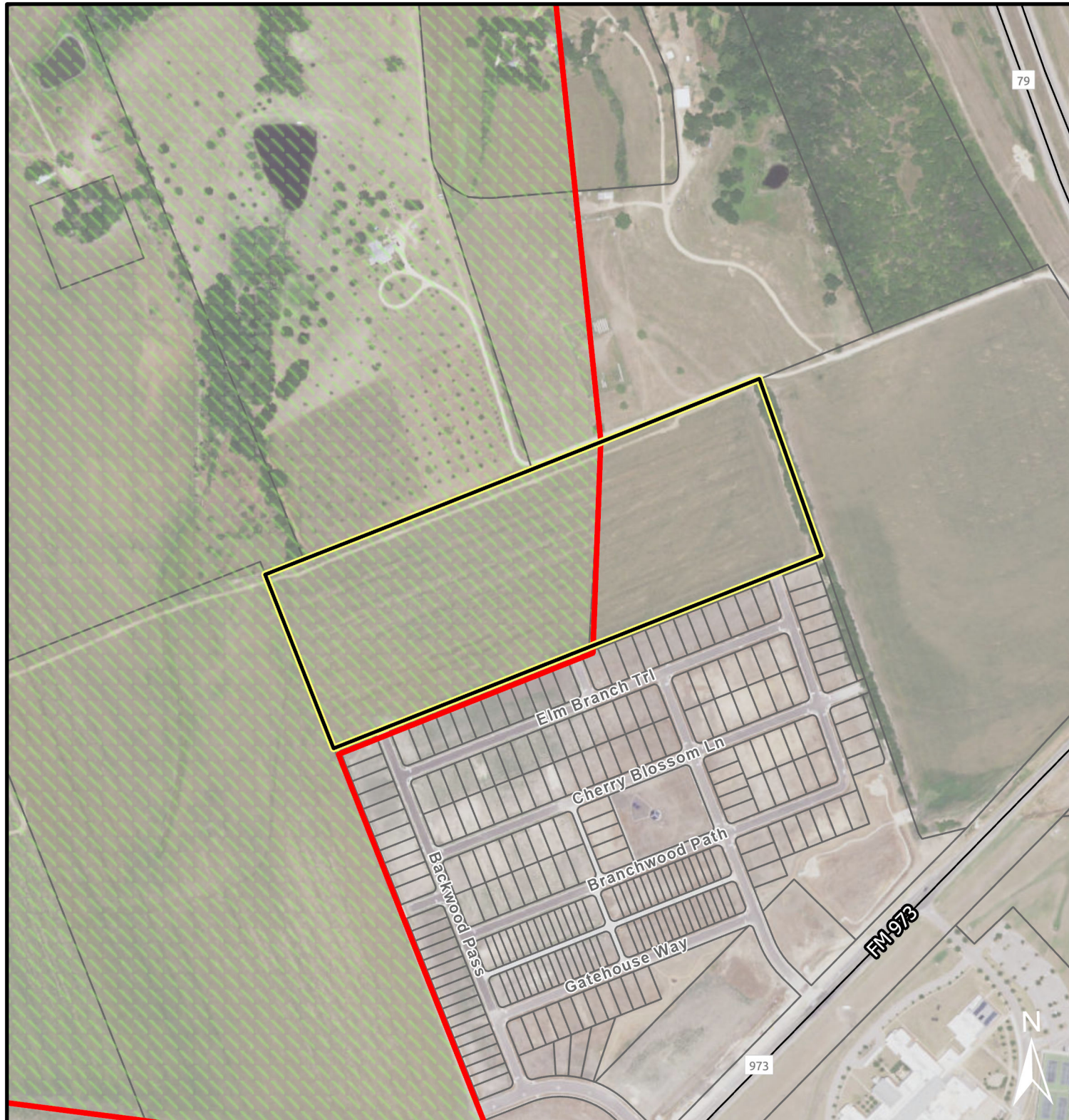
Luke Caraway, P.E.
Vice President, Planning and Design
Lcaraway@viewpointengineering.com



PZ-2022-1594

Generally located north of
Elm Branch Trl.
Approximately 25.5 acres
Rezoning Request
Location Map

- Subject Property
- City Limits
- ETJ Boundary
- Streets
- Parcels



0 200 400 800
US Feet



PZ-2022-1594

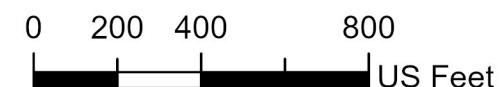
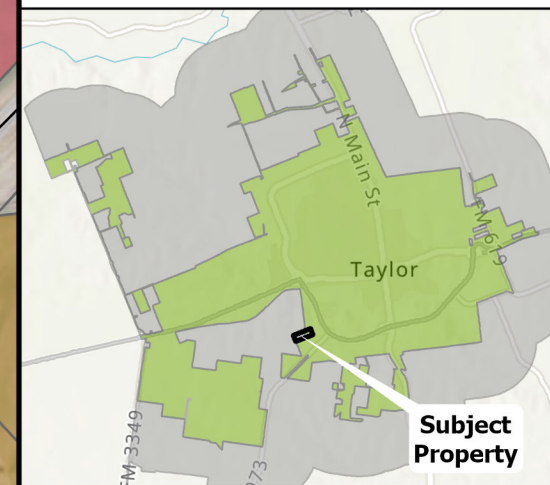
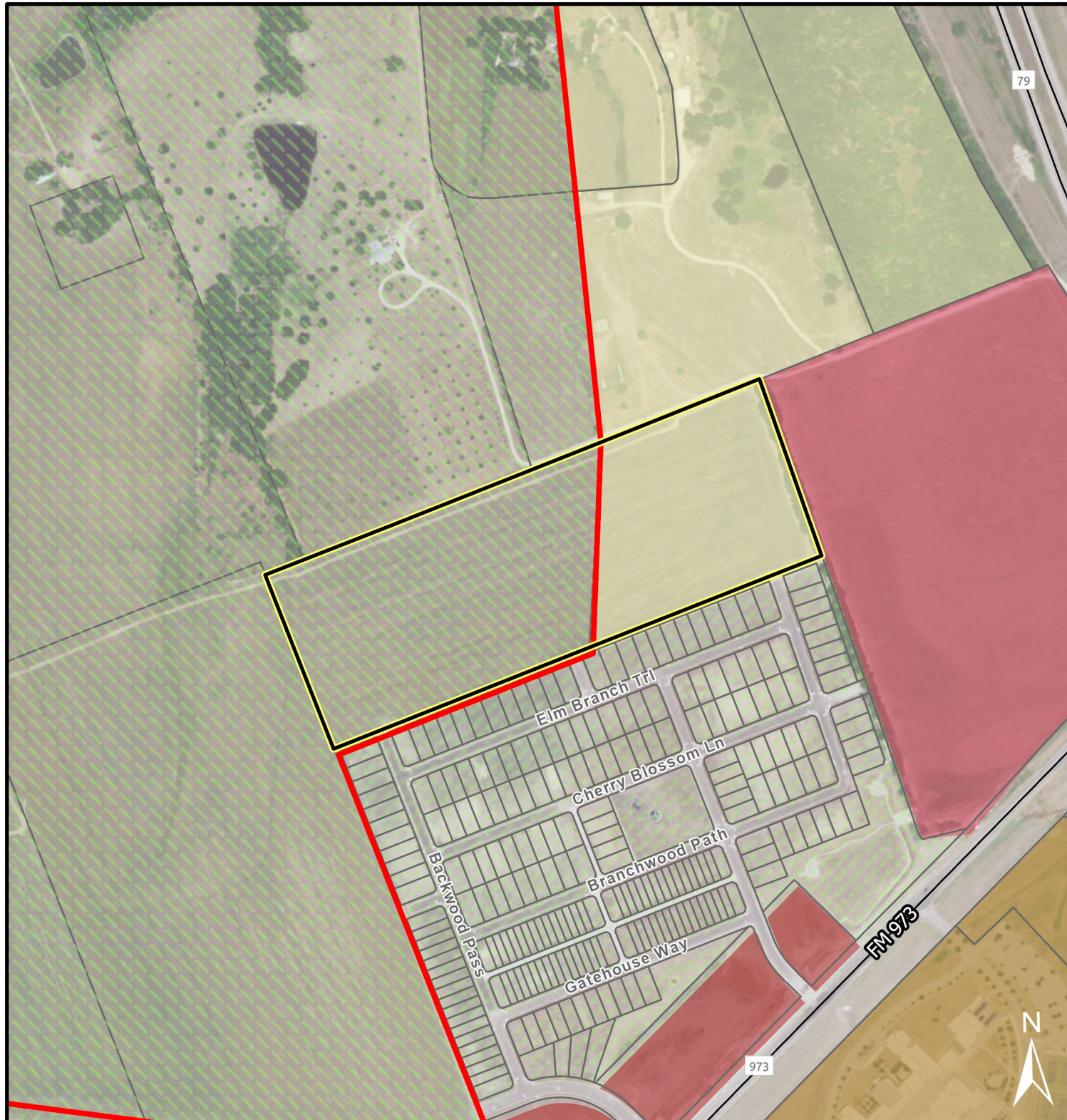
Generally located north of
Elm Branch Trl.

Approximately 25.5 acres

Rezoning Request

Existing Zoning

	Subject Property		B-1
	City Limits		B-2
	ETJ Boundary		I Institutional
	Streets		R-1 Single Family
	Parcels		R-1/RPD: Residential Planned Development
			R/A Rural Agriculture

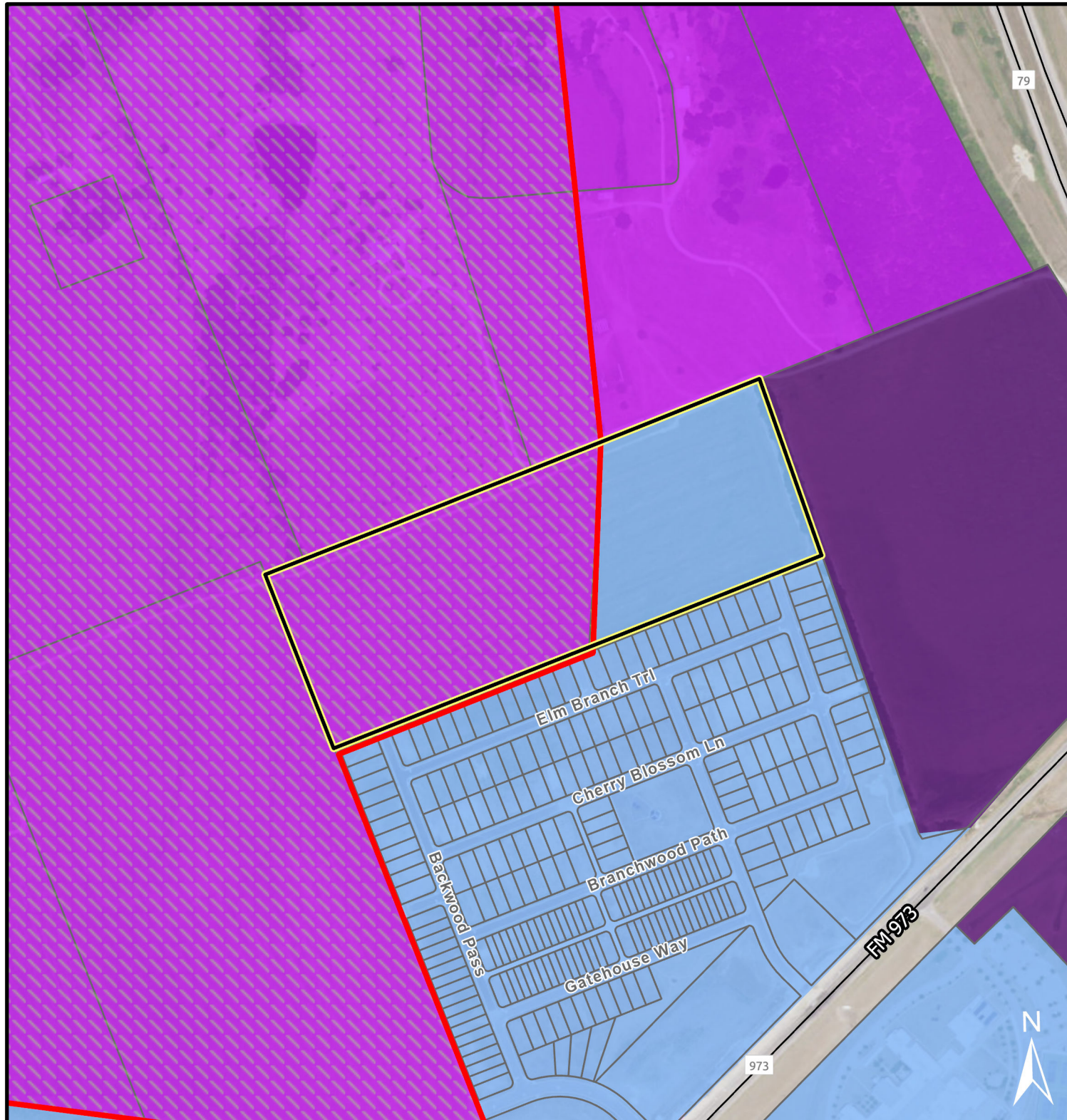




PZ-2022-1594

Generally located north of
Elm Branch Trl.
Approximately 25.5 acres
Rezoning Request
Growth Sector Map

- | | | | |
|---|------------------|---|----------------------------------|
|  | Subject Property |  | Future Growth Sector |
|  | City Limits |  | Controlled Growth Sector Tier II |
|  | ETJ Boundary |  | Intended Growth Sector |
|  | Streets |  | Infill Neighborhood Sector |
|  | Parcels | | |



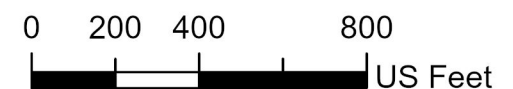
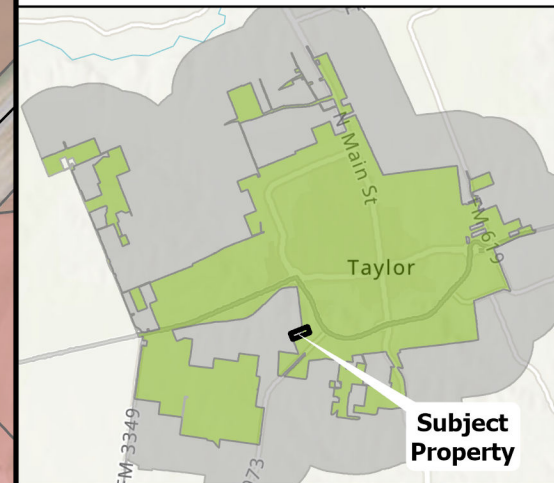
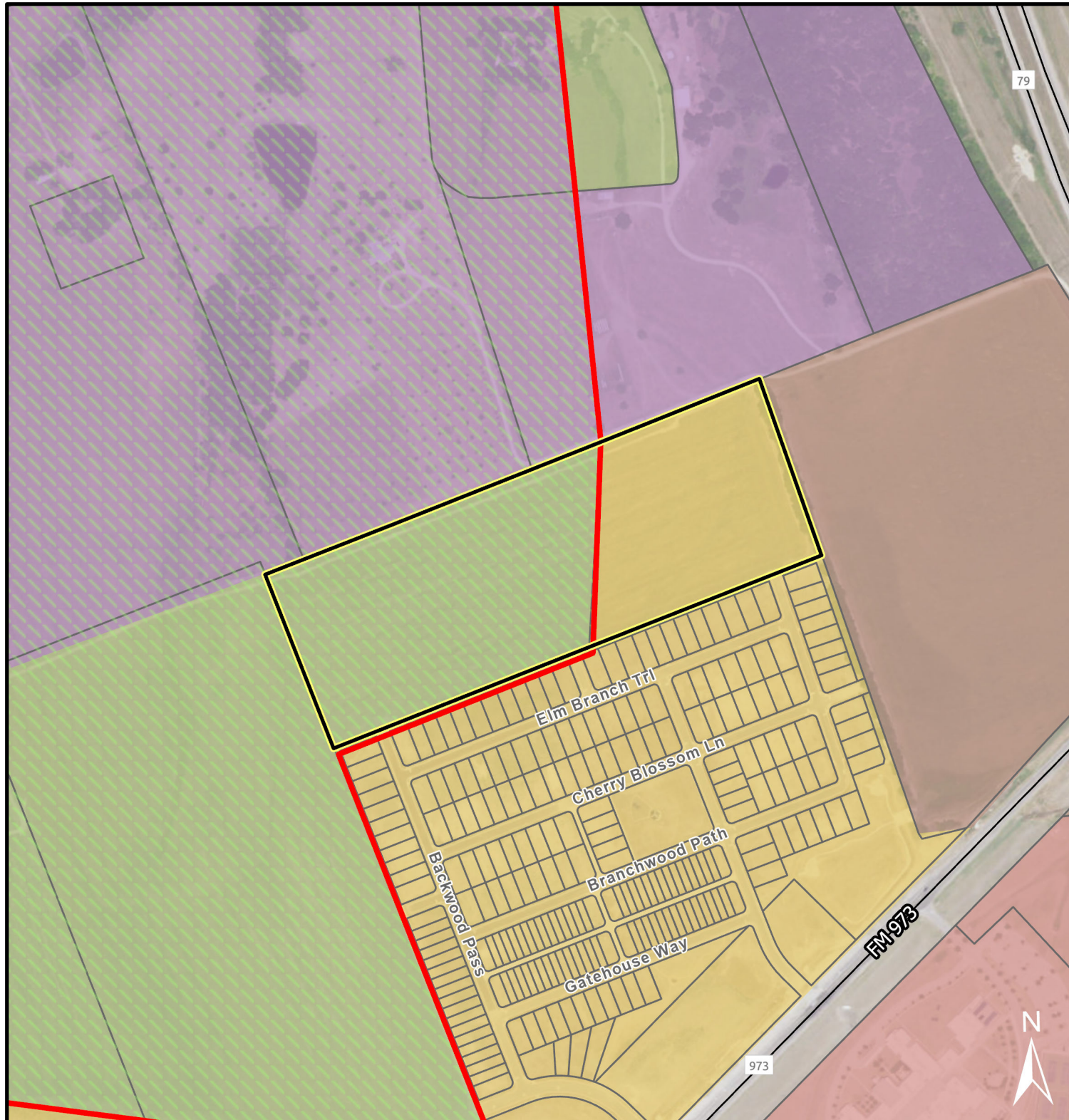
0 200 400 800
US Feet



PZ-2022-1594

Generally located north of
Elm Branch Trl.
Approximately 25.5 acres
Rezoning Request
Future Land Use Map

- | | |
|------------------|--------------------------|
| Subject Property | Neighborhood Greenfield |
| City Limits | Neighborhood Infill |
| ETJ Boundary | Civic: Community |
| Streets | Employment: Special Zone |
| Parcels | Market: Community |

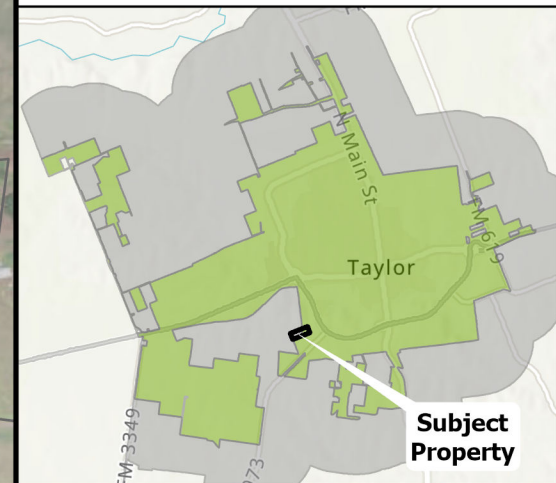
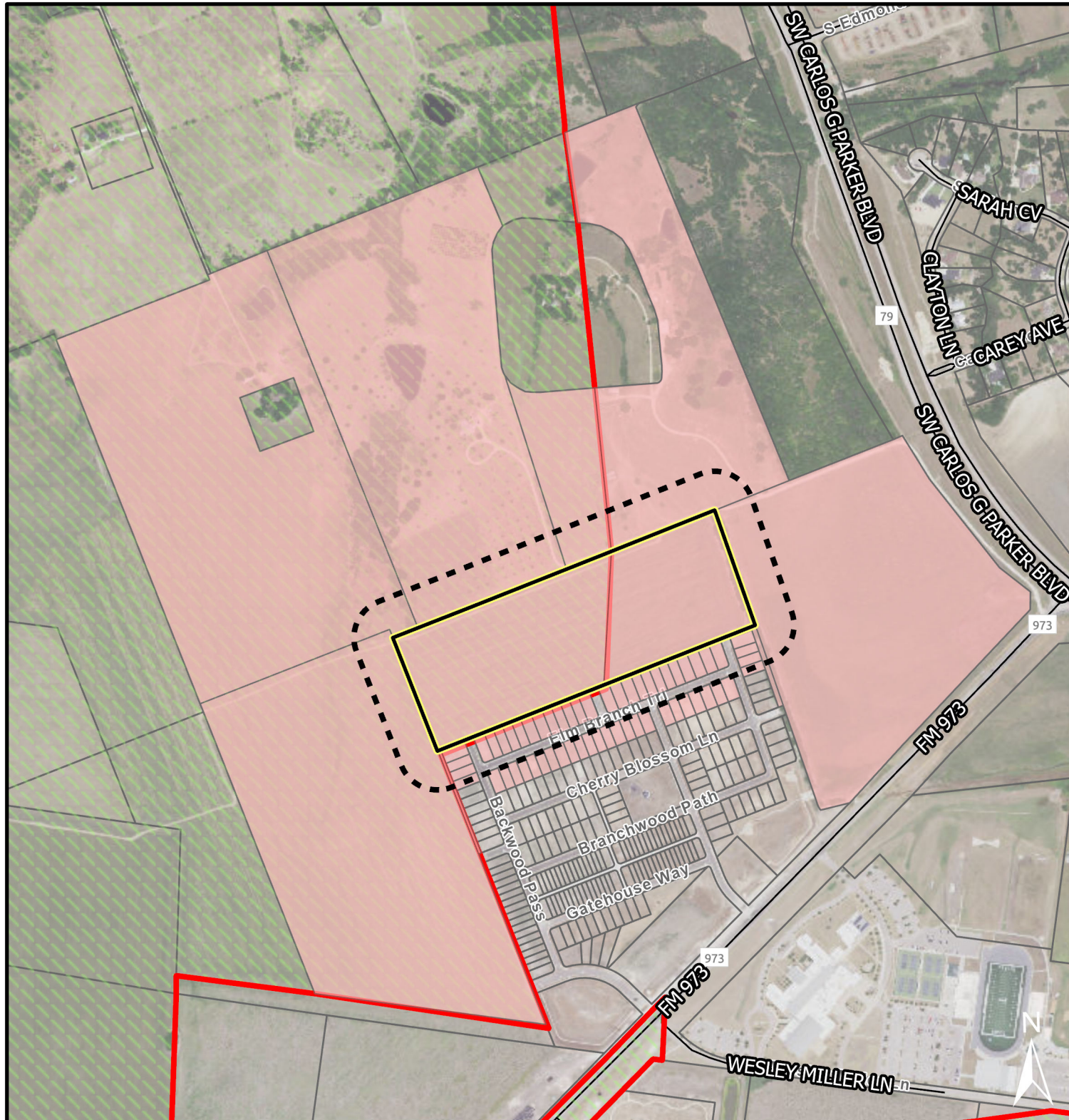




PZ-2022-1594

Generally located north of
Elm Branch Trl.
Approximately 25.5 acres
Rezoning Request
Notification Map

- | | |
|---------------------|--------------|
| Subject Property | City Limits |
| 200' Buffer | ETJ Boundary |
| Notified Properties | Streets |
| | Parcels |



0 200 400 800 1,200
US Feet

ORDINANCE NO. 2023-XX

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 25.5 ACRES OF LAND, GENERALLY LOCATED NORTH OF ELM BRANCH TRAIL, FROM THE ZONING UPON ANNEXATION OF R-1 (SINGLE FAMILY) AND EXISTING R-1 (SINGLE FAMILY) TO SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), REFERRED TO AS THE DAVIS TRACT PLANNED DEVELOPMENT PHASE ONE, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019659 AND PART OF R01965, PART OF AND OUT OF THE JAMES C. EAVES SURVEY NO. 205, ABSTRACT NO. 214, AND THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, PARTIAL CITY OF TAYLOR AND CITY OF TAYLOR EXTRA TERRITORIAL JURISDICTION, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on September 28, 2023, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 12, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The Property described in “Exhibit A” is changed from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD). Notwithstanding Sections 2.17.2 of the Zoning Ordinance, the residential planned development overlay is being applied with the base zoning districts of R-1(Single Family Residential) and the permitted uses within the residential planned development within the respective areas of the layout plan designated within the base district shall be the uses permitted within the R-1 zoning district as amended by the Planned Development standards described in Exhibit “B”.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), on approximately 25.5 acres as shown in Exhibit “C” attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-XX was introduced before the Taylor City Council on the 12th day of October 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

DRAFT

LINE TABLE		
NO.	LENGTH	BEARING
L1	160.00'	N21°54'48"W
L2	34.93'	S68°24'19"W
L3	295.44'	N21°26'02"W
L4	40.89'	N68°35'08"E
L5	170.39'	N20°51'11"W
L6	125.33'	N68°35'33"E
L7	8.04'	S68°35'33"W

(38.9793 ACRES)
FASH TAYLOR LTD
(DOC. NO. 2023055749)

P.O.B.

0 75' 150' 300'
GRAPHIC SCALE: 1" = 300'

LEGEND

- IRON PIPE FOUND
- IRON ROD SET
- ⊗ CAPPED "RPLS 56877"
- x "X" IN CONCRETE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL
- ⊗ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- N CONTIGUOUS OWNERSHIP

25.522 ACRES

TRACT NO. 2
(70.644 ACRES)
TAYLOR 973 LLC.
(DOC. NO. 2021188725)

GENERAL NOTES:

- 1) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF:

BEING A 25.522 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, WILLIAMSON COUNTY, TEXAS, THE SAME BEING A PORTION OF THAT CERTAIN 70.644 ACRE TRACT OF LAND CALLED TRACT 2, AS CONVEYED BY DEED DATED DECEMBER 9, 2021 TO TAYLOR 973 LLC AND RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING MAY 17, 2022, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

Richard H. Taylor
RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS
©:ASH & ASSOCIATES, L.L.C.

08/15/2023

DATE

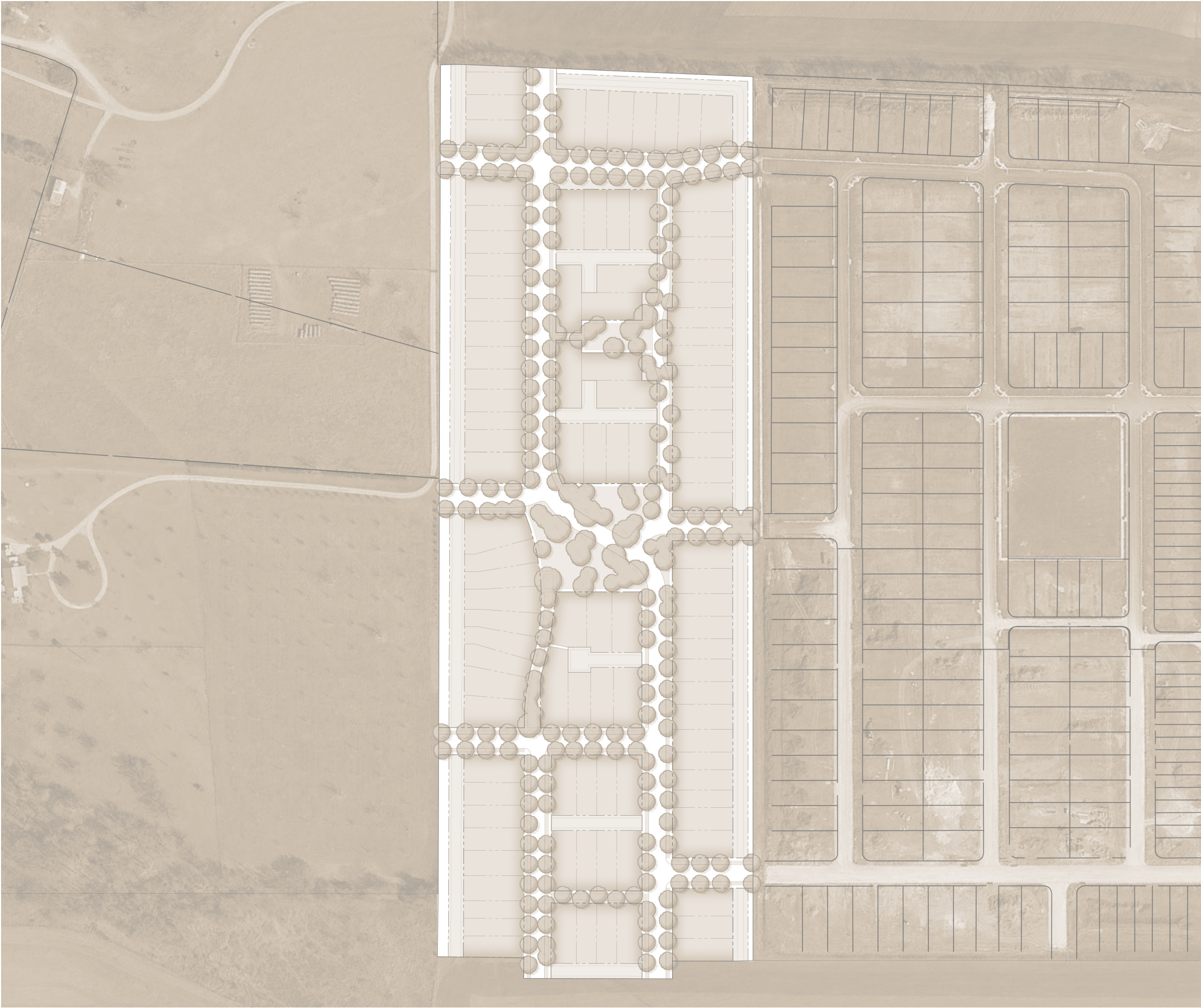


ASH & ASSOCIATES

SURVEYING - PLANNING - MAPPING
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net
Surveying: 100847-00

"SERVING THE COMMUNITY OF TEXAS"

JOB NO: 22-8145 DRAWN BY: MM FB: -



A MASTER PLAN FOR

DAVIS TRACT

PHASE 1

TAYLOR, TEXAS

A	BACKGROUND	
	Regional Context Map	A.1
	Site in Context.....	A.2
	Comprehensive Plan Maps.....	A.3
	Existing Conditions Map	A.4
	Elevation Analysis	A.5
B	URBAN DESIGN	
	Master Plan in Context	B.1
	Master Plan	B.2
	Phase 1 Program.....	B.3
C	PLANNED DEVELOPMENT STANDARDS	
	<i>See separate PD Standards document.</i>	
X	APPENDIX	
	<i>See separate PD Standards document.</i>	

