

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

August 14, 2018 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on July 10, 2018.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. PZ-2018-1091 – **Conduct Public Hearing** on a request to rezone approximately 73.22 acres out of the W. J. Baker Survey, Abstract No. 65, located approximately 1,300 feet north of Mallard Lane on the east and south sides of Northwest Carlos G. Parker Blvd., from Residential Single Family (R-1) and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District.
2. PZ-2018-1097 – **Make Recommendation** on a request to rezone approximately 73.22 acres out of the W. J. Baker Survey, Abstract No. 65, located approximately 1,300 feet north of Mallard Lane on the east and south sides of Northwest Carlos G. Parker Blvd., from Residential Single Family (R-1) and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District.
3. Consider an update regarding Council actions related to Planning and Zoning items.
4. Introduce new City Staff

ADJOURN

Next Meeting Date: September 11, 2018

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **August 10, 2018** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts Administrative Assistant to Development Services

Date: 8.10.18

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
July 10, 2018 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Michael Aplin
Mike Eaton
Leland Stevens
Annette Maruska
Faith Gardner
Betty Day

ABSENT

Donna Frazier
Rick Selin

OTHERS PRESENT

Ray Miller, Interim Director Development Services
Carrie Orts, Assistant Development Services
Michael Elabarger, Senior Planner Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:03 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on April 10, 2018.

Motion made by Mr. Stevens to approve minutes from April 10, 2018 with change of Mrs. Eaton to Mr. Eaton. Second by Mrs. Maruska. All voted Aye.

PZ-2018-1090 – Conduct Public Hearing on a Final Plat of a Replat of a portion of Lot 6, E.S. Harris Addition, to be known as New Hope Subdivision, located at 1207 Frink Street in the Duplex Single Family (D) District.

Hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of approval of the plat, as it meets all of the technical requirements of the Subdivision Ordinance and Zoning Ordinance, with the exception being the lot width minimum, which the existing property inherently cannot meet.

Mr. Patrick Peck was present to answer questions. There was discussion between the Board, Resident and Staff. Hearing closed.

PZ-2018-1090 – Consider Approval on a Final Plat of a Replat of a portion of Lot 6, E.S. Harris Addition, to be known as New Hope Subdivision, located at 1207 Frink Street in the Duplex Single Family (D) District.

Mr. Stevens made motion to approve Final Plat. Second by Mr. Eaton. All voted aye.

PZ-2018-1093 – Conduct Public Hearing on a Final Plat of a Replat of a portion of Lot 4, Block 35, Doak’s Addition, to be known as 609 MLK Subdivision, located at 609 Martin Luther King Jr. Boulevard in the Single Family Residential (R-1) District.

Hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of approval of the plat, as it meets all of the technical requirements of the Subdivision Ordinance and Zoning Ordinance, with the exception being the lot width and depth minimums, which the existing property inherently cannot meet.

Mr. Downs was present to answer questions. There was discussion between the Board and Staff. Hearing closed.

PZ-2018-1093 – Consider Approval on a Final Plat of a Replat of a portion of Lot 4, Block 35, Doak’s Addition, to be known as 609 MLK Subdivision, located at 609 Martin Luther King Jr. Boulevard in the Single Family Residential (R-1) District.

Mr. Stevens made motion to approve Final Plat. Second by Mrs. Gardner. All voted aye.

Consider an update regarding revisions to the Zoning Ordinance Chapter 3 Use Charts.

Mr. Elabarger gave update regarding revisions to the Zoning Ordinance Chapter 3 Use Charts.

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

Mr. Elabarger stated that there were currently no new updates.

Adjourn

The meeting was adjourned at 6:43 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-2018-1091
73.22 acres in the W.J. Barker Survey,
Abstract #65
Rezoning from R-1 and B-1 to R-PD
The Grove at Bull Creek Subdivision
ORDINANCE 2018-10



Applicant Information:

Applicant: WBW Development Group, LLC.

Owner: Weinritter Realty, LP

Applicant Request: Rezone the 73.22 acres from the R-1 (single-family residential) and B-1(local business) to a Residential Planned Development (R-PD) District with base districts of R-1 (Single-family Residential)

Subject Property:

Location: Just south of the northwest corner of Carlos G. Parker Blvd and west of Bull Creek.

Legal Description: 73.22 acres in the W.J. Barker Survey, Abstract # 65

Existing Zoning: R-1 and B-1

Utilities: Service area of City Water and Wastewater; ONCOR Electric

Existing Use of Property: Vacant/undeveloped.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	B-1 – Local Business	Vacant/undeveloped
South	R-1 Single Family Residential & B-1 Local Business	Residential / Church
East	R/A – Rural Agriculture	Vacant/undeveloped
West	R-1 Single Family Residential & B-1 Local Business	Undeveloped/one residence

Application Summary

This proposal is to rezone the described property (a portion of an 85.227 acre tract, R018638) from the existing zoning districts of Local Business, B-1, which comprises a depth of approximately 950' from Carlos G. Parker Boulevard, and the remainder Single Family Residential, R-1, to a Residential Planned Development (R-PD) District. The project comprises only single-family detached development (under the basis of the R-1 District except as modified).

The applicant has submitted the following documents (referenced and attached to this Staff Report) which comprise this Planned Development rezoning request:

- *Attachment 2* - Development Plan (narrative to express the deviations from, and commitments to aspects and features that go beyond the minimums of, the Zoning Ordinance);
- *Attachment 3* - Exhibit B - Concept Site Layout of the property, graphically depicting the location of streets, lots, parkland, and drainage features as described in the Development Plan, as well as the development standards and commitments that will regulate the eventual development of the property.
- *Attachment 4* – Exhibit C – Trail Concept identifying location of new, and tie-ins to existing, pedestrian pathways.

The intent of the request is to provide the applicant the ability to develop a residential subdivision at a maximum density of 4.75 dwellings per acre; the provided exhibit show 335 lots, though it does not constitute an engineered subdivision plat. Table 1 below captures the essence of the differences from the R-1 base district that are being proposed.

Table 1 – Lot Dimension Standard Comparison

	R-1 District	Proposed
Lot WIDTH	70' min.	All lots eligible for 50' minimum. Per the exhibit, corner lots are wider due to side utility easement, and cul-de-sac lots are typically larger by nature.
Lot DEPTH	100' min.	120' minimum; 115' along street with greater than 50' of Right-of-way.
Lot SIZE	7,000 SF min.	6,000 SF minimum; 5,750 SF along street with greater than 50' of Right-of-way.
Front Setback	25'	25'; 20' along street with greater than 50' of Right-of-way.
Side setback	5' interior 10' street side	5' interior 10' street side
Rear Setback	10'	10'

In light of the requested deviations from the current Zoning Ordinance standards, which in large part result in an increase in the number of residential lots (ie, increased density), the applicant is offering to commit to providing many aspects, improvements, and amenities which under normal, by-right development circumstances, would not be required and in no way could be guaranteed through the Subdivision platting process. Below is a listing of the modifications detailed in the Development Plan proposed to be the governing development standards for the development; they either exceed (are less restrictive) or limit (are more restrictive) the standards of the base R-1 District.

Note: Through the by-right processes of land subdivision, under the guidance of the particular Zoning District and the Subdivision Ordinance, a developer can at any time voluntarily exceed a minimum or be more restrictive than a maximum standard, without legislative approval of the City Council or approval of a Variance from the Zoning Board of Adjustment. Example: A developer can always propose to create

80' wide lots when the minimum standard is 70' of width, or build a trail system to be owned and maintained by a future HOA.

Requests to exceed/be less restrictive than the current standards, to the benefit of the Developer:

1. Minimum lot size allowance of 6,000 SF (5,750 SF Lots along roadways with 60' ROW)
2. Minimum lot width of 50' (see Table 1 for breakdown)
3. Minimum lot depth of 120 (115' along roadways with 60' ROW)
4. Exception to masonry requirements for dwellings with stylized architecture (Exhibit D of applicant submittal)
5. Traffic Impact Analysis (TIA) to be submitted with the Preliminary Plat.

Voluntary commitments to exceed/be more restrictive than the current standards, to the benefit of the City/community/future residents:

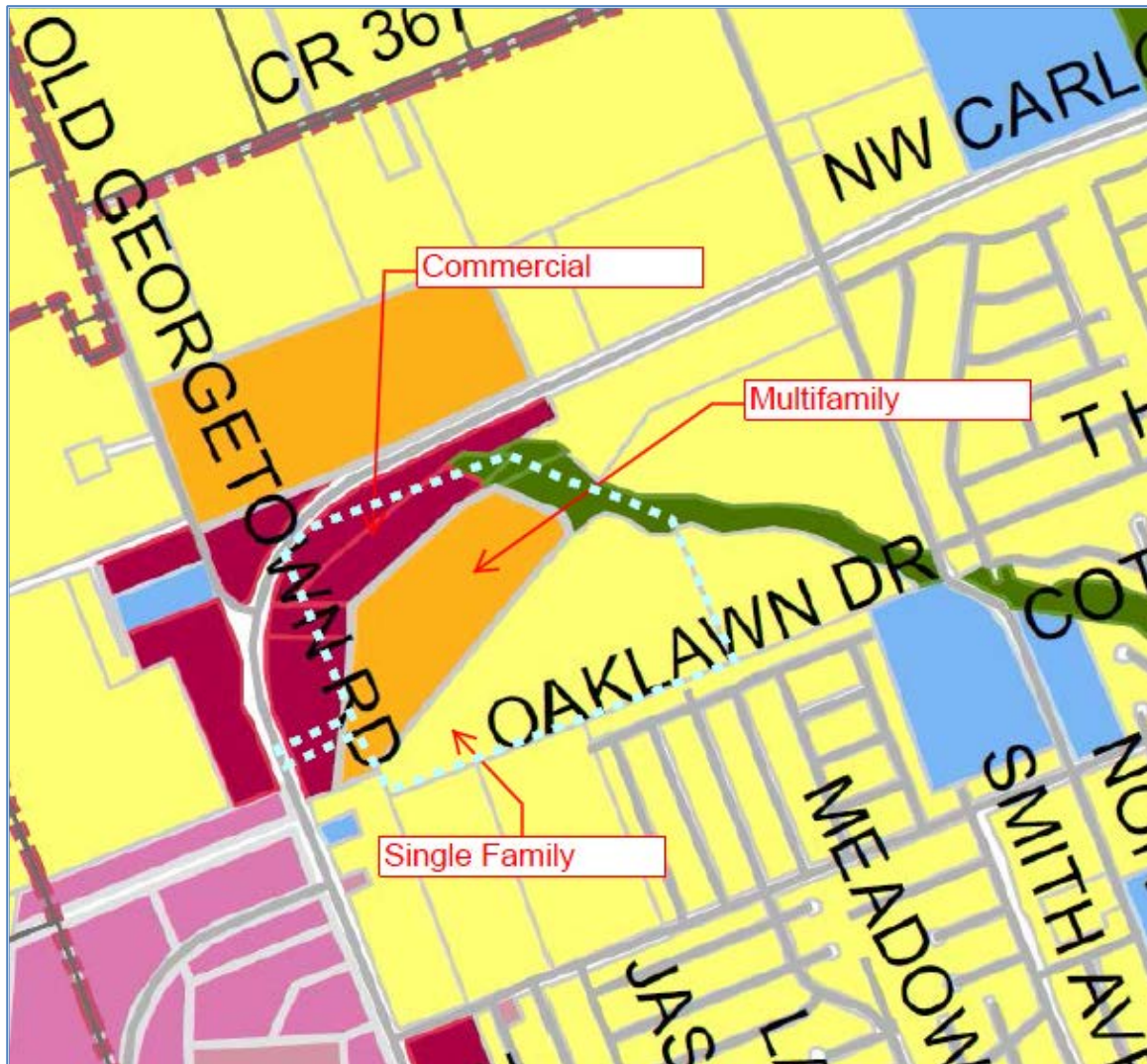
1. Two-story homes on corner lots or adjacent to roadways as shown on Exhibit B, shall be constructed of 90% masonry materials on exposed surface walls facing roadways. Masonry shall be defined as stone, brick, two-step hard coat stucco and up to 75% horizontally installed cement-based siding
2. House elevation variations within the subdivision so that no three (3) adjacent lots will have the same home elevation (anti-repetitive facades) nor any two directly across from one another.
3. Two-car garages for all lots.
4. Sidewalks shall be constructed on both sides of the roads.
5. Private (future HOA) ownership of parkland rather than dedication of raw land to the City.
6. Parkland to be 3.79 acres out of the 100-year floodplain of Bull Run Creek plus 4.07 acres within the 100-year flood plain. Amenities to the parkland (See applicant Exhibit B) consisting of:
 - o Walking trail 6-feet wide within the HOA Park.
 - o Park benches.
 - o Picnic Area(s).
 - o Parkland play structure (not specified)