For

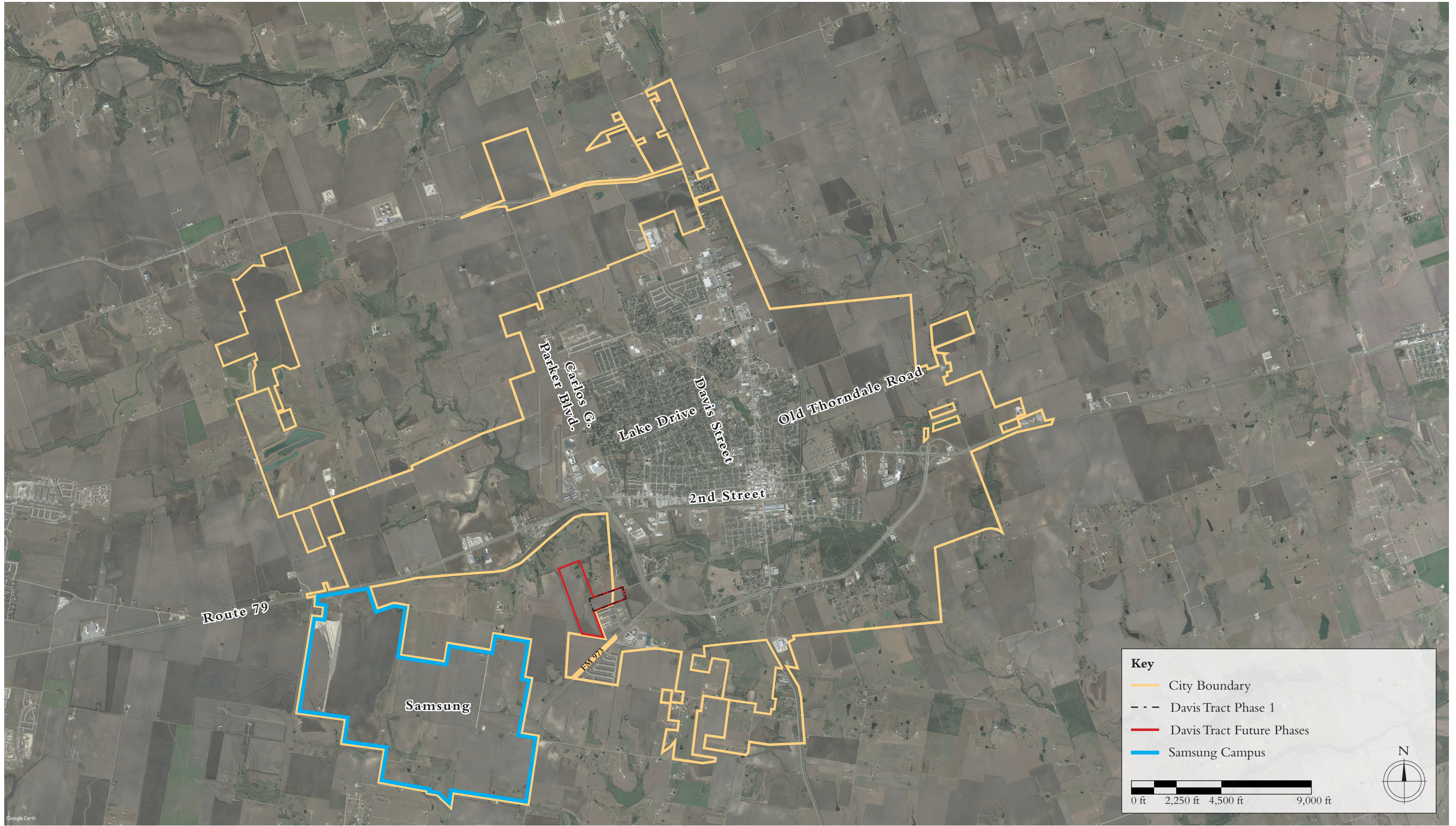
The City of Taylor, Texas

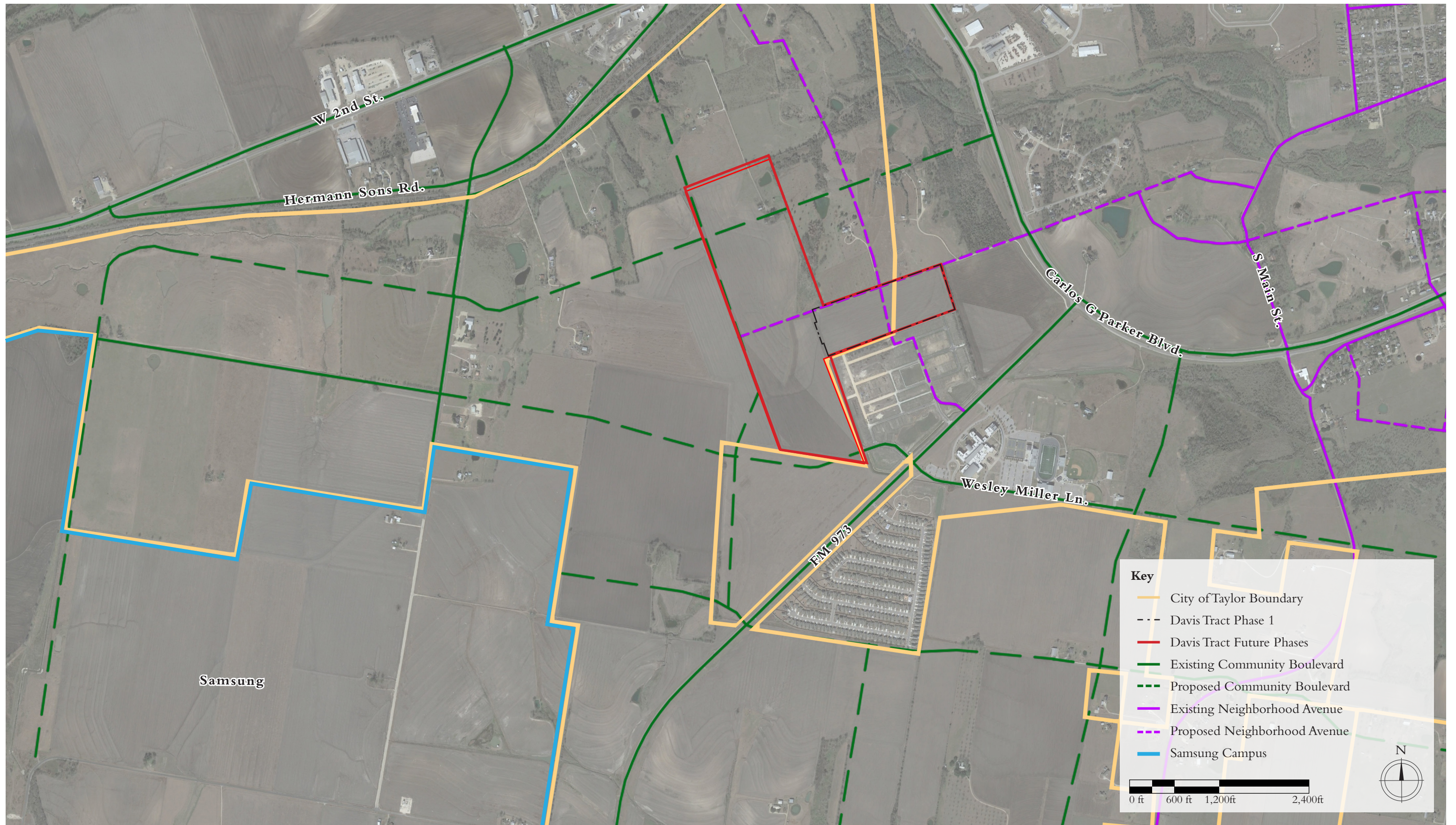
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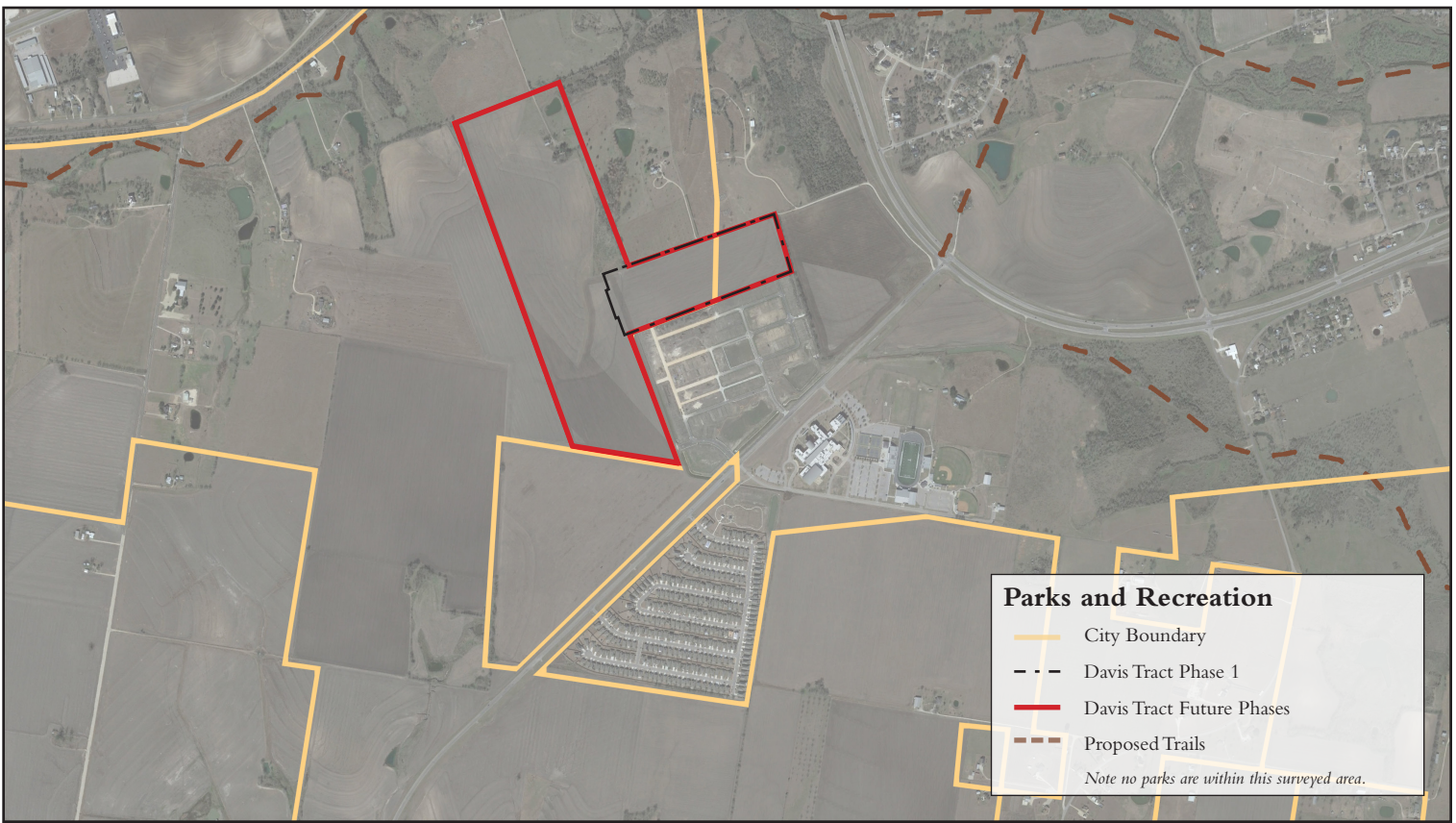
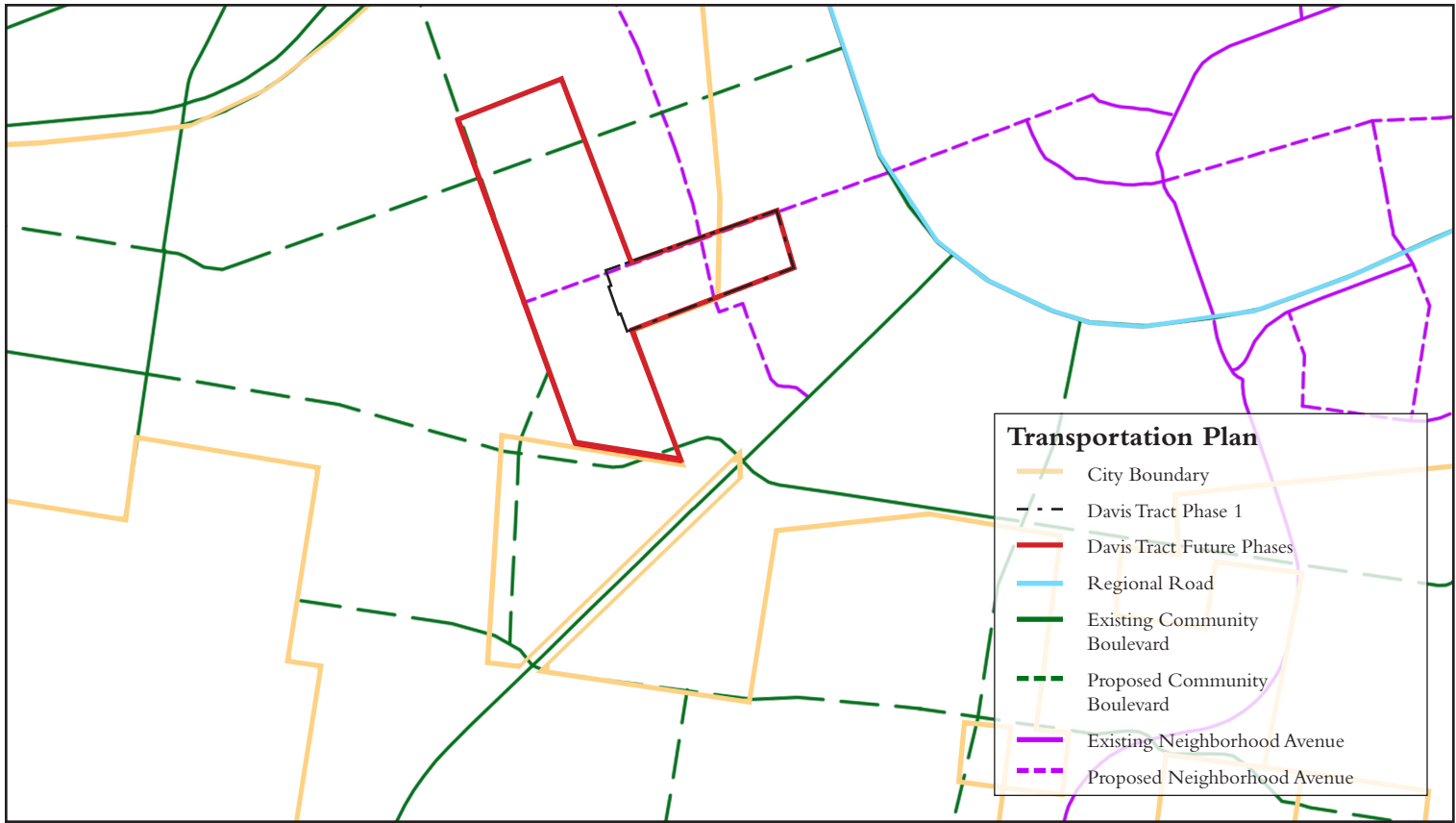
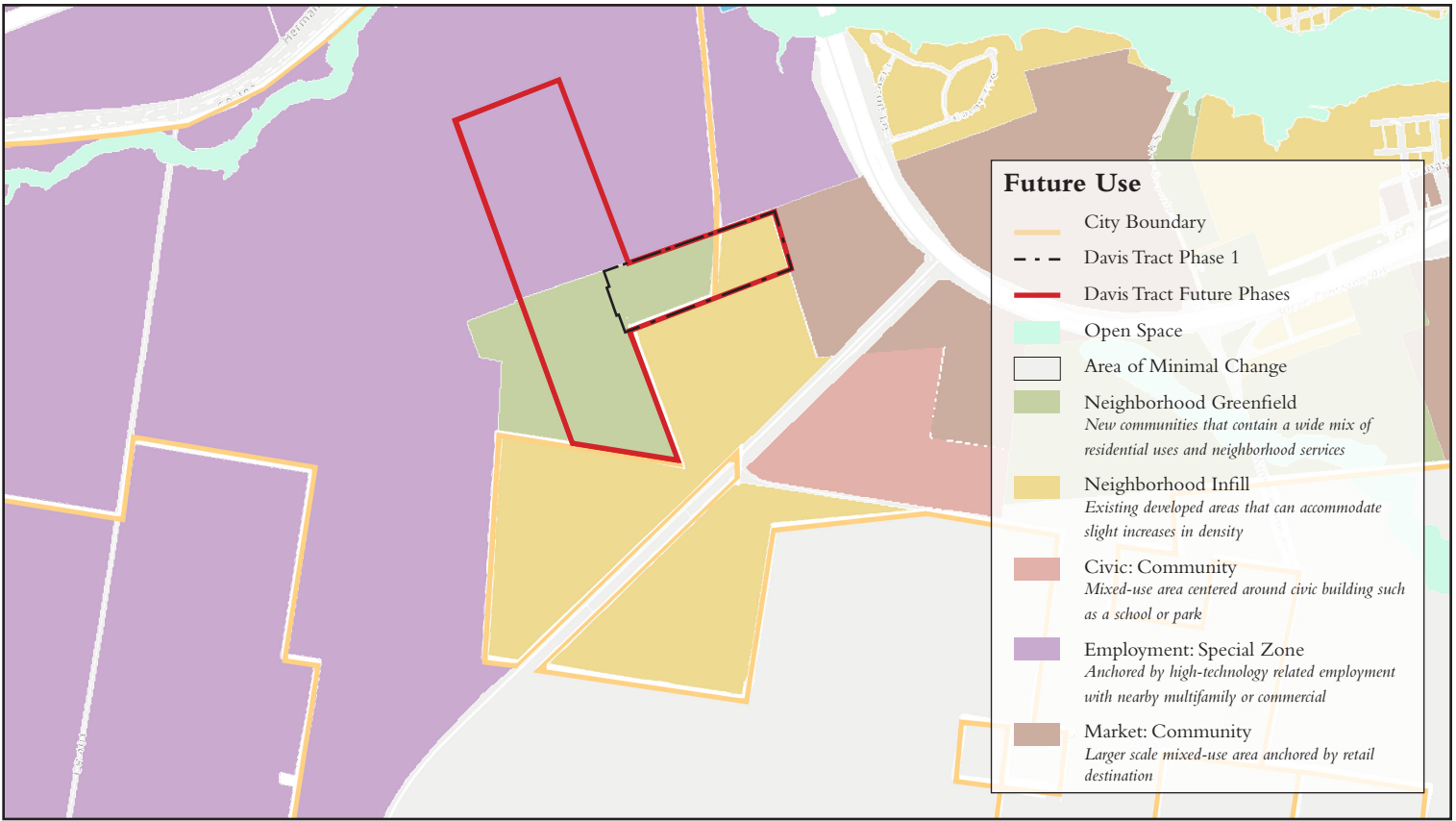
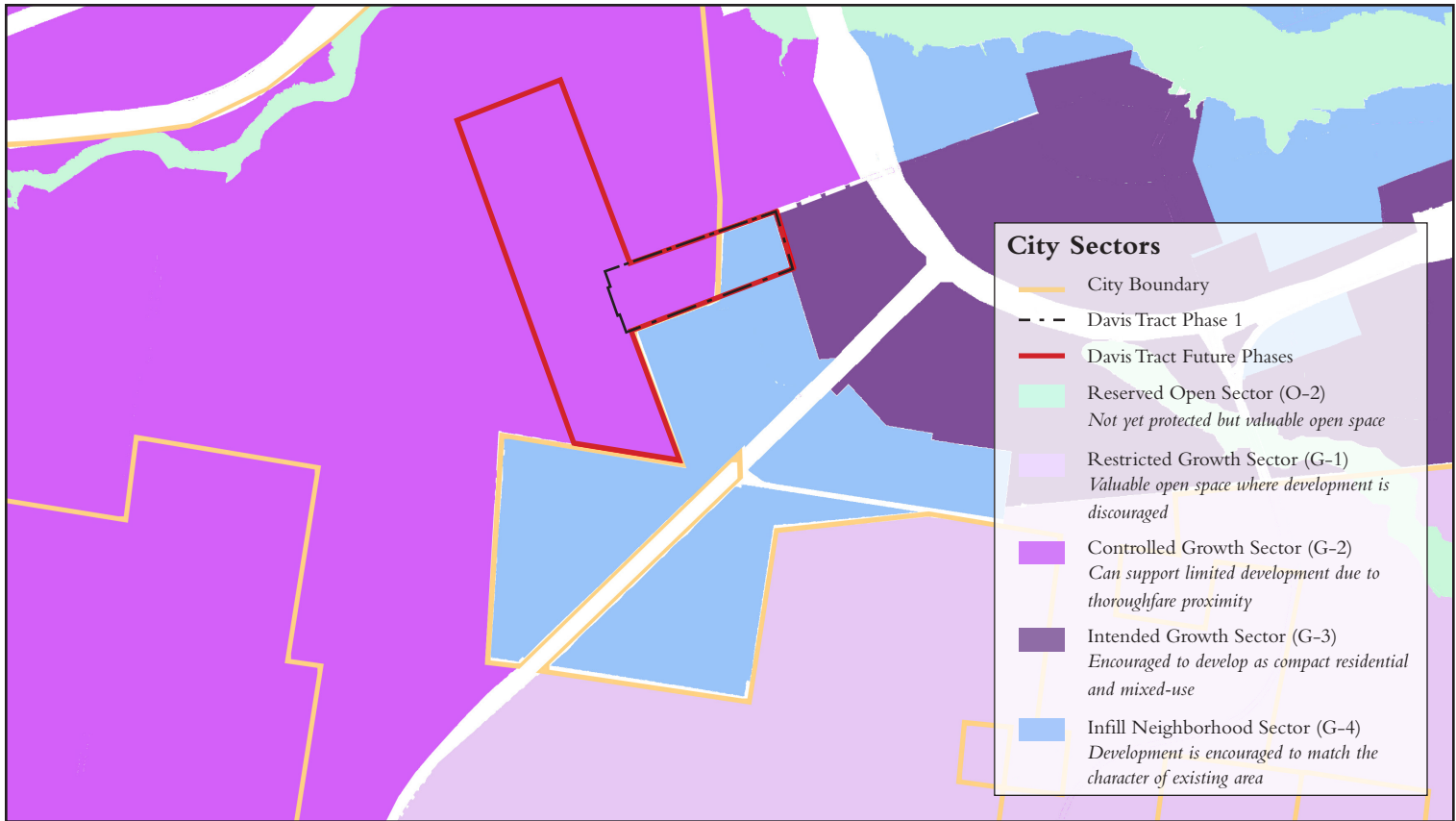
Epitome Development