The applicant is proposing an additional 0.5 acre pocket park in the southwest corner of the proposed conceptual plan.

7. Residential landscaping along the rights-of-way but outside of easements comprised of:
 - o All yard areas sodded
 - o One (1) 2-inch caliper Shade Tree in front yard of each lot, except those lots that front the wider ROW (60') Streets, where the tree shall be planted between the back of curb and the sidewalk. A 10' landscape easement shall be reserved on all lots with side yards fronting the wider ROW Streets which may (needs to read shall) landscaped and maintained by the HOA (Exhibit B).
 - o Five (5) shrubs per lot.

Comprehensive Plan – Future Land Use Map

The City's Future Land Use map, part of the Comprehensive Plan, recognizes this property as being appropriate for a mix of land uses – Commercial near Carlos Parker, Multifamily behind that, and then Single-family at the deepest part of the property. It is the understanding of the current Staff that some years ago, there was a mixed-use project envisioned on this property, and that mix – or tiering – of generalized uses was captured in the Future Land Use Map (most recent revision being 2013). See excerpt below, with labels. Subject property is outlined in light blue.



Staff Review or “PLANNED DEVELOPMENT INTENT”

The Zoning Ordinance describes the Planned Development (PD) District (either Residential or Commercial) as being intended to allow and encourage greater design flexibility and variety in [residential/commercial] planned developments”.

Staff Analysis

The applicant did not provide a 'by-right' scenario of how this property could be developed under the R-1 District standards, for comparison with the proposed Planned Development lot layout. With wider lot frontages, the usual result is the need for more linear feet of streets and thus utilities to serve them, and it is these expenditures that increase the cost to 'produce' any single lot. Less frontage = more efficiency. Thus, with more streets, but a finite tract of land, there would be less land for the development lots, and a lower lot yield and density would result.

Staff analyzed the Applicant's exhibit, stated to yield 335 lots from 73.22 acres utilizing 50' lot frontages. A 50' lot width is roughly 29% less than a 70' lot width. Using that percentage, 335 lots x 0.71 would yield approximately 238 lots. Thus, the requested lot width reduction equates to a lot yield benefit to the Applicant of approximately 97 additional lots.

It must be noted that there are several variables not taken into account, such as lot depth, street design necessities, and drainage facility size demands ¹ that could not be taken into account without incorporating proper engineering factors and design. The Applicant was requested by Staff to provide their own by-right lot yield estimate, but declined. Therefore, the above 'by-right' lot yield and comparison is an estimate for discussion purposes only at this time.

Outstanding Issues:

1. **Lot Sizes** – Item F.1 of the applicant's Development Plan proposes minimum lot sizes of 6,000 SF, with exception of lots that front 60' ROW Streets which shall have a minimum of 5,750 SF. Section 2.17.5 of the Zoning Ordinance stipulates that the minimum lot size that can be requested under the guise of a (Residential) Planned Development District is 6,000 SF. Staff had requested that a variation of lot sizes be provided however, the applicant would not consider a variation in lot sizes, with exception to a reduction in lot size along roadways that have a 60' ROW. In order to maintain the number of lots and the current layout, the applicant has proposed that some of the lots will be under the 6,000 SF minimum. The reduction in size would be accomplished by utilizing a 115' lot depth for those lots that front along a roadway with a 60' ROW. The minimum lot depth by code is 120'.

Staff can possibly support a Development Plan that provides for some of the lots to be 250 SF less than the minimum standard of 6,000 SF.

2. **Amenities** – The applicants are providing parkland in the northeast corner of the development in the amount of 7.86 acres along with trails and playground equipment (not specified); a pocket park in the amount of 0.5 acres in the southwest corner development and sidewalks on both side of the roads. The consideration is that sufficient to make this development different and unique to allow for the reduction in lot widths to 50' and to minimum 6,000 SF (5,750 SF on some lots) size. Is there a good return with this proposed Planned Development on allowing the reduction in lot size and the gaining of close to 97 additional lots?

¹

There could be the addition of centralized amenities within the proposed development that would create synergy with the items that are being provided. This would make The Grove at Bull Creek a unique and more livable community that would not be dependent on amenities within other developments or provided by the City of Taylor.

Staff cannot support the proposed conceptual plan without additional amenities and consideration of design elements being considered, that would make the concept plan a development that unique and an asset to the City of Taylor.

3. **Access / Safety** – During the first review of the proposed conceptual plan, City Staff made the comment about the need for an additional access point to NW Carlos Parker Blvd due to fire safety, emergency access and traffic circulation. Currently the proposed conceptual plan for the zoning request provides one access point to NW Carlos Parker that is situated between Justin Lane and Old Georgetown Road and another access point would be gained in the southeast section of the proposed development plan where a connection would be made to stub out of Meadowlark Lane in the Rob Roy Estates Subdivision. The 2009 International Fire Code states that when a development of one- or two-family dwelling units exceeds 30, then two separate and approved fire apparatus access roads shall be provided.

The current submittal does provide for a stub street out toward NW Carlos Parker along the northern boundary of the development. The applicant states that this could provide the additional access point to NW Carlos Parker if and when a street was put through the adjoining property that is shown on the proposed plan. The applicants have stated that they do not own the land to the north which prevents them providing the additional access point. They also contend that the access point to Meadowlark Lane meets the intent of a 2nd access point as prescribed by the International Fire Code.

City Staff does not agree that the connection to Meadowlark Lane is meeting the intent of the International Fire Code in regards to providing a secondary fire apparatus access road. Meadowlark Lane is 30' local road through an existing subdivision with on-street parking which could make fire access and emergency response difficult to the proposed 335 lot development.

In regards to other safety concerns and access consider the one current access point to NW Carlos Parker. This a proposed 335 single-family residential lot development that potentially could generate 3283 vehicle trips per day. If you were to assume that 20% of the those vehicle trips would use the Meadowlark Lane connection, that would mean 2,626 trips per day would gain ingress and egress to NW Carlos Parker through the one entrance road. While the developer is proposing a wider design and possibility additional improvements based on a Traffic Impact Analysis, it is Staff's concern that this point of access will become a bottle neck for the entire development and could have a spill - over effects onto Carlos Parker. In looking at the conceptual plan, you will see that there two vacant tract north and south of the one access point to Carlos Parker. These are zone B-1 and could become commercial tracts that would not have access to Carlos Parker, but instead would have driveway access through the proposed entrance to The Grove at Bull Creek. This could would create conflict points along the entrance and would minimize the function of the roadway. If an accident occurs at this location, it

would create an obstacle for emergency response if something occurred within the subdivision.

With the Fire Station south on Carlos Parker, will responders be informed enough to know that the one access point to Carlos Parker is closed and be able to redirect down Mallard to Meadowlark Lane or would the development be better serve with an additional access point to the north out to Carlos Parker which would enhance emergency response as well as greatly improve traffic circulation for the future residents of The Grove.

At the time of this report, the applicant has stated that they are in conversations with the land owner to the north and trying to secure access to NW Carlos Parker that would be connected to the proposed stub street that is shown on the exhibits.

Staff cannot support the proposed conceptual plan without the additional access point to NW Carlos Parker. Staff feels that this is critical for safety needs, emergency response and for providing good traffic circulation for the future residents of the subdivision.

Staff Recommendation

Due to the outstanding issues stated in this report, Staff is not able to recommend approval of the rezoning request as presented.

Attachments:

1. Proposed Ordinance 2018-10
2. Development Plan
3. Concept Site Layout Exhibit "B"
4. Trail Concept Exhibit "C"

ORDINANCE NO. 2018-10

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 73.22 ACRES IN THE W.J. BAKER SURVEY, ABSTRACT NO. 65, GENERALLY LOCATED ON THE SOUTH AND EAST SIDE OF NW CARLOS G PARKER BOULEVARD APPROXIMATELY 1300 FEET NORTH OF MALLARD LANE, IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM THE SINGLE FAMILY RESIDENTIAL (R-1) AND LOCAL BUSINESS (B-1) DISTRICTS TO A RESIDENTIAL PLANNED DEVELOPMENT (R-PD) DISTRICT, WITH A BASE DISTRICT OF SINGLE FAMILY RESIDENTIAL (R-1); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on August 23, 2018, to consider the request made by WBW Development Group LLC/Weinritter Realty LP, as Applicant Agent and Owner of the property, respectively, which 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 Single Family Residential (R-1) and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District, with a base district of Single Family Residential (R-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 14, 2018, to consider the zoning request, and recommended the zoning change to the City Council; and

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

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

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

SECTION 2. The Property is changed from the Single Family Residential (R-1) and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District, with a base district of Single Family Residential (R-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from the Single Family Residential (R-1) and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District, with a base district of Single Family Residential (R-1).