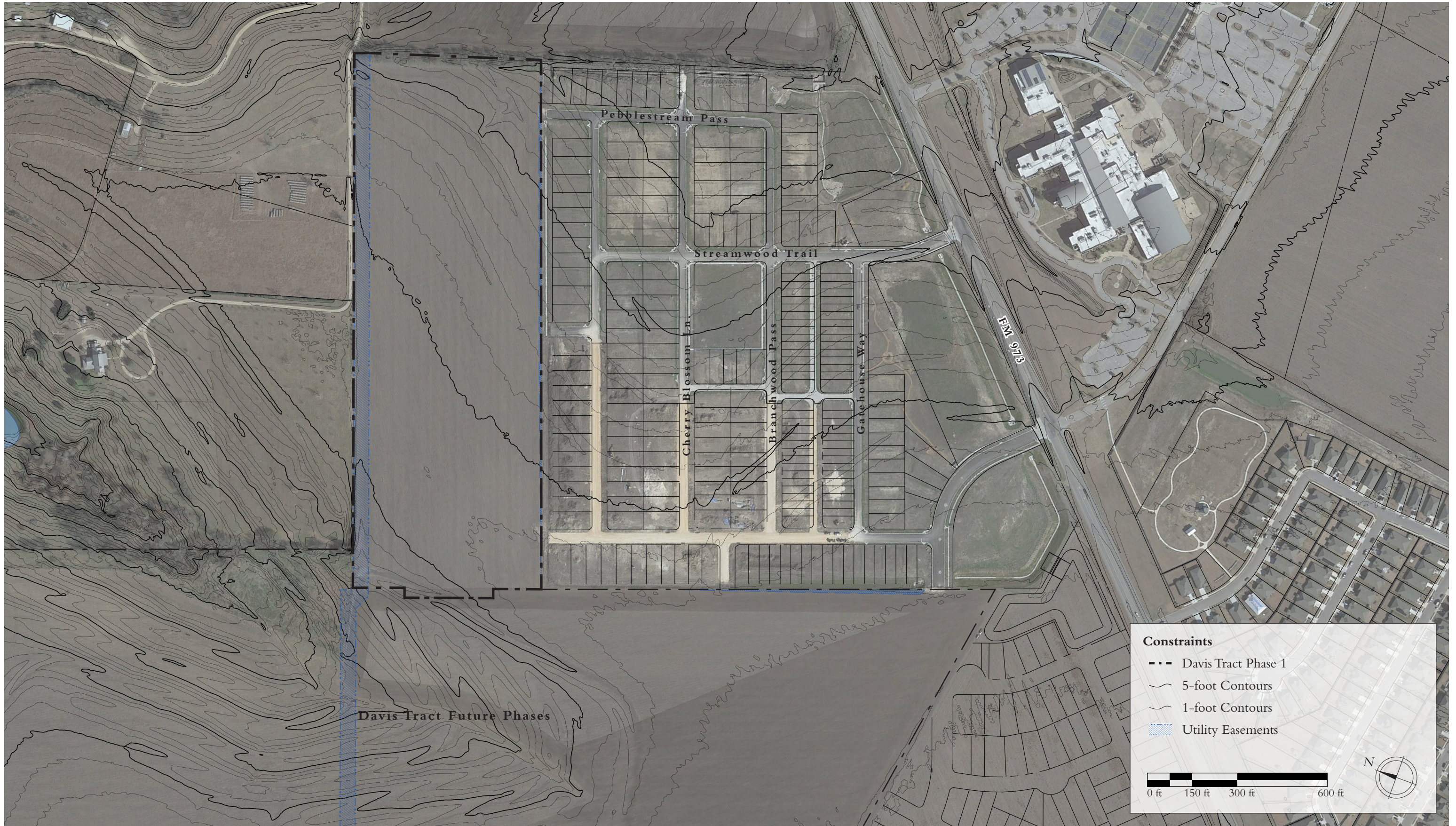
by

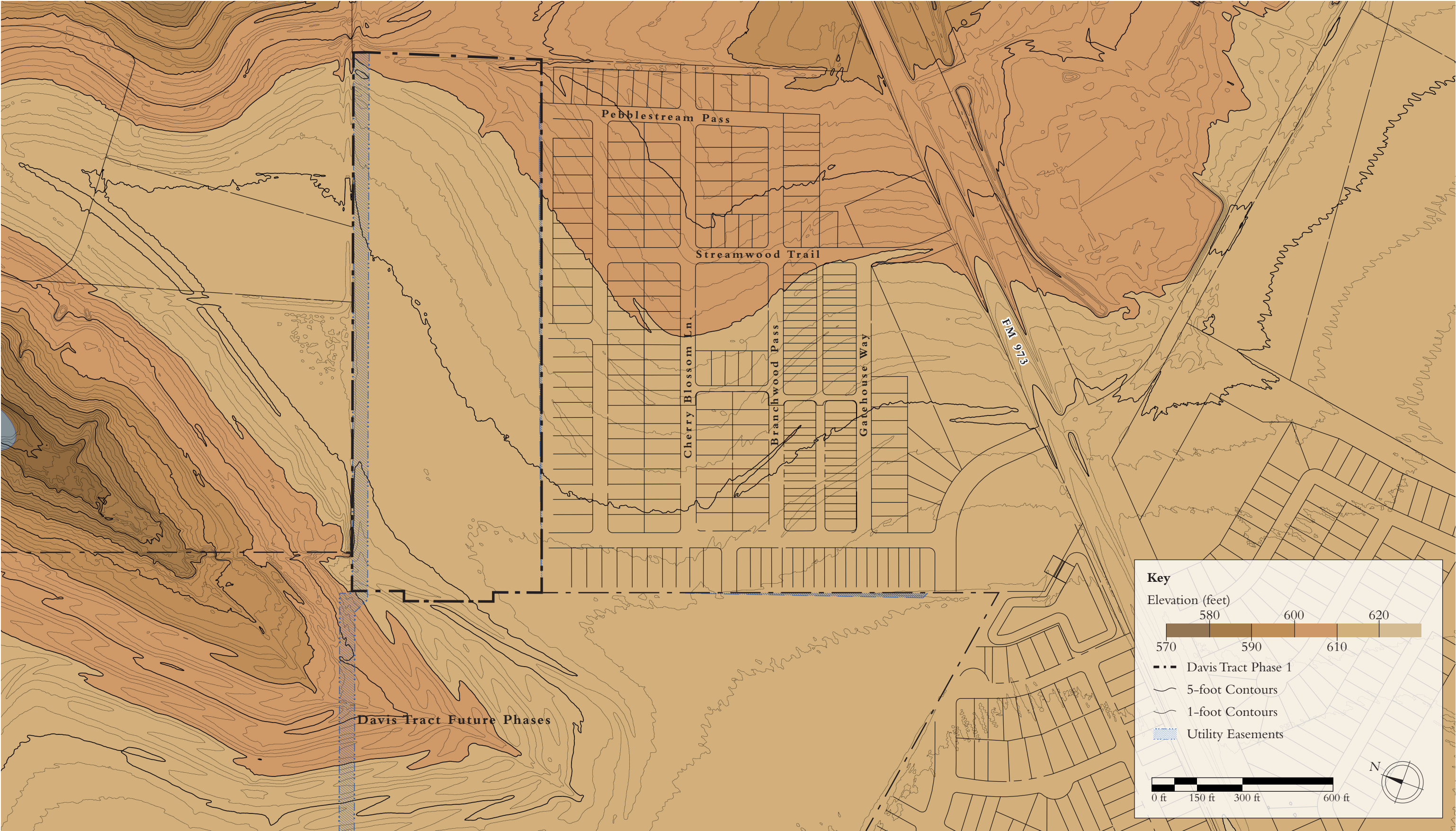
MICHAEL WATKINS ARCHITECT, LLC

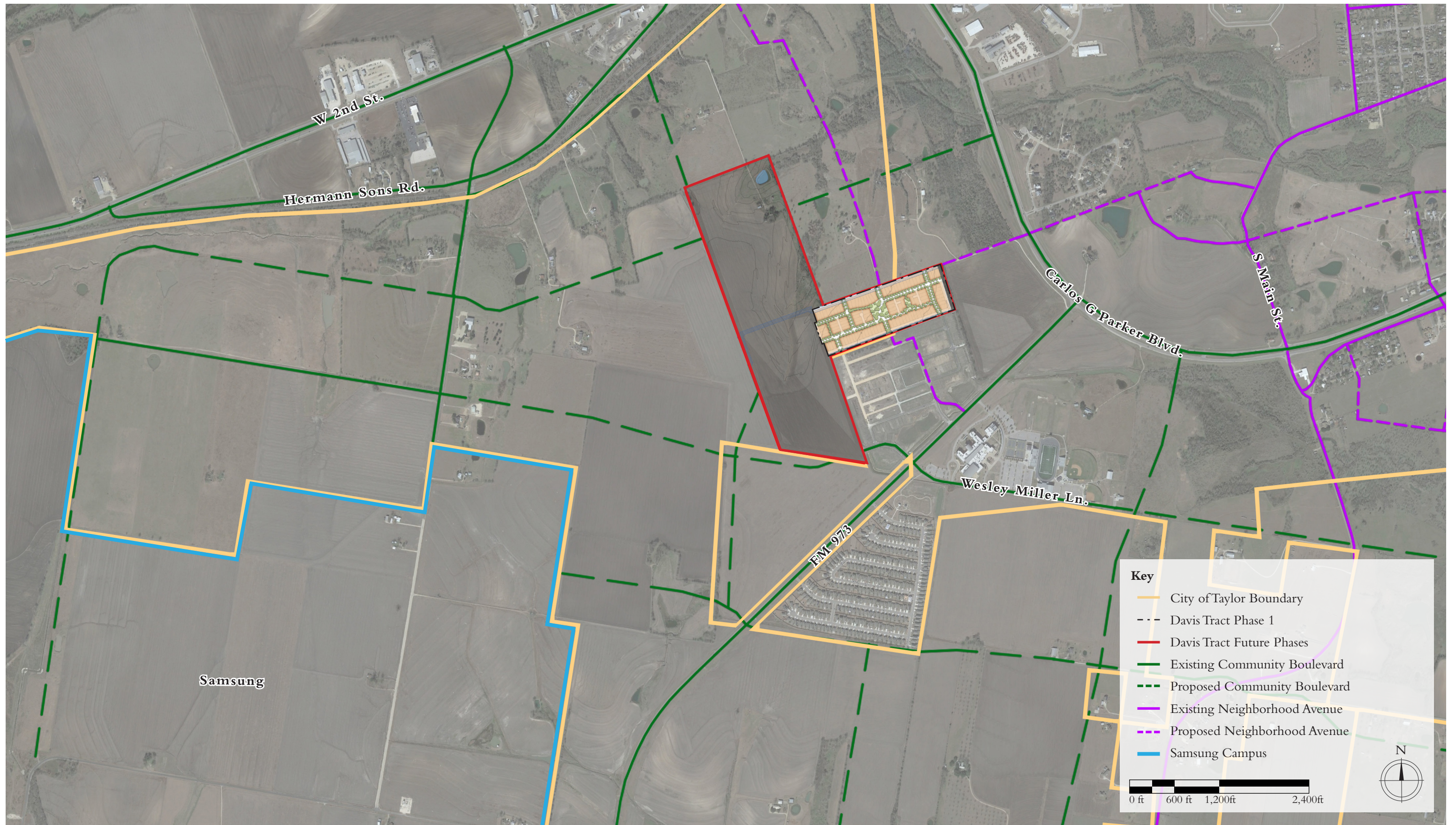


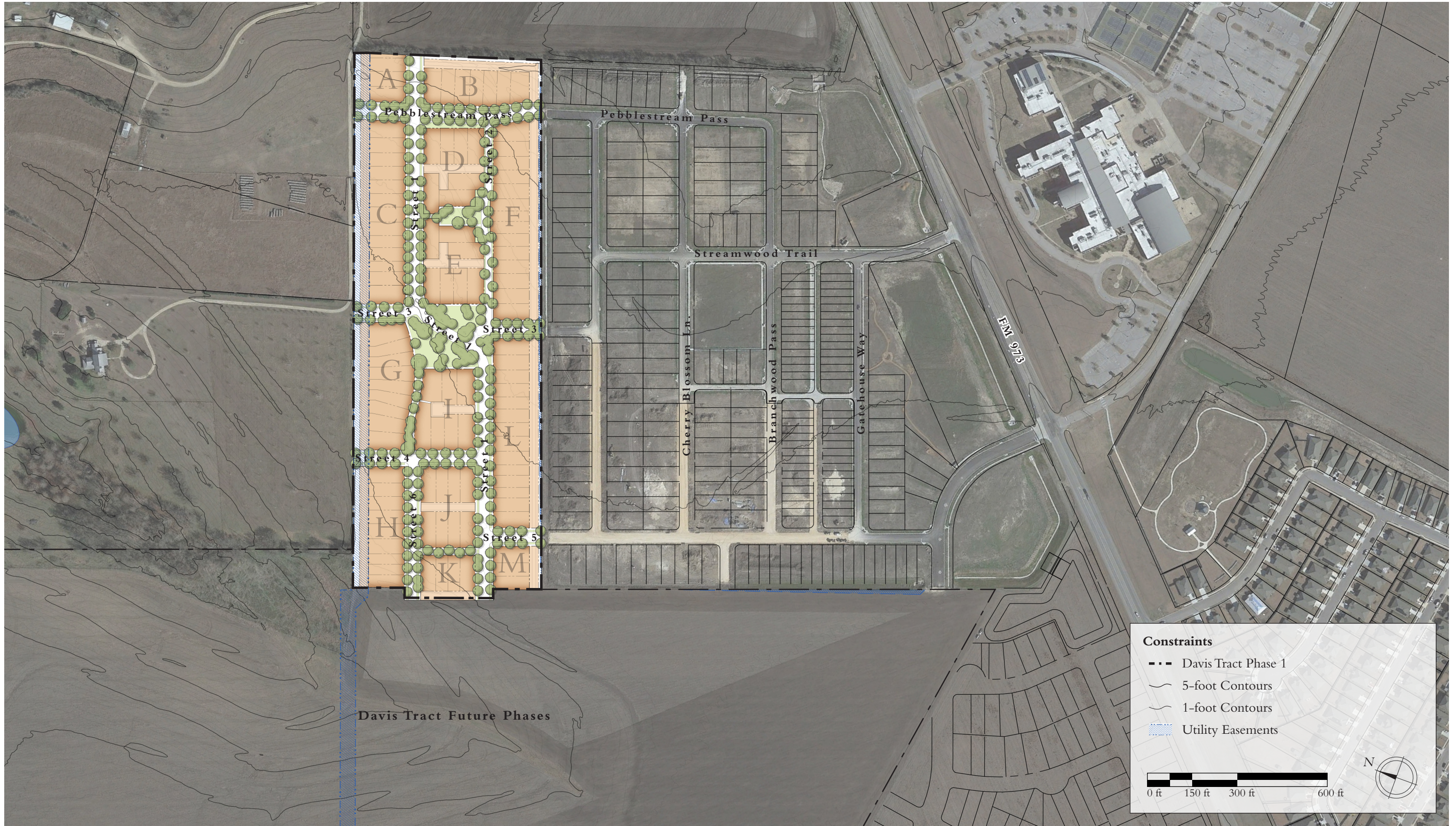


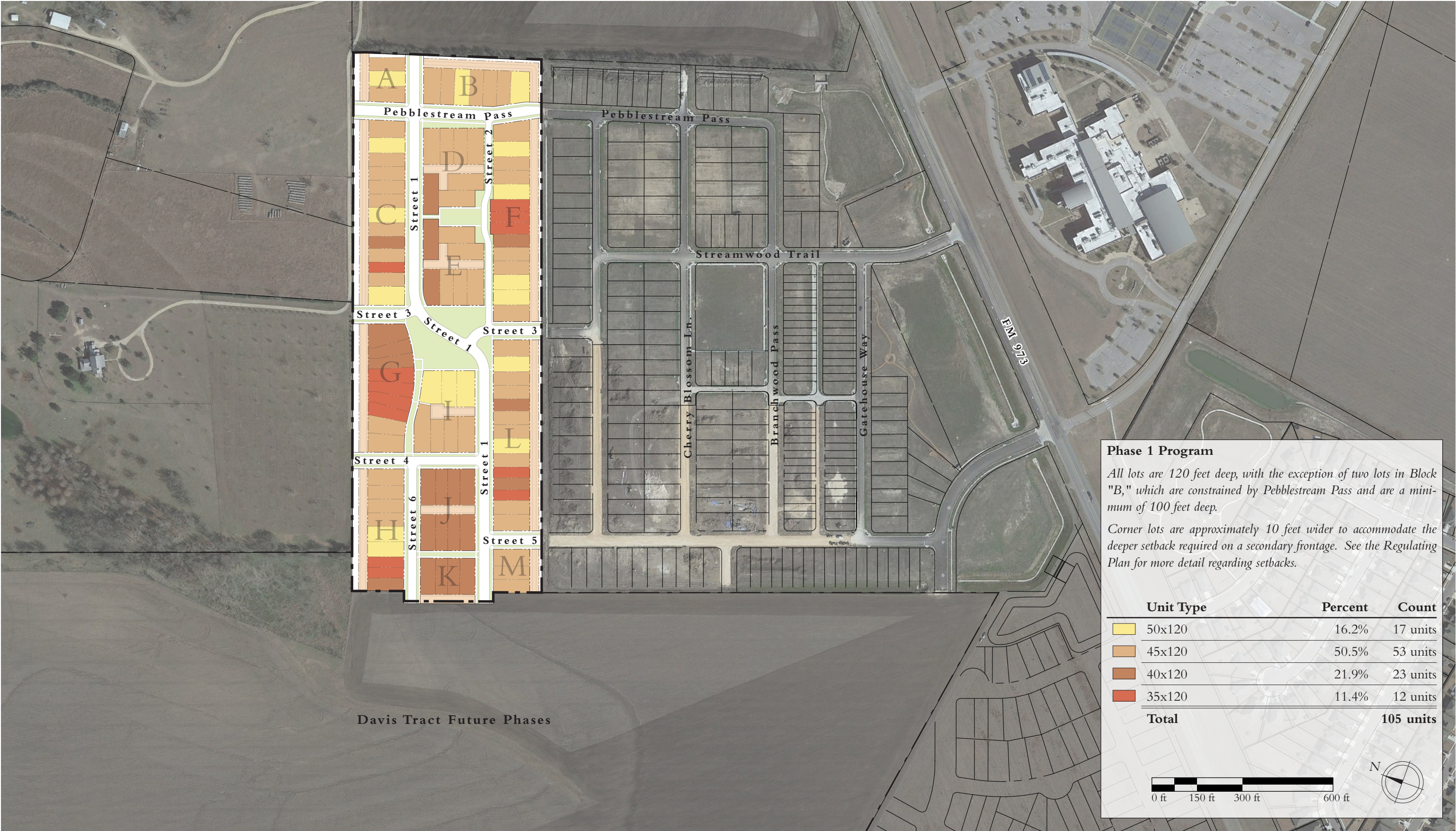


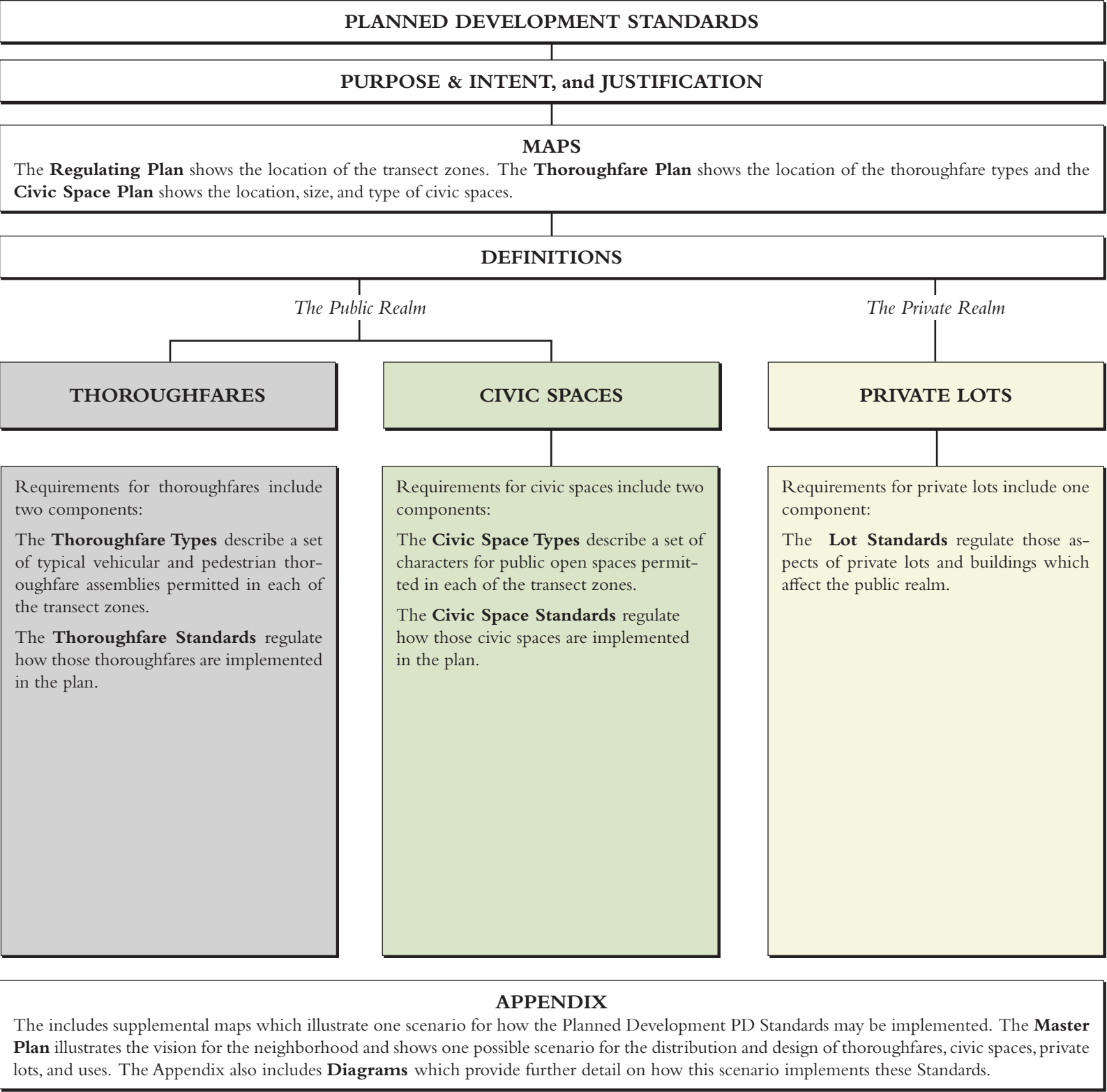












A MASTER PLAN FOR

DAVIS TRACT

PHASE 1

TAYLOR, TEXAS

C

PLANNED DEVELOPMENT STANDARDS

OverviewC.1

Purpose & Intent.....C.2

Regulating Plan & General StandardsC.3

Thoroughfare PlanC.4

Thoroughfares C.5–C.7

Civic Space Plan.....C.8

Civic SpacesC.9

Private LotsC.10–C.11

DefinitionsC.12–C.14

X

APPENDIX

Master Plan X.1

Fire Apparatus Access Diagram..... X.2

Addressing Diagram X.3



Purpose & Intent

The intent of these PD Standards is to enable pedestrian-friendly design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 25.5 acres designed as a mixed-use, walkable community with a range of uses which may include residential and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

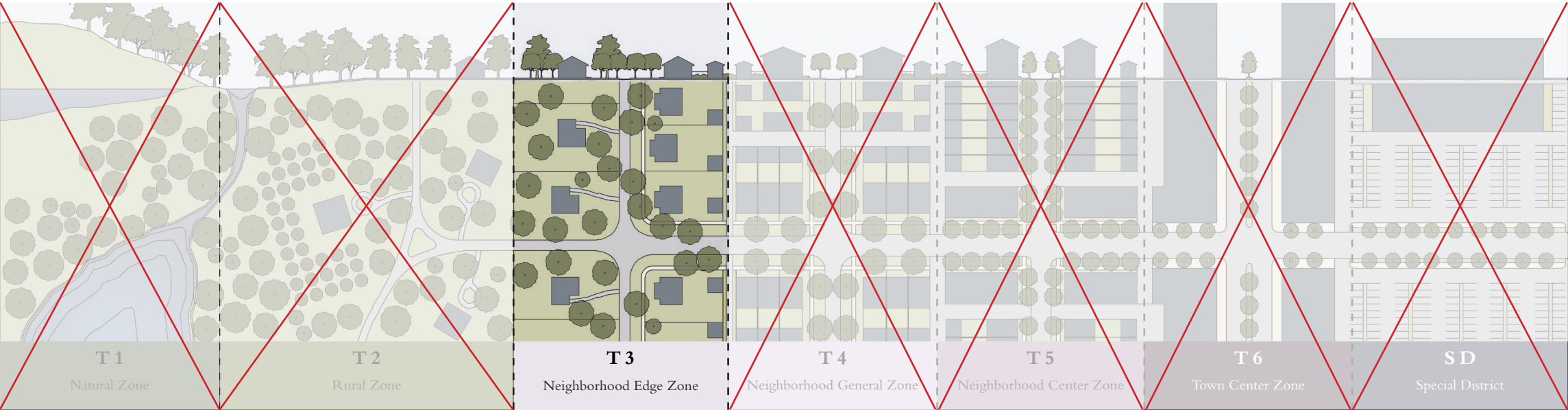
- At the Scale of the Neighborhood:
- All dwelling units are within cycling distance of Downtown Taylor.
 - An interconnected network of thoroughfares, which also connects to the city’s existing network, is designed to disperse traffic and encourage walking and cycling.
 - A range of civic spaces is distributed throughout the neighborhood.
 - A range of housing types are provided to accommodate a diversity of household types and market demand.
- At the Scale of the Block and the Building:
- The design of thoroughfares and buildings should reinforce pedestrian-friendly environments, but not at the expense of accessibility.
 - Buildings and landscaping should contribute to the spatial definition of thoroughfares and civic spaces.
 - Civic buildings should be distinct from other buildings, reflecting their importance.
 - Architecture and landscape design reflect local and regional climate, topography, history, and building practices.

Justification

The primary reason for requesting the zoning change from Single Family Residential (R-1) (to include acreage brought into the City Limits upon Voluntary Annexation) to Residential Planned Development (RPD) is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management, and the like. The design of this new community closely aligns with the City’s long-term vision/goals and will help the City meet the ever growing demand for walkable communities.

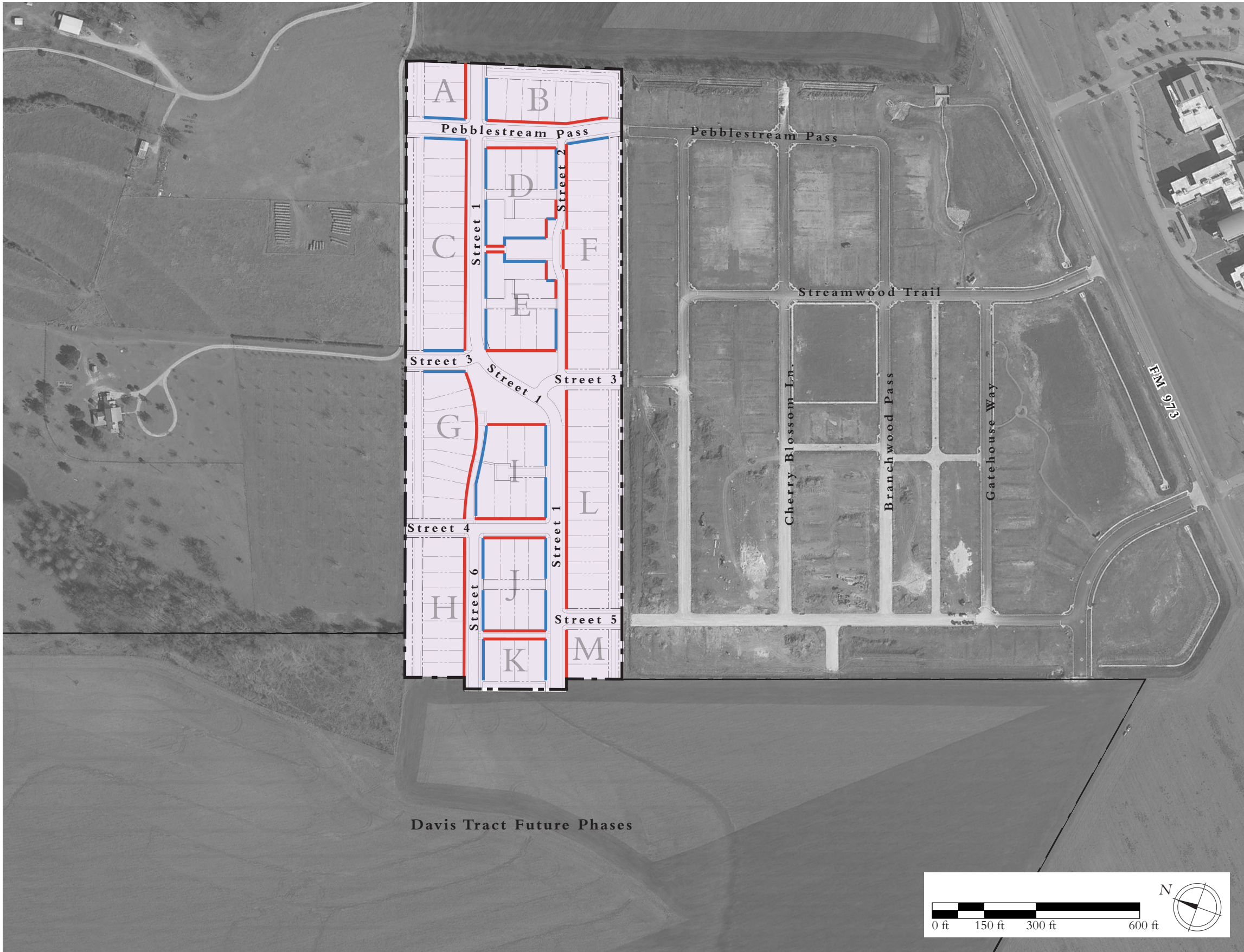
Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of these PD Standards. In the event of a conflict between these PD Standards and any applicable codes, and other but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the developer and the City immediately for resolution.
2. It is the design Purpose and Intent not the “letter” of these PD Standards to which improvements should conform.
3. These PD Standards are typologically-based and thus represent the typical condition. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD. It is expected that actual conditions will vary from the typical conditions shown.
4. There are two types of deviations from these PD Standards: Warrants and Variances. Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of “scrivener’s errors” within this document shall be handled by Warrant.
5. Deviations from the Master Plan shall be determined by warrant.
6. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and SmartCode v9.2 by Andres Duany, et. al.



A Typical Rural to Urban Transect, with Transect Zones.





General Standards

1. Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these Planned Development (PD) Standards..
2. The base zoning district shall be R-1, as described in the Taylor Code of Ordinances,
3. Streets 1, 3, and 5 are intended to connect to the adjacent properties as shown. The exact location of these connections may be adjusted based on the configuration of any future improvements to those properties.

Key

T3: Neighborhood Edge Zone

Primary Frontage

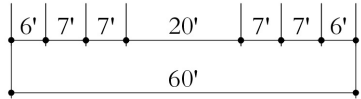
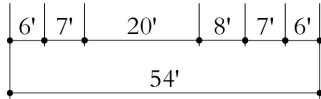
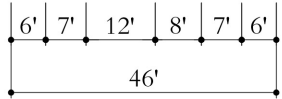
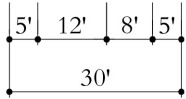
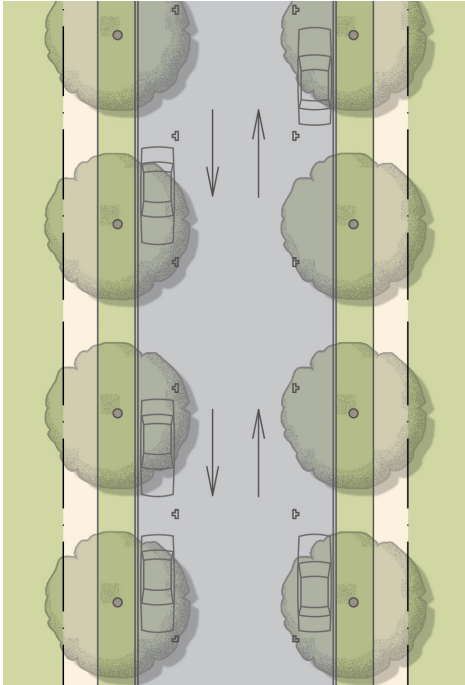
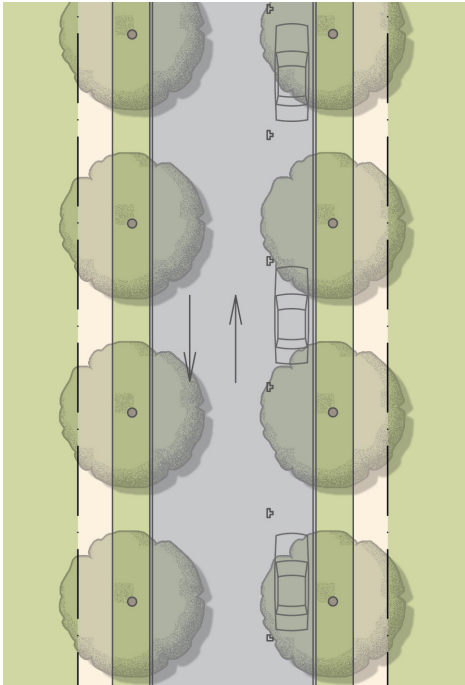
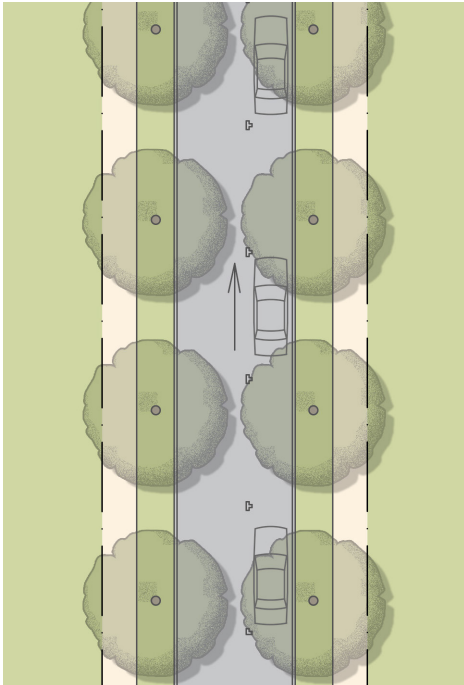
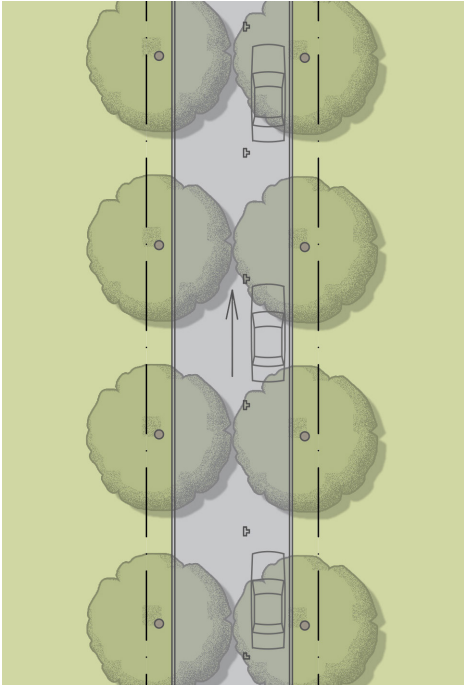
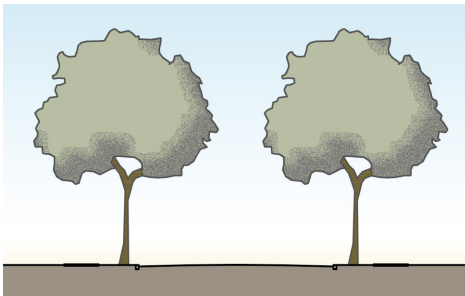
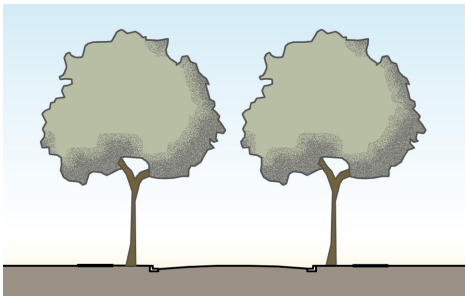
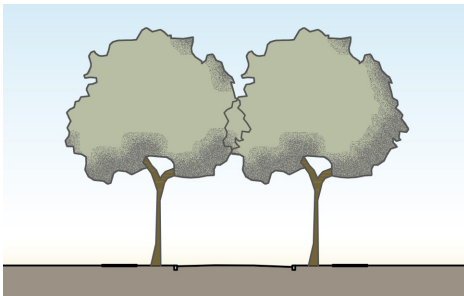
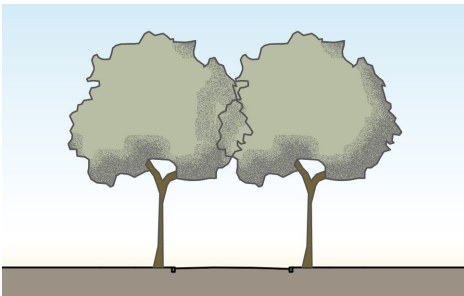
Secondary Frontage





Primary Types				
	Name	Type	ROW	Pavement
	Street	ST	30	20
	TBD Street	ST	46	20
	Street	ST	54	28
	Street	ST	60	34
	Passage	PS	V	6-6
	Path	PT	V	5+
	Sidewalk in Civic Space (see Civic Space Standards)			
	Trail in Civic Space (see Civic Space Standards)			
Secondary Types				
	Name	Type	ROW	Pavement
	Rear Alley	RA	30	12
	Fire Alley	RA	30	20





Thoroughfare Type
ST Street
Right-of-Way Width
Pavement Width

XX - ## - ##

ST-30-20

Street
T3
30 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Cluster or Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft.

This thoroughfare type overrides City standards for Neighborhood Avenue.

ST-46-20

Street
T3
46 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Cluster or Allee, 25-30 ft. o.c.
6 ft. Sidewalk
Not provided on this thoroughfare.

ST-54-28

Street
T3
54 ft. ROW
28 ft. Pavement
Slow Movement
Two-Way Traffic
Parking on One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Cluster or Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft.

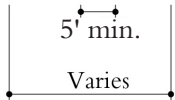
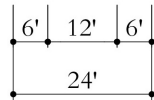
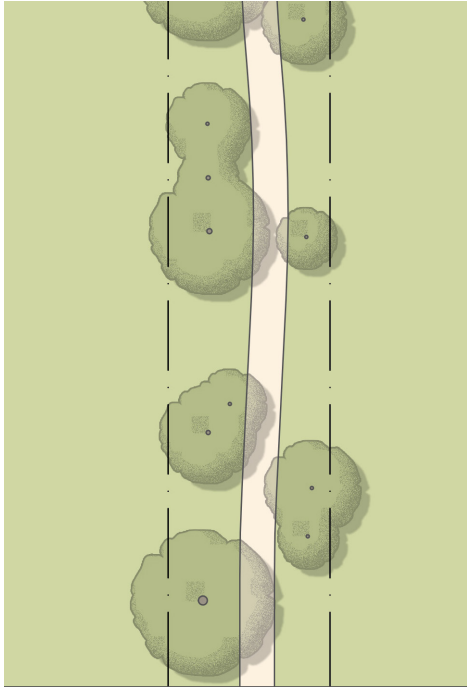
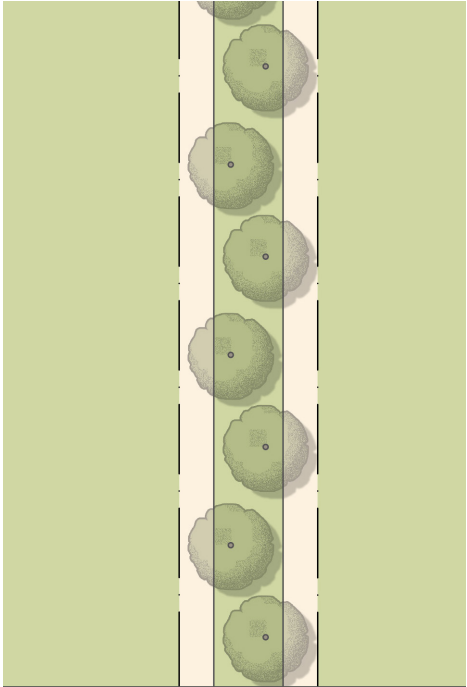
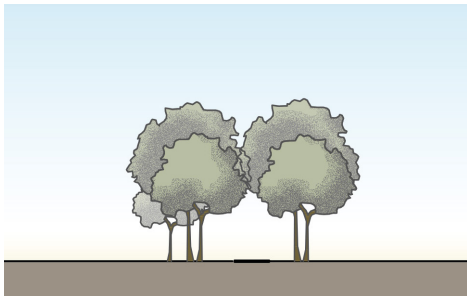
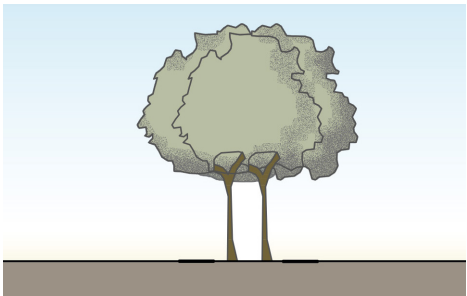
ST-60-34

Street
T3
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Cluster or Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft.

This thoroughfare type overrides City standards for Neighborhood Avenue.

Thoroughfare Type
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes





PS - V - 6 - 6

PT - V - 5 +

Thoroughfare Type
PS Passage
PT Path
Right-of-Way Width
Pavement Width
XX - ## - ##

Passage
T3
24 ft. ROW
N/A
N/A
N/A
N/A
N/A
N/A
12 ft. Planting Zone
Clustered
6 ft. Sidewalk each side
Not provided on this thoroughfare

This thoroughfare type will be privately owned and maintained.

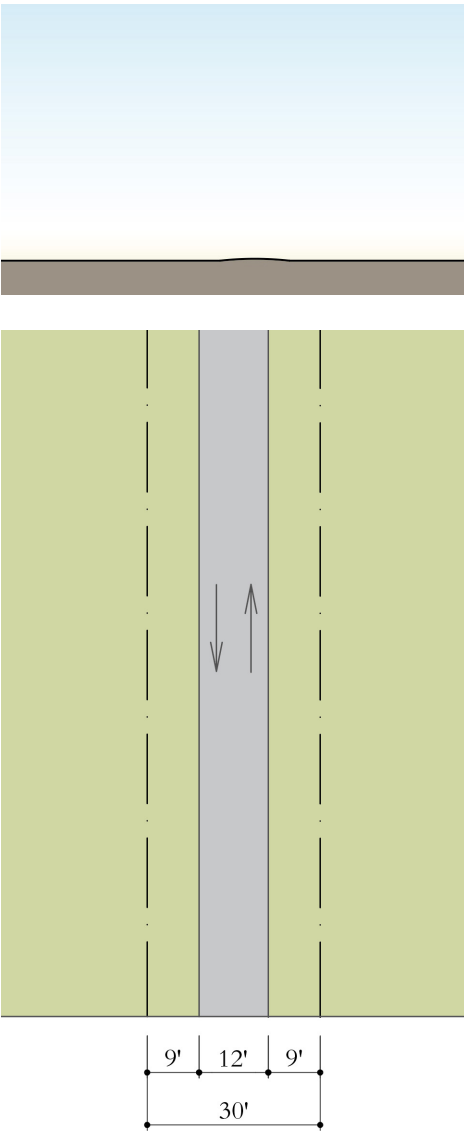
Path
T3
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Planting zone varies
Trees, ground cover, shrubs, lawn
5 ft. min. Sidewalk
Not provided on this thoroughfare.