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 2018-10 was introduced before the Taylor City Council on the 23rd day of August, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

Brandt Rydell
Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2018-10, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

Dianna Barker
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

EXHIBIT "A"
73.22 ACRE TRACT
WILLIAMSON COUNTY, TEXAS

Field Notes for a 73.22 acre tract of land situated in and being out of the W.J. Baker Survey, Abstract No. 65, Williamson County, Texas, and being a portion of a called 88.167 acre tract described in a deed to WeinRitter Realty, LP, recorded in Document No. 2009013705, Official Deed Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron rod found for the southwest corner of said 88.167 acre tract and the northwest corner of a called 4.00 acre tract described in a deed to the Taylor Volunteer Fire Department, recorded in Document No. 1997042087, of said deed records, also being in the east right-of-way line of F.M. Road 397, from which a concrete TXDOT monument found bears N 22°15'24" W, 86.93 feet;

THENCE N 68°16'58" E (Rec. N 68°16'01" E), 337.49 feet, with the south line of said 88.167 acre tract and the north line of said 4.00 acre tract, to an iron rod with cap set for the **POINT OF BEGINNING** and the southwest corner of the herein described tract;

THENCE N 21°43'02" W, 751.06 feet, across and upon said 88.167 acre tract to a 1 inch iron pipe found at the southeast corner of a called 2 acre tract described in a deed to Susan Diane Tasto, recorded in Document No. 2015016293, of said deed records;

THENCE N 21°43'00" W, 257.67 feet (Rec. N 21°17'57" W, 257.50'), to a 1 inch iron pipe found at the northeast corner of said 2 acre tract;

THENCE N 21°43'02" W, 433.84 feet, across and upon said 88.167 acre tract to an iron rod with cap set in the northwest curve line of said 88.167 acre tract and the southeast right-of-way curve line of said F.M. Road 397;

THENCE along a curve to the right and the southeast right-of-way line of said F.M. Road 397, having a radius of 1085.92 feet, an arc length of 151.82 feet, and a long chord bearing of N 28°42'23" E, 151.70 feet, to an iron rod with cap found at the southwest corner of the remainder of a called 50.30 acre tract described in a deed to Lannen Land, Inc., recorded in Document No. 2006050184, of said deed records, for the northwest corner of the herein described tract;

THENCE with the common line of said 88.167 acre tract and said remaining 50.30 acre tract, for the following courses:

1. N 68°16'57" E, 1504.73 feet (Rec. N 68°16'57" E, 1504.92'), to an iron rod with cap set;
2. N 21°55'03" W (Rec. N 21°55'03" W), 100.00 feet, to a point in the approximate centerline of a creek, from which an iron rod with cap found in the south right-of-way line of said F.M. Road 397 and for a corner of said 88.167 acre tract bears N 21°55'03" W, 158.83 feet;

THENCE across and upon said 88.167 acre tract, following the approximate centerline of said creek for the following courses:

1. S 48°31'29" E, 275.00 feet, to a point;
2. S 76°48'09" E, 75.00 feet, to a point;
3. S 54°48'42" E, 117.00 feet, to a point;
4. S 45°25'26" E, 152.00 feet, to a point;
5. S 67°17'53" E, 47.00 feet, to a point;
6. S 88°45'25" E, 151.00 feet, to a point;
7. N 64°58'43" E, 84.00 feet, to a point in the east line of said 88.167 acre tract and the west line of a called 83.47 acre tract described in a deed to Delphine Slivensky, recorded in Volume 816,

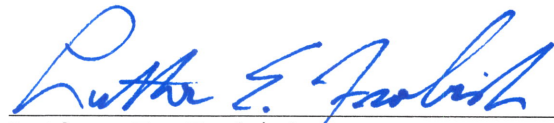
Page 449, of said deed records, from which a concrete monument found bears N 22°00'08" W, 19.90 feet;

THENCE S 22°00'08" E (Rec. S 21°55'50" E), 1026.72 feet, with the east line of said 88.167 acre tract and the west line of said 83.47 acre tract, to an iron rod with cap set for the southeast corner of said 88.167 acre tract and at the southwest corner of said 83.47 acre tract and also being in the north line of Rob Roy Estates, an addition to the City of Taylor, according to plat of record in Cabinet W, Slides 101-102, Official Plat Records of Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE S 68°16'58" W (Rec. S 68°17'34" W, 1556.04' & S 68°16'01" W, 972.54'), with the south line of this tract, at 1558.05 feet passing a 3/8 inch iron rod found at the northwest corner of a called 19.603 acre tract described in a deed to Todd S. Routh, recorded in Document No. 2002053531, of said deed records, and at the northeast corner of a called 15.718 acre tract described in a deed to First Baptist Church of Taylor, recorded in Document No. 2017006232, of said deed records, continuing on the same course for a total distance of 2193.40 feet, to the **POINT OF BEGINNING**, and containing **73.22** acres of land, more or less.

NOTES:

The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998821. Grid distance = Ground Distance * CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.

 3/22/2018
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



**The Grove at Bull Creek
Planned Development
Development Plan**

A. PROPERTY

The Grove at Bull Creek Residential Planned Development (“R-PD”) District is located east and south of NW Carlos G. Parker Blvd., within the city limits of Taylor, TX and encompasses approximately 73.22 acres, as more particularly described in **Exhibit A**, and being a portion of the 88.167-acre property recorded in Document #2009013705, Official Public Records of Williamson County, herein defined as the “property”.

B. PURPOSE

The applicant seeks to build a cohesive community, offering affordable homeownership opportunities in an efficiently designed plan.

This R-PD serves to augment and/or modify the standards for development outlined in the City’s Zoning, Subdivision, and other development related Ordinances in order to implement the vision for the property and insure a cohesive, quality development not otherwise anticipated by the underlying base zoning district. This Development Plan is a summary of the development and design standards for the property, and a site layout plan of the proposed development as described in Zoning Ordinance Article IV. Planned Development Districts (Section 2.17, Residential Planned Development District [R-PD]).

C. APPLICABILITY AND BASE ZONING

In accordance with Zoning Ordinance Section 2.17.2, “Applicability”, all regulations of the underlying base district – the R-1 (Single Family Residential) District – that are not in conflict with the regulations of the R-PD shall apply.

Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the City of Taylor development regulations in effect as of the date of this R-PD is approved. In the case that this Development Plan does not address a specific item, the City of Taylor development regulations shall apply. In the event of a conflict between the regulations of this R-PD and the regulations of the base zoning district, the R-PD shall control.

D. SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as **Exhibit B** to illustrate the land use and design intent for the property. The Site Layout Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. Approval of this R-PD, Development Plan, and Site Layout Plan does not constitute approval of a subdivision plat.

E. LAND USES

- 1. Primary Use.** The primary use of the Property shall be for Single family residential housing, consistent with the R-1, Single Family Residential District.
- 2. Other Permitted Uses.** Except as specifically covered in this Plan, all other permitted uses, consistent with the R-1, Single Family Residential District.
- 3. Prohibited Uses.** Above ground swimming pools shall be prohibited.

5. Building Elevations. Exterior elevations shall vary such that no three adjacent lots, nor any two directly across from one another, shall have the same elevation.

6. **Exterior Lighting.** Exterior Lighting on the Property and its buildings will comply with the requirements set forth in Section 5.4.5 of the Zoning Ordinance related to outdoor lighting unless otherwise described in this PD.
7. **Garages.** All homes constructed within the Plan shall include garage parking for a minimum of two cars.
8. **Sidewalks.** Sidewalks shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except adjacent to public areas, which will be part of the public improvements.

G. PARKING.

Parking on the Property shall be in conformance with Chapter 6 of the Zoning Ordinance except as otherwise stated in this Development Plan.

H. VEHICULAR ACCESS AND CIRCULATION

1. **Transportation Impact Analysis (TIA).** A TIA shall be prepared to determine if any improvements are required to existing roadways that the Property will connect to.
2. **Driveways Access.** Driveway permit will be required from TxDOT in one location on NW Carlos G. Parker Blvd. and TxDOT standards have been met.

A ROW shall be reserved along the northern edge of the R-PD for a possible additional connection to NW Carlos G. Parker Blvd. which shall be studied in conjunction with the TIA. If an additional access cannot be achieved prior to development, or is determined to be unnecessary, the main entry, above, shall be built with a divided, boulevard condition from NW Carlos G. Parker Blvd. to the Property.

3. **Street Widths.** The streets within the Property shall have a 50' ROW and 30' pavement width (face of curb to face of curb), except that those portions of Onna Street, Gunther Way, Pivot Road and Marcel Street (the "Wider ROW Streets") between Beaumont Road and Break Avenue shall have a 60' ROW and 30' pavement width (face-to-face), with widened area between the sidewalks and edge of pavement, which will satisfy the requirements relative to block lengths greater than 1,200 feet or with greater than 30 homes.

I. TREE PRESERVATION

Tree Preservation on the Property shall be in conformance with Chapter 28 of the City Code unless otherwise stated in this Development Plan.

J. LANDSCAPE REQUIREMENTS

The front yard landscaping requirements shall be as follows:

- Front yards shall be sodded
- Minimum of 5 bushes planted
- One minimum 2" caliper tree required in the front yard of every home, except those lots that affront the Wider ROW Streets, where the tree shall be placed between the back of curb and the sidewalk.

These requirements shall be memorialized as both a Plat note and within the Declaration of Covenants, Conditions and Restrictions of the HOA. A 10' landscape easement shall be

reserved on all lots with side yards affronting the streets which may be landscaped and maintained by the HOA.

K. SIGNAGE

Signage on the Property shall be in conformance with Chapter 24 of the City Code unless otherwise stated in this Development Plan or in a Master Sign Plan for the Property. Offsite entry monumentation within the ROW and landscape easement is contemplated, as shown on **Exhibit B**.

M. STORMWATER

Drainage Control/Stormwater Management on the Property shall be in conformance with Engineering Manual unless otherwise stated in this Development Plan.

N. PARKLAND AND COMMON AMENITY AREA

- 1. Parkland.** The parkland dedication requirements of Subdivision Ordinance Section 2.12 will be met by the dedication of a park site totaling approximately 7.86 acres (3.79 acres of which is out of the floodplain, and 4.07 acres of which is within the floodplain), and an additional pocket park site totaling approximately 0.65 acres, each as shown on Exhibit B, at time of plat recordation, which shall include an easement in favor of the City of Taylor for public pedestrian access to the trails proposed therein.
- 2. Common Amenity Area.** The Common Amenity Area requirements will be met by integrating the following amenities on-site:
 - A 6' walking trail connecting to the sidewalk system and running along Bull Creek and within the park site connecting the northern and southern ends of the property for future access to the existing trail system of the City of Taylor as depicted in Exhibit C
 - Park benches along the trail system within the Property
 - A picnic area within the Parkland
 - A playground within the Parkland
- 3. Homeowners' Association.** A homeowners' association shall be created to own and maintain the Park Land and Common Amenity Area and otherwise enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