This thoroughfare type will be privately owned and maintained.

Thoroughfare Type
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

Notes

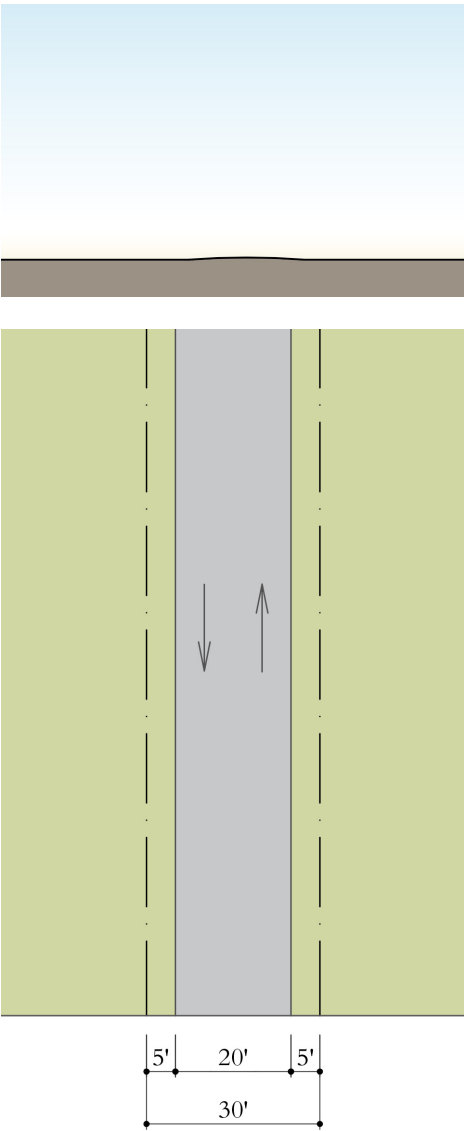




RA - 30 - 12

Rear Alley
T3
30 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk
Not provided on this thoroughfare.

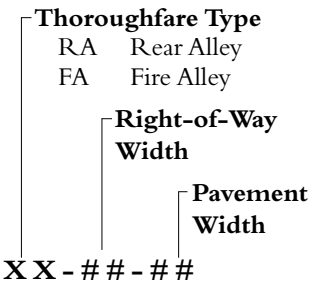
This thoroughfare type will be privately owned and maintained.



FA - 30 - 20

Fire Alley
T3
ROW 30 ft
N/A
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk
For buildings up to 30 ft. ¹

This thoroughfare type will be privately owned and maintained.



Thoroughfare Type
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

Notes

Thoroughfare Standards

The following apply to all thoroughfares and supersede the provisions of appendix C, Chapter 6, Table 5.2.1 and section 5.5 of the Taylor Code of Ordinances:

- Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by a Property Owners Association (POA).
- Street Trees.** The following apply to street trees:
 - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by warrant.
 - The public frontage shall include trees planted in a pattern consistent with the master plan, which are illustrated as either clustered or allee. Allees shall be of a single species. Clusters shall be of multiple species.
 - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances.
 - Trees shall be maintained by a POA to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.
- Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares or civic spaces and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
- Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over Rights-of-Way as consistent with the Lot Standards.
- Proposed Fire Apparatus Access.** This access, which may be provided by thoroughfares or civic spaces, shall be paved or otherwise structurally stabilized with a clear width as required by the City of Taylor and a 15-foot inside turning radius (see *Fire Apparatus Access Diagram*). ⁱWhere a clear width greater than 20 feet is required, the FA-30-20 thoroughfare type may be modified to include wider pavement.
- Thoroughfare Alignments.** Intersection angles and offsets are permitted if consistent with the Master Plan or minor adjustments therein. Thoroughfares may have offset intersections or intersections at angles other than 90 degrees as a means of calming traffic.
- Other Thoroughfare Standards.** Maximum cul-de-sac length does not apply to alleys. Turn lanes may be required at intersections per traffic impact analysis.



Civic Space Types	
	Park
	Green
Total Civic Space: 1.33 acres	
Total Site Area: 25.52 acres	
Civic Space Ratio: 5.20%	





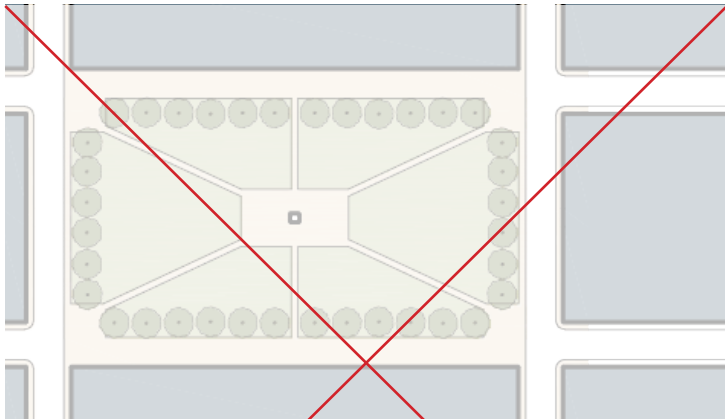
Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, and open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a greenway.



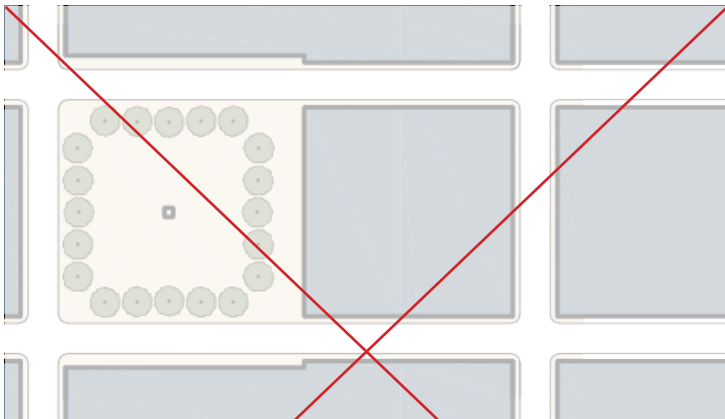
Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.



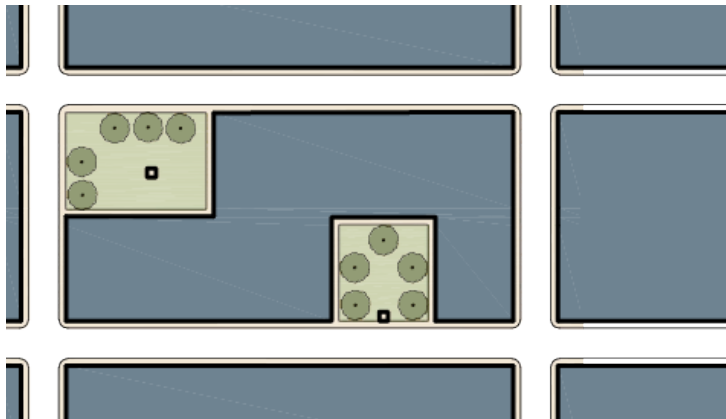
Square

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



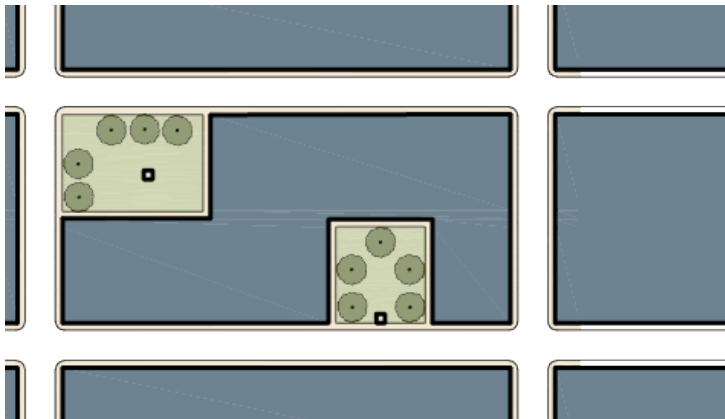
Plaza

A public space consisting of hardscape material.



Pocket Park

A small open space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere. Location of pocket parks is TBD.



Playground

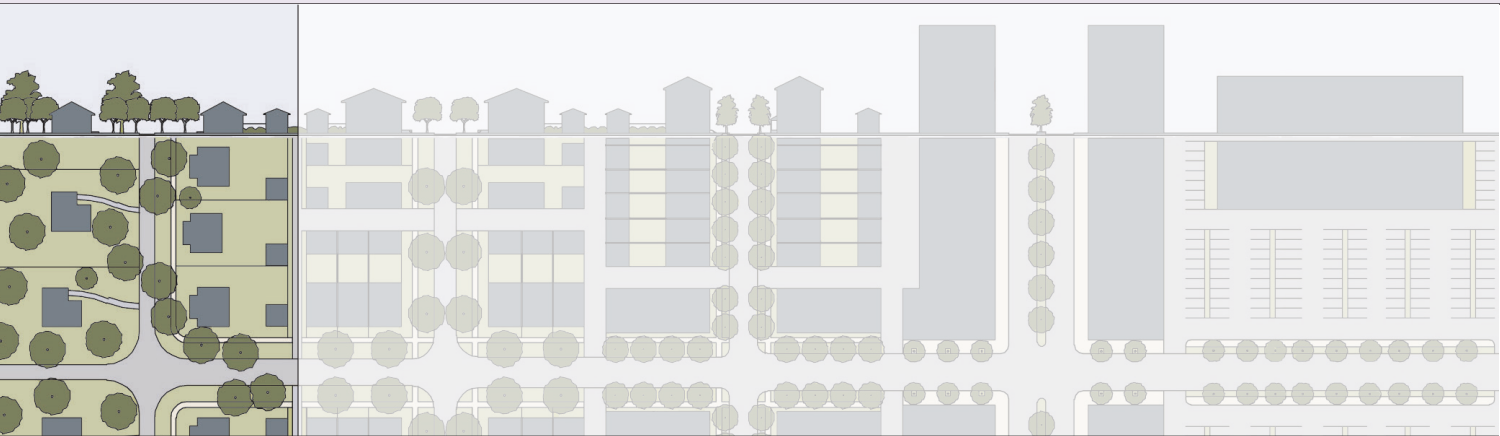
An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size. Location of playgrounds is TBD.

Civic Space Standards

The following apply to all civic spaces:

1. **Maintenance and Ownership.** All civic spaces shall be owned and maintained by a POA and have public access easements.
2. **Allocation of Civic Spaces.** A minimum of 5% of the gross area of the property shall be dedicated as civic spaces (see Civic Space Diagram). This area shall include stormwater management features that are designed as part of a civic space and shall not include stormwater management features not designed as part of a civic space. Refinements to the location and area of open spaces in the master plan are anticipated, but shall continue to meet this requirement.
3. **Sidewalks.** Civic spaces shall have sidewalks sufficient to provide access to all enfronting lots and provide connectivity to adjacent primary thoroughfares and civic spaces.
4. **Landscaping.** Landscaping for civic spaces, open spaces, and storm water management ponds shall follow the standards of the underlying zoning.
5. **Recreation Areas.** Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic space.

T3: Neighborhood Edge Zone



a. Lot Dimensions

Lot Width	120 ft. max.
Lot Coverage	70% max.

b. Setbacks: Principal Building

(b.1) Front Setback (Principal)	12 ft. min., 30 ft. max.
(b.2) Front Setback (Secondary)	12 ft. min., 30 ft. max.
(b.3) Side Setback	5 ft. min.
(b.4) Rear Setback	1 ft. min.
Primary Frontage Buildout	40% min.

c. Setbacks: Outbuilding

(c.1) Front Setback (Principal)	20 ft. + (b.1) min.
(c.2) Front Setback (Secondary)	5 ft. min., 30 ft. max.
(c.3) Side Setback	5 ft. min.
(c.4) Rear Setback	1 ft. min.

d. Building Height

(d.1) Principal Building	3 stories max.
(d.2) Outbuilding	3 stories max.

e. Private Frontages

Common Lawn	permitted
Porch	permitted
Terrace and Light Court	permitted
Forecourt	permitted
Stoop	permitted
Storefront and Awning	not permitted
Gallery	not permitted
Arcade or Colonnade	not permitted

f. Building Uses

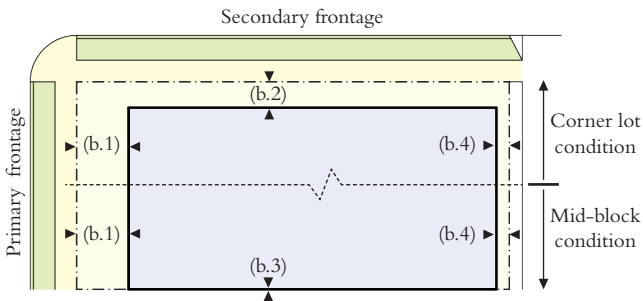
Additional uses may be approved by warrant.

Residential	Restricted Residential: Up to 2 dwelling units and additionally 2 accessory dwelling units are permitted on each lot.
Lodging	Restricted Lodging: The number of bedrooms available for lodging shall be limited to 8. Breakfast may be provided to overnight guests before noon each day.
Office	Not Permitted.
Retail	Not Permitted.
Manufacturing	Not Permitted.
Civic	Open Civic: Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

The following requirements apply to all lots in T3.

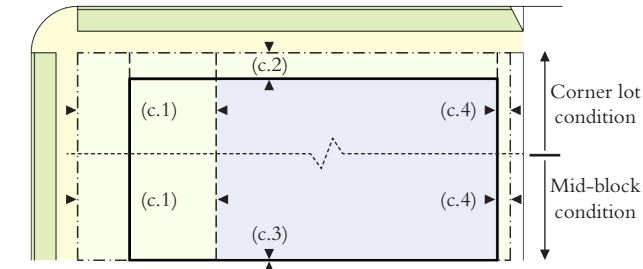
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



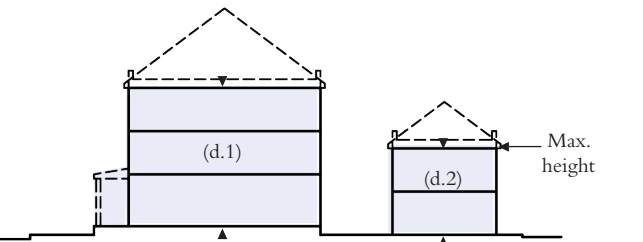
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



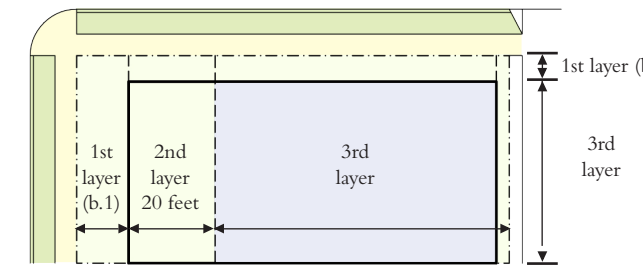
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.
- Exemptions from height limits include: civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within liner buildings in the second layer, and may be permitted elsewhere in the first or second layer by warrant.
- Parking shall be accessed by a rear lane when such are provided.



Lot Standards

- The following apply to lots in T3:
- 1. **Block Length.** Blocks shall be a maximum of 625 feet long, with the exception of blocks "F" and "L", which may be the same length as the existing blocks to which they are adjacent. Lots may front on publicly or privately owned thoroughfares or civic spaces.
 - 2. **Dwelling Size.** There is no minimum dwelling size.
 - 3. **Number of Buildings and Units.** Lots may have more than one building. Corner lots may have two accessory units provided that one faces the secondary frontage.
 - 4. **Accessory Dwelling Unit Square Footage.** The conditioned space of an accessory dwelling unit within a primary building or an outbuilding shall not exceed the net square footage of the primary unit.
 - 5. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
 - 6. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 ft. to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line. Fences within the first lot layer shall be painted.
 - 7. **Parking Standards.** There shall be no minimum or maximum parking standards.
 - 8. **Fire Apparatus Access.** Proposed fire apparatus vehicle access is as shown on the Fire Apparatus Access Diagram, typically within 150 feet of all buildable area on a lot. Buildings on portions of lots greater than 150 feet from the Fire Apparatus Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.
 - 9. **Other Subdivision Standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.
 - 10. **Non-Residential Uses.** Non-Residential uses are not permitted.
 - 11. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise and required plantings shall comply with City requirements.
 - **Front Yard Trees.** Front yards of a depth greater than 12 ft. require one deciduous tree of a minimum height

- of 30 ft. at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a terrace, stoop, or porch.
 - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
 - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
- 12. **Facades.** Facades shall be built parallel to a rectilinear primary frontage line or to the chord of a curved primary frontage line.
 - 13. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the following Table. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, and ornamental features may encroach into any setback. All encroachments into utility easements are subject to the permission of the affected easement owner. *(see Permitted Encroachments table below)*

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW)
Patios ⁱ		•	
Decks ⁱ		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps ⁱ	•	•	
Porches and Steps ⁱⁱ	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	
Turrets/Towers	•	•	
Eaves	•	•	
Overhangs	•	•	
Balconies	•	•	
Ramps	•	•	
Awnings		•	

- i. May encroach into setbacks up to 6 feet.
- ii. May encroach into setbacks up to 10 feet.



Accessory Dwelling Unit: A dwelling unit sharing ownership and utility connections with a Primary Building.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure, open or enclosed, connecting a Primary Building to an Outbuilding.

Band Sign: a band of lettering across the entire width of a building or storefront.

Bed and Breakfast: *See Restricted Lodging.*

Blade Sign: a two-sided sign board hung from a projecting element at 90 degrees to the building facade.

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See Definitions: Illustrated.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system.

Driveway: a vehicular lane within a Lot, often leading to a garage.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See Definitions: Illustrated.*

Elevation: *See Definitions: Illustrated.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: *See Definitions: Illustrated.*

Frontage: *See Definitions: Illustrated.*

Frontage Line: *See Definitions: Illustrated.*

Frontage Buildout: That portion of a setback line which shall have a building facade on it.

Gallery: *See Definitions: Illustrated.*

Green: *See Civic Space Types.*

Home Occupation: non-retail commercial operation and/or remote work which takes place in a residence.

Inn: *See Use.*

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: Premises available for short-term human habitation, including daily and weekly rental.

Lot Coverage: the maximum area of a lot that may be occupied by a structure. Lot coverage is expressed as a ratio. Arcades, open porches, decks, terraces, and stoops are excluded from the calculation

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. *See Definitions: Illustrated.*

Lot Line: *See 17.*

Lot Width: the length of the Primary Frontage Line of a Lot.

Manufacturing: Premises available for the creation, assembly, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.

Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See Definitions: Illustrated.*

Park: *See Civic Space Types.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pavement Radius: *See Definitions: Illustrated.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See Civic Space Types.*

POA: Property Owners Association

Primary Building: the main building on a Lot, usually located toward the Frontage. *See Definitions: Illustrated.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See Definitions: Illustrated. See Frontage.*

Private Frontage: *See Definitions: Illustrated. See Frontage.*

Public Frontage: *See Definitions: Illustrated. See Frontage.*

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode.

Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.

Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.

Right-of-Way (R.O.W.): *See Definitions: Illustrated.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3).

Scrivener's Error: an unintentional mistake in the drafting of these PD Standards.

Secondary Frontage: *See Definitions: Illustrated. See Frontage.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on the Lot Standards. *See Definitions: Illustrated.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Square: *See Civic Space Types.*

Stoop: *See Definitions: Illustrated.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity.

Swale: a low or slightly depressed natural area for drainage.

T-zone: *See Transect Zone.*

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See the following page.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. (syn. T-zone)

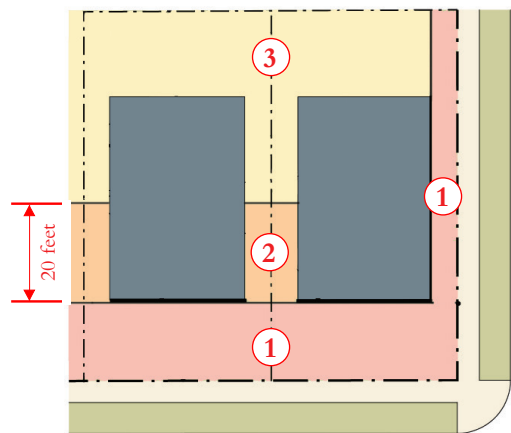
Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Definitions: Illustrated.*

Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing.

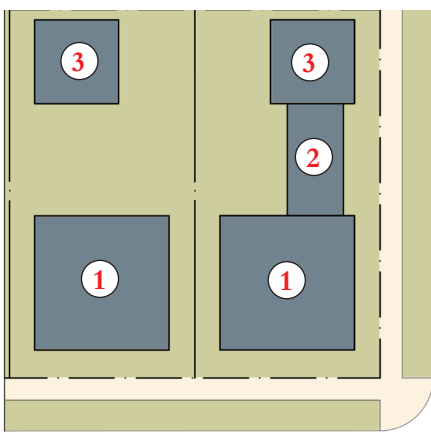
Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively. .

Lot Layers



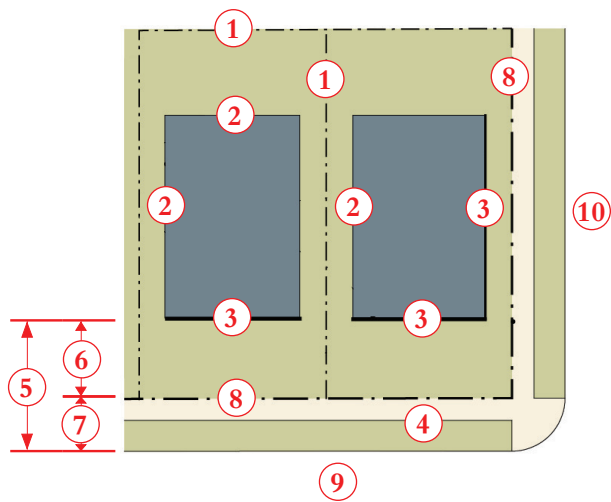
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

Principle Building & Outbuilding



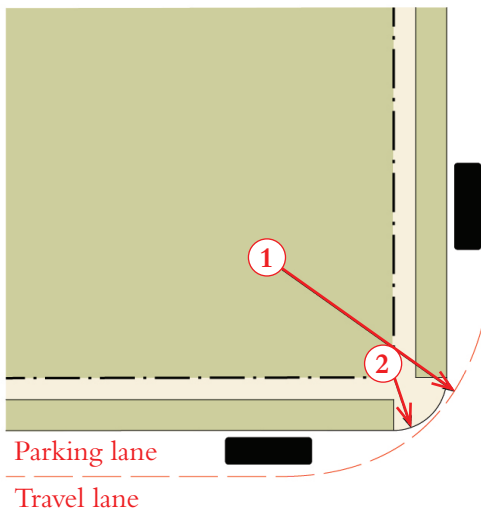
- ① Primary Building
- ② Backbuilding
- ③ Outbuilding

Frontage & Lot Lines



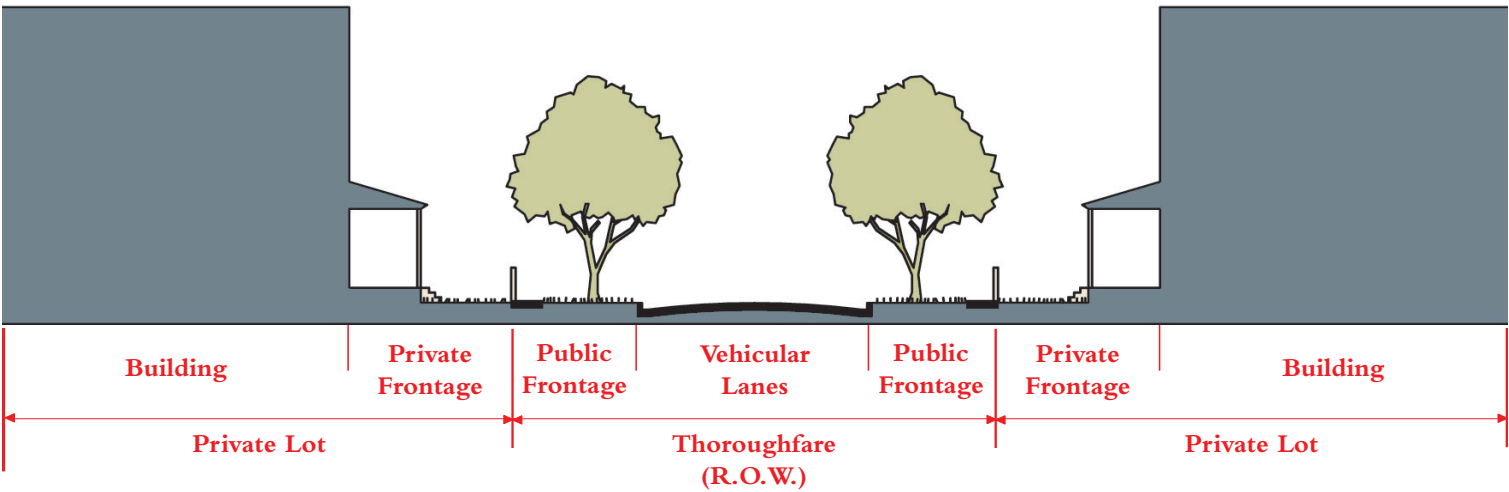
- ① **Lot Line:** the boundary that legally and geometrically demarcates a lot.
- ② **Elevation:** an exterior wall of a building not facing a frontage line.
- ③ **Facade:** the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
- ④ **Right-of-Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.
- ⑤ **Frontage:** the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.
- ⑥ **Private Frontage:** the privately held Layer between the Frontage Line and the Primary Building Facade.
- ⑦ **Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line.
- ⑧ **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is coincident with the property line(s), at frontages.
- ⑨ **Primary Frontage:** on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.
- ⑩ **Secondary Frontage:** on lots with multiple frontages, the frontage(s) that are not the primary frontage.

Turning Radius



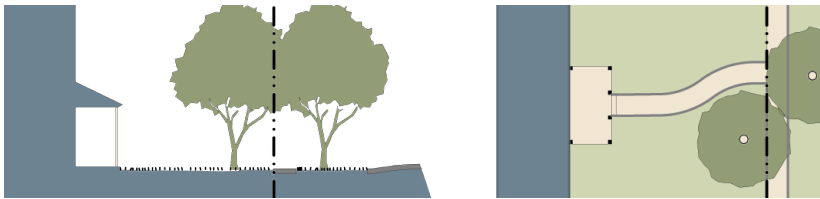
- ① **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
- ② **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages

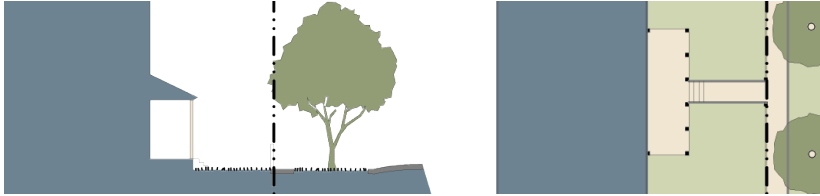


Private Frontages

Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.



Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 6 ft deep.



Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.



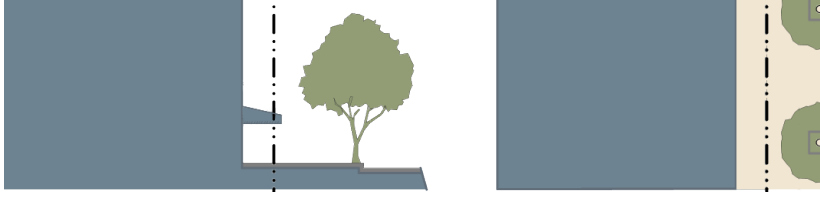
Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.



Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.



Storefront and Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.



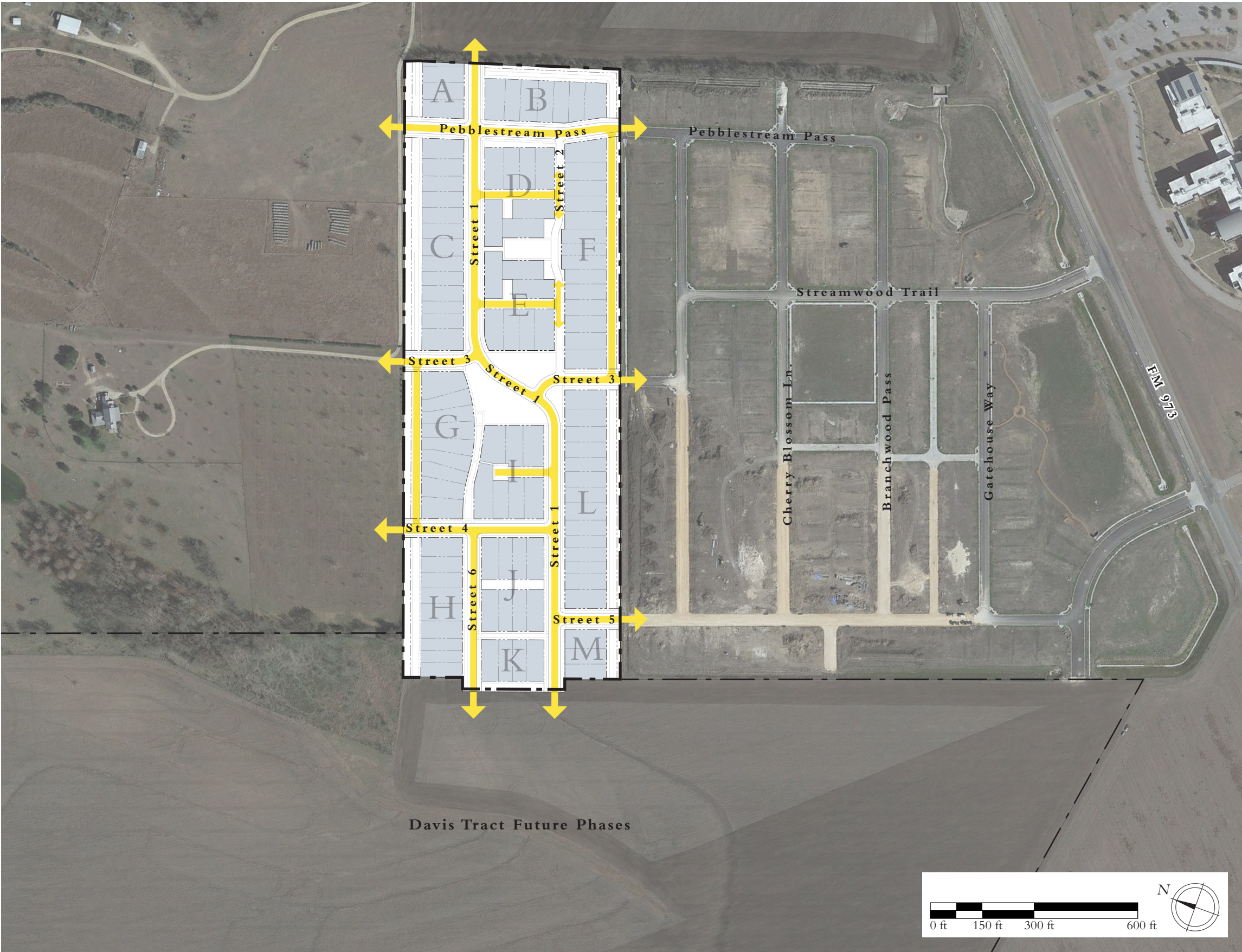
Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.



Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.







Fire Apparatus Access Notes

1. Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. For buildings 30 feet tall or greater:
 - Fire Apparatus Access Roads shall be 26 feet clear minimum.
 - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
 - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
 - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).



Key	
	20-foot Fire Apparatus Access Road
	Lots with buildings under 30 feet





Thoroughfare Names and Addressing Key	
①	Pebblestream Pass
②	_____ Street
③	_____ Lane
④	_____ Street (To match proper name of 5)
⑤	_____ Way (To match proper name of 4)
⑥	_____ Street
⑦	_____ Way
■	Sign with unit numbers



City of Taylor
PZ-2023-1756
Zoning Map Amendment
Staff Report

Item Details

Subject Property:	Generally located along the South right-of-way of N.W. Carlos G. Parker Boulevard and North Drive, more particularly described as Parcel No. R018638
Total Acreage:	Approximately 7.60 acres
Legal Description:	A 7.60-acre tract of land out of the William J. Baker Survey, Abstract No. 65, located in Williamson County, Taylor, Texas.
Applicant:	Diane Bernal, DB Land Consulting
Property Owner(s):	Hari Kuppuraj, Carlos Parker Partners, LLC
Request:	A request to amend the North BB Creek Planned Development (Ordinance 2022-20) consisting of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD)
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested to amend the North BB Creek Planned Development (Ordinance 2022-20) to comply with TXDoT regarding access into the proposed subdivision off of Carlos G. Parker Boulevard. The previously approved master plan with access off of Carlos G. Parker Blvd. was ultimately denied by TXDoT and therefore required a redesign by the City's urban design consultant to relocate the access point of the subdivision to comply with TXDoT.

Location

The subject property is generally located along the south right-of-way of N.W. Carlos G. Parker Blvd., directly across from the existing Crossroads Assembly of God church. The subject property abuts The Grove at Bull Creek which is a residential subdivision to the south and west, and an approved rezoning and Future Land Use map amendment has been granted for the Trenton Village mixed-use subdivision to the east.

Physical and Natural Features:

The subject property is vacant of preexisting structures and encompasses a section of Bull Branch creek along the western boundary. Commonly areas inundated by the floodplain should not encourage development. An initial review has organized the layout of the proposed development and open space has been identified to contain the designated floodplain by FEMA. Preliminary design review has identified approximately 3.35 acres to dedicate as open space/green space

Growth Sector Designations:

The current Growth Sector is Infill Neighborhood Sector, which consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development. Additionally, there is a part of the subject property that is designated as Reserved Open Sector which is land that may not yet be protected but is valuable as open space. These areas would include land within floodplain and/or floodway.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Neighborhood Infill. These areas represent existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	B-1 (Local Business)	Infill Neighborhood Sector G-4	Neighborhood Infill	Church and Vacant Agricultural Land
South	R-1 (Single Family)/RPD (Residential Planned Development)	Infill Neighborhood Sector G-4	Neighborhood Infill	Single-Family Homes
East	MF-1 (Multi-Family)/RPD	Infill Neighborhood Sector G-4	Neighborhood Infill	Vacant Agricultural Land
West	B-1 (Local Business) & RPD	Infill Neighborhood Sector G-4	Neighborhood Infill	Single-Family Homes

Transportation

The subject property gains access off Carlos G. Parker Boulevard with a revised subdivision access approved by TXDoT.

The subject property is located along Carlos G. Parker Blvd., which is classified as an Enhanced Community Boulevard with Priority Multimodal facilities. Community Boulevards are the primary routes connecting major areas of the city and are commonly moderate to high-speed streets that may be constructed in two, four, or six lane sections. Preliminary designs have articulated internal roadways to create a clear circulation route and proposed connectivity via pavement and trail to the neighboring subdivision to the east are proposed.

Utilities

The subject property is located within the City's service area for water and wastewater. An active 24-inch waterline exists on the north side of Carlos G. Parker Blvd and a 15-inch wastewater main exists along the western boundary of the subject property. It is anticipated that there is adequate capacity to serve the subject property currently.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Twelve (13) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, August 27, 2023.

Staff Analysis

The request to amend the North BB Creek Planned Development (Ordinance 2022-20) from Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) is consistent with the Ordinance 2022-20 with minor changes in street alignment and access to property.

The request to change the zoning for the subject property continues to be in line with the goals of the Comprehensive Plan.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested amendment.

Planning and Zoning Commission Recommendation

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

Is the rezoning consistent with the Comprehensive Plan?

- The rezoning request is consistent with the Comprehensive Plan. As mentioned previously in the report, the proposed rezoning is appropriate for the Neighborhood Infill Land Use designation.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with the surrounding area as most of the area is vacant land, single family resident (The Grove), or early phases of various multi-family and commercial developments (Trenton Village).

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

- Staff analysis determined that the rezoning of the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Adequate public facilities are directly available, and no utility extensions will be required for any future development.

Do current conditions indicate that a rezoning is necessary?

- Conditions do indicate that a rezoning is necessary to address new subdivision access, and street alignments. The Residential Planned Development would permit the applicants to vary the lot sizes, widths and incorporate other types of residential development to capitalize on the location and size of the property.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
 - a. Exhibit "A" Survey
 - b. Exhibit "B" Proposed Master Plan & PD Standards

Carlos Parker PD Amendment Request Intent and Statement

Existing Site Conditions and Surrounding area uses:

The site consists of a 7.604-acre lot that is currently undeveloped and located along FM 397 locally addressed as Carlos G. Parker Boulevard.

The site is bordered to the east by properties recently zoned Multifamily (MF) and General Business (B-1) under a planned development. To the immediate west and South is a floodplain area zoned "A" identified on the most recent FEMA firmettes 48491C0530F, 48491C0531F and 48491C0533F dated 12/20/2019.

Intent of Requested Amendment to the Zoning District R-1 /RPD:

It is the intent of the property owner that the project will remain of the same design, with the MF base zoning to provide medium density residential attached (townhome), duplex, and single family uses on individual lots in a compact neighborhood environment to create the opportunity to preserve as much natural elements and work in coordination with adjacent developments.

The purpose and intent of the amendment request is due to access into the property from FM 397 (Carlos G. Parker Blvd). Engineering consultants for this project have met with the Texas Department of Transportation (TxDOT) and it has been determined that the driveway must be relocated along FM 397 as seen in the attached plan. There will be a right turn lane required into the property for a distance of 505'-0" and a right in-right out for traffic leaving the planned development. The originally approved driveway is to remain for fire access only.

Changes to the access will additionally impact the right of way (ROW) planned and previously approved under Ordinance 2022-20 for the interior of this lot. It is with this submission and the request of the property owner that further revision be completed by Michael Watkins Architecture LLC to accommodate the shift of the driveway along Carlos Parker Parkway and the changes necessary to the interior of the planned development.

The contact for the proposed planned development is Diane Bernal. She can be reached at dianejbernal@gmail.com or by phone at 512-215-1433.



Diane Bernal <dianejbernal@gmail.com>

Fwd: Project PZ-2023-1664 - Revisions/Documents Required Notification

Shiva Shankar <sshankar@paradise-engineers.com>

Fri, May 5, 2023 at 2:30 PM

To: Hari Kuppuraj <hari@trivikbuilders.com>, Diane Bernal <dianejbernal@gmail.com>

Cc: Sam Dehaybi <sdehaybi@paradise-engineers.com>, Kumar Savitala <kumarsavitala@gmail.com>

Good afternoon Hari and Diane,

Please see attached for the draft location of the new driveway and the 505' right turn lane.

Here is a brief synopsis of our discussion with TXDOT:

- All commercial driveways will require a right turn lane
 - Due to the speed limit of this roadway, the required right turn lane is 505'. We are currently working on determining if the future speed would be reduced due to future roadway improvements and possibly reduce our right turn lane length.
 - Due to the location of the existing bridge crossing and associated guardrails (east of our property), the driveway will have to be relocated to the western side of the property, in order to accommodate the right turn lane.
- Additionally, due to the number of trips generated a left turn lane is also required for this development. However, Hari requested a Right- In & Out driveway to avoid the left turn lane requirements.
- Furthermore, Hari wanted to design the driveways as a shared access driveway with the adjacent property to the east. This has yet to be approved by the adjacent property owner or the City.
- Due to the change in driveway location, the entire site plan will now have to be updated and will have to go through a PPD zoning amendment.
- The original driveway will be used only for fire access (to be determined by the City).

These are the main points that were discussed in our meeting.

Please let us know what else you need to get the PDD revised and we can also jump on a quick zoom call to discuss further.

Thank you,

Shiva Shankar, P.E. | Founder

Cell: (919) 917-6675

Email: sshankar@paradise-engineers.comWebsite: www.Paradise-Engineers.com

PARADISE ENGINEERS

[Quoted text hidden]



2023.05.05 - Taylor North Townhomes - DRAFT Driveway.pdf
1803K



PZ-2023-1756

Generally located along NW Carlos G. Parker Blvd.

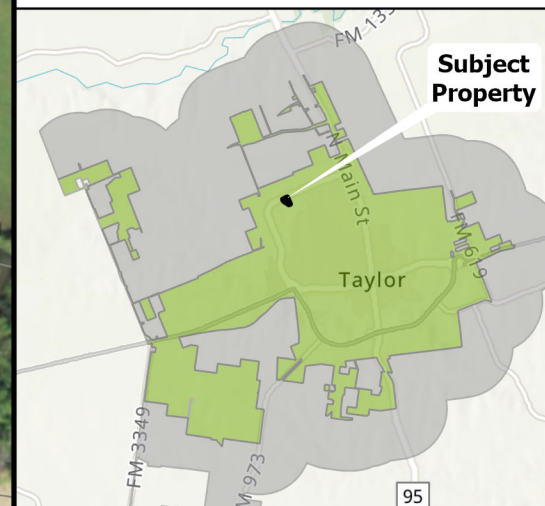
Approximately 7.60 acres
Planned Development (Rezone)
Amendment
Location Map

 Subject Property

 Parcels

 City Limits

 Streets



0 100 200 400



US Feet

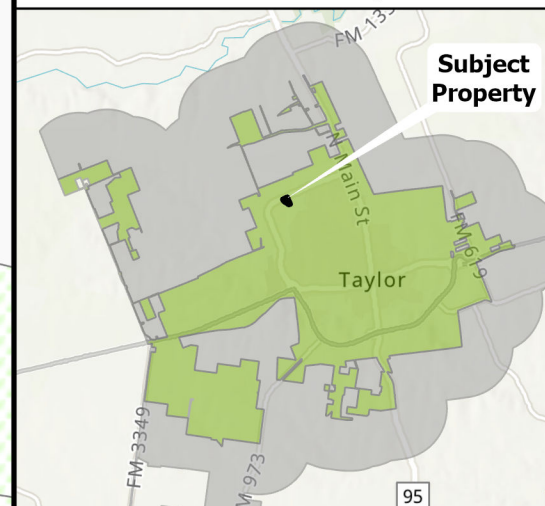


PZ-2023-1756

Generally located along NW Carlos G. Parker Blvd.

Approximately 7.60 acres
Planned Development (Rezone)
Amendment
Zoning Map

- | | | | |
|---|------------------|---|---|
|  | Subject Property |  | B-1 |
|  | Parcels |  | B-1/CPD |
|  | City Limits |  | MF-1/RPD |
|  | Streets |  | MF-2 Multi-Family |
| | | | R-1/RPD:
Residential
Planned
Development |
| | | | R/A Rural
Agriculture |



0 100 200 400
US Feet



PZ-2023-1756

Generally located along NW Carlos G. Parker Blvd.

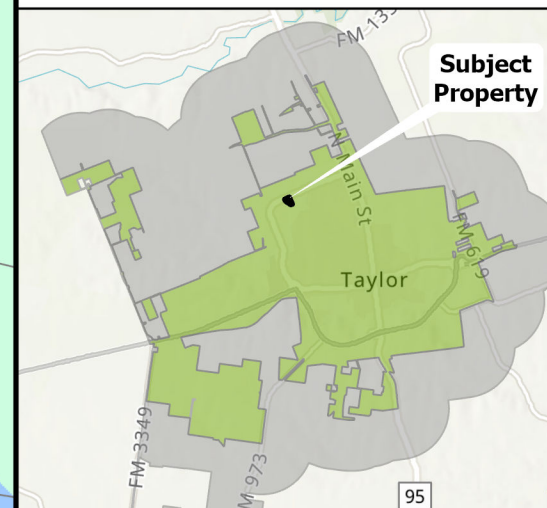
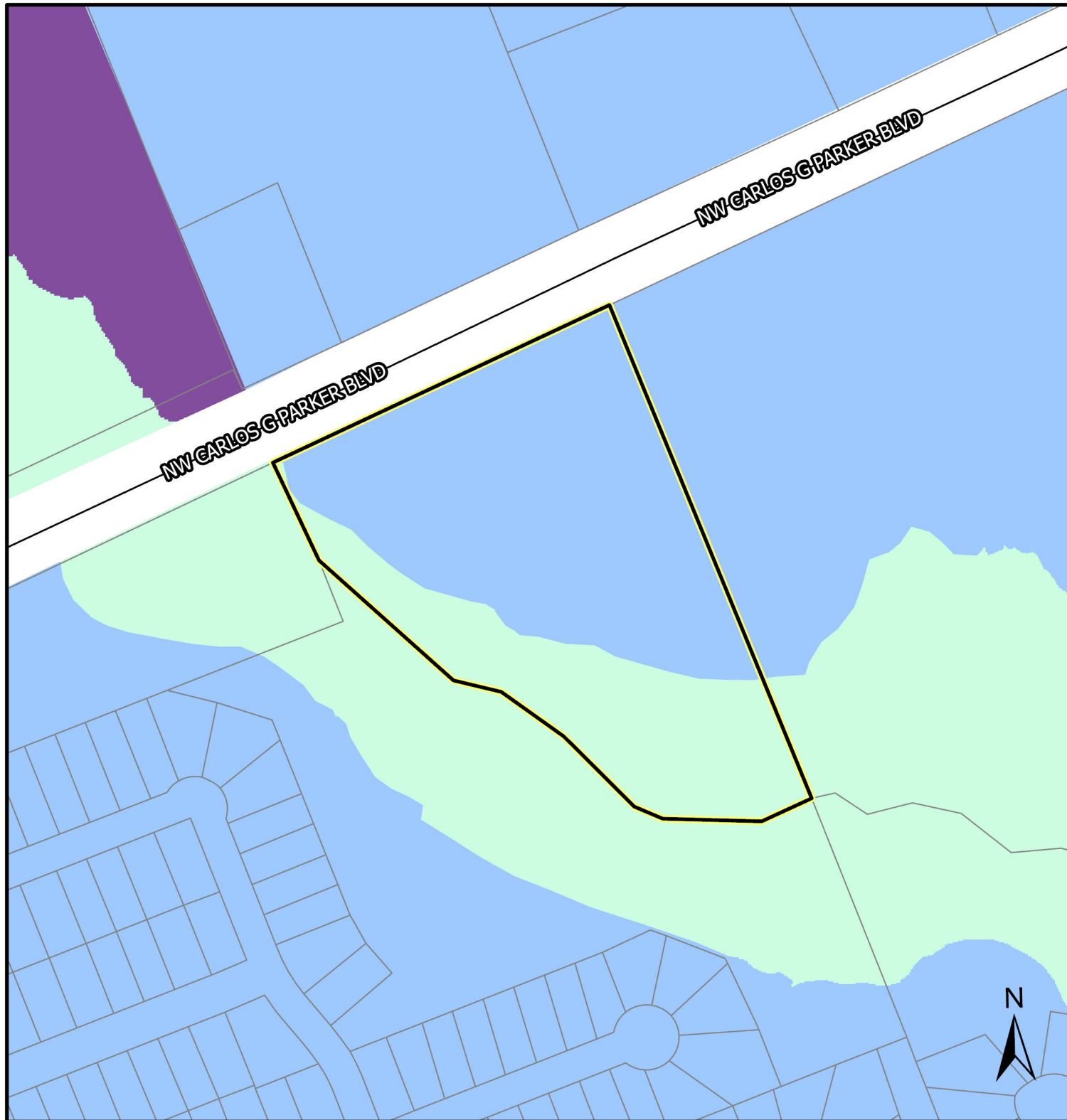
Approximately 7.60 acres

Planned Development (Rezone)

Amendment

Growth Sector Map

- | | |
|------------------|----------------------------------|
| Subject Property | Reserved Open Sector (O-2) |
| Parcels | Intended Growth Sector (G-3) |
| City Limits | Infill Neighborhood Sector (G-4) |
| Streets | |





PZ-2023-1756

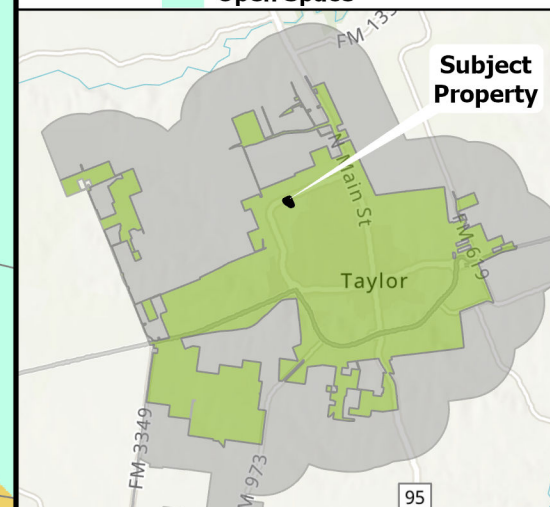
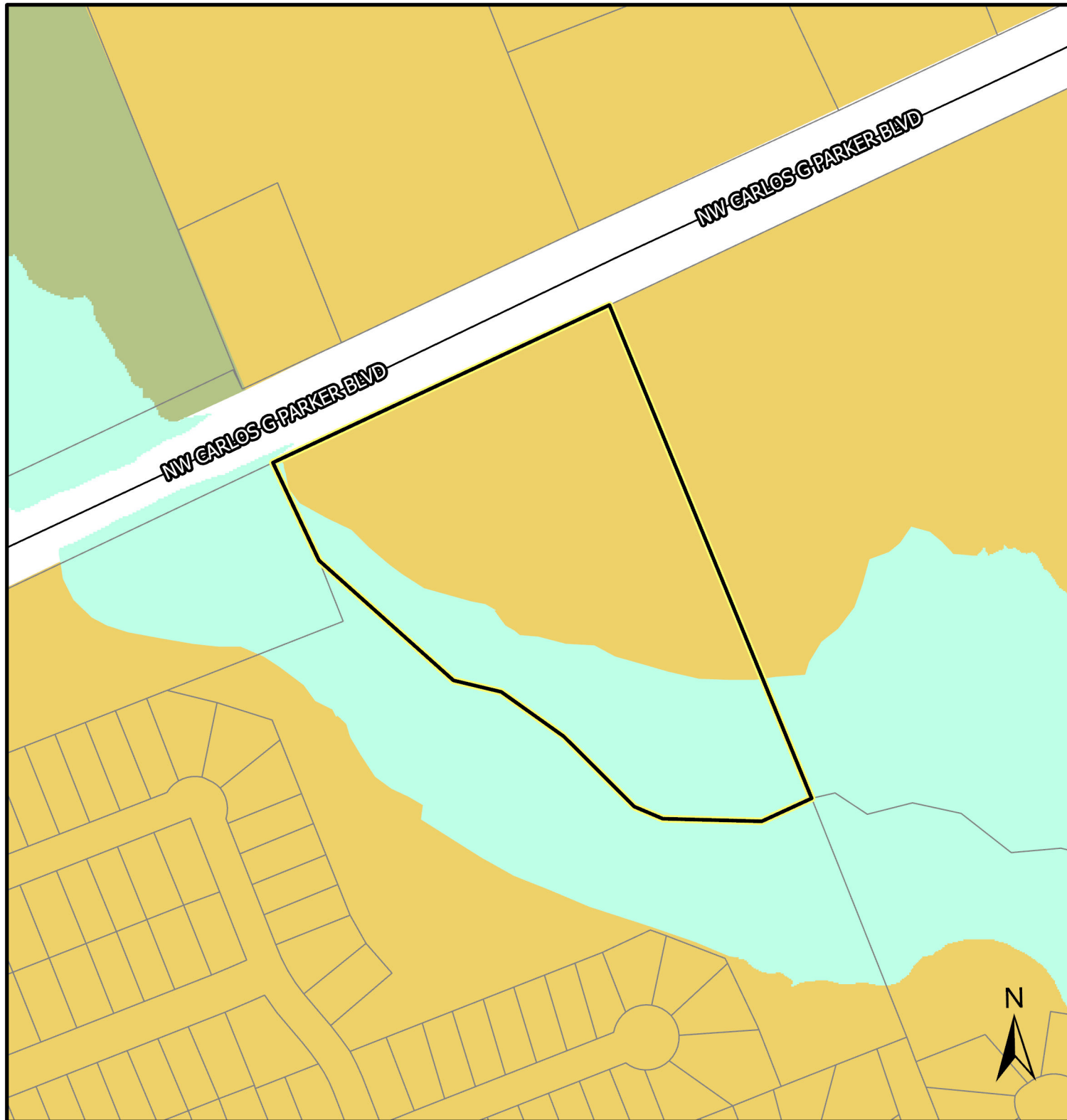
Generally located along NW Carlos G. Parker Blvd.

Approximately 7.60 acres

Planned Development (Rezone)
Amendment

Future Land Use Map

-  Subject Property
-  Parcels
-  City Limits
-  Streets
-  Neighborhood Greenfield
-  Neighborhood Infill
-  Open Space



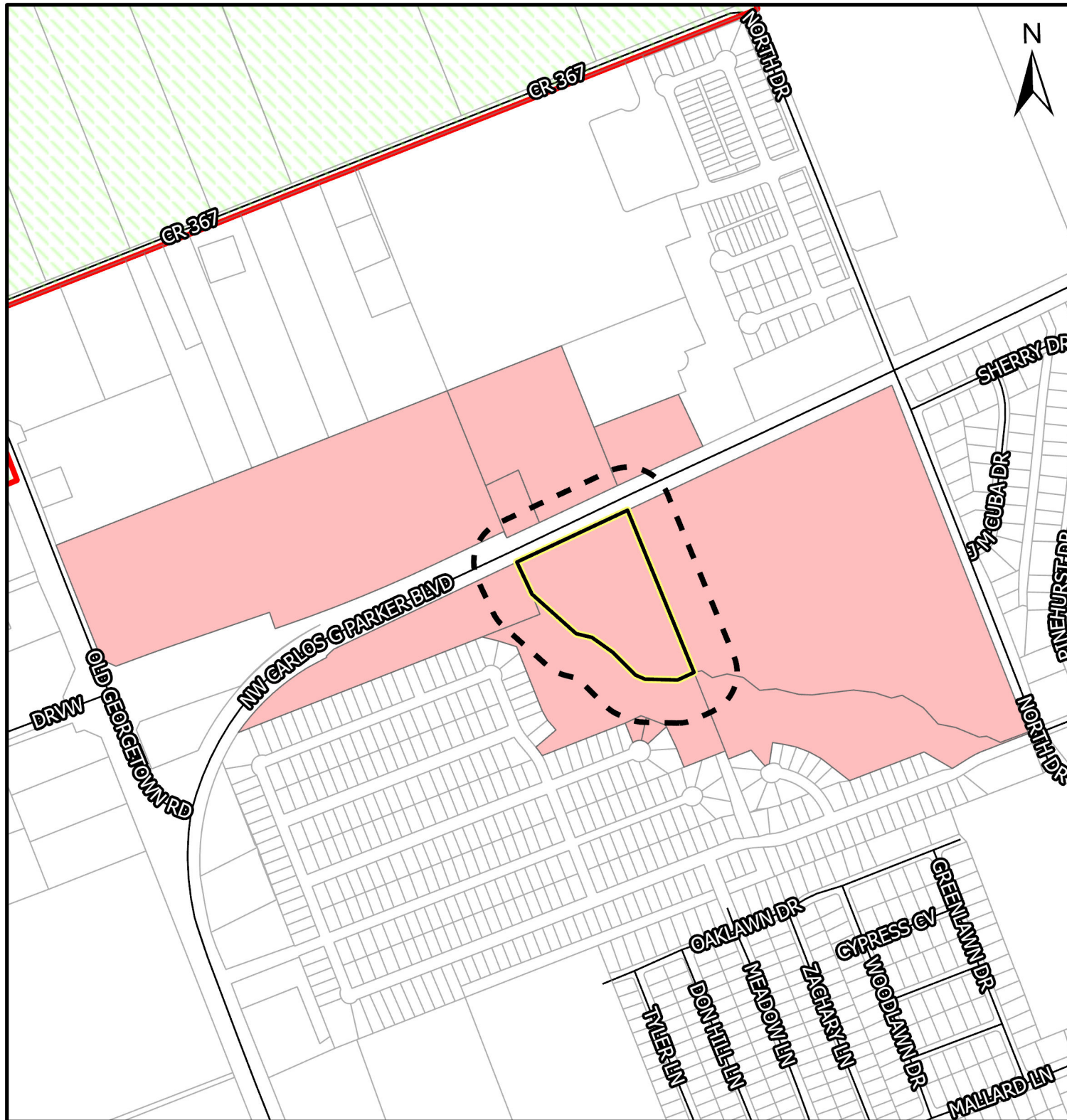
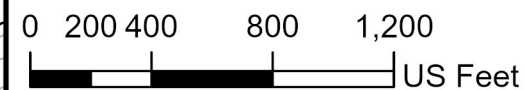
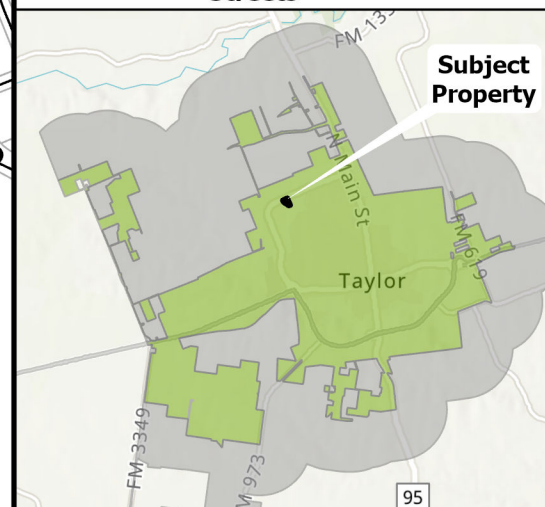


PZ-2023-1756

Generally located along NW Carlos G. Parker Blvd.

Approximately 7.60 acres
Planned Development (Rezone)
Amendment
Notification Map

- Subject Property
- 200' Buffer
- Notified Properties
- Parcels
- City Limits
- ETJ Boundary
- Streets



ORDINANCE NO. 2023-XX

AN ORDINANCE REPEALING AND REPLACING NORTH BB CREEK PLANNED DEVELOPMENT, ORDINANCE 2022-20, CONSISTING OF APPROXIMATELY 7.60 ACRES OF LAND LOCATED ALONG THE SOUTH RIGHT-OF-WAY OF N.W. CARLOS G. PARKER BOULEVARD AND NORTH DRIVE, MORE PARTICULARLY DESCRIBED BY WILLIAMSON COUNTY APPRAISAL DISTRICT PARCEL R018638, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on September 28, 2023, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to repeal and replace the approve North BB Creek Planned Development for the Property consisting of approximately 7.60 acres from Single Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) to Single Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 12, 2023, to consider the zoning request, and recommended approval to the City Council; and

WHEREAS, the City Council, after the public hearing, approved the request to repeal and replace the approved North BB Creek Planned Development for the Property with the new North BB Creek Amendment Residential Planned Development.

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 North BB Creek Planned Development (Ordinance 2022-20) is repealed and replaced by North BB Creek Amended Planned Development on approximately 7.60 acres of Single Family Zoning District with a Residential Planned Development Overlay (R-1/RPD).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, will show the Property as approximately 7.60 acres of Single Family Zoning District with a Residential Planned Development Overlay (R-1/RPD) as shown in Exhibit “B” attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-XX was introduced before the Taylor City Council on the 28th day of September 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-41, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

Dianna McLean
City Clerk

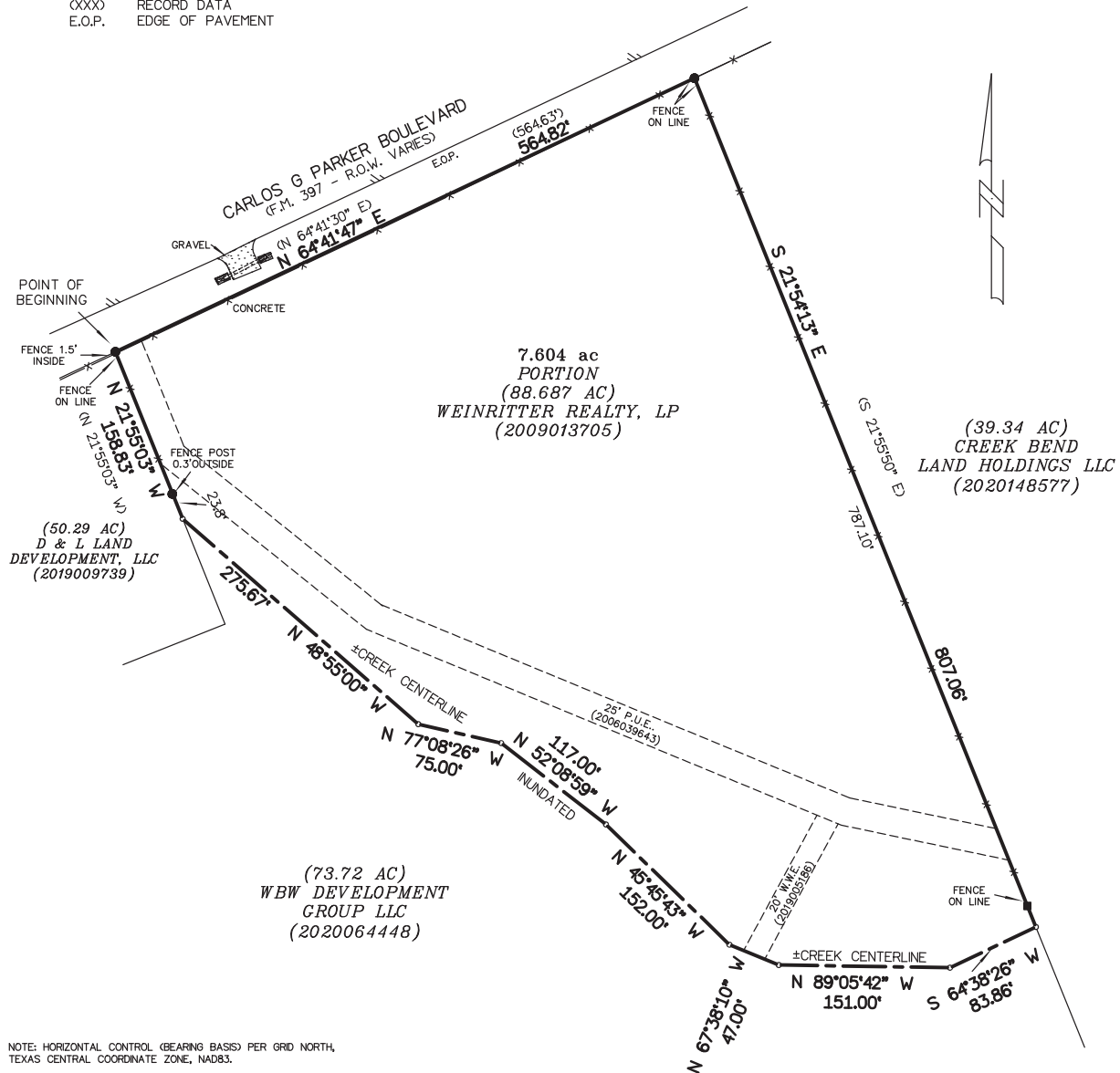
EXHIBIT A
(Legal Description/Survey)

DRAFT

LEGEND

- IRON ROD FOUND
- MONUMENT FOUND
- FENCE POST
- INUNDATED POINT
- POWER POLE
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- WIRE FENCE
- OVERHEAD ELECTRICAL LINE
- XXXX RECORD DATA
- E.O.P. EDGE OF PAVEMENT

100 0 100 200
ORIGINAL SCALE: 1" = 100'



TO THE OWNERS AND LIENHOLDERS:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

C. Richard Ralph
REGISTERED PROFESSIONAL LAND SURVEYOR

RICHARD RALPH
PROFESSIONAL LAND SURVEYOR

REG. PROFESSIONAL LAND SURVEYOR 4758
Ph: (512) 303-0952 116 TAHITIAN DRIVE
PROFLSUR@aol.com BASTROP, TEXAS 78602

06/25/2021
DATE

REFERENCE:

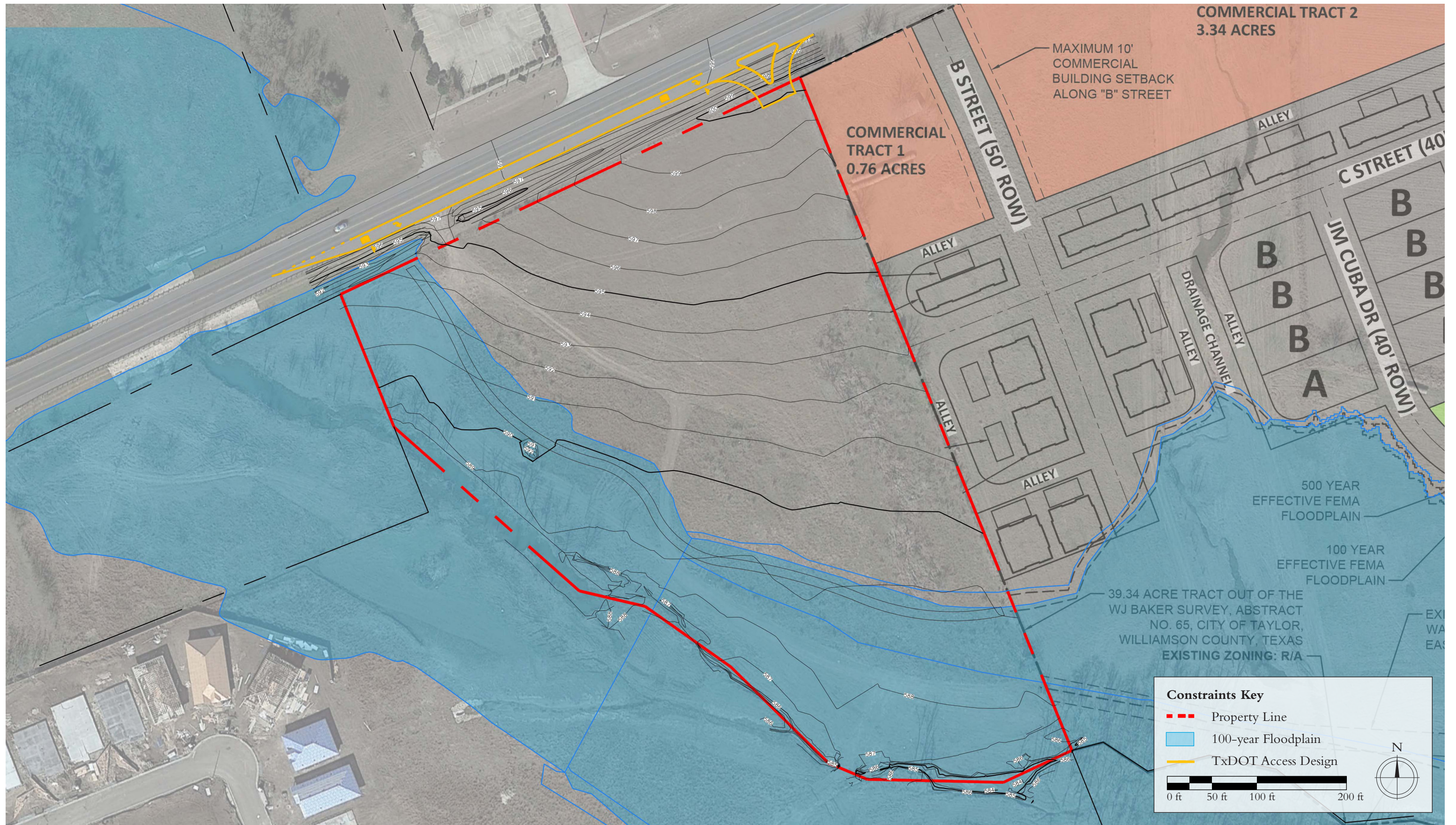
WEINRITTER REALTY, LP

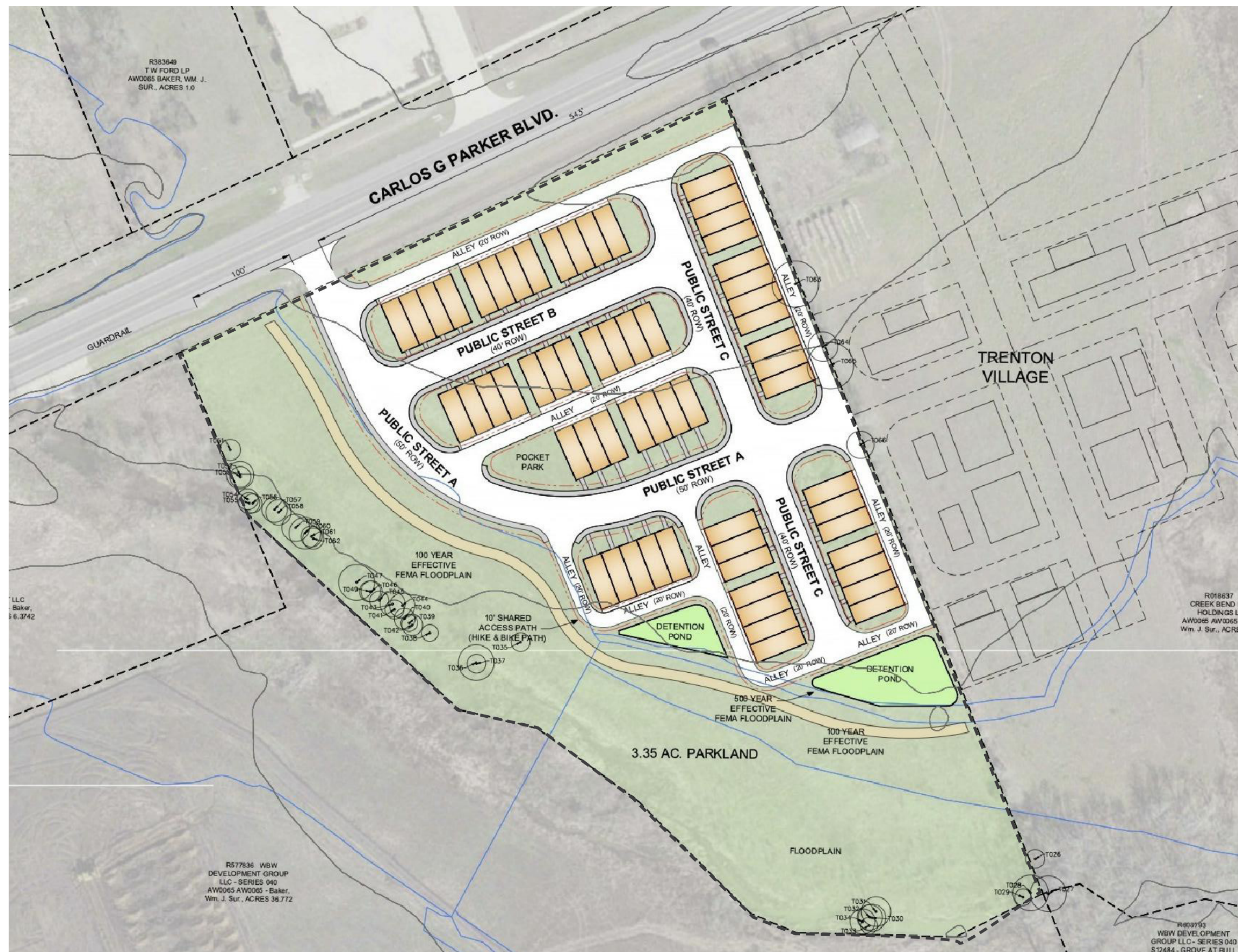
PROJECT: 7.604 ACRES OF LAND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT 65 IN WILLIAMSON COUNTY, TEXAS
-METES AND BOUNDS DESCRIPTION PREPARED HEREWITH-

DRAWN: ORR DATE: 06/25/2021 PROJECT NO: 21028
CHECKED: ORR REVISED: FIELD BOOK: 177/54
© 2021, RICHARD RALPH, PROFESSIONAL LAND SURVEYOR



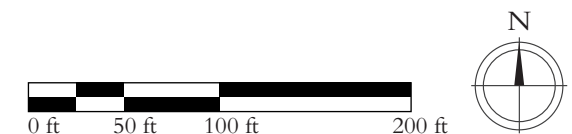






Applicant's Proposal	
20' Townhouses	60 Units
Total	60 Units

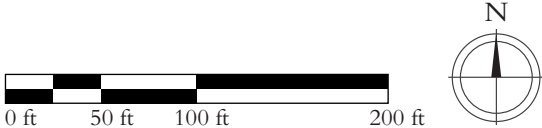
Observations





MASTER PLAN KEY	
	Property Line
	R.O.W. Line
	Property Lines
	Paved Multi-use Trails
	100-year Floodplain
	Proposed Stormwater Pond
	Green Space
	Private Lot
	16' Townhouse
	22' Townhouse or Detached House
	Civic Structure

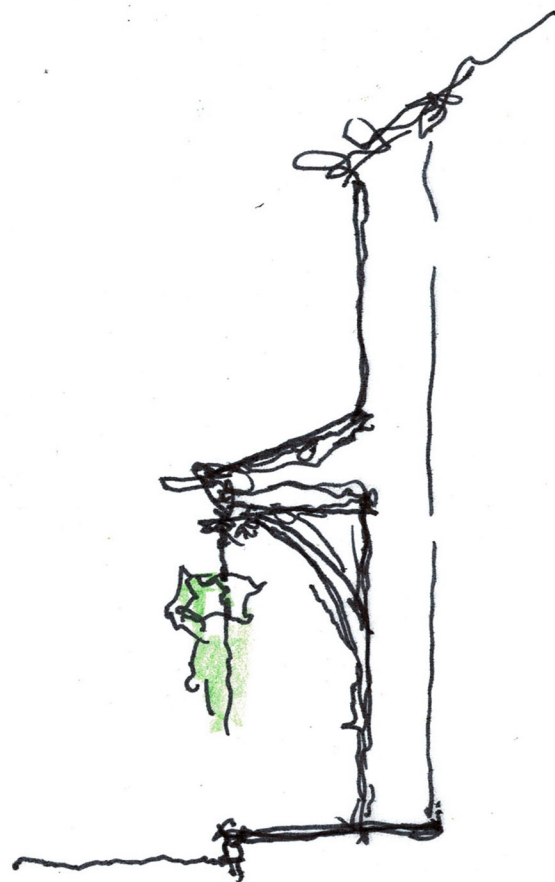
PROGRAM	
Applicant's Proposal	
20' Townhouses	60 Units
Total	60 Units
Assumptions	
Townhouse Lot Size (2-Car Garage)	22' x 60'
Townhouse Lot Size (1-Car Garage)	16' x 60'
Detached House Lot Size	27' x 60'
Parking	2 Spaces / Unit
Alternate Proposal	
22' Detached Houses	2 Units
22' Townhouses	20 Units
16' Townhouses	39 Units
Total	61 Units
Difference	+1 Unit
Parking	
Parking in Garages (on Private Lots)	78 Spaces
Parking on Pads (on Private Lots)	6 Spaces
Parking on Street	45 Spaces
Total Provided	123 Spaces
Total Required (2/Unit)	122 Spaces
Difference	+1 Space

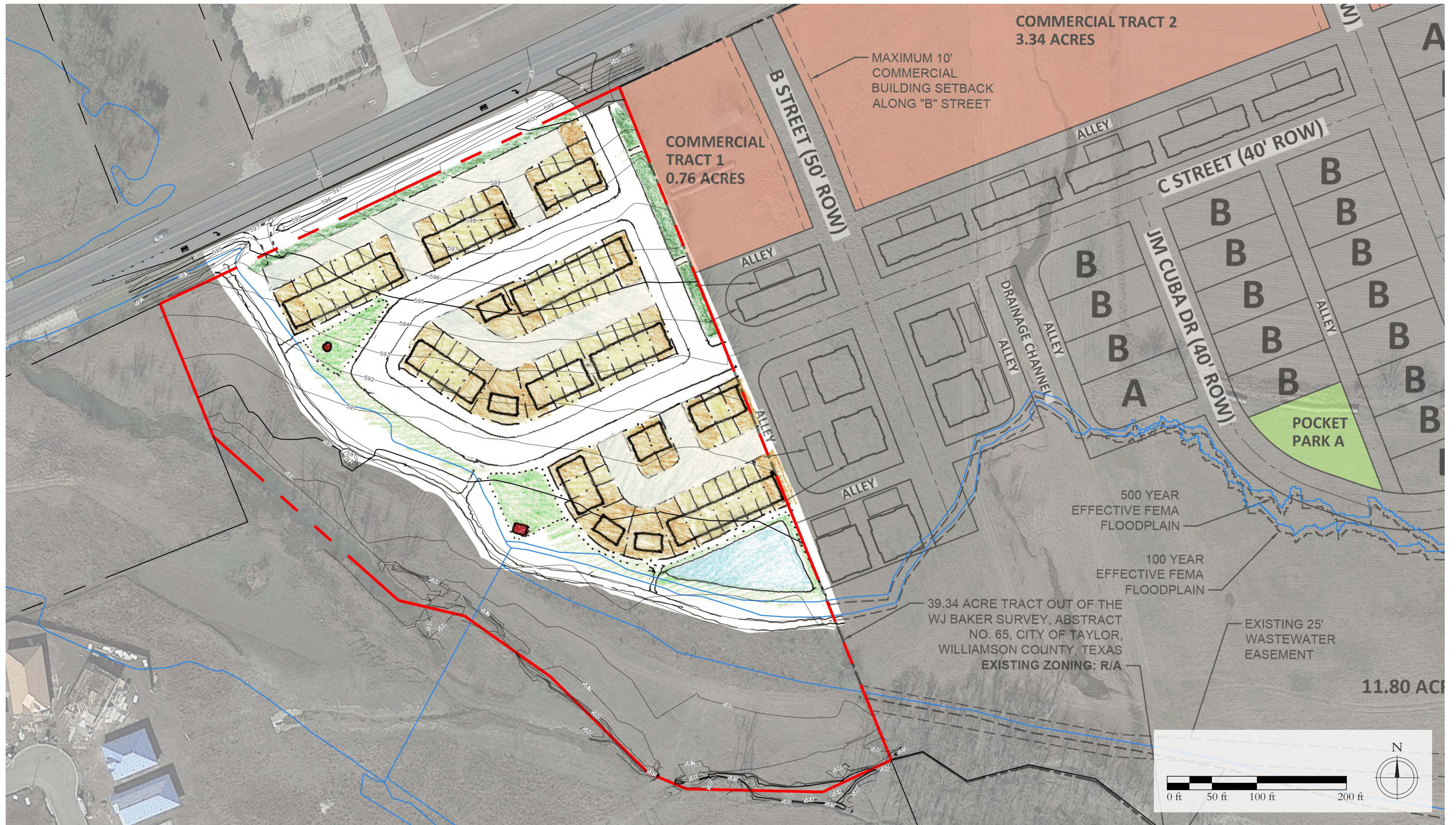


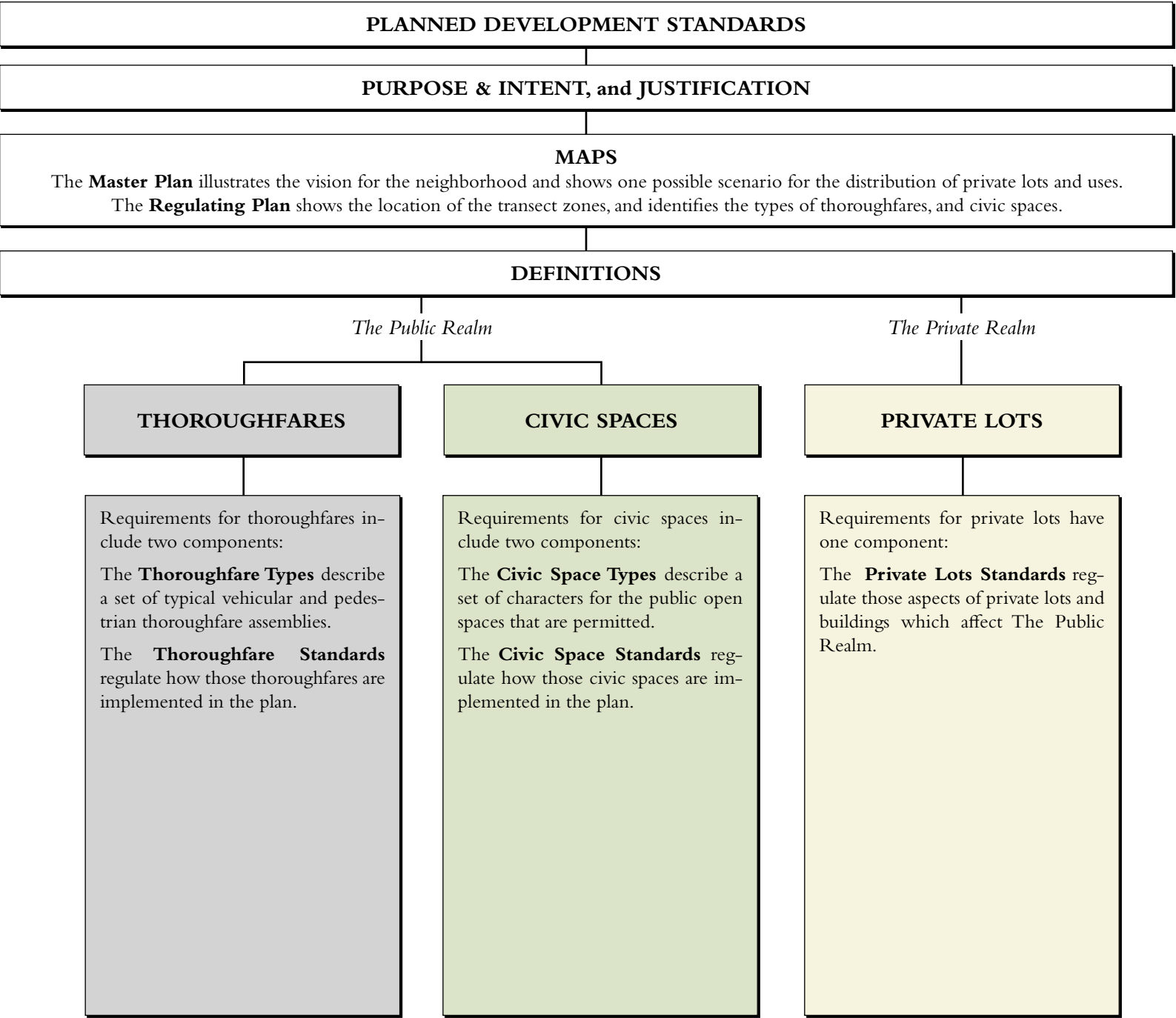


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A MASTER PLAN FOR

N O R T H B B C R E E K

T O W N H O U S E S

TAYLOR, TEXAS

PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards..... 1

Purpose & Intent..... 2

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Private Lots 7

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PURPOSE & INTENT

The intent of these Planned Development (PD) Standards is to enable a pedestrian-friendly design, with a fine-grained mix of civic spaces, thoroughfares, and residential unit sizes arranged to respect the adjacent floodway and seamlessly connect with the adjacent neighborhood. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 7 acres designed as a walkable community. The Regulating Plan allows flexibility within the parameters of the PD Standards.

At the Scale of the Neighborhood:

- The possibility of some commercial use is integrated into the design.
- The thoroughfare network connects with the adjacent community to disperse traffic.
- A variety of civic spaces (parks, greens, and plazas) is distributed throughout the neighborhood.
- A range of housing sizes are provided to accommodate a diversity of household types.

At the Scale of the Block and the Building:

- Buildings and landscaping contribute to the physical definition of thoroughfares and civic spaces.
- Architecture and landscape design should grow from climate, topography, history, and regional building practices.

JUSTIFICATION

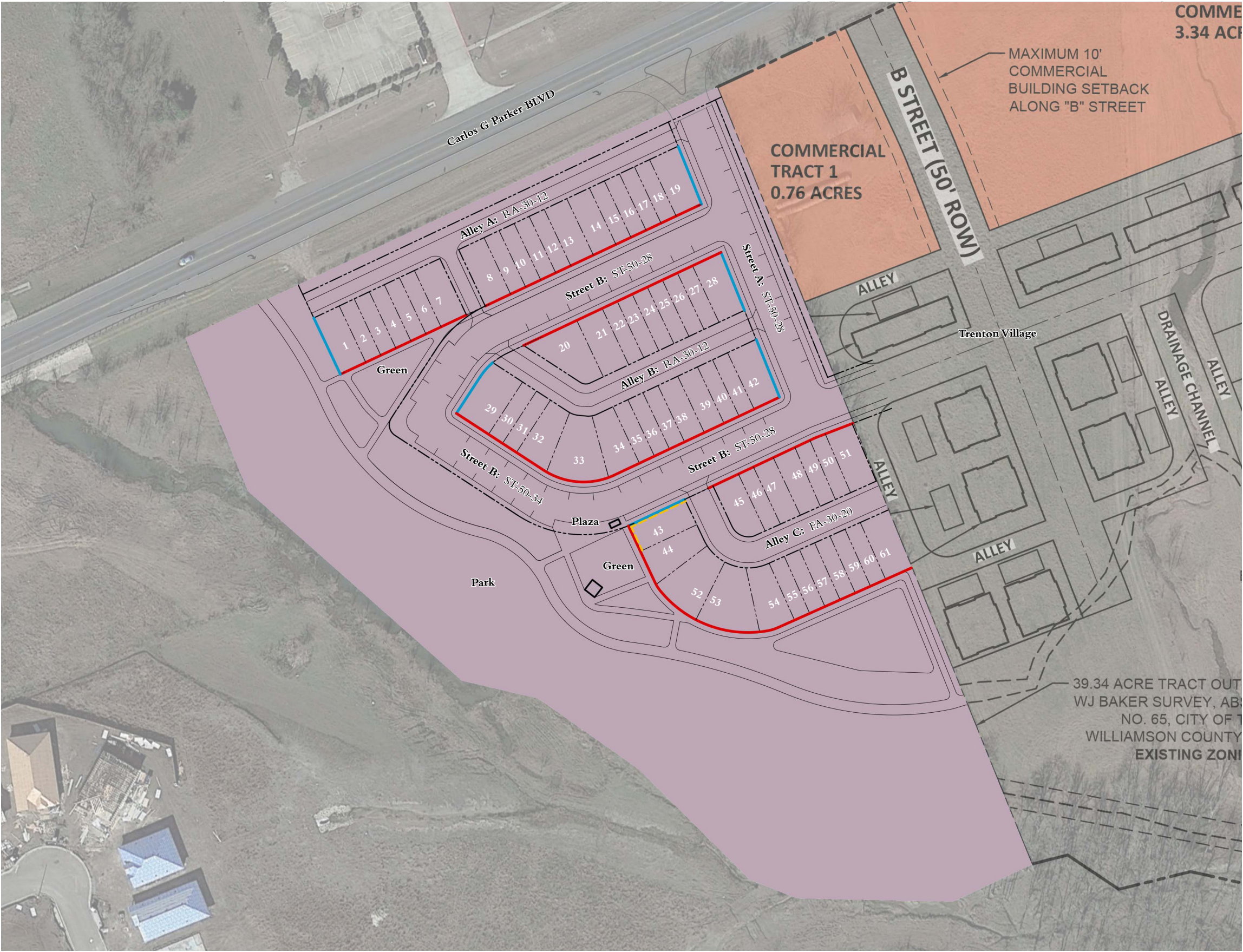
The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management and the like. This new community closely aligns with the City’s long-term vision/goals and will help the City meet the ever growing demand for walkable communities.



A Typical Rural to Urban Transect, with Transect Zones

Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of the PD Standards. In the event of a conflict between the PD Standards and any otherwise applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
2. The proposed plan and its details are subject to further refinement in later phases of the development process (i.e. preliminary plat, subdivision improvement plans, final plat, site development plan). Such refinements may require changes to the proposed thoroughfare pattern, thoroughfare sections, lot sizes, number of lots and units, among other items, however the changes must be consistent with the overall design intent represented in the conceptual plan. The base zoning district for the entire area of the Master Plan is R-1, as described in the Taylor Code of Ordinances.
3. It is the design purpose and intent not the “letter” of the PD Standards to which improvements should conform.
4. The PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD.
5. There are two types of deviations from these PD Standards: warrants and variances (*see Definitions*). Where no standard is included in these PD Standards, standards shall be determined by warrant. The correction of “scrivener’s errors” within this document shall be handled by warrant.
6. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and SmartCode v9.2 by Andres Duany, et. al.



Key

T4: Neighborhood General Zone

St. #: X-#-# Thoroughfare Number & Type (*See Thoroughfare Types*)

ROW

Lot Line

Primary Frontage

Secondary Frontage

Potential Commercial Frontage

- Plan Notes**
1.

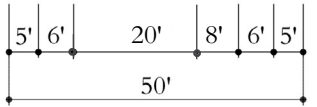
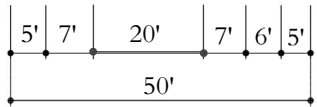
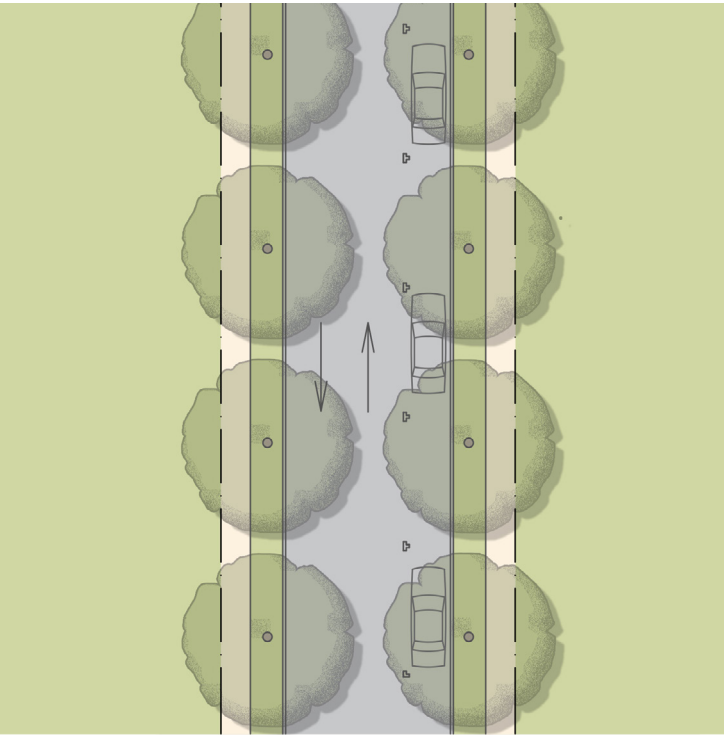
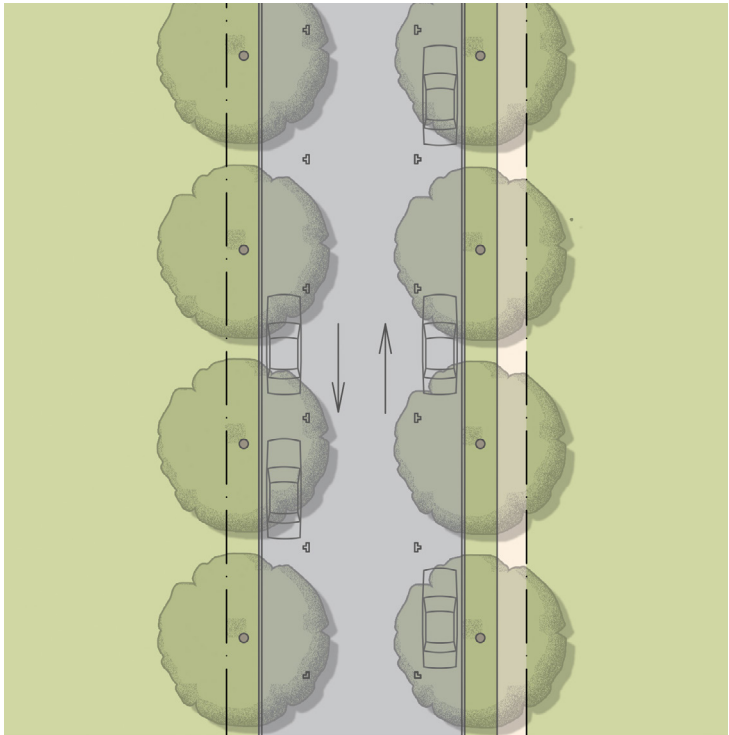
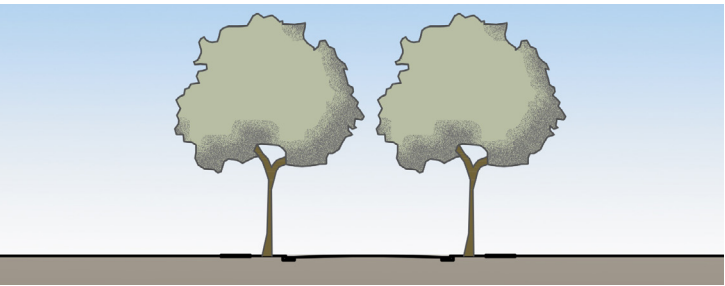
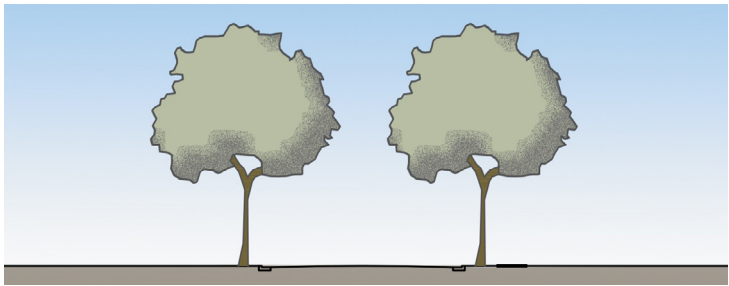
Street A is intended to connect to Carlos G. Parker Blvd., with the exact location of the connection and other required improvements to be coordinated with the Texas Department of Transportation (TxDOT).
2.

Street B and the trail in the greenway are intended to connect to the property to the east, with the exact location of the connection to be coordinated with the adjacent property owner.
3.

Alley A along Carlos G. Parker Blvd. shall be screened with overstory trees, living fence, fence, wall, or combination thereof that is a minimum of 8 feet in height and has 2-foot by 2-foot masonry piers every 8 feet.
4.

The exact locations of alleys adjacent to other properties are to be determined at the preliminary plat phase, with coordination from the adjacent property owner(s).
5.

The plaza south of Street B is intended as a paved Civic Space. Parking and the planting strip are omitted on the adjoining side of the street to create a clear view into the Green at the bend in the street (*see Civic Space Types*).



ST-50-34

ST-50-28

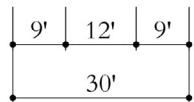
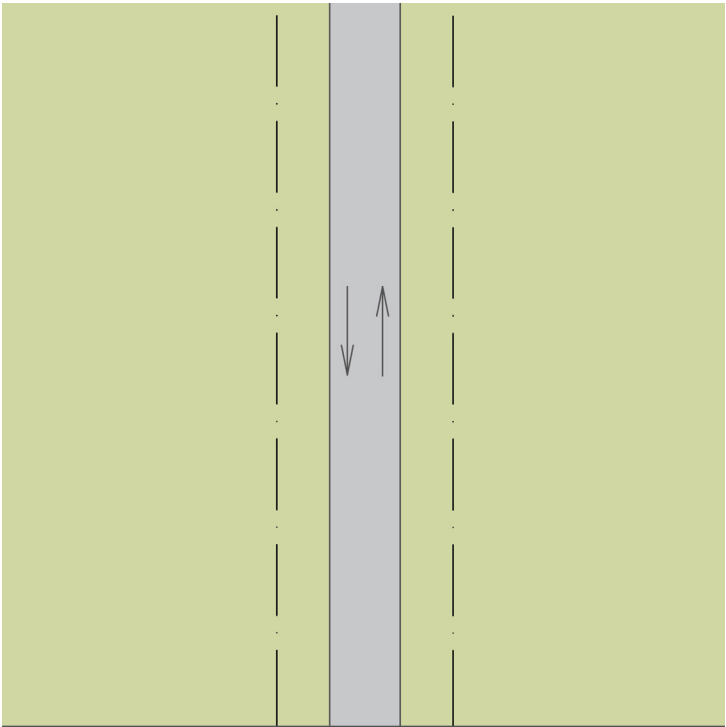
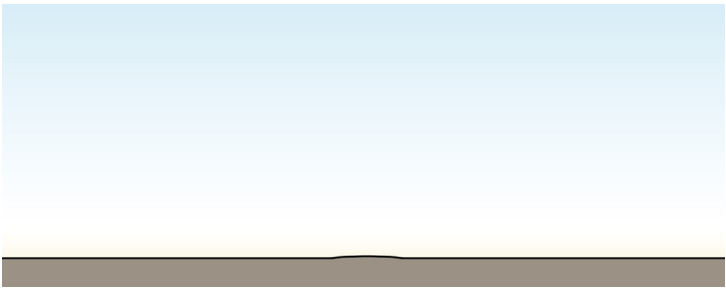
Street
50 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curb
5 or 6 ft. Tree Lawn
Single Species, Allee, 30 ft. on center
5 ft. Sidewalk One Side
20 ft. Clear

Street
50 ft. ROW
28 ft. Pavement
Slow Movement
Two-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curb
6 ft. Tree Lawn
Single Species, Allee, 30 ft. on center
5 ft. Sidewalk Both Sides
20 ft. Clear

★ Sidewalk along Park is not needed due to presence of trail.

Thoroughfare Type
ST Street
RFL Rear Fire Lane
Right-of-Way Width
Pavement Width
XX-##-#

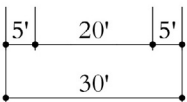
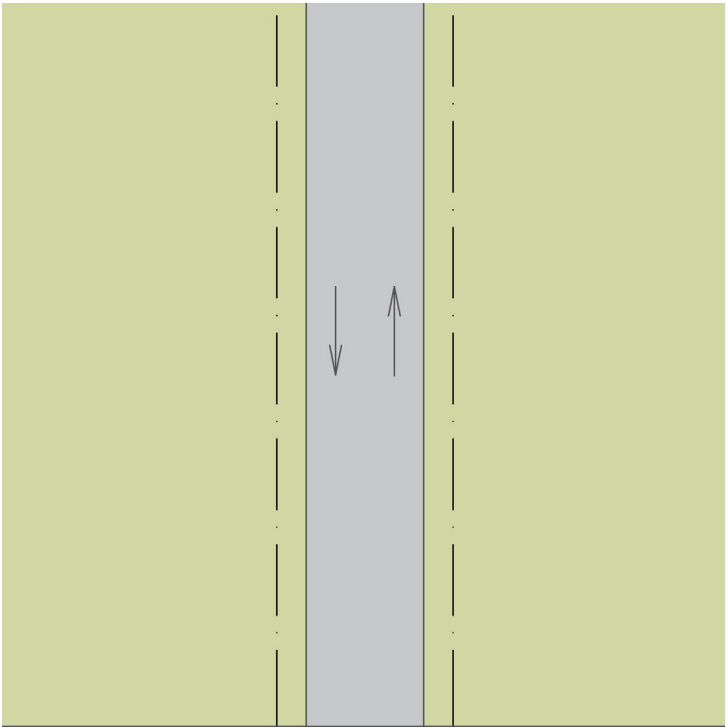
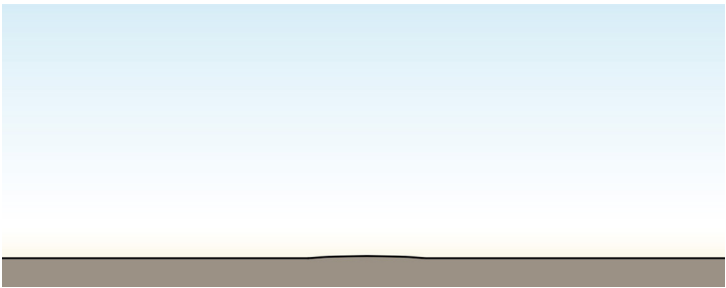
Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type
Landscape Type
Walkway Type
Emergency Vehicle Access Route
Notes



R A - 3 0 - 1 2

Rear Alley
30 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted
N/A
N/A
N/A
No

This thoroughfare type shall be not be owned or maintained by the City of Taylor, and shall have a 30-foot public access and utility easement across its full length and width.



F A - 3 0 - 2 0

Fire Alley
30 ft. ROW
20 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
N/A
20 ft. Clear

This thoroughfare type shall be not be owned or maintained by the City of Taylor, and shall have a 30-foot public access and utility easement across its full length and width.

X X - # - #	Thoroughfare Type
	ST Street
	RFL Rear Fire Lane
	Right-of-Way Width
	Pavement Width
Thoroughfare Type	
Right-of-way or Easement Width	
Pavement Width	
Movement	
Traffic Lanes	
Parking Lanes	
Pavement / Curb	
Curb Type	
Planter Type	
Landscape Type	
Walkway Type	
Emergency Vehicle Access Route	
Notes	

THOROUGHFARE STANDARDS

These Thoroughfare Standards supersede the provisions of Appendix C, Chapter 6, Table 5.2.1 and Section 5.5 of the Taylor Code of Ordinances and apply to all thoroughfares:

- Street Trees.**
 - The public frontage on both sides of each street shall include trees planted in a regularly-spaced allee pattern with shade canopies of a height that, at maturity, clears at least one story. All street trees shall be of the same species.
 - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, Pecan, or other species approved by warrant.
 - Street tree spacing shall typically be as designated by Thoroughfare Type and adapted as needed for specific locations.
- Utility Easements.** Typically, water and sewer shall be provided in Primary Thoroughfares or Civic Spaces and other utilities shall be provided in Secondary Thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
- Proposed Fire Apparatus Access.** This access, which may be provided by thoroughfares or civic spaces, shall be paved or otherwise structurally stabilized with a clear width of 20 feet and a 15-foot inside turning radius (*see Fire Apparatus Access Diagram*). Paving materials other than asphalt or concrete on fire apparatus access routes shall be subject to approval by the City.
- Carlos G. Parker Boulevard.** A sidewalk between 5 feet and 8 feet in width shall be provided adjacent to the ROW boundary, either within the ROW or within this property. A planting strip of 5 feet minimum width with street trees shall be provided adjacent to the sidewalk within this subject property, and may overlap with the buffer adjacent to Alley A (*see Regulating Plan*). Because Carlos G. Parker Blvd is a TxDOT ROW, improvements to it may be limited and would require coordination with TxDOT. The sidewalk along Carlos G. Parker Boulevard adjacent to this site shall connect to the trail in the greenway where it meets Carlos G. Parker Boulevard.
- Other Thoroughfare Standards.** Angled and offset intersections are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys. Refer to the City of Taylor Engineering Manual and coordinate with the City Engineer.



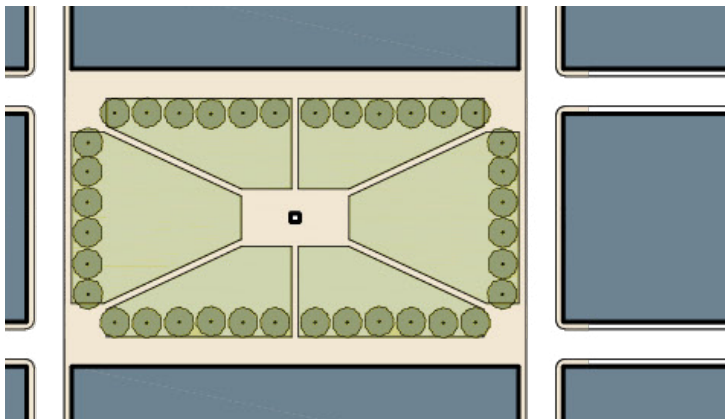
Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a **greenway**.



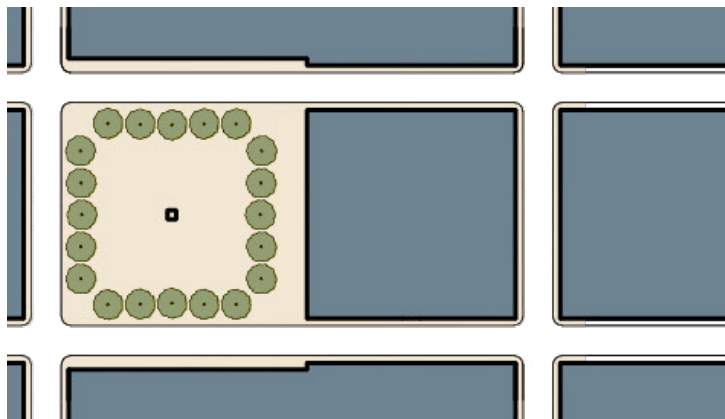
Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed, and requiring only limited maintenance.



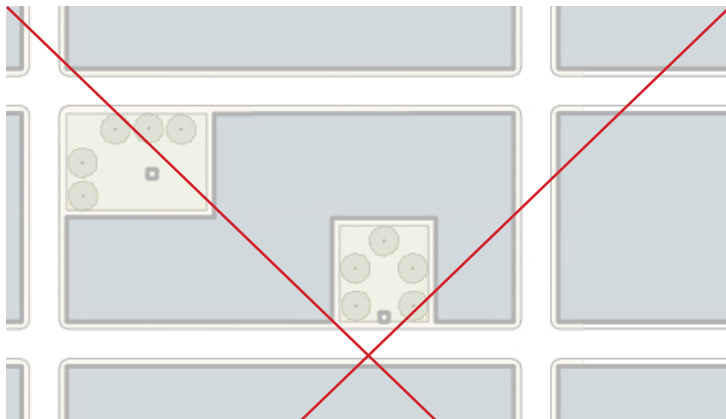
Square

A public space, seldom larger than a block, typically at the intersection of important thoroughfares. A square is circumscribed spatially by frontages; its streetscape consists of sidewalks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



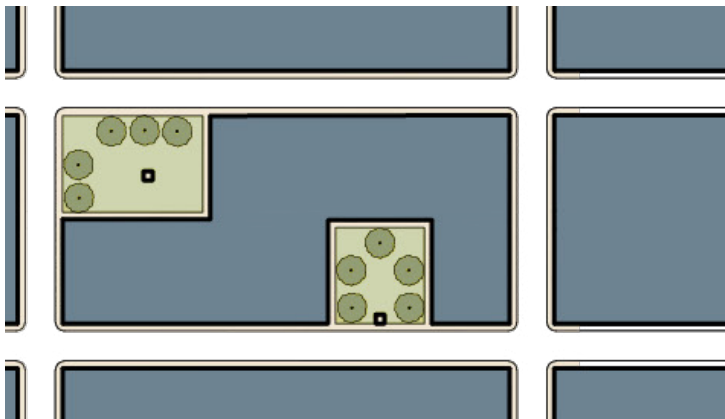
Plaza

A public space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed by frontages, although not necessarily thoroughfares; its landscape consists of durable pavement for parking and trees requiring little maintenance.



Pocket Park

A small open space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

CIVIC SPACE STANDARDS

The following apply to all civic spaces:

1. **Maintenance and Ownership.** All Civic Spaces shall be privately owned and maintained and have public access easements.
2. **Allocation of Civic Spaces.** A minimum of 5% of the gross area of the property shall be dedicated as Civic Spaces (*see Civic Space Diagram*). Civic Spaces may include stormwater management features that are designed as part of a civic space and shall not include stormwater management features not designed as part of a civic space.
3. **Sidewalks.** Civic spaces shall have sidewalks sufficient to provide access to all enfacing lots and provide connectivity to adjacent primary thoroughfares and civic spaces.
4. **Trails.** Civic spaces may include trails to provide connectivity through the civic space and to adjacent properties as consistent with the City of Taylor Comprehensive Plan.
5. **Landscaping.** Landscaping for civic spaces, open spaces, and storm water management ponds shall follow the standards of the underlying zoning. Trees may be any of the species listed in the Thoroughfare Standards and shall use a combination of different species.
6. **Recreation Areas.** Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic space.
7. **Mailbox Location.** Centralized mailboxes shall typically be located within civic spaces or otherwise be located to encourage social interaction between residents.

LOT STANDARDS

The following site standards are required for all private lots:

- 1. **Dwelling size.** There is no minimum dwelling size.
- 2. **Number of Buildings and Dwelling Units.** Lots may have more than one building. Corner lots may have up to two accessory dwelling units provided that one faces the secondary frontage.
- 3. **Accessory Dwelling Unit Square Footage.** The net square footage of an accessory dwelling unit within a primary building or an outbuilding shall not exceed the net square footage of the primary unit.
- 4. **Building entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory dwelling units may face any thoroughfare type.
- 5. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise. Required plantings shall comply with City requirements.
 - **Front Yard Trees.** Front yards of a depth greater than 12 feet require one deciduous tree of a minimum height of 30 feet at maturity and one additional tree for every 18 linear foot of frontage not occupied by a stoop or porch.
 - **Lawn.** Lawn is prohibited at frontages where the lawn area is 6 feet or less in either length or width.
 - **Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 in.
 - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
 - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
- 6. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement, except between Alley A and Carlos G. Parker Blvd. *see Regulating Plan*★
- 7. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 feet to another fence running. Alternatively, neighbors may share a single fence along a shared side or rear lot line. Fences within the first lot layer shall be painted.
- 8. **Parking Standards.** There shall be no minimum or maximum parking standards.
- 9. **Fire Apparatus Access.** Proposed fire apparatus vehicle access is as shown on the Fire Apparatus Access Diagram, typically within 150 feet of all buildable area on a lot. Buildings on portions of lots greater than 150 feet from the

Fire Apparatus Access Route may require a fire suppression system to meet building and fire code requirements. See the Thoroughfare Standards for related requirements.

- 10. **Other subdivision standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards.
- 11. **Facades.** Facades shall be built parallel to a rectilinear primary frontage line or to the chord of a curved primary frontage line.
- 12. **Ground Floor Grading.** At the ground floor, residential and private rooms in lodging uses shall be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage for the purpose of establishing privacy.
- 13. **First-Story Facade Glazing.** The first story of each facade shall be glazed with clear glass for a minimum of 30% of the wall area of the first story, with each facade being calculated independently.
- 14. **Upper-Story Facade Glazing.** Above the first story of each facade, openings shall be glazed with clear glass for a maximum of 50% of the wall area, with each facade being calculated independently.
- 15. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the chart that follows. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, and ornamental features may encroach into any setback. All encroachments into utility and other easements are subject to the permission of the affected easement owner.
- 16. **Porch Depth.** Porches facing frontages shall be a minimum of 6 feet deep.
- 17. **Pitched Roofs.** Pitched roofs shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
- 18. **Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.

- 19. **Architectural Variety.** Architectural variety is desirable. Where the same building type is repeated, this may be achieved by varying the building mass. For example, by varying the width of the building along the frontage, the roof configuration/slope, and the wall materials. Where the exact floor plan is repeated, this may be further achieved by varying the architectural design of the facades. For example, by varying wall materials, the use of stoops and porches (or not), or window and door shapes, sizes, placement, etc. It is also possible to keep many of these elements the same and achieve variety by varying the expression of details such as the eave or the window and door surrounds. The architectural style may also vary. *See Appendix for two block faces that demonstrate this desired variety.*

PERMITTED ENCROACHMENTS

	Setbacks Facing Frontages	Setbacks not Facing Frontages	Thoroughfares (incl. ROW) ⁱ
Patios ⁱ		•	
Decks ⁱ		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps ⁱ	•	•	
Porches and Steps ⁱⁱ	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
Buildings (Above Ground Floor) ⁱⁱ	•		

- i. May encroach into setbacks up to 6 feet.
- ii. May encroach into setbacks up to 10 feet.

PROHIBITED USES

The uses listed below, regardless of whether such use would be a primary or accessory use, shall be prohibited in this PD:

- Adult Entertainment
- Automobile and/or Truck Washing Facility
- Automobile Body Repair Shop
- Automobile Fueling Station
- Cell Towers exposed to view
- Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling
- Commercial Amusement, Outdoor
- Commercial Kennels and Animal Husbandry
- Commercial Stable
- Concrete or Asphalt Batching Plant
- Construction and Demolition Debris Disposal Facility
- Distribution Facilities
- Solid Waste Incinerators
- Junk & Wrecked Vehicle Salvage Yard Facility
- Methane Recovery Facility associated with Soil Removal
- Mineral Extraction and Surface Mining
- Motor Vehicle Impound lots
- Mover Storage Facility
- Moving Truck and Trailer Rental
- Outdoor Vending Machines, except those for bikes, scooters, package return & deliver boxes, etc.
- Paint Mixing & Spraying Facility
- Petroleum or Related Products Refining or Distributor
- Plastic & Rubber Products Manufacture
- Race Tracks
- Recycling and Salvage Center (except architectural salvage)
- Salvage Motor Vehicle Auction or Pool Facility
- Sanitary Landfill
- Shooting Range, Outdoor
- Solid Waste Disposal Facility
- Truck Stop
- Truck Terminals
- Wind Energy Conversion System, Large Wind Farms
- Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, socio-economic disruption, etc.). Impacts confined to this community are not considered adverse.

Similar Uses: For a proposed use not listed herein, a warrant may be issued as described elsewhere in these PD Standards.



T4: NEIGHBORHOOD GENERAL ZONE

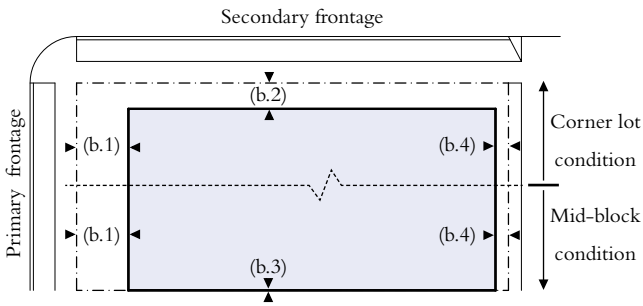


a. Lot Dimensions	
Lot Width	96 ft. max.
Lot Coverage	90% max.
b. Setbacks: Principal Building	
(b.1) Front Setback (Principal)	8 ft. min., 12 ft. max.
(b.2) Front Setback (Secondary)	5 ft. min., 12 ft. max.
(b.3) Side Setback	0 ft. min.
(b.4) Rear Setback	1 ft. min.
Primary Frontage Buildout	70% min.
c. Setbacks: Outbuilding	
(c.1) Front Setback (Principal)	20 ft. min. from facade
(c.2) Front Setback (Secondary)	5 ft. min., 18 ft. max.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	4 ft. min.
d. Building Height	
(d.1) Principal Building	3 stories max.
(d.2) Outbuilding	2½ stories max.
e. Private Frontages	
Common Lawn	not permitted
Porch	permitted
Terrace and Light Court	not permitted
Forecourt	not permitted
Stoop	permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade or Colonnade	not permitted

f. Building Uses	
Residential	Limited Residential: Up to 6 dwelling units are permitted on a lot, including primary and accessory dwelling units.
Lodging	Limited Lodging: The number of bedrooms available for lodging shall be limited to 16. Breakfast may be provided to overnight guests before noon each day. The maximum length of a stay shall not exceed 90 days.
Office	Limited Office: The area available for office use shall be limited to the first story or to an outbuilding.
Retail	Limited Retail: The area available for retail use shall be limited to corner lots and to the first story or to an outbuilding.
Manufacturing	Limited Manufacturing: Manufacturing uses are permitted in outbuildings only. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	Civic uses are permitted, but shall be of a scale that limits the adverse impacts to neighbors at most times.

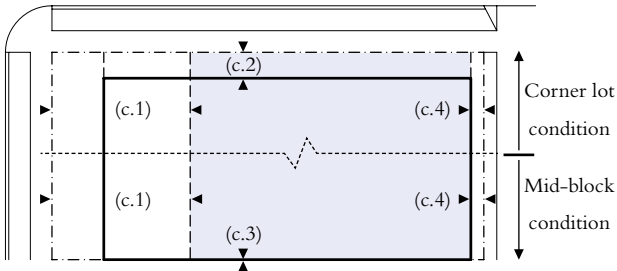
b. Setbacks: Principal Building

- The principal building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



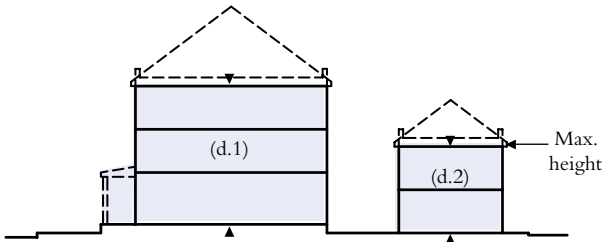
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



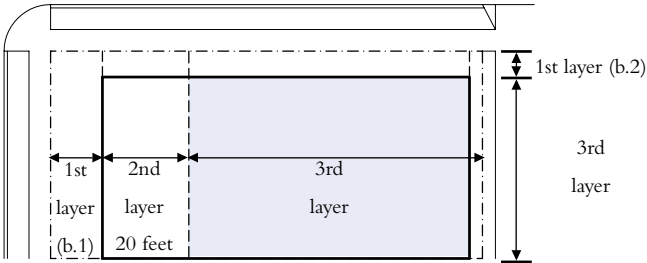
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10 ft. min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9 ft. min. floor-to-ceiling.
- Exemptions from height limits include: civic structures and monuments, chimneys, flag poles, and necessary mechanical appurtenances.

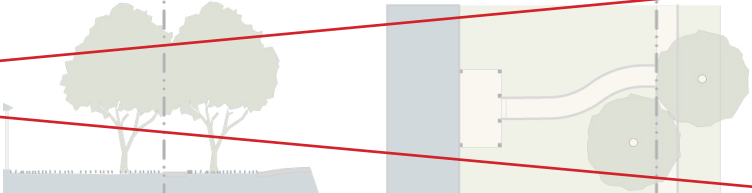


Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages may be permitted in the first or second layer by variance.
- Parking shall be accessed by a rear alley or lane when such are provided.
- Parking spaces on private lots (whether open, covered, or enclosed) shall be screened from frontages by a building or a minimum 8-foot tall masonry wall with piers every 8 ft or less.



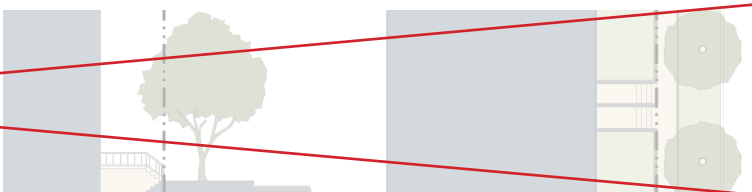
Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.



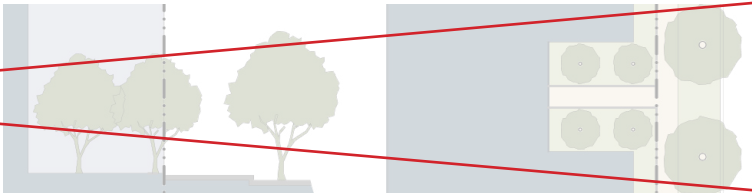
Porch: A facade is set back from the frontage line with a front porch. The porch should be within conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none shall be less than 6 ft deep.



Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.



Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.



Stoop: A facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.



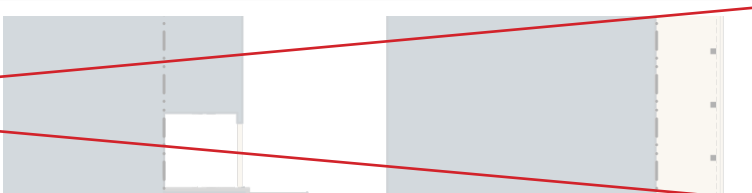
Storefront: A facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is common for commercial frontage. The storefront is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may temporarily be present where commercial is anticipated in the future.

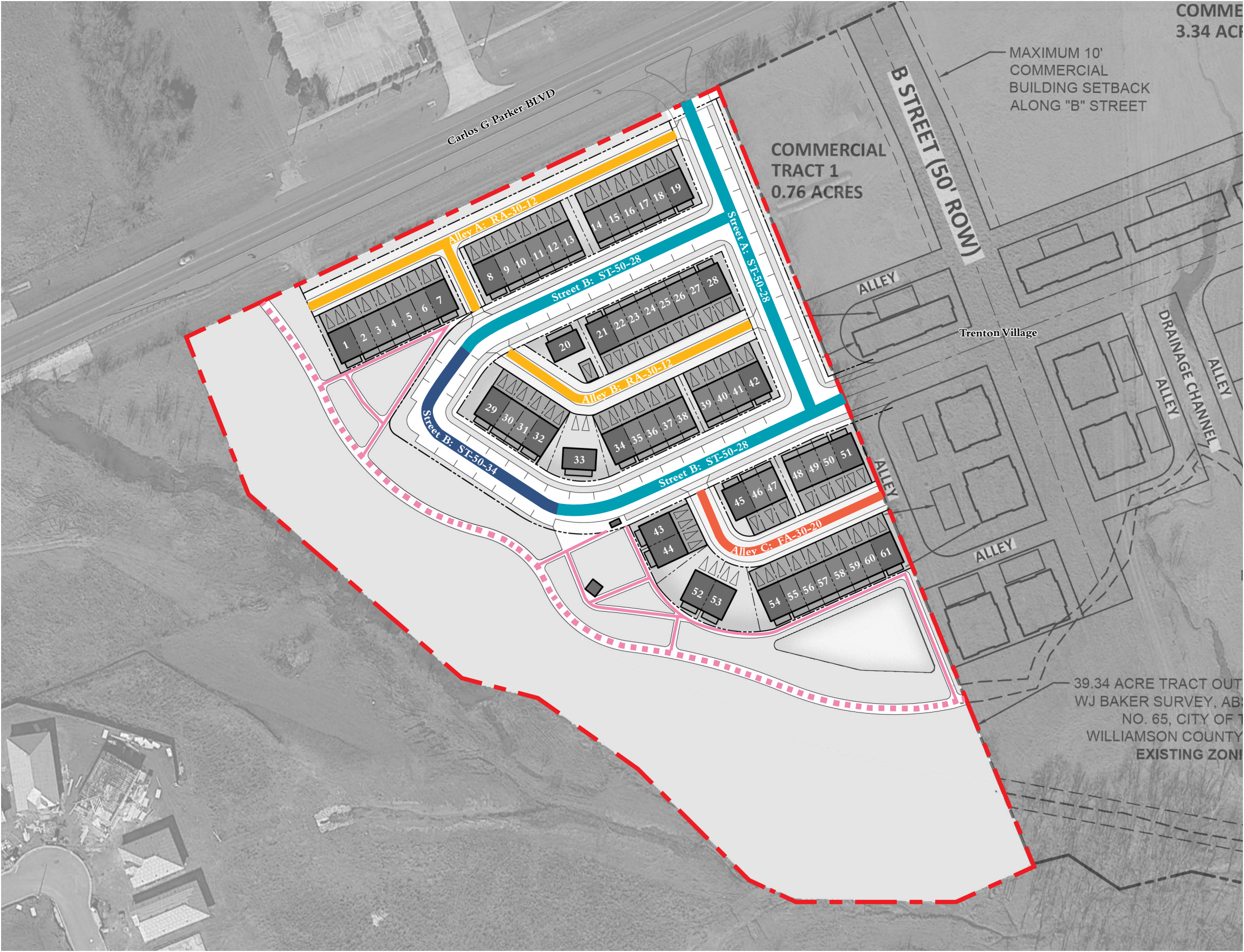


Gallery: A roof near the top of the storefront extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for commercial uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.

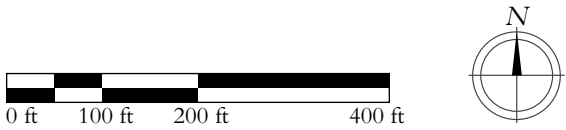


Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.





Key				
Primary Types				
	Name	Type	ROW	Pavement
	Street	ST	50	28
	Street	ST	50	34
	Sidewalk in Civic Space (see Civic Space Standards)			
	Trail in Civic Space (see Civic Space Standards)			
Secondary Types				
	Name	Type	ROW	Pavement
	Rear Alley	RA	30	12
	Fire Alley	RA	30	20

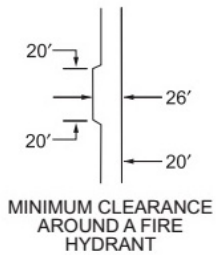




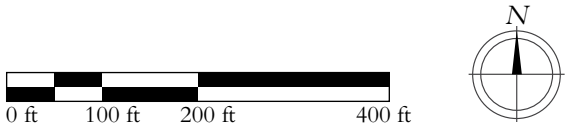
Key	
	Proposed Fire Apparatus Access Route

Emergency Vehicle Access Notes

1. Applicant's understanding of the relevant standards from these fire apparatus access notes is to be confirmed by the City of Taylor.
2. Adjacent to buildings less than 30 feet tall:
 - Fire Apparatus Access Roads shall have 20 feet clear minimum.
3. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
4. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
5. The maximum spacing between fire hydrants shall be 400 feet.



6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum clear road width shall be 26 feet, exclusive of all shoulders (see graphic above). This may be accomplished by placing fire hydrants at intersections and alley aprons, where on-street parking is not present, providing the required clear width.



Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment sharing ownership and utility connections with a Primary Building; it may or may not be within an Outbuilding.

Allee: a regularly spaced and aligned row of a single species of tree usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building or a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure connecting a Primary Building to an Outbuilding.

Band Sign: a band of lettering across the entire width of a building or storefront.

Blade Sign: a two-sided sign board hung from a bracket at 90 degrees to the building facade.

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares or Civic Spaces.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *see Private Lots: Frontage Types.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system. *See Thoroughfares*

Driveway: a vehicular lane within a Lot, often leading to a garage.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *see Definitions: Illustrated.*

Elevation: *see Definitions: Illustrated.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with an architectural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit. *See*

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: *see Definitions: Illustrated.*

Frontage: *see Definitions: Illustrated.*

Frontage Line: *see Definitions: Illustrated.*

Frontage Buildout: that portion of a setback line which shall have a building facade on it.

Gallery: *see Private Lots: Frontage Types.*

Green: *see Civic Spaces: Types.*

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: premises available for daily and weekly renting of bedrooms.

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. *See Definitions: Illustrated.*

Lot Line: *see Definitions: Illustrated.*

Lot Width: the length of the Primary Frontage Line of a Lot.

Manufacturing: premises available for the creation, assemblage, and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Office: premises available for the transaction of general business but excluding Retail, artisanal, and Manufacturing uses.

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding.

Park: *see Civic Spaces: Types.*

Pavement Radius: *see Definitions: Illustrated.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *see Civic Spaces: Types.*

POA: Property Owners Association

Primary Building: the main building on a Lot, usually located toward the Frontage. *see Definitions: Illustrated.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *see Definitions: Illustrated. See Frontage.*

Private Frontage: *see Definitions: Illustrated. See Frontage.*

Public Frontage: *see Definitions: Illustrated. See Frontage.*

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or occassionally with roll Curbs at the edges.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Spaces, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by these PD Standards. *See Regulating Plan.*

Residential: premises available for long-term human dwelling.

Retail: premises available for the sale of merchandise and food service.

Right-of-Way (R.O.W.): *see Definitions: Illustrated.*

Secondary Frontage: *see Definitions: Illustrated. See Frontage.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of permitted Encroachments. *See Definitions: Illustrated.*

Sidewalk: the paved section of the Public Frontage dedicated to pedestrian activity.

Square: *see Civic Spaces: Types.*

Stoop: *see Private Lots: Frontage Types.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See Private Lots: Frontage Types.*

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity.

Swale: a low or slightly depressed natural area for drainage.

T-zone: *see Transect Zone.*

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See Definitions: Illustrated.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. (syn. T-zone)

Turning Radius: the curved edge of a Thoroughfare at, measured at the inside edge of the vehicular tracking at a crosswalk. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Definitions: Illsutrated.*

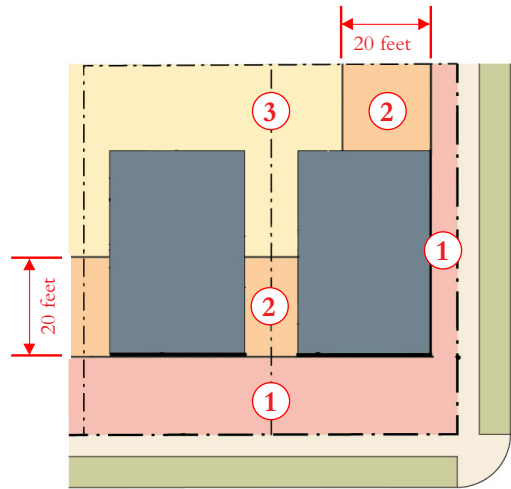
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively.

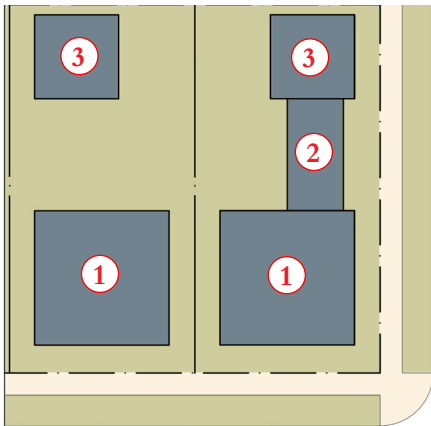
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Lot Layers



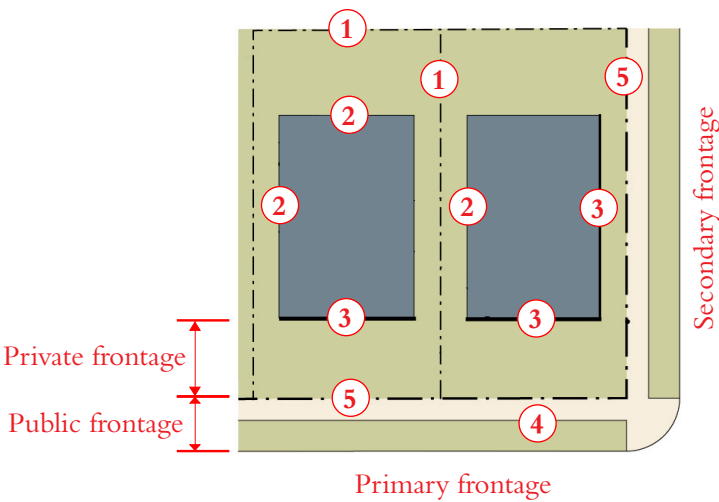
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

Principle Building & Outbuilding



- ① Primary Building
- ② Backbuilding
- ③ Outbuilding

Frontage & Lot Lines



- ① **Lot Line:** the boundary that legally and geometrically demarcates a lot.
- ② **Elevation:** an exterior wall of a building not facing a frontage line.
- ③ **Facade:** the exterior wall(s) of a building that is (are) set along a Frontage Line. Facades face frontage lines and define the public realm, and are therefore more highly regulated than the Elevations facing other lot lines.
- ④ **Right-of-Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the Public Frontage.
- ⑤ **Frontage Line:** the line between the Public and Private Frontage, (Primary or Secondary). The Frontage Line is coincident with the property line(s), at frontages.

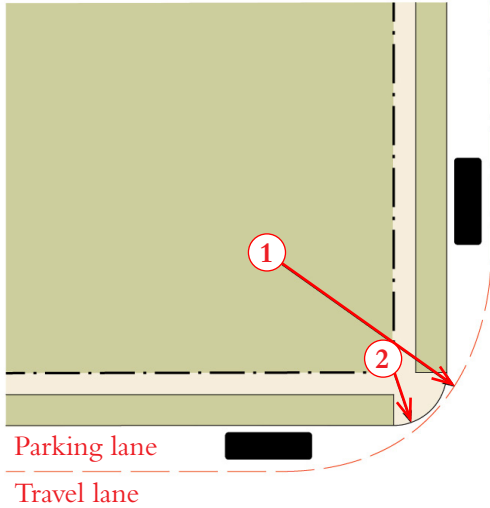
Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

Secondary Frontage: on lots with multiple frontages, the frontage(s) that are not the Primary Frontage.

Private Frontage: the privately held Layer between the Frontage Line and the Primary Building Facade.

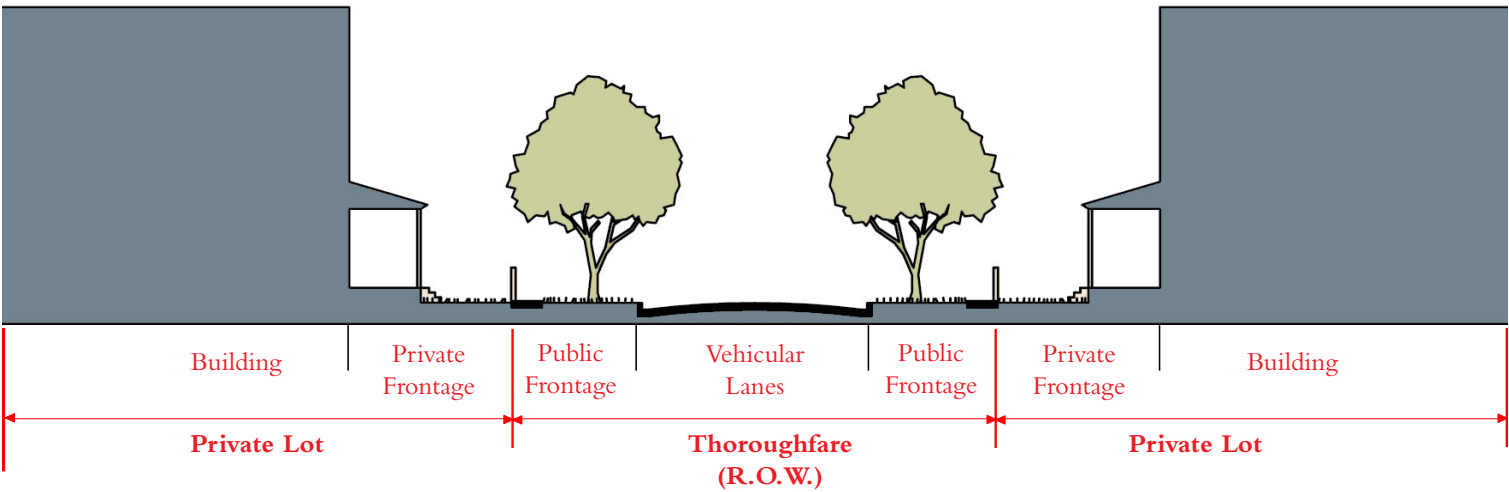
Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

Turning Radius



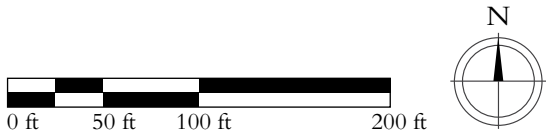
- ① **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
- ② **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages





Key	
---	Property Line
---	ROW
---	Property Lines
---	Paved Multi-use Trails
---	100-year Floodplain
---	Proposed Stormwater Pond
---	Green Space
---	Private Lot
---	Parking Pad
---	Garage
---	±16' Townhouse
---	± 22' Townhouse or Detached House
---	Civic Structure





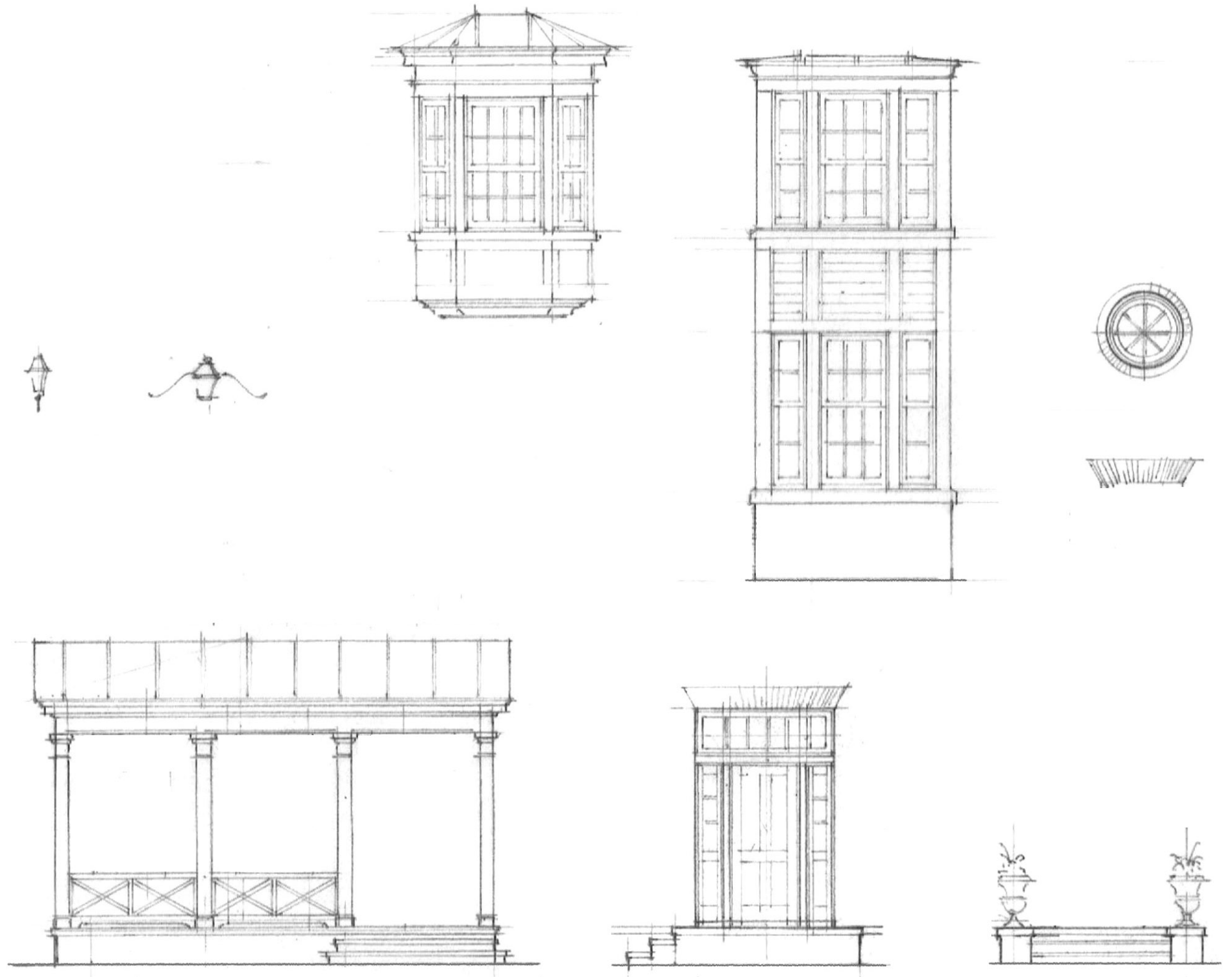
More Uniform Block Elevation



More Varied Block Elevation



Base Townhouse Elevation



Elevation Component Variations

Land Development Code Adoption Workshop

Planning and Zoning Commission

September 12, 2023



Overview of Process to Date

- Contract awarded to Simplecity Design – January 13, 2022
- First public meeting (DNA Roundup) – April 19, 2022
- Second public meeting (Design Rodeo) – May 3, 2022
- Bike ride and festival booth at Blackland Prairie Days – May 7, 2022
- City Council update – June 9, 2022
- Third public meeting (Code Rodeo) – July 13, 2022
- Workshop with City Council and P&Z – August 18, 2022
- Draft Zoning Ordinance Open House – November 2, 2022
- Contract awarded to HDR to update Engineering Manual – December 8, 2022
- Drafts of LDC and Engineering Manual produced – Spring/Summer 2023

Overview of Proposed Adoption Process

- Planning and Zoning Commission workshop – September 12, 2023
- Notice of adoption public hearings mailed – last week of September
- Newspaper notice of adoption hearings published – last week of Sept.
- P&Z public hearing and recommendation to City Council – October 10, 2023
- City Council public hearing and ordinance introduction – October 26, 2023
- City Council final ordinance adoption – November 9, 2023

Land Development Code Contents

- Chapter 1 – Intent and General Provisions
- Chapter 2 – Development Process
- Chapter 3 – Neighborhoods, Additions and Subdivisions
- Chapter 4 – Place Type Zoning Districts
- Chapter 5 – Private Lot Development Standards (including signs)
- Chapter 6 – Historic Preservation
- Appendices – Engineering Manual, Development Manual

Chapter 1 Highlights

- Purpose – linked to 5 Big Ideas from Envision Taylor Comprehensive Plan
- Intent – organized at 3 scales: City, Neighborhood, Block/Street/Lot/Building
- Jurisdiction – entire LDC in city limits, only subdivision and sign regulations in ETJ
- Effect on projects in process
- Effect on non-conformities

Chapter 2 Highlights

- Development Process
 - Properties over 2.5 acres (a standard city block)
 - New Neighborhoods and Employment Center Plans
 - Neighborhood Plan and Place Type allocation (adopted by ordinance)
 - Preliminary Plat
 - Subdivision Improvement Plans
 - Final Plat
 - Site Development and Building Permit
 - Infill Neighborhood Plans (same process as above with possible re-platting required)
 - Properties under 2.5 acres
 - Infill Lot-scale plans
 - Lot splits, “Residential Improvement Area” up to 6 lot amending plats

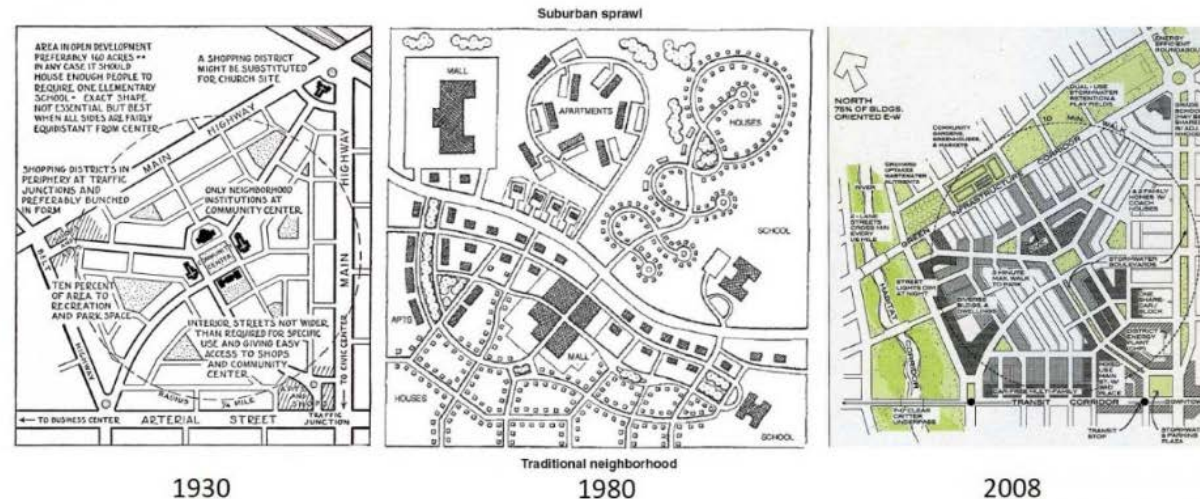
Chapter 2 Highlights contd.

- Who does what
 - City Council
 - Planning and Zoning Commission
 - Zoning Board of Adjustment
 - Historic Preservation Commission
 - Development Review Committee
 - Administrative officials

Chapter 3 Highlights

- Neighborhood Design Standards
 - Development Patterns (Traditional Neighborhood Development (TND), Cluster Land Development (CLD), Village Center Development (VCD))
 - Pedestrian shed (1/4 mile walk, ~125 acres) = neighborhood organizing framework

Neighborhood Organization



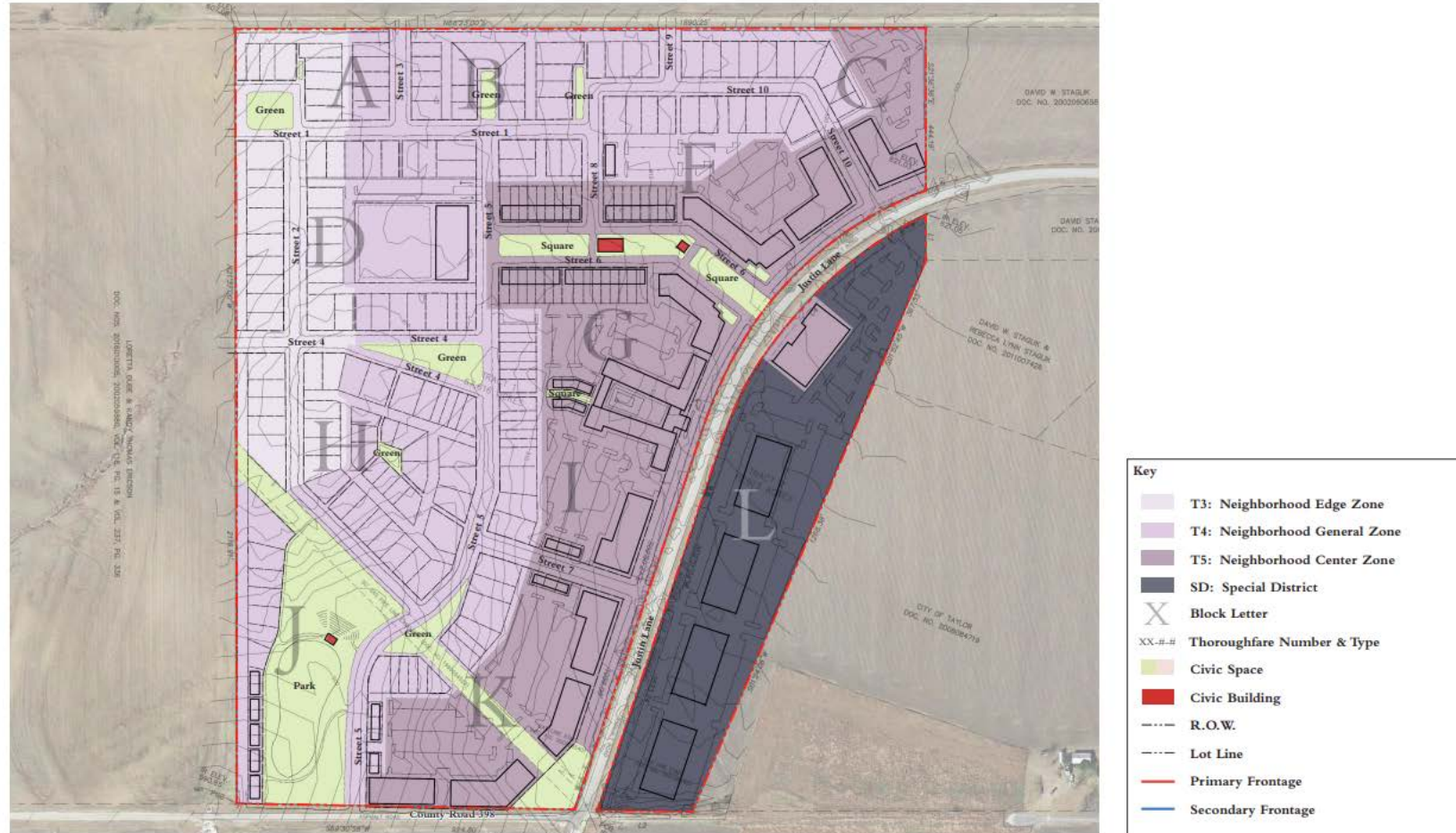
Perry's Neighborhood Unit (left), the new urbanist idea of traditional neighborhood compared to sprawl (center), and Doug Farr's updated Sustainable Neighborhood Unit.

Source: *Public Square* – Congress for the New Urbanism

Chapter 3 Highlights contd.

- Place Type allocation percentages are determined by development pattern
- ETJ vs. in-city neighborhood plans (no Place Type allocation in ETJ)
- Block size is now smaller
- Lots can now front on paths and civic spaces as well as streets
- Employment Center Design Standards
 - Building types may require larger lots and blocks (EC Place Type used for this)
 - Still follow neighborhood planning principles including mixed-use, neighborhood centers and connected streets (P4 & P5 Place Types allocated in these areas)

Example Neighborhood Plan



Chapter 4 Highlights

- Place Type zoning vs. conventional zoning
 - Place types regulate intensity of development and building types
 - Conventional zoning regulates the uses that are allowed inside the buildings
- Taylor Place Types
 - P1 – Nature, P2 – Rural, P2C – Rural Commercial, P2.5 – Large Lot, P3 – Neighborhood, P3M – Manufactured Housing, P4 – Mix, P5 – Urban Center, EC – Employment Center, CS – Civic Space



Chapter 4 Highlights contd.

- Zoning translation table
 - Place Types are calibrated to the Envision Taylor Growth Sectors and Land Use categories

TABLE 1.9.2(A): ZONING TRANSLATION.

① COMPREHENSIVE PLAN GROWTH SECTOR	② COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION	③ EXISTING ZONING AND CONTEXT DETERMINING TRANSLATION	④ PLACE TYPE ZONING DISTRICTS
FUTURE GROWTH			P2 - RURAL
CONTROLLED GROWTH TIERS I & II	AREA OF MINIMAL CHANGE	R/A R-1 R-2 R-3 D MF-1 MF-2 MH B-1 B-2 M-1 M-2 BP-1 BP-2	P2 - RURAL P2C - RURAL COMMERCIAL EC - EMPLOYMENT CENTER EC - EMPLOYMENT CENTER EC - EMPLOYMENT CENTER
	EMPLOYMENT CENTER: REGIONAL		
	EMPLOYMENT CENTER: COMMUNITY		
	SPECIAL EMPLOYMENT DISTRICT		
INFILL NEIGHBORHOOD INFILL GROWTH INTENDED GROWTH	NEIGHBORHOOD GREENFIELD		P2 - RURAL
	NEIGHBORHOOD INFILL	R-1 R-2 D	
		<1 ACRE	P3 - NEIGHBORHOOD
		≥1 ACRE	P2.5 - LARGE LOT
		EXISTING MANUFACTURED HOME	P3M - MH
		MH	P3M - MH
		MF-1 MF-2 B-1 B-2 B-3 M-1 M-2 BP-1 BP-2	P4 - MIX
		P I	CS - CIVIC SPACE
		ALL ZONES IN NEIGHBORHOOD INFILL	
		AT MAJOR INTERSECTION	P4 - MIX
		EXISTING LAND USE NON-RESIDENTIAL	P4 - MIX
	CIVIC CENTER: NEIGHBORHOOD		CS - CIVIC SPACE
	CIVIC CENTER: COMMUNITY		CS - CIVIC SPACE
	MARKET CENTER: REGIONAL		P5 - URBAN CENTER
	MARKET CENTER: COMMUNITY		P5 - URBAN CENTER
	MARKET CENTER: NEIGHBORHOOD		P4 - MIX
	EMPLOYMENT CENTER: NEIGHBORHOOD		P4 - MIX
	EMPLOYMENT CENTER: REGIONAL		EC - EMPLOYMENT CENTER
	EMPLOYMENT CENTER: COMMUNITY		EC - EMPLOYMENT CENTER
	SPECIAL EMPLOYMENT DISTRICT		EC - EMPLOYMENT CENTER
PRESERVED OPEN			CS - CIVIC SPACE
RESERVED OPEN			P1 - NATURE
ALL SECTORS	PLACES OF WORSHIP CITY OF TAYLOR PROPERTY		CS - CIVIC SPACE

Chapter 4 Highlights contd.

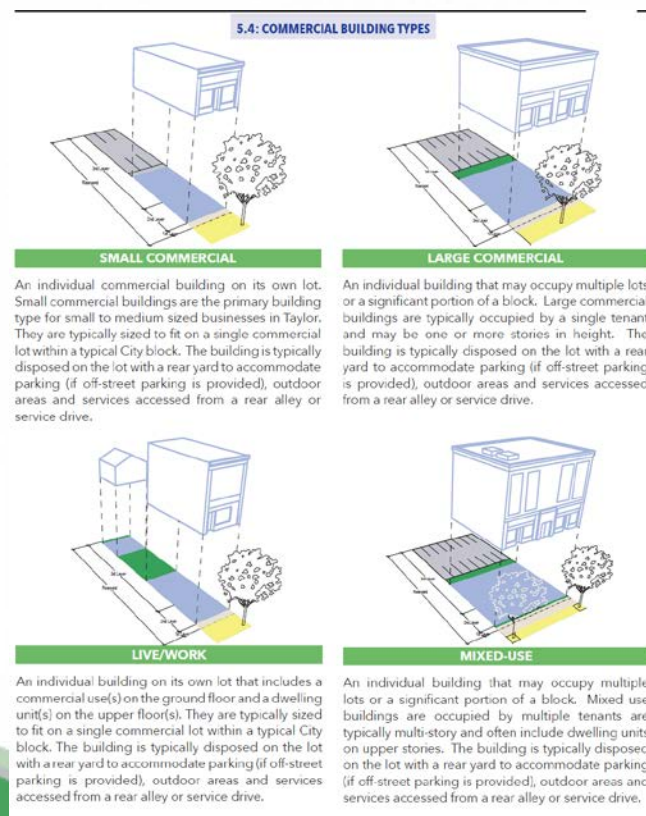
- P1 – natural areas that are intended for open space preservation
- P2 – rural land uses including farms and rural homesites, RV parks and manufactured homes are permitted
- P2.5 – large lot residential (greater than 1 acre), manufactured homes are permitted
- P2C – rural commercial uses typically not connected to the urban utility systems
- P3 – typical residential neighborhoods – detached houses, townhouses, duplexes, cottage courts and accessory dwelling units
- P3M – areas within neighborhoods where manufactured homes are permitted
- P4 – a mix of housing and neighborhood commercial
- P5 – a mostly commercial area with upper-story office and housing in mixed-use buildings
- EC – areas for large format employment and industrial uses
- CS – parks, schools, places of worship, and other civic gathering spaces

Chapter 5 Highlights

- Key concepts determined by Place Type:
 1. What type of buildings are allowed to be built on a lot
 2. Where on the lot are buildings and other site improvements allowed
 3. What types of uses are allowed in the buildings

Chapter 5 Highlights contd.

- Building types



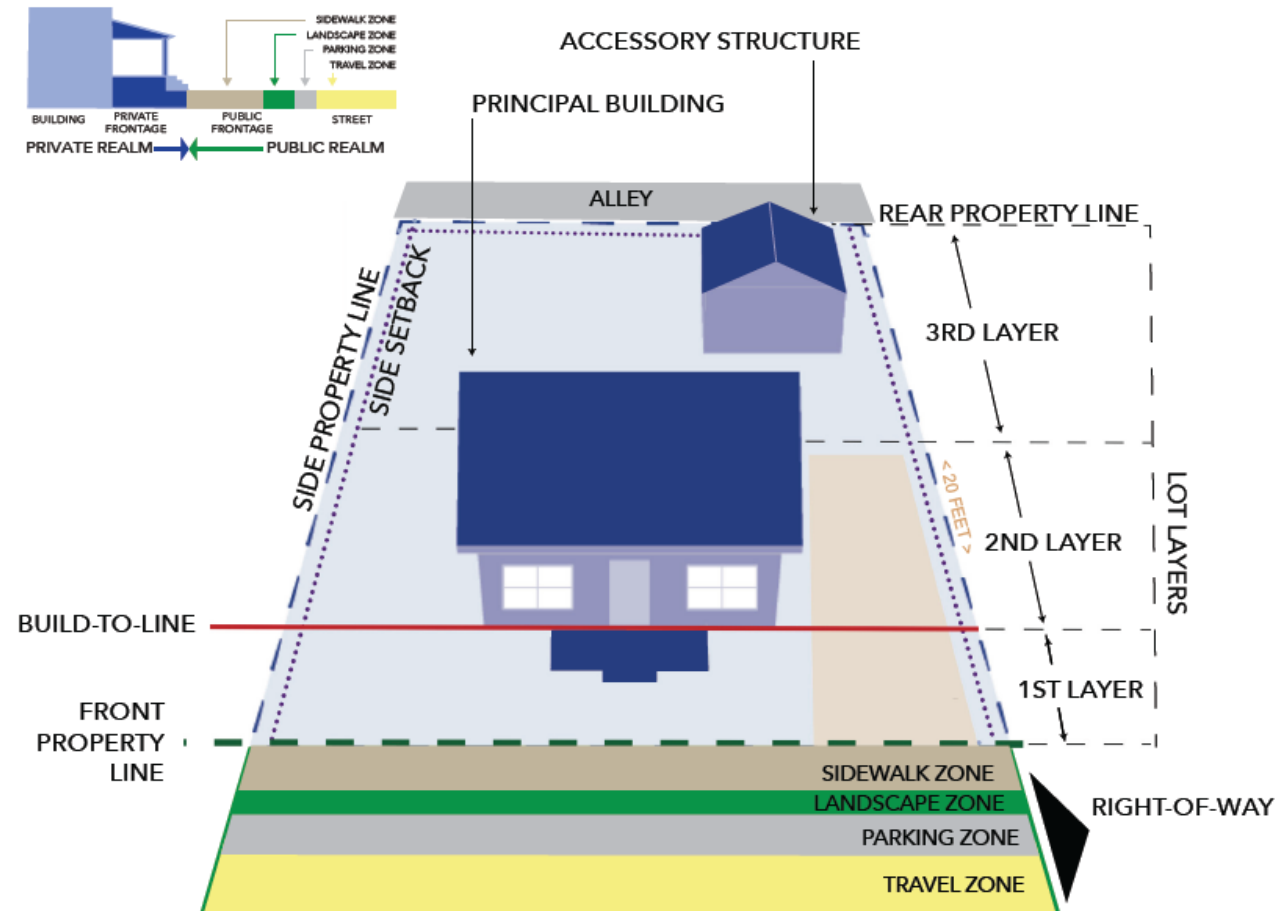
BUILDING TYPES	PLACE TYPES									
RESIDENTIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	P	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENTS	NP	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENTS	NP	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	P	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD
COMMERCIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	P	NP	NP	NP	P	P	P	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC	P	P	P	P	P	P	P	P	P	P

P = PERMITTED NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS

Chapter 5 Highlights contd.

- Lot structure diagram

FIGURE 5.1.2(A): ELEMENTS OF A LOT.



Chapter 5 Highlights contd.

- Building function

5.2.2.1 RESIDENTIAL BUILDING TYPES.

Within residential buildings the following uses are permitted with the stated limitations.

- (1) P2, P2.5, P3, P3M.
 - (a) Dwelling
 - (b) Home Occupation
 - (c) Lodging if owner-occupied, Specific Use Permit required if not owner-occupied
 - (d) Accessory Commercial Use with Specific Use Permit
- (2) P4, P5
 - (a) Dwelling
 - (b) Home Occupation
 - (c) Lodging
 - (d) Accessory Commercial Use
- (3) EC- as determined in Employment Center Plan

5.2.2.2 COMMERCIAL BUILDING TYPES.

Commercial buildings are regulated by the ICC codes for use within the structure. Appropriate uses within the proper building types, nuisance, Place Type and street type standards. Performance standards for the uses are determined in Section 5.9.3 Neighborhood Compatibility, the Texas Health and Safety Codes.

Within commercial buildings the following uses are permitted with the stated limitations.

- (1) P1
 - (a) Temporary retail with Specific Use Permit
- (2) P2C
 - (a) Retail including drive-through services, vehicle services and outdoor activities
 - (b) Office
 - (c) Commercial including outdoor storage
- (3) P4
 - (a) Retail excluding drive-through services and vehicle services. Outdoor retail activities with Specific Use Permit
 - (b) Office
 - (c) Commercial including outdoor storage
- (4) P5
 - (a) Retail excluding vehicle services. Drive-through services in the third layer with Specific Use Permit
 - (b) Office
 - (c) Commercial, outdoor storage in the third layer with Specific Use Permit
- (5) CS
 - (a) Temporary retail
 - (b) Retail with Specific Use Permit
- (6) EC - as determined in Employment Center Plan including:
 - (a) Retail including drive-through services, vehicle services and outdoor activities
 - (b) Office
 - (c) Commercial including outdoor storage
 - (d) Industrial

Chapter 5 Highlights contd.

- Signs

TABLE 5.10.2(A): PERMITTED SIGNS BY PLACE TYPE

SIGN TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	P	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	P	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	P	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	P	NP	NP	NP	P	P	P	P
BAND	NP	NP	P	NP	NP	NP	NP	P	P	P
BLADE / HANGING	NP	NP	P	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	P	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	P	NP	NP	NP	NP	NP	NP	P

5.10.7.6 BAND SIGN

DESCRIPTION: A sign that is attached flat on the exterior front, rear, or side wall of any building or other structure.



Chapter 6 Highlights

- Establishes a process and criteria for designating historic landmarks and districts
- Establishes the Historic Preservation Commission
- Establishes the position of Historic Preservation Officer
- Already designated State of National historic properties are eligible to be designated under the local ordinance following the procedures outlined in the ordinance
- Once designated as a local landmark or district, alterations or demolition of designated properties must receive a Certificate of Appropriateness
- This ordinance only creates the process but does not designate any properties. That will require a separate process.

Appendices

- Engineering Manual
 - Updates to reflect new standards for streets, utilities, landscaping, lighting, etc.
- Development Manual
 - A repository of all development applications including checklists of materials required for a complete application and instructions on how to submit the application

Next Steps

- Draft Land Development Code will be posted online for review at <https://taylor.konveio.com/>
- Notices of the public hearings will be mailed by post card to all property owners in the city limits
- Notice of the public hearings will be published in the Taylor Press
- P&Z will conduct a public hearing and make a recommendation to City Council on October 10, 2023
- City Council will hold a public hearing and introduce the adoption ordinance on October 26, 2023
- Final adoption is schedule for November 9, 2023

Questions