O. PD DISTRICT MODIFICATIONS

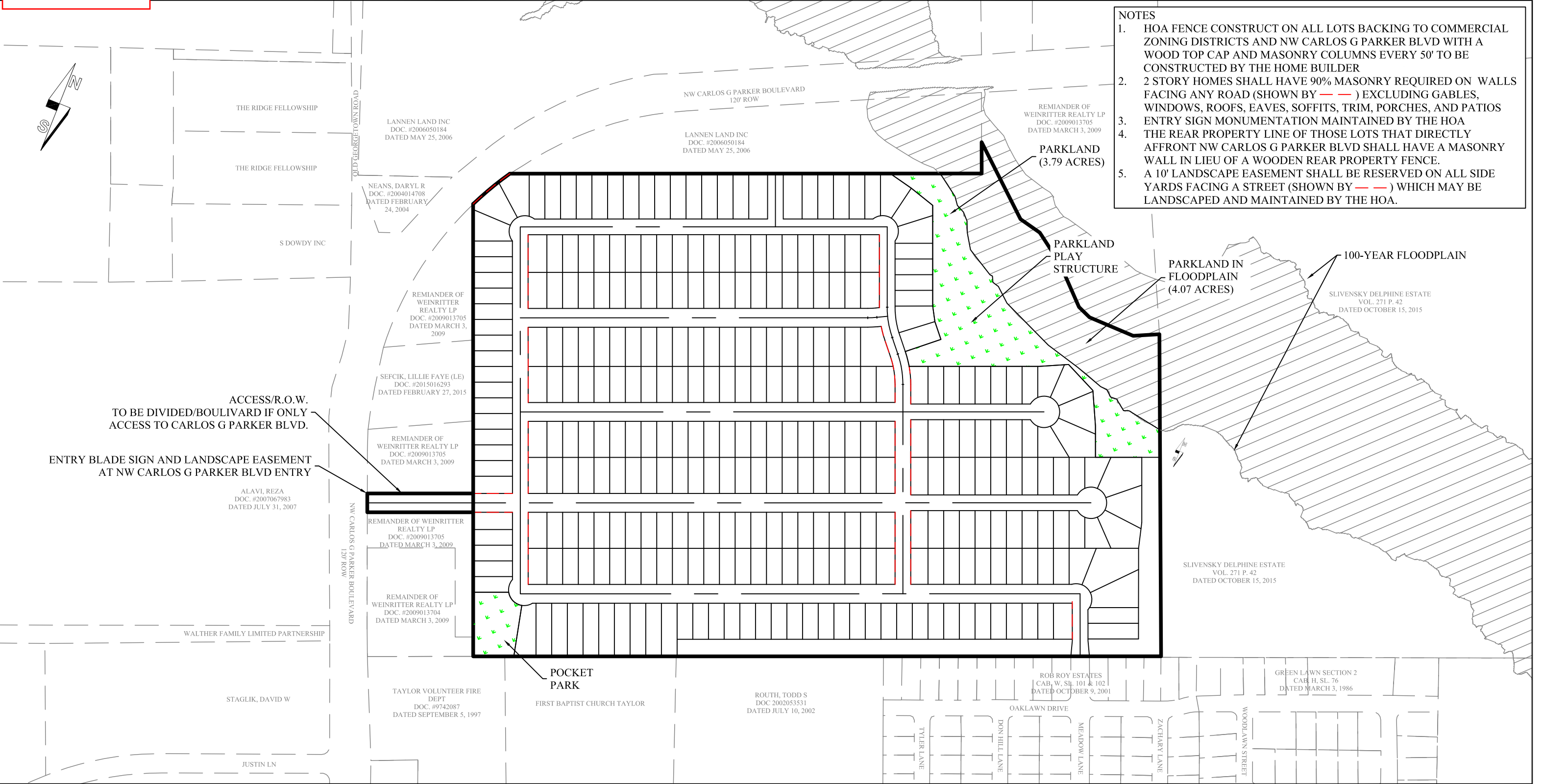
In conformance with Section 2.17.8 of the Zoning Ordinance, minor changes to the Site Layout Plan can be considered by the City Manager (or designee). Amendments or withdrawals of the Site Layout Plan shall follow Section 2.17.9.

P. LIST OF EXHIBITS

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

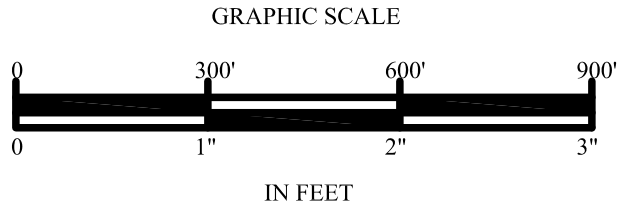
Exhibit B – PD Development Plan/Site Layout Plan

Exhibit C – Park/Walking Trail Connectivity Plan



- NOTES
1. HOA FENCE CONSTRUCT ON ALL LOTS BACKING TO COMMERCIAL ZONING DISTRICTS AND NW CARLOS G PARKER BLVD WITH A WOOD TOP CAP AND MASONRY COLUMNS EVERY 50' TO BE CONSTRUCTED BY THE HOME BUILDER
 2. 2 STORY HOMES SHALL HAVE 90% MASONRY REQUIRED ON WALLS FACING ANY ROAD (SHOWN BY ---) EXCLUDING GABLES, WINDOWS, ROOFS, EAVES, SOFFITS, TRIM, PORCHES, AND PATIOS
 3. ENTRY SIGN MONUMENTATION MAINTAINED BY THE HOA
 4. THE REAR PROPERTY LINE OF THOSE LOTS THAT DIRECTLY AFFRONT NW CARLOS G PARKER BLVD SHALL HAVE A MASONRY WALL IN LIEU OF A WOODEN REAR PROPERTY FENCE.
 5. A 10' LANDSCAPE EASEMENT SHALL BE RESERVED ON ALL SIDE YARDS FACING A STREET (SHOWN BY ---) WHICH MAY BE LANDSCAPED AND MAINTAINED BY THE HOA.

PRINTED ON August 9, 2018

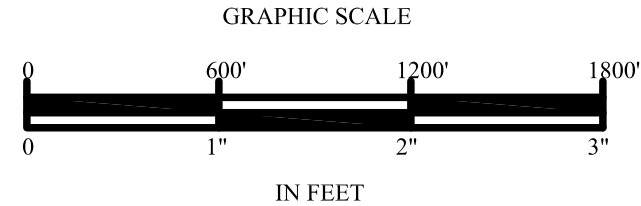
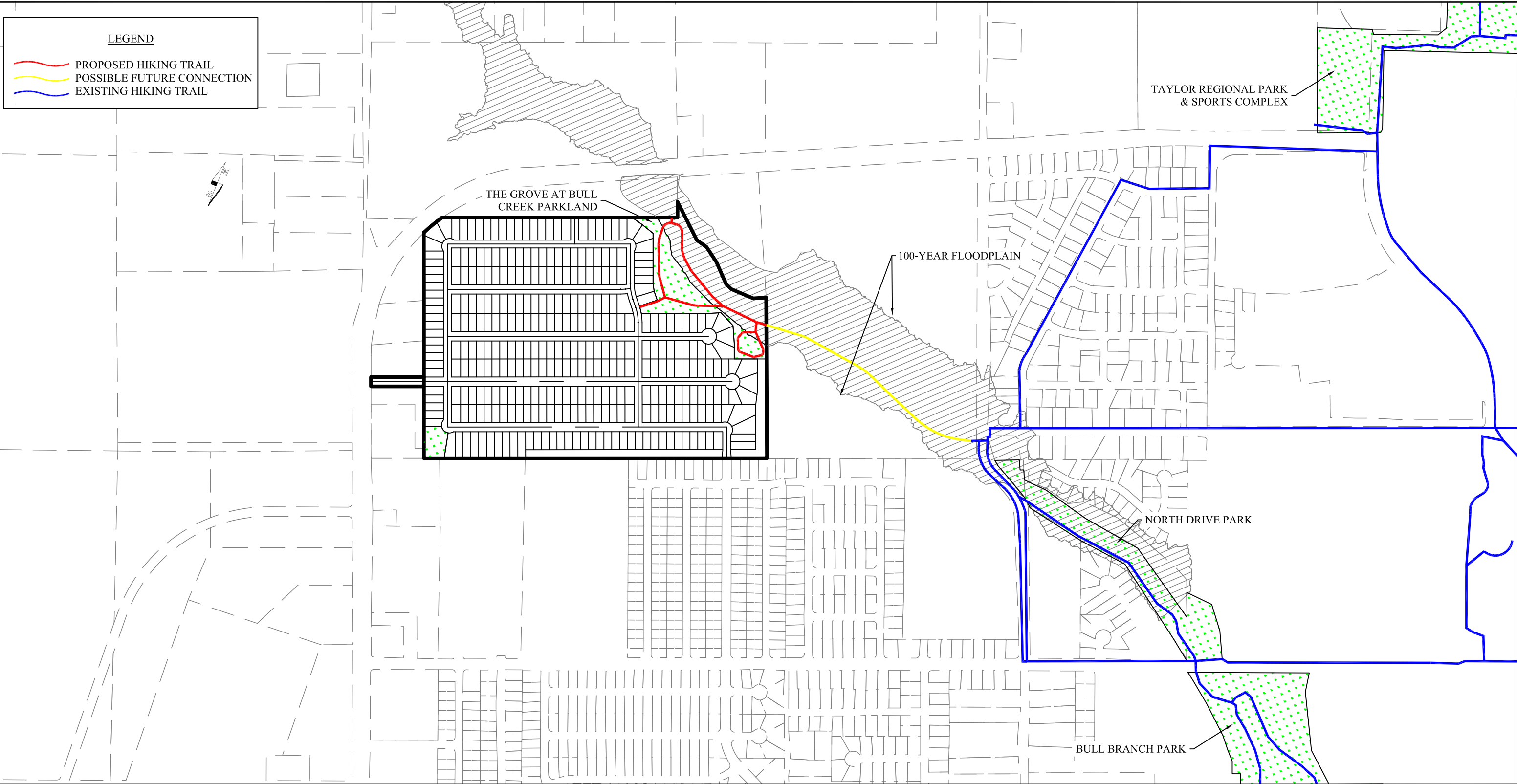


PROJECT INFORMATION		EXHIBIT B PRELIMINARY PLANNED DEVELOPMENT THE GROVE AT BULL CREEK TAYLOR, WILLIAMSON COUNTY, TEXAS	Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	SHEET 1 OF 1
TOTAL SIZE: 73.22 ACRES TOTAL BLOCKS: 7 TOTAL RESIDENTIAL LOTS: 335 TOTAL NON-RESIDENTIAL LOTS: 3				

PRINTED ON August 9, 2018

LEGEND

PROPOSED HIKING TRAIL

POSSIBLE FUTURE CONNECTION

PROJECT INFORMATION
TOTAL SIZE: 73.22 ACRES
TOTAL BLOCKS: 7
TOTAL RESIDENTIAL LOTS: 335
TOTAL NON-RESIDENTIAL LOTS: 3

EXHIBIT C

HIKING TRAILS

THE GROVE AT BULL CREEK

TAYLOR, WILLIAMSON COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

SHEET
1
OF
